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REMEDIAL INVESTIGATION REPORT
KURTSAM REALTY
PEEKSKILL PLAZA SHOPPING CENTER
20 WELCHER AVENUE
PEEKSKILL, WESTCHESTER COUNTY, NEW YORK
VOLUNTARY CLEANUP PROGRAM
SITE # V00160-3

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1.0 INTRODUCTION

Bell Environmental (BELL), on behalf of Kurtsam Realty (Kurtsam), has prepared this Remedial Investigation Report (RIR) for submission to the New York State Department of Environmental Conservation (NYSDEC). The Kurtsam property is located in Peekskill, Westchester County, New York. A site location map has been included as Figure 1. This report has been formatted in general accordance with the NYSDEC guidance document *Site Characterization and Remedial Investigation*, other applicable NYSDEC protocol, and generally accepted industry practices.

1.1 OVERVIEW

In 1988, an environmental assessment was conducted at the site by Environmental Risk Limited on behalf of a prospective buyer of the property. The results of the investigation indicated that volatile organic compounds (VOCs) were detected in ground water in excess of the NYSDEC Ambient Water Quality Standards (AWQS) and in the soil above the NYSDEC Recommended Soil Cleanup Objectives (RSCO).

Based on the results of the investigation, the site was evaluated by the NYSDEC for placement on the "Inactive Hazardous Waste Disposal Sites" list. A Consent Order was entered into between the owners of the Peekskill Plaza and the NYSDEC to develop and implement a Preliminary Site Assessment (PSA) to characterize potential hazardous wastes at the site, and to provide information necessary for the NYSDEC to evaluate the potential risk to human health and/or the environment.

The PSA was implemented in 1998. The results of the investigation indicated that VOCs were detected above the NYSDEC AWQS in two wells located in close proximity to the onsite dry cleaning establishment. In addition, several metals were detected in ground water at concentrations above the NYSDEC standards. No contaminants were detected in soil at concentrations above the NYSDEC RSCO. The results of this initial phase were submitted to the NYSDEC along with a workplan for additional investigative tasks in a Preliminary Assessment/Site Investigation Workplan Addendum dated August 1998.

In order to assess if residually impacted soils were the source of the ground water contamination, a passive soil gas survey was completed in October 1998 in the vicinity of the dry cleaning establishment. The results of this investigation indicated several potential areas where elevated concentrations of VOCs may exist.

Based on the results of the passive soil gas survey, additional investigative tasks were conducted during January and February 1999 to further evaluate the presence of residually impacted soils and to delineate the downgradient extent of VOCs and lead in ground water. Results of the 1999 investigation indicated that VOCs were detected in the ground water samples collected on-site and off-site at concentrations above the NYSDEC AWQS. Low levels of VOCs were detected in the on-site soil samples at concentrations below applicable NYSDEC criteria. No compounds were detected in soil at concentrations exceeding the NYSDEC RSCO.



The results of this phase were submitted for review to the NYSDEC in a PSA report dated May 1999. Following submittal of this report, there was a delay in starting the next phase of the project due to delays by the NYSDEC. However, after a new case manager was assigned in July 2001, Kurtsam received a response to the report requesting a workplan for the next phase. The workplan was submitted in May 2002.

The first phase of work was submitted in a letter report dated August 12, 2002, which provided a historical data review and concluded that there were no identified areas of concern from past operations. Following the NYSDEC's review of this document, Kurtsam implemented the next phase of investigation to horizontally and vertically delineate the extent of chlorinated compounds in ground water. Investigative soil borings were added to the required tasks by the NYSDEC in a letter dated January 6, 2003 to assess concentrations of VOCs in the vicinity of the current dumpster area and behind the dry cleaning establishment. As per New York State Department of Health (NYSDOH) request, air sampling was conducted at the site on June 26, 2003 to evaluate the potential presence of VOCs in the basement of the dry cleaning building. In addition, the NYSDEC requested that BELL provide documentation for the fill material used to backfill the excavation for the former onsite fuel oil underground storage tank (UST) to confirm that it was clean. In lieu of documentation, a confirmatory sample was collected and analyzed to assess the fill quality.

A Site Plan, which shows the locations of the monitoring wells and other site features, is presented as Figure 2. This RIR presents the results of the remedial investigation (RI) conducted at the site and has been structured as follows:

- ◆ Section 1 of this RIR presents an overview of the Peekskill Plaza project, a description of the site location, current and historical site uses, and history of the project;
- ◆ Section 2 provides a description of the physical setting of the site and surrounding area;
- ◆ Section 3 is a technical overview of the RI activities conducted at the site;
- ◆ Section 4 presents the results of the RI;
- ◆ Section 5 provides an evaluation of current environmental conditions at the site; and
- ◆ Section 6 provides the limitations of this RIR.

1.2 SITE LOCATION

The site contains a shopping center known as Blue Mountain Plaza Shopping Center, which is located in the City of Peekskill, Westchester County, New York (Figure 2). The shopping center consists of four one-story buildings and a large paved parking area. Currently, the shopping center is occupied by the following tenants: A&P supermarket in the northern building; McDonald's restaurant in the southwestern building; a dry cleaner, laundromat, a bank, and a liquor store in the western building; a beauty salon, and several other small restaurants are in the eastern building. The A&P building, McDonald's and western building are constructed of brick and all other on-site buildings are of concrete block construction. The western building contains a basement.

The Blue Mountain Plaza Shopping Center site encompasses approximately 5.4 acres and is bordered to the west by South Street, which parallels the New York Central Railroad rail line; to the north and east by the Engelhard Corporation; and to the south by Welcher Avenue. The site



topography is relatively flat. Storm water runoff flows towards the on-site storm drains, which discharge to the municipal storm water sewer system. The locations of the existing buildings and selected physiographical features of the site are shown on Figure 2.

The property is serviced by the municipal water supply, which is supplied by the Peekskill Reservoir System. The property is also serviced by the municipal sewer system.

1.3 PROJECT OBJECTIVES

The initial objectives of this RI included an assessment of the horizontal and vertical extent of the compounds of concern. The site was also evaluated to identify actual or potential adverse impacts to air quality, fish and wildlife resources, to the local community, and to other environmental resources.

1.4 SCOPE OF WORK

To achieve the objectives of the RI (as stated in Section 1.3), the following Scope of Work (SOW) was undertaken:

- BELL installed and sampled three monitoring wells to assess the ground water quality on and offsite. It should be noted that the original SOW included installation of two onsite monitoring wells (one deep and one shallow). However, a deep well was not installed due to the presence of a confining clay layer onsite at a depth of 29' below ground surface (BGS). The NYSDEC case manager was informed verbally of this change in scope;
- Soil borings were advanced for the collection of passive soil gas samples used to assess the concentrations of chlorinated volatiles beneath the basement floor of the dry cleaner;
- A 1,000-gallon fuel oil UST used by the dry cleaning establishment was decommissioned and removed. Post excavation (PE) soil samples were collected from the base and sidewalls of the UST excavation to assess the quality of the soil associated with the UST;
- Soil borings were advanced in close proximity to the dry cleaner building and in the existing dumpster area to find a potential source of the chlorinated compounds in the soil;
- A sediment sample was collected from a storm drain between the dry cleaner and McDonald's restaurant to assess if and chlorinated volatiles had been transported by storm water runoff;
- A receptor survey was conducted to evaluate whether or not onsite subsurface utilities had been impacted by compounds of concern via migration of ground water or storm water runoff;
- Air samples were collected to assess potential migration of volatile organic compounds to the basement of the building used by the onsite dry cleaner, and;
- A sample of the fill material used to backfill the UST excavation was sampled to verify the quality.



2.0 PHYSICAL SETTING

2.1 SITE PHYSIOGRAPHY

The site is situated on the corner of Welcher Avenue and South Street in Peekskill, Westchester County, New York. Dickey Brook, a tributary of the Hudson River, is located approximately 500 feet west of the site. The area is primarily commercial mixed with residential properties. A municipal water supply and underground storm and sanitary sewers service the facility.

2.2 TOPOGRAPHY AND DRAINAGE

2.2.1 Regional Topography and Drainage

Based upon a review of the appropriate United States Geological Survey (USGS) topographic map (Peekskill, NY Quadrangle), the area within a one-mile radius of the site ranges in elevation from approximately 3 feet above mean sea level (MSL) near Dickey Brook to 680 feet above MSL on Blue Mountain. Regional drainage occurs via natural drainage channels and artificial drainage structures, which ultimately discharge to the Hudson River.

2.2.2 Site Specific Topography and Drainage

Based on a review of the appropriate USGS topographic map (Peekskill, NY Quadrangle), the site is located at approximately 25-35 feet above MSL. Surface runoff at the site travels via overland flow across paved areas towards several storm sewers located in low-lying areas of the site.

2.3 GEOLOGY

2.3.1 Regional Geology

The Peekskill Plaza site is situated within the Manhattan Prong of the New England Province. Metamorphic paragneiss and schist characterize bedrock in this region. Discontinuous layers of boulders and sandy tills overlie the bedrock. Most of the local rock units have been dated with radiometric techniques as late Precambrian and early Paleozoic ages. The rare fossil finds in local rock units, and correlations with adjacent regions of lower metamorphism are consistent with this age determination. The higher ground is composed of the Fordham Gneiss and the Manhattan Schist, both highly resistant to erosion. Inwood marble underlies many of the valleys, now occupied by small rivers including much of the Croton, Bronx and Saw Mill rivers.

2.3.2 Site Specific Geology

Observations regarding the site-specific geology are based on evaluations of soil type made during the UST excavation and the installation of both soil borings and monitoring wells. These observations indicate that sand is the predominant soil underlying the site with layers of silty sand and sandy silt at various depths. Field observations also indicate that there is a



confining clay layer beneath the site. The clay layer was encountered during the installation of soil borings and well MW-6 located onsite behind the dry cleaning establishment at depths ranging from 29' to 30' BGS. The clay layer was encountered offsite on the Karta Container and Recycling, Inc. (Karta) property at 28.5' BGS in MW-7 and 21.0' BGS in MW-8. Based on data collected downgradient of the dry cleaning establishment, the clay layer is at least 5 ft thick (maximum thickness penetrated by soil borings). A geologic cross section is included as Figure 3 and Figure 4 presents an aerial overview of the cross section.

Ground water was encountered at approximately 12' BGS on the eastern portion of the site and approximately 21' BGS on the western portion of the site. This slope is most likely related to the significant change in topography located immediately west of the property. Based on ground water elevations collected during this investigation, ground water flows in a west-northwest direction, which is consistent with historical ground water flow data. Figure 5 presents an interpreted ground water contour map.

2.4 QUALITATIVE HUMAN HEALTH EXPOSURE ASSESSMENT

A qualitative exposure assessment was completed in accordance with Appendix 1B of the NYSDEC guidance document *Site Characterization and Remedial Investigation*. According to the document, the assessment identifies areas of concern and compounds of concern, evaluates actual or potential exposure pathways, characterizes the potentially exposed receptors, and identifies how any unacceptable exposure pathways may be eliminated/mitigated.

Chlorinated VOCs have been detected in the ground water at the site since the project began in 1988. The suspected source of these compounds is the dry cleaning establishment located in the building located adjacent to South Street. It is believed that there was a release from the dry cleaning facility at some point since its existence in the 1960s. However, there has never been a documented release or source of the compounds of concern identified. The transport mechanism for the compounds of concern would be ground water migration. There are no potable well users in the vicinity of the site. In addition, no wells utilized for other purposes were identified in the vicinity of the site. Given the depth to water in the vicinity of the impacted ground water plume (greater than 20 ft bgs), it is unlikely that vapors from the ground water plume would enter subsurface utilities. This was confirmed by an onsite survey of subsurface utilities (Section 3.4). As such, the potential risk to humans from the chlorinated VOCs in ground water is not significant.

Low levels of selected compounds have also been detected in soil. Most of the constituents are representative of background soil concentrations. The only high levels in soil were associated with chlorinated VOCs in soil located immediately above the ground water table (Section 4.1.5). There is no potential for human exposure to these soils, as any potential future use of the site would likely not cause disturbance of these deeper soil horizons. Since the site is covered with an asphalt cap, the potential human exposure to any soil onsite is not significant.



2.5 ECOLOGICAL EVALUATION

A Fish and Wildlife Impact Analysis (FWIA) was conducted pursuant to the MOA entered into by Blue Mountain Shopping Center and the NYSDEC. The sample data collected at the site was reviewed to assess whether contaminants detected in on-site soil and ground water during previous investigations had the potential to impact sensitive environmental receptors on or off site. The Kurtsam site is primarily covered with asphalt paving and the building footprints. However, Dickey Brook, Lents Cove, and the Hudson River are located directly to the northwest of the Kurtsam site. The FWIA concludes that these water bodies would not be impacted by onsite compounds of concern due to the processes of natural attenuation and photodegradation. The FWIA report is included as Appendix A.



3.0 SITE INVESTIGATION ACTIVITIES

The following section summarizes the RI activities conducted at the Kurtzam site from September 2002 through July 2003. The RI activities were conducted in accordance with the August 2001 Workplan and the NYSDEC approved May 2002 Revised Supplemental Investigation Workplan.

3.1 SOIL INVESTIGATION

3.1.1 Passive Soil Gas Sampling

Passive soil gas samples were collected from seven locations below the basement floor of the G.L.A.D. Cleaners on September 25, 2002 to be analyzed for Environmental Protection Agency (EPA) method total organic compounds-14 (TO-14). Vironex, Inc. (Vironex) of Glen Burnie, MD conducted the passive soil gas sampling. A hammer drill was used to advance through the concrete flooring (~6" thick). A 2-inch probe with an expendable point was then hammered into the soil beneath the floor at each location. The expendable point was then retracted. Polyethylene tubing was connected to the top end of the probe with an airtight seal and the other end of the tubing was connected to a vacuum/volume system with an inline regulator. Once the line was purged and approximately three volumes (5-8 cubic liters) were drawn, the sample was collected using a one-liter summa canister. The samples were sent to SunStar Laboratories of Tustin, CA for analysis. Samples were collected as a qualitative screening procedure to ascertain the concentrations of VOCs beneath the dry cleaning operation (possible source area)

The sampling locations were staggered along the length of the seventy-eight foot basement floor. Each air sample was representative of approximately an eight foot radius of influence due to the predominantly sandy soil beneath the basement floor. Sample locations were also biased towards any visible staining or cracks in the floor. Figure 6 presents the soil gas sample locations.

3.1.2 Soil Sampling

Soil sampling was conducted during monitoring well installation on October 25, 2002 in accordance with the NYSDEC approved workplan to further assess onsite soil quality. A soil sample (MW-6A) was collected from 21.5' to 22' BGS from the MW-6 boring (Figure 2) within approximately six inches above the ground water table to be analyzed for target compound list VOCs plus ten tentatively identified compounds (TCL VO+10). A second sample (MW-6B) was collected from 28.5' to 29' BGS within approximately six inches above the confining clay layer. The samples were placed in a cooler pending delivery to Severn Trent Laboratories (STL) of Edison, New Jersey (NYSDEC Laboratory Certification # 11452) for analysis.

3.1.3 Sediment Sampling

Sediment sampling was conducted as per NYSDEC request on November 7, 2002. A sediment sample was collected from the bottom of a storm drain located in the driveway



between the dry cleaning facility and the McDonald's restaurant (Figure 7). The sediment sample was collected using a 10-foot piece of one-inch poly-vinyl chloride (PVC) with an eight-ounce sampling jar attached to the end to assess whether the drain had been impacted from storm water runoff from the parking lot. The sediment sample collected and transferred into another clean eight-ounce sampling jar, which was placed on ice in a sample cooler and submitted to STL Edison to be analyzed for TCL VO+10. The storm drain has two pipes running into it. Both pipes are approximately one foot in diameter and are approximately two and one half to three feet from the bottom of the drain. The entire enclosure is constructed of concrete with a steel cover and piping.

3.1.4 UST Decommissioning and Removal

Decommissioning and removal of a 1,000-gallon #2 fuel oil UST located directly behind the G.L.A.D. dry cleaners building (Figure 7) was completed in accordance with the NYSDEC approved May 2002 workplan on November 7, 2002. PE soil samples were collected for analysis to verify that there were no discharges related to the UST. Horizon Environmental Drilling and Excavating (Horizon) of Landing, New Jersey conducted the UST decommissioning utilizing the procedures below:

1. Soil was excavated from above and around the UST to expose the top of the UST. Excavated soil was temporarily stockpiled on and covered with plastic sheeting. Prior to stockpiling, the soil was screened visually and using an organic vapor meter (OVM).
2. The tank was purged of combustible vapors by cutting sufficient openings in the tank for ventilation to prevent the buildup of additional vapors.
3. Any remaining liquid product in the tank was removed and containerized. Approximately 280 gallons of liquid product was removed and disposed of by Active Oil Service of Newark, New Jersey. Disposal manifests are included in Appendix B.
4. Horizon completed the excavation and removed the tank. The tank disposal receipt is included in Appendix C.

A BELL representative was onsite to observe and document the UST decommissioning activities. The final excavation measured 10 feet x 14.5 feet x 6.5 feet deep. The UST was comprised of single wall steel and was noted to be in good condition. There were three small-pitted areas on the bottom of the tank underneath the location of the fill port piping, but no holes were observed. Photographs are presented in Appendix D to document the condition of the UST. Upon removal of the UST, BELL collected three composite PE soil samples from the sidewalls and base of the excavation. The soil samples were collected for analysis of TCL VO+10, and target compound list base neutrals plus twenty tentatively identified compounds (TCL BN+20). The PE soil samples were placed on ice in a sample cooler and submitted to STL Edison. Quality assurance/quality control (QA/QC) samples submitted to the laboratory included a duplicate sample and a trip blank. The PE soil sample locations are presented on Figure 7.

Upon collection of PE soil samples, the excavation was lined with plastic and backfilled with soil removed from the excavation and quarry process supplied by Karta. The clean fill receipt



is included in Appendix E and a copy of the removal permit from the Peekskill Building Department is included in Appendix F.

3.1.5 Exploratory Soil Borings

As per a letter received by BELL from NYSDEC dated January 6, 2003, additional soil sampling was required in the vicinity of the rear of the dry cleaning establishment. On January 29, 2003, four exploratory soil borings (SB-5 through SB-8) were advanced by S&S Subsurface Investigations of Point Pleasant, NJ to find a potential source of soil contamination in the area immediately behind the dry cleaning facility. The borings were completed using a track-mounted hydraulically driven Geoprobe™ and advanced to the confining clay layer (approximately 30' BGS). Two of the borings were located in the current dumpster area, a third was located west of the current dumpster area, and the fourth was located within the boundaries of the former fuel oil UST excavation (Figure 7). Boring logs are included in Appendix G. Soil was continuously field screened using an OVM. Soil samples were collected from the interval approximately six inches above the water table and from the interval approximately six inches above the confining clay layer of each boring. However, no sample was collected from SB-6 at the interval above clay because no soil was recovered from that sampling interval. The soil samples were placed on ice in a sample cooler and submitted to STL Edison to be analyzed for TCL VO+10.

3.1.6 Fill Sampling

As per NYSDEC request, additional sampling was conducted to confirm that the fill material used to backfill the excavation was "clean" fill. The sample location is presented on Figure 7. On July 31, 2003, Horizon collected a sample from 9"-12" BGS from the material used to backfill the excavation. The soil sample was collected for analysis of priority pollutant compounds plus forty tentatively identified compounds (PP+40). The sample was then placed on ice in a sample cooler and submitted to Integrated Analytical Laboratories, LLC pending analysis.

3.2 GROUND WATER INVESTIGATION

3.2.1 Ground Water Monitoring Well Installation

In order to assess the quality of the ground water onsite, three monitoring wells (MW-6, MW-7, and MW-8) were installed by Advanced Drilling of Pittstown, New Jersey on October 23, 2002 through October 25, 2002. It should be noted that four monitoring wells were to be installed according to the approved workplan. However, since a confining clay layer was encountered at a shallower depth than anticipated, only one well was necessary to assess the downgradient water quality onsite. A representative of NYSDEC Division of Environmental Remediation was onsite to verify and approve the monitoring well location before installation. The locations of the monitoring wells are shown on Figure 2. The ground water monitoring wells were installed using hollow stem auger drilling techniques for monitoring well. Continuous split spoon samples were collected and field screened with an OVM. The soil cuttings were classified using the New York State Department of Transportation (NYSDOT) STP-2 Soil Classification



System. Additionally, observations regarding the color, composition, moisture content, and presence of visible contamination, if any, were noted in the monitoring well logs (Appendix G).

At the selected locations, ten-inch diameter boreholes were advanced through the subsurface. The boreholes were advanced to a confining clay layer (total depths range between 25 feet BGS to 32 feet BGS). Upon attaining the selected depth, the PVC well materials were lowered into the boreholes through the hollow stem augers. The PVC well materials included ten feet of four-inch inside diameter (ID), factory milled, 10-slot (0.010 inch) PVC screen, flush threaded with a PVC well plug, and four-inch ID PVC riser sufficient to extend to the ground surface.

A #1 sand gravel pack was introduced within the annular space starting at the bottoms of the boreholes and extending to two feet above the top of well screens. The hollow stem auger flights were lifted slowly as the gravel pack was added, such that some gravel pack remained in the augers. This assured a continuous gravel pack around the well screens. A two-foot seal of bentonite was then introduced into the annular space. A cement/bentonite slurry was grouted into the remainder of the annular space and extended to ground surface.

A locking, flush-mounted, self-draining curb box assembly was set into the cement/bentonite slurry. The well was completed with a watertight seal and cap. Monitoring well construction logs are included in Appendix H. The newly installed wells were developed at least 24 hours after installation using the surge block technique and a submersible pump until a turbid-free discharge was obtained, with development water and soil cuttings containerized onsite in 55-gallon drums.

Upon monitoring well completion and development, the upper rims of each PVC well casing was surveyed by Peter R. Hustis, Licensed Land Surveyor (NY License # 49208), of Newburgh, New York. The survey data were used to evaluate the ground water flow direction.

3.2.2 Ground Water Monitoring Well Sampling

In order to assess the ground water quality at the site, BELL collected ground water samples from monitoring wells MW-1, MW-2, MW-3, MW-4, MW-5, MW-6, MW-7, and MW-8 on November 13, 2002. Prior to sampling, each monitoring well was inspected by BELL personnel to observe and document the security of the well. Each monitoring well was subsequently opened and screened with an OVM to measure accumulated organic vapors, if any, within each monitoring well column. The static fluid level within the well was inspected for evidence of free-phase hydrocarbon using an interface probe. The static ground water level in each well was measured using a ground water level indicator with an accuracy of 1/100 of a foot. Low flow purging was conducted to collect ground water samples to be analyzed for target analyte list (TAL) metals. A flow cell was connected to the pump to allow the ground water to be analyzed for pH, temperature, conductivity, and dissolved oxygen every three minutes while purging. After the readings had stabilized, the purge was stopped and a disposable Teflon bailer was slowly lowered into the monitoring well below the water table and then retracted. Ground water samples were containerized in laboratory-supplied glassware, which were then sealed and labeled. Once sealed and labeled, the sample bottles were placed into a sample cooler maintained at a temperature of four degrees Celsius.



Following collection of ground water samples to be analyzed for TAL metals, the remaining amount of the three volumes of ground water were purged from the wells, if necessary. The bailer was, again, slowly lowered into the monitoring well below the water table and then retracted. Sample bottles were filled for analysis of TCL VO+10 and TCL BN+20. Once sealed and labeled, the sample bottles were placed into a sample cooler pending delivery to STL Edison. A field blank was created by pouring de-ionized water provided by STL into an unused Teflon bailer and transferred the water into sample bottles for each parameter. A trip blank was also included with the sample bottles provided by STL. The ground water field monitoring data logs are included in Appendix I.

3.3 HEALTH AND SAFETY/COMMUNITY AIR MONITORING

As required by the NYSDEC and the NYSDOH, a HASP with a CAMP was implemented during site activities. This required environmental monitoring for volatiles and particulates for the downwind perimeter of each designated work area when certain activities were in progress.

The intent of the CAMP is to provide a measure of protection for the downwind community from potential airborne contaminant releases as a direct result of investigative and remedial work activities. The CAMP also provides a means to confirm that work activities did not spread contamination off-site through the air.

An OVM was used to monitor VOCs and to measure worker breathing zone levels of organic vapors and gases during investigative activities. A personal data ram PDR-1000 with the capability to calculate 15-minute running average concentrations was utilized for particulate monitoring. Flammable/combustible gases were monitored using a combustible gas indicator (CGI)/oxygen analyzer. A copy of the HASP/CAMP along with air monitoring data has been included in Appendix J. Air monitoring data collected shows that readings were below action levels.

The OVM was used in all areas of site work, which includes drilling/excavating locations and decontamination areas. In addition to the OVM, the CGI was used during monitoring well installation.

3.4 ONSITE RECEPTOR SURVEY

On March 25, 2003, vapor readings were measured and recorded from all accessible onsite utilities using an OVM and CGI. The purpose of the survey was to assess whether or not local receptors have been impacted by volatile compounds of concern via migration through ground water or surface water runoff. Figure 8 depicts the locations of the onsite receptors where the readings were collected.

3.5 AMBIENT AIR SAMPLING

Air sampling was conducted to investigate the potential impacts of chlorinated VOCs on indoor air quality due to vapors present beneath the basement floor of the dry cleaner and adjacent



tenant space (pizzeria). A representative of the NYSDOH collected four air samples and BELL collected two samples on June 26, 2003.

Samples collected by the NYSDOH were collected using six-liter stainless steel summa canisters with one-hour air-intake regulators. One sample was collected outside in the dumpster area at the rear of the building. One sample was collected from inside the pizzeria in the kitchen of the restaurant. One sample was collected from the basement of the pizzeria, and one sample was collected from the basement of the dry cleaning facility. BELL collected one grab air sample from the pizzeria basement and one from the dry cleaning facility basement. BELL's samples were also collected in six-liter summa canisters, but were grab samples (the NYSDOH samples were collected over a period of 1-hour). All air samples were analyzed for TO-14.



4.0 SITE INVESTIGATION RESULTS

The following section presents the results of the recent RI activities conducted at the site. Field tasks consisted of passive soil gas sampling, ground water monitoring well installation, the removal and subsurface evaluation of a 1,000-gallon #2 fuel oil UST, ambient air sampling, confirmatory fill sampling, and vertical and horizontal delineation of compounds of concern in soil and ground water. The analytical parameters for soil and ground water were selected based on the results of the previous site investigation activities, and the aforementioned NYSDEC approved workplans. The complete analytical data packages for soil, air, and ground water are presented in Appendix K.

4.1 SOIL INVESTIGATION RESULTS

4.1.1 Results of Passive Soil Gas Sampling

Passive soil gas sample results collected from beneath the basement floor of the dry cleaning facility indicate the presence of low levels of chlorinated volatile compounds that are likely related to the presence of chlorinated compounds in the ground water. Compounds detected in the soil gas samples are presented in Table 1 and results per location are presented in Figure 6.

The results of soil gas samples collected from SB-3, SB-4, and SB-5 had the highest VOC concentrations detected. These locations were also the closest samples to former Gore Sorber location GS-11. Figure 6 also presents the location of the former Gore Sorber sample GS-11 collected in October 1998. VOC concentrations reported from sample GS-11 were elevated compared to other samples collected at the time, but were not the highest concentrations of the 21 Gore Sorber samples collected. Soil samples were later collected on February 4, 1999 from locations designated SB-2, SB-3, and SB-4. These soil sample locations were selected because they were in areas with the highest Gore Sorber sample concentrations (GS-7, GS-16, and GS-20). Although VOCs were detected in the February 1999 sampling event, concentrations were well below the RSCO.

4.1.2 Results of Soil Sampling

During monitoring well installation on October 25, 2002, soil samples MW-6A and MW-6B were collected from the MW-6 boring and analyzed for TCL VO+10. The results are presented in Table 2. Six compounds were detected, however none were above the soil cleanup objectives to protect ground water quality (SCOPGWQ).

4.1.3 Results of Sediment Sampling

On November 7, 2002, a sediment sample was collected from the bottom of a storm drain located in the driveway between the dry cleaner facility and the McDonald's restaurant (Figure 7). The results indicate that no chlorinated VOCs were detected. However, toluene was present at a concentration of 17 mg/kg, which is above the NYSDEC RSCO of 1.5 mg/kg. The presence of toluene in the storm drain is likely related to leaking automobile fluids that have



been washed into the drain after precipitation. There have not been any other samples collected in the vicinity with elevated concentrations of toluene were detected. The results are presented on Table 3 and the exceedence is plotted on Figure 7.

4.1.4 Results of Post Excavation Soil Sampling

Four composite PE soil samples (PE-1, PE-1 (DUP); PE-2, and PE-3) were collected from the sidewalls and base of the excavation associated with the 1,000-gallon #2 fuel oil UST. The PE soil samples were collected and analyzed for TCL VO+10 and TCL BN+20. Table 4 provides a summary of those compounds, which were detected in at least one sample. Figure 7 presents samples with concentrations in excess of the NYSDEC RSCO. The compounds that exceed the soil cleanup objectives can be attributed to historic fill in several areas of the site.

- Benzo(a)anthracene was detected at concentrations above the RSCO of 0.036 ppm in soil samples PE-1 (0.19 ppm), PE-1 DUP (0.19 ppm), PE-2 (0.26 ppm), and PE-3 (0.15 ppm).
- Benzo(a)pyrene was detected at concentrations above the RSCO (0.061 ppm) in soil samples PE-1 (0.22 ppm), PE-1 (DUP) (0.21 ppm), PE-2 (0.26 ppm), and PE-3 (0.15 ppm).
- Dibenz(a,h)anthracene was detected at concentrations above the RSCO (0.014 ppm) in soil samples PE-1 (0.046 ppm) and PE-2 (0.058 ppm).

The analytical results indicated that there were no detectable concentrations present in the QA/QC trip blank.

4.1.5 Results of Fill Sampling

The soil sample collected from 9"-12" BGS from the backfill material on July 31, 2003 was analyzed for PP+40. The analytical results for the sample are summarized in Table 5 and the analytical data package is presented in Appendix K. The location of this soil sample and its associated exceedences are presented on Figure 7.

The following compounds exceeded the NYSDEC RSCO (in parentheses):

- Benzo(a)anthracene was detected at a concentration of 0.766 ppm (0.224 ppm or MDL).
- Benzo(a)pyrene was detected at a concentration of 0.677 ppm (0.061 ppm or MDL).
- Dibenz(a,h)anthracene was detected at a concentration of 0.146 ppm (0.014 ppm or MDL).
- Chrysene was detected at a concentration of 0.798 ppm (0.4 ppm).
- Chromium was detected at a concentration of 20.0 ppm (10 ppm).
- Copper was detected at a concentration of 26.9 ppm (25 ppm).
- Nickel was detected at a concentration of 14.9 ppm (13 ppm).
- Zinc was detected at a concentration of 108 ppm (20 ppm).



4.1.6 Results of Delineation Soil Sampling

The soil samples collected on January 29, 2003 were analyzed for TCL VO+10. The analytical results for the samples are summarized in Table 6 and the analytical data package is presented in Appendix K. 1,2-Dichloroethane was detected above the NYSDEC SCOPGWQ (0.10 mg/kg) in soil boring location SB-8 (0.15 mg/kg) at a depth interval of 30'-30.5' BGS. The location of this soil sample and exceedence is depicted on Figure 7.

4.2 GROUND WATER INVESTIGATION RESULTS

4.2.1 Results of Ground Water Sampling

On November 13, 2002, ground water samples were collected from monitoring MW-1, MW-2, MW-3, MW-4, MW-5, MW-6, MW-7, and MW-8 and analyzed for TCL VO+10, TCL BN+20, and TAL metals. The analytical results for the ground water samples indicated that VOCs were detected in excess of the AWQS in four samples. Metals were detected in excess of the AWQS in all samples except the QA/QC samples. The complete analytical data summary is presented in Table 7 and a summary of monitoring well physical data and results of field measurements is presented in Table 8. The ground water samples that exceeded the NYSDEC AWQS are presented in Figure 9. Results for ground water samples containing compounds in excess of the AWQS are summarized below.

Volatiles

- ◆ 1,2-Dichloroethane was detected in excess of the AWQS of 0.6 ug/L in the ground water sample collected from MW-7 (23 ug/L).
- ◆ cis-1,2-Dichloroethene was detected in excess of the AWQS of 5 ug/L in the ground water sample collected from MW-6 (7.1 ug/L).
- ◆ Tetrachloroethene was detected in excess of the AWQS of 5 ug/L in the ground water samples collected from MW-2 (76 ug/L), MW-4 (11 ug/L), and MW-6 (140 ug/L).

Metals

- ◆ Arsenic was detected in excess of the AWQS of 25 ug/L in the sample collected from MW-5 (50.5 ug/L).
- ◆ Barium was detected in excess of the AWQS of 1,000 ug/L in the ground water sample collected from MW-5 (1,010 ug/L).
- ◆ Cadmium was detected in excess of the AWQS of 5 ug/L in the ground water samples collected from MW-3 (13.2 ug/L), MW-4 (47.1 ug/L), and MW-5 (5.4 ug/L).
- ◆ Chromium was detected in excess of the AWQS of 50 ug/L in the ground water sample collected from MW-5 (415 ug/L).
- ◆ Copper was detected in excess of the AWQS of 200 ug/L in the ground water sample collected from MW-5 (323 ug/L).
- ◆ Iron was detected in excess of the AWQS of 300 ug/L in the ground water samples collected from MW-1 (15,900 ug/L), MW-1 DUP (11,000 ug/L), MW-2 (5,370 ug/L), MW-3 (4,970 ug/L), MW-4 (5,700 ug/L), MW-5 (280,000 ug/L), MW-6 (3,890 ug/L), MW-7 (3,090 ug/L), and MW-8 (26,200 ug/L).
- ◆ Lead was detected in excess of the AWQS of 25 ug/L in the ground water sample collected from MW-5 (147 ug/L).



- Manganese was detected in excess of the AWQS of 200 ug/L in the ground water samples collected from MW-1 (365 ug/L), MW-1 DUP (347 ug/L), MW-2 (354 ug/L), MW-4 (503 ug/L), MW-5 (5,540 ug/L), MW-6 (704 ug/L), MW-7 (713 ug/L), and MW-8 (22,300 ug/L).
- Nickel was detected in excess of the AWQS of 100 ug/L in the ground water sample collected from MW-5 (353 ug/L).
- Sodium was detected in excess of the AWQS of 20,000 ug/L in the ground water samples collected from MW-1 (54,200 ug/L), MW-1 DUP (47,600 ug/L), MW-2 (42,700 ug/L), MW-4 (44,300 ug/L), MW-5 (21,900 ug/L), MW-6 (505,000 ug/L), MW-7 (94,600 ug/L), and MW-8 (212,000 ug/L).

The analytical results indicated that there were no detectable concentrations present in the QA/QC field blank or trip blank. Interpreted isopleth maps have been created for tetrachloroethene and cis-1,2-dichloroethene and have been included as Figures 10 and 11, respectively.

4.3 ONSITE RECEPTOR SURVEY RESULTS

The results of the receptor survey conducted on March 25, 2003 indicate volatile organic vapors in ground water at the Peekskill site have not migrated to onsite receptors. Since ground water is over 20 ft BGS in this vicinity, it is unlikely that subsurface utilities or basements would be impacted. The receptor survey confirmed these results.

4.4 AMBIENT AIR SAMPLING RESULTS

The results of the indoor and outdoor air quality sampling on June 26, 2003 indicate the presence of eight VOCs that are above NYSDOH background concentrations (Figure 12). The complete analytical data summary is presented in Table 9. Results for air samples containing compounds in excess of the NYSDOH background are summarized below.

INDOOR

- Benzene was detected in excess of the NYSDOH background of 5 ppb in the air sample collected from the pizzeria kitchen (5.5 ppb) and the NYSDOH dry cleaner basement sample (6.4 ppb).
- Chloroform was detected in excess of the NYSDOH background of 4.3 ppb in the air sample collected from the pizzeria kitchen (9.2 ppb) and the NYSDOH dry cleaner basement sample (10.0 ppb).
- Chloromethane was detected in excess of the NYSDOH background of <1.0 ppb in the air sample collected from the pizzeria kitchen (1.2 ppb), the NYSDOH pizzeria basement sample (1.6 ppb), and the NYSDOH dry cleaner basement sample (1.8 ppb).
- Dichlorodifluoromethane was detected in excess of the NYSDOH background of <1.0 ppb in the air sample collected from the pizzeria kitchen (1.4 ppb).
- Ethyl alcohol was detected in excess of the NYSDOH background of 350 ppb in the air sample collected from the pizzeria kitchen (690 ppb).



- ♦ Tetrachloroethene was detected in excess of the NYSDOH background of 10 ppb in the NYSDOH air sample collected from the pizzeria basement (71 ppb), in the NYSDOH dry cleaner basement sample (94 ppb), in BELL's pizzeria basement sample (13 ppb), and BELL's dry cleaner basement sample (13 ppb).

OUTDOOR

- ♦ Benzene was detected in excess of the NYSDOH background of 4.7 ppb (6.1 ppb).
- ♦ Chloroform was detected in excess of the NYSDOH background of <1.0 ppb (1.4 ppb).
- ♦ Chloromethane was detected in excess of the NYSDOH background of 1.4 ppb (1.9 ppb).
- ♦ Dichlorodifluoromethane was detected in excess of the NYSDOH background of <1.0 ppb (1.1 ppb).
- ♦ Ethyl alcohol was detected in excess of the NYSDOH background of 1.7 ppb (12 ppb).
- ♦ MTBE was detected in excess of the NYSDOH background of <1.0 ppb (1.9 ppb).
- ♦ Trichlorofluoromethane was detected in excess of the NYSDOH background of <1.0 ppb (1.7 ppb).

4.5 DATA USABILITY SUMMARY REPORT

The Data Usability Summary Report (DUSR) was prepared by Environmental Standards of Valley Forge, PA. The DUSR provides a critical review of the analytical results and identifies problems associated with measurements and procedures performed by the laboratory. Several issues were identified, which required revision to the laboratory packages, as indicated in section 1A-C of the DUSR.

The organic results have been qualified (i.e. estimated, unusable, or "not-detected") due to contaminated blanks, very low percent solids, very low relative response factors, high continuing calibration percent differences, and concentrations reported below the sample-specific quantitation limits. The inorganic analytical results have been qualified due to field duplicate imprecision, ICP interference, and contaminated blanks. Data qualifiers have been revised to indicate whether a compound concentration should be considered "non-detect", if the compound concentration is estimated, or if the data is unusable.

Environmental Standards identified deficiencies in the data as correctable or non-correctable. The correctable deficiencies identified in the volatile organic and metals data have been addressed in a response letter prepared by STL (Appendix L). These deficiencies required an explanation of STL's standard procedures and a correction to the Volatile Continuing Calibration Check Forms for SDG F280.

Six non-correctable deficiencies were identified in the volatile organic and semi-volatile organic data. The following table presents the non-correctable deficiencies and Environmental Standards' response to each:

Deficiency	Environmental Standards Response
Volatile Organic Data	



1. The laboratory did not record the temperature of the samples at time of receipt.	It is assumed that the samples were stored at the proper temperature.
2. BELL inadvertently omitted the sample matrix for the Trip Blank for SDG C118 on the Chain-of-Custody.	BELL confirmed that the sample was an aqueous sample.
3. BELL inadvertently omitted the volatile analysis request for the Trip Blank for SDG C889 on the Chain-of-Custody.	The sample was analyzed for volatile organic compounds despite the omission.
4. A calibration curve was not generated for 2-butanone for SDG C889 although the relative standard deviation was greater than 35% on the initial calibration.	The results for 2-butanone are considered unusable, however this compound has not historically been present in previous soil samples collected at the site.
Semi-Volatile Organic Data	
1. The laboratory did not record the temperature of the samples at time of receipt.	It is assumed that the samples were stored at the proper temperature.
2. The laboratory extracted the MS/MSD samples for SDG C666 six days after the 14-day limit.	The MS/MSD results were within acceptable limits, and, therefore, were not qualified.

The qualifiers indicated within the DUSR describe changes or additions to the original analytical data. These qualifiers aid in interpretation of the results and have been included on the revised sample tables, which replace the tables included in the April 2003 RIR submitted by BELL to the NYSDEC.

The majority of the changes made to the reported data via qualifier include tentatively identified compounds (TICS), bis(2-ethylhexyl)phthalate, methylene chloride, acetone, 2-butanone, toluene, aluminum, beryllium, cadmium, copper, chromium, copper, iron, lead, nickel, and zinc. The results of these compounds were labeled "non-detect" (U), "estimated" (J), or "unusable" (R) based on blank contamination or practical quantitation limit discrepancies. The changed or added values are indicated in parentheses.

For the purposes of this remedial investigation, the results of the aqueous chlorinated volatile organic compounds are the main concern of the reported data. The only sample results for chlorinated compounds that have been revised are the results for trichloroethene and tetrachloroethene in samples 6002 (PE-1), 6102 (PE-1 (DUP)), and 6003 (PE-2) in SDG C666. These results are considered estimated due to the high relative standard deviations in the associated initial calibration standard. As these soil samples were associated with a heating oil UST, the fact that trichloroethene and tetrachloroethene are qualified is not considered to be significant.



5.0 EVALUATION OF CURRENT ENVIRONMENTAL CONDITIONS

5.1 SOIL

Chlorinated VOCs have not been detected in shallow soil samples collected at the site at concentrations above the applicable criteria. Therefore, it does not appear that the soils are acting as a continuing source of the chlorinated VOCs in ground water.

Three semi-volatile compounds (benzo(a)anthracene, benzo(a)pyrene, and dibenz(a,h)anthracene) were detected above the RSCO in soil samples collected during the removal of the 1,000-gallon fuel oil UST. Soil sample results from installation of the first five monitoring wells at the Kurtsam site have had detectable concentrations of semi-volatile compounds, but none above NYSDEC standards. These compound concentrations are likely attributable to background concentrations present in the historic fill present at the site. Based on soil results from this phase of investigation and previous soil sampling results, further soil delineation is not warranted.

In addition, the soil sample (CF1) collected to confirm the backfill material used at the site is "clean" fill indicates the presence of nearly the same semi-volatile and metal compounds as those detected above NYSDEC RSCO during previous investigations at the site. The following table shows the concentrations of compounds detected in the fill sample compared to those detected in previous samples at the site:

Sample:	CF1	MW-3/18-20	PE-2	Recommended Soil Cleanup Objective	Soil Cleanup Objectives to Protect Ground Water Quality
Date:	07/31/2003	04/24/1998	11/07/2002		
Compound (mg/kg):				(mg/kg)	(mg/kg)
Benzo(a)anthracene	0.766	0.092	0.23	0.224	3
Dibenz(a,h)anthracene	0.146	ND	0.058	0.014	165,000
Benzo(a)pyrene	0.677	0.096	0.26	0.061	11
Chrysene	0.798	0.13	0.2	0.4	0.4
Total Semi-VOCs	2.387	0.318	0.748	500 (TAGM #4046)*	--
Chromium	20	20.3	NA	10	NA
Copper	28.9	23	NA	25	NA
Nickel	14.9	12.5	NA	13	NA
Zinc	108	920	NA	20	NA

* = Technical and Administrative Guidance Memo #4046: The soil cleanup objective for Semi-VOCs is limited to this maximum value. This value is consistent with the approach promulgated by the States of Washington and Michigan.

Although the semi-volatile compounds detected in CF1 are higher than those detected in past samples, with the exception of chrysene, the concentrations are well below the NYSDEC SCOPGW. In addition, the excavation area will be paved over to cap the soil and prevent the possibility of any hazard to human health and the environment by direct contact.



5.2 GROUND WATER

The chlorinated VOCs detected in the ground water samples are commonly found in dry-cleaning solvents or are compounds that are formed through degradation of dry-cleaning solvents. The source area appears to be the dry cleaning facility located on the Kurtsam property as the compounds of concern were only detected in wells located behind the establishment and downgradient of the facility. These compounds were not detected in the upgradient wells MW-1, MW-3, and MW-5. Concentrations of chlorinated volatiles are also present above the AWQS in the ground water on the adjoining downgradient property. The offsite constituents may be related to migration of contaminants from the site. The deepest well onsite, MW-6, had the highest concentrations of compounds of concern. This well was installed to the top of the clay layer present at approximately 30 ft BGS. Based on the presence of a confining layer located beneath the shallow water-bearing zone, further vertical delineation is not warranted.

5.3 AIR

Due to the concentrations of VOCs detected in the pizzeria and dry cleaner tenant spaces, a VOC removal system may be warranted. Kurtsam is in the process of obtaining quotes for a venting system to be installed at the site to remove the volatile organic vapors detected in the air samples collected at the site.



6.0 RECOMMENDATIONS

6.1 GROUND WATER

Kurtsam has considered three potential technologies for remediating ground water at the Peekskill site. All three approaches accelerate natural processes to reduce elevated concentrations of compounds of environmental concern. The compounds of greatest concern at the Peekskill site are 1,2-dichloroethane, cis-1,2-dichloroethene, and tetrachloroethene.

The three technologies that Kurtsam has evaluated for bioremediation are edible oil substrate (EOS) proposed by Terra Systems, Inc. of Wilmington, DE, hydrogen release compound (HRC) proposed by Regenesis of San Clemente, CA, and potassium permanganate chemical oxidation proposed by Xpert Design and Diagnostics, LLC. of Stratham, NH. These technologies promote naturally occurring microorganisms to consume and metabolize chlorinated compounds in the ground water and reduce them to compounds that are not harmful to the environment.

Although no evidence of a source was found during the investigative activities, an assumption has been made to include the area underneath the basement in the targeted remediation area. The applicability and effectiveness of these technologies depends on several site-specific variables, some of which are currently unknown. With the exception of potassium permanganate chemical oxidation, a pilot test must be conducted to assess whether the site conditions are acceptable for the application to be effective.

The pilot test, or baseline ground water sampling, is required for HRC and EOS applications. Baseline samples are used to assess whether the ground water has the right conditions for the technology to be able to work. In addition, each technology has a different longevity, or time in which the substance is able to produce its remedial effects. Detailed information about each technology is as follows:

6.1.1 EOS

EOS is a vegetable oil type substance that would be used for anaerobic bioremediation of the chlorinated compounds at the site. EOS has the longest lasting treatment time at 2 to 5 years and it also has a large area of influence. The treatment plan may require a recirculation well and pump. The baseline ground water sampling, or microcosm study, which is a study to evaluate its effectiveness, will require a six-week wait.

6.1.2 HRC

HRC is a gel-like substance that slowly releases lactates when it is hydrated. When the microorganisms in the soil digest lactates, hydrogen is produced and can be used to remove chlorine atoms from chlorinated contaminants. HRC has a small area of influence in comparison to EOS and a much shorter longevity, or time in which the substrate has a remedial effect, at less than nine months.



6.1.3 Chemical Oxidation

Potassium permanganate chemical oxidation produces by-products by breaking carbon to carbon bonds and creating availability for oxidation. The by-products are harmless at the level they are produced. This is the most expensive treatment technology, but it also has the fastest estimated cleanup time at 2-3 months. Xpert Design would complete the entire project and provide a final summary report.

6.1.4 Pilot Testing

Kurtsam proposes to collect the data necessary for the EOS pilot test. If the pilot test shows favorable results, a schedule will be submitted for full-scale implementation. If the pilot test is not effective, more data will be collected to assess the effectiveness of the other two technologies.

6.2 AIR

Due to the concentrations of VOCs detected within the building used by the dry cleaner, an air venting system may be warranted to protect indoor air quality. The system would be similar to a radon mitigation system that pulls vapor from beneath the basement floor and discharges the vapor through a vent on the roof. The basement floor would be properly sealed to ensure that vapors are no longer able to penetrate the concrete. Upon installation and operation of the system, air samples would be collected to confirm that the system is working properly. Kurtsam is currently obtaining estimates for design and installation of such a system.

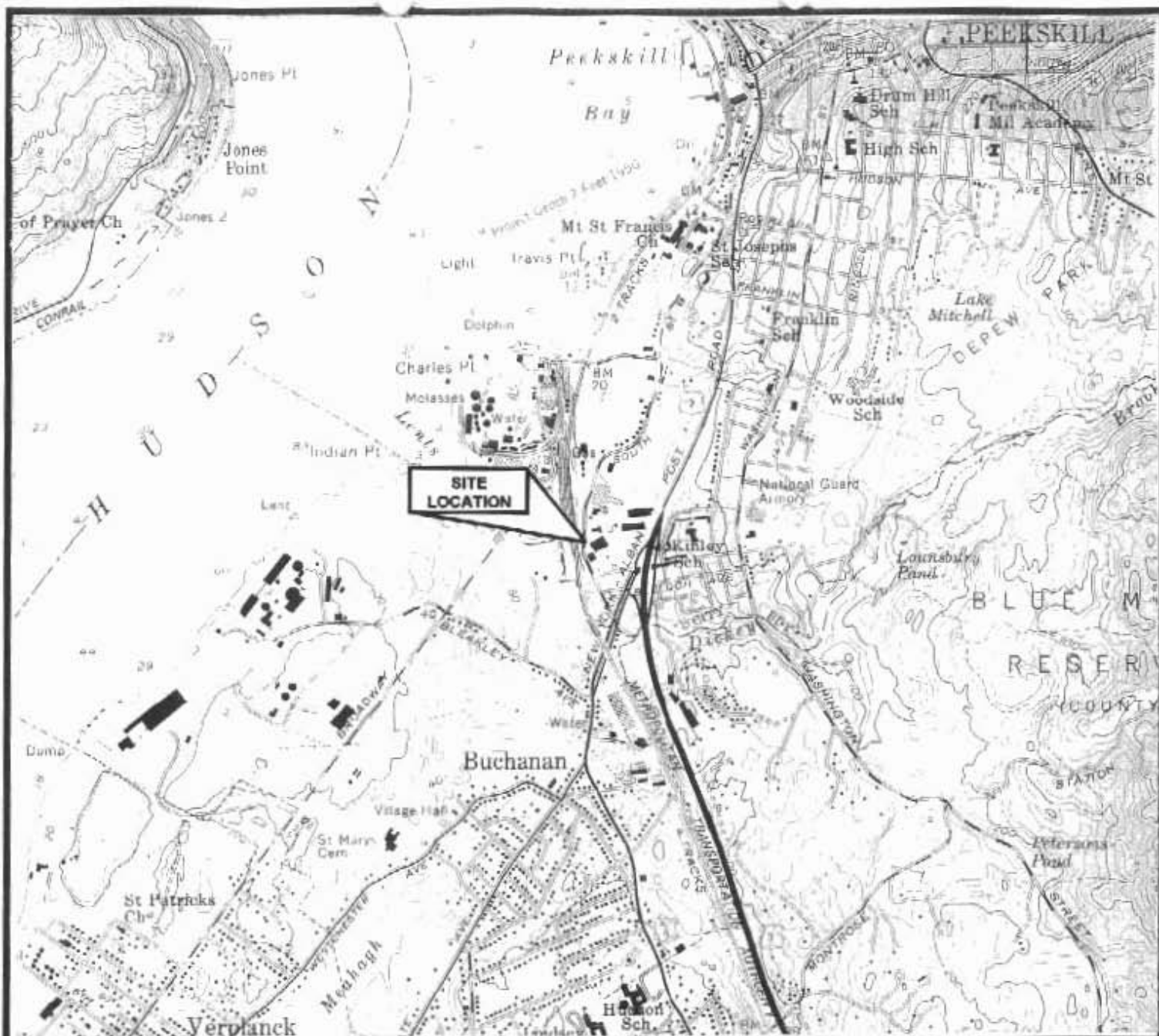


7.0 LIMITATIONS

The report presented herein provides for documentation and investigation of current environmental concerns pertinent to the subject site. This REPORT has been carefully and methodically developed, in accordance with generally accepted environmental practices, for specific application to the Kurtsam site. The REPORT was prepared with specific reference to prior site activities and is based upon current available data as set forth within the introduction. The REPORT presents BELL's professional opinion and judgement relative to the resolution of current environmental concerns at the site as currently known. No other warranty, expressed or implied, is made.



FIGURES



SITE LOCATION MAP

Peekskill Plaza
20 Welcher Avenue

Peekskill

Westchester County

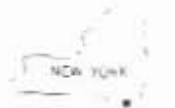
New York

SCALE 1:24,000



CONTOUR INTERVAL, 20 FEET
DATUM IS MEAN SEA LEVEL

QUAD LOCATION



USGS 7.5 MINUTE
Peekskill, N.Y.
QUADRANGLE

N



FIGURE #1

HELL PROJECT # FOG01-93042-01

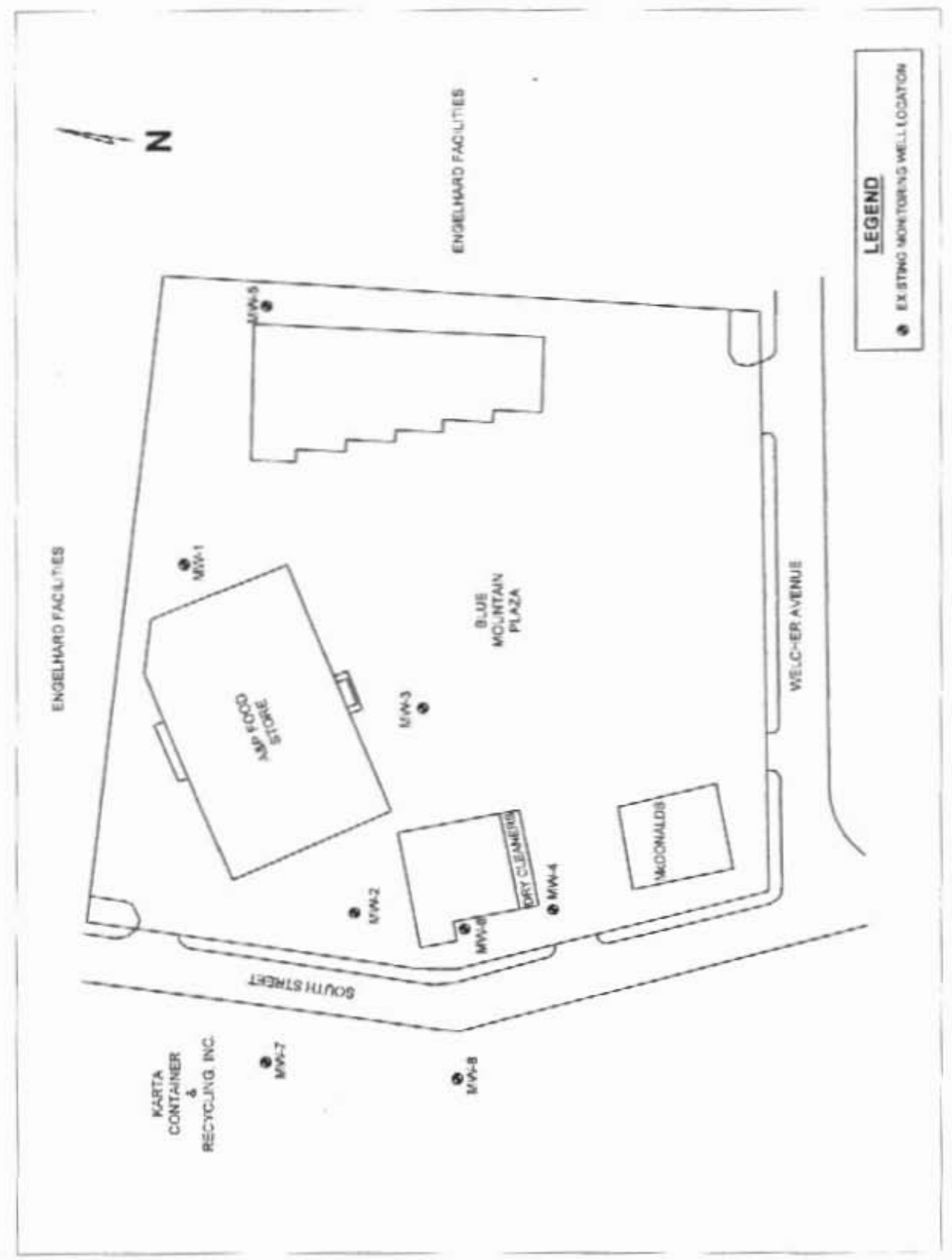
FIGURE
2
SITE
PLAN

No.	Building Name	Notes

NEEL ENVIRONMENTAL
295 C ROUTE 46
HUDSON LAKE, NJ 07626

PEERLESS PLAZA
20 WELCHER AVENUE
PEEKSKILL, NEW YORK

Project No. 95-02-01
Client: New York State
Scale: 1" = 110'



Sheet No. 1

FIGURE

3

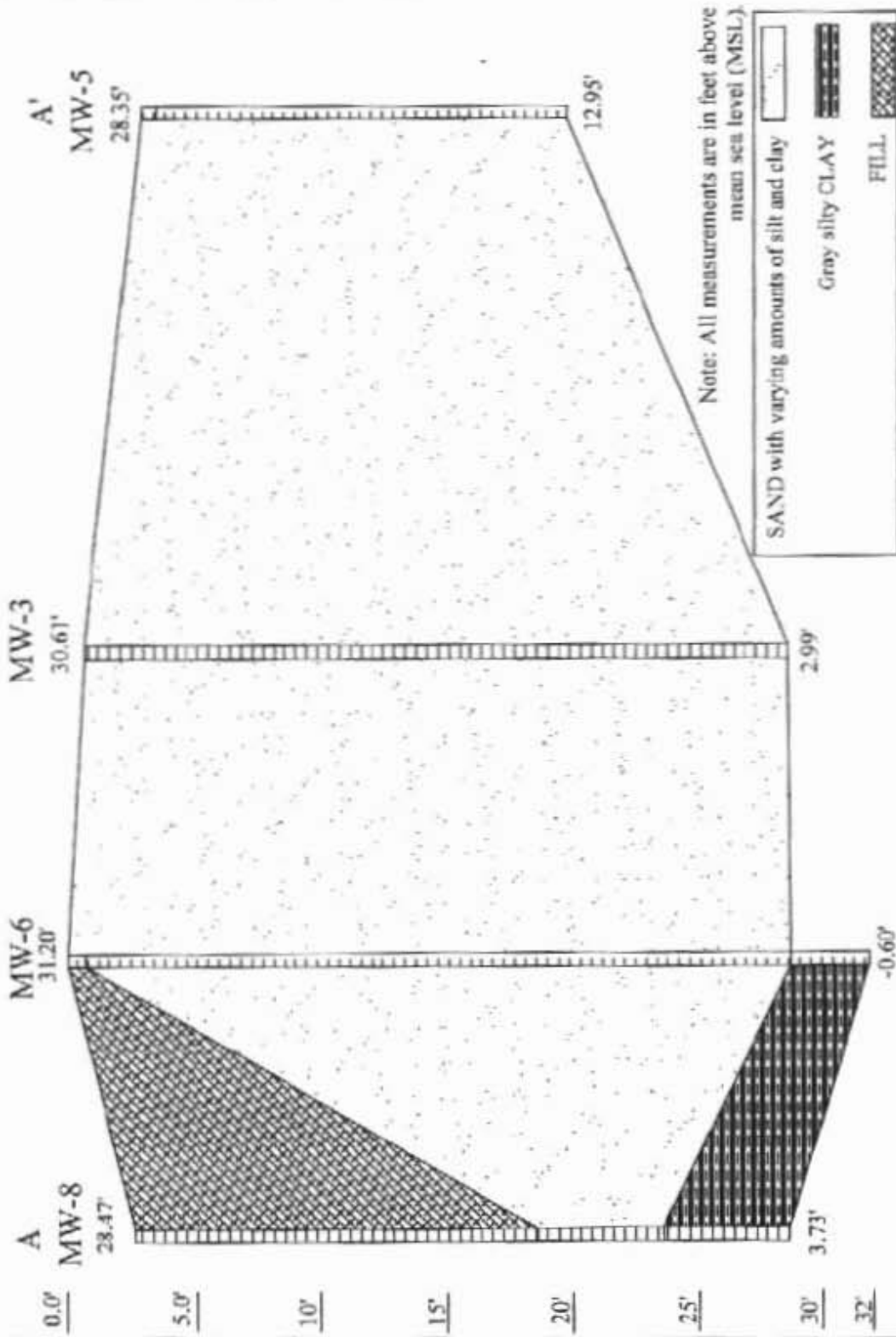
SITE
SOIL
CROSS
SECTION

No.	Description	Date

MILLER RORNBAL
295 C ROUTE 46
BUDD LAKE, N.J. 07028

PEERSKILL PLAZA
30 AVENUE AVENUE
PEERSKILL, NEW YORK

98-03-07
JAN 2003
1" = 92'



Revised Date:

FIGURE
4
CROSS
SECTION
OVERVIEW

No.	Quantity	Notes	Date

THE FIRM AND ADDRESS
 BEL ENVIRONMENTAL
 295 C ROUTE 46
 BUDD LAKE, NJ 07008

PROJECT NAME AND ADDRESS
 PEECKILL PLAZA
 20 WELCHER AVENUE
 PEECKILL, NEW YORK

Scale
 1" = 115'

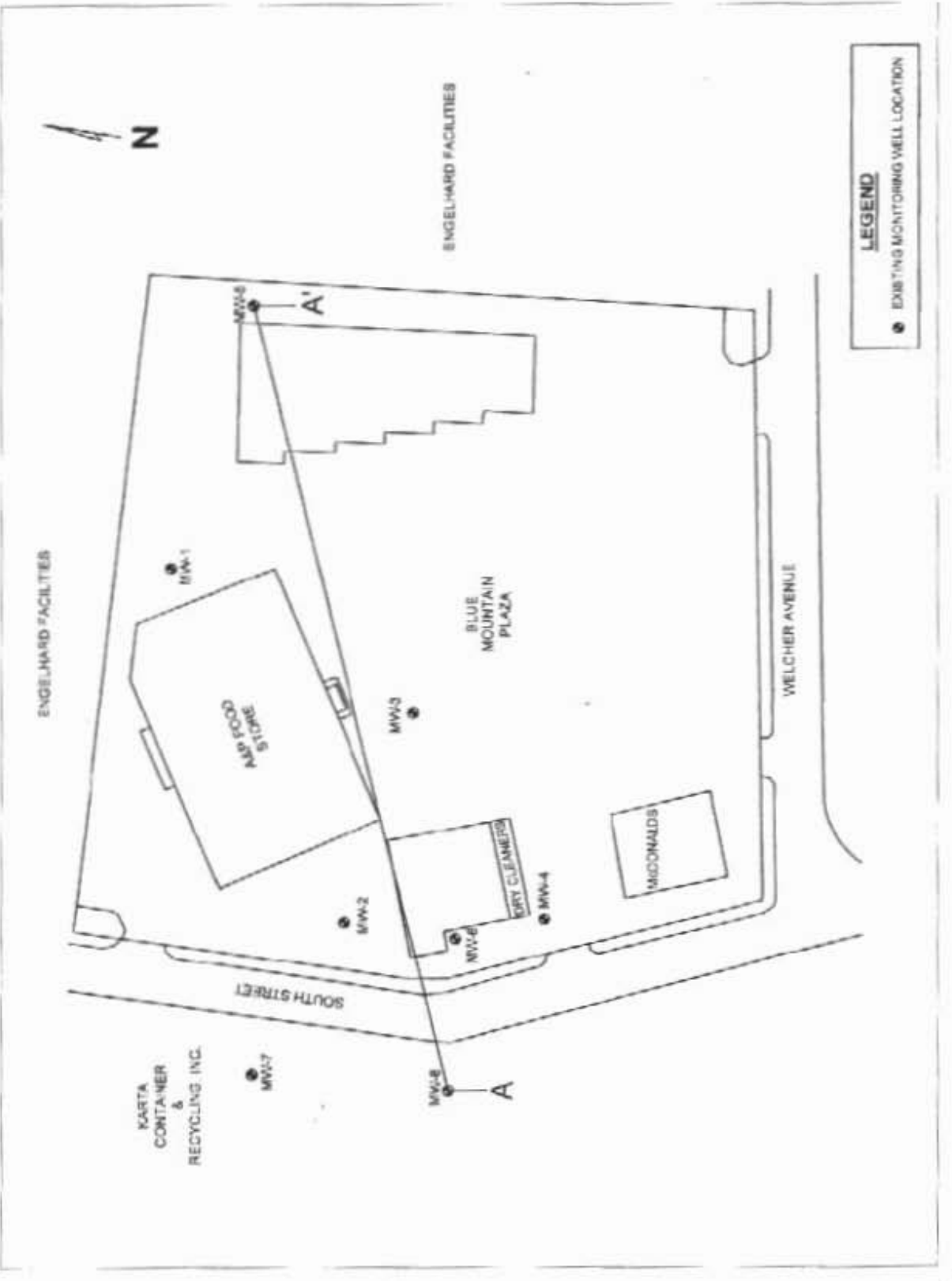


FIGURE 5 GROUND WATER CONTOUR MAP 11/13/02		<table border="1"> <tr> <th>No.</th> <th>Revisions/Notes</th> <th>Date</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Revisions/Notes	Date			
No.	Revisions/Notes	Date						
BELL ENVIRONMENTAL 295 C ROUTE 48 BLUDD LAKE, N.J. 07828		PEERSON P. ALZA 20 WELCHER AVENUE PEERSON, NEW YORK						
2504G-01 NOV. 2002 116								

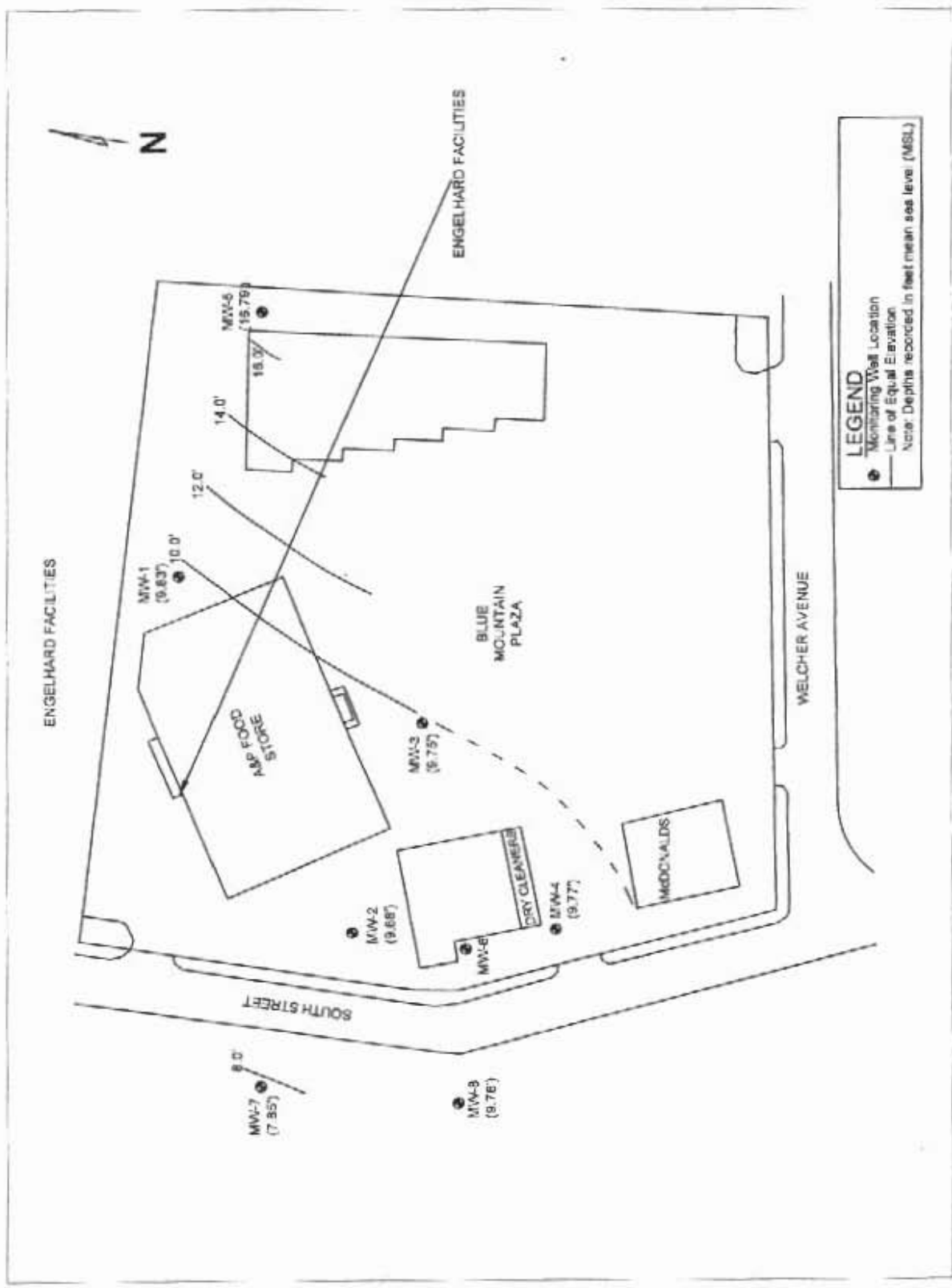
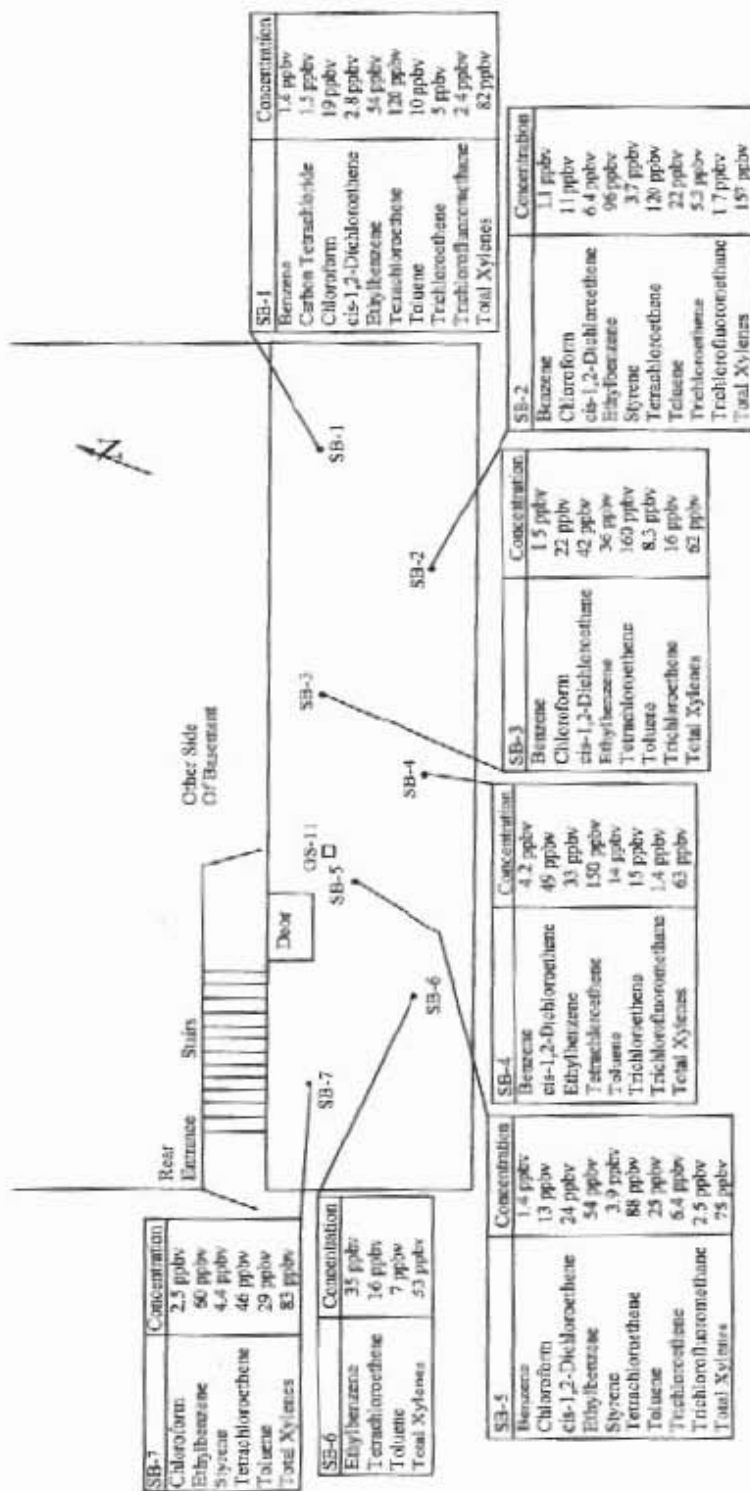


FIGURE 6 PASSIVE SOIL GAS SAMPLE RESULTS



LEGEND

- Approximate Location of Soil Gas Sample
- Approximate Location of Gas Sorber Sample

BELL BROSCHMAN ASSOCIATES
295 CROFT STREET
BROOKLYN, NY 11218

PEERSON PLAZA
20 WELCHER AVENUE
PEERSON, NEW YORK

Page 6/30-01
October, 2002
17.5

BUILDING CONTAINING DRY CLEANERS

N

PE-2 (6-6.5)	CONC.	SCOPGWQ	RSCQ
Benz(a)anthracene	0.23 mg/kg	3.0 mg/kg	0.224 mg/kg
Benz(a)pyrene	0.26 mg/kg	11 mg/kg	0.061 mg/kg
Dibenz(a,h)anthracene	0.058 mg/kg	165,000 mg/kg	0.014 mg/kg

DUMPSTER AREA

SB-5

SB-6

SB-7

SB-8 (30-30.5)	CONC.	SCOPGWQ	RSCQ
1,2-DICHLOROETHANE	0.15 mg/kg	0.1 mg/kg	0.1 mg/kg

GRATE

EXCAVATION AREA

SOUTH STREET

CF-1 (0.75-1.0)	CONC.	SCOPGWQ	RSCQ
Benz(a)anthracene	0.766 mg/kg	3.0 mg/kg	0.224 mg/kg
Benz(a)pyrene	0.677 mg/kg	11 mg/kg	0.061 mg/kg
Chrysene	0.798 mg/kg	0.4 mg/kg	0.4 mg/kg
Dibenz(a,h)Anthracene	0.146 mg/kg	165,000 mg/kg	0.014 mg/kg
Chromium	20 mg/kg	NA	10 or SB
Copper	26.9 mg/kg	NA	25 or SB
Nickel	14.9 mg/kg	NA	13 or SB
Zinc	108 mg/kg	NA	20 or SB

PE-3 (6-6.5)	CONC.	SCOPGWQ	RSCQ
Benz(a)anthracene	0.15 mg/kg	3.0 mg/kg	0.224 mg/kg
Benz(a)pyrene	0.15 mg/kg	11 mg/kg	0.061 mg/kg

SED-1 (7.0)	CONC.	SCOPGWQ	RSCQ
Toluene	17 mg/kg	1.5 mg/kg	1.5 mg/kg

PE-1 (6-6.5)	CONC.	SCOPGWQ	RSCQ
Benz(a)anthracene	0.19 mg/kg	3.0 mg/kg	0.224 mg/kg
Benz(a)pyrene	0.22 mg/kg	11 mg/kg	0.061 mg/kg
Dibenz(a,h)anthracene	0.046 mg/kg	165,000 mg/kg	0.014 mg/kg
PE-1 (DUP) (6-6.5)	CONC.	SCOPGWQ	RSCQ
Benz(a)anthracene	0.19 mg/kg	3.0 mg/kg	0.224 mg/kg
Benz(a)pyrene	0.21 mg/kg	11 mg/kg	0.061 mg/kg

LEGEND

- Soil Sample Location
- Note: SCOPGWQ - Soil Cleanup Objectives to Protect Ground Water Quality
- RSCQ - Recommended Soil Cleanup Objective

FIGURE

7

SOIL

BORING,

PE,

SEDIMENT, &

FILL

SAMPLE

LOCATIONS

&

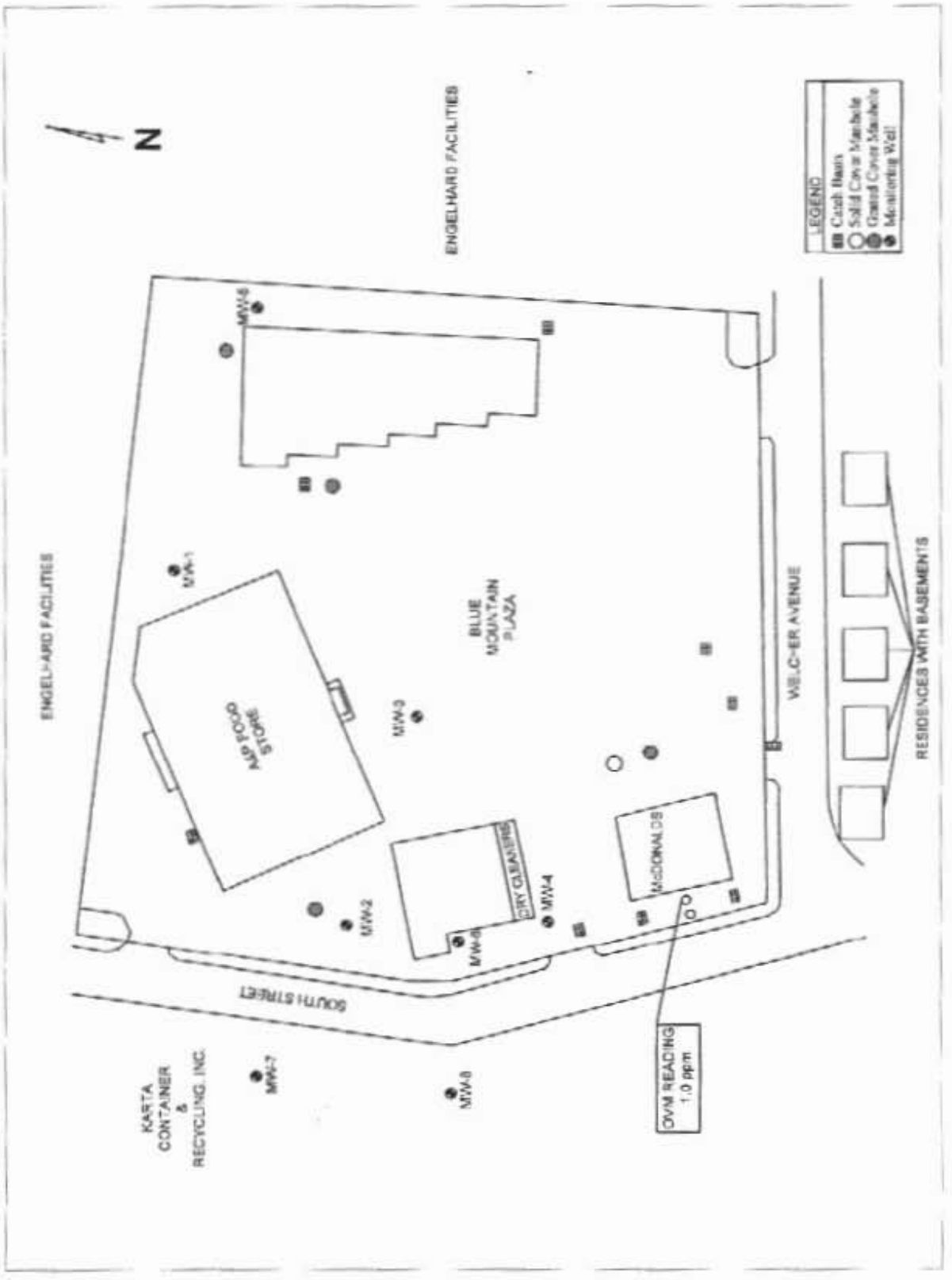
EXCEEDENCES

SELL ENVIRONMENTAL
205 C. SOLIS AVE.
BAYD LAKE, MI 49828

WEEKS PLAZA
20 WILCHIE AVENUE
PEASE, N. NEW YORK

DATE: 7/24/07
BY: J.A.N., 20073
SCALE: 1" = 10'

FIGURE 8 RECEPTOR SURVEY MARCH 25, 2003		NO. _____ DATE _____ BY _____	FOR THE USE OF: BELL ENVIRONMENTAL 295 C ROUTE 48 BURDOL LAKE, NJ 07023	PROJECT: RECELL PLAZA 30 WELCHER AVENUE PERKINS, NEW YORK	DATE: 9/30/2001 BY: MARCH, 2003 SCALE: 1" = 116'
--	--	--	---	---	--



Report Date

FIGURE

9

GROUND

WATER

SAMPLE

RESULTS

THAT

EXCEED

NYSDEC

AWQS

11/13/02

BELL ENVIRONMENTAL
295 C ROUTE 46
BUDD LAKE, NJ 07828

PEERSKILL PLAZA
20 WELCHER AVENUE
PEERSKILL, NEW YORK

Nov. 2002

115

ENGELHARD FACILITIES

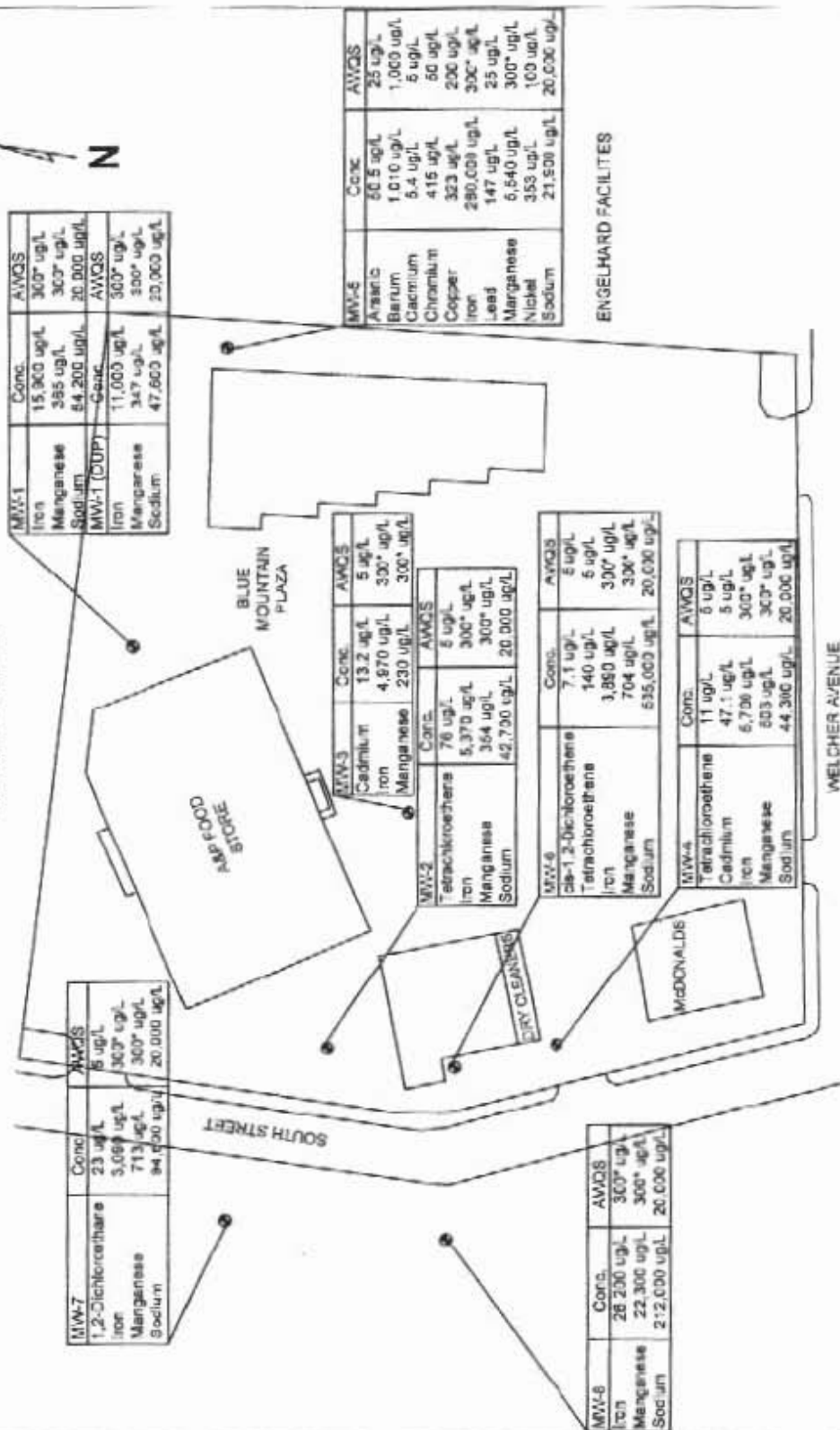


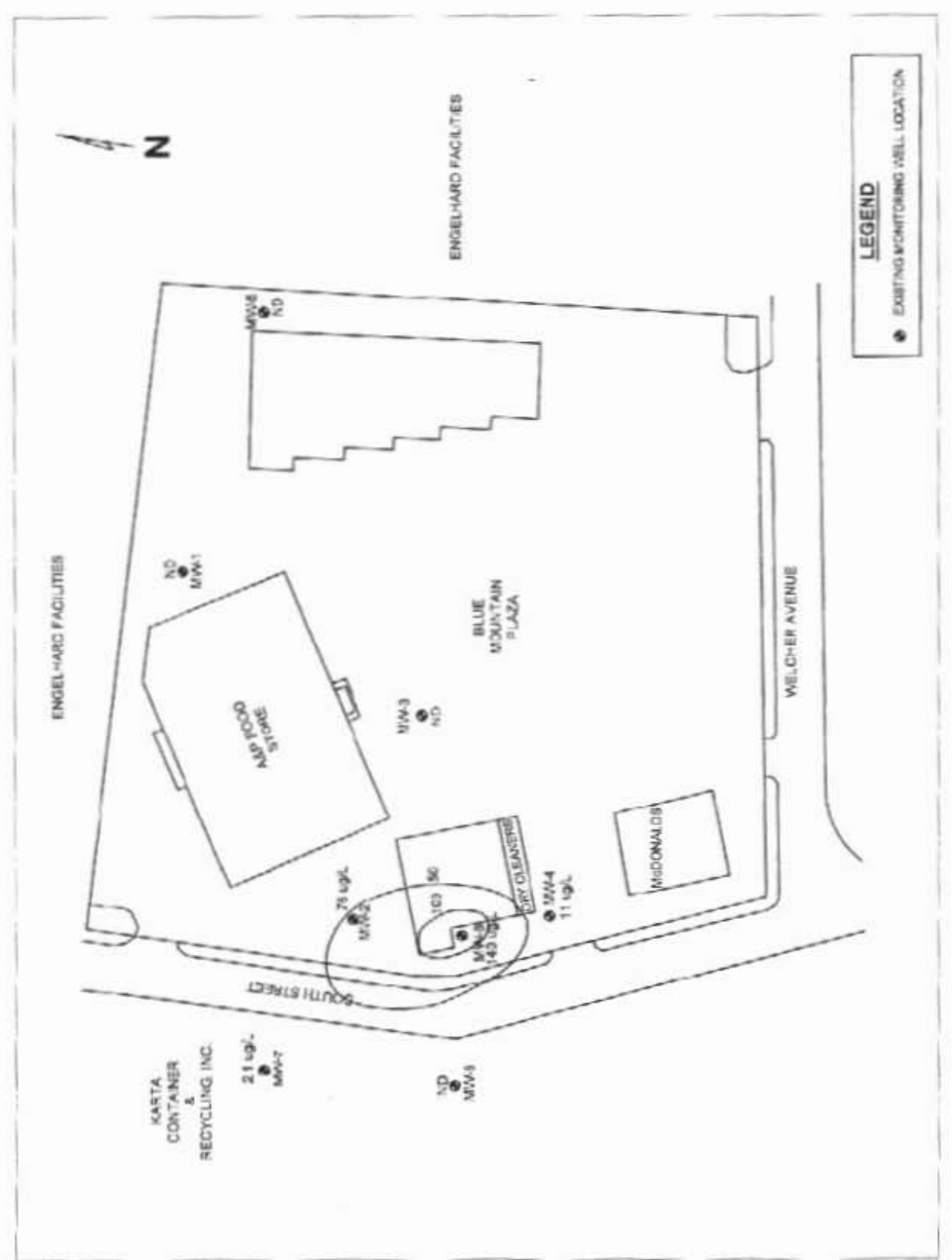
Figure 10
TCE
ISOPLETH
MAP

No.	Building Name	Use

Bill Engelhard Environmental
295 C ROUTE 45
BUDD LAKE, NJ 07828

RECKELL PLAZA
20 WELCHER AVENUE
PERKINSVILLE, NEW YORK

Project No. 93-042-01
Date: September, 2002
Sheet No. 116



LEGEND
● EXISTING MONITORING WELL LOCATION

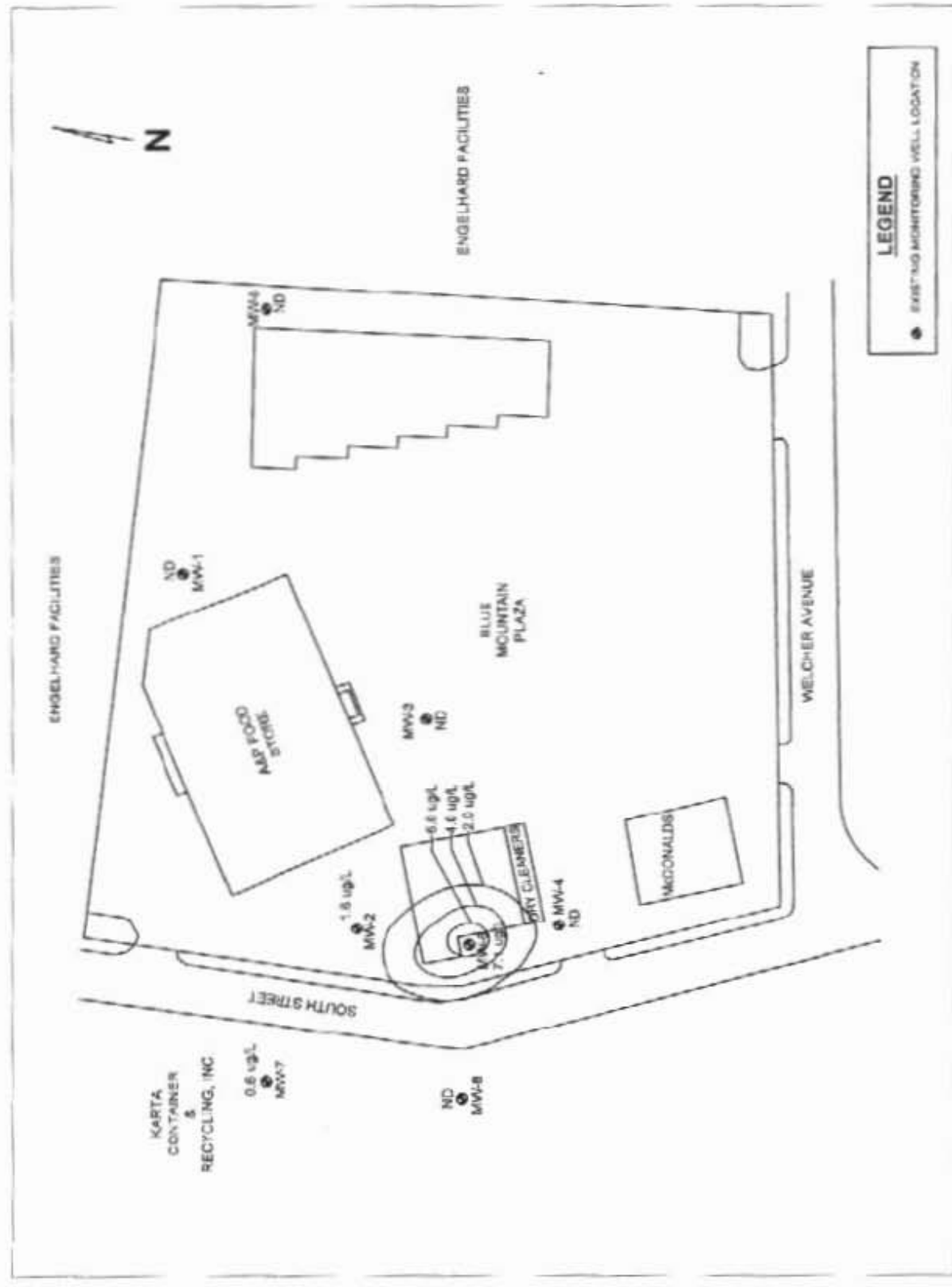
FIGURE
11
CIS-1,2-
DICHLORO-
ETHENE
ISOPLETH
MAP

No.	Location/Name	Date

Site Name and Address
 BELL ENVIRONMENTAL
 395 C ROUTE 46
 8100 LAKE, NJ 07628

Map Date and Scale
 PREPARED BY
 20 WELCHER AVENUE
 FREEHOLD, NEW YORK

Map No. 93042-01
 Date: 08/01/00
 Scale: 1" = 116'



FIGURE

12

AIR

SAMPLE

RESULTS

DETECTED

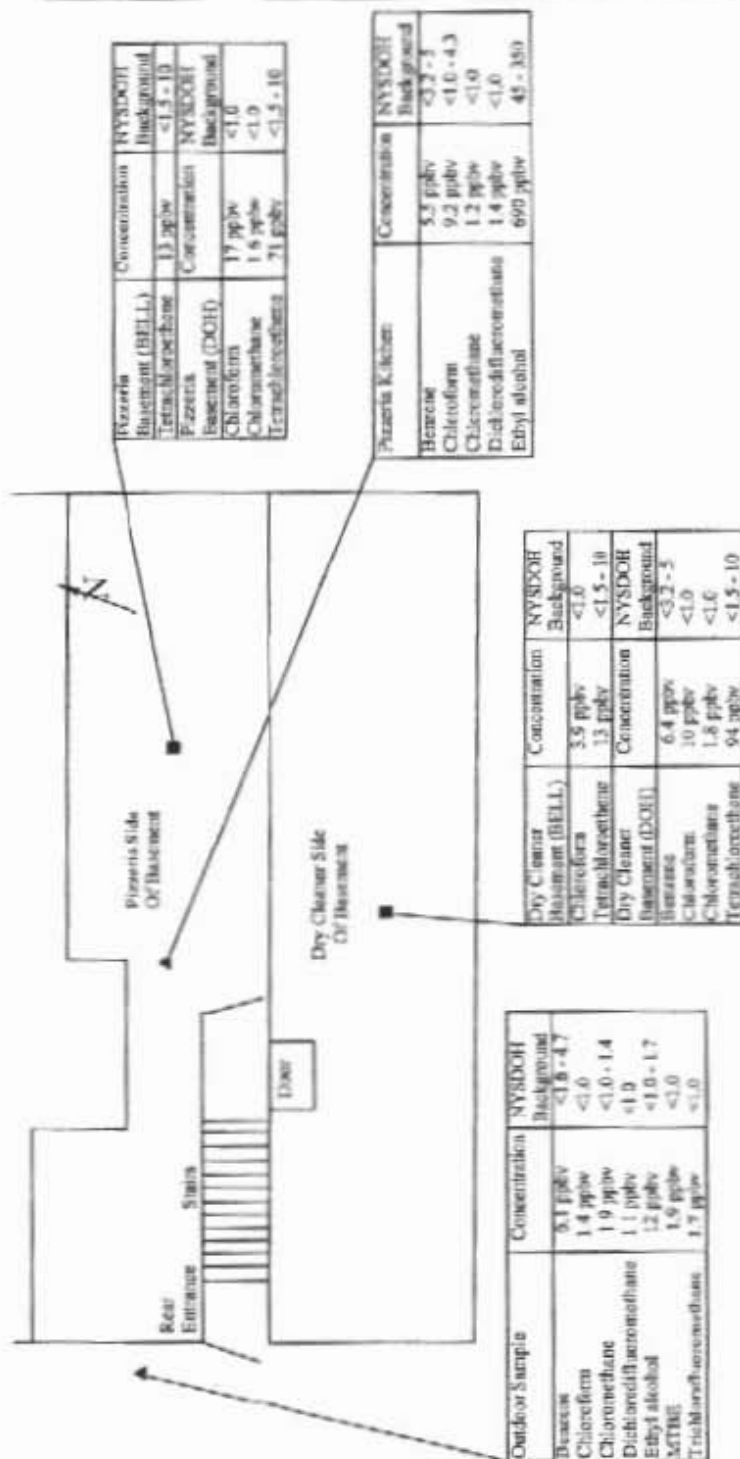
ABOVE

NYSDOH

DATABASE

LEVELS

6/26/03



BELL ENVIRONMENTAL
200 C. ROUTE 46
BLISS LAKE, NJ 07028

PIERCE PLAZA
20 WELCH AVENUE
PIERCE, NJ 07028

NYSDA2401

October 2008

Page 17 of 21



TABLES

TABLE 1 SUMMARY OF ANALYTICAL RESULTS FOR VOLATILE ORGANIC COMPOUNDS - AIR SAMPLES COLLECTED ON SEPTEMBER 25, 2002 PEEKSKILL PLAZA PEEKSKILL, WESTCHESTER COUNTY, NEW YORK BELL PROJECT # E0001-03042-07																								
Sample Description: Laboratory Sample Number: Date Sampled:	SB-1 T200667.01 09/25/2002			SB-2 T200667.02 09/25/2002			SB-3 T200667.03 09/25/2002			SB-4 T200667.04 09/25/2002			SB-5 T200667.05 09/25/2002			SB-6 T200667.06 09/25/2002			SB-7 T200667.07 09/25/2002			Trip Blank 2002701-BLK1 09/25/2002		
	POL	CONC (ppbv)	Q	POL	CONC (ppbv)	Q	POL	CONC (ppbv)	Q	POL	CONC (ppbv)	Q	POL	CONC (ppbv)	Q	POL	CONC (ppbv)	Q	POL	CONC (ppbv)	Q	POL	CONC (ppbv)	Q
Carbon Tetrachloride (CCL4)	1	1		1	1		1	1		1	1		1	1		1	1		1	1		1	1	
Benzene	1	1.8		1	1.1		1	1.5		1	4.2		1	1.4		1	ND		1	ND		1	ND	
Carbon Tetrachloride	1	1.5		1	ND		1	ND		1	ND		1	ND		1	ND		1	ND		1	ND	
Chloroform	1	1.9		1	11		1	22		1	13		1	13		1	2.5		1	2.5		1	ND	
cis-1,2-Dichloroethene	1	2.8		1	6.4		1	42		1	48		1	24		1	ND		1	ND		1	ND	
Ethylbenzene	1	54		1	96		1	36		1	33		1	54		1	35		1	66		1	ND	
Styrene	1	ND		1	3.7		1	ND		1	ND		1	1.9		1	ND		1	4.4		1	ND	
Tetrachloroethene (PCE)	1	120		1	120		1	160		1	110		1	60		1	19		1	46		1	ND	
Toluene	1	10		1	23		1	8.3		1	14		1	25		1	7		1	26		1	ND	
Trichloroethene	1	5		1	5.3		1	16		1	15		1	6.4		1	ND		1	ND		1	ND	
Trichloroethane	1	2.4		1	1.7		1	ND		1	14		1	2.5		1	ND		1	ND		1	ND	
Total Xylenes	1	62		1	157		1	62		1	83		1	75		1	53		1	ND		1	ND	
Total Targeted Vols		369.3			424.2			347.8			327.6			253.3			111			223.9			NA	
Total Non-Targeted Vols		NA			NA			NA			NA			NA			NA			NA			NA	

Notes: ND = Not Detected, POL = Positive Qualification Limit, NA = Not Analyzed
(ppbv) = Parts per billion

TABLE 2 SUMMARY OF ANALYTICAL RESULTS FOR VOLATILE ORGANIC COMPOUNDS - SOIL SAMPLES COLLECTED ON OCTOBER 25, 2002 PEEKSKILL PLAZA PEEKSKILL, WESTCHESTER COUNTY, NEW YORK BELL PROJECT # EOG01-93042-01									
Page 1 of 1									
Sample Designation: BELL Sample Number: Laboratory Sample Number: Date Sampled:	MV-8A 6001 366305 10/25/2002	MV-8B 6002 366306 10/25/2002	Trip Blank 1001 366307 10/25/2002	Rec. Soil Cleanup Objectives	Soil Cleanup Objectives to Protect Ground Water				
COMPOUNDS (units)	PQL (mg/kg)	Q (mg/kg)	PQL (mg/kg)	Q (mg/kg)	PQL (mg/kg)				
Dilution Factor									
Acetone	0.0032	0.028 (J)	0.0049	0.031 (J)	0.0050				
Bromform	0.0041	0.0010 (J)	0.0039	0.0008 (J)	0.0040				
cis-1,2-Dichloroethene	0.0052	0.0014 (J)	0.0049	ND	0.0050				
1,2-Dichloroethane	0.0021	ND	0.0020	0.012	0.0020				
Methylene Chloride	0.0031	0.0008 (0.0031) (U)	0.0029	ND	0.0030				
Tetrachloroethene	0.0010	0.019	0.0010	0.0003	0.0010				
TOTAL TARGETED VOS:		0.0304 (0.05)		0.0001	ND				
TOTAL NON-TARGETED VOS:		ND		ND	ND				

Notes:

ND = Not Detected, NA = Not Analyzed

PQL = Practical Quantitation Limit

J = Data indicates the presence of a compound that meets the identification criteria.

The result is less than the quantitation limit but greater than zero. The concentration given is an approximate value.

U = The compound was not detected at the indicated concentration.

Alternatively, this should be considered "not-detected" because it was detected in

an associated blank at a similar level.

-- = Not Applicable

(mg/kg) = milligrams per kilograms

TABLE 3
SEDIMENT SAMPLING RESULTS SUMMARY - NOVEMBER 7, 2002
PEEKSKILL PLAZA
PEEKSKILL, WESTCHESTER COUNTY, NEW JERSEY

Sample Designation: BELL Sample Number: Lab ID: Sample Depth (ft): Sample Date:	Sed-1		Trip Blank		Soil Cleanup Objectives to Protect Ground Water Quality (mg/kg)	Recommended Soil Cleanup Objective (mg/kg)
	PQL	CONC	Q	PQL		
		6001 389571 7.0 11/07/2002		1001 389576 — 11/07/2002		
VOLATILE ORGANIC COMPOUNDS (mg/kg)						
Dilution Factor:						
Targeted VOCs Detected:						
Toluene	2.00	100	(J)	0.005	1.5	1.5
Total Targeted VOCs		17		ND		
Total Non-Targeted VOCs		ND		ND		

Notes:

ND = Not Detected, PQL = Practical Quantitation Limit, NA = Not Analyzed.
 J = Data indicates the presence of a compound that meets the identification criteria.
 The result is less than the quantitation limit but greater than zero. The concentration given is an approximate value.
 () = Value has been revised as per Environmental Standards DUSR.

TABLE 4
POST EXCAVATION SOIL SAMPLING RESULTS SUMMARY - NOVEMBER 7, 2002
PEEKSKILL PLAZA
PEEKSKILL, WESTCHESTER COUNTY, NEW JERSEY

Sample Description: BELL Sample Number: Lab ID: Sample Depth (ft): Sample Date:	PE-1		PE-10 (up)		PE-2		PE-3		TPO Bank		Soil Cleanup Objectives to Protect Ground Water Quality (mg/kg)	Recommended Soil Cleanup Objective (mg/kg)	
	POL	CONC	Q	POL	Q	POL	CONC	Q	POL	Q			
	11/07/2002	11/07/2002	11/07/2002	11/07/2002	11/07/2002	11/07/2002	11/07/2002	11/07/2002	11/07/2002				
VOLATILE ORGANIC COMPOUNDS (mg/kg)													
Dilution Factor:													
Targeted VOCs Detected:													
Acetone	0.0045	0.0230	(L)	0.0047	0.0240	J	0.005	0.0240	(L)	0.0048	0.0183	0.005	0.2
Bromobenzene	0.0039	0.0041	J	0.0037	0.0023	J	0.004	0.0022	J	0.0039	0.0007	0.004	-
1,2-Dichloroethane	0.0045	0.0027	J	0.0047	0.0047	J	0.005	0.0096	J	0.0048	0.0051	0.005	-
Methylene Chloride	0.0027	0.0016 (0.0027)	J (L)	0.0028	0.0036 (0.0038)	J (L)	0.003	ND	J	0.0029	ND	0.003	0.1
Tetrachloroethene (PCE)	0.0009	0.0000	(L)	0.0009	0.0006	(L)	0.001	0.0006	(L)	0.0010	0.0090	0.007	1.4
Toluene	0.0045	0.0008	J	0.0047	ND	J	0.005	ND	J	0.0048	ND	0.005	1.5
Trichloroethene	0.0009	0.0014	(L)	0.0009	0.0018	(L)	0.001	0.0032	(L)	0.0010	0.0017	0.001	0.7
Total Targeted VOCs		0.0028 (0.0045)			0.0087 (0.1007)	(R)		0.0153		0.0045		ND	ND
Total Non-Targeted VOCs		ND			0.0049			ND		ND		ND	ND
SEMI-VOLATILE COMPOUNDS (mg/kg)													
Dilution Factor:													
Targeted SVOCs Detected:													
2-Methylnaphthalene	0.360	0.022	J	0.360	0.019	J	0.360	0.0068	J	0.360	0.014	J	35.4
Acenaphthene	0.360	ND	J	0.360	ND	J	0.360	0.011	J	0.360	ND	J	90
Acenaphthylene	0.360	0.048	J	0.360	0.054	J	0.360	0.046	J	0.360	0.064	J	41
Fluoranthene	0.360	0.066	J	0.360	0.086	J	0.360	0.11	J	0.360	0.14	J	220
Anthracene	0.360	0.038	J	0.360	0.045	J	0.360	0.042	J	0.360	0.044	J	793
Carbazole	0.360	0.0072	J	0.360	ND	J	0.360	0.01	J	0.360	0.0078	J	-
Fluoranthene	0.360	0.29	J	0.360	0.22	J	0.360	0.33	J	0.360	0.22	J	1,830
Pyrene	0.360	0.35	J	0.360	0.3	J	0.360	0.41	J	0.360	0.32	J	685
Benzo(a)Anthracene	0.036	0.019	J	0.036	0.019	J	0.036	0.016	J	0.036	0.016	J	3
Chrysene	0.036	0.24	J	0.036	0.19	J	0.036	0.2	J	0.036	0.16	J	0.4
Benzo(b)Fluoranthene	0.036	0.27	J	0.036	0.27	J	0.036	0.31	J	0.036	0.17	J	1.1
Benzo(k)Fluoranthene	0.036	0.14	J	0.036	0.12	J	0.036	0.13	J	0.036	0.082	J	1.1
Benzo(a)Pyrene	0.036	0.022	J	0.036	0.021	J	0.036	0.03	J	0.036	0.019	J	11
Indeno(1,2,3-cd)Pyrene	0.036	0.14	J	0.036	0.14	J	0.036	0.19	J	0.036	0.11	J	3.2
Dibenz(a,h)Anthracene	0.036	0.0039	J	0.036	ND	J	0.036	0.0068	J	0.036	ND	J	195,003
Benzo(g,h,i)Perylene	0.036	0.16	J	0.036	0.16	J	0.036	0.16	J	0.036	0.13	J	800
Total Targeted SVOCs		2.2402			2.025			2.5208		1.7818		NA	NA
Total Non-Targeted SVOCs		ND			ND			ND		ND		NA	NA

Notes: ND = Not Detected; POL = Practical Quantitation Limit; NA = Not Analyzed.
J = Data indicates the presence of a compound that meets the identification criteria.
The result is less than the quantitation limit but greater than zero. The concentration given is an approximate value.
R = Unusable result; results may or may not be present in this sample.
U = The compound was not detected at the indicated concentration.
Alternatively, this should be considered "not-detected" because it was detected in an associated blank at a similar level.
a = Lab artifact.
(L) = Value has been edited or changed as per Environmental Standards OUSR.

TABLE 5
FILL SAMPLING RESULTS SUMMARY - JULY 31, 2003
PEEKSKILL PLAZA
PEEKSKILL, WESTCHESTER COUNTY, NEW YORK

Sample Designation: Lab ID: Sample Depth (ft): Sample Date:	CF1 06627-001 0.75-1 07/31/2003			Soil Cleanup Objectives to Protect GW Quality (mg/kg)	Rec. Soil Cleanup Objective (mg/kg)
	PQL	CONC	Q		
VOLATILE ORGANIC COMPOUNDS (mg/kg)					
Total Targeted VOCs		ND			
Total Non-Targeted VOCs		ND			
SEMIVOLATILE COMPOUNDS (mg/kg)					
Targeted SVOCs Detected:					
Acenaphthene	0.105	0.2		90	50
Dibenzofuran	0.105	0.08	J	6.2	6.2
Fluorene	0.105	0.144		350	50
Phenanthrene	0.105	1.33		220	50
Anthracene	0.105	0.382		700	50
Fluoranthene	0.105	1.87		1,900	50
Pyrene	0.105	1.40		665	50
Benzo(a)Anthracene	0.224	0.788		3.0	0.224
Bis(2-Ethylhexyl)Phthalate	0.105	0.091	J	435	50
Chrysene	0.105	0.796		0.4	0.4
Benzo(b)Fluoranthene	0.105	0.521		1.1	1.1
Benzo(k)Fluoranthene	0.105	0.577		1.1	1.1
Benzo(a)Pyrene	0.105	0.677		11	0.081
Indeno(1,2,3-cd)Pyrene	0.105	0.374		3.2	3.2
Dibenz(a,h)Anthracene	0.105	0.146		165,000	0.014
Benzo(g,h,i)Perylene	0.105	0.388		800	50
Total Targeted SVOCs		9.784			
Total Non-Targeted SVOCs		0.548			
PESTICIDES (mg/kg)					
Targeted Pesticides Detected:					
4,4-DDD	0.0043	0.00694		4.4	2.1
4,4-DDD	0.0043	0.014		7.7	2.9
4,4-DDT	0.0043	0.00702		2.5	2.1
PCBs (mg/kg)					
Aroclor-1254	0.017	0.421			
Total PCB's		0.421		10	1
METALS (mg/kg)					
Targeted Metals Detected:					
Arsenic	1.120	3.32		NA	10 or SB
Cadmium	0.280	0.29		NA	1 or SB
Chromium	2.240	20		NA	10 or SB
Copper	2.240	25.9		NA	25 or SB
Lead	0.560	39.5		NA	SB ****
Mercury	0.014	0.075		NA	0.1
Nickel	1.120	14.9		NA	13 or SB
Thallium	0.112	0.125		NA	SB
Zinc	2.240	185		NA	20 or SB
TOTAL CYANIDE (mg/kg)					
Total Cyanide	1.12	ND		NA	NA
TOTAL PHENOLS (mg/kg)					
Total Phenols	2.80	ND		NA	NA

Notes:

ND = Not Detected, Q = Qualifier.

PQL = Practical Quantitation Limit

NA = Not Available

J = Estimated value - compound detected below the specified detection limit.

**** = Background levels of lead vary widely. Average levels in undeveloped, rural areas may range from 4-61 ppm. Average background levels in metropolitan or suburban areas or near highways are much higher and typically range from 200-500 ppm.

93402 - 073103 Soil Summary Sampling Results Table

Page 1 of 1

TABLE 6 SUMMARY OF ANALYTICAL RESULTS FOR VOLATILE ORGANIC COMPOUNDS - SOIL SAMPLES COLLECTED ON JANUARY 29, 2003 PEEKSKILL PLAZA PEEKSKILL, WESTCHESTER, NEW YORK BELL PROJECT # EOG01-93042-07											
Page 1 of 2											
Sample Designation: BELL Sample Number: Lab ID: Sample Depth (ft): Sample Date:											
SB-5			SB-5(DUP)			SB-5			SB-6		
6001			8101			6002			6003		
406001			406002			406003			406004		
22'-22.5"			22'-22.5"			30'-30.5"			14.5'-15"		
01/29/2003			01/29/2003			01/29/2003			01/29/2003		
CONC			CONC			CONC			CONC		
(mg/kg)			(mg/kg)			(mg/kg)			(mg/kg)		
50			50			50			50		
PQL			PQL			PQL			PQL		
Q			Q			Q			Q		
Q			Q			Q			Q		
Q			Q			Q			Q		
Q			Q			Q			Q		
Q			Q			Q			Q		
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Q			Q								

TABLE 6 SUMMARY OF ANALYTICAL RESULTS FOR VOLATILE ORGANIC COMPOUNDS - SOIL SAMPLES COLLECTED ON JANUARY 29, 2003 PEEKSKILL PLAZA PEEKSKILL, WESTCHESTER, NEW YORK BELL PROJECT # EOG01-93042-07									
Page 2 of 2									
Sample Designation:	SB-7	SB-8	SB-8	SB-8	SB-8	Trip Blank	Soil Cleanup Objectives To Protect GW Quality	Rec. Soil Cleanup Objective	
BELL Sample Number:	6005	6006	6007	6007	6007	1001			
Lab ID:	406006	406007	406007	406006	406006	406009			
Sample Depth (ft):	29.5'-30'	19.5'-20'	19.5'-20'	30'-30.5'	30'-30.5'	--			
Sample Date:	01/29/2003	01/29/2003	01/29/2003	01/29/2003	01/29/2003	01/29/2003			
COMPOUNDS (units)	PQL	Q	PQL	Q	PQL	Q			
Dilution Factor	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)			(mg/kg)
1,2-Dichloroethane	0.28	ND	0.23	ND	0.30	0.18	0.25	0.1	0.1
Tetrachloroethene (PCE)	0.14	0.088	0.12	0.28	0.75	0.3	0.12	1.4	1.4
Total Targeted VOCs		0.088		0.28		0.45		--	--
Total Non-Targeted VOCs		ND		ND		ND		--	--

Notes:

ND = Not Detected, NA = Not.

PQL = Practical Quantitation Limit

J = Estimated value - compound detected below the specified detection limit.

-- = Not Applicable

(mg/kg) = milligrams per kilograms

TABLE 7
GROUND WATER SAMPLING RESULTS SUMMARY - NOVEMBER 13, 2002
PEEKSKILL PLAZA
PEEKSKILL, WESTCHESTER COUNTY, NEW YORK

Sample Description BELL Sample Number Lab ID Sample Date	MW-1 2001 300659 11/13/2002	MW-1 (DUP) 2101 300657 11/13/2002	MW-2 2002 300660 11/13/2002	MW-3 2003 300661 11/13/2002	MW-4 2004 300662 11/13/2002	MW-5 2005 300663 11/13/2002	Ambient Water Quality Standards (Lp/)	Guidance Value (Lp/)
VOLATILE ORGANIC COMPOUNDS (ug/l)								
Dilution Factor:								
Targeted VOCs Detected:								
Chloroform	0.2	0.2	0.2	0.2	0.2	0.2	7	***
1,2-Dichloroethane	0.4	0.4	0.4	0.4	0.4	0.4	0.6	***
1,2-Dichloroethene	0.3	0.3	0.3	0.3	0.3	0.3	5	***
Tetrachloroethene (PCE)	0.2	0.2	0.2	0.2	0.2	0.2	5	***
Trichloroethene	0.1	0.1	0.1	0.1	0.1	0.1	5	***
Total Targeted VOCs	ND	ND	ND	ND	ND	ND		
Total Non-Targeted VOCs	345	360	11	122	11.9	ND		
SEMI-VOLATILE COMPOUNDS (ug/l)								
Dilution Factor:								
Targeted SVOCs Detected:								
Acetophenone	ND	ND	ND	ND	ND	ND	5	20
1,2-Dichloroethene	0.4	0.4	0.4	0.4	0.4	0.4		
1,2-Dichloroethane	0.2	0.2	0.2	0.2	0.2	0.2		
Total Targeted SVOCs	ND	ND	ND	ND	ND	ND		
Total Non-Targeted SVOCs	ND	ND	ND	ND	ND	ND		
METALS (ug/l)								
Targeted Metals Detected:								
Aluminum	7.460	5.220	7.48	77.4	77.4	77.4	145,000	***
Asphalt	ND	ND	ND	ND	ND	ND	25	3
Barium	0.89	0.86	0.86	0.86	0.86	0.86	1,000	***
Beryllium	0.10	0.10	0.10	0.10	0.10	0.10	5	***
Cadmium	0.40	0.40	0.40	0.40	0.40	0.40	5	***
Calcium	74.6	74.6	74.6	74.6	74.6	74.6	53	***
Chromium	2.60	2.60	2.60	2.60	2.60	2.60	53	***
Cobalt	0.8	0.8	0.8	0.8	0.8	0.8	53	***
Copper	2.10	2.10	2.10	2.10	2.10	2.10	203	***
Iron	15,000	15,000	15,000	15,000	15,000	15,000	300	35,000
Lead	2.20	2.20	2.20	2.20	2.20	2.20	25	***
Magnesium	7.90	7.90	7.90	7.90	7.90	7.90	300	***
Manganese	0.10	0.10	0.10	0.10	0.10	0.10	0.7	***
Mercury	ND	ND	ND	ND	ND	ND	100	***
Nickel	0.46	0.46	0.46	0.46	0.46	0.46	22,000	***
Potassium	3,320	3,320	3,320	3,320	3,320	3,320	2,000	***
Sodium	8,600	8,600	8,600	8,600	8,600	8,600	2,000	***
Vanadium	1.43	1.43	1.43	1.43	1.43	1.43	2,000	***
Zinc	2.80	2.80	2.80	2.80	2.80	2.80	2,000	***

TABLE 7
GROUND WATER SAMPLING RESULTS SUMMARY - NOVEMBER 13, 2002
PEEKSKILL PLAZA
PEEKSKILL, WESTCHESTER COUNTY, NEW YORK

Sample Designation BELL Sample Number Lab ID Sample Date	MW-6 2006 390964 11/13/2002	MW-7 2007 390965 11/13/2002	MW-2 2006 390968 11/13/2002	Field Blank 1001 360968 11/13/2002	Top Blank 1002 360969 11/13/2002	Ambient Water Quality Standards (µg/l)	Guidance Value
VOLATILE ORGANIC COMPOUNDS (µg/l)							
Targeted VOCs Collected:							
Chloroform	0.2	1.0	0.2	ND	0.2	7	***
1,2-Dichloroethane	0.4	ND	0.4	ND	0.4	0.8	***
cis-1,2-Dichloroethene	0.3	ND	0.3	ND	0.3	5	***
Tetrachloroethene (PCE)	0.2	ND	0.2	ND	0.2	5	***
Trichloroethene	0.1	ND	0.1	ND	0.1	5	***
Total Targeted VOCs		190.8		ND			
Total Non-Targeted VOCs		ND		ND			
SEMI-VOLATILE COMPOUNDS (µg/l)							
Targeted SVOCs Collected:							
Aroclor 1248	0.4	ND	0.4	ND	0.4	***	20
Endrin	0.2	ND	0.2	ND	0.2	5	***
Total Targeted SVOCs		0.8		ND			
Total Non-Targeted SVOCs		36		ND			
METALS (µg/l)							
Targeted Metals Collected:							
Aluminum	77.4	1.640	77.4	ND	77.4	***	***
Arsenic	3.40	ND	3.40	ND	3.40	25	***
Barium	0.80	145	0.80	257	0.80	1,000	3
Beryllium	0.10	ND	0.10	ND	0.10	***	***
Cadmium	0.40	ND	0.40	ND	0.40	5	***
Calcium	74.5	154,000	74.5	216,000	74.5	50	***
Chromium	2.80	0.5	2.80	ND	2.80	***	***
Cobalt	3.50	12.8	3.50	4.5	3.50	***	***
Copper	2.10	8.7	2.10	5.8	2.10	200	***
Iron	39.7	3,000	39.7	25,200	39.7	300*	35,000
Lead	2.30	2.5	2.30	ND	2.30	25	***
Magnesium	70.0	33,700	70.0	53,900	70.0	***	***
Manganese	2.90	7.4	2.90	22,300	2.90	300*	***
Mercury	0.10	ND	0.10	ND	0.10	3.7	***
Nickel	3.90	13	3.90	6.6	3.90	100	***
Potassium	1.90	5,100	1.90	11,200	1.90	***	***
Sodium	1083	225,000	1083	212,300	1083	20,000	***
Vanadium	5.10	ND	5.10	ND	5.10	***	***
Zinc	5.60	14	5.60	17.8	5.60	***	2,000

Notes:

ND = Not Detected; POL = Practical Quantitation Limit; NA = Not Analyzed
J = Data indicates the presence of a compound that meets the identification criteria
The result is less than the quantitation limit but greater than zero. The concentration given is an approximate value
U = This compound was not detected at or above the associated quantitation limit.
A tentatively, this should be considered "not detected" because it was detected in an associated tank at a similar level.

* = Lab artifact.

** = A standard of 500 µg/l exists for the sum of iron and manganese.

*** = No value

† = Value has been added or changed as per Environmental Standards Database.

TABLE 8

SUMMARY OF MONITORING WELL PHYSICAL DATA AND RESULTS OF FIELD MEASUREMENTS

WEDNESDAY, NOVEMBER 13, 2002

WEATHER - RAIN, 50s

PEEKSKILL PLAZA

PEEKSKILL, WESTCHESTER COUNTY, NEW YORK

Location	PID Reading (ppm)	Elevation of Top of Casing (feet)	Total Depth of Well (feet, TOC)	Elevation of Top of Screen (feet, TOC)	Length of Screen (feet)	Depth to Product (feet, TOC)	Depth to Water Pre-Purge (feet, TOC)	Elevation of Ground Water (feet)	Estimated Water in Well (G)
MW-1	0.0	30.35	25.43	16.0	10.0	NPD	20.52	9.83	3.21
MW-2	0.0	30.60	25.14	16.0	10.0	NPD	20.92	9.68	2.75
MW-3	1.2	30.61	27.62	18.0	10.0	NPD	20.86	9.75	4.41
MW-4	0.0	30.72	27.68	18.0	10.0	NPD	20.95	9.77	4.39
MW-5	0.0	28.35	15.40	7.00	10.0	NPD	11.56	16.79	2.51
MW-6	1.0	31.20	31.80	9.40	10.0	NPD	21.40	9.80	6.79
MW-7	0.0	27.94	29.19	8.75	10.0	NPD	20.09	7.85	5.94
MW-8	0.0	28.47	24.74	13.73	10.0	NPD	18.71	9.76	3.94

Notes: TOC - Top of Casing; MSL - Mean Sea Level
 ppm - parts per million; G - gallons; NA = Not Available
 NPD - No Product Detected

TABLE 8

SUMMARY OF MONITORING WELL PHYSICAL DATA AND RESULTS OF FIELD MEASUREMENTS
 WEDNESDAY, NOVEMBER 13, 2002
 WEATHER - RAIN, 50s
 PEEKSKILL PLAZA
 PEEKSKILL, WESTCHESTER COUNTY, NEW YORK

Location	Pre-Purge pH (Standard Units)	Pre-Purge Temperature (°C)	Pre-Purge Conductivity (mS/cm)	Pre-Purge Dissolved Oxygen (mg/l)	Physical Characteristics
MW-1	6.33	16.9	1.73	7.78	silty
MW-2	6.81	16.5	1.42	3.17	—
MW-3	5.48	16.7	1.27	6.76	—
MW-4	5.56	17.2	0.478	8.16	—
MW-5	5.92	19.2	0.263	5.17	silty
MW-6	5.20	15.1	16.60	1.97	—
MW-7	5.05	16.1	1.03	7.91	silty
MW-8	5.56	17.8	3.53	-0.30	slightly silty
Location	Post-Purge pH (Standard Units)	Post-Purge Temperature (°C)	Post-Purge Conductivity (mS/cm)	Post-Purge Dissolved Oxygen (mg/l)	Physical Characteristics
MW-1	6.30	21.2	1.48	8.47	silty
MW-2	5.70	21.0	0.651	1.30	—
MW-3	5.70	20.1	0.534	5.1	—
MW-4	5.04	19.1	0.326	0.19	—
MW-5	5.81	21.2	0.261	4.88	silty
MW-6	8.40	17.7	3.44	2.00	—
MW-7	5.90	18.5	1.06	7.85	silty
MW-8	5.56	19.9	3.150	-0.52	slightly silty
Location	Post-Sampling pH (Standard Units)	Post-Sampling Temperature (°C)	Post-Sampling Conductivity (mS/cm)	Post-Sampling Dissolved Oxygen (mg/l)	Physical Characteristics
MW-1	6.51	21.0	1.71	8.59	silty
MW-2	6.10	20.1	0.761	1.85	—
MW-3	6.05	20.2	0.871	5.51	—
MW-4	5.51	19.4	0.745	0.51	—
MW-5	5.99	21.0	0.271	4.82	silty
MW-6	5.36	15.6	12.0	3.91	—
MW-7	5.90	16.4	1.06	7.85	slightly silty
MW-8	5.56	19.7	3.15	-0.52	slightly silty

Notes: mg/l - milligrams per liter; °C - degrees Celsius;
 mS/cm - millisiemens per centimeter

TABLE 8

SUMMARY OF MONITORING WELL PHYSICAL DATA AND RESULTS OF FIELD MEASUREMENTS
WEDNESDAY, NOVEMBER 13, 2002
WEATHER - RAIN, 50s
PEEKSKILL PLAZA
PEEKSKILL, WESTCHESTER COUNTY, NEW YORK

Location	Purge Start Time	Purge Finish Time	Purge Method	Purge Rate (gpm)	Total Volume Purged (Gallons)	Sample Date	Sample Start Time	Sample Method	DTW Post Sampling
MW-1	1:51	2:51	Low Flow	.1	6.0	11/13/2002	2:53 (M)	Teflon Bailor	21.11
MW-2	11:53	12:41	Low Flow	.208	10.0	11/13/2002	2:56 (RP)	Teflon Bailor	22.14
MW-3	2:46	3:45	Low Flow	.237	14.0	11/13/2002	12:45 (AP)	Teflon Bailor	21.71
MW-4	1:17	2:17	Low Flow	.266	16.0	11/13/2002	3:45 (AP)	Teflon Bailor	21.12
MW-5	3:19	4:10	Low Flow	.156	8.0	11/13/2002	2:25 (AP)	Teflon Bailor	14.94
MW-6	9:53	10:59	Low Flow	.186	13.0	11/13/2002	4:17 (M)	Teflon Bailor	21.48
MW-7	11:01	11:08	Submersible Pump	1.0	7.0	11/13/2002	4:22 (RP)	Teflon Bailor	21.01
MW-8	12:00	1:12	Low Flow	.25	18.0	11/13/2002	11:00 (M)	Teflon Bailor	18.70
						11/13/2002	11:15 (RP)	Teflon Bailor	
						11/13/2002	1:07 (M)	Teflon Bailor	
						11/13/2002	1:15 (RP)	Teflon Bailor	
						11/13/2002	11:22 (M)	Teflon Bailor	
						11/13/2002	11:26 (RP)	Teflon Bailor	

Notes: gpm - gallons per minute; DTW - depth to water
NA - Not Available, could not locate well
M = Metals
RP = Remaining Parameters
AP = All Parameters

TABLE 9
AIR SAMPLING RESULTS SUMMARY - JUNE 26, 2003
PEEKSKILL PLAZA
PEEKSKILL, WESTCHESTER COUNTY, NEW JERSEY

Sample Designation: BELL Sample Number Lab ID	NY State 43658 06/26/2003	Piscataway 43659 06/26/2003	Anthony's Restaurant Kitchen 06/26/2003	Anthony's Restaurant Basement 06/26/2003	Rest of Building Outdoor 06/26/2003	NY Clean Air Basement 06/26/2003	Background EPA Database ¹	NYSDOH Database ²
Targeted VOCs Detected	Indoor ³	Indoor ³	Indoor ³	Indoor ³	Indoor ³	Indoor ³	Indoor ³	Indoor ³
Acetone	10	10	23	23	16	20	ND-27	NA
Acetophenone (PCE)	2.0	2.0	5.4	5.4	1.0	1.0	1.7-1.7	<1.5-40.7
Chloroform	2.0	2.0	1.4	1.4	1.0	1.0	NA	<1.0
Chloroethane	4.0	4.0	1.2	1.2	1.0	1.0	NA	<1.0-1.4
Ethyl acetate	NA	NA	1.0	1.0	1.0	1.0	NA	46-350 ⁴
Trichloroethylene	2.0	2.0	2.0	2.0	1.0	1.0	NA	<1.0-2.8
Isoprene	2.0	2.0	6.9	6.9	5.0	5.0	NA	NA
Methylene Chloride	2.0	2.0	1.0	1.0	1.0	1.0	1.1-8.3	<1.0-3.8
M-Tol	2.0	2.0	2.7	2.7	1.0	1.0	NA	<1.0-4.3
N-Hexane	1.0	1.0	1.3	1.3	1.0	1.0	ND-4.0	<1.0-3.8
2-Butanone	2.0	2.0	4.1	4.1	3.3	3.3	1.1-1.4	<1.0-4.3
o-1,2-dichlorobenzene	2.0	2.0	1.0	1.0	1.0	1.0	ND-0.40	<1.0-4.3
Chlorobenzene	2.0	2.0	1.0	1.0	1.0	1.0	ND-0.40	<1.0-4.3
Styrene	2.0	2.0	1.0	1.0	1.0	1.0	ND-0.40	<1.0-4.3
Toluene	2.0	2.0	1.0	1.0	1.0	1.0	ND-0.40	<1.0-4.3
Nitrobenzene	2.0	2.0	1.0	1.0	1.0	1.0	ND-0.40	<1.0-4.3
Acetylene	2.0	2.0	1.0	1.0	1.0	1.0	ND-0.40	<1.0-4.3
Nitrobenzene	2.0	2.0	1.0	1.0	1.0	1.0	ND-0.40	<1.0-4.3
1,2,4-trimethylbenzene	2.0	2.0	1.0	1.0	1.0	1.0	ND-0.40	<1.0-4.3
o-Limonene	2.0	2.0	1.0	1.0	1.0	1.0	ND-0.40	<1.0-4.3
Nitrobenzene	2.0	2.0	1.0	1.0	1.0	1.0	ND-0.40	<1.0-4.3
Nitrobenzene	2.0	2.0	1.0	1.0	1.0	1.0	ND-0.40	<1.0-4.3
Total Targeted VOCs	36	36	787.2	231.2	58.8	225.1	ND-2.3	NA
Total Non-Targeted VOCs	5.9	5.9	NA	NA	NA	NA	ND-2.3	NA

Notes:
 ND = Not Detected
 PQL = Practical Quantitation Limit
 The United States Environmental Protection Agency's Volatile Organic Compound Database (EPA database) was purchased in March 2008.
 The database is a compilation of indoor and outdoor data from various sources for the United States.
 The New York State Department of Health Database (NYSDOH Database) is a summary of indoor and outdoor air sample results in chemical names collected and analyzed by the NYSDOH from 1993 through 1998.
 The levels are the 20th percentile to 75th percentile (middle half) of the data from the EPA and NYSDOH database.
 These data are a compilation of air testing results from studies where there is no known location of collection or chemical name.
 Concentration of data from ongoing background studies of residences and schools in New York State (not yet published).
 <1.0 means "less than 1". The number following a "less than" (e.g., <1.0) is the lowest level the laboratory test can reliably measure (detection limit).
 If there is a "<" before any number, then the chemical was NOT detected in your sample.
 at = Present, but less than the level indicated.