



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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Prepared By:
BELL Environmental Consultants, Inc.
Lakefront Professional Center
295C Route 46
Budd Lake, New Jersey 07828
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BELL Project # EOGO1-93042-07



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1.0 INTRODUCTION

Bell Environmental (BELL), on behalf of Kurtzam Realty (Kurtzam), has prepared this Remedial Investigation Report (RIR) for submission to the New York State Department of Environmental Conservation (NYSDEC). The Kurtzam 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.

Additional remedial acts that have occurred at the site include:

- The results of the PSA investigation conducted in 1998 indicated that VOCs were detected above the NYSDEC AWQS in two wells located in close proximity to the onsite dry cleaning establishment and 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.
- 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. 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.
- A workplan was submitted in May 2002 outlining additional work to be completed. 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.



- Kurtsam then implemented the next phase of investigation to horizontally and vertically delineate the extent of chlorinated compounds in ground water. BELL installed and sampled three monitoring wells to assess ground water quality on and offsite. A sediment sample was collected from the storm drain between the dry cleaners and McDonald's to assess if 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. Investigative soil borings were added to the required tasks by the NYSDEC 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. These results, along with all other results from this above referenced investigation were submitted to the NYSDEC in a Remedial Investigation Report.

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 (MT Cleaners II), a restaurant (Anthony's Family Restaurant), a 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 objectives of this phase of the RI included one round of confirmatory ground water sampling from onsite monitoring wells and one round of indoor air sampling within the two tenant spaces (a dry cleaning business and a pizzeria).

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:

- Ground water samples were collected from onsite monitoring wells utilizing the United States Environmental Protection Agency (EPA) low flow purging techniques. The ground water samples were analyzed for TCL VO+10, MTBE, TBA, TCL BN+15, and TAL metals. Two sets of samples were collected for the analysis of TAL metals; one set was filtered prior to being containerized using Nalgene 90 mm filter units in order to show that historically elevated levels of metals detected were from the silt build-up in the wells and not in the ground water and;
- Seven air samples were collected from the two tenant locations to assess potential migration of volatile organic compounds and the possible need for a VOC removal system. In each tenant space, a sample was collected from the basement sub-slab, the basement floor, and the first floor. In addition, one sample was collected outdoors to represent background levels.



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).

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.



3.0 SITE INVESTIGATION ACTIVITIES

The following section summarizes the RI activities conducted at the Kurtsam site on April 7, 2005. The RI activities were conducted in accordance with the NYSDEC approved January 19, 2005 Workplan Addendum.

3.1 GROUND WATER INVESTIGATION

3.1.1 Ground Water Monitoring Well Sampling

On April 7, 2005 site ground water monitoring wells MW-1, MW-2, MW-3, MW-4, MW-5 and MW-6 were gauged and sampled. Monitoring wells MW-7 and MW-8 could not be located. Kurtsam made multiple attempts to locate these wells by using a metal detector and accurate measurements from when the two wells were surveyed. It is assumed that these two wells have either been filled over or have had their concrete and metal protective covers destroyed. The NYSDEC case manager, Mr. John Miller, was apprised of the situation and told Kurtsam that he would make a decision on this issue after he reviewed the latest ground water sampling results.

The monitoring wells were gauged with a Heron interface probe and Photo Ionization Detector (PID). No Liquid Phase Hydrocarbon (LPH) was detected. The interpreted ground water flow is to the northwest. An interpreted ground water contour map was prepared from the gauging data collected on April 7, 2005 and has been included as Figure 3.

United States Environmental Protection Agency (EPA) low flow purging techniques were utilized to collect ground water samples at the above referenced site. 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 purging 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. The ground water samples were submitted to Severn Trent Laboratories (STL) of Edison, New Jersey (NYSDEC Laboratory Certification # 11452) for analysis of TCL VO+10, MTBE, TBA, TCL BN+15, and TAL metals. Two sets of samples were collected for the analysis of TAL metals; one set was filtered prior to being containerized using Nalgene 90 mm filter units and one was collected unfiltered.

Quality assurance/quality control (QA/QC) samples that included a trip blank, a field blank, and a duplicate sample were also submitted to STL for analysis. The trip blank was prepared by STL and remained in the sample cooler to detect any possible cross contamination of samples during shipping to and from the site. In order to collect the field blank, de-ionized water was poured into a clean Teflon bailer. One set of sample containers were then filled from the bailer. The duplicate sample was collected from monitoring well MW-1. A summary of monitoring well physical data and the results of field measurements for each well sampled on April 7, 2005 are summarized in Table 1. The Ground Water Field Monitoring Data Logs for each well sampled on April 7, 2005 can be found in Attachment 1.



3.2 AIR SAMPLING INVESTIGATION

Air sampling was conducted on April 7, 2005 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). Kurtsam collected six indoor air samples and one background outdoor air sample using six-liter stainless steel summa canisters with eight-hour air-intake regulators. Sample 9001 was collected from the sub-slab of the dry cleaners. Sample 9002 was collected from the basement floor in the dry cleaners. Sample 9003 was collected from the first floor in the dry cleaners. Sample 9004 was collected as the background located in the dumpster area outside of the two tenant buildings. Sample 9005 was collected from the sub-slab in the pizzeria. Sample 9006 was collected from the basement floor in the pizzeria. Sample 9007 was collected from the first floor of the pizzeria.

The two sub-slab air samples were installed and collected according to the U.S. Environmental Protection Agency's Standard Operating Procedure (SOP) for Installation of Sub-Slab Vapor Probes and Sampling. Since the thickness of the sub-slab was already known, a 5/16-inch hole was drilled three inches into the sub-slab. A constructed sub-slab vapor probe was inserted into the pre-drilled hole. A quick drying Portland cement was mixed and injected into the annular space between the probe and the outside of the drilled hole. The cement was allowed to dry overnight.

Once the cement was dry, a stainless-steel fitting and tubing were connected to the sub-slab vapor probe. A peristaltic pump and 1-L Tedlar bag were connected to the vapor probe. The hole was purged of a volume of two 1-L Tedlar bags. Once this was completed, the six-liter summa canister was connected to the tubing of the vapor probe and a sample was collected over an eight-hour period. The air samples were submitted to Severn Trent Laboratories (STL) of Edison, New Jersey (NYSDEC Laboratory Certification # 11452) for analysis of TO-14.

The other five air samples, including the background sample, were collected from the ambient air by connecting an eight-hour air-intake regulator to a six-liter summa canister. Once the eight-hour sample period was finished, the samples were collected and also sent to STL of Edison, New Jersey (NYSDEC Laboratory Certification # 11452) for analysis of 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 one round of ground water sampling and air sampling at the above referenced site.

4.1 GROUND WATER INVESTIGATION RESULTS

4.1.2 Results of Ground Water Sampling

On April 7, 2005, ground water samples were collected from monitoring MW-1, MW-2, MW-3, MW-4, MW-5, and MW-6 and analyzed for TCL VO+10, TCL BN+20, and TAL metals. Two sets of samples were collected for the analysis of TAL metals; one set was filtered prior to being containerized using Nalgene 90 mm filter units and one was collected unfiltered. The analytical results for the ground water samples indicated that the only VOC detected in excess of the AWQS in three samples was tetrachloroethene. Metals were detected in excess of the AWQS, filtered and unfiltered, in all samples except the QA/QC samples. The complete analytical data summary is presented in Table 2 and is compared to historical data in Table 3. The ground water samples that exceeded the NYSDEC AWQS are presented in Figure 5.

Volatiles

- Tetrachloroethene was detected in excess of the AWQS of 5 ug/L in the ground water samples collected from MW-2 (61 ug/L), MW-4 (5.1 ug/L), and MW-6 (140 ug/L).

The following is a list of metal compounds and the ranges of concentrations detected in the samples above the NYSDEC AWQS.

Metals

- Cadmium was detected above the NYSDEC AWQS of 5 ug/L in the unfiltered ground water samples ranging from 5.9 ug/L through 102 ug/L. It was detected in one filtered ground water sample (MW-6) at a concentration above the AWQS (8.1 ug/L).
- Iron was detected above the NYSDEC AWQS of 300 ug/L in the unfiltered ground water samples ranging from 4,460 ug/L through 17,000 ug/L. It was detected in one filtered ground water sample (MW-2) at a concentration above the AWQS (575 ug/L).
- Lead was detected above the NYSDEC AWQS of 25 ug/L in only one unfiltered ground water sample collected from monitoring well MW-3 (27.8 ug/L).
- Manganese was detected above the NYSDEC AWQS of 300 ug/L in the unfiltered ground water samples ranging from 358 ug/L through 887 ug/L.
- Sodium was detected above the NYSDEC AWQS of 20,000 ug/L in the unfiltered ground water samples ranging from 72,300 ug/L through 115,000. Sodium was detected in the filtered ground water samples ranging from 73,000 ug/L through 175,000 ug/L.

The analytical results indicated that there were no detectable concentrations present in the QA/QC field blank or trip blank. An interpreted isopleth map has been created for tetrachloroethene and has been included as Figure 5. The laboratory analytical results are included in Appendix B.



4.2 AIR SAMPLING INVESTIGATION RESULTS

The results of the indoor and outdoor air sampling conducted on April 7, 2005 indicate the presence of thirteen VOCs that are above NYSDOH background concentrations. The complete analytical data summary is presented in Table 4. The laboratory analytical results have been included as Appendix B. The ranges of VOC concentrations for the air samples in excess of the NYSDOH background are summarized below.

INDOOR

- Benzene was detected in excess of the NYSDOH indoor background of 5 mcg/m³ in the air sample collected from the first floor (Dry Cleaners) (5.43 mcg/m³).
- Chloroform was detected in excess of the NYSDOH indoor background of 4.3 mcg/m³ ranging from 4.88 mcg/m³ through 7.81 mcg/m³.
- Chloromethane was detected in excess of the NYSDOH indoor background of 1.0 mcg/m³ ranging from 1.40 mcg/m³ through 1.69 mcg/m³.
- Dichlorodifluoromethane was detected in excess of the NYSDOH indoor background of 1 mcg/m³ ranging from 2.57 mcg/m³ through 4.75 mcg/m³.
- MTBE was detected in excess of the NYSDOH indoor background of 4.3 mcg/m³ ranging from 5.05 mcg/m³ through 23.06 mcg/m³.
- N-hexane was detected above the NYSDOH indoor background of 3.6 mcg/m³ ranging from 3.88 mcg/m³ through 10.57 mcg/m³.
- Styrene was detected above the NYSDOH indoor background of 10 mcg/m³ in the air sample collected from sub-slab (Cleaners) (15.33 mcg/m³).
- Tetrachloroethene (PCE) was detected in excess of the NYSDOH indoor background of 10 mcg/m³ ranging from 12.88 mcg/m³ through 155.93 mcg/m³.
- Total Xylenes were detected in excess of the NYSDOH indoor background of 4.7 mcg/m³ ranging from 13.06 mcg/m³ through 129.77 mcg/m³.
- Trichloroethene (TCE) was detected in excess of the NYSDOH indoor background of 0.25 mcg/m³ ranging from 1.18 mcg/m³ through 3.98 mcg/m³.

OUTDOOR

- MTBE was detected in excess of the NYSDOH outdoor background of 1.0 mcg/m³ in the air sample collected from the rear of the building (10.09 mcg/m³).
- Toluene was detected in excess of the NYSDOH outdoor background of 6.1 mcg/m³ in the sample collected from the rear of the building (7.16 mcg/m³).
- Total Xylenes were detected in excess of the NYSDOH outdoor background of 0.74 mcg/m³ in the air sample collected from the rear of the building (8.38 mcg/m³).
- Trichlorofluoromethane was detected in excess of the NYSDOH outdoor background of 1.0 mcg/m³ in the air sample collected from the rear of the building (1.24 mcg/m³).
- 1,2,4-trimethylbenzene was detected in excess of the NYSDOH outdoor background of 1.0 mcg/m³ in the air sample collected from the rear of the building (1.03 mcg/m³).



5.0 EVALUATION OF CURRENT ENVIRONMENTAL CONDITIONS

5.1 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 Kurtzham property as the compounds of concern were only detected in wells located surrounding the dry cleaners and pizzeria tenant space. Tetrachloroethene, the only chlorinated VOC detected above the AWQS, was detected in monitoring wells MW-2, MW-4, and MW-6. Chlorinated VOCs 1,2-Dichloroethane and cis-1,2-Dichloroethene were detected below the AWQS in source area wells MW-2, MW-4, and MW-6. This is the first time 1,2-Dichloroethane and cis-1,2-Dichloroethene were detected below the AWQS in the source area wells (MW-2, MW-4, and MW-6). The deepest well onsite, MW-6, had the highest concentrations of tetrachloroethene detected at 140 ug/L. MW-6 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 has not been proposed. The concentration of tetrachloroethene detected in all three wells is consistent with the previous two rounds of sampling data.

The April 7, 2005 ground water sampling results show a majority of the metals contamination at the site is most likely attributed to silt within the monitoring wells that, in turn is collected in the ground water samples causing the spikes of TAL Metals. The wells contain silt because they cannot be properly developed due to them being situated in bedrock which gives them a very slow recharge rate. By filtering the ground water samples using the Nalgene 90 mm filter units, the results for a majority of the TAL Metals were reduced to concentrations either well below the AWQS or non-detect. The only metals that were detected in the filtered samples at concentrations above the AWQS are cadmium, iron, and sodium. Cadmium, iron, and sodium are naturally occurring metals that would normally be found in the dissolved state in ground water.

5.2 AIR

Thirteen VOCs were detected above the NYSDOH background concentrations in the air samples collected from the pizzeria and dry cleaner tenant spaces on April 7, 2005. Four of the thirteen VOCs that were detected are gasoline-related compounds. When the background outdoor air sample (9004) is compared to the six indoor air samples, gasoline-related VOCs MTBE and total xylenes were detected above the NYSDOH levels in both. Sample 9001 (collected from the sub-slab of the dry cleaners) had total xylenes detected at 129.77 mcg/m³, which is well above the NYSDOH background level of 4.7 mcg/m³ and a concentration of 8.38 mcg/m³ detected in the background outdoor air sample (9004). All other air samples had total xylenes detected at concentrations similar to the background air sample (9004). MTBE was detected in the background air sample (9004) at 10.09 mcg/m³ and was detected in samples 9001, 9003, 9005, 9006, and 9007 either lower than or slightly above the concentration in 9004. Benzene was detected at 5.43 mcg/m³ in the sample collected from the first floor of the dry cleaners (9003), which is only slightly above the NYSDOH indoor background of 5 mcg/m³. Benzene was detected in the background air sample at a concentration of 2.49 mcg/m³.



Benzene was not detected above the NYSDOH levels in any other of the six air samples (concentrations ranging from 2.43 mcg/m³ to 3.19 mcg/m³) collected on April 7, 2005. Toluene was detected above the NYSDOH level of 6.1 mcg/m³ in the background air sample (9004), but was non-detect in all other air samples. Therefore, with the exception of the total xylenes concentration detected in air sample 9001, benzene, MTBE, toluene, and total xylenes concentrations detected in the air samples are likely attributable to emissions from vehicles in the parking area and surrounding roadways.

Nine out of the thirteen VOCs detected above the NYSDOH levels in the air samples collected on April 7, 2005 were chlorinated compounds (tetrachloroethene, chloromethane, dichlorodifluoromethane, trichloroethene, trichlorofluoromethane, N-Hexane, chloroform, styrene, and 1,2,4-trimethylbenzene), which are likely attributed to dry cleaning operations. These chlorinated VOCs have previously been detected above the NYSDOH levels in air sampling investigations conducted at the site. Three of the nine chlorinated VOCs, chloromethane, trichlorofluoromethane, and 1,2,4-trimethylbenzene, were detected in both the background air sample and the other six air samples. These three chlorinated VOCs, chloromethane, trichlorofluoromethane, and 1,2,4-trimethylbenzene, were detected in the other six samples at approximately the same order of magnitude of concentration as the background air sample (9004). Therefore, it is unlikely that these compounds are related to the ground water contamination near the dry cleaners.

The other six chlorinated VOCs (tetrachloroethene, dichlorodifluoromethane, trichloroethene, N-Hexane, chloroform, and styrene) were non-detect in the background air sample (9004). Tetrachloroethene was detected above the NYSDOH level of 10 mcg/m³ in air samples 9001, 9002, 9003, 9005, and 9006 at concentrations ranging from 12.88 mcg/m³ to 155.93 mcg/m³. Dichlorodifluoromethane was detected above the NYSDOH level of 1.0 mcg/m³ in air samples 9001, 9002, 9003, 9005, 9006, and 9007 at concentrations ranging from 2.67 mcg/m³ to 4.75 mcg/m³. Trichloroethene was detected above the NYSDOH level of 0.25 mcg/m³ in air samples 9001, 9002, 9004, 9005, and 9006 at concentrations ranging from 1.18 mcg/m³ to 3.98 mcg/m³. N-Hexane was detected above the NYSDOH level of 3.6 mcg/m³ in air sample 9003 and 9005 at concentrations ranging from 3.88 mcg/m³ to 10.57 mcg/m³. Chloroform was detected above the NYSDOH level of 4.3 mcg/m³ in air samples 9003 and 9006 at concentrations ranging from 4.88 mcg/m³ to 7.81 mcg/m³. Styrene was detected above the NYSDOH level of 10 mcg/m³ in the air sample 9001 at a concentration of 15.33 mcg/m³.

Overall, total VOC concentrations detected in the air samples collected from the dry cleaner tenant space were 449.48 mcg/m³ in the sub-slab sample (9001), 131.19 mcg/m³ in the basement floor sample (9002), and 134.99 mcg/m³ in the first floor sample (9003). The total VOC concentrations detected in the air samples collected from the pizzeria tenant space were 111.30 mcg/m³ in the sub-slab sample (9005), 273.93 mcg/m³ in the basement floor sample (9006), and 67.16 mcg/m³ in the first floor sample (9007). Total VOC concentrations detected in the background air sample (9004) was 58.04 mcg/m³.



6.0 RECOMMENDATIONS

6.1 GROUND WATER

Based on the remaining concentrations of chlorinated compounds in the ground water onsite, Kurtsam proposes to sample all onsite wells on a semi-annual basis for nine chlorinated VOCs including tetrachloroethene, trichloroethene, vinyl chloride, chloroethane, cis-1,2 dichloroethene, trans-1,2 dichloroethene, 1,1-dichloroethene, 1,1-dichloroethane, and 1,1,1-trichloroethane. The next ground water sampling event is scheduled for October 2005. The results of the sampling will be presented to the NYSDEC in semi-annual progress reports, with the next submittal scheduled for December 2005.

6.2 AIR

Due to the concentrations of VOCs detected above the NYSDOH Levels within the building used by the dry cleaner and pizzeria, 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.

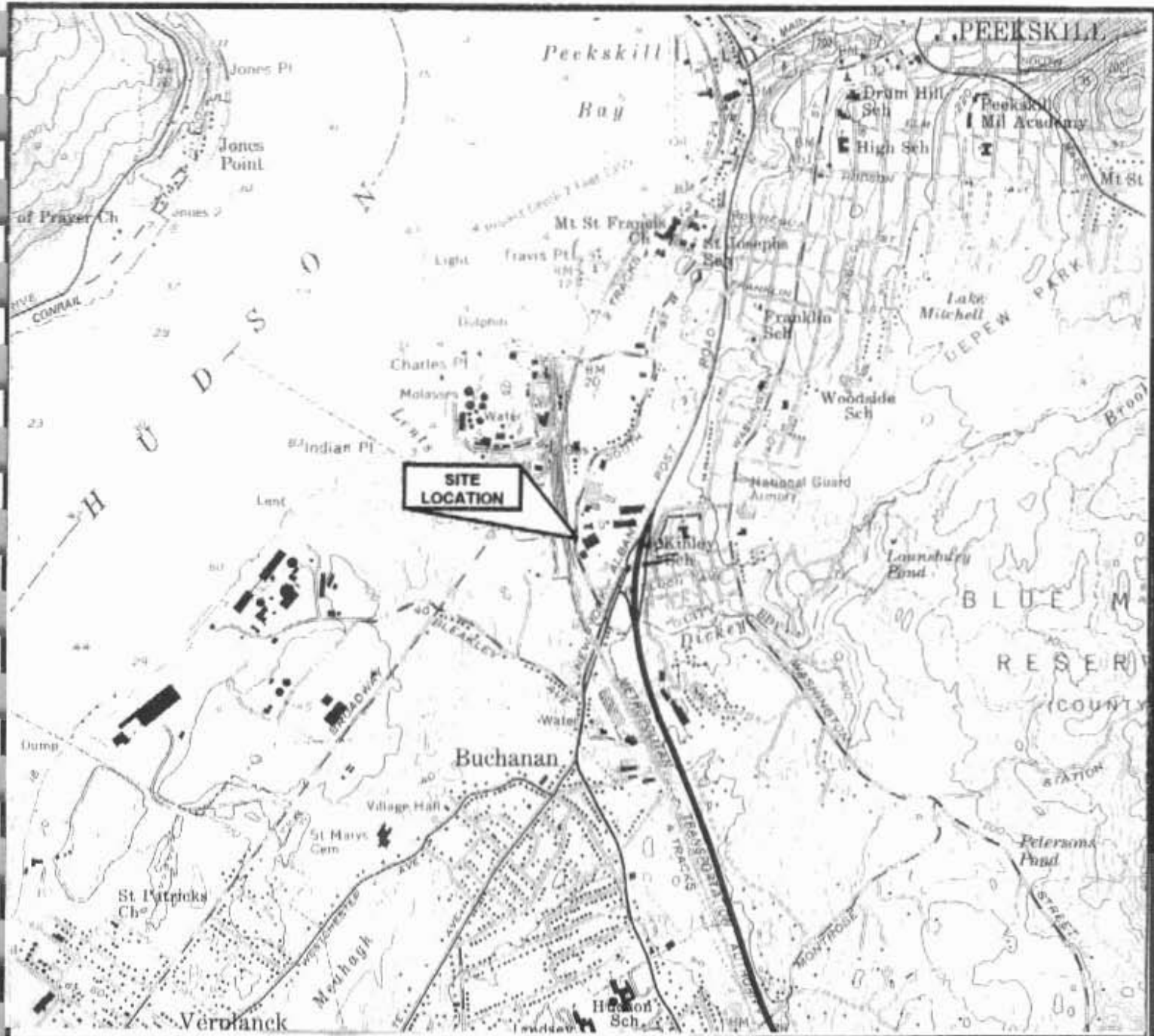


7.0 LIMITATIONS

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

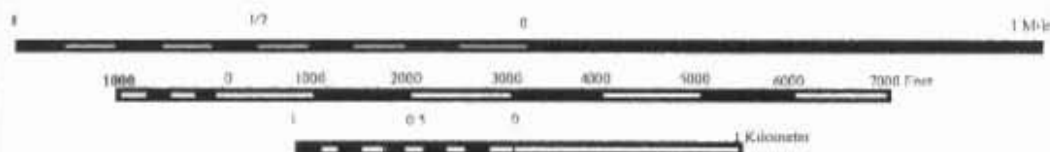
New York

QUAD LOCATION



USGS 7.5 MINUTE
Peekskill, N.Y.
QUADRANGLE

SCALE 1:24,000



CONTOUR INTERVAL 20 FEET
DATUM IS MEAN SEA LEVEL

N



FIGURE #1

RIJE PROJECT # EOG01-93042-01

Project Name

FIGURE
2
SITE
PLAN

No.	Description	Date

By: [Signature]
 BEL ENVIRONMENTAL
 295 C ROUTE 45
 MIDDLETOWN, NJ 07928

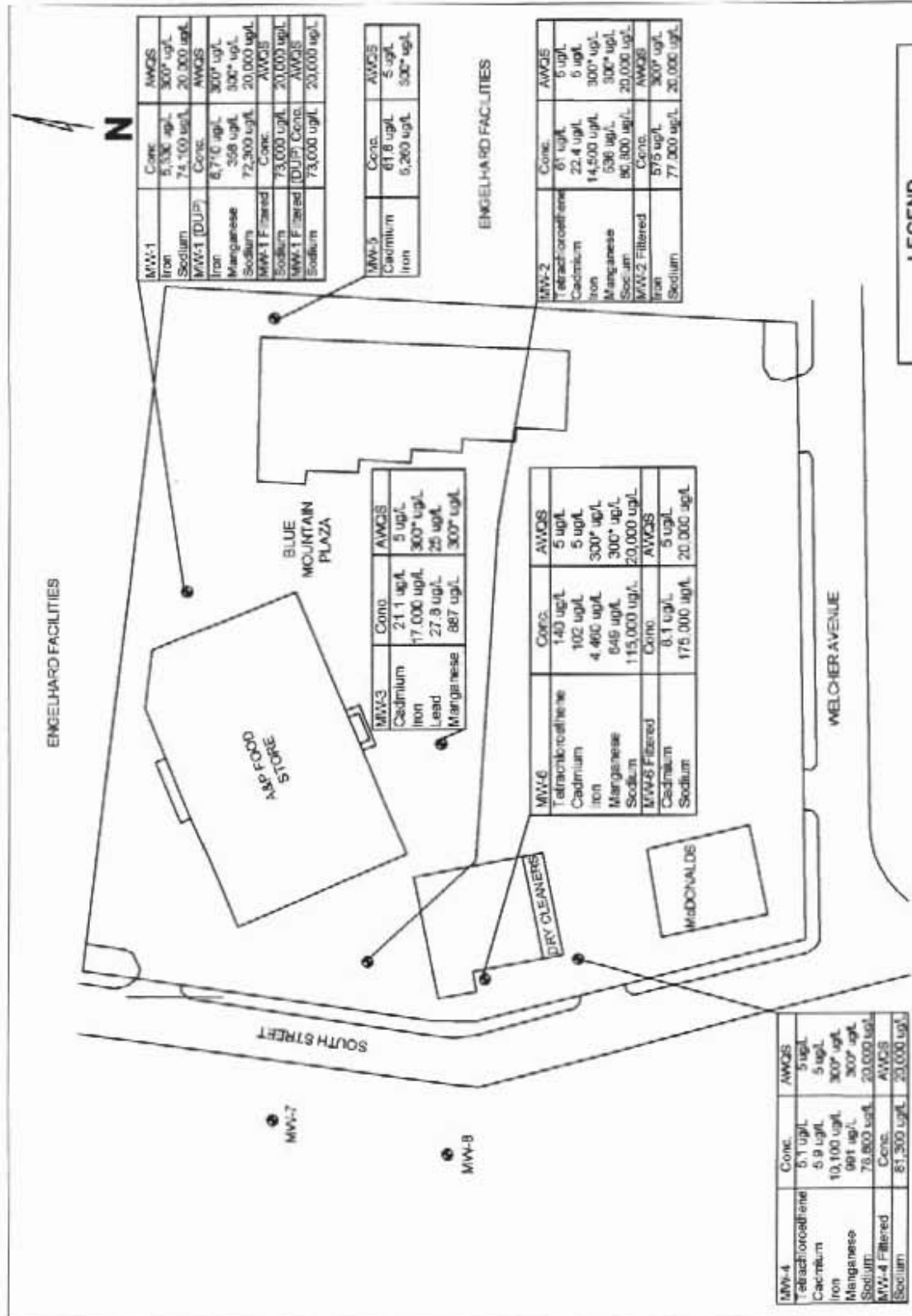
Project Name: [Signature]
 PECO PLAZA
 30 WELCHER AVENUE
 PECO, NEW YORK

Date: 9/24/03
 22 September 2003
 Scale: 1" = 116'



LEGEND

● EXISTING MONITORING WELL LOCATION



ENGELHARD FACILITIES

ASP FOOD STORE

BLUE MOUNTAIN PLAZA

DRY CLEANERS

McDONALDS

WELCHER AVENUE

SOUTH STREET

PETERSILL PLAZA
20 WELCHER AVENUE
PETERSILL, NEW YORK

LEGEND
● EXISTING MONITORING WELL LOCATION

FIGURE

4

GROUND

WATER

SAMPLE

RESULTS

THAT

EXCEED

NYSDEC

AWQS

4/07/05

No.	Monitoring Point	Date

SELL ENVIRONMENTAL
295 C ROUTE 46
BUDD LAKE, NJ 07826

Rev: 5/20/02-01
May, 2005
1" = 116'

MW-1	Conc.	AWQS
Iron	5,330 ug/L	300* ug/L
Sodium	74,100 ug/L	20,000 ug/L
MW-1 (DUP)	Conc.	AWQS
Iron	6,770 ug/L	300* ug/L
Manganese	358 ug/L	300* ug/L
Sodium	72,300 ug/L	20,000 ug/L
MW-1 Filtered	Conc.	AWQS
Sodium	73,000 ug/L	20,000 ug/L
MW-1 Filtered (DUP) Conc.	AWQS	
Sodium	73,000 ug/L	20,000 ug/L

MW-5	Conc.	AWQS
Cadmium	61.8 ug/L	5 ug/L
Iron	5,260 ug/L	300* ug/L

ENGELHARD FACILITIES

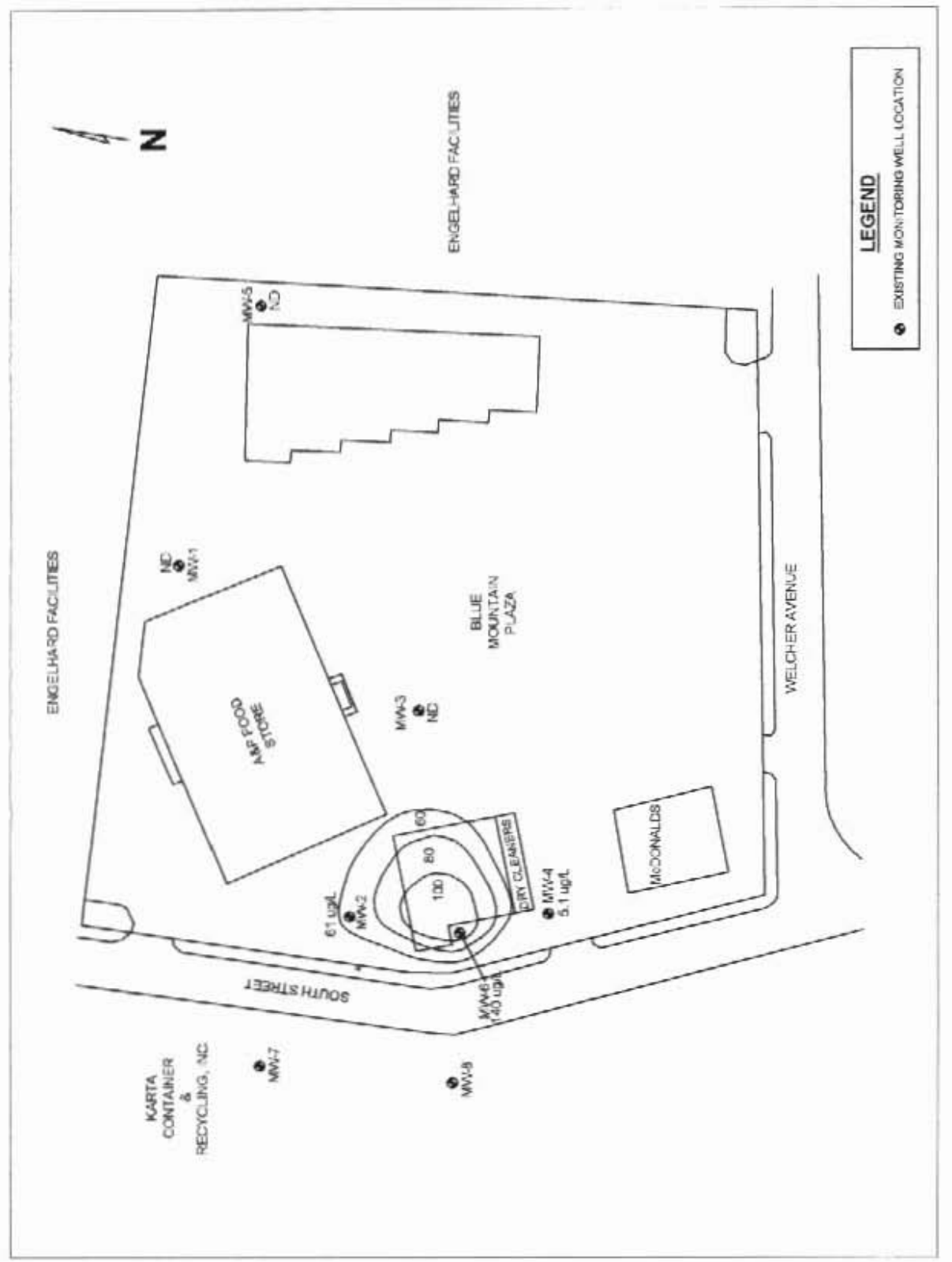
MW-2	Conc.	AWQS
Tetrachloroethene	61 ug/L	5 ug/L
Cadmium	22.4 ug/L	5 ug/L
Iron	14,500 ug/L	300* ug/L
Manganese	536 ug/L	300* ug/L
Sodium	80,800 ug/L	20,000 ug/L
MW-2 Filtered	Conc.	AWQS
Iron	575 ug/L	300* ug/L
Sodium	77,300 ug/L	20,000 ug/L

MW-3	Conc.	AWQS
Cadmium	21.1 ug/L	5 ug/L
Iron	17,000 ug/L	300* ug/L
Lead	27.3 ug/L	25 ug/L
Manganese	887 ug/L	300* ug/L

MW-6	Conc.	AWQS
Tetrachloroethene	140 ug/L	5 ug/L
Cadmium	102 ug/L	5 ug/L
Iron	4,460 ug/L	300* ug/L
Manganese	648 ug/L	300* ug/L
Sodium	115,000 ug/L	20,000 ug/L
MW-6 Filtered	Conc.	AWQS
Cadmium	0.1 ug/L	5 ug/L
Sodium	175,000 ug/L	20,000 ug/L

MW-4	Conc.	AWQS
Tetrachloroethene	5.1 ug/L	5 ug/L
Cadmium	5.9 ug/L	5 ug/L
Iron	10,100 ug/L	300* ug/L
Manganese	991 ug/L	300* ug/L
Sodium	76,800 ug/L	20,000 ug/L
MW-4 Filtered	Conc.	AWQS
Sodium	87,300 ug/L	20,000 ug/L

FIGURE 5 PCE ISOPLETH MAP 4/7/05		No. _____ Building/Room _____ Date _____
BELL ENVIRONMENTAL 293 C ROUTE 46 BUDDO LAKE, NJ 07026		PERSEUS PLAZA 20 WELCHER AVENUE PERSEUS, NEW YORK
V30-42-01 10/1/2005		Scale: 1" = 115'





TABLES

TABLE 1

SUMMARY OF MONITORING WELL PHYSICAL DATA AND RESULTS OF FIELD MEASUREMENTS
 THURSDAY, APRIL 7, 2005
 WEATHER - PARTLY SUNNY, 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	EM	30.35	25.43	16.0	10.0	NPD	18.84	11.51	4.3
MW-2	EM	30.60	25.14	16.0	10.0	NPD	20.29	10.31	3.17
MW-3	EM	30.61	27.62	18.0	10.0	NPD	20.16	10.45	4.87
MW-4	EM	30.72	27.68	18.0	10.0	NPD	20.35	10.37	4.39
MW-5	EM	28.35	15.40	7.00	10.0	NPD	8.89	19.46	4.25
MW-6	EM	31.20	31.80	9.40	10.0	NPD	20.81	10.39	7.17
MW-7	NS	27.94	NS	8.75	10.0	NS	NS	NS	NS
MW-8	NS	28.47	NS	13.73	10.0	NS	NS	NS	NS

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

TABLE 1

SUMMARY OF MONITORING WELL PHYSICAL DATA AND RESULTS OF FIELD MEASUREMENTS
 THURSDAY, APRIL 7, 2005
 WEATHER - PARTLY SUNNY, 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	6.82	15.1	0.718	6.60	Brown, Silty
MW-2	6.47	14.8	1.870	2.33	Brown, Silty
MW-3	6.24	13.2	0.300	9.37	Brown, Silty
MW-4	6.27	14.8	1.170	3.01	Brown, Silty
MW-5	7.47	10.4	0.281	10.81	Brown, Silty
MW-6	6.28	15.4	10.03	0.49	Light Brown, silty
MW-7	NS	NS	NS	NS	NS
MW-8	NS	NS	NS	NS	NS
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	8.45	15.4	0.70	8.10	Cloudy
MW-2	6.55	15.7	1.090	3.76	Cloudy
MW-3	6.06	13.7	0.421	9.15	Clear
MW-4	6.26	15.4	1.170	0.88	Clear
MW-5	6.66	8.7	0.162	9.69	Clear
MW-6	6.37	16.7	3.99	0.01	Cloudy
MW-7	NS	NS	NS	NS	NS
MW-8	NS	NS	NS	NS	NS
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	6.37	15.4	0.66	7.97	Cloudy
MW-2	6.53	15.7	1.030	3.62	Cloudy
MW-3	6.06	13.6	0.411	9.14	Clear
MW-4	6.23	15.3	1.130	0.76	Clear
MW-5	6.84	8.9	0.167	9.52	Clear
MW-6	6.36	16.5	3.67	0.01	Cloudy
MW-7	NS	NS	NS	NS	NS
MW-8	NS	NS	NS	NS	NS

Notes:
 mg/l - milligrams per liter; °C - degrees Celsius;
 mS/cm - millisiemens per centimeter
 NS - Not Sampled

TABLE 1

SUMMARY OF MONITORING WELL PHYSICAL DATA AND RESULTS OF FIELD MEASUREMENTS
 THURSDAY, APRIL 7, 2005
 WEATHER - PARTLY SUNNY, 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	1:46	2:13	Low Flow	0.19	5.0	4/7/2005	2:20	Teflon Bailor	20.23
MW-2	10:27	11:09	Low Flow	0.19	8.0	4/7/2005	11:10	Teflon Bailor	21.72
MW-3	3:05	3:38	Low Flow	0.24	8.0	4/7/2005	3:40	Teflon Bailor	20.45
MW-4	11:42	12:15	Low Flow	0.18	6.0	4/7/2005	12:20	Teflon Bailor	20.89
MW-5	1:51	2:27	Low Flow	0.28	10.0	4/7/2005	2:30	Teflon Bailor	13.12
MW-6	11:42	12:30	Low Flow	0.28	13.5	4/7/2005	12:35	Teflon Bailor	20.09
MW-7	NS	NS	NS	NS	NS	NS	NS	NS	NS
MW-8	NS	NS	NS	NS	NS	NS	NS	NS	NS

Notes: gpm - gallons per minute; DTW - depth to water
 NA - Not Available, could not locate well
 NS - Not Sampled

TABLE 2
GROUND WATER SAMPLING RESULTS SUMMARY - APRIL 7, 2005
PEEKSKILL PLAZA
PEEKSKILL, WESTCHESTER, NEW JERSEY

Sample Designation: BELL Sample Number: Lab ID Sample Date:	MW-1		MW-1(DUP)		MW-1(Fillered)		MW-1(Fillered-Dup)		MW-2		New York Ambient Water Quality Standards (ug/l)	New York Ambient Water Quality Guidance Values (ug/l)
	MDL	Q	MDL	Q	MDL	Q	MDL	Q	MDL	Q		
VOLATILE ORGANIC COMPOUNDS (ug/l) Dilution Factor:												
Targeted VOCs Detected:												
Acetone	1.0	1	1.0	1	NA	NA	NA	NA	1.0	1	7	50
Chloroform	0.3	ND	0.3	ND	NA	NA	NA	NA	0.3	ND	5	-
cis-1,2-Dichloroethene	0.4	ND	0.4	ND	NA	NA	NA	NA	0.4	ND	5	-
MTBE	0.3	ND	0.3	ND	NA	NA	NA	NA	0.3	ND	5	-
Tetrachloroethene (PCE)	0.4	ND	0.4	ND	NA	NA	NA	NA	0.4	ND	5	-
Trichloroethene	0.4	ND	0.4	ND	NA	NA	NA	NA	0.4	ND	5	-
Total Targeted VOCs	ND	ND	ND	ND	NA	NA	NA	NA	65.7	ND	-	-
Total Non-Targeted VOCs	ND	ND	ND	ND	NA	NA	NA	NA	ND	ND	-	-
SEMI-VOLATILE COMPOUNDS (ug/l) Dilution Factor:												
Targeted SVOCs Detected:												
Benzo(g,h,i)Perylene	10	0.4	10	ND	NA	NA	NA	NA	10	ND	-	-
Total Targeted SVOCs	0.4	ND	0.4	ND	NA	NA	NA	NA	ND	ND	-	-
Total Non-Targeted SVOCs	ND	ND	ND	ND	NA	NA	NA	NA	21	ND	-	-
METALS (ug/l) Targeted Metals Detected:												
Aluminum	62.6	2,780	62.6	3,590	ND	ND	62.6	ND	62.6	3,190	-	-
Arsenic	3.2	ND	3.2	ND	ND	ND	3.2	ND	3.2	6	25	-
Barium	1.7	90	1.7	63.7	65.5	64.1	1.7	64.1	1.7	51.7	1,000	-
Beryllium	0.3	ND	0.3	ND	ND	ND	0.3	ND	0.3	ND	-	3
Cadmium	0.4	3.0	0.4	2.4	0.67	0.4	0.4	ND	0.4	22.4	5	-
Calcium	42.5	44,000	42.5	44,000	43,300	43,000	42.5	43,000	42.5	36,800	-	-
Chromium	1.6	4.8	1.6	5.8	ND	ND	1.6	ND	1.6	25.7	50	-
Cobalt	1.7	2	1.7	2.7	ND	ND	1.7	ND	1.7	3.8	-	-
Copper	3.7	10.7	3.7	12.3	ND	ND	3.7	ND	3.7	16.3	200	-
Iron	39.2	5,330	39.2	6,710	ND	ND	39.2	ND	39.2	14,500	300	-
Lead	2.6	4.6	2.6	7.3	ND	ND	2.6	ND	2.6	10.7	25	-
Magnesium	41.6	10,100	41.6	10,300	8,930	8,920	41.6	8,920	41.6	6,250	-	35,000
Manganese	1.2	231	1.2	358	9.4	11	1.2	11	1.2	536	300	-
Nickel	2.4	5.4	2.4	6.3	ND	ND	2.4	ND	2.4	6.5	100	-
Potassium	315	2,340	315	2,450	1,650	1,560	315	1,560	315	2,140	-	-
Sodium	395	74,100	395	72,300	73,000	73,000	395	73,000	395	80,300	20,000	-
Thallium	4.7	ND	4.7	ND	ND	ND	4.7	ND	4.7	ND	-	0.5
Vanadium	2.0	5.4	2.0	6.4	ND	ND	2.0	ND	2.0	7.4	-	-
Zinc	5.6	37.9	5.6	43.6	12.7	11	5.6	11	5.6	45.8	-	2,000

Notes: ND = Not Detected, MDL = Method Detection Limit, NA = Not Analyzed, Q = Qualifier
J = Estimated value - compound detected below the specified detection limit
B = Analyte found in the blank as well as the sample

TABLE 2
GROUND WATER SAMPLING RESULTS SUMMARY - APRIL 7, 2005
PEEKSKILL PLAZA
PEEKSKILL, WESTCHESTER, NEW JERSEY

Sample Designation: BELL Sample Number: Lab ID: Sample Date:	MW-2 (Filtered)			MW-3 (Filtered)			MW-3 (Filtered)			MW-4 (Filtered)			MW-4 (Filtered)			New York Ambient Water Quality Standards			New York Ambient Water Quality Guidance Values		
	MDL	CONC	Q	MDL	CONC	Q	MDL	CONC	Q	MDL	CONC	Q	MDL	CONC	Q	MDL	CONC	Q	MDL	CONC	Q
VOLATILE ORGANIC COMPOUNDS (ug/l) Dilution Factor: Targeted VOCs Detected: Acetone Chloroform cis-1,2-Dichloroethene MTBE Tetrachloroethene (PCE) Trichloroethene Total Targeted VOCs Total Non-Targeted VOCs																					
SEMI-VOLATILE COMPOUNDS (ug/l) Dilution Factor: Targeted SVOCs Detected: Benz[a]fluoranthene Total Targeted SVOCs Total Non-Targeted SVOCs																					
METALS (ug/l) Targeted Metals Detected: Aluminum Arsenic Barium Beryllium Cadmium Calcium Chromium Cobalt Copper Iron Lead Magnesium Manganese Nickel Potassium Sodium Thallium Vanadium Zinc																					

Notes: ND = Not Detected, MDL = Method Detection Limit, NA = Not Analyzed, Q = Qualifier
J = Estimated value - compound detected below the specified detection limit.
B = Analyte found in the blank as well as the sample.

TABLE 2
GROUND WATER SAMPLING RESULTS SUMMARY - APRIL 7, 2006
PEEKSKILL PLAZA
PEEKSKILL, WESTCHESTER, NEW JERSEY

Sample Designation: BELL Sample Number Lab ID:	MVA-6 2005 622428 04/07/05	MVA-6 (Filtered) 2105 622428 04/07/05	MVA-6 2005 622430 04/07/05	MVA-6 (Filtered) 2105 622431 04/07/05	Field Blank 1001 622432 04/07/05	Tap Blank 1002 622433 04/07/05	New York Ambient Water Quality Standards (ug/l)	New York Ambient Water Quality Guidance Values (ug/l)
VOLATILE ORGANIC COMPOUNDS (ug/l)	MDL CONC	Q MDL CONC	Q MDL CONC	Q MDL CONC	Q MDL CONC	Q MDL CONC		
Targeted VOCs Detected:	1	-	1	-	1	1		
Acetone	ND	NA	ND	NA	ND	ND	7	50
Chloroform	ND	NA	ND	NA	ND	ND	5	-
cis-1,2-Dichloroethene	ND	NA	ND	NA	ND	ND	-	-
MTBE	ND	NA	ND	NA	ND	ND	5	-
Tetrachloroethene (PCE)	ND	NA	ND	NA	ND	ND	5	-
Trichloroethene	ND	NA	ND	NA	ND	ND	5	-
Total Targeted VOCs	ND	NA	ND	NA	ND	ND		
Total Non-Targeted VOCs	ND	NA	ND	NA	ND	ND		
SEMI-VOLATILE COMPOUNDS (ug/l)	1	-	1	-	1	-		
Targeted SVOCs Detected:	ND	NA	ND	NA	ND	NA		
Benz[a]anthracene	ND	NA	ND	NA	ND	NA		
Total Targeted SVOCs	ND	NA	ND	NA	ND	NA		
Total Non-Targeted SVOCs	ND	NA	ND	NA	ND	NA		
METALS (ug/l)	MDL CONC	Q MDL CONC	Q MDL CONC	Q MDL CONC	Q MDL CONC	Q MDL CONC		
Targeted Metals Detected:	3,820	ND	62.6	ND	62.6	ND		
Aluminum	ND	ND	3.2	ND	3.2	ND	25	-
Arsenic	31.6	9	1.7	ND	1.7	ND	1,000	-
Berium	ND	ND	0.3	ND	0.3	ND	-	3
Beryllium	ND	ND	0.3	ND	0.3	ND	-	-
Cadmium	81.8	2.6	0.4	ND	0.4	ND	5	-
Calcium	18,200	16,300	42.5	45,800	42.5	ND	-	-
Chromium	6.2	ND	1.6	4.5	1.6	ND	50	-
Cobalt	ND	ND	1.7	8.4	1.7	ND	-	-
Copper	14.5	ND	3.7	28.8	3.7	ND	200	-
Iron	5,250	ND	39.2	4,450	39.2	ND	300	-
Lead	13.7	ND	2.6	7.5	2.6	ND	25	-
Magnesium	5,480	4,380	41.6	9,670	41.6	ND	-	35,000
Manganese	91.5	ND	1.2	64.9	1.2	ND	300	-
Nickel	5.3	ND	2.4	7	2.4	ND	100	-
Potassium	1,170	735	315	2,100	315	ND	-	-
Sodium	11,000	11,900	396	115,300	396	ND	20,000	-
Thallium	ND	ND	4.7	ND	4.7	ND	-	0.5
Titanium	5.4	ND	2.0	4.4	2.0	ND	-	-
Vanadium	20.6	ND	5.6	38.1	5.6	ND	-	-
Zinc	ND	ND	ND	ND	ND	ND	-	2,000

Notes: ND = Not Detected, MDL = Method Detection Limit, NA = Not Analyzed, Q = Qualifier.
J = Estimated value - compound detected below the specified detection limit.
B = Analyte found in the blank as well as the sample.

TABLE 3
PEEKSKILL PLAZA
PEEKSKILL, WESTCHESTER COUNTY, NEW YORK
HISTORICAL GROUND WATER CONCENTRATIONS

Well ID	NY	MW-1	MW-1	MW-1	MW-1	MW-1(Filtered)
Sampling Date	AWQS	06/04/98	01/26/99	11/13/01	04/07/05	04/07/05
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
Iron	300*	12,300	2,670	15,900	5,330	ND
Manganese	300*	417	ND	365	231	9.4
Sodium	20,000	31,000	50,600	54,200	74,100	73,000

NYAWQS = New York Ambient Water Quality Standards.

ND = Compound was not detected

NA = Compound was not analyzed.

Exceeds the NYAWQS (all concentration units ug/L).

TABLE 3
PEEKSKILL PLAZA
PEEKSKILL, WESTCHESTER COUNTY, NEW YORK
HISTORICAL GROUND WATER CONCENTRATIONS

Well ID	NY	MW-2	MW-2	MW-2	MW-2	MW-2(Filtered)
Sampling Date	AWQS	06/04/98	01/26/99	11/13/02	04/07/05	04/07/05
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
1,2-Dichloroethane	0.6	ND	18	ND	ND	NA
Tetrachloroethene	5	87	81	76	61	NA
Cadmium	5	ND	ND	1.6	22.4	2.5
Iron	300*	14,200	9,060	5,370	14,500	575
Manganese	300*	1,170	999	354	536	51.1
Sodium	20,000*	126,000	157,000	42,700	80800	77,000

NYAWQS = New York Ambient Water Quality Standards.

ND = Compound was not detected

NA = Compound was not analyzed.

Exceeds the NYAWQS (all concentration units ug/L).

TABLE 3
PEEKSKILL PLAZA
PEEKSKILL, WESTCHESTER COUNTY, NEW YORK
HISTORICAL GROUND WATER CONCENTRATIONS

Well ID	NY	MW-3	MW-3	MW-3	MW-3	MW-3 (Filtered)
Sampling Date	AWQS	06/04/98	01/26/99	11/13/02	04/07/05	04/07/05
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
Tetrachloroethene	5	2	ND	ND	ND	NA
Cadmium	5	ND	3.2	13.2	21.1	1.1
Iron	300*	23,700	1,680	4,970	17,000	ND
Lead	25	18	ND	6.7	27.8	ND
Manganese	300*	1,390	127	230	887	29.5
Sodium	20,000*	9,990	18,900	15,800	18,900	19,100

NYAWQS = New York Ambient Water Quality Standards.

ND = Compound was not detected

NA = Compound was not analyzed

J = Estimated Value.

Exceeds the NYAWQS (all concentration units ug/L).

TABLE 3
PEEKSKILL PLAZA
PEEKSKILL, WESTCHESTER COUNTY, NEW YORK
HISTORICAL GROUND WATER CONCENTRATIONS

Well ID	NY	MW-4	MW-4	MW-4	MW-4	MW-4(Filtered)
Sampling Date	AWQS	06/04/98	01/26/99	11/13/02	04/07/05	04/07/05
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
1,2-Dichloroethane	0.6	3	ND	ND	ND	NA
Tetrachloroethene	5	13	15	11	5.1	NA
Cadmium	5	ND	2.4	47.1	5.9	1.9
Iron	300*	17,000	5380	5,700	10,100	ND
Lead	25	47	4.7	6.7	13.9	ND
Manganese	300*	3420	1050	503	991	137
Sodium	20,000*	74,300	189,000	44,300	78,800	81,300

NYAWQS = New York Ambient Water Quality Standards.

ND = Compound was not detected

NA = Compound was not analyzed.

J = Estimated Value.

Exceeds the NYAWQS (all concentration units ug/L).

TABLE 3
PEEKSKILL PLAZA
PEEKSKILL, WESTCHESTER COUNTY, NEW YORK
HISTORICAL GROUND WATER CONCENTRATIONS

Well ID	NY	MW-5	MW-5	MW-5	MW-5	MW-5(Filtered)
Sampling Date	AWQS	06/04/98	01/26/99	11/13/02	04/07/05	04/07/05
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
Antimony	3	5.9	ND	ND	ND	ND
Arsenic	25	ND	ND	50.5	ND	ND
Barium	1,000	53.5	91.1	1,010	31.6	9
Cadmium	5	ND	ND	5.4	61.6	2.5
Chromium	50	11.2	14.6	415	6.2	ND
Copper	200	11.7	17.7	323	14.5	ND
Iron	300*	10,700	13,700	280,000	5,260	ND
Lead	25	7.4	6.3	147	10.7	ND
Manganese	300*	199	287	5,540	91.9	ND
Nickel	100	10.2	11.7	353	5.3	ND
Sodium	20,000*	31,400	27,400	21,900	11,000	11,900

NYAWQS = New York Ambient Water Quality Standards.

ND = Compound was not detected

NA = Compound was not analyzed.

J = Estimated Value.

Exceeds the NYAWQS (all concentration units ug/L).

TABLE 3
PEEKSKILL PLAZA
PEEKSKILL, WESTCHESTER COUNTY, NEW YORK
HISTORICAL GROUND WATER CONCENTRATIONS

Well ID	NY	MW-6	MW-6	MW-6	MW-6(Filtered)
Sampling Date	AWQS	11/13/02	02/04/04	04/07/05	04/07/05
Units	ug/L	ug/L	ug/L	ug/L	ug/L
cis-1,2-Dichloroethene	5	7.1	3	1.3	NA
Tetrachloroethene	5	140	100	140	NA
Cadmium	5	ND	ND	102	8.1
Iron	300*	3,890	65.3	4,460	49.4
Manganese	300*	704	12.1	649	43
Sodium	20,000*	505,000	96,500	115,000	175,000

NYAWQS = New York Ambient Water Quality Standards.

ND = Compound was not detected

NA = Compound was not analyzed.

J = Estimated Value.

Exceeds the NYAWQS (all concentration units ug/L).

TABLE 4
AIR SAMPLING RESULTS SUMMARY - APRIL 7, 2005
PEERSKILL PLAZA
PEERSKILL, WESTCHESTER COUNTY, NEW JERSEY

Sample Concentration ECLL Sample Number Lab ID Sample Date	Indoor (Floor) (AS-1)		First Floor (Clermont) (AS-3)		Rear of Building Outdoor (AS-4)		Background EPA Database ^a		NYSDOH Database ^a
	PGC	CONC	Q	FOI	CONC	Q	FOI	CONC	FOI
VOLATILE ORGANIC COMPOUNDS (mg/m³)									
Targeted VOCs Detected:									
Acetone	1	115.35			1	1		17.13	NA
Tetrachloroethene (PCE)		92.88						0.82-5.9	<1.5-6.7
Dichlorobromomethane		2.82						NA	<1.0
1,2-Dichloroethene		ND						NA	NA
Chloroform		1.51						1.3-1.5	<1.0-1.4
2-Chlorotoluene		ND						NA	NA
Cyclohexane		0.99						NA	NA
Ethylbenzene		15.53						NA	NA
1,1-Dichloroethane		4.21						NA	NA
Trichloroethene (TCE)		1.15						NA	NA
Isocyanate Alcohol		1.18						1.1-1.2	<1.0-3.8
Methyl Ethyl Ketone		2.04						<1.2-1.2	<0.25
Methyl Isobutyl Ketone		5.21						NA	NA
Methyl Ethyl Chloride		2.74						NA	<1.0-3.8
4-Methyl-2-pentanone (MIBK)		7.21						NA	NA
MIBK		3.07						NA	<1.0-4.3
n-Heptane		3.02						NA	<1.0-3.6
n-Nonane		47.17						NA	<1.0-3.5
2-Butanone		2.04						NA	NA
Chlorobenzene		2.43						0.05-0.08	<1.0-4.3
Benzene		22.09						2.0-11	<3.2-9
Toluene		22.41						3.3-21	<1.8-4.7
Tetrahydronaphthalene		18.33						NA	1.0-6.1
Styrene		1.47						NA	NA
1,2,5-Trimethylbenzene		5.41						NA	NA
1,2,4-Trimethylbenzene		14.04						NA	<1.0-10
2,2,4-Trimethylpentane		1.63						NA	<1.0-10
Xylenes (Total)		128.77						2.2-7.4	<1.0
Total Targeted VOCs		440.48						NA	NA
Total Non-Targeted VOCs		131.19						0.59-4.7	<0.25-0.74

Notes:
 ND = Not Detected
 PGC = Practical Quantization Limit
 The United States Environmental Protection Agency Volatile Organic Compounds Database (EPA database) was published in March 1998. This database is a compilation of indoor and outdoor data from studies across the United States.
 The New York State Department of Health Database (NYSDOH Database) is a summary of indoor and outdoor air sample results in central homes collected and analyzed by the NYSDOH from 1989 through 1996.
 The levels are the 25th percentile to 75th percentile, (middle half), of the data from the EPA and NYSDOH databases.
 These databases are comprised of air testing results from studies where there were no known sources of chemicals or chemical spills.
 *Compilation of data from ongoing background studies of residences and schools in New York State, not yet published.
 < = Means "less than". The number following a "less than sign" (<) 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.
 p = Present, but less than the level indicated.

TABLE 4
AIR SAMPLING RESULTS SUMMARY - APRIL 7, 2005
PEEKSKILL PLAZA
PEEKSKILL, WESTCHESTER COUNTY, NEW JERSEY

Sample Description: BELL Sample Number Lab ID Sample Date	Sub-Slab (Piazza) (AS-5)		Basement Floor (Piazza) (AS-6)		First Floor (Piazza) (AS-7)		Background EPA Database ¹		NYSDOH Database ²	
	5005		5006		5007					
	Q	CONC	Q	CONC	Q	CONC	Indoor ³	Outdoor ³	Indoor ³	Outdoor ³
VOLATILE ORGANIC COMPOUNDS (mg/m³)										
Dilution Factor										
Targeted VOCs Detected:		1		1						
Acetone		23.74		23.66			10. - 27.	ND - 5.7	NA	NA
Tetrachloroethene (PCE)		21.59		155.93			1.7 - 11	0.52 - 5.9	< 1.5 - < 6.7	< 1.5 - < 6.7
Dichlorodifluoroethane		3.31		4.75			NA	1.6 - 1.7	< 1.0	< 1.0
1,2-Dichloroethene		ND		2.38			NA	NA	NA	NA
Chloroethane		1.88		1.53			NA	1.2 - 1.5	< 1.0	< 1.0 - 1.4
2-Chloroethane		ND		ND			NA	NA	NA	NA
Cyclohexane		1.14		ND			NA	NA	NA	NA
Ethylbenzene		2.64		1.69			NA	NA	NA	NA
4-Ethyltoluene		2.65		4.91			NA	NA	NA	NA
Trichlorofluoromethane		1.24		1.29			NA	1.1 - 1.2	< 1.0 - 3.8	< 1.0
Trichloroethene (TCE)		1.59		2.88			NA	< 1.5	< 0.25	< 0.25
Isopropyl Alcohol		ND		16.48			NA	NA	NA	NA
Methyl Butyl Ketone		ND		ND			NA	NA	NA	NA
Methylene Chloride		ND		1.67			NA	1.1 - 6.3	< 3.0 - 5.6	< 1.0 - 3.8
4-Methyl-2-pentanone (MIBK)		ND		ND			NA	NA	NA	NA
MIBK		9.81		6.13			NA	NA	< 1.0 - 4.5	< 1.0
n-Heptane		1.83		1.80			NA	NA	NA	NA
n-Hexane		3.88		3.06			ND - 4.0	2.6 - 10	< 1.0 - 3.6	< 1.0 - < 3.5
2-Butanone		4.13		2.54			4.1 - 14	ND	NA	NA
Chloroform		2.64		7.81			ND - 3.4	0.03 - 0.88	< 1.0 - 4.5	< 1.0
Benzene		2.84		3.52			3.3 - 21	2.6 - 11	< 3.2 - 5.5	< 1.6 - 4.7
Toluene		8.29		8.06			NA	0.6 - 20	6.5 - 25	1.0 - 6.1
Tetrahydrofuran		ND		ND			NA	NA	NA	NA
Styrene		ND		ND			ND - 2.8	ND - 1.4	< 1.0 - < 10	< 1.0 - < 10
1,3,5-Trimethylbenzene		ND		ND			ND - 5.4	0.2 - 2.5	< 1.0 - < 10	< 1.0 - < 10
1,2,4-Trimethylbenzene		3.24		8.86			0.6 - 4.0	2.8 - 7.4	2.2 - 7.4	< 1.0
2,2,4-Trimethylpentane		1.12		1.03			NA	NA	NA	NA
Xylenes (total)		16.45		15.58			< 2.4 - 12	< 1.4 - 7.3	0.59 - 4.7	< 0.25 - 0.74
Total Targeted VOCs		111.30		273.93						
Total Non-Targeted VOCs										
				67.16						

Notes:
 ND = Not Detected
 PQL = Practical Quantitation Limit
¹The United States Environmental Protection Agency Volatile Organic Compounds Database (EPA database) was published in March 1989.
 This database is a compilation of indoor and outdoor data from studies across the United States.
²The New York State Department of Health Database (NYSDOH Database) is a summary of indoor and outdoor air sample results in control rooms collected and analyzed by the NYSDOH from 1989 through 1996.
³The levels are the 25th percentile to 75th percentile (middle half), of the data from the EPA and NYSDOH databases.
 These databases are comprised of air testing results from studies where there were no known sources of chemicals or chemical spills.
 "Concise" of data from ongoing background studies of residences and schools in New York State, not yet published.
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 If there is a "<" before any number then the chemical was NOT detected in your sample.
 pl = Pictorial, but less than the level indicated.



APPENDICES