Groundwater & Environmental Services, Inc.

63 E Main Street, Suite 3
Pawling, New York 12564

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November 21, 2025

Mr. Matthew Hubicki
New York State Department of Environmental Conservation
Division of Environmental Remediation
Remedial Bureau C
625 Broadway – 12th Floor
Albany, New York 12233-7014

Re: Periodic Review Report – October 2024 to October 2025
Carmel Shop-Rite Plaza
180 Gleneida Avenue
Carmel, New York
NYSDEC Site Number V00104

Dear Mr. Hubicki:

Enclosed is the *Periodic Review Report* for the above referenced site prepared by Groundwater & Environmental Services, Inc. (GES) on behalf of Regency Centers. This document is required as an element of the remedial program at the Carmel Shop-Rite Plaza, located in Carmel, Putnam County, New York in accordance with the Voluntary Cleanup Program (VCP) administered by the New York State Department of Environmental Conservation (NYSDEC).

If you have any questions or comments regarding this submittal, please contact the undersigned at (800) 360-9405, extension 4328.

Sincerely,
Groundwater & Environmental Services, Inc.

Jessica Montaldo, PE
Project Engineer

cc: Monica Roth, Regency Centers, (MonicaRoth@regencycenters.com)
Kerry Maloney, NYSDEC Section Chief, (kerry.maloney@dec.ny.gov)

Regency Centers

Periodic Review Report

Carmel Shop-Rite Plaza
180 Gleneida Avenue, Carmel, New York
NYSDEC Site Number V00104

November 21, 2025

Version 1

Periodic Review Report

Carmel Shop-Rite Plaza
180 Gleneida Avenue
Carmel, New York

Prepared for:
Regency Centers
321 Railroad Avenue
Greenwich, Connecticut

Prepared by:
Groundwater & Environmental Services, Inc.
63 East Main Street, Suite 3
Pawling, New York 12564
TEL: 866-839-5195
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GES Project:
1192343

Date:
November 21, 2025

Jacqueline Barr
Staff Scientist

Jessica Montaldo, P.E.
Project Engineer

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Tables

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Acronyms

µg/m3	micrograms per cubic meter
COC	Constituent of Concern
DOH	Department of Health
EC	Engineering Control
EPA	Environmental Protection Agency
ft	feet
fbg	feet below grade
GES	Groundwater & Environmental Services, Inc.
IC	Institutional Control
MIF	MIF Realty, L.P.
NYS	New York State
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
O&M	operation and maintenance
PCE	tetrachloroethylene
PRR	Periodic Review Report
SGS	SGS North America, Inc. of Dayton, New Jersey
SMP	Site Management Plan
SSD	sub-slab depressurization
SSDS	sub-slab depressurization system
SVE	soil vapor extraction
SVI	Soil Vapor Intrusion
TCE	trichloroethylene
VCA	Voluntary Cleanup Agreement
VCP	Voluntary Cleanup Program
VOC	volatile organic compound

1 Executive Summary

This document is required as an element of the remedial program at the Carmel Shop-Rite Plaza, located in the Town of Carmel, County of Putnam, State of New York (the site) under the New York State (NYS) Voluntary Cleanup Program (VCP) administered by the New York State Department of Environmental Conservation (NYSDEC). The site remediation activities have been conducted in accordance with the Voluntary Cleanup Agreement (VCA) Index #D3-0001-97-04, Site #V00104. MIF Realty, L.P. (MIF) entered into a VCA with the NYSDEC to investigate a 19 acre property located in Carmel, Putnam County, New York. The VCA required MIF to investigate contaminated media at the site. The property was sold by MIF to Urstadt Biddle Properties Inc. of Greenwich, Connecticut. In August 2023, Urstadt Biddle Properties Inc. merged with Regency Centers.

Procedures required to manage remaining contamination at the site outlined in the Site Management Plan (SMP) have been successful. No major non-compliance issues have been identified during the monitoring period.

Historical remedial activities consisted of excavation of tetrachloroethylene (PCE) impacted soils, installation of a soil vapor extraction (SVE) system to remediate the remaining PCE impacted soil, installation of a sub-slab depressurization (SSD) system , development and implementation of a SMP for the long term management of remaining contamination as required by the Deed Restriction, and execution and recording of a Deed Restriction to restrict land use and prevent future exposure to any contamination remaining at the site. Remedial activities were completed at the site in March of 2010. A detailed summary of remedial activities at the site can be referenced in the Site Investigation Summary & Remedial Action Plan prepared by Vertex Environmental Services, Inc. on May 24, 2002, the Remedial Investigation/Feasibility Study & Remedial Action Report prepared by Vertex Environmental Services, Inc. on February 23, 2004, the Work Plan prepared by Vertex Environmental Services, Inc. in December of 2006, and the Site Management Plan prepared by Vertex Environmental Services, Inc. on February 28, 2012.

2 Site Overview

The site is located in the Town of Carmel, County of Putnam, State of New York and is identified as Tax Map Number 44.9-1-9 on the Putnam County Tax Map. The approximate geographical coordinates for the property are 41 degrees, 26 minutes, 7.5 seconds North (latitude) by 73 degrees, 40 minutes, 48.1 seconds West (longitude). The property is comprised of one (1) parcel that covers an area of approximately 19 acres. A Site Location Map (**Figure 1**) for the general property location and a Site Map (**Figure 2**) showing the current key site features at the subject property have been included. The boundaries of the site are more fully described in **Appendix A** (Site Survey and Metes and Bounds).

Lauren's Dry Cleaner and A&A Cleaners are noted as the historic tenants of concern in the shopping center and their historical operations resulted in PCE contamination at the site. Site investigation activities were conducted between 1994 and 2004. During the investigation, a

source area was observed beneath the concrete slab of the dry cleaner tenant space. The source area dimensions were noted as approximately 8 feet (ft) by 12 ft, to a depth of approximately 3 to 4 feet below grade (fbg). In total, approximately 49.66 tons of PCE impacted soil were excavated and removed for disposal off-site. Confirmation soil borings were completed subsequent to the excavation activities and indicated the presence of residual PCE contamination beneath the building slab. An SVE system was installed at the site to remediate the residual PCE impacted soil. The SVE system was shut down when monitoring of the SVE system indicated that remediation of the PCE impacted soils was complete. Following the SVE system deactivation, a sub-slab depressurization system (SSDS) was installed at the site in 2010 for the purpose of preventing potential residual contamination of PCE beneath the concrete slab from impacting indoor air quality. SSD fan(s) were installed at four (4) tenant spaces at the site. On August 22, 2025, the SSD fans were shutdown at three (3) tenant spaces (Europa Pizza, Chic Nail & Spa, and Chinatown Restaurant) and the SSDS remains operational at one (1) tenant space (Electric Paradise Tanning). The SSDS will continue operation until the selected remedy has achieved the remedial action objectives identified by the decision document. The framework for determining when remedial processes are complete is provided in Section 6.5 of NYSDEC DER-10.

3 Evaluation of Remedy Performance and Effectiveness

3.1 Sub-Slab Depressurization System Evaluation

Routine site visits completed over the monitoring period indicate the remedy has been effective in achieving the remedial goals for the site. Routine operation and maintenance (O&M) visits to the site for the SSDS were conducted on a quarterly basis in October 2024, January 2025, May 2025, August 2025. The annual site inspection was conducted on August 22, 2025.

During the quarterly routine O&M visits the SSD fans and all SSDS components on-site were operational as normal. The SSD fans were temporarily shutdown on October 11, 2024 in preparation for soil vapor intrusion (SVI) sampling activities and restarted on December 10, 2024 following completion of sampling activities. Additionally, three (3) SSDSs at Europa Pizza, Chic Nail & Spa, and Chinatown Restaurant were shutdown on August 22, 2025 following approval by NYSDEC received via email on July 17, 2025.

A copy of the *Non-routine Maintenance Reports* and all correspondence with the NYSDEC are included in **Appendix B** and **Appendix C**, respectively. A Sub-Slab Depressurization System Layout Map is included as **Figure 3**.

3.1.1 Soil Vapor Intrusion Evaluation

A summary of the SVI investigation activities completed in December 2024 are included in the *Soil Vapor Intrusion Investigation Summary Version 2.0* report, dated July 31, 2025. Upon review of the SVI investigation results, the NYSDEC approved the request to shut down and cap the three (3) SSD systems at Europa Pizza, Chic Nail & Spa, and Chinatown Restaurant tenant spaces. Additionally, the NYSDEC confirmed a SVI Investigation shall be completed at all four (4) tenant spaces during the 2025/2026 heating season with the one (1) remaining SSD system at

Electric Paradise shut down 30 days prior to the SVI Investigation. Regulatory correspondences are attached in **Appendix C.**

4 Institutional Control (IC) & Engineering Control (EC) Plan Compliance

4.1 Institutional Controls

The site has a series of Institutional Controls (IC) required by the Decision Document to: (1) implement, maintain, and monitor Engineering Control (EC) systems; (2) prevent future exposure to remaining contamination by controlling disturbances of the subsurface contamination; and, (3) limit the use and development of the site to commercial and/or industrial uses only.

Adherence to the following ICs on the site is required by the Deed Restriction implemented as part of the SMP.

- The property owner is required to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8(h)(3).
- The use and development of the controlled property for commercial and industrial uses as defined by Part 375-1.8(g) is allowed, though land use is subject to local zoning laws.
- The use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the Department, NYS Department of Health (DOH) or County DOH, is restricted.
- Agriculture or vegetable gardens on the controlled property are prohibited.
- Compliance with the Department approved SMP is required.

During the monitoring period, no new development in the EC/IC area has occurred and groundwater was not observed as a source of potable or process water. A small vegetable plant/garden was identified on the controlled property and removed. Monitoring and reporting completed during the monitoring period were in compliance with the Department approved SMP. During site visits completed during the monitoring period, site restrictions were observed to be in place, with exception of the vegetable garden.

During the annual site wide inspection conducted on August 22, 2025, a small vegetable plant in the wooded area behind the asphalt parking lot was observed. Following notice to tenants that vegetable gardens were prohibited on the controlled property, the vegetable plant was promptly removed and photo-documented on September 30, 2025. The Groundwater & Environmental Services, Inc. (GES) personnel conducting the annual site wide inspection noted no other issues and confirmed all other institutional controls to be in place at that time.

Photographs taken of the EC/IC area during the annual site wide inspection are included as **Appendix D.** Certification of institutional and engineering controls in accordance with Part 375-1.8(h)(3) is attached as **Appendix E**.

4.2 Engineering Controls

The SMP requires that a single engineering control (SSDS) be maintained at the site. Maintenance and inspections of the SSDS at the site are required by the SMP to be completed within 18 months of the installation of the system and then every 12 to 18 months thereafter. In total, five (5) SSD fans were installed in four (4) tenant spaces, as summarized in the below table and depicted on **Figure 3**.

Tenant Space	Number of Suction Points	Radon-Away Fan Type
178 Route 52 - Europa Pizza (formerly Redendo's Pizza)	3	HS-5000
176 Route 52 - Chic Nail & Spa (formerly New Journey Nail & Spa/Jina's Nail Salon)	3	HS-5000
174 Route 52 - Electric Paradise Tanning II (formerly Sunscape Tan)	Trench (existing)	RP-265
170 Route 52 - Chinatown Restaurant	3	HS-5000
	3	HS-5000

Note: Tenant space names were updated to reflect Regency Centers Site Plan available at https://www.regencycenters.com/property/detail/70043/Carmel-ShopRite-Plaza. Names of tenant spaces reflected on the Non-Routine Reports submitted during the monitoring period may differ slightly from the tenant space names referenced above.

Routine operation and maintenance of the system consisted of the following activities:

- Check that all fans are running.
- Check that no air intakes have been installed within 20 feet of the exhaust pipe.
- Check each visible suction point for leaks and/or holes in the seals. Repair with caulk as necessary.
- Where seals are not visible due to drywall or metal enclosures, a subjective noise survey of the suction points will be conducted. Although a low suction sound can be heard during system operation, an unusually loud hissing sound could indicate a compromised seal.
- Where liquid manometers are installed on system piping, check that suction is occurring in the system.
- Inspect all pipes and/or pipe enclosures for any signs of damage.
- Inspect all system pipes and/or pipe enclosures to ensure that no unauthorized piping connections have been made to the system.
- Where piping is visible, check that labeling and liquid manometers remain in place.

- Review the manufacturer's specifications, including operation and maintenance manuals for both fans for any manufacturer's recommendations.

On August 22, 2025, GES completed SSDS shut down activities at the Europa Pizza, Chic Nail & Spa, and Chinatown Restaurant tenant spaces. The following was completed as part of the SSD shut down activities:

- Shut down of the RadonAway RP-265 fans at Europa Pizza, Chic Nail & Spa, and Chinatown Restaurant. This included placing a lock on the respective breaker in the breaker panel to eliminate power supply to the fans.
- Cap the discharge stacks at Europa Pizza, Chic Nail & Spa, and Chinatown Restaurant.
- The piping, electrical conduits, and vacuum monitoring points associated with the SSD systems at Europa Pizza, Chic Nail & Spa, and Chinatown Restaurant were left in place.

A summary of the SSD shut down activities are also summarized in the *Non-routine Maintenance Reports* included as **Appendix B**. Certification of institutional and engineering controls in accordance with Part 375-1.8(h)(3) is attached as **Appendix E**.

5 Operation & Maintenance Plan Compliance

The O&M Plan describes the measures necessary to operate, monitor, and maintain the mechanical components of the remedy selected for the site. This O&M Plan includes the following:

- The steps necessary to allow individuals unfamiliar with the site to operate and maintain the SSDS.
- An operation and maintenance contingency plan.
- Will be updated periodically to reflect changes in site conditions or the manner in which the SSDS are operated and maintained.

Five (5) fans are mounted on the exterior rear walls of the subject tenant spaces. The SSDSs at the site use one (1) of the following two (2) fans:

- Model RP-265 – manufactured by Radon-Away of Ward Hill, MA
- Model HS-5000 – manufactured by Radon-Away of Ward Hill, MA

The SSDS installed at the site is designed to run continuously. No active interactions are necessary to maintain the system operation. No new tenants were identified during the monitoring period.

Three (3) SSD fans were shutdown at the Europa Pizza, Chic Nail & Spa, and Chinatown Restaurant tenant spaces on August 22, 2025. The O&M Plan has not been updated to reflect this operational change since the fans are still in-place.

Quarterly system inspections were completed on October 11, 2024, January 27, May 9, and August 22, 2025 to ensure that the system continues to operate as designed. Details regarding all quarterly system inspections completed during the monitoring period are summarized in the

Non-routine Maintenance Reports submitted to the NYSDEC. A copy of the *Non-routine Maintenance Reports* including the site inspection forms are included in **Appendix B**.

GES completed the annual site wide inspection of the site on August 22, 2025 during this monitoring period.

5.1 SSDS Monitoring Compliance

A SVI investigation was conducted to evaluate the ability of the remedy to perform as designed/expected. Following prolonged operation of the SSDS, SVI investigation activities were completed to assess if continued mitigation, via operation and maintenance of the SSDS, is warranted.

GES performed SVI investigation activities at the four (4) tenant spaces (Europa Pizza, Chic Nail & Spa, Electric Paradise Tanning, and Chinatown Restaurant) on December 9 and December 10, 2024. The SVI investigations were completed in accordance with the December 22, 2023 *Soil Vapor Intrusion Work Plan*, approved by NYSDEC on January 10, 2024. The investigation activities were also completed in accordance with the New York State Department of Health (NYSDOH) Guidance for Evaluating Soil Vapor Intrusion in the State of New York, dated October 2006, and Updates to Soil Vapor/Indoor Air Decision Matrices A through F, dated May 2017 and February 2024. The purpose of the SVI investigation activities was to assess the continue need for soil vapor intrusion mitigation measures at the four (4) tenant spaces and determine through quantitative testing if site conditions meet the NYSDOH guidelines for "No Further Action", as recommended by the NYSDOH Soil Vapor Intrusion Decision Matrices A through F.

The SVI investigation activities completed in December 2024 are included in the *Soil Vapor Intrusion Investigation Summary Version 2.0* report submitted to the NYSDEC and NYSDOH on July 31, 2025. The SSDS was shut down on October 11, 2024 at all four (4) tenant spaces in preparation for the SVI investigation activities. SVI sampling was completed on December 10, 2024. Sample locations are illustrated on the Sample Location Map included as **Figure 4**. The concentrations of constituents of concern in sub-slab and indoor air samples from the December 2024 SVI investigation activities are depicted on **Figure 5**.

For the December 2024 SVI sampling events, samples were submitted to SGS North America, Inc. of Dayton, New Jersey (SGS) and were analyzed for volatile organic compounds (VOCs) via Environmental Protection Agency (EPA) Methods VTO15NYLL and/or VTO15NYSVLL. Laboratory analytical results were compared to the NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York, section 3.4.2, Indoor Air Matrices A through F (May 2017 and February 2024). The December 2024 sampling event results were compared to the NYSDOH matrices A, B, and C [site Constituents of Concern (COCs)] with a recommendation of "No Further Action" in three (3) of the four (4) tenant spaces (Europa Pizza, Chic Nail & Spa, and Chinatown Restaurant). Electric Paradise Tanning tenant space required a "Monitor" recommendation due to Matrix A constituents and "Mitigate" recommendation due to Matrix B constituents. This outcome was based on the detection of PCE at sample location SS-6 [1,040 micrograms per cubic meter (µg/m3)], which is greater than the Matrix B sub-slab vapor concentration threshold

of 1,000 µg/m3 which triggers a recommendation of "Mitigate" and the detection of trichloroethylene (TCE) at sample location IA-5 and SS-5, which resulted in a recommendation of "Monitor".

Version 1.0 of the *Soil Vapor Intrusion Summary Report* was submitted to NYSDEC and NYSDOH on January 24, 2025. The results of the SVI testing were communicated to the respective tenants electronically. GES included recommendation for no further SVI testing at the three (3) tenant spaces (Europa Pizza, Chic Nail & Spa, Chinatown Restaurant) and one (1) additional SVI sampling event during the 2025/2026 heating season at the Electric Paradise Tanning tenant space. A recommendation to discontinue SSD operation at the three (3) tenant spaces (Europa Pizza, Chic Nail & Spa, Chinatown Restaurant) was also included. The NYSDEC, in communication with NYSDOH, disapproved Version 1.0 of the *Soil Vapor Intrusion Summary Report* in a letter dated April 25, 2025.

On May 27, 2025, GES, Regency Centers, NYSDEC, and NYSDOH discussed the *Report* disapproval and site history. A *SVI Summary Report Follow-up* memo was prepared and submitted to NYSDEC and NYSDOH following the May 27, 2025 discussion, summarizing the historical site data and SSD System performance. Included in the memo were revised recommendations for the operation of the SSD System and future SVI investigation events.

The NYSDEC, in an email dated July 17, 2025, approved the request to shut down and cap the SSD systems at the three (3) tenant spaces (Europa Pizza, Chic Nail & Spa, Chinatown Restaurant). Additionally, the NYSDEC confirmed a SVI investigation shall be completed at all four (4) tenant spaces at the site during the 2025/2026 heating season with the one (1) remaining SSD system at Electric Paradise Tanning tenant space shut down 30 days prior to sampling.

Regulatory correspondences are attached in **Appendix C**. SVI investigation analytical results are summarized in **Table 1** for December 2024 SVI sampling data, and the comparison of analytical results to NYSDOH Indoor Air Matrices A through F is included as **Table 2** and **2A** for December 2024 SVI sampling data.

6 Conclusions and Recommendations

6.1 SMP Compliance

During this monitoring period, all controls established by the SMP continue to be met. Institutional controls were in compliance, with the exception of a small vegetable plant/garden that was removed, and no major issues were identified during the monitoring period. Engineering controls are also in compliance with the SSDS at the Electric Paradise Tanning tenant space continuing to operate as designed. The SMP will be updated to reflect changes in the EC (shutdown of SSDS at 3 tenant spaces) once all SSDSs are shutdown and decommissioned.

6.2 Performance and Effectiveness of Remedy

The SSDS has functioned as required during this monitoring period. Therefore, the negative pressure field mitigates the potential of residual concentrations of PCE beneath the concrete slab of the tenant spaces adjacent to the former dry cleaner space from impacting indoor air quality.

Additionally, multiple rounds of SVI testing at the Europa Pizza, Chic Nail & Spa, and Chinatown Restaurant tenant spaces identified a recommended remedial action of "No Further Action" for site COCs indicating low risk of SVI and continued SSDS operation is not necessary at these tenant spaces.

6.3 Site Closeout

In accordance with Section 6.5 of NYSDEC DER-10, site closeout may be initiated when soil vapor intrusion mitigation measures meet the most recent NYSDOH guidance. An SVI investigation was completed at the site in December 2024 to assess if soil vapor intrusion mitigation measures have met the NYSDOH guidelines for "No Further Action" as recommended by the NYSDOH Soil Vapor Intrusion Decision Matrices. Based on the sub-slab vapor and indoor air sampling results from December 2024, Monitor and/or Mitigate was the recommended action for the tenant space at Electric Paradise Tanning based on site COC concentrations. Therefore, an additional SVI investigation will be completed prior to site closeout.

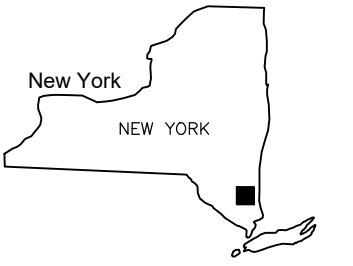
6.4 Recommendations

As requested by the NYSDEC in the October 9, 2025 letter, an additional SVI sampling event at all four (4) tenant spaces will be conducted during the 2025/2026 heating season. The SSDS will be shut down and exhaust piping will be capped at least 30 days prior to the SVI sampling event. The SVI sampling event will be completed in accordance with the December 22, 2023 *Soil Vapor Intrusion Work Plan*, approved by NYSDEC on January 10, 2024, and the NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York, dated October 2006.

Sub-slab and Indoor air sampling results from the 2025/2026 heating season will be compared to the NYSDOH Soil Vapor Intrusion Decision Matrices. If No Further Action is recommended based on the Matrices results, GES and Regency Centers would request approval from NYSDEC and NYSDOH for permanent shutdown of the remaining SSDS components at the site.

Figures

Source:
USGS 7.5 Minute Series
Topographic Quadrangle, 1981
Lake Carmel, New York
Contour Interval = 10'



Quadrangle Location

Site Location Map

Regency Centers
Carmel Shop Rite Center
180 Gleneida Avemue
Carmel, New York

Drawn
M.H.
Designed
J.M.
Approved

Date
11/18/24
Figure
1

Scale In Feet
0 2000

Groundwater & Environmental Services, Inc.

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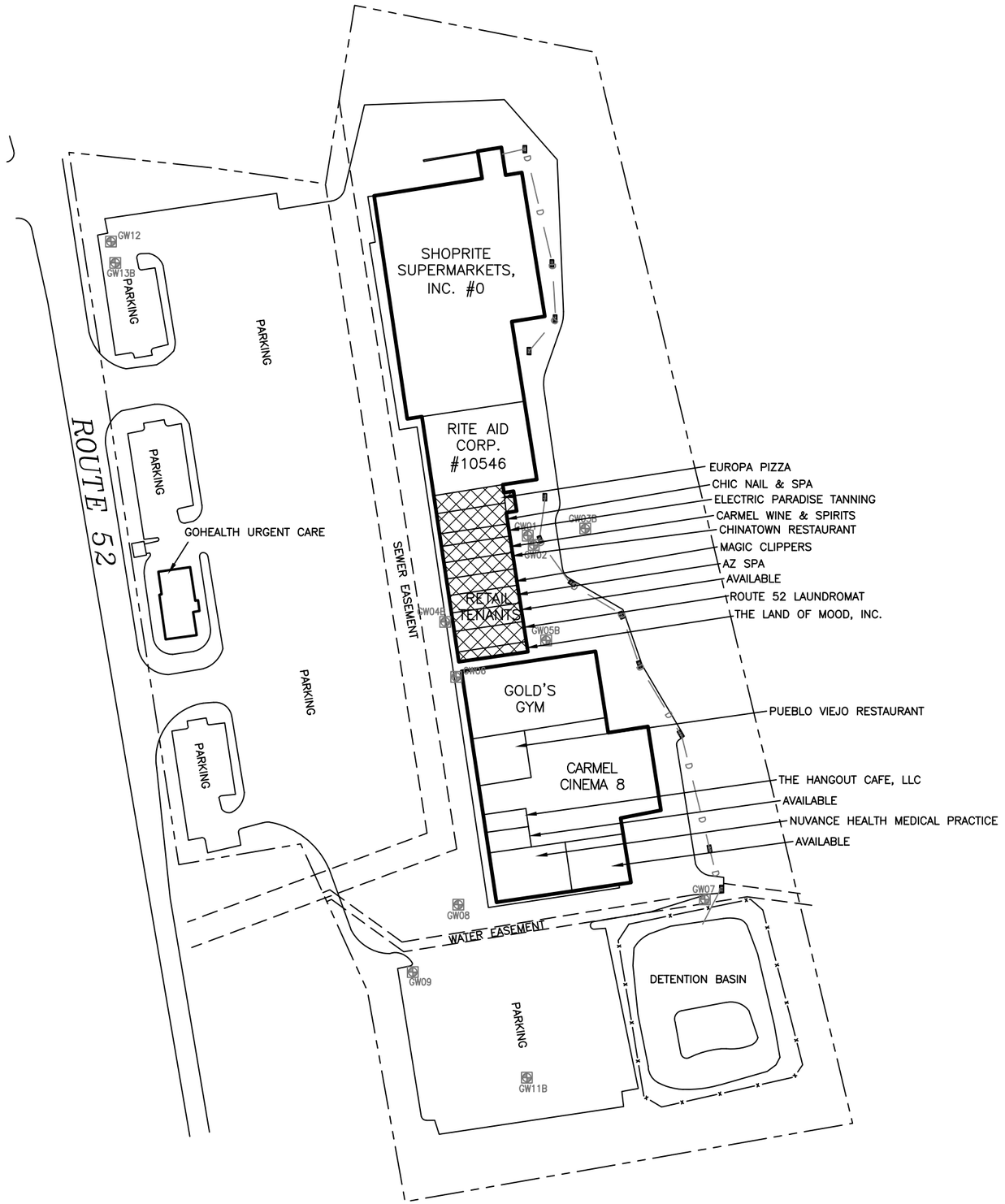

LEGEND

- PROPERTY BOUNDARY
- FENCE
- CATCH BASIN
- UNDERGROUND DRAIN LINE
- DESTROYED/ABANDONED WELL
- SOIL MANAGEMENT AREA

Site Map

Regency Centers
Carmel Shop Rite Center
180 Gleneida Avemue
Carmel, New York

Drawn
M.R.H.
Designed
J.M.
Approved
M.D.

Date
11/18/2024
Figure
2

Scale In Feet
0 150

Groundwater & Environmental Services, Inc.

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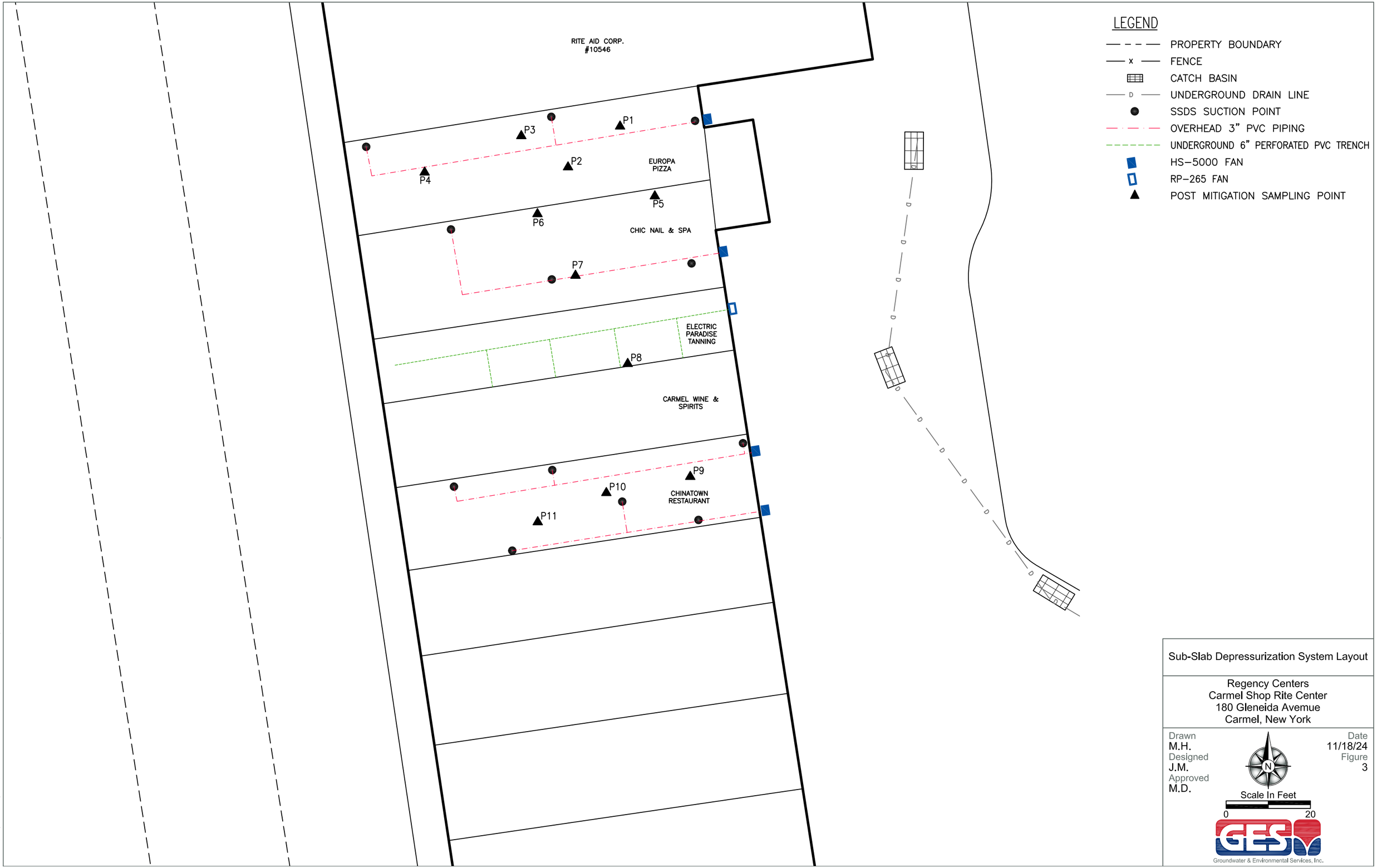

Sub-Slab Depressurization System Layout

Regency Centers
Carmel Shop Rite Center
180 Gleneida Avemue
Carmel, New York

Drawn
M.H.
Designed
J.M.
Approved
M.D.

Date
11/18/24
Figure
3

Scale In Feet
0 20

Groundwater & Environmental Services, Inc.

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Sample Location Map

Regency Centers
Carmel Shop Rite Center
180 Gleneida Avemue
Carmel, New York

Drawn
M.H.
Designed
J.M.
Approved
M.D.

Date
11/18/24
Figure
4

Scale In Feet
0 20

Groundwater & Environmental Services, Inc.

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12/10/24	12/10/24
SS-1	IA-1
SUB-SLAB VAPOR	INDOOR AIR

	RESULT	MDL	RESULT	MDL
1,1,1-TCA	ND	1.1	ND	0.44
1,1-DCE	ND	0.79	ND	0.13
CARBON TETRACHLORIDE	ND	1.3	0.56	0.20
c12-DCE	ND	0.79	ND	0.13
METHYLENE CHLORIDE	ND	3.5	1.6	0.56
PCE	12	1.4	ND	0.22
TCE	ND	1.1	ND	0.17
VC	ND	0.51	ND	0.082

12/10/24	12/10/24
SS-3	IA-3
SUB-SLAB VAPOR	INDOOR AIR

	RESULT	MDL	RESULT	MDL
1,1,1-TCA	ND	2.2	ND	0.44
1,1-DCE	ND	0.63	ND	0.13
CARBON TETRACHLORIDE	ND	1.0	0.63	0.20
c12-DCE	ND	0.63	ND	0.13
METHYLENE CHLORIDE	ND	2.8	2.3	5.6
PCE	164	1.1	0.25	0.22
TCE	ND	0.86	ND	0.17
VC	ND	0.41	ND	0.082

12/10/24	12/10/24
SS-5	IA-5
SUB-SLAB VAPOR	INDOOR AIR

	RESULT	MDL	RESULT	MDL
1,1,1-TCA	ND	0.55	ND	0.44
1,1-DCE	ND	0.16	ND	0.13
CARBON TETRACHLORIDE	0.60	0.25	0.58	0.20
c12-DCE	0.59	0.16	ND	0.13
METHYLENE CHLORIDE	4.2	0.69	2.1	0.56
PCE	12	0.27	0.31	0.22
TCE	23	0.21	0.30	0.17
VC	ND	0.10	ND	0.082

12/10/24	12/10/24
SS-5(Dup)	IA-5 (Dup)
INDOOR AIR	INDOOR AIR

	RESULT	MDL	RESULT	MDL
1,1,1-TCA	ND	0.55	ND	0.44
1,1-DCE	ND	0.16	ND	0.13
CARBON TETRACHLORIDE	ND	0.25	0.60	0.20
c12-DCE	0.56	0.16	ND	0.13
METHYLENE CHLORIDE	2.1	0.69	1.7	0.56
PCE	12	0.27	0.22	0.22
TCE	24	0.21	ND	0.17
VC	ND	0.10	ND	0.082

12/10/24	12/10/24
SS-7	IA-7
SUB-SLAB VAPOR	INDOOR AIR

	RESULT	MDL	RESULT	MDL
1,1,1-TCA	ND	0.55	ND	0.44
1,1-DCE	ND	0.16	ND	0.13
CARBON TETRACHLORIDE	ND	0.25	0.53	0.20
c12-DCE	ND	0.16	ND	0.13
METHYLENE CHLORIDE	6.6	0.69	1.6	0.56
PCE	84.1	0.27	ND	0.22
TCE	0.27	0.21	ND	0.17
VC	ND	0.10	ND	0.082

12/10/24
OA-1
OUTDOOR AIR

	RESULT	MDL
1,1,1-TCA	ND	0.44
1,1-DCE	ND	0.13
CARBON TETRACHLORIDE	0.53	0.20
c12-DCE	ND	0.13
METHYLENE CHLORIDE	1.7	0.56
PCE	ND	0.22
TCE	ND	0.17
VC	ND	0.082

12/10/24
OA-2
OUTDOOR AIR

	RESULT	MDL
1,1,1-TCA	ND	0.44
1,1-DCE	ND	0.13
CARBON TETRACHLORIDE	0.55	0.20
c12-DCE	ND	0.13
METHYLENE CHLORIDE	2.5	0.56
PCE	ND	0.22
TCE	ND	0.17
VC	ND	0.082

12/10/24	12/10/24
SS-2	IA-2
SUB-SLAB VAPOR	INDOOR AIR

	RESULT	MDL	RESULT	MDL
1,1,1-TCA	ND	1.1	ND	0.44
1,1-DCE	ND	0.32	ND	0.13
CARBON TETRACHLORIDE	ND	0.50	0.57	0.20
c12-DCE	ND	0.32	ND	0.13
METHYLENE CHLORIDE	2.5	1.4	1.6	0.56
PCE	26	0.54	ND	0.22
TCE	ND	0.43	ND	0.17
VC	ND	0.20	ND	0.082

12/10/24	12/10/24
SS-4	IA-4
SUB-SLAB VAPOR	INDOOR AIR

	RESULT	MDL	RESULT	MDL
1,1,1-TCA	ND	1.1	ND	44
1,1-DCE	ND	0.32	ND	13
CARBON TETRACHLORIDE	ND	0.50	ND	20
c12-DCE	ND	0.32	ND	13
METHYLENE CHLORIDE	10	1.4	ND	56
PCE	7.5	0.54	ND	22
TCE	0.50	0.43	ND	17
VC	ND	0.20	ND	8.2

12/10/24	12/10/24
SS-6	IA-6
SUB-SLAB VAPOR	INDOOR AIR

	RESULT	MDL	RESULT	MDL
1,1,1-TCA	ND	2.2	ND	0.44
1,1-DCE	ND	0.63	ND	0.13
CARBON TETRACHLORIDE	ND	1.0	0.75	0.20
c12-DCE	ND	0.63	ND	0.13
METHYLENE CHLORIDE	ND	2.8	1.5	0.56
PCE	1,040	1.1	0.75	0.22
TCE	ND	0.86	ND	0.17
VC	ND	0.41	ND	0.082

12/10/24	12/10/24
SS-8	IA-8
SUB-SLAB VAPOR	INDOOR AIR

	RESULT	MDL	RESULT	MDL
1,1,1-TCA	ND	0.55	ND	0.44
1,1-DCE	ND	0.16	ND	0.65
CARBON TETRACHLORIDE	ND	0.25	0.52	0.20
c12-DCE	ND	0.16	ND	0.13
METHYLENE CHLORIDE	4.5	0.69	1.8	0.56
PCE	14	0.27	1.2	0.22
TCE	0.30	0.21	0.21	0.17
VC	ND	0.10	ND	0.082

RITE AID CORP.
#10546

EUROPA PIZZA

CHIC NAIL & SPA

ELECTRIC PARADISE TANNING

CARMEL WINE & SPIRITS

CHINATOWN RESTAURANT

MAGIC CLIPPERS

AZ SPA

AVAILABLE

ROUTE 52 LAUNDROMAT

SS-1/1A-1
SS-2/1A-2
SS-3/1A-3
SS-4/1A-4
SS-5/1A-5
DUPSS DUP1A
SS-6/1A-6
SS-7/1A-7
SS-8/1A-8
OA-1
OA-2

LEGEND

- PROPERTY BOUNDARY
- FENCE
- CATCH BASIN
- UNDERGROUND DRAIN LINE
- SSDS SUCTION POINT
- OVERHEAD 3" PVC PIPING
- UNDERGROUND 6" PERFORATED PVC TRENCH
- HS-5000 FAN
- RP-265 FAN
- SUB-SLAB SAMPLING POINT
- OUTDOOR SAMPLING POINT

12/10/24	SAMPLE DATE
SS-1	SAMPLE ID
SUB-SLAB VAPOR	SAMPLE TYPE

µg/m3	RESULT	MDL	(µg/m3) – RESULT – MDL
1,1,1-TCA	ND	1.1	1,1,1-TRICHLOROETHANE CONCENTRATION (µg/m3)
1,1-DCE	ND	0.79	1,1-DICHLOROETHENE CONCENTRATION (µg/m3)
CARBON TETRACHLORIDE	ND	1.3	CARBON TETRACHLORIDE CONCENTRATION (µg/m3)
c12-DCE	ND	0.79	CIS-1,2-DICHLOROETHENE CONCENTRATION (µg/m3)
METHYLENE CHLORIDE	ND	3.5	METHYLENE CHLORIDE CONCENTRATION (µg/m3)
PCE	12	1.4	TETRACHLOROETHENE CONCENTRATION (µg/m3)
TCE	ND	1.1	TRICHLOROETHENE CONCENTRATION (µg/m3)
VC	ND	0.51	VINYL CHLORIDE CONCENTRATION (µg/m3)

µg/m3 MICROGRAMS PER CUBIC METER
MDL METHOD DETECTION LIMIT
ND NON-DETECT

Constituents of Concern Summary Map
December 10, 2024

Regency Centers
Carmel Shop Rite Center
180 Gleneida Avenue
Carmel, New York

Drawn M.H.
Designed P.M.
Approved M.D.
Date 01/21/25
Figure 5

Scale In Feet
0 20

Groundwater & Environmental Services, Inc.

N:\Graphics\Graphics\1100-Patterson-LHV\Misc\Urstadt Biddle Properties\Carmel\Carmel SM.dwg, B20, 5/1/2025 8:09:02 AM, mhollister

Tables

Regency Centers Corp.
Carmel ShopRite Plaza
Carmel, New York

Table 1
Air Analytical Results
December 2024

Tenant Space Location	178 Route 52 – Europa Pizza				176 Route 52 – Carmel Nails				174 Route 52 – Electric Paradise Tanning						170 Route 52 – Chinatown Restaurant				Outdoors		Regulatory Guidance	
Client Sample ID:	IA-1	SS-1	IA-2	SS-2	IA-3	SS-3	IA-4	SS-4	IA-5	DUP IA	SS-5	DUP SS	IA-6	SS-6	IA-7	SS-7	IA-8	SS-8	OA-1	OA-2	NYSDOH 2006 Soil Vapor Indoor 95th Percentile (1)	NYSDOH 2006 Soil Vapor Intrusion Air Guidance Value (2)
Lab Sample ID:	JE2490-2	JE2490-1	JE2490-4	JE2490-3	JE2491-2	JE2491-1	JE2491-4	JE2491-3	JE2487-2	JE2487-6	JE2487-1	JE2487-5	JE2487-4	JE2487-3	JE2489-2	JE2489-1	JE2489-4	JE2489-3	JE2488-1	JE2488-2		
Date Sampled:	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024		
Matrix:	Indoor Air	Soil Vapor	Indoor Air	Soil Vapor	Indoor Air	Soil Vapor	Indoor Air	Soil Vapor	Indoor Air	Indoor Air	Soil Vapor	Soil Vapor	Indoor Air	Soil Vapor	Indoor Air	Soil Vapor	Indoor Air	Soil Vapor	Ambient Air	Ambient Air		
Acetone (2-Propanone)	**1,660** [a]	76.0	**1,260** [a]	74.4	**2,830** [b]	335	**5,820** [a]	178	**232** [a]	**186** [a]	99.3 [a]	102	**1,310** [a]	40.1	49.9	33.3	32.1	31.1	4.5	11	140	NS
1,3-Butadiene	0.8	ND<(2.2)	1.7	ND<(0.88)	ND<(0.35)	ND<(1.8)	ND<(35)	ND<(0.88)	ND<(0.35)	ND<(0.35)	ND<(0.44)	ND<(0.44)	ND<(0.35)	ND<(1.8)	ND<(0.35)	ND<(0.44)	ND<(0.35)	ND<(0.44)	ND<(0.35)	ND<(0.35)	NS	NS
Benzene	6.4	ND<(3.2)	12	2.7	2.1	ND<(2.6)	ND<(51)	ND<(1.3)	2.3	2.3	1.6	1.5	2.2	ND<(2.6)	1.4	0.83	0.89	0.64	1.2	2.7	29	NS
Bromodichloromethane	ND<(0.54)	ND<(3.3)	0.80	ND<(1.3)	ND<(0.54)	ND<(2.7)	ND<(54)	ND<(1.3)	ND<(0.54)	ND<(0.54)	ND<(0.67)	ND<(0.67)	0.62	ND<(2.7)	ND<(0.54)	ND<(0.67)	ND<(0.54)	ND<(0.67)	ND<(0.54)	ND<(0.54)	NS	NS
Bromoform	ND<(0.33)	ND<(2.1)	ND<(0.33)	ND<(0.83)	ND<(0.33)	ND<(1.7)	ND<(33)	ND<(0.83)	ND<(0.33)	ND<(0.33)	ND<(0.41)	ND<(0.41)	ND<(0.33)	ND<(1.7)	ND<(0.33)	ND<(0.41)	ND<(0.33)	ND<(0.41)	ND<(0.33)	ND<(0.33)	NS	NS
Bromomethane	ND<(0.62)	ND<(3.9)	ND<(0.62)	ND<(1.6)	ND<(0.62)	ND<(3.1)	ND<(62)	ND<(1.6)	ND<(0.62)	ND<(0.62)	ND<(0.78)	ND<(0.78)	ND<(0.62)	ND<(3.1)	ND<(0.62)	ND<(0.78)	ND<(0.62)	ND<(0.78)	ND<(0.62)	ND<(0.62)	0.9	NS
Bromoethene	ND<(0.70)	ND<(4.4)	ND<(0.70)	ND<(1.7)	ND<(0.70)	ND<(3.5)	ND<(70)	ND<(1.7)	ND<(0.70)	ND<(0.70)	ND<(0.87)	ND<(0.87)	ND<(0.70)	ND<(3.5)	ND<(0.70)	ND<(0.87)	ND<(0.70)	ND<(0.87)	ND<(0.70)	ND<(0.70)	NS	NS
Benzyl Chloride	ND<(0.82)	ND<(5.2)	ND<(0.82)	ND<(2.1)	ND<(0.82)	ND<(4.1)	ND<(82)	ND<(2.1)	ND<(0.82)	ND<(0.82)	ND<(1.0)	ND<(1.0)	ND<(0.82)	ND<(4.1)	ND<(0.82)	ND<(1.0)	ND<(0.82)	ND<(1.0)	ND<(0.82)	ND<(0.82)	NS	NS
Carbon disulfide	ND<(0.50)	ND<(3.1)	ND<(0.50)	ND<(1.2)	ND<(0.50)	ND<(2.5)	ND<(50)	ND<(1.2)	ND<(0.50)	ND<(0.50)	ND<(0.62)	ND<(0.62)	ND<(0.50)	ND<(2.5)	ND<(0.50)	ND<(0.62)	ND<(0.50)	ND<(0.62)	ND<(0.50)	ND<(0.50)	NS	NS
Chlorobenzene	ND<(0.74)	ND<(4.6)	ND<(0.74)	ND<(1.8)	ND<(0.74)	ND<(3.7)	ND<(74)	ND<(1.8)	ND<(0.74)	ND<(0.74)	ND<(0.92)	ND<(0.92)	ND<(0.74)	ND<(3.7)	ND<(0.74)	ND<(0.92)	ND<(0.74)	ND<(0.92)	ND<(0.74)	ND<(0.74)	<0.25	NS
Chloroethane	ND<(0.42)	ND<(2.6)	ND<(0.42)	ND<(1.1)	ND<(0.42)	ND<(2.1)	ND<(42)	ND<(1.1)	ND<(0.42)	ND<(0.42)	ND<(0.53)	ND<(0.53)	ND<(0.42)	ND<(2.1)	ND<(0.42)	ND<(0.53)	ND<(0.42)	ND<(0.53)	ND<(0.42)	ND<(0.42)	0.6	NS
Chloroform	**5.4**	ND<(4.9)	**14**	ND<(2.0)	1.8	ND<(3.9)	ND<(78)	ND<(2.0)	ND<(0.78)	ND<(0.78)	ND<(0.98)	ND<(0.98)	3.9	10	0.83	ND<(0.98)	ND<(0.78)	ND<(0.98)	ND<(0.78)	ND<(0.78)	4.6	NS
Chloromethane	1.3	ND<(2.1)	1.7	ND<(0.83)	1.4	ND<(1.7)	ND<(33)	ND<(0.83)	0.89	0.87	0.81	ND<(0.41)	0.91	ND<(1.7)	1.1	ND<(0.41)	0.95	ND<(0.41)	1.1	1.3	5.2	NS
3-Chloropropene	ND<(0.50)	ND<(3.1)	ND<(0.50)	ND<(1.3)	ND<(0.50)	ND<(2.5)	ND<(50)	ND<(1.3)	ND<(0.50)	ND<(0.50)	ND<(0.63)	ND<(0.63)	ND<(0.50)	ND<(2.5)	ND<(0.50)	ND<(0.63)	ND<(0.50)	ND<(0.63)	ND<(0.50)	ND<(0.50)	NS	NS
2-Chlorotoluene	ND<(0.83)	ND<(5.2)	ND<(0.83)	ND<(2.1)	ND<(0.83)	ND<(4.1)	ND<(83)	ND<(2.1)	ND<(0.83)	ND<(0.83)	ND<(1.0)	ND<(1.0)	ND<(0.83)	ND<(4.1)	ND<(0.83)	ND<(1.0)	ND<(0.83)	ND<(1.0)	ND<(0.83)	ND<(0.83)	NS	NS
Carbon tetrachloride	0.56	ND<(1.3)	0.57	ND<(0.50)	0.63	ND<(1.0)	ND<(20)	ND<(0.50)	0.58	0.60	0.60	ND<(0.25)	0.75	ND<(1.0)	0.53	ND<(0.25)	0.52	ND<(0.25)	0.53	0.55	1.1	NS
Cyclohexane	ND<(0.55)	ND<(3.4)	ND<(0.55)	ND<(1.4)	ND<(0.55)	ND<(2.8)	ND<(55)	ND<(1.4)	0.62	0.62	ND<(0.69)	ND<(0.69)	ND<(0.55)	ND<(2.8)	ND<(0.55)	ND<(0.69)	ND<(0.55)	ND<(0.69)	ND<(0.55)	0.59	19	NS
1,1-Dichloroethane	ND<(0.65)	ND<(4.0)	ND<(0.65)	ND<(1.6)	ND<(0.65)	ND<(3.2)	ND<(65)	ND<(1.6)	ND<(0.65)	ND<(0.65)	ND<(0.81)	ND<(0.81)	ND<(0.65)	ND<(3.2)	ND<(0.65)	ND<(0.81)	ND<(0.65)	ND<(0.81)	ND<(0.65)	ND<(0.65)	<0.25	NS
1,1-Dichloroethylene	ND<(0.13)	ND<(0.79)	ND<(0.13)	ND<(0.32)	ND<(0.13)	ND<(0.63)	ND<(13)	ND<(0.32)	ND<(0.13)	ND<(0.13)	ND<(0.16)	ND<(0.16)	ND<(0.13)	ND<(0.63)	ND<(0.13)	ND<(0.16)	ND<(0.13)	ND<(0.16)	ND<(0.13)	ND<(0.13)	0.7	NS
1,2-Dibromoethane (EDB)	ND<(0.61)	ND<(3.8)	ND<(0.61)	ND<(1.5)	ND<(0.61)	ND<(3.1)	ND<(61)	ND<(1.5)	ND<(0.61)	ND<(0.61)	ND<(0.77)	ND<(0.77)	ND<(0.61)	ND<(3.1)	ND<(0.61)	ND<(0.77)	ND<(0.61)	ND<(0.77)	ND<(0.61)	ND<(0.61)	<0.25	NS
1,2-Dichloroethane	ND<(0.65)	ND<(4.0)	ND<(0.65)	ND<(1.6)	ND<(0.65)	ND<(3.2)	ND<(65)	ND<(1.6)	ND<(0.65)	ND<(0.65)	ND<(0.81)	ND<(0.81)	ND<(0.65)	ND<(3.2)	ND<(0.65)	ND<(0.81)	ND<(0.65)	ND<(0.81)	ND<(0.65)	ND<(0.65)	<0.25	NS
1,2-Dichloropropane	ND<(0.74)	ND<(4.6)	ND<(0.74)	ND<(1.8)	ND<(0.74)	ND<(3.7)	ND<(74)	ND<(1.8)	ND<(0.74)	ND<(0.74)	ND<(0.92)	ND<(0.92)	ND<(0.74)	ND<(3.7)	ND<(0.74)	ND<(0.92)	ND<(0.74)	ND<(0.92)	ND<(0.74)	ND<(0.74)	<0.25	NS
1,4-Dioxane	ND<(0.58)	ND<(3.6)	ND<(0.58)	ND<(1.4)	ND<(0.58)	ND<(2.9)	ND<(58)	ND<(1.4)	ND<(0.58)	ND<(0.58)	ND<(0.72)	ND<(0.72)	ND<(0.58)	ND<(2.9)	ND<(0.58)	ND<(0.72)	ND<(0.58)	ND<(0.72)	ND<(0.58)	0.58	NS	NS
Dichlorodifluoromethane	2.4	5.9	2.5	15	2.5	ND<(4.0)	ND<(79)	2.4	2.5	2.5	2.6	2.7	2.5	ND<(4.0)	2.5	13	2.6	4.2	2.8	2.9	26	NS
Dibromochloromethane	ND<(0.68)	ND<(4.3)	ND<(0.68)	ND<(1.7)	ND<(0.68)	ND<(3.4)	ND<(68)	ND<(1.7)	ND<(0.68)	ND<(0.68)	ND<(0.85)	ND<(0.85)	ND<(0.68)	ND<(3.4)	ND<(0.68)	ND<(0.85)	ND<(0.68)	ND<(0.85)	ND<(0.68)	ND<(0.68)	NS	NS
trans-1,2-Dichloroethylene	ND<(0.63)	ND<(4.0)	ND<(0.63)	ND<(1.6)	ND<(0.63)	ND<(3.2)	ND<(63)	ND<(1.6)	ND<(0.63)	ND<(0.63)	ND<(0.79)	0.79	ND<(0.63)	ND<(3.2)	ND<(0.63)	ND<(0.79)	ND<(0.63)	ND<(0.79)	ND<(0.63)	ND<(0.63)	NS	NS
cis-1,2-Dichloroethylene	ND<(0.13)	ND<(0.79)	ND<(0.13)	ND<(0.32)	ND<(0.13)	ND<(0.63)	ND<(13)	ND<(0.32)	ND<(0.13)	ND<(0.13)	0.59	0.56	ND<(0.13)	ND<(0.63)	ND<(0.13)	ND<(0.16)	ND<(0.13)	ND<(0.16)	ND<(0.13)	ND<(0.13)	1.2	NS
cis-1,3-Dichloropropene	ND<(0.73)	ND<(4.5)	ND<(0.73)	ND<(1.8)	ND<(0.73)	ND<(3.6)	ND<(73)	ND<(1.8)	ND<(0.73)	ND<(0.73)	ND<(0.91)	ND<(0.91)	ND<(0.73)	ND<(3.6)	ND<(0.73)	ND<(0.91)	ND<(0.73)	ND<(0.91)	ND<(0.73)	ND<(0.73)	<0.25	NS
m-Dichlorobenzene	ND<(0.48)	ND<(3.0)	ND<(0.48)	1.9	ND<(0.48)	ND<(2.4)	ND<(48)	ND<(1.2)	ND<(0.48)	ND<(0.48)	2.5	2.7	ND<(0.48)	ND<(2.4)	ND<(0.48)	1.7	ND<(0.48)	1.1	ND<(0.48)	ND<(0.48)	0.9	NS
o-Dichlorobenzene	ND<(0.19)	ND<(1.2)	ND<(0.19)	ND<(0.48)	ND<(0.19)	ND<(0.96)	ND<(19)	ND<(0.48)	ND<(0.19)	ND<(0.19)	ND<(0.24)	ND<(0.24)	ND<(0.19)	ND<(0.96)	ND<(0.19)	ND<(0.24)	ND<(0.19)	ND<(0.24)	ND<(0.19)	ND<(0.19)	1	NS
p-Dichlorobenzene	ND<(0.48)	ND<(3.0)	ND<(0.48)	ND<(1.2)	ND<(0.48)	ND<(2.4)	ND<(48)	ND<(1.2)	ND<(0.48)	ND<(0.48)	ND<(0.60)	ND<(0.60)	ND<(0.48)	ND<(2.4)	ND<(0.48)	ND<(0.60)	ND<(0.48)	ND<(0.60)	ND<(0.48)	ND<(0.48)	2.6	NS
trans-1,3-Dichloropropene	ND<(0.73)	ND<(4.5)	ND<(0.73)	ND<(1.8)	ND<(0.73)	ND<(3.6)	ND<(73)	ND<(1.8)	ND<(0.73)	ND<(0.73)	ND<(0.91)	ND<(0.91)	ND<(0.73)	ND<(3.6)	ND<(0.73)	ND<(0.91)	ND<(0.73)	ND<(0.91)	ND<(0.73)	ND<(0.73)	<0.25	NS
Ethanol	5,350 [a]	460	7,610 [a] E	416 E	1,770 [a]	73.9	1,940	330 E	918 [a] E	840 [a] E	563 [a] E	580 [a] E	1,960 [a] E	59.9	999 E	301 E	220 E	294 E	4.3	5.3	NS	NS
Ethylbenzene	ND<(0.69)	ND<(4.3)	ND<(0.69)	ND<(1.7)	ND<(0.69)	ND<(3.5)	ND<(69)	ND<(1.7)	0.87	0.87	ND<(0.87)	ND<(0.87)	ND<(0.69)	ND<(3.5)	ND<(0.69)	ND<(0.87)	ND<(0.69)	ND<(0.87)	ND<(0.69)	ND<(0.69)	13	NS
Ethyl Acetate	153	84.6	89.6	70.5	576 [a]	49.7	461	31	26	18	72.7	12 J	60.5	27	14	24	3.0	16	11	9.4	NS	NS
4-Ethyltoluene	ND<(0.79)	ND<(4.9)	ND<(0.79)	ND<(2.0)	ND<(0.79)	ND<(3.9)	ND<(79)	ND<(2.0)	ND<(0.79)	ND<(0.79)	ND<(0.98)	ND<(0.98)	ND<(0.79)	ND<(3.9)	ND<(0.79)	ND<(0.98)	ND<(0.79)	ND<(0.98)	ND<(0.79)	ND<(0.79)	NS	NS
Freon 113	ND<(0.61)	ND<(3.8)	ND<(0.61)	ND<(1.5)	ND<(0.61)	ND<(3.1)	ND<(61)	ND<(1.5)	0.64	ND<(0.61)	ND<(0.77)	ND<(0.77)	ND<(0.61)	ND<(3.1)	ND<(0.61)	ND<(0.77)	ND<(0.61)	ND<(0.77)	0.65	ND<(0.61)	NS	NS
Freon 114	ND<(0.56)	ND<(3.5)	ND<(0.56)	ND<(1.4)	ND<(0.56)	ND<(2.8)	ND<(56)	ND<(1.4)	ND<(0.56)	ND<(0.56)	ND<(0.70)	ND<(0.70)	ND<(0.56)	ND<(2.8)	ND<(0.56)	ND<(0.70)	ND<(0.56)	ND<(0.70)	ND<(0.56)	ND<(0.56)	NS	NS
Heptane	51.6	ND<(4.1)	11	2.6	64.8	5.7	65.6	3.8	1.8	1.8	1.4	1.5	3.6	ND<(3.3)	1.1	1.4	ND<(0.66)	ND<(0.82)	ND<(0.66)	1.2	NS	NS
Hexachlorobutadiene	ND<(0.77)	ND<(4.8)	ND<(0.77)	ND<(1.9)	ND<(0.77)	ND<(3.8)	ND<(77)	ND<(1.9)	ND<(0.77)	ND<(0.77)	ND<(0.96)	ND<(0.96)	ND<(0.77)	ND<(3.8)	ND<(0.77)	ND<(0.96)	ND<(0.77)	ND<(0.96)	ND<(0.77)	ND<(0.77)	11	NS
Hexane	2.2	ND<(3.5)	3.1	2.4	2.4	ND<(2.8)	ND<(56)	8.5	3.1	2.5	3.9	2.1 J	2.0	ND<(2.8)	1.2	5.6	1.3	3.5	1.5	3.5	NS	NS
2-Hexanone	ND<(0.65)	ND<(4.1)	0.65	ND<(1.6)	0.74	ND<(3.3)	ND<(65)	ND<(1.6)	ND<(0.65)	ND<(0.65)	0.98	0.86	ND<(0.65)	ND<(3.3)	ND<(0.65)	ND<(0.82)	ND<(0.65)	ND<(0.82)	ND<(0.65)	ND<(0.65)	NS	NS
Isopropyl Alcohol	83.3	133	94.9	121	258 [a]	17	253	150	68.3	70.3	175 [a]	183 [a]	261 [a]	17	33.9	120	27.3	133 E	1.0	1.2	NS	NS
Methylene chloride	1.6	ND<(3.5)	1.6	2.5	2.3	ND<(2.8)	ND<(56)	10	2.1	1.7	4.2	2.1 J	1.5	ND<(2.8)	1.6	6.6	1.8	4.5	1.7	2.5	45	60
Methyl ethyl ketone	4.7	6.2	5.0	5.9	4.1	ND<(2.4)	ND<(47)	6.8	2.5	2.0	8.3	8.3	3.8	ND<(2.4)	1.4	6.2	0.91	5.6	ND<(0.47)	0.56	39	NS
Methyl Isobutyl Ketone	ND<(0.66)	ND<(4.1)	ND<(0.66)	ND<(1.6)	ND<(0.66)	ND<(3.3)	ND<(66)	ND<(1.6)	ND<(0.66)	ND<(0.66)	1.1	0.90	ND<(0.66)	ND<(3.3)	ND<(0.66)	ND<(0.82)	ND<(0.66)	ND<(0.82)	ND<(0.66)	ND<(0.66)	5.3	NS
Methyl Tert Butyl Ether	ND<(0.58)	ND<(3.6)	ND<(0.58)	ND<(1.4)	ND<(0.58)	ND<(2.9)	ND<(58)	ND<(1.4)	ND<(0.58)	ND<(0.58)	ND<(0.72)	ND<(0.72)	ND<(0.58)	ND<(2.9)	ND<(0.58)	ND<(0.72)	ND<(0.58)	ND<(0.72)	ND<(0.58)	ND<(0.58)	71	NS
Methylmethacrylate	**176** [a]	14	**134** [a]	6.6	**3,510** [a]	156	**1,800**	48.3	**40**	**47.1**	4.9	5.3	**227** [a]	ND<(3.3)	**7.8**	ND<(0.82)	**4.5**	ND<(0.82)	ND<(0.66)	ND<(0.66)	1.1	NS
Naphthalene	ND<(0.84)	ND<(5.2)	ND<(0.84)	ND<(2.1)	ND<(0.84)	ND<(4.2)	ND<(84)	ND<(2.1)	1.4	ND<(0.84) J	ND<(1.0)	ND<(1.0)	ND<(0.84)	ND<(4.2)	ND<(0.84)	1.1	ND<(0.84)	ND<(1.0)	ND<(0.84)	ND<(0.84)	NS	NS
Propylene	ND<(0.69)	ND<(4.3)	ND<(0.69)	ND<(1.7)	ND<(0.69)	ND<(3.4)	ND<(69)	ND<(1.7)	ND<(0.69)	ND<(0.69)	ND<(0.86)	ND<(0.86)	ND<(0.69)	ND<(3.4)	ND<(0.69)	ND<(0.86)	ND<(0.69)	ND<(0.86)	ND<(0.69)	ND<(0.69)	NS	NS
Styrene	ND<(0.68)	ND<(4.3)	ND<(0.68)	ND<(1.7)	ND<(0.68)	ND<(3.4)	ND<(68)	ND<(1.7)	ND<(0.68)	ND<(0.68)	ND<(0.85)	ND<(0.85)	ND<(0.68)	ND<(3.4)	ND<(0.68)	ND<(0.85)	ND<(0.68)	ND<(0.85)	ND<(0.68)	ND<(0.68)	2.3	NS
1,1,1-Trichloroethane	ND<(0.44)	ND<(2.7)	ND<(0.44)	ND<(1.1)	ND<(0.44)	ND<(2.2)	ND<(44)	ND<(1.1)	ND<(0.44)	ND<(0.44)	ND<(0.55)	ND<(0.55)	ND<(0.44)	ND<(2.2)	ND<(0.44)	ND<(0.55)	ND<(0.44)	ND<(0.55)	ND<(0.44)	ND<(0.44)	6.9	NS
1,1,2,2-Tetrachloroethane	ND<(0.55)	ND<(3.4)	ND<(0.55)	ND<(1.4)	ND<(0.55)	ND<(2.7)	ND<(55)	ND<(1.4)	ND<(0.55)	ND<(0.55)	ND<(0.69)	ND<(0.69)	ND<(0.55)	ND<(2.7)	ND<(0.55)	ND<(0.69)	ND<(0.55)	ND<(0.69)	ND<(0.55)	ND<(0.55)	<0.25	NS
1,1,2-Trichloroethane	ND<(0.44)	ND<(2.7)	ND<(0.44)	ND<(1.1)	ND<(0.44)	ND<(2.2)	ND<(44)	ND<(1.1)	ND<(0.44)	ND<(0.44)	ND<(0.55)	ND<(0.55)	ND<(0.44)	ND<(2.2)	ND<(0.44)	ND<(0.55)	ND<(0.44)	ND<(0.55)	ND<(0.44)	ND<(0.44)	<0.25	NS
1,2,4-Trichlorobenzene	ND<(0.59)	ND<(3.7)	ND<(0.59)	ND<(1.5)	ND<(0.59)	ND<(3.0)	ND<(59)	ND<(1.5)	1.9	ND<(0.59) J	ND<(0.74)	ND<(0.74)	0.89	ND<(3.0)	ND<(0.59)	ND<(0.74)	ND<(0.59)	ND<(0.74)	ND<(0.59)	ND<(0.59)	6.3	NS
1,2,4-Trimethylbenzene	ND<(0.79)	ND<(4.9)	ND<(0.79)	ND<(2.0)	ND<(0.79)	ND<(3.9)	ND<(79)	ND<(2.0)	0.84	0.93	ND<(0.98)	ND<(0.98)	ND<(0.79)	ND<(3.9)	ND<(0.79)	ND<(0.98)	ND<(0.79)	ND<(0.98)	ND<(0.79)	ND<(0.79)	18	NS
1,3,5-Trimethylbenzene	ND<(0.79)	ND<(4.9)	ND<(0.79)	ND<(2.0)	ND<(0.79)	ND<(3.9)	ND<(79)	ND<(2.0)	ND<(0.79)	ND<(0.79)	ND<(0.98)	ND<(0.98)	ND<(0.79)	ND<(3.9)	ND<(0.79)	ND<(0.98)	ND<(0.79)	ND<(0.98)	ND<(0.79)	ND<(0.79)	6.5	NS
2,2,4-Trimethylpentane	ND<(0.75)	ND<(4.7)	0.84	ND<(1.9)	1.0	ND<(3.7)	ND<(75)	ND<(1.9)	1.7	1.6	0.93	ND<(0.93)	1.1	ND<(3.7)	ND<(0.75)	ND<(0.93)	ND<(0.75)	ND<(0.93)	ND<(0.75)	1.9	NS	NS
Tertiary Butyl Alcohol	0.91	15	0.73	19	2.2	ND<(2.4)	ND<(49)	16	2.9	1.8 J	14	15	2.4	3.0	ND<(0.49)	13	ND<(0.49)	13	ND<(0.49)	ND<(0.49)	NS	NS
Tetrachloroethylene	ND<(0.22)	12	ND<(0.22)	26	0.25	164	ND<(22)	7.5	0.31	0.22	12	12	0.75	1,040	ND<(0.22)	84.1	1.2	14	ND<(0.22)	ND<(0.22)	4.1	30
Tetrahydrofuran	0.59	ND<(2.9)	ND<(0.47)	ND<(1.2)	ND<(0.47)	ND<(2.4)	ND<(47)	ND<(1.2)	ND<(0.47)	ND<(0.47)	ND<(0.59)	ND<(0.59)	ND<(0.47)	ND<(2.4)	ND<(0.47)	ND<(0.59)	ND<(0.47)	ND<(0.59)	ND<(0.47)	ND<(0.47)	9.4	NS
Toluene	3.4	ND<(3.8)	3.4	2.8	9.4	ND<(3.0)	ND<(60)	2.1	4.1	3.8	3.3	2.5	4.1	ND<(3.0)	1.1	2.6	2.1	1.7	1.0	2.4	110	NS
Trichloroethylene	ND<(0.17)	ND<(1.1)	ND<(0.17)	ND<(0.43)	ND<(0.17)	ND<(0.86)	ND<(17)	0.50	0.30	ND<(0.17)	23	24	ND<(0.17)	ND<(0.86)	ND<(0.17)	0.27	0.21	0.30	ND<(0.17)	ND<(0.17)	0.8	2
Trichlorofluoromethane	3.0	1,360 [a]	3.6	409	3.4	234	ND<(45)	4.5	2.2	2.2	17	17	2.6	39	2.3	117	1.6	28	1.6	1.8	30	NS
Vinyl chloride	ND<(0.082)	ND<(0.51)	ND<(0.082)	ND<(0.20)	ND<(0.082)	ND<(0.41)	ND<(8.2)	ND<(0.20)	ND<(0.082)	ND<(0.082)	ND<(0.10)	ND<(0.10)	ND<(0.082)	ND<(0.41)	ND<(0.082)	ND<(0.10)	ND<(0.082)	ND<(0.10)	ND<(0.082)	ND<(0.082)	<0.25	NS
Vinyl Acetate	7.7	12	13	3.5	1.7	ND<(2.8)	ND<(56)	3.3	ND<(0.56)	ND<(0.56)	7.7	3.5 J	ND<(0.56)	ND<(2.8)	ND<(0.56)	3.3	ND<(0.56)	1.8	ND<(0.56)	ND<(0.56)	NS	NS
m,p-Xylene	0.83	ND<(4.3)	0.83	ND<(1.7)	1.6	ND<(3.5)	ND<(69)	ND<(1.7)	2.2	2.3	1.6	1.3	1.5	ND<(3.5)	ND<(0.69)	1.2	ND<(0.69)	ND<(0.87)	ND<(0.69)	1.3	21	NS
o-Xylene	ND<(0.69)	ND<(4.3)	ND<(0.69)	ND<(1.7)	ND<(0.69)	ND<(3.5)	ND<(69)	ND<(1.7)	0.83	0.87	ND<(0.87)	ND<(0.87)	ND<(0.69)	ND<(3.5)	ND<(0.69)	ND<(0.87)	ND<(0.69)	ND<(0.87)	ND<(0.69)	ND<(0.69)	13	NS
Xylenes (total)	1.2	ND<(4.3)	1.2	ND<(1.7)	2.2	ND<(3.5)	ND<(69)	ND<(1.7)	3.0	3.2	2.2	1.8	2.1	ND<(3.5)	ND<(0.69)	1.6	ND<(0.69)	ND<(0.87)	ND<(0.69)	1.8	NS	NS

Notes:
Results and Regulatory Guidance values are expressed in µg/m^3.
- = Not analyzed for that specific compound
µg/m^3 = micrograms per cubic meter
[a] = Result is from Run #2
[b] = Result is from Run #3
E = Indicates value exceeds calibration range
J = Result is less than the laboratory reporting limit but greater than or equal to the method detection limit. Concentration is an approximate value.
ND (ND<#) = Not detected. Concentration is less than the laboratory reporting limit.
NS = No Standard
NYSDOH = New York State Department of Health
BOLD = Results exceed NYSDOH 2006 Soil Vapor Indoor Upper Fence (1) standard
ITALIC = Results exceed NYSDOH 2006 Soil Vapor Intrusion Air Guidance Value (2) standard
(1) Upper fence indoor air values from "Table C1. NYSDOH 2003: Study of Volatile Organic Chemicals in Air of Fuel Oil Heated Homes" published in the NYSDOH Soil Vapor Intrusion Guidance Document, Appendix C" (October 2006, revised September 2013 and August 2015). Upper fence indoor air values pertain to indoor air samples only.
(2) NYSDOH Air Guideline Values (AGVs) from "Table 3.1 Air guideline values derived by the NYSDOH" presented in the Final Guidance for evaluating Soil Vapor Intrusion in the State of New York, dated October 2006 ("NYSDOH Vapor Intrusion Guidance Document"). AGVs pertain to indoor air samples only.

Table 2
Constituents of Concern Summary Comparison
December 2024 (Matrices A, B and C)

Sample ID 178 Route 52 Europa Pizza	SS-1 Sub-Slab Vapor		IA-1 Indoor Air		Matrices Result
(UG/M3)	Result	MDL	Result	MDL	
1,1,1-TRICHLOROETHANE (1,1,1-TCA)	ND	1.1	ND	0.44	NFA
1,1-DICHLOROETHENE (1,1-DCE)	ND	0.79	ND	0.13	NFA
CARBON TETRACHLORIDE	ND	1.3	0.56	0.20	NFA
CIS-1,2-DICHLOROETHENE (c12-DCE)	ND	0.79	ND	0.13	NFA
METHYLENE CHLORIDE	ND	3.5	1.6	0.56	NFA
TETRACHLOROETHENE (PCE)	12	1.4	ND	0.22	NFA
TRICHLOROETHENE (TCE)	ND	1.1	ND	0.17	NFA
VINYL CHLORIDE	ND	0.51	ND	0.082	NFA

Sample ID 178 Route 52 Europa Pizza	SS-2 Sub-Slab Vapor		IA-2 Indoor Air		Matrices Result
(UG/M3)	Result	MDL	Result	MDL	
1,1,1-TRICHLOROETHANE (1,1,1-TCA)	ND	1.1	ND	0.44	NFA
1,1-DICHLOROETHENE (1,1-DCE)	ND	0.32	ND	0.13	NFA
CARBON TETRACHLORIDE	ND	0.50	0.57	0.20	NFA
CIS-1,2-DICHLOROETHENE (c12-DCE)	ND	0.32	ND	0.13	NFA
METHYLENE CHLORIDE	2.5	1.4	1.6	0.56	NFA
TETRACHLOROETHENE (PCE)	26	0.54	ND	0.22	NFA
TRICHLOROETHENE (TCE)	ND	0.43	ND	0.17	NFA
VINYL CHLORIDE	ND	0.20	ND	0.082	NFA

Matrix A
Matrix B
Matrix C
NFA-No Further Action
All Results Are ug/m3
NS-No Sample
NA-Not Applicable

Table 2
Constituents of Concern Summary Comparison
December 2024 (Matrices A, B and C)

Sample ID 176 Route 52 Carmel Nails	SS-3 Sub-Slab Vapor		IA-3 Indoor Air		Matrices Result
(UG/M3)	Result	MDL	Result	MDL	
1,1,1-TRICHLOROETHANE (1,1,1-TCA)	ND	2.2	ND	0.44	NFA
1,1-DICHLOROETHENE (1,1-DCE)	ND	0.63	ND	0.13	NFA
CARBON TETRACHLORIDE	ND	1.0	0.63	0.20	NFA
CIS-1,2-DICHLOROETHENE (c12-DCE)	ND	0.63	ND	0.13	NFA
METHYLENE CHLORIDE	ND	2.8	2.3	5.6	NFA
TETRACHLOROETHENE (PCE)	164	1.1	0.25	0.22	NFA
TRICHLOROETHENE (TCE)	ND	0.86	ND	0.17	NFA
VINYL CHLORIDE	ND	0.41	ND	0.082	NFA

Sample ID 176 Route 52 Carmel Nails	SS-4 Sub-Slab Vapor		IA-4 Indoor Air		Matrices Result
(UG/M3)	Result	MDL	Result	MDL	
1,1,1-TRICHLOROETHANE (1,1,1-TCA)	ND	1.1	ND	44	NFA
1,1-DICHLOROETHENE (1,1-DCE)	ND	0.32	ND	13	NFA
CARBON TETRACHLORIDE	ND	0.50	ND	20	NFA
CIS-1,2-DICHLOROETHENE (c12-DCE)	ND	0.32	ND	13	NFA
METHYLENE CHLORIDE	10	1.4	ND	56	NFA
TETRACHLOROETHENE (PCE)	7.5	0.54	ND	22	NFA
TRICHLOROETHENE (TCE)	0.50	0.43	ND	17	NFA
VINYL CHLORIDE	ND	0.20	ND	8.2	NFA

Matrix A
Matrix B
Matrix C
NFA-No Further Action
All Results Are ug/m3
NS-No Sample
NA-Not Applicable

Note: The method detection limits for IA-4 are a result of the initial Acetone values over the calibration range that resulted in dilutions. See Section 6.2.2.2 of the *Soil Vapor Intrusion Investigation Summary*.

Table 2
Constituents of Concern Summary Comparison
December 2024 (Matrices A, B and C)

Sample ID 174 Route 52 Electric Paradise	SS-5 Sub-Slab Vapor		IA-5 Indoor Air		Matrices Result
(UG/M3)	Result	MDL	Result	MDL	
1,1,1-TRICHLOROETHANE (1,1,1-TCA)	ND	0.55	ND	0.44	NFA
1,1-DICHLOROETHENE (1,1-DCE)	ND	0.16	ND	0.13	NFA
CARBON TETRACHLORIDE	0.60	0.25	0.58	0.20	NFA
CIS-1,2-DICHLOROETHENE (c12-DCE)	0.59	0.16	ND	0.13	NFA
METHYLENE CHLORIDE	4.2	0.69	2.1	0.56	NFA
TETRACHLOROETHENE (PCE)	12	0.27	0.31	0.22	NFA
TRICHLOROETHENE (TCE)	23	0.21	0.30	0.17	MONITOR
VINYL CHLORIDE	ND	0.10	ND	0.082	NFA

Sample ID 174 Route 52 Electric Paradise	SS-5 (DUP) Sub-Slab Vapor		IA-5 (DUP) Indoor Air		Matrices Result
(UG/M3)	Result	MDL	Result	MDL	
1,1,1-TRICHLOROETHANE (1,1,1-TCA)	ND	0.55	ND	0.44	NFA
1,1-DICHLOROETHENE (1,1-DCE)	ND	0.16	ND	0.13	NFA
CARBON TETRACHLORIDE	ND	0.25	0.60	0.20	NFA
CIS-1,2-DICHLOROETHENE (c12-DCE)	0.56	0.16	ND	0.13	NFA
METHYLENE CHLORIDE	2.1	0.69	1.7	0.56	NFA
TETRACHLOROETHENE (PCE)	12	0.27	0.22	0.22	NFA
TRICHLOROETHENE (TCE)	24	0.21	ND	0.17	NFA
VINYL CHLORIDE	ND	0.10	ND	0.082	NFA

Sample ID 174 Route 52 Electric Paradise	SS-6 Sub-Slab Vapor		IA-6 Indoor Air		Matrices Result
(UG/M3)	Result	MDL	Result	MDL	
1,1,1-TRICHLOROETHANE (1,1,1-TCA)	ND	2.2	ND	0.44	NFA
1,1-DICHLOROETHENE (1,1-DCE)	ND	0.63	ND	0.13	NFA
CARBON TETRACHLORIDE	ND	1.0	0.75	0.20	NFA
CIS-1,2-DICHLOROETHENE (c12-DCE)	ND	0.63	ND	0.13	NFA
METHYLENE CHLORIDE	ND	2.8	1.5	0.56	NFA
TETRACHLOROETHENE (PCE)	1,040	1.1	0.75	0.22	MITIGATE
TRICHLOROETHENE (TCE)	ND	0.86	ND	0.17	NFA
VINYL CHLORIDE	ND	0.41	ND	0.082	NFA

Matrix A
Matrix B
Matrix C
NFA-No Further Action
All Results Are ug/m3
NS-No Sample
NA-Not Applicable

Table 2
Constituents of Concern Summary Comparison
December 2024 (Matrices A, B and C)

Sample ID 170 Route 52 Chinatown	SS-7 Sub-Slab Vapor		IA-7 Indoor Air		Matrices Result
(UG/M3)	Result	MDL	Result	MDL	
1,1,1-TRICHLOROETHANE (1,1,1-TCA)	ND	0.55	ND	0.44	NFA
1,1-DICHLOROETHENE (1,1-DCE)	ND	0.16	ND	0.13	NFA
CARBON TETRACHLORIDE	ND	0.25	0.53	0.20	NFA
CIS-1,2-DICHLOROETHENE (c12-DCE)	ND	0.16	ND	0.13	NFA
METHYLENE CHLORIDE	6.6	0.69	1.6	0.56	NFA
TETRACHLOROETHENE (PCE)	84.1	0.27	ND	0.22	NFA
TRICHLOROETHENE (TCE)	0.27	0.21	ND	0.17	NFA
VINYL CHLORIDE	ND	0.10	ND	0.082	NFA

Sample ID 170 Route 52 Chinatown	SS-8 Sub-Slab Vapor		IA-8 Indoor Air		Matrices Result
(UG/M3)	Result	MDL	Result	MDL	
1,1,1-TRICHLOROETHANE (1,1,1-TCA)	ND	0.55	ND	0.44	NFA
1,1-DICHLOROETHENE (1,1-DCE)	ND	0.16	ND	0.65	NFA
CARBON TETRACHLORIDE	ND	0.25	0.52	0.20	NFA
CIS-1,2-DICHLOROETHENE (c12-DCE)	ND	0.16	ND	0.13	NFA
METHYLENE CHLORIDE	4.5	0.69	1.8	0.56	NFA
TETRACHLOROETHENE (PCE)	14	0.27	1.2	0.22	NFA
TRICHLOROETHENE (TCE)	0.30	0.21	0.21	0.17	NFA
VINYL CHLORIDE	ND	0.10	ND	0.082	NFA

Matrix A
Matrix B
Matrix C
NFA-No Further Action
All Results Are ug/m3
NS-No Sample
NA-Not Applicable

Table 2
Constituents of Concern Summary Comparison
December 2024 (Matrices A, B and C)

Sample ID	OA1		OA2		Matrices Result
	Outdoor Air		Outdoor Air		
(UG/M3)	Result	MDL	Result	MDL	
1,1,1-TRICHLOROETHANE (1,1,1-TCA)	ND	0.44	ND	0.44	NA
1,1-DICHLOROETHENE (1,1-DCE)	ND	0.13	ND	0.13	NA
CARBON TETRACHLORIDE	0.53	0.20	0.55	0.20	NA
CIS-1,2-DICHLOROETHENE (c12-DCE)	ND	0.13	ND	0.13	NA
METHYLENE CHLORIDE	1.7	0.56	2.5	0.56	NA
TETRACHLOROETHENE (PCE)	ND	0.22	ND	0.22	NA
TRICHLOROETHENE (TCE)	ND	0.17	ND	0.17	NA
VINYL CHLORIDE	ND	0.082	ND	0.082	NA

Matrix A
Matrix B
Matrix C
NFA-No Further Action
All Results Are ug/m3
NS-No Sample
NA-Not Applicable

Table 2A
Constituents of Concern Summary Comparison
December 2024 (Matrices D, E and F)

Sample ID 178 Route 52 Europa Pizza	SS-1 Sub-Slab Vapor		IA-1 Indoor Air		Matrices Result
(UG/M3)	Result	MDL	Result	MDL	
BENZENE	ND	3.2	6.4	0.51	NFA
CYCLOHEXANE	ND	3.4	ND	0.55	NFA
ETHYLBENZENE	ND	4.3	ND	0.69	NFA
HEPTANE	ND	4.1	51.6	0.66	IDENTIFY SOURCE, RESAMPLE OR MITIGATE
HEXANE	ND	3.5	2.2	0.56	NFA
NAPHTHALENE	ND	5.2	ND	0.84	NFA
1,2,4-TRIMETHYLBENZENE	ND	4.9	ND	0.79	NFA
1,3,5-TRIMETHYLBENZENE	ND	4.9	ND	0.79	NFA
2,2,4-TRIMETHYLPENTANE	ND	4.7	ND	0.75	NFA
TOLUENE	ND	3.8	3.4	0.60	NFA
M,P-XYLENE	ND	4.3	0.83	0.69	NFA
O-XYLENE	ND	4.3	ND	0.69	NFA

Sample ID 178 Route 52 Europa Pizza	SS-2 Sub-Slab Vapor		IA-2 Indoor Air		Matrices Result
(UG/M3)	Result	MDL	Result	MDL	
BENZENE	2.7	1.3	12	0.51	IDENTIFY SOURCE, RESAMPLE OR MITIGATE
CYCLOHEXANE	ND	1.4	ND	0.55	NFA
ETHYLBENZENE	ND	1.7	ND	0.69	NFA
HEPTANE	2.6	1.6	11	0.66	NFA
HEXANE	2.4	1.4	3.1	0.56	NFA
NAPHTHALENE	ND	2.1	ND	0.84	NFA
1,2,4-TRIMETHYLBENZENE	ND	2.0	ND	0.79	NFA
1,3,5-TRIMETHYLBENZENE	ND	2.0	ND	0.79	NFA
2,2,4-TRIMETHYLPENTANE	ND	1.9	0.84	0.75	NFA
TOLUENE	2.8	1.5	3.4	0.60	NFA
M,P-XYLENE	ND	1.7	0.83	0.69	NFA
O-XYLENE	ND	1.7	ND	0.69	NFA

Matrix D
Matrix E
Matrix F
NFA-No Further Action
All Results Are ug/m3
NS-No Sample
NA-Not Applicable

Table 2A
Constituents of Concern Summary Comparison
December 2024 (Matrices D, E and F)

Sample ID 176 Route 52 Carmel Nails	SS-3 Sub-Slab Vapor		IA-3 Indoor Air		Matrices Result
(UG/M3)	Result	MDL	Result	MDL	
BENZENE	ND	2.6	2.1	0.51	NFA
CYCLOHEXANE	ND	2.8	ND	0.55	NFA
ETHYLBENZENE	ND	3.5	ND	0.69	NFA
HEPTANE	5.7	3.3	64.8	0.66	IDENTIFY SOURCE, RESAMPLE OR MITIGATE
HEXANE	ND	2.8	2.4	0.56	NFA
NAPHTHALENE	ND	4.2	ND	0.84	NFA
1,2,4-TRIMETHYLBENZENE	ND	3.9	ND	0.79	NFA
1,3,5-TRIMETHYLBENZENE	ND	3.9	ND	0.79	NFA
2,2,4-TRIMETHYLPENTANE	ND	3.7	1.0	0.75	NFA
TOLUENE	ND	3.0	9.4	0.60	NFA
M,P-XYLENE	ND	3.5	1.6	0.69	NFA
O-XYLENE	ND	3.5	ND	0.69	NFA

Sample ID 176 Route 52 Carmel Nails	SS-4 Sub-Slab Vapor		IA-4 Indoor Air		Matrices Result
(UG/M3)	Result	MDL	Result	MDL	
BENZENE	ND	1.3	ND	51	NFA
CYCLOHEXANE	ND	1.4	ND	55	NFA
ETHYLBENZENE	ND	1.7	ND	69	NFA
HEPTANE	3.8	1.6	65.6	66	IDENTIFY SOURCE, RESAMPLE OR MITIGATE
HEXANE	8.5	1.4	ND	56	NFA
NAPHTHALENE	ND	2.1	ND	84	NFA
1,2,4-TRIMETHYLBENZENE	ND	2.0	ND	79	NFA
1,3,5-TRIMETHYLBENZENE	ND	2.0	ND	79	NFA
2,2,4-TRIMETHYLPENTANE	ND	1.9	ND	75	NFA
TOLUENE	2.1	1.5	ND	60	NFA
M,P-XYLENE	ND	1.7	ND	69	NFA
O-XYLENE	ND	1.7	ND	69	NFA

Matrix D
Matrix E
Matrix F
NFA-No Further Action
All Results Are ug/m3
NS-No Sample
NA-Not Applicable

Note: The method detection limits for IA-4 are a result of the initial Acetone values over the calibration range that resulted in dilutions. See Section 6.2.2.2 of the *Soil Vapor Intrusion Investigation Summary*.

Table 2A
Constituents of Concern Summary Comparison
December 2024 (Matrices D, E and F)

Sample ID 174 Route 52 Electric Paradise	SS-5 Sub-Slab Vapor		IA-5 Indoor Air		Matrices Result
(UG/M3)	Result	MDL	Result	MDL	
BENZENE	1.6	0.64	2.3	0.51	NFA
CYCLOHEXANE	ND	0.69	0.62	0.55	NFA
ETHYLBENZENE	ND	0.9	0.87	0.69	NFA
HEPTANE	1.4	0.82	1.8	0.66	NFA
HEXANE	3.9	0.70	3.1	0.56	NFA
NAPHTHALENE	ND	1.0	1.4	0.84	NFA
1,2,4-TRIMETHYLBENZENE	ND	0.98	0.84	0.79	NFA
1,3,5-TRIMETHYLBENZENE	ND	0.98	ND	0.79	NFA
2,2,4-TRIMETHYLPENTANE	0.93	0.9	1.7	0.75	NFA
TOLUENE	3.3	0.75	4.1	0.60	NFA
M,P-XYLENE	1.6	0.9	2.2	0.69	NFA
O-XYLENE	ND	0.87	0.83	0.69	NFA

Sample ID 174 Route 52 Electric Paradise	SS-5 (DUP) Sub-Slab Vapor		IA-5 (DUP) Indoor Air		Matrices Result
(UG/M3)	Result	MDL	Result	MDL	
BENZENE	1.5	0.64	2.3	0.51	NFA
CYCLOHEXANE	ND	0.69	0.62	0.55	NFA
ETHYLBENZENE	ND	0.87	0.87	0.69	NFA
HEPTANE	1.5	0.82	1.8	0.66	NFA
HEXANE	2.1	0.70	2.5	0.56	NFA
NAPHTHALENE	ND	1.0	ND	0.84	NFA
1,2,4-TRIMETHYLBENZENE	ND	0.98	0.93	0.79	NFA
1,3,5-TRIMETHYLBENZENE	ND	0.98	ND	0.79	NFA
2,2,4-TRIMETHYLPENTANE	ND	0.93	1.6	0.75	NFA
TOLUENE	2.5	0.75	3.8	0.60	NFA
M,P-XYLENE	1.3	0.87	2.3	0.69	NFA
O-XYLENE	ND	0.87	0.87	0.69	NFA

Sample ID 174 Route 52 Electric Paradise	SS-6 Sub-Slab Vapor		IA-6 Indoor Air		Matrices Result
(UG/M3)	Result	MDL	Result	MDL	
BENZENE	ND	2.6	2.2	0.51	NFA
CYCLOHEXANE	ND	2.8	ND	0.55	NFA
ETHYLBENZENE	ND	3.5	ND	0.69	NFA
HEPTANE	ND	3.3	3.6	0.66	NFA
HEXANE	ND	2.8	2.0	0.56	NFA
NAPHTHALENE	ND	4.2	ND	0.84	NFA
1,2,4-TRIMETHYLBENZENE	ND	3.9	ND	0.79	NFA
1,3,5-TRIMETHYLBENZENE	ND	3.9	ND	0.79	NFA
2,2,4-TRIMETHYLPENTANE	ND	3.7	1.1	0.75	NFA
TOLUENE	ND	3.0	4.1	0.60	NFA
M,P-XYLENE	ND	3.5	1.5	0.69	NFA
O-XYLENE	ND	3.5	ND	0.69	NFA

Matrix D
Matrix E
Matrix F
NFA-No Further Action
All Results Are ug/m3
NS-No Sample
NA-Not Applicable

Table 2A
Constituents of Concern Summary Comparison
December 2024 (Matrices D, E and F)

Sample ID 170 Route 52 Chinatown	SS-7 Sub-Slab Vapor		IA-7 Indoor Air		Matrices Result
(UG/M3)	Result	MDL	Result	MDL	
BENZENE	0.83	0.64	1.4	0.51	NFA
CYCLOHEXANE	ND	0.69	ND	0.55	NFA
ETHYLBENZENE	ND	0.87	ND	0.69	NFA
HEPTANE	1.4	0.82	1.1	0.66	NFA
HEXANE	5.6	0.70	1.2	0.56	NFA
NAPHTHALENE	1.1	1.0	ND	0.84	NFA
1,2,4-TRIMETHYLBENZENE	ND	0.98	ND	0.79	NFA
1,3,5-TRIMETHYLBENZENE	ND	0.98	ND	0.79	NFA
2,2,4-TRIMETHYLPENTANE	ND	0.93	ND	0.75	NFA
TOLUENE	2.6	0.75	1.1	0.60	NFA
M,P-XYLENE	1.2	0.87	ND	0.69	NFA
O-XYLENE	ND	0.87	ND	0.69	NFA

Sample ID 170 Route 52 Chinatown	SS-8 Sub-Slab Vapor		IA-8 Indoor Air		Matrices Result
(UG/M3)	Result	MDL	Result	MDL	
BENZENE	0.64	0.64	0.89	0.51	NFA
CYCLOHEXANE	ND	0.69	ND	0.55	NFA
ETHYLBENZENE	ND	0.87	ND	0.69	NFA
HEPTANE	ND	0.82	ND	0.66	NFA
HEXANE	3.5	0.70	1.3	0.56	NFA
NAPHTHALENE	ND	1.0	ND	0.84	NFA
1,2,4-TRIMETHYLBENZENE	ND	0.98	ND	0.79	NFA
1,3,5-TRIMETHYLBENZENE	ND	0.98	ND	0.79	NFA
2,2,4-TRIMETHYLPENTANE	ND	0.93	ND	0.75	NFA
TOLUENE	1.7	0.75	2.1	0.60	NFA
M,P-XYLENE	ND	0.87	ND	0.69	NFA
O-XYLENE	ND	0.87	ND	0.69	NFA

Matrix D
Matrix E
Matrix F
NFA-No Further Action
All Results Are ug/m3
NS-No Sample
NA-Not Applicable

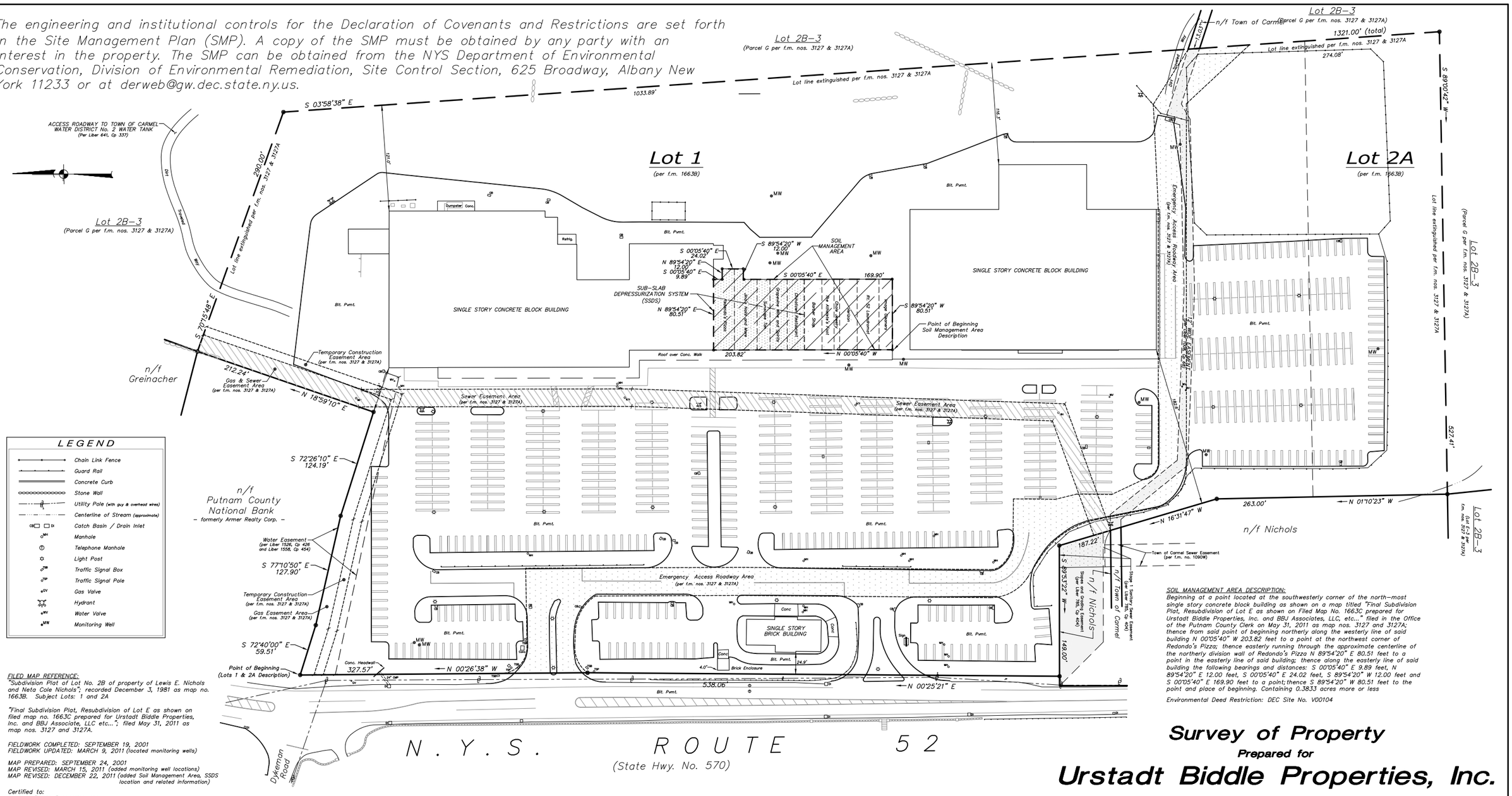
Table 2A
Constituents of Concern Summary Comparison
December 2024 (Matrices D, E and F)

Sample ID	OA1 Outdoor Air		OA2 Outdoor Air		Matrices Result
(UG/M3)	Result	MDL	Result	MDL	
BENZENE	1.2	0.51	2.7	0.51	NA
CYCLOHEXANE	ND	0.55	0.59	0.55	NA
ETHYLBENZENE	ND	0.69	ND	0.69	NA
HEPTANE	ND	0.66	1.2	0.66	NA
HEXANE	1.5	0.56	3.5	0.56	NA
NAPHTHALENE	ND	0.84	ND	0.84	NA
1,2,4-TRIMETHYLBENZENE	ND	0.79	ND	0.79	NA
1,3,5-TRIMETHYLBENZENE	ND	0.79	ND	0.79	NA
2,2,4-TRIMETHYLPENTANE	ND	0.75	1.9	0.75	NA
TOLUENE	1.0	0.60	2.4	0.60	NA
M,P-XYLENE	ND	0.69	1.3	0.69	NA
O-XYLENE	ND	0.69	ND	0.69	NA

Matrix D
Matrix E
Matrix F
NFA-No Further Action
All Results Are ug/m3
NS-No Sample
NA-Not Applicable

Appendix A – Site Survey and Metes and Bounds

The engineering and institutional controls for the Declaration of Covenants and Restrictions 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 New York 11233 or at derweb@gw.dec.state.ny.us.



FILED MAP REFERENCE:
"Subdivision Plat of Lot No. 2B of property of Lewis E. Nichols and Neta Cole Nichols"; recorded December 3, 1981 as map no. 1663B. Subject Lots: 1 and 2A

"Final Subdivision Plat, Resubdivision of Lot E as shown on filed map no. 1663C prepared for Urstadt Biddle Properties, Inc. and BBJ Associate, LLC etc..."; filed May 31, 2011 as map nos. 3127 and 3127A.

FIELDWORK COMPLETED: SEPTEMBER 19, 2001
FIELDWORK UPDATED: MARCH 9, 2011 (located monitoring wells)

MAP PREPARED: SEPTEMBER 24, 2001
MAP REVISED: MARCH 15, 2011 (added monitoring well locations)
MAP REVISED: DECEMBER 22, 2011 (added Soil Management Area, SSDS location and related information)

Certified to:
Urstadt Biddle Properties, Inc.
Emigrant Savings Bank, its successors and assigns
Lawyers Title Insurance Corporation (Title No. LW011162)
New York State Department of Environmental Conservation

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent or future grantees.

Unauthorized alteration or addition to this survey is a violation of Section 7209, subdivision 2 of the New York State Education Law.

The alteration of survey maps by anyone other than the original preparer is misleading, confusing and not in the general welfare and benefit of the public. Licensed Land Surveyors shall not alter survey maps, survey plans, or survey plats prepared by others.

Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc.

Said certifications shall run only to the person for whom this survey was prepared and on his behalf to the title company, governmental agency and/or lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional lending institutions or subsequent owners.

Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered valid true copies.

Prepared by:

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place • Carmel, New York 10512
Phone (845) 225-9690 • Fax (845) 225-9717
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NICHOLAS G. CHAPIS, L.S.
New York State License No. 049330

SURVEY NOTES:

The purpose of this revised map is to depict the location of Soil Management Area and the Sub-Slab Depressurization System Area based upon information provided by others within the subject property.

This survey depicts Lot 1 and Lot 2A as shown on filed map no. 1663B.

Lot E-1 as shown on filed map nos. 3127 and 3127A is comprised of Lot 1 and Lot 2A as shown on filed map no. 1663B and Parcel G as shown on filed map nos. 3127 and 3127A.

This map shows the former limits of Lot 1 and Lot 2A as shown on filed map no. 1663B and does not reflect the entirety of Lot E-1 as shown on filed map nos. 3127 and 3127A.

The Emergency Access Roadway Area, Sewer Easement Area, Gas Easement Area and Temporary Construction Easement Areas shown hereon per f.m. nos. 3127 and 3127A are further described in Liber 1876, Page 76 "Second Amended and Restated Reciprocal Easement Agreement" between Urstadt Biddle Properties, Inc. and BBJ Associates, LLC. Recorded May 26, 2011. The Temporary Construction Vehicle Access Easement – Schedule I to Deed of Liber 1876, Page 76 is not plottable.

Underground structures, if any exist, are not shown hereon, except as noted.

PERIMETER DESCRIPTION OF LOT 1 AND LOT 2A

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, bounded and described as follows:

Lot Number 1 and Lot Number 2A as shown on a map entitled "Subdivision Plat of Lot No. 2B of property of Lewis E. Nichols and Neta Cole Nichols", Towns of Carmel and Kent, Putnam County, New York, which was filed in the Office of the Clerk of Putnam County on December 3, 1981, as Map No. 1663B plus a portion of the 12 foot strip of land as shown on said map running through Lot 1 between the Easterly and Westerly Lot Lines of Lot 1 on said map, which last and said portion of the 12 foot strip of land when taken together are more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly lot line of land now or formerly of Armer Realty Corp. and the easterly line of Route 52 (S.H. 570) as widened; thence S 72° 40' 00" E 59.51 feet, S 77° 10' 50" E 127.90 feet, S 72° 26' 10" E 124.19 feet, N 18° 59' 10" E 212.24 feet, S 70° 15' 48" E 290.00 feet, S 3° 58' 38" E 1,321.00 feet, S 89° 00' 42" W 527.41 feet, N 1° 10' 23" W 263.00 feet, N 16° 31' 47" W 187.22 feet, and S 89° 53' 22" W 149.00 feet to a point on the easterly side of Route 52 as widened; thence along the easterly side of Route 52 as widened the following two courses and distances: N 0° 25' 21" E 538.06 feet and N 0° 26' 38" W 327.57 feet to the point or place of beginning. Containing 18.8339 Acres more or less.

SOIL MANAGEMENT AREA DESCRIPTION:

Beginning at a point located at the southwesterly corner of the north-most single story concrete block building as shown on a map titled "Final Subdivision Plat, Resubdivision of Lot E as shown on Filed Map No. 1663C prepared for Urstadt Biddle Properties, Inc. and BBJ Associates, LLC, etc..." filed in the Office of the Putnam County Clerk on May 31, 2011 as map nos. 3127 and 3127A; thence from said point of beginning northerly along the westerly line of said building N 00°05'40" W 203.82 feet to a point at the northwest corner of Redondo's Pizza; thence easterly running through the approximate centerline of the northerly division wall of Redondo's Pizza N 89°54'20" E 80.51 feet to a point in the easterly line of said building; thence along the easterly line of said building the following bearings and distances: S 00°05'40" E 9.89 feet, N 89°54'20" E 12.00 feet, S 00°05'40" E 24.02 feet, S 89°54'20" W 12.00 feet and S 00°05'40" E 169.90 feet to a point; thence S 89°54'20" W 80.51 feet to the point and place of beginning. Containing 0.3833 acres more or less

Environmental Deed Restriction: DEC Site No. V00104

Survey of Property

Prepared for

Urstadt Biddle Properties, Inc.

Situate IN

Town of Carmel County of Putnam

State of New York

180 Gleneida Avenue (Route 52)

(Putnam County Tax Map No. 49.9-1-9)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

96214.201
ubp.plaza.2011-12-22.dwg

Z:\51989 - 2000 Active Jobs\96214.201 UBP Site\PLETE\96214.201_SURVEY 2012-12-22.dwg, 1/23/2012 2:02:57 PM, bdennedy, 1:1

SITE METES AND BOUNDS

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, bounded and described as follows:

Lot Number 1 and Lot Number 2A as shown on a map entitled "Subdivision Plat of Lot No. 2B of property of Lewis E. Nichols and Neta Cole Nichols", Towns of Carmel and Kent, Putnam County, New York, which was filed in the Office of the Clerk of Putnam County on December 3, 1981, as Map No. 1663B plus a portion of the 12 foot strip of land as shown on said map running through Lot 1 between the Easterly and Westerly Lot Lines of Lot 1 on said map, which last and said portion of the 12 foot strip of land when taken together are more particularly bounded and
described as follows:

BEGINNING at the intersection of the southerly lot line of land now or formerly of Armer Realty Corp. and the easterly line of Route 52 (S.H. 570) as widened; thence S 72° 40' 00" E 59.51 feet, S 77° 10' 50" E 127.90 feet, S 72° 26' 10" E 124.19 feet, N 18° 59' 10" E 212.24 feet, S 70° 15' 48" E 290.00 feet, S 3° 58' 38" E 1,321.00 feet, S 89° 00' 42" W 527.41 feet, N 1° 10' 23" W 263.00 feet, N 16° 31' 47" W 187.22 feet, and S 89° 53' 22" W 149.00 feet to a point on the easterly side of Route 52 as widened; thence along the easterly side of Route 52 as
widened the following two courses and distances: N 0° 25' 21" E 538. 06 feet and N 0° 26' 38" W 327.57 feet to the point or place of beginning. Containing 18.8339 Acres more or less.

Appendix B – Non-Routine Reports

Groundwater & Environmental Services, Inc.

63 E Main Street, Unit 3
Pawling, New York 12564

T. 800.360.9405

November 25, 2024

Mr. Matthew Hubicki
New York State Department of Environmental Conservation
Division of Environmental Remediation
Remedial Bureau C
625 Broadway
Albany, New York 12233-7014

Re: Non-Routine Maintenance Report
Carmel Shop-Rite Plaza
180 Gleneida Avenue
Carmel, New York
NYSDEC Site Number V00104

Dear Mr. Hubicki:

Groundwater & Environmental Services, Inc. (GES) on behalf of Regency Centers has prepared this *Non-Routine Maintenance Report* for the above referenced Site.

On October 11, 2024, a periodic site inspection was completed at the Carmel Shop-Rite Center (the Site), located at 180 Gleneida Avenue, Carmel, New York. All sub-slab depressurization system (SSDS) components were operational at the time of the site inspection. A copy of the SSDS Operation and Maintenance (O&M) Checklist is included as **Attachment A**.

Per the October 3, 2024 correspondence from New York State Department of Environmental Conservation (NYSDEC), included as **Attachment B**, all SSDS fans were shutdown following the October 11, 2024 site inspection in preparation for additional soil vapor intrusion (SVI) sampling activities. Additionally, the exhaust ports on all SSDS fans at the Site were capped. Photographs of the capped exhaust ports are included as **Attachment C**.

The SSDS fans will remain shutdown until the SVI sampling activities tentatively scheduled for December 10, 2024. Following collection of samples, the caps will be removed from exhaust ports and the SSDS fans will be restarted. The next quarterly SSDS inspection will be completed during the first quarter of 2025.

If you have any questions or comments regarding this submittal, please contact Michael DeGloria of GES at (800) 866-839-5195, extension 3839.

Sincerely,

Michael DeGloria Digitally signed by Michael DeGloria
Date: 2024.11.25 08:33:00 -05'00'

Michael C. DeGloria, P.G.
Principal Project Manager

cc: Monica Roth, Regency Centers

Attachment A

Europa Pizza

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Richard Brown **Date:** 10/11/2024

ROUTINE SYSTEM MAINTENANCE:

Note: the following checklist should be performed for each slab entry point.

FANS:

✔	Check that the fan is running.
✔	Check that no new air intakes have been installed within 20 feet of exhaust pipe.

SEALS:

✔	If possible, observe suction point where PVC pipe enters the floor slab.
✔	Observe the seal around PVC pipes for visual cracks or a loud audible hissing. Indications of leaks should be reported to GES as soon as possible.

PIPING:

✔	Check liquid manometers (look like U-shaped thermometers) for a difference in water level on each side of the U-shape.
✔	Inspect all system pipes and/or pipe enclosures to ensure that no damage has occurred.
✔	Inspect all system pipes and/or pipe enclosures to ensure that no unauthorized piping connections have been made.
✔	Where piping is visible check that labeling and liquid manometers remain in place.

IF THE INTEGRITY OF THE SYSTEM HAS BEEN COMPROMISED PLEASE REPORT TO GES AS SOON AS POSSIBLE AT 866-839-5195

Chic Nail & Spa

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Richard Brown **Date:** 10/11/2024

ROUTINE SYSTEM MAINTENANCE:

Note: the following checklist should be performed for each slab entry point.

FANS:

✔	Check that the fan is running.
✔	Check that no new air intakes have been installed within 20 feet of exhaust pipe.

SEALS:

✔	If possible, observe suction point where PVC pipe enters the floor slab.
✔	Observe the seal around PVC pipes for visual cracks or a loud audible hissing. Indications of leaks should be reported to GES as soon as possible.

PIPING:

NA	Check liquid manometers (look like U-shaped thermometers) for a difference in water level on each side of the U-shape.
✔	Inspect all system pipes and/or pipe enclosures to ensure that no damage has occurred.
✔	Inspect all system pipes and/or pipe enclosures to ensure that no unauthorized piping connections have been made.
✔	Where piping is visible check that labeling and liquid manometers remain in place.

IF THE INTEGRITY OF THE SYSTEM HAS BEEN COMPROMISED PLEASE REPORT TO GES AS SOON AS POSSIBLE AT 866-839-5195

Electric Paradise

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Richard Brown **Date:** 10/11/2024

ROUTINE SYSTEM MAINTENANCE:

Note: the following checklist should be performed for each slab entry point.

FANS:

✔	Check that the fan is running.
✔	Check that no new air intakes have been installed within 20 feet of exhaust pipe.

SEALS:

✔	If possible, observe suction point where PVC pipe enters the floor slab.
NA	Observe the seal around PVC pipes for visual cracks or a loud audible hissing. Indications of leaks should be reported to GES as soon as possible.

PIPING:

✔	Check liquid manometers (look like U-shaped thermometers) for a difference in water level on each side of the U-shape.
✔	Inspect all system pipes and/or pipe enclosures to ensure that no damage has occurred.
✔	Inspect all system pipes and/or pipe enclosures to ensure that no unauthorized piping connections have been made.
✔	Where piping is visible check that labeling and liquid manometers remain in place.

IF THE INTEGRITY OF THE SYSTEM HAS BEEN COMPROMISED PLEASE REPORT TO GES AS SOON AS POSSIBLE AT 866-839-5195

Chinatown Restaurant

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Richard Brown **Date:** 10/11/2024

ROUTINE SYSTEM MAINTENANCE:

Note: the following checklist should be performed for each slab entry point.

FANS:

✔	Check that the fan is running.
✔	Check that no new air intakes have been installed within 20 feet of exhaust pipe.

SEALS:

✔	If possible, observe suction point where PVC pipe enters the floor slab.
✔	Observe the seal around PVC pipes for visual cracks or a loud audible hissing. Indications of leaks should be reported to GES as soon as possible.

PIPING:

NA	Check liquid manometers (look like U-shaped thermometers) for a difference in water level on each side of the U-shape.
✔	Inspect all system pipes and/or pipe enclosures to ensure that no damage has occurred.
✔	Inspect all system pipes and/or pipe enclosures to ensure that no unauthorized piping connections have been made.
✔	Where piping is visible check that labeling and liquid manometers remain in place.

IF THE INTEGRITY OF THE SYSTEM HAS BEEN COMPROMISED PLEASE REPORT TO GES AS SOON AS POSSIBLE AT 866-839-5195

Attachment B

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Remedial Bureau C
625 Broadway, 12th Floor, Albany, NY 12233-7014
P: (518) 402-9543 | F: (518) 402-9722
www.dec.ny.gov

Transmitted Via Email Only

October 3, 2024

Monica Roth - Regency Centers
321 Railroad Avenue
Greenwich, CT 06830
(monicaroth@regencycenters.com)

Re: Carmel Shop-Rite Plaza
Revised Soil Vapor Intrusion Results/Recommendations
180 Gleneida Avenue
Carmel, New York
Site No.: V00104

Dear Monica Roth:

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has reviewed the revised July 2024 Soil Vapor Intrusion (SVI) Summary Report prepared by your consultant, Groundwater & Environmental Services, Inc, for the Carmel Shop-Rite Plaza Site.

The Department disagrees with the recommendation for no further SVI testing in three of the four tenant spaces and would like additional sampling conducted on all four tenant spaces during this heating season. The Department would like the system to be shut down for a period of 45-60 days prior to resampling.

I can be reached at (518) 402-9605 or by email at matthew.hubicki@dec.ny.gov with any questions. Please allow 7-days' notice prior to start of any work at the site.

Sincerely,

Matthew Hubicki, Project Manager

ec: Michael DeGloria, GES – (mdegloria@gesonline.com)
Genevieve Bock, GES – (gbock@gesonline.com)
Shawn Rogan, PCDOH – (shawn.rogan@putnamcountyny.gov)
Kelly VanDerVliet NYSDOH MARO – (kelly.vandervliet@health.ny.gov)
Melissa Doroski, NYSDOH – (melissa.doroski@health.ny.gov)
Renata Ockerby, NYSDOH – (renata.ockerby@health.ny.gov)
Steven McCague, NYSDEC – (steven.mccague@dec.ny.gov)
Sarah Saucier, NYSDEC – (sarah.saucier@dec.ny.gov)
Kerry Maloney, NYSDEC – (kerry.maloney@dec.ny.gov)
File

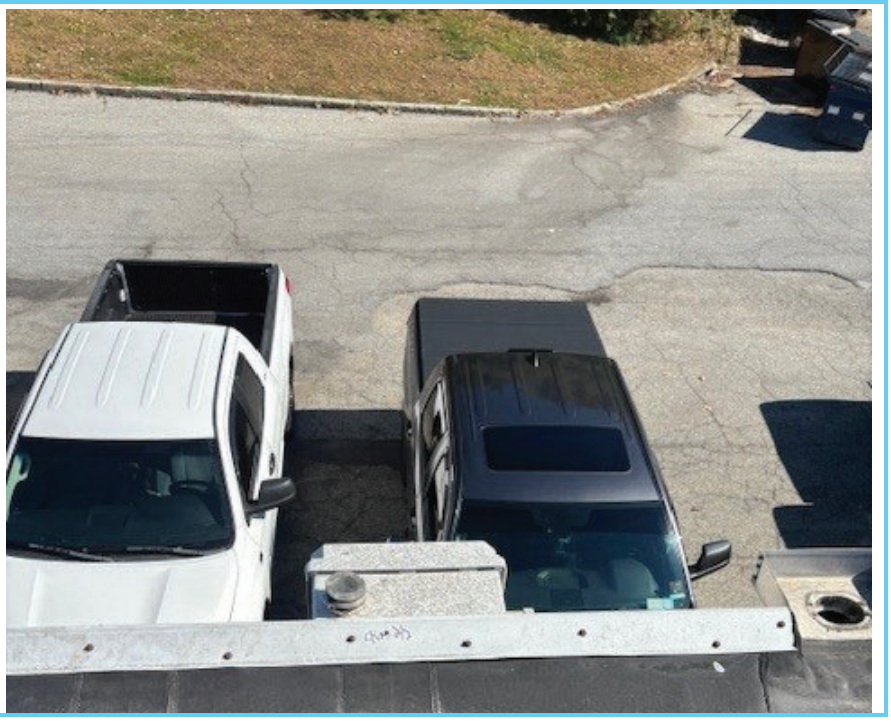
Attachment C

Client: Regency Centers **Site Name:** Carmel Shop-Rite Plaza	**Project:** 1192323/05/139 **Site Location:** Carmel, NY

Photo #:	1
Date:	10/11/2024
Direction:	East

Comments:

SSD exhaust capped in advance of the December soil vapor intrusion testing.

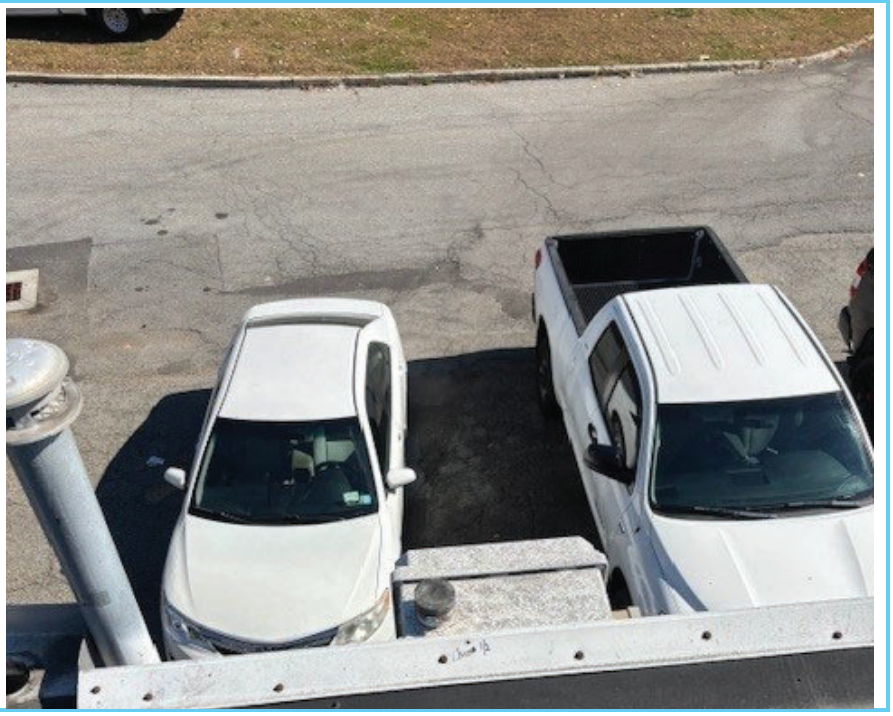


Client: Regency Centers **Site Name:** Carmel Shop-Rite Plaza	**Project:** 1192323/05/139 **Site Location:** Carmel, NY

Photo #:	2
Date:	10/11/2024
Direction:	East

Comments:

SSD exhaust capped in advance of the December soil vapor intrusion testing.

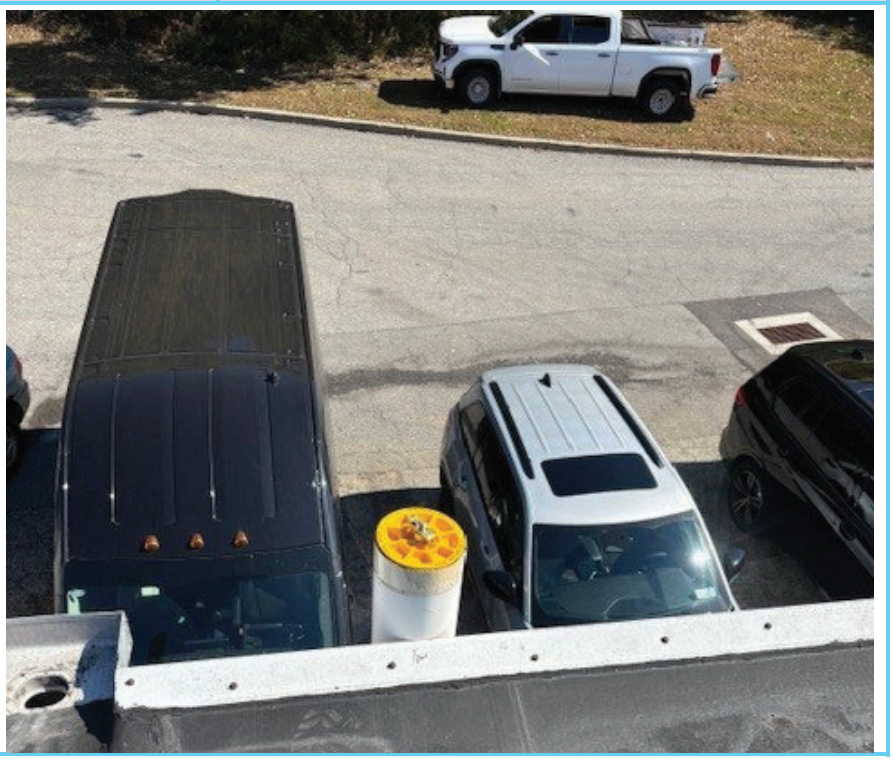


Client: Regency Centers **Site Name:** Carmel Shop-Rite Plaza	**Project:** 1192323/05/139 **Site Location:** Carmel, NY

Photo #:	3
Date:	10/11/2024
Direction:	East

Comments:

SSD exhaust capped in advance of the December soil vapor intrusion testing.

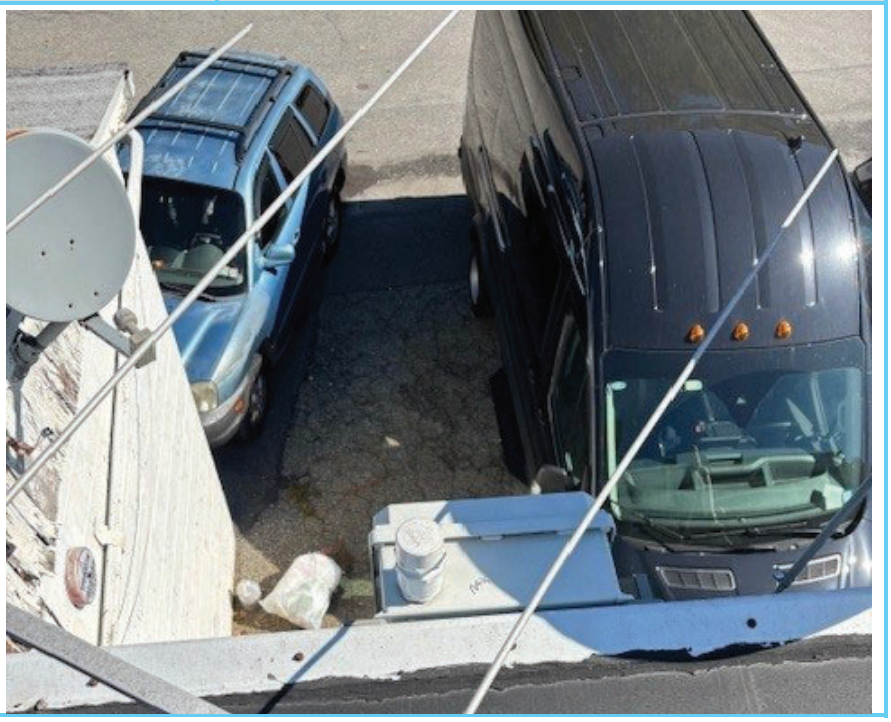


Client: Regency Centers **Site Name:** Carmel Shop-Rite Plaza	**Project:** 1192323/05/139 **Site Location:** Carmel, NY

Photo #:	4
Date:	10/11/2024
Direction:	East

Comments:

SSD exhaust capped in advance of the December soil vapor intrusion testing.

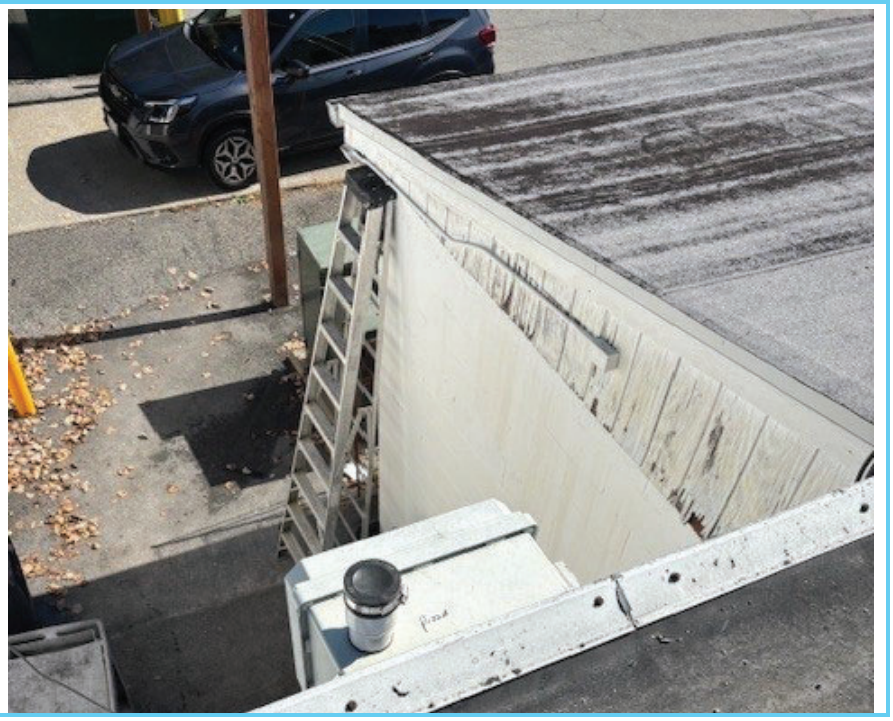


Client: Regency Centers **Site Name:** Carmel Shop-Rite Plaza	**Project:** 1192323/05/139 **Site Location:** Carmel, NY

Photo #:	5
Date:	10/11/2024
Direction:	East

Comments:

SSD exhaust capped in advance of the December soil vapor intrusion testing.



Groundwater & Environmental Services, Inc.

63 E Main Street, Unit 3
Pawling, New York 12564

T. 800.360.9405

February 4, 2025

Mr. Matthew Hubicki
New York State Department of Environmental Conservation
Division of Environmental Remediation
Remedial Bureau C
625 Broadway
Albany, New York 12233-7014

Re: Non-Routine Maintenance Report
Carmel Shop-Rite Plaza
180 Gleneida Avenue
Carmel, New York
NYSDEC Site Number V00104

Dear Mr. Hubicki:

Groundwater & Environmental Services, Inc. (GES) on behalf of Regency Centers has prepared this *Non-Routine Maintenance Report* for the Carmel Shop-Rite Center (the Site), located at 180 Gleneida Avenue, Carmel, New York.

All sub-slab depressurization system (SSDS) fans at the Site were temporarily shutdown and exhaust ports were capped between October 11, 2024 and December 10, 2024 to allow for soil vapor intrusion (SVI) sampling activities. The SVI sampling activities were completed between December 9 and December 10, 2024. Following completion of SVI sampling activities on December 10, 2024, the SSDS fans were restarted and exhaust caps were removed. A *SVI Investigation Summary* report was submitted to the New York State Department of Environmental Conservation (NYSDEC) on January 24, 2025 summarizing the SVI sampling activities.

On January 27, 2025, a periodic site inspection was completed at the Site. All SSDS components were operational at the time of the site inspection. A copy of the SSDS Operation and Maintenance (O&M) Checklist is included as **Attachment A**.

The next quarterly SSDS inspection will be completed during the second quarter of 2025.

If you have any questions or comments regarding this submittal, please contact Michael DeGloria of GES at (800) 866-839-5195, extension 3839.

Sincerely,

Michael DeGloria

Digitally signed by Michael DeGloria
Date: 2025.02.04 09:33:18 -05'00'

Michael C. DeGloria, P.G.
Principal Project Manager

cc: Monica Roth, Regency Centers

Attachment A

Europa Pizza

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Richard Brown **Date:** 1/27/2025

ROUTINE SYSTEM MAINTENANCE:

Note: the following checklist should be performed for each slab entry point.

FANS:

✔	Check that the fan is running.
✔	Check that no new air intakes have been installed within 20 feet of exhaust pipe.

SEALS:

✔	If possible, observe suction point where PVC pipe enters the floor slab.
✔	Observe the seal around PVC pipes for visual cracks or a loud audible hissing. Indications of leaks should be reported to GES as soon as possible.

PIPING:

✔	Check liquid manometers (look like U-shaped thermometers) for a difference in water level on each side of the U-shape.
✔	Inspect all system pipes and/or pipe enclosures to ensure that no damage has occurred.
✔	Inspect all system pipes and/or pipe enclosures to ensure that no unauthorized piping connections have been made.
✔	Where piping is visible check that labeling and liquid manometers remain in place.

IF THE INTEGRITY OF THE SYSTEM HAS BEEN COMPROMISED PLEASE REPORT TO GES AS SOON AS POSSIBLE AT 866-839-5195

New Journey Nail & Spa

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Richard Brown **Date:** 1/27/2025

ROUTINE SYSTEM MAINTENANCE:

Note: the following checklist should be performed for each slab entry point.

FANS:

✔	Check that the fan is running.
✔	Check that no new air intakes have been installed within 20 feet of exhaust pipe.

SEALS:

✔	If possible, observe suction point where PVC pipe enters the floor slab.
✔	Observe the seal around PVC pipes for visual cracks or a loud audible hissing. Indications of leaks should be reported to GES as soon as possible.

PIPING:

NA	Check liquid manometers (look like U-shaped thermometers) for a difference in water level on each side of the U-shape.
✔	Inspect all system pipes and/or pipe enclosures to ensure that no damage has occurred.
✔	Inspect all system pipes and/or pipe enclosures to ensure that no unauthorized piping connections have been made.
✔	Where piping is visible check that labeling and liquid manometers remain in place.

IF THE INTEGRITY OF THE SYSTEM HAS BEEN COMPROMISED PLEASE REPORT TO GES AS SOON AS POSSIBLE AT 866-839-5195

Electric Paradise

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Richard Brown **Date:** 1/27/2025

ROUTINE SYSTEM MAINTENANCE:

Note: the following checklist should be performed for each slab entry point.

FANS:

- [x] Check that the fan is running.
- [x] Check that no new air intakes have been installed within 20 feet of exhaust pipe.

SEALS:

- [x] If possible, observe suction point where PVC pipe enters the floor slab.
- [x] Observe the seal around PVC pipes for visual cracks or a loud audible hissing. Indications of leaks should be reported to GES as soon as possible.

PIPING:

- [x] Check liquid manometers (look like U-shaped thermometers) for a difference in water level on each side of the U-shape.
- [x] Inspect all system pipes and/or pipe enclosures to ensure that no damage has occurred.
- [x] Inspect all system pipes and/or pipe enclosures to ensure that no unauthorized piping connections have been made.
- [x] Where piping is visible check that labeling and liquid manometers remain in place.

IF THE INTEGRITY OF THE SYSTEM HAS BEEN COMPROMISED PLEASE REPORT TO GES AS SOON AS POSSIBLE AT 866-839-5195

Chinatown Restaurant

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Richard Brown **Date:** 1/27/2025

ROUTINE SYSTEM MAINTENANCE:

Note: the following checklist should be performed for each slab entry point.

FANS:

✔	Check that the fan is running.
✔	Check that no new air intakes have been installed within 20 feet of exhaust pipe.

SEALS:

✔	If possible, observe suction point where PVC pipe enters the floor slab.
✔	Observe the seal around PVC pipes for visual cracks or a loud audible hissing. Indications of leaks should be reported to GES as soon as possible.

PIPING:

NA	Check liquid manometers (look like U-shaped thermometers) for a difference in water level on each side of the U-shape.
✔	Inspect all system pipes and/or pipe enclosures to ensure that no damage has occurred.
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✔	Where piping is visible check that labeling and liquid manometers remain in place.

IF THE INTEGRITY OF THE SYSTEM HAS BEEN COMPROMISED PLEASE REPORT TO GES AS SOON AS POSSIBLE AT 866-839-5195

Groundwater & Environmental Services, Inc.

63 E Main Street, Unit 3
Pawling, New York 12564

T. 800.360.9405

June 13, 2025

Mr. Matthew Hubicki
New York State Department of Environmental Conservation
Division of Environmental Remediation
Remedial Bureau C
625 Broadway
Albany, New York 12233-7014

Re: Non-Routine Maintenance Report
Carmel Shop-Rite Plaza
180 Gleneida Avenue
Carmel, New York
NYSDEC Site Number V00104

Dear Mr. Hubicki:

Groundwater & Environmental Services, Inc. (GES) on behalf of Regency Centers has prepared this *Non-Routine Maintenance Report* for the Carmel Shop-Rite Center (the Site), located at 180 Gleneida Avenue, Carmel, New York.

On May 9, 2025 a periodic site inspection was completed at the Site. All SSDS components were operational at the time of the site inspection. A copy of the SSDS Operation and Maintenance (O&M) Checklist is included as **Attachment A**.

The next quarterly SSDS inspection will be completed during the third quarter of 2025.

If you have any questions or comments regarding this letter, please contact Jessica Montaldo of GES at (800) 360-9405, extension 4328.

Sincerely,

Jessica Montaldo

Jessica Montaldo, PE
Project Engineer

cc: Monica Roth, Regency Centers

Attachment A

Europa Pizza

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Richard Brown **Date:** 5/9/2025

ROUTINE SYSTEM MAINTENANCE:

Note: the following checklist should be performed for each slab entry point.

FANS:

- [x] Check that the fan is running.
- [x] Check that no new air intakes have been installed within 20 feet of exhaust pipe.

SEALS:

- [x] If possible, observe suction point where PVC pipe enters the floor slab.
- [x] Observe the seal around PVC pipes for visual cracks or a loud audible hissing. Indications of leaks should be reported to GES as soon as possible.

PIPING:

- [x] Check liquid manometers (look like U-shaped thermometers) for a difference in water level on each side of the U-shape.
- [x] Inspect all system pipes and/or pipe enclosures to ensure that no damage has occurred.
- [x] Inspect all system pipes and/or pipe enclosures to ensure that no unauthorized piping connections have been made.
- [x] Where piping is visible check that labeling and liquid manometers remain in place.

IF THE INTEGRITY OF THE SYSTEM HAS BEEN COMPROMISED PLEASE REPORT TO GES AS SOON AS POSSIBLE AT 866-839-5195

New Journey Nail & Spa

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Richard Brown **Date:** 5/9/2025

ROUTINE SYSTEM MAINTENANCE:

Note: the following checklist should be performed for each slab entry point.

FANS:

✔	Check that the fan is running.
✔	Check that no new air intakes have been installed within 20 feet of exhaust pipe.

SEALS:

✔	If possible, observe suction point where PVC pipe enters the floor slab.
✔	Observe the seal around PVC pipes for visual cracks or a loud audible hissing. Indications of leaks should be reported to GES as soon as possible.

PIPING:

✔	Check liquid manometers (look like U-shaped thermometers) for a difference in water level on each side of the U-shape.
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✔	Where piping is visible check that labeling and liquid manometers remain in place.

IF THE INTEGRITY OF THE SYSTEM HAS BEEN COMPROMISED PLEASE REPORT TO GES AS SOON AS POSSIBLE AT 866-839-5195

Electric Paradise

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Richard Brown **Date:** 5/9/2025

ROUTINE SYSTEM MAINTENANCE:

Note: the following checklist should be performed for each slab entry point.

FANS:

- [x] Check that the fan is running.
- [x] Check that no new air intakes have been installed within 20 feet of exhaust pipe.

SEALS:

- [x] If possible, observe suction point where PVC pipe enters the floor slab.
- [x] Observe the seal around PVC pipes for visual cracks or a loud audible hissing. Indications of leaks should be reported to GES as soon as possible.

PIPING:

- [x] Check liquid manometers (look like U-shaped thermometers) for a difference in water level on each side of the U-shape.
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- [x] Inspect all system pipes and/or pipe enclosures to ensure that no unauthorized piping connections have been made.
- [x] Where piping is visible check that labeling and liquid manometers remain in place.

IF THE INTEGRITY OF THE SYSTEM HAS BEEN COMPROMISED PLEASE REPORT TO GES AS SOON AS POSSIBLE AT 866-839-5195

Chinatown Restaurant

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Richard Brown **Date:** 5/9/2025

ROUTINE SYSTEM MAINTENANCE:

Note: the following checklist should be performed for each slab entry point.

FANS:

✔	Check that the fan is running.
✔	Check that no new air intakes have been installed within 20 feet of exhaust pipe.

SEALS:

✔	If possible, observe suction point where PVC pipe enters the floor slab.
✔	Observe the seal around PVC pipes for visual cracks or a loud audible hissing. Indications of leaks should be reported to GES as soon as possible.

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✔	Inspect all system pipes and/or pipe enclosures to ensure that no unauthorized piping connections have been made.
✔	Where piping is visible check that labeling and liquid manometers remain in place.

IF THE INTEGRITY OF THE SYSTEM HAS BEEN COMPROMISED PLEASE REPORT TO GES AS SOON AS POSSIBLE AT 866-839-5195

Groundwater & Environmental Services, Inc.

63 E Main Street, Unit 3
Pawling, New York 12564

T. 800.360.9405

September 19, 2025

Mr. Matthew Hubicki
New York State Department of Environmental Conservation
Division of Environmental Remediation
Remedial Bureau C
625 Broadway
Albany, New York 12233-7014

Re: Non-Routine Maintenance Report
Carmel Shop-Rite Plaza
180 Gleneida Avenue
Carmel, New York
NYSDEC Site Number V00104

Dear Mr. Hubicki:

Groundwater & Environmental Services, Inc. (GES) on behalf of Regency Centers has prepared this *Non-Routine Maintenance Report* for the Carmel Shop-Rite Center (the Site), located at 180 Gleneida Avenue, Carmel, New York.

The NYSDEC provided approval to shut down and cap the three (3) sub-slab depressurization (SSD) systems at the Europa Pizza, Nail Salon, and Chinatown Restaurant in an email dated July 17, 2025. The Electric Paradise SSD system will remain operational. A Sub-Slab Depressurization System Layout is included as **Figure 1** for reference.

GES completed the SSD system shut down activities on August 22, 2025 which included:

- Shut down of the RadonAway RP-265 fans at Europa Pizza, New Journey Nail & Spa, and Chinatown Restaurant. This included placing a lock on the respective breaker in the breaker panel to eliminate power supply to the fans.
- Cap the discharge stacks at Europa Pizza, New Journey Nail & Spa, and Chinatown Restaurant.
- The piping, electrical conduits, and vacuum monitoring points associated with the SSD systems at Europa Pizza, New Journey Nail & Spa, and Chinatown Restaurant were left in place.

The Site Management Plan will be updated to reflect the changes to the Engineering Control (EC) for the site following the decommissioning of the SSD systems at all tenant spaces.

Additionally, GES completed a periodic SSDS inspection on August 22, 2025 of the operational SSD system at Electric Paradise. All SSDS components were operational at the time of the site

inspection. A copy of the SSDS Operation and Maintenance (O&M) Checklist is included as **Attachment A**.

The next quarterly SSDS inspection will be completed during the fourth quarter of 2025.

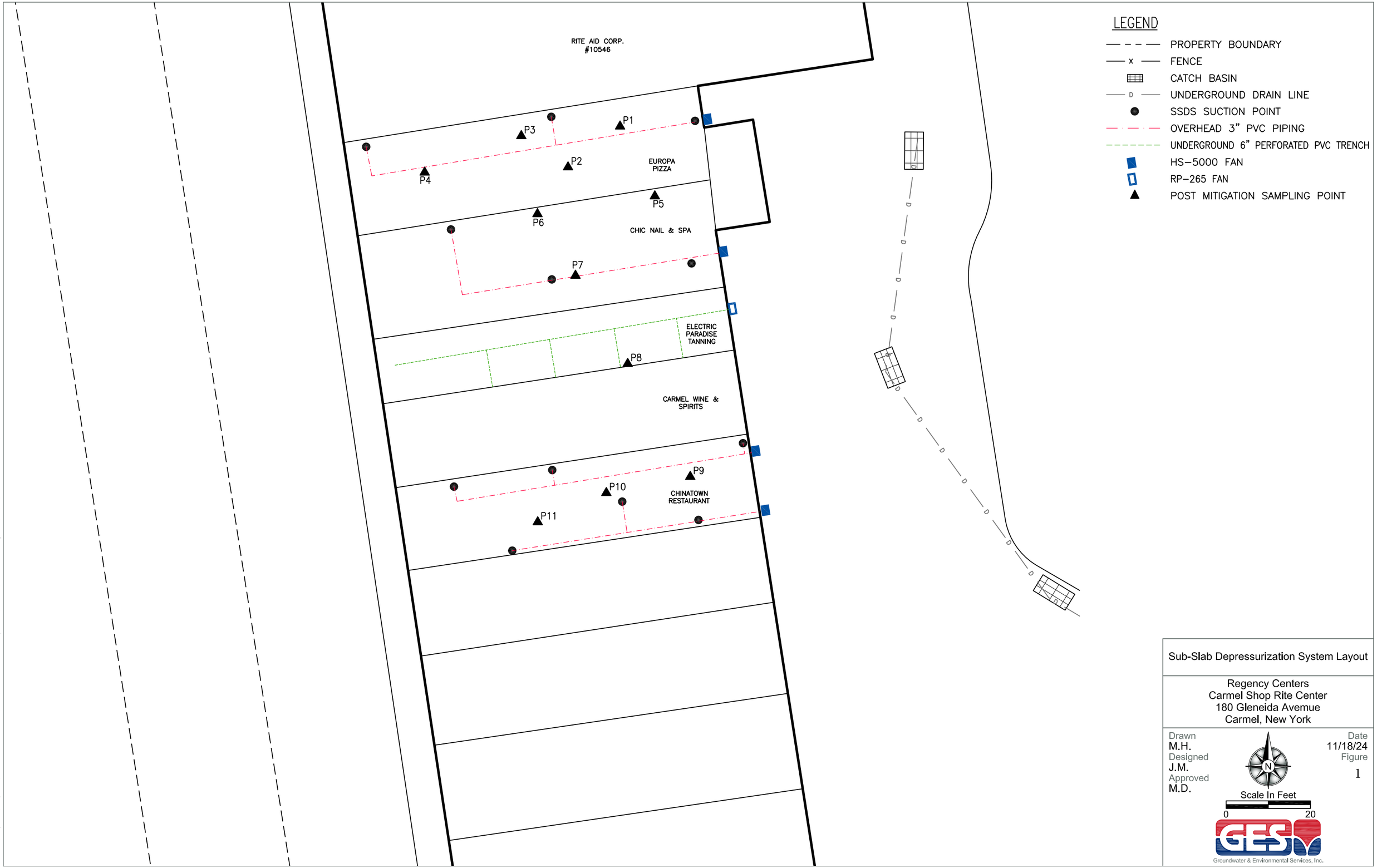
If you have any questions or comments regarding this letter, please contact Jessica Montaldo of GES at (800) 360-9405, extension 4328.

Sincerely,

Jessica Montaldo, PE
Project Engineer

cc: Monica Roth, Regency Centers

Figure



N:\Graphics\Graphics\1100-Patterson-LHV\Misc\Urstadt Biddle Properties\Carmel\Carmel SM.dwg, B20, 11/18/2024 10:10:26 AM, mhollister

Sub-Slab Depressurization System Layout

Regency Centers
Carmel Shop Rite Center
180 Gleneida Avemue
Carmel, New York

Drawn
M.H.
Designed
J.M.
Approved
M.D.

Date
11/18/24
Figure
1

Scale In Feet
0 20

Groundwater & Environmental Services, Inc.

Attachment A

Electric Paradise

SUB-SLAB DEPRESSURIZATION O&M CHECKLIST

Name: Richard Brown **Date:** 8/22/2025

ROUTINE SYSTEM MAINTENANCE:

Note: the following checklist should be performed for each slab entry point.

FANS:

- [x] Check that the fan is running.
- [x] Check that no new air intakes have been installed within 20 feet of exhaust pipe.

SEALS:

- [x] If possible, observe suction point where PVC pipe enters the floor slab.
- [x] Observe the seal around PVC pipes for visual cracks or a loud audible hissing. Indications of leaks should be reported to GES as soon as possible.

PIPING:

- [x] Check liquid manometers (look like U-shaped thermometers) for a difference in water level on each side of the U-shape.
- [x] Inspect all system pipes and/or pipe enclosures to ensure that no damage has occurred.
- [x] Inspect all system pipes and/or pipe enclosures to ensure that no unauthorized piping connections have been made.
- [x] Where piping is visible check that labeling and liquid manometers remain in place.

IF THE INTEGRITY OF THE SYSTEM HAS BEEN COMPROMISED PLEASE REPORT TO GES AS SOON AS POSSIBLE AT 866-839-5195

Appendix C – Regulatory Correspondence

NEW YORK STATE | Department of Environmental Conservation

KATHY HOCHUL
Governor

AMANDA LEFTON
Acting Commissioner

Transmitted Via Email

April 25, 2025

Regency Centers
Monica Roth
321 Railroad Avenue
Greenwich, CT 06830
monicaroth@regencycenters.com

Re: Carmel Shop-Rite Plaza
Soil Vapor Intrusion Investigation Summary Report and Tenant Notification Letters
180 Gleneida Avenue
Carmel, New York
Site No.: V00104

Dear Monica Roth,

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has reviewed the results from the January 1, 2025, Soil Vapor Intrusion Investigation Summary Report. Please note, the report must be shared with your tenants and when doing so it is clear the report is still under review by the Department and NYSDOH. Based on the Department's review of the information submitted and subsequent communications with NYSDOH staff, the Department disapproves this Soil Vapor Intrusion Investigation Summary Report for the following reasons and deficiencies.

Reasons for Disapproval

Please respond to the Department within fifteen (15) days of the date of this letter indicating whether the Volunteer shall elect to modify the disapproved Soil Vapor Intrusion Investigation Summary Report.

1. Section 6.2 - Analytical Results: The text states that tetrachloroethene (PCE) and trichloroethene (TCE) exceeded the NYSDOH Air Guideline Values (AGVs) for both compounds. Based on our review of the Report's Data Table 4, there were no exceedances of the AGVs for PCE and TCE. Revise the Report accordingly and clarify that the AGVs (i.e., Table 3.1) pertain to indoor air samples, not sub-slab soil vapor or soil vapor samples.

2. Section 7 - Summary & Recommendations: Modify the text for Bullet 3, add the following text stating that additional volatile organic compounds (VOCs) were detected in the indoor air of all the tenant spaces. Include text stating *"The detections of acetone and methyl methacrylate were higher than expected. To*

minimize any exposure to chemicals used in daily business practices, please ensure that all containers are properly sealed and stored, and that products are used with adequate ventilation."

3. Figure 4 - Chemicals of Concern (COC) Summary Map: Please revise the indoor air Method Detection Limits (MDL) Column for Indoor Air, IA-4, the decimal point is missing.

4. Table 4 - Air Analytical Results: Revise the table to remove the bold and italics from all sub-slab soil vapor data results (e.g., acetone, methyl methacrylate, PCE and TCE) where applicable. Sub-slab vapor data is not compared to the NYSDOH 2006 Indoor 95th Percentile Values or the NYSDOH AGV.

5. Table 5 and Table 6 - Sample IA-4: Revise the MDLs (Column 5) to include the correct decimal point.

6. Table 7 – Recommendations: Based on a review of the data, the Department and the NYSDOH recommend all SSDS remain operational.

7. Section 6.1.3, the Report states the dryer vent exhausts into the Paradise Tanning tenant space. This might be skewing results of the indoor air data, too.

Please provide copies of the final tenant notification letters once they are transmitted. I've provided fact sheets for VOCs, PCE, and TCE from NYSDOH to be transmitted with these tenant notification letters.

In accordance with 6 NYCRR Part 375-1.6(d)(3) should the Volunteer elect to revise the Soil Vapor Intrusion Investigation Summary Report, please notify the Department within 15 days of receipt of this letter and provide a revised Report incorporating the above modification within 30 days of receipt of this letter.

The revised Soil Vapor Intrusion Investigation Summary Report must be placed in the document repository within five (5) business days of submittal to the Department.

I can be reached at (518) 402-9605 or by email at matthew.hubicki@dec.ny.gov to discuss this matter further should you have any questions or comments.

Sincerely,

Matthew Hubicki,
Project Manager

Attachments

4 Tenant Notification Letters with NYSDEC/NYSDOH comments
VOCs in Commonly Used Products
NYSDOH Tenant Notification for Tetrachloroethene (Perc or PCE)
NYSDOH Tenant Notification for Trichloroethene (TCE)

Ec: w/Attachments

Michael DeGloria, GES – mdegloria@gesonline.com
Jessica Montaldo, GES – jmontaldo@gesonline.com
Kelly VanDerVliet, NYSDOH MARO – kelly.vandervliet@health.ny.gov
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Renata Ockerby, NYSDOH – renata.ockerby@health.ny.gov
Steven McCague, NYSDEC –steven.mccague@dec.ny.gov
Kerry Maloney, NYSDEC – kerry.maloney@dec.ny.gov
File/DecDocs

Volatile Organic Compounds (VOCs) in Commonly Used Products

People spend most of their time indoors – at home, school and work. This makes the quality of the indoor air you breathe important. This fact sheet focuses on certain kinds of chemicals called *volatile organic compounds* or *VOCs* that are found in many products that we commonly use. It is designed to help you think about what VOCs may be present in your indoor air and steps you can take to reduce them.

What are VOCs?

VOCs are chemicals that easily enter the air as gases from some solids or liquids. They are ingredients in many commonly used products and are in the air of just about every indoor setting. The table to the right shows some examples of products that contain VOCs.

How do VOCs get into indoor air?

Products containing VOCs can release these chemicals when they are used and when they are stored. Many times you'll notice an odor when using these products. Product labels often list VOC ingredients and recommend that they should be used in well ventilated areas. *Ventilation* means bringing in fresh, outdoor air to mix with indoor air.

When you use a product containing VOCs indoors, the levels of these chemicals in the air increase, then decrease over time after you stop using them. The amount of time the chemical stays in the air depends on how quickly fresh air enters the room and the amount of the chemical used. Levels of VOCs will decrease faster if you open windows or doors, or use exhaust fans.

Building materials and furnishings, such as new carpets or furniture, slowly release VOCs over time. It may be necessary to ventilate areas with new carpeting or furniture for longer time periods because VOC levels can build up again after the windows are closed. If possible, unroll new carpets or store furniture outside your home (in a shed or detached garage) to minimize odors before bringing them in the home. If that's not possible, open windows, close doors and try to stay out of rooms until odors are reduced.

If VOC containing products are used outdoors near your home, you may want to close windows and nearby vents to prevent chemicals from coming inside.

Products used at home or work can release VOCs into the air when used and stored.

Examples of Household Products	Possible VOC Ingredients
Fuel containers or devices using gasoline, kerosene, fuel oil and products with petroleum distillates: paint thinner, oil-based stains and paint, aerosol or liquid insect pest products, mineral spirits, furniture polishes	BTEX (benzene, toluene, ethylbenzene, xylene), hexane, cyclohexane, 1,2,4-trimethylbenzene
Personal care products: nail polish, nail polish remover, colognes, perfumes, rubbing alcohol, hair spray	Acetone, ethyl alcohol, isopropyl alcohol, methacrylates (methyl or ethyl), ethyl acetate
Dry cleaned clothes, spot removers, fabric/ leather cleaners	Tetrachloroethene (perchloroethene (PERC), trichloroethene (TCE))
Citrus (orange) oil or pine oil cleaners, solvents and some odor masking products	d-limonene (citrus odor), a-pinene (pine odor), isoprene
PVC cement and primer, various adhesives, contact cement, model cement	Tetrahydrofuran, cyclohexane, methyl ethyl ketone (MEK), toluene, acetone, hexane, 1,1,1-trichloroethane, methyl-iso-butyl ketone (MIBK)
Paint stripper, adhesive (glue) removers	Methylene chloride, toluene, older products may contain carbon tetrachloride
Degreasers, aerosol penetrating oils, brake cleaner, carburetor cleaner, commercial solvents, electronics cleaners, spray lubricants	Methylene chloride, PERC, TCE, toluene, xylenes, methyl ethyl ketone, 1,1,1-trichloroethane
Moth balls, moth flakes, deodorizers, air fresheners	1,4-dichlorobenzene, naphthalene
Refrigerant from air conditioners, freezers, refrigerators, dehumidifiers	Freons (trichlorofluoromethane, dichlorodifluoromethane)
Aerosol spray products for some paints, cosmetics, automotive products, leather treatments, pesticides	Heptane, butane, pentane
Upholstered furniture, carpets, plywood, pressed wood products	Formaldehyde

VOCs can also get into indoor air from contaminated soils and groundwater under buildings. The chemicals enter buildings through cracks and openings in basements or slabs. When nearby soil or groundwater is contaminated, you might be asked for permission to investigate indoor air at your property. More information can be found at *www.nyhealth.gov/environmental/indoors/vapor_intrusion/.*

Should I be surprised if VOCs are in the air I breathe?

No. Because they are commonly used, some VOCs are almost always found in indoor air. The New York State Department of Health (DOH) and other agencies have studied typical levels of VOCs that may be present in indoor and outdoor air. Sometimes these levels are called *"background levels".*

The term "background levels" can be confusing because they can vary depending on where an air sample was collected and whether VOCs were used or stored. For example, a study of VOCs in urban areas might find higher levels than another study in rural areas. Some studies look at office environments, others examine residences. Please keep in mind study findings may or may not make sense for your setting.

More information about levels of VOCs collected by DOH is available in Appendix C of the guidance for evaluating vapor intrusion at *www.nyhealth.gov/environmental/investigations/soil_gas/svi_guidance.*

How can VOCs affect human health?

Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure*. No matter how dangerous a substance or activity is, it cannot harm you without exposure.

Whether or not a person will have health effects after breathing in VOCs depends on:

1. The *toxicity* of the chemical (the amount of harm that can be caused by contact with the chemical).
2. How much of the chemical is in the air.
3. How long and how often the air is breathed.

Differences in age, health condition, gender and exposure to other chemicals also can affect whether or not a person will have health effects.

Short-term exposure to high levels of some VOCs can cause headaches, dizziness, light-headedness, drowsiness, nausea, and eye and respiratory irritation. These effects usually go away after the exposure stops. In laboratory animals, long-term exposure to high levels of some VOCs has caused cancer and affected the liver, kidney and nervous system. In general, we recommend minimizing exposure to chemicals, if possible.

How can I reduce the levels of VOCs indoors?

- Find out if products used or stored in your home contain VOCs. Information about the chemicals in many household products are listed on the front of this fact sheet and a larger list is on the National Institute of Health's website at *hpd.nlm.nih.gov/products.htm.*
- If you must store products containing VOCs, do so in tightly sealed, original containers in a secure and well-ventilated area. If possible store products in places where people do not spend much time, such as a garage or outdoor shed. Better yet, buy these products in amounts that are used quickly.
- Dispose of unneeded products containing VOCs. Many of these products are considered *household hazardous wastes* and should be disposed of at special facilities or during special household hazardous waste collection programs in your area. Contact your town or visit the New York State Department of Environmental Conservation's website at *www.dec.ny.gov/chemical/8485.html* for more information about disposing of these products.
- Use products containing VOCs in well-ventilated areas or outdoors. Open windows and doors or use an exhaust fan to increase ventilation. Repeated or prolonged ventilation may be necessary for reducing levels from building materials (new carpeting or furniture) that release VOCs slowly over time.
- Carefully read labels and follow directions for use.

Where can I find out more?

- **New York State Department of Health**
  (800) 458-1158
  www.nyhealth.gov/environmental/
- **Indoor Air Quality and Your Home** from the New York State Energy Research and Development Authority *www.nyserda.org/publications/iaq.pdf*
- **The Inside Story: A Guide to Indoor Air Quality**
  www.epa.gov/iaq/pubs/insidest.html
- **New York State Department of Environmental Conservation** website for information about household hazardous waste disposal
  www.dec.ny.gov/chemical/8485.html
- **National Institute of Health's** website for information about chemicals found in many household products.
  hpd.nlm.nih.gov/products.htm

December 2007

New York State Department of Health
Tenant Notification Fact Sheet for Tetrachloroethene (Perc)

This fact sheet is provided to fulfill New York State Department of Health (NYS DOH) requirements for preparation of generic fact sheets under Article 27 (Title 24, Section 27-2405) of the Environmental Conservation Law.

Tetrachloroethene (Perc)

Tetrachloroethene (also known as perchloroethylene or Perc) is a man-made volatile organic chemical that is widely used in the dry-cleaning of fabrics, including clothes, and in manufacturing other chemicals. It was also used for degreasing metal parts and in consumer products, including some paint and spot removers, water repellents, brake and wood cleaners, glues, and suede protectors.

Sources of Perc in Indoor Air

Household products containing Perc could be a possible source for Perc in indoor air. Perc also may evaporate from dry-cleaned clothes or dry-cleaning operations into indoor air. Another source could be evaporation from contaminated well water that is used for household purposes. Perc may also enter homes through soil vapor intrusion, which occurs when the chemical evaporates from groundwater, enters soil vapor (air spaces between soil particles), and migrates through building foundations into the building's indoor air. Perc has also been found at low concentrations in outdoor air.

Levels Typically Found in Air

The NYS DOH reviewed and compiled information from studies in New York State as well as from homes and office buildings across the United States on typical levels of Perc in indoor and outdoor air. Levels of Perc in the indoor air of homes and office settings and in outdoor air are expected to be below 10 micrograms per cubic meter (mcg/m^3).

Health Risks Associated with Exposure

An association exists between exposure of people in the workplace to high levels of Perc in air and certain forms of cancer. Perc causes cancer in laboratory animals exposed to high levels over their lifetimes. Overall, the studies of humans and in animals do not prove that Perc causes cancer in people, but are highly suggestive that there may be an increased risk for cancer in people who are exposed to Perc (particularly at high concentrations) over long periods of time

People exposed to high levels of Perc in air had nervous system effects and slight changes to their liver and kidneys. Some studies show a slightly increased risk for some types of reproductive effects among workers (including dry-cleaning workers) exposed to Perc and other chemicals. The reproductive effects associated with exposure included increased risks for spontaneous abortion, menstrual and sperm disorders, and reduced fertility. The data suggest, but do not prove, that the effects were caused by Perc and not by some other factor or factors. Exposure to high levels of Perc has caused liver and kidney damage in laboratory animals and effects on the nervous system. Taken together, the human and animal studies indicate that human exposure to high levels of Perc causes effects on the nervous system, and suggest that human exposure to high levels of Perc may increase the risk for liver and kidney toxicity.

NYS DOH Air Guideline

The NYS DOH guideline for Perc in air is 30 mcg/m^3. This level is lower than the levels that have caused health effects in animals and humans. The guideline is based on the assumption that people

are continuously exposed to Perc in air all day, every day for as long as a lifetime. This is rarely true for most people who, if exposed, are likely to be exposed for only part of the day and part of their lifetime. In setting this level, the NYS DOH also considered the possibility that certain members of the population (infants, children, the elderly, and those with pre-existing health conditions) may be especially sensitive to the effects of Perc.

The purpose of the guideline is to help guide decisions about the nature of the efforts to reduce Perc exposure. Reasonable and practical actions should be taken to reduce Perc exposure when indoor air levels are above those typically found in indoor air, even when they are below the guideline of 30 mcg/m^3. The urgency to take actions increases as indoor air levels increase, especially when air levels are above the guideline. The NYS DOH recommends taking immediate action to reduce exposure when an air level is ten times or more higher than the guideline (that is, when the air level is 300 mcg/m^3 or higher).

Ways to Limit Exposure to Perc in Indoor Air

In all cases, the specific actions to limit exposure to Perc in indoor air depend on a case-by-case evaluation of the situation. Removing household sources of Perc and maintaining adequate ventilation will usually help reduce indoor air levels of the chemical. A sub-slab depressurization system can reduce the amount of Perc entering indoor air by soil vapor intrusion. Use of an activated carbon filter on the water supply can reduce the amount of the chemical in contaminated well water that could evaporate into indoor air.

Reportable Detection Level

The reportable detection level for a chemical can vary depending on the analytical method used, the laboratory performing the analysis, and several other factors. Most laboratories that use the analytical methods recommended by the NYS DOH for measuring Perc in air (and approved by the National Environmental Laboratory Accreditation Conference or New York State's Environmental Laboratory Approval Program) can routinely detect the chemical at concentrations below 1 mcg/m^3.

Additional Information

Additional information on Perc, ways to reduce exposure, indoor air contamination resulting from soil vapor intrusion, indoor and outdoor air levels and the Environmental Conservation Law can be found on the NYS DOH website at www.health.state.ny.us/environmental/indoors/air/contaminants.

If you have further questions about Perc and the information in this fact sheet, please call the NYS DOH at 1-518-402-7800 or 1-800-458-1158 (extension 2-7800), e-mail to ceheduc@health.state.ny.us, or write to the following address:

New York State Department of Health
Center for Environmental Health
Outreach and Education Group
Empire State Plaza-Corning Tower, Room 1642
Albany, New York 12237

New York State Department of Health
December, 2013

New York State Department of Health
Tenant Notification Fact Sheet for Trichloroethene (TCE)

This fact sheet is provided to fulfill New York State Department of Health (NYSDOH) requirements for preparation of generic fact sheets under Article 27 (Title 24, Section 27-2405) of the Environmental Conservation Law.

Trichloroethene (TCE)

Trichloroethene (also known as trichloroethylene or TCE) is a human-made chemical. It is volatile, meaning it readily evaporates at room temperature into the air, where you can sometimes smell it. It is used as a solvent to remove grease from metal, a paint stripper, an adhesive solvent, an ingredient in paints and varnishes, and in the manufacture of other chemicals and products (for example, furniture and electric/electronic equipment).

Exposure to TCE

People may be exposed to TCE in air, water, and food, or when TCE or material containing TCE (for example, soil) gets on the skin. For most people, almost all TCE exposure is from indoor air.

Sources of TCE in Air

TCE may get into indoor air when TCE-containing products (for example, glues, adhesives, paint removers, spot removers, and metal cleaners) are used. Another source could be evaporation from contaminated well water that is used for household purposes. TCE may enter homes through soil vapor intrusion, which occurs when TCE evaporates from contaminated groundwater, enters soil vapor (air spaces between soil particles), and migrates through cracks or other openings in the foundation and into the building. TCE gets into outdoor air when it is released from industrial facilities and when it evaporates from areas where chemical wastes are stored or disposed.

Levels Typically Found in Air

The background indoor air levels of TCE in homes and office buildings not near known environmental sources of TCE are almost always 1 microgram per cubic meter of air (1 mcg/m^3) or less. Background outdoor air levels also are almost always 1 mcg/m^3 or less.

Health Risks Associated with Exposure to TCE

Most people, if exposed to TCE, are exposed to air levels much lower than those known to cause health effects in humans (for example, workplace air levels 90,000 to 800,000 mcg/m^3). TCE exposure can cause effects on the central nervous system, liver, kidneys, and immune system of humans. TCE exposure is associated with reproductive effects in men and women, and may affect fetal development during pregnancy. However, the studies suggest, but do not prove, that the reproductive and developmental effects were caused by TCE, and not by some other factor. The United States Environmental Protection Agency (USEPA) classifies TCE as a chemical that causes cancer in humans by all routes of exposure. Whether a person experiences a

health effect depends on how much of the chemical he or she is exposed to, how often the exposure occurs, and how long the exposures last. Individual characteristics such as age, health, lifestyle, and genetics also play a role.

NYSDOH Air Guideline

NYSDOH recommends that TCE levels in air not exceed 2 mcg/m^3. This replaces the previous guideline of 5 mcg/m^3. The guideline was set at an air level that is lower than levels known to cause, or suspected of causing, health effects in humans, including sensitive populations (for example, children, pregnant women) and animals. The guideline is based on the assumption that people are continuously exposed to TCE in air all day, every day for months or as long as a lifetime. Continuous exposure is rarely true for most people, who, if exposed, are more likely to be exposed for a part of the day, part of a week, or part of their lifetime.

The guideline is used to help guide decisions regarding the urgency of efforts to reduce TCE exposure. At TCE air levels above the guideline, the higher the level, the greater the urgency to take action to reduce exposure. But as with any chemical in indoor air, the NYSDOH always recommends taking action to reduce exposure when the air concentration of a chemical is above background, even if it is below the guideline.

Indoor air concentrations substantially above the guideline clearly indicate a significant TCE source and the need for action to reduce exposure. In particular, NYSDOH has concerns about exposure during pregnancy, particularly during the first trimester, to air concentrations higher than 20 mcg/m^3 because the major steps of heart development occur during this period and TCE may be a risk factor for fetal heart defects in humans. Thus, NYSDOH recommends taking immediate and effective action to reduce exposure when an air concentration is equal to, or above 20 mcg/m^3.

Ways to Limit Exposure to TCE in Indoor Air

In all cases, the specific recommended actions to limit exposure to TCE in indoor air depend on a case-by-case evaluation of the situation. Removing household sources of TCE and maintaining adequate ventilation will usually help reduce indoor air levels of the chemical. A sub-slab depressurization system can reduce the amount of TCE entering indoor air by soil vapor intrusion. Use of an activated carbon filter on the water supply can reduce the amount of the chemical in contaminated well water that evaporates into indoor air.

Concerns about Exposure to TCE

Most people, if exposed to TCE, are exposed to air levels much lower than those known to cause health effects in humans. However, if you are concerned that you, your children, or others have been exposed to TCE, discuss your symptoms/signs with your health care provider. There are special tests to measure TCE and related chemicals in your blood, breath, or urine, and your health care provider can compare the results to those of people without known exposure to TCE or to workers with high exposure to TCE.

Reportable Detection Level

The reportable detection level for a chemical can vary depending on the analytical method used, the laboratory performing the analysis, and several other factors. Most laboratories that use the analytical methods

recommended by the NYSDOH for measuring TCE in air (and approved by the National Environmental Laboratory Accreditation Conference or New York State's Environmental Laboratory Approval Program) can routinely detect the chemical at levels below 1 mcg/m^3.

Additional Information

Additional information on TCE, ways to reduce exposure, indoor air contamination resulting from soil vapor intrusion, indoor and outdoor air levels and the Environmental Conservation Law can be found on the NYSDOH website at www.health.state.ny.us/environmental/indoors/air/contaminants/.

If you have further questions about TCE and the information in this fact sheet, please call the NYSDOH at 1-518-402-7800 or 1-800-458-1158, e-mail to ceheduc@health.state.ny.us, or write to the following address:

New York State Department of Health
Center for Environmental Health
Outreach and Education Group
Empire State Plaza-Corning Tower, Room 1642
Albany, New York 12237

Updated August 2015

Regency Centers.

321 Railroad Avenue
Greenwich, CT 06830

203 863 8200
RegencyCenters.com

Manxin Inc.
d/b/a Chic Nail & Spa
4370 Kissena 23N
Flushing, New York 11355
Attn: Yan Zhang

Re: Sub-slab and Ambient Air Sampling at Chic Nail & Spa
Carmel ShopRite
176 Route 52 Carmel, New York

Dear Tenant:

Available on the New York State Department of Environmental Conservation (NYSDEC) website or available upon request is the Soil Vapor Intrusion Summary Report summarizing soil vapor and indoor air sampling at Carmel Nails located at the Carmel ShopRite Plaza, 176 Route 52, Carmel, New York. This report, prepared by our consultant, Groundwater Environmental Services (GES), summarizes the results of recent indoor air sampling efforts at Carmel Nails and other tenant spaces. This report is also under review by the NYSDEC and New York State Department of Health (NYSDOH).

NYSDEC Website: https://extapps.dec.ny.gov/data/DecDocs/V00104/

As shown in the report, detections of tetrachloroethene (PCE), carbon tetrachloride, and methylene chloride were reported in one or more sample locations. None of the detections identified were at actionable concentrations. As expected, o~~O~~ther volatile organic compounds were also detected as they may be found in products used in your daily business ~~practices.The~~practices. The concentrations of most of the other volatile organic compounds (VOCs) found in your indoor air were within typical background levels. ~~However, the~~However, the concentrations of acetone and methyl methacrylate were higher than expected. To minimize any exposure to chemicals used in your business, please ensure that all containers are properly sealed and stored. When using these items, please properly ventilate the area. ~~. None of the detections identified were at actionable concentrations~~. The report also explains that GES reactivated the previously installed sub-slab depressurization (SSD) systems; these systems will continue to operate until the ~~New York State Department of Environmental Conservation~~NYSDEC and ~~New York State Department of Health~~ (NYSDOH) approve shutdown.

Environmental Conservation Law 27-2405 requires property owners or owners' agents (such as landlords) to notify all of their tenants and occupants of any test results related to indoor air contamination associated with soil vapor intrusion (SVI) that they receive from certain persons and entities. The law applies to both residential and non-residential properties. More information regarding the tenant notification law and your obligations can be found at:

http://www.dec.ny.gov/regulations/55739.html

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Also enclosed are Fact Sheets prepared by the ~~New York State Department of Health~~NYSDOH regarding PCE and TCE and VOCs in Commonly Used Products~~other volatile organic compounds~~. If you have any questions regarding the air sampling data or the enclosed ~~Tetrachloroethene~~ Fact Sheets, we suggest that you contact Renata E. Ockerby, Public Health Specialist II of the NYSDOH Bureau of Environmental Exposure Investigation. She can be reached by telephone at (518) 402-7860 or via email at BEEI@health.ny.gov.

We will continue to keep you posted on our on-going efforts regarding the above.

Very truly yours,

Monica Roth
Senior Manager, Environmental

Encls.

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Greenwich, CT 06830

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Hung Chin Wong
d/b/a Chinatown Restaurant
170 Route 52, Carmel, NY 10512

Re: Sub-slab and Ambient Air Sampling at Chinatown
Carmel ShopRite
170 Route 52 Carmel, New York

Dear Tenant:

Available on the New York State Department of Environmental Conservation (NYSDEC) website or available upon request is the Soil Vapor Intrusion Summary Report summarizing soil vapor and indoor air sampling at Chinatown located at the Carmel ShopRite Plaza, 170 Route 52, Carmel, New York. This report, prepared by our consultant, Groundwater Environmental Services (GES), summarizes the results of recent indoor air sampling efforts at Chinatown and other tenant spaces. This report is also under review by the NYSDEC and New York State Department of Health (NYSDOH).

NYSDEC Website: https://extapps.dec.ny.gov/data/DecDocs/V00104/

As shown in the report, detections of tetrachloroethene (PCE), trichloroethene (TCE), methylene chloride and carbon tetrachloride were detected in one or more sample locations. As expected, o~~O~~ther volatile organic compounds (VOCs) were also detected in the indoor air. The concentrations of most of the other VOCs found in your indoor air were within typical background levels. ~~However, the~~However, the concentration of methylmethacrylate was higher than expected. To minimize any exposure to chemicals used in your business, please ensure that all containers are properly sealed and stored. When using these items, please properly ventilate the area. ~~None of the detections identified were at actionable concentrations~~. The report also explains that GES reactivated the previously installed sub-slab depressurization (SSD) systems; these systems will continue to operate until the ~~New York State Department of Environmental Conservation~~NYSDEC and ~~New York State Department of Health~~ (NYSDOH) approve shutdown.

Environmental Conservation Law 27-2405 requires property owners or owners' agents (such as landlords) to notify all of their tenants and occupants of any test results related to indoor air contamination associated with soil vapor intrusion (SVI) that they receive from certain persons and entities. The law applies to both residential and non-residential properties. More information regarding the tenant notification law and your obligations can be found at:

http://www.dec.ny.gov/regulations/55739.html.

Also enclosed are Fact Sheets prepared by the ~~New York State Department of Health~~NYSDOH regarding PCE and TCE and VOCs Found in Commonly Used

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Products. ~~other volatile organic compounds.~~ If you have any questions regarding the air sampling data or the enclosed ~~Tetrachloroethene~~ Fact Sheets, we suggest that you contact Renata E. Ockerby, Public Health Specialist II of the NYSDOH Bureau of Environmental Exposure Investigation. She can be reached by telephone at (518) 402-7860 or via email at BEEI@health.ny.gov.

We will continue to keep you posted on our on-going efforts regarding the above.

Very truly yours,

Monica Roth
Senior Manager, Environmental

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321 Railroad Avenue
Greenwich, CT 06830

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Electric Paradise Tanning II, Inc.
131 Manhattan Avenue
Hawthorne, NY 10532
Attn: Michael Poli

Re: Sub-slab and Ambient Air Sampling at Electric Paradise Tanning
Carmel ShopRite Plaza
172 Route 52 Carmel, New York

Dear Mr. Poli:

Available on the New York State Department of Environmental Conservation (NYSDEC) website or available upon request is the Soil Vapor Intrusion Summary Report summarizing soil vapor and indoor air sampling at Electric Paradise Tanning located at the Carmel ShopRite Plaza, 172 Route 52, Carmel, New York. This report, prepared by our consultant, Groundwater Environmental Services (GES), summarizes the results of recent indoor air sampling efforts at Electronic Paradise Tanning and other tenant spaces. This report is also under review by the NYSDEC and New York State Department of Health (NYSDOH).

NYSDEC Website: https://extapps.dec.ny.gov/data/DecDocs/V00104/

As shown in the report, detections of tetrachloroethene (PCE), trichloroethene (TCE), methylene chloride, carbon tetrachloride, and/or cis-1,2-dichloroethene (cis 1,2-DCE) were identified in one or more sample locations. As expected, o~~O~~ther volatile organic compounds (VOCs) were also detected in the indoor air. The concentrations of most of the other VOCs found in your indoor air were within typical background levels. However, the concentrations of acetone and methylmethacrylate were higher than expected. To minimize any exposure to chemicals used in your business, please ensure that all containers are properly sealed and stored. When using these items, please properly ventilate the area. The elevated~~detected~~ PCE concentration collected from sub-slab sample SS-6 (utility room) from underneath the building, requires the continued operation of the sub-slab depressurization (SSD) system. GES reactivated the SSD system on December 10, 2024 and; the system will continue to operate to control the potential for vapor intrusion. Also these SSD systems will continue to operate until the NYSDEC and NYSDOH approve shutdown.

Environmental Conservation Law 27-2405 requires property owners or owners' agents (such as landlords) to notify all of their tenants and occupants of any test results related to indoor air contamination associated with soil vapor intrusion (SVI) that they receive from certain persons and entities. The law applies to both residential and non-residential properties. More information regarding the tenant notification law and your obligations can be found at:

http://www.dec.ny.gov/regulations/55739.html

Also enclosed are Fact Sheets prepared by the ~~New York State Department of Health~~NYSDOH regarding PCE and TCE and VOCs Found in Commonly Used Products~~other volatile organic compounds.~~ If you have any questions regarding the air sampling data or the enclosed ~~Tetrachloroethene~~ Fact Sheets, we suggest that you contact Renata E. Ockerby, Public Health Specialist II of the NYSDOH Bureau of Environmental Exposure Investigation. She can be reached by telephone at (518) 402-7860 or via email at BEEI@Health.ny.gov.

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203 863 8200
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We will continue to keep you posted on our on-going efforts regarding the above.

Very truly yours,

Monica Roth
Senior Manager, Environmental

Encls.

Regency Centers.

321 Railroad Avenue
Greenwich, CT 06830

203 863 8200
RegencyCenters.com

RC Pizza Restaurant LLC
d/b/a Europa Pizza
178 NY Route 52
Carmel, NY 10512
Attn: Carlos Reyes

Re: Sub-slab and Ambient Air Sampling at Europa Pizza
Carmel ShopRite
178 Route 52 Carmel, New York

Dear Mr. Reyes:

Available on the New York State Department of Environmental Conservation (NYSDEC) website or available upon request is the Soil Vapor Intrusion Summary Report summarizing soil vapor and indoor air sampling at Europa Pizza located at the Carmel ShopRite Plaza, 178 Route 52, Carmel, New York. This report, prepared by our consultant, Groundwater Environmental Services (GES), summarizes the results of recent indoor air sampling efforts at Europa Pizza and other tenant spaces. This report is also under review by the NYSDEC and New York State Department of Health (NYSDOH).

NYSDEC Website: https://extapps.dec.ny.gov/data/DecDocs/V00104/

As shown in the report, detections of tetrachloroethene (PCE), trichloroethene (TCE), carbon tetrachloride, and methylene chloride were detected in one or more sample locations. None of the detections identified were at actionable concentrations. As expected, o~~O~~ther volatile organic compounds (VOCs) were also detected as they may be found in products used in your daily business practices, or stored within your tenant space. The concentrations of most of the other VOCs found in your indoor air were within typical background levels. However, the concentrations of acetone and methylmethacrylate were higher than expected. To minimize any exposure to chemicals used in your business, please ensure that all containers are properly sealed and stored. When using these items, please properly ventilate the area ~~None of the detections identified were at actionable concentrations~~. The report also explains that GES reactivated the previously installed sub-slab depressurization (SSD) systems; these systems will continue to operate until the ~~New York State Department of Environmental Conservation~~ NYSDEC and ~~New York State Department of Health~~ (NYSDOH) approve shutdown.

Environmental Conservation Law 27-2405 requires property owners or owners' agents (such as landlords) to notify all of their tenants and occupants of any test results related to indoor air contamination associated with soil vapor intrusion (SVI) that they receive from certain persons and entities. The law applies to both residential and non-residential properties. More information regarding the tenant notification law and your obligations can be found at:

http://www.dec.ny.gov/regulations/55739.html.

Regency Centers.

321 Railroad Avenue
Greenwich, CT 06830

203 863 8200
RegencyCenters.com

Also enclosed are Fact Sheets prepared by the ~~New York State Department of Health~~NYSDOH regarding PCE and TCE and VOCs in Commonly Used Products~~other volatile organic compounds~~. If you have any questions regarding the air sampling data or the enclosed ~~Tetrachloroethene~~ Fact Sheets, we suggest that you contact Renata E. Ockerby, Public Health Specialist II of the NYSDOH Bureau of Environmental Exposure Investigation. She can be reached by telephone at (518) 402-7860 or via email at BEEI@health.ny.gov.

We will continue to keep you posted on our on-going efforts regarding the above.

Very truly yours,

Monica Roth
Senior Manager, Environmental

Encls.

NEW YORK STATE | Department of Environmental Conservation

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

Transmitted Via Email

October 9, 2025

Regency Centers
Monica Roth
321 Railroad Avenue
Greenwich, CT 06830
monicaroth@regencycenters.com

Re: Carmel Shop-Rite Plaza
July 2025 Soil Vapor Intrusion Investigation Summary
180 Gleneida Avenue
Carmel, New York
Site No.: V00104

Dear Monica Roth,

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has reviewed the results from the January 1, 2025, Soil Vapor Intrusion (SVI) Investigation Summary Report and the June 13, 2025, Memo for this Soil Vapor Summary Report. Based on the Department's review of the information submitted and subsequent communications with NYSDOH staff, and conference call on May 27, 2025, the Department found the Soil Vapor Intrusion Investigation Summary Report acceptable and can be finalized and shared with tenants. Also as discussed, the SSDS systems in the other 3-tenants' spaces were shut down on Friday, August 22, 2025.

The revised Soil Vapor Intrusion Investigation Summary Report and other documents can be placed in the document repository within five (5) business days of this approval by the Department.

I can be reached at (518) 402-9605 or by email at matthew.hubicki@dec.ny.gov to discuss this matter further should you have any questions or comments.

Sincerely,

Matthew Hubicki
Project Manager

Attachment: Email Dated August 21, 2025 SVI Summary Report Follow-up

ec: w/Attachments
Michael DeGloria, GES – mdegloria@gesonline.com
Jessica Montaldo, GES – jmontaldo@gesonline.com
Kelly VanDerVliet, NYSDOH MARO – kelly.vandervliet@health.ny.gov
Shawn Rogan, PCDOH – shawn.rogan@putnamcountyny.gov
Melissa Doroski, NYSDOH - melissa.doroski@health.ny.gov
Renata Ockerby, NYSDOH – renata.ockerby@health.ny.gov
Steven McCague, NYSDEC –steven.mccague@dec.ny.gov
Kerry Maloney, NYSDEC – kerry.maloney@dec.ny.gov
File/DecDocs

From:	Jessica Montaldo
To:	Hubicki, Matthew S (DEC)
Cc:	Ockerby, Renata E (HEALTH); Doroski, Melissa A (HEALTH); mdegloria@gesonline.com; Roth, Monica; Maloney, Kerry A (DEC)
Subject:	RE: NYSDEC Site Number V00104 - Carmel Shop-Rite Center - SVI Summary Report Follow-up Memo
Date:	Thursday, August 21, 2025 9:54:50 AM
Attachments:	image003.png image004.png

Hi Matt – At the NYSDEC Site # V00104 (Carmel Shop Rite Center), GES will be shutting down the three (3) SSDS locations and capping the exhaust stacks on Friday, August 22, 2025. The SSDS fan at Electric Paradise will remain operational. We will document the SSDS shutdown activities and the 3rd Quarter SSDS inspection of the Electric Paradise SSDS in the next *Non-Routine Report* for the subject site.

Thank you,
Jessica

Jessica Montaldo, P.E.
Project Engineer

Office: 800.360.9405 ext. 4328
Mobile: 315.416.8979

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Licensed PE in NY

From: Jessica Montaldo
Sent: Friday, July 18, 2025 2:13 PM
To: Hubicki, Matthew S (DEC) <matthew.hubicki@dec.ny.gov>
Cc: Ockerby, Renata E (HEALTH) <renata.ockerby@health.ny.gov>; Doroski, Melissa A (HEALTH) <melissa.doroski@health.ny.gov>; Michael C. DeGloria <MDeGloria@gesonline.com>; Roth, Monica <monicaroth@regencycenters.com>; Maloney, Kerry A (DEC) <kerry.maloney@dec.ny.gov>
Subject: RE: NYSDEC Site Number V00104 - Carmel Shop-Rite Center - SVI Summary Report Follow-up Memo

Hi Matt – Thank you for the response. A revised Report will be finalized and submitted to the Department. We will provide notification of schedule to shutdown and cap the three (3) SSDS' once the schedule is finalized. Hope everyone has a great weekend!

Thank you,
Jessica

Jessica Montaldo, P.E.
Project Engineer

Office: 800.360.9405 ext. 4328
Mobile: 315.416.8979

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From: Hubicki, Matthew S (DEC) <matthew.hubicki@dec.ny.gov>
Sent: Thursday, July 17, 2025 12:01 PM
To: Jessica Montaldo <JMontaldo@gesonline.com>
Cc: Ockerby, Renata E (HEALTH) <renata.ockerby@health.ny.gov>; Doroski, Melissa A (HEALTH) <melissa.doroski@health.ny.gov>; Michael C. DeGloria <MDeGloria@gesonline.com>; Roth, Monica <monicaroth@regencycenters.com>; Maloney, Kerry A (DEC) <kerry.maloney@dec.ny.gov>
Subject: RE: NYSDEC Site Number V00104 - Carmel Shop-Rite Center - SVI Summary Report Follow-up Memo

Jessica –

Based on our review of the 6/13/25 Soil Vapor Investigation (SVI) Summary Report Follow-up Memo and historical information provided by GES, we find the request to shut down and cap the 3 sub-slab depressurization (SSDS) systems at the Europa Pizza, Nail Spa, and Chinatown Restaurant tenant spaces during this summer/fall to be reasonable.
The SSDS located at the Electric Tanning SSDS should operate for several months, and then it should be shut down/capped for 30 days prior to SVI sampling.

All 4 tenant spaces should be sampled during the 2025-2026 Heating Season. Submit follow-up SVI Report in 2026 for review and comment.

Please proceed with finalizing Section 1.0 of the January 2025 SVI Report based on this memo, Department's/NYSDOH Comment Letter dated April 25, 2025, and these recommendations.

Thanks
Matt

Matthew Hubicki
Assistant Environmental Engineer, Remedial Bureau C
Division of Environmental Remediation

New York State Department of Environmental Conservation
625 Broadway, Albany, NY 12233-7014
P: (518) 402-9605 | F: (518) 402-9679 | matthew.hubicki@dec.ny.gov
New York State Department of Environmental Conservation (ny.gov) | | |

From: Jessica Montaldo <JMontaldo@gesonline.com>
Sent: Tuesday, July 1, 2025 4:41 PM
To: Hubicki, Matthew S (DEC) <matthew.hubicki@dec.ny.gov>
Cc: Ockerby, Renata E (HEALTH) <renata.ockerby@health.ny.gov>; Doroski, Melissa A (HEALTH) <melissa.doroski@health.ny.gov>; mdegloria@gesonline.com; Roth, Monica <monicaroth@regencycenters.com>; Maloney, Kerry A (DEC) <kerry.maloney@dec.ny.gov>; Jalanti, Caroline B (DEC) <Caroline.Jalanti@dec.ny.gov>
Subject: RE: NYSDEC Site Number V00104 - Carmel Shop-Rite Center - SVI Summary Report Follow-up Memo

Understood. Thank you for the update Matt.

Jessica Montaldo, P.E.
Project Engineer

Office: 800.360.9405 ext. 4328
Mobile: 315.416.8979

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From: Hubicki, Matthew S (DEC) <matthew.hubicki@dec.ny.gov>
Sent: Tuesday, July 1, 2025 3:35 PM
To: Jessica Montaldo <JMontaldo@gesonline.com>
Cc: Ockerby, Renata E (HEALTH) <renata.ockerby@health.ny.gov>; Doroski, Melissa A (HEALTH) <melissa.doroski@health.ny.gov>; Michael C. DeGloria <MDeGloria@gesonline.com>; Roth, Monica <monicaroth@regencycenters.com>; Maloney, Kerry A (DEC) <kerry.maloney@dec.ny.gov>; Jalanti, Caroline B (DEC) <Caroline.Jalanti@dec.ny.gov>
Subject: RE: NYSDEC Site Number V00104 - Carmel Shop-Rite Center - SVI Summary Report Follow-up Memo

Hi Jessica – I was out of the office today, and we haven't had time to fully review this memo and discuss internally based upon on our last meeting with GES before submitting the final SVI Report.

Let me follow-up with DOH, and get back to GES after the holiday if another meeting/discussion is necessary.

Thanks
Matt

Matthew Hubicki
Assistant Environmental Engineer, Remedial Bureau C
Division of Environmental Remediation

New York State Department of Environmental Conservation
625 Broadway, Albany, NY 12233-7014
P: (518) 402-9605 | F: (518) 402-9679 | matthew.hubicki@dec.ny.gov
New York State Department of Environmental Conservation (ny.gov) | | |

From: Jessica Montaldo <JMontaldo@gesonline.com>
Sent: Tuesday, July 1, 2025 10:02 AM
To: Hubicki, Matthew S (DEC) <matthew.hubicki@dec.ny.gov>
Cc: Ockerby, Renata E (HEALTH) <renata.ockerby@health.ny.gov>; Doroski, Melissa A (HEALTH) <melissa.doroski@health.ny.gov>; mdegloria@gesonline.com; Roth, Monica <monicaroth@regencycenters.com>
Subject: RE: NYSDEC Site Number V00104 - Carmel Shop-Rite Center - SVI Summary Report Follow-up Memo

Good morning – I wanted to check in on the status of the Memo that GES submitted in response to the SVI Summary Report disapproval letter. Please let us know if you have any questions or would like to discuss. GES will then submit SVI Summary Report Revision 1.0, based on the discussion.

Thanks,
Jessica

Jessica Montaldo, P.E.
Project Engineer

Office: 800.360.9405 ext. 4328
Mobile: 315.416.8979

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From: Jessica Montaldo
Sent: Friday, June 13, 2025 2:50 PM
To: Hubicki, Matthew S (DEC) <matthew.hubicki@dec.ny.gov>
Cc: Ockerby, Renata E (HEALTH) <renata.ockerby@health.ny.gov>; Doroski, Melissa A (HEALTH) <melissa.doroski@health.ny.gov>; MDeGloria@gesonline.com; Roth, Monica <monicaroth@regencycenters.com>
Subject: NYSDEC Site Number V00104 - Carmel Shop-Rite Center - SVI Summary Report Follow-up Memo

Good afternoon,

Following the disapproval received by the NYSDEC for the SVI Summary Report (dated January 24, 2025) and the May 27, 2025 conference call with NYSDEC and NYSDOH, GES has drafted the attached Memo for the subject site to discuss historic conditions and resubmit recommendations. Please review the attached memo and let us know if you have any questions and/or comments.

The SVI Summary Report Revision 1.0 will be finalized and submitted once we receive feedback on the memo.

Thank you,
Jessica

Jessica Montaldo, P.E.
Project Engineer

Office: 800.360.9405 ext. 4328
Mobile: 315.416.8979
jmontaldo@GESonline.com

Groundwater & Environmental Services, Inc.
1777 Veterans Memorial Highway, Suite 20
Islandia, NY 11749

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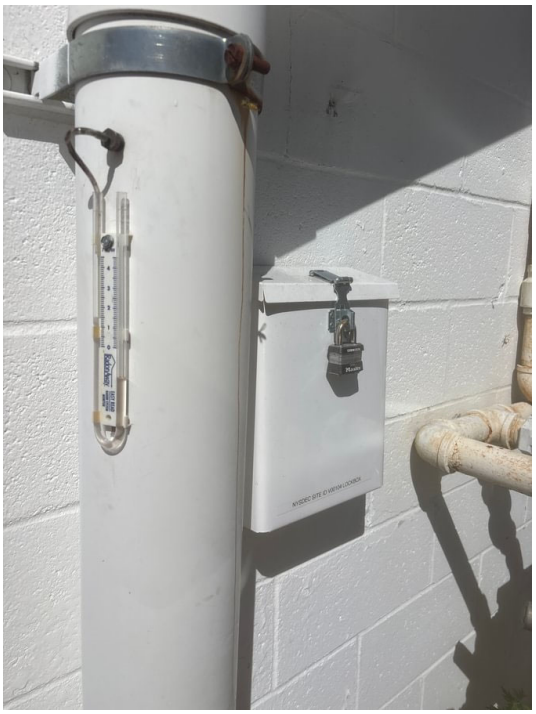
Appendix D – Photograph Log

Client: Regency Centers **Site Name:** Carmel Shop-Rite Plaza	**Project:** 1192323 **Site Location:** 180 Gleneida Avenue, Carmel, NY

Photo #:	1
Date:	08/22/2025
Direction:	NW

Comments:

Storage box for on-site record keeping.



Client: Regency Centers **Site Name:** Carmel Shop-Rite Plaza	**Project:** 1192323 **Site Location:** 180 Gleneida Avenue, Carmel, NY

Photo #:	2
Date:	08/22/2025
Direction:	NE

Comments:

Europa Pizza and pavement

Client: Regency Centers **Site Name:** Carmel Shop-Rite Plaza	**Project:** 1192323 **Site Location:** 180 Gleneida Avenue, Carmel, NY

Photo #:	3
Date:	08/22/2025
Direction:	East

Comments:

Chic Nail & Spa and pavement

Client: Regency Centers **Site Name:** Carmel Shop-Rite Plaza	**Project:** 1192323 **Site Location:** 180 Gleneida Avenue, Carmel, NY

Photo #:	4
Date:	08/22/2025
Direction:	East

Comments:

Electric Paradise Tanning and pavement

Client: Regency Centers **Site Name:** Carmel Shop-Rite Plaza	**Project:** 1192323 **Site Location:** 180 Gleneida Avenue, Carmel, NY

Photo #:	5
Date:	08/22/2025
Direction:	SE

Comments:

Chinatown Restaurant and pavement

Client: Regency Centers **Site Name:** Carmel Shop-Rite Plaza	**Project:** 1192323 **Site Location:** 180 Gleneida Avenue, Carmel, NY

Photo #:	6
Date:	08/22/2025
Direction:	East

Comments:

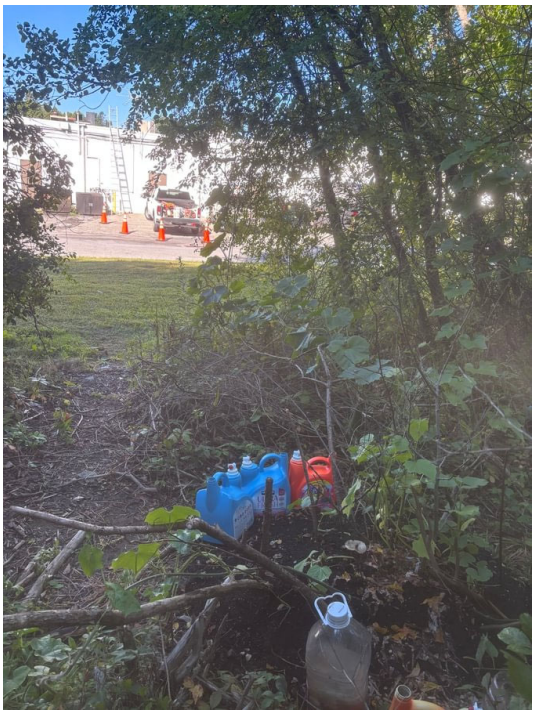
Small vegetable plant/garden in wooded area behind asphalt parking lot

Client: Regency Centers **Site Name:** Carmel Shop-Rite Plaza	**Project:** 1192323 **Site Location:** 180 Gleneida Avenue, Carmel, NY

Photo #:	7
Date:	08/22/2025
Direction:	West

Comments:

Small vegetable plant/garden in wooded area behind asphalt parking lot



Client: Regency Centers **Site Name:** Carmel Shop-Rite Plaza	**Project:** 1192323 **Site Location:** 180 Gleneida Avenue, Carmel, NY

Photo #:	8
Date:	08/22/2025
Direction:	West

Comments:

Pavement behind building

Client: Regency Centers **Site Name:** Carmel Shop-Rite Plaza	**Project:** 1192323 **Site Location:** 180 Gleneida Avenue, Carmel, NY

Photo #:	9
Date:	08/22/2025
Direction:	West

Comments:

Pavement behind building - pizzeria

Client: Regency Centers **Site Name:** Carmel Shop-Rite Plaza	**Project:** 1192323 **Site Location:** 180 Gleneida Avenue, Carmel, NY

Photo #:	10
Date:	09/30/2025
Direction:	NA

Comments:

Vegetable plant/garden removed.

Appendix E – EC/IC 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. V00104

Site Name Carmel Shop-Rite Plaza

Site Address: 180 Gleneida Avenue Zip Code: 10512-
City/Town: Carmel
County: Putnam
Site Acreage: 19.000

Reporting Period: October 26, 2024 to October 26, 2025

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

Box 2

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

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

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

Signature of Owner, Remedial Party or Designated Representative Date

SITE NO. V00104 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
44.9-1-9	Regency Centers	Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan IC/EC Plan

The owner of the property shall prohibit the property from ever being used for purposes other than for commercial (including, without limitation, retail and office) or Industrial use as defined in 6 NYCRR Part 375-1.8, without the express written waiver of such prohibition by the Department of Relevant Agency.

The owner of the property shall prohibit the use of the groundwater underlying the property without treatment rendering it safe for drinking water or industrial purposes, as appropriate, unless the user first obtains permission to do so from the Department or Relevant Agency.

The owner of the property shall prohibit agriculture or vegetable gardens on the property.

The owner of the property shall provide a periodic certification, prepared and submitted by a professional engineer or environmental professional acceptable to the Department or Relevant Agency, which will certify that the institutional and engineering controls put in place are unchanged from the previous certification, comply with the SMP, and have not been impaired.

Box 4

Description of Engineering Controls

Parcel	Engineering Control
44.9-1-9	Vapor Mitigation

Box 5

Periodic Review Report (PRR) Certification Statements

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

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

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

YES	NO
X	☐

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

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

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

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

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

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

YES	NO
X	☐

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

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

_____ _____

Signature of Owner, Remedial Party or Designated Representative Date

IC CERTIFICATIONS
SITE NO. V00104

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 C. DeGloria (print name) at GES 63 E Main Street, Unit 3, Pawling, NY 12564 (print business address),

am certifying as Remedial Party (Owner or Remedial Party)

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

Michael DeGloria Digitally signed by Michael DeGloria Date: 2025.11.21 10:54:16 -05'00' 11/21/2025

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

EC CERTIFICATIONS

Qualified Environmental Professional Signature **Box 7**

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 Jessica Montaldo (print name) at GES 1777 Veterans Memorial Highway, Suite 20, Islandia, NY 11749 (print business address),

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

STATE OF NEW YORK
JESSICA M. MONTALDO
110667
LICENSED PROFESSIONAL ENGINEER

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

Stamp (Required for PE)

November 21, 2025
Date