LUMELITE PLASTICS CORPORATION

82 & 85 CHARLES COLMAN BOULEVARD

PAWLING, DUTCHESS COUNTY, NEW YORK

SITE MANAGEMENT PLAN

NYSDEC Site Number: V00218

Prepared for:

LUMELITE PLASTICS CORPORATION

82 & 85 CHARLES COLMAN BOULEVARD

PAWLING, NEW YORK 12564

Prepared by:

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845-454-2544

Revisions to Final Approved Site Management Plan:

Revision No.	Date Submitted	Summary of Revision	NYSDEC Approval Date

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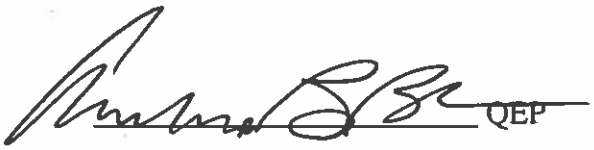
JUNE 2018

CERTIFICATION STATEMENT

I CHRISTOPHER BROWN certify that I am currently a Qualified Environmental Professional as in defined in 6 NYCRR Part 375 and that this Site Management Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).



QEP

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DATE

SITE MANAGEMENT PLAN

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List of Acronyms

AS	Air Sparging
ASP	Analytical Services Protocol
BCA	Brownfield Cleanup Agreement
BCP	Brownfield Cleanup Program
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CAMP	Community Air Monitoring Plan
C/D	Construction and Demolition
CFR	Code of Federal Regulation
CLP	Contract Laboratory Program
COC	Certificate of Completion
CO2	Carbon Dioxide
CP	Commissioner Policy
DER	Division of Environmental Remediation
EC	Engineering Control
ECL	Environmental Conservation Law
ELAP	Environmental Laboratory Approval Program
ERP	Environmental Restoration Program
EWP	Excavation Work Plan
GHG	Green House Gas
GWE&T	Groundwater Extraction and Treatment
HASP	Health and Safety Plan
IC	Institutional Control
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
NYCRR	New York Codes, Rules and Regulations
O&M	Operation and Maintenance
OM&M	Operation, Maintenance and Monitoring
OSHA	Occupational Safety and Health Administration
OU	Operable Unit
PID	Photoionization Detector
PRP	Potentially Responsible Party
PRR	Periodic Review Report
QA/QC	Quality Assurance/Quality Control
QAPP	Quality Assurance Project Plan
RAO	Remedial Action Objective
RAWP	Remedial Action Work Plan
RCRA	Resource Conservation and Recovery Act
RI/FS	Remedial Investigation/Feasibility Study
ROD	Record of Decision
RP	Remedial Party
RSO	Remedial System Optimization
SAC	State Assistance Contract
SCG	Standards, Criteria and Guidelines
SCO	Soil Cleanup Objective
SMP	Site Management Plan

SOP	Standard Operating Procedures
SOW	Statement of Work
SPDES	State Pollutant Discharge Elimination System
SSD	Sub-slab Depressurization
SVE	Soil Vapor Extraction
SVI	Soil Vapor Intrusion
TAL	Target Analyte List
TCL	Target Compound List
TCLP	Toxicity Characteristic Leachate Procedure
USEPA	United States Environmental Protection Agency
UST	Underground Storage Tank
VCA	Voluntary Cleanup Agreement
VCP	Voluntary Cleanup Program

ES EXECUTIVE SUMMARY

The following provides a brief summary of the controls implemented for the Site, as well as the inspections, monitoring, maintenance and reporting activities required by this Site Management Plan:

Site Identification: Site #V00218 Lumelite Plastics

Institutional Controls:	1. The property may be used for commercial & restricted residential use.
	2. All ECs must be inspected at a frequency and in a manner defined in the SMP.
	3. The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Dutchess Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department.
	4. Groundwater monitoring must be performed as defined in this SMP.
	5. Data and information pertinent to site management must be reported at the frequency and in a manner as defined in this SMP.
	6. All future activities that will disturb remaining contaminated material must be conducted in accordance with this SMP.
	7. Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Deed Restiction.
	8. The potential for vapor intrusion must be evaluated for any buildings developed in the area within the IC boundaries noted on Figure 3 and any potential impacts that are identified must be monitored or mitigated.
	9. Vegetable gardens and farming on the site are prohibited.

Site Identification: Site #V00218 Lumelite Plastics

Engineering Controls:	1. Cover system	
	2. Monitored Natural Attenuation.	
Inspections:		Frequency
1. Cover inspection		Every 5 Years & following cover disturbances due to weather or site activities.
Monitoring:		
2. Groundwater Monitoring Wells L-3S, L-13S and L-17M.		Every 5 Years
Maintenance:		
1. Site Cover		As needed
2. Groundwater Monitoring Wells		As needed
Reporting:		
1. Groundwater Monitoring Data		Every 5 Years
2. Periodic Review Report		Every 5 Years

Further descriptions of the above requirements are provided in detail in the latter sections of this Site Management Plan.

1.0 INTRODUCTION

1.1 General

This Site Management Plan (SMP) is a required element of the remedial program for the Deed Restricted portion Lumelite Plastics Corporation Site located in Pawling, New York (hereinafter referred to as the "Site"). See Figure 1, 2 & 3. The Site is currently in the New York State (NYS) Voluntary Cleanup Program (VCP) Site No. V00218 which is administered by New York State Department of Environmental Conservation (NYSDEC).

Lumelite Plastics Corporation entered into a Voluntary Cleanup Agreement (VCA) in April of 2001 with the NYSDEC to remediate the site. A figure showing the site location and boundaries of this site is provided in Figure 3. The boundaries of the site are more fully described in the metes and bounds site description that is part of the Deed Restriction provided in Appendix C.

After completion of the remedial work, some contamination was left at this site, which is hereafter referred to as "remaining contamination". Institutional and Engineering Controls (ICs and ECs) have been incorporated into the site remedy to control exposure to remaining contamination to ensure protection of public health and the environment. A Deed Restriction granted to the NYSDEC and recorded with the Dutchess County Clerk, requires compliance with this SMP and all ECs and ICs placed on the site.

This SMP was prepared to manage remaining contamination at the site until the Deed Restriction is extinguished in accordance with ECL Article 71, Title 36. This plan has been approved by the NYSDEC, and compliance with this plan is required by the grantor of the Deed Restriction and the grantor's successors and assigns. This SMP may only be revised with the approval of the NYSDEC.

It is important to note that:

- This SMP details the site-specific implementation procedures that are required by the Deed Restriction. Failure to properly implement the SMP is a violation of the Deed Restriction, which is grounds for revocation of the Certificate of Completion (COC);
- Failure to comply with this SMP is also a violation of Environmental Conservation Law, 6NYCRR Part 375 and the VCA (Site #V00218) for the site, and thereby subject to applicable penalties.

All reports associated with the site can be viewed by contacting the NYSDEC or its successor agency managing environmental issues in New York State. A list of contacts for persons involved with the site is provided in Appendix A of this SMP.

This SMP was prepared by PVE, LLC, on behalf of Lumelite Plastics Corporation, in accordance with the requirements of the NYSDEC's DER-10 ("Technical Guidance for Site Investigation and Remediation"), dated June 18, 2010, and the guidelines provided by the NYSDEC. This SMP addresses the means for implementing the ICs and/or ECs that are required by the Deed Restriction for the site.

1.2 Revisions

Revisions to this plan will be proposed in writing to the NYSDEC's project manager. Revisions will be necessary upon, but not limited to, the following occurring: a change in media monitoring requirements, upgrades to or shut-down of a remedial system, post-remedial removal of contaminated sediment or soil, or other significant change to the site conditions. In accordance with the Deed Restriction for the site, the NYSDEC will provide a notice of any approved changes to the SMP, and append these notices to the SMP that is retained in its files.

1.3 Notifications

Notifications will be submitted by the property owner to the NYSDEC, as needed, in accordance with NYSDEC's DER – 10 for the following reasons:

- 60-day advance notice of any proposed changes in site use that are required under the terms of the VCA, 6NYCRR Part 375 and/or Environmental Conservation Law.
- 7-day advance notice of any field activity associated with the remedial program.
- 15-day advance notice of any proposed ground-intrusive activity pursuant to the Excavation Work Plan.
- Notice within 48-hours of any damage or defect to the foundation, structures or EC that reduces or has the potential to reduce the effectiveness of an EC, and likewise, any action to be taken to mitigate the damage or defect.
- Verbal notice by noon of the following day of any emergency, such as a fire; flood; or earthquake that reduces or has the potential to reduce the effectiveness of ECs in place at the site, with written confirmation within 7 days that includes a summary of actions taken, or to be taken, and the potential impact to the environment and the public.
- Follow-up status reports on actions taken to respond to any emergency event requiring ongoing responsive action submitted to the NYSDEC within 45 days describing and documenting actions taken to restore the effectiveness of the ECs.

Any change in the ownership of the site or the responsibility for implementing this SMP will include the following notifications:

- At least 60 days prior to the change, the NYSDEC will be notified in writing of the proposed change. This will include a certification that the prospective purchaser/Remedial Party has been provided with a copy of the Voluntary Cleanup Agreement (VCA), and all approved work plans and reports, including this SMP.

- Within 15 days after the transfer of all or part of the site, the new owner's name, contact representative, and contact information will be confirmed in writing to the NYSDEC.

Table 1 on the following page includes contact information for the above notification. The information on this table will be updated as necessary to provide accurate contact information. A full listing of site-related contact information is provided in Appendix A.

Table 1: Notifications*

Name	Contact Information
George Heitzman (NYSDEC)	(518) 402-9662; George.heitzman@dec.ny.gov
Christopher Brown (Site QEP)	(845) 454 2544; cbrown@pve-llc.com
Pamela Antini (Site Contact)	(845) 855-1201; pam@joepietrykainc.com
John Privitera (Site Counsel)	(845) 447-3337; privitera@mltw.com

* Note: Notifications are subject to change and will be updated as necessary.

2.0 SUMMARY OF PREVIOUS INVESTIGATIONS AND REMEDIAL ACTIONS

2.1 Site Location and Description

The site is located in Pawling, Dutchess County, New York and is identified as a surveyed portion of Section 7057 Block 17 and Lot 045093 on the Dutchess County Tax Map (see Figures [1 and 2]). The surveyed site associated with this SMP and Deed Restriction is an approximately 0.467-acre area and is bounded by a portion of the Lumelite Plastics Corporation manufacturing facility to the north, a partially paved parking area to the south, Metropolitan Transportation Authority (MTA) Metro North Railroad (MNR) Harlem Line to the east, and Charles Colman Boulevard to the west (see Figure 2). The boundaries of the site are more fully described in Appendix C – Deed Restriction. The owner of the site parcel at the time of issuance of this SMP is: Joe Pietryka, Inc.

2.2 Physical Setting

2.2.1 Land Use

The Site consists of a portion of the Lumelite Plastics Corporation manufacturing facility (eastern/northern portion of the surveyed area) and partially paved parking area (western portion of surveyed area). The Site is zoned manufacturing and is currently utilized for the manufacturing of plastics.

The properties adjoining the Site and in the neighborhood surrounding the Site primarily include commercial, residential, and public transportation properties. The properties immediately south of the Site include the remaining portion of the parking lot for the manufacturing facility; the properties immediately north of the Site include the remaining portion of the manufacturing facility; the properties immediately east of the Site include the MTA railroad; and the properties to the west of the Site include commercial and residential properties.

2.2.2 Geology

In general, soil underlying the surveyed site consists of brown fine to medium sands, little to trace amounts of gravel and trace silts. Site specific boring logs and monitoring well construction diagrams are provided in Appendix D.

2.2.3 Hydrogeology

Groundwater is encountered at 10 to 11 feet below grade within the surveyed area. Groundwater flows from west to east underneath the site. A total of three (3) active monitoring wells are located on the site. In addition, one industrial water supply well is located in the basement of the on-site manufacturing structure. The supply well pump is installed 160-feet below basement slab elevation and is capable of pumping approximately 10-50 gallons of water per minute. The water is used for makeup water in the non-contact cooling water at the plant at the low rate of about 1,000 gallons per week. Based on the usage and depth of this well in relation to the shallow groundwater encountered in the three (3) monitoring wells and previous groundwater contour maps from periodic monitoring, PVE does not believe the operation of this supply well affects the water levels in the monitoring wells which are screened across the water table interface. A groundwater contour map is shown in Figure 4. Groundwater elevation data is provided in Table 2. Groundwater monitoring well construction logs are provided in Appendix D.

2.3 Investigation and Remedial History

The following narrative provides a remedial history timeline and a brief summary of the available project records to document key investigative and remedial milestones for the Site. Full titles for each of the reports referenced below are provided in Section 8.0 - References.

REMEDIAL INVESTIGATION REPORT, DECEMBER 1997

Conrad Geoscience completed subsurface investigations at Lumelite Plastics between 1996 and 1998 to evaluate the source and extent of groundwater contamination detected in on-site monitoring wells by previous investigations (Chazen Environmental Services, January 1989). No potential sensitive receptors have been identified within approximately 1.0 mile of the subject property, with the exception of a small wetland located to the east of the Metro North rail-line, which has been recently filled to accommodate the construction of the new parking and passenger platform areas. Groundwater beneath the subject property is not used as a potable water supply. Two inactive solvent tanks, said to have been used by former owners of the factory for the storage of methyl ethyl ketone (MEK), toluene and acetone, were removed from the subject property between October and November 1988, under the supervision of Chazen Environmental Services. These tanks were located immediately west of Monitoring Wells L-3S/3D. No soil contamination was documented during tank removal and no soil sampling or removal was conducted. Following is a summary of field activities and observations/conclusions presented in the RI Report.

Former Service Station - Fuel Tank Removal and Soil Excavation - August 1996. Three USTs were excavated and removed from the southerly portion of the manufacturing facility property where a retail gasoline service station previously operated. Tanks removed include: One 5,000-gallon gasoline UST; one 3,000-gallon gasoline UST; and one 550-gallon waste oil UST). A total of 242 tons of petroleum-contaminated soil were removed from the subject property and disposed of off-site.

Groundwater Sampling - December 1996. Groundwater samples collected from monitoring wells in the vicinity of former gasoline tanks indicated that groundwater quality improved after removal of the USTs and contaminated soil. In addition, shallow Monitoring Well L-13S contained 100 µg/l of PCE, and Monitoring Well L-3 contained 790 µg/l of PCE,

indicating that groundwater had been affected by discharge of wastes via the former Masonic Temple area floor drains, and former solvent storage tanks.

Geoprobe Investigation - March 1997. A soil boring and groundwater sampling program revealed chlorinated VOCs in seven of 16 groundwater samples. Samples collected from perimeter locations and the down-gradient side of the factory contained no detectable chlorinated VOCs, which indicated that a shallow, dissolved contaminant plume of limited extent was present at the site.

Drain Excavation Activities 1997. Excavation activities included removal of the remaining foundation and floor slab of the former Masonic Temple area. During excavation, several drains and one dry well were encountered beneath the concrete foundation and were removed, along with soil containing PCE.

FINAL ENGINEERING REPORT, JULY 2009

Based on the investigations summarized above, Conrad Geoscience prepared a *Remedial Action Workplan* (December 2000). Remedial objectives were to eliminate or mitigate significant threats to public health or the environment presented by past releases of VOCs at the Lumelite site. The plan was to reduce or eliminate potential sources and exposure routes of VOCs and to restore groundwater quality to meet NYSDEC guidance values, to the extent practical. To accomplish these objectives the NYSDEC-approved Remedial Action Workplan included the installation of three Coaxial Groundwater Circulation (CGC) wells in a specific design configuration, each with an effective treatment radius of approximately 40 feet in the groundwater. Three CGC wells were installed in the area west of the main Lumelite entrance. The CGC system operated for a period of 29 months during 2001 thru 2004. System effectiveness (air stripping of VOCs from groundwater) was monitored by measurement of VOCs in the air effluent, and by groundwater data generated from periodic sampling of monitoring wells. Air samples were collected via summa canisters from air sampling ports before and after carbon filtration and were submitted to an approved laboratory for analysis of VOCs via USEPA Method TO-15. Shutdown of the CGC system

was approved by NYSDEC in February 2004. Total VOC concentrations in pre-treatment samples collected on October 16, 2001 were 434 µg/m3. Samples collected 4 days later contained 1,057 µg/m3 of total VOCs, and those collected on November 2, 2001 contained 3,590 µg/m3 of total VOCs. These sample results demonstrate an increase in VOC recovery immediately following system installation. Based on Total VOC analyses between 2001 and 2004, and an average flow rate of approximately 900 cubic feet per minute (cfm), approximately 58.65 pounds of PCE were removed from groundwater after system startup in October 2001.

Summary remedial findings Groundwater Monitoring -VOC Removals. In accordance with the Remedial Action Work Plan, Monitoring Wells L-3S, L-11S, L-13S, L-15S, L-16S, L-17M and L-18S were sampled quarterly for TCL and STARS VOCs via USEPA Method 8260. Sampling results were reported to the NYSDEC. During the period of the active groundwater remediation between 2001 and 2004, dissolved VOC concentrations in on-site monitoring wells decreased significantly. Total VOC concentrations in L-17M, in particular, decreased from 10,686 µg/L in February 2002 to concentrations averaging less than 42 µg/L in 2004.

Post Remediation Monitoring- Following the system shut down in March 2004, as approved by the NYSDEC, quarterly groundwater monitoring was performed. After cessation of active remediation in March 2004, VOCs rebounded slightly, but concentrations remained within the post-remedial range. In 2007, concentrations began to decrease again as aquifer conditions appeared to stabilize, and groundwater results became asymptotic, and dissolved VOCs continued to attenuate naturally through reductive dechlorination as demonstrated by degradation products of PCE, such as vinyl chloride and chloroethane. There is no off-site migration of dissolved VOCs, based on the supporting laboratory data indicating non-detect for VOCs in down gradient well L-18S.

Final Engineering Report Conclusions. Based on the above findings with respect to the significant reductions of VOCs in the groundwater along with the post remediation sampling data supporting evidence of reductive dechlorination and natural attenuation

process, it is concluded that the specific remediation objectives have been completed in substantial conformance with those set forth in the RAW document.

2.4 Remedial Action Objectives

The Remedial Action Objectives (RAOs) for the Site are as follows:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of, volatiles from contaminated groundwater.

RAOs for Environmental Protection

- Restore ground water aquifer to pre-disposal/pre-release conditions, to the extent practicable.
- Prevent the discharge of contaminants to surface water.
- Remove the source of ground or surface water contamination.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

2.5 Remaining Contamination

2.5.1 Soil

To the best of our knowledge, no soils exceeding CSCOs remain on site following the excavation and removal of underground storage tanks (USTS) and dry well excavation summarized in the Final Engineering Report dated July 31, 2009.

2.5.2 Groundwater

Presently, only three (3) monitoring wells remain on-site and require monitoring per NYSDEC requirements: L-3S, L-13S and L-17M (See Site Survey in Figure 3). According to the most recent round of groundwater monitoring well data reviewed, the April 2016 sampling event, contaminant of concern (COC) compounds in L-3S, L-13S and L-17M remain at concentrations exceeding Class GA Standards as defined in 6NYCRR Part 700-705. Contaminants of Concern include Cis-1,2-Dichloroethylene, Tetrachloroethylene, Vinyl Chloride, 1,4-Dichlorobenzene, Chlorobenzene, Chloroethane, Trichloroethylene and Trans-1,2-Dichloroethene.

Table 3 and Figure 5 summarize the COC trends in groundwater that exceed the SCGs after completion of the remedial action.

2.5.3 Soil Vapor

According to the April 11, 2005 Sub-Slab and Indoor Air Quality Report, by Conrad Geoscience Corp., chlorinated solvents were detected in the soil vapor and ambient indoor air at elevated concentrations. Elevated concentrations of chlorinated solvents in the ambient air were likely due to aerosols utilized during the plastics manufacturing process. Only one of the three sub-slab samples collected contained a concentration of PCE requiring “monitoring” according to the Decision Matrices set forth in Soil Vapor/Indoor Air Matrices for PCE and TCE (Guidance for Evaluating Soil Vapor Intrusion in the State of New York, Public Comment Draft, 2005.

Table 4 and Figure 6 summarize the results of all samples of soil vapor that exceed the SCGs after completion of the remedial action

3.0 INSTITUTIONAL AND ENGINEERING CONTROL PLAN

3.1 General

Since remaining contamination exists at the site, Institutional Controls (ICs) and Engineering Controls (ECs) are required to protect human health and the environment. This IC/EC Plan describes the procedures for the implementation and management of all IC/ECs at the site. The IC/EC Plan is one component of the SMP and is subject to revision by the NYSDEC. This plan provides:

- A description of all IC/ECs on the site;
- The basic implementation and intended role of each IC/EC;
- A description of the key components of the ICs set forth in the Deed Restriction;
- A description of the controls to be evaluated during each required inspection and periodic review;
- A description of plans and procedures to be followed for implementation of IC/ECs, such as the implementation of the Excavation Work Plan (EWP) (as provided in Appendix B) for the proper handling of remaining contamination that may be disturbed during maintenance or redevelopment work on the site; and
- Any other provisions necessary to identify or establish methods for implementing the IC/ECs required by the site remedy, as determined by the NYSDEC.

3.2 Institutional Controls

A series of ICs is required to: (1) implement, maintain and monitor Engineering Control systems; (2) prevent future exposure to remaining contamination; and, (3) limit the use and development of the site to Commercial uses only. Adherence to these ICs on the site is required by the Deed Restriction and will be implemented under this SMP. ICs identified in the Deed Restriction may not be discontinued without an amendment to or extinguishment of the Deed Restriction. The IC boundaries are shown on Figure 3. These ICs are:

- The property may be used for: Commercial & Restricted Residential Use;
- All ECs must be operated and maintained as specified in this SMP;
- All ECs must be inspected at a frequency and in a manner defined in the SMP.
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Dutchess County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department.
- Groundwater monitoring must be performed as defined in this SMP;
- Data and information pertinent to site management must be reported at the frequency and in a manner as defined in this SMP;
- All future activities that will disturb remaining contaminated material must be conducted in accordance with this SMP;
- Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Deed Restriction.
- The potential for vapor intrusion must be evaluated for any buildings developed in the area within the IC boundaries noted on Figure 3, and any potential impacts that are identified must be monitored or mitigated; and
- Vegetable gardens and farming on the site are prohibited;

3.3 Engineering Controls

3.3.1 Cover (or Cap)

Exposure to remaining contamination at the site is prevented by a cover system placed over the site. This cover system is comprised of a minimum of 12-inches of clean soil capped with 4-inches of asphalt (in parking and outdoor areas) or 6-inch concrete building slabs. Figure 3 presents the location of the cover system. The Excavation Work Plan (EWP) provided in Appendix B outlines the procedures required to be implemented in the event the cover system

is breached, penetrated or temporarily removed, and any underlying remaining contamination is disturbed. Procedures for the inspection of this cover are provided in the Monitoring and Sampling Plan included in Section 4.0 of this SMP. Any work conducted pursuant to the EWP must also be conducted in accordance with the procedures defined in a Health and Safety Plan (HASP) and associated Community Air Monitoring Plan (CAMP) prepared for the site and provided in Appendix G and I.

3.3.2 Criteria for Completion of Remediation/Termination of Remedial Systems

Generally, remedial processes are considered complete when monitoring indicates that the remedy has achieved the remedial action objectives (RAOs) identified. The framework for determining when remedial processes are complete is provided in Section 6.4 of NYSDEC DER-10. Based on the dechlorination of groundwater samples collected from the on-site monitoring wells from 2001 to 2004, the NYSDEC approved the termination of active groundwater treatment; Monitored Natural Attenuation was requested in lieu of active treatment (MW's L-3S, L-13S, L-17M). For purposes of this SMP and the continued Monitored Natural Attenuation, Class GA Standards as defined by 6NYCRR Part 700-705, are the RAOs.

3.3.2.1 - Cover (or Cap)

The composite cover system is a permanent control and the quality and integrity of this system will be inspected at defined, regular intervals in accordance with this SMP in perpetuity.

3.3.2.2 - Monitoring Wells associated with Monitored Natural Attenuation

Groundwater monitoring activities to assess natural attenuation will continue, as determined by the NYSDEC with consultation with NYSDOH, until residual groundwater concentrations are found to be consistently below ambient water quality standards, the site SCGs, or have become asymptotic at an acceptable level over an extended period. Presently, only three (3) monitoring wells remain on-site and require monitoring per NYSDEC approval: L-3S, L-13S and L-17M (See Site Survey in Figure 3). In the event that monitoring data

indicates that monitoring for natural attenuation may no longer be required, a proposal to discontinue the system will be submitted by the remedial party. Monitoring will continue until permission to discontinue is granted in writing by the NYSDEC. If groundwater contaminant levels become asymptotic at a level that is not acceptable to the NYSDEC, additional source removal, treatment and/or control measures will be evaluated.

4.0 MONITORING AND SAMPLING PLAN

4.1 General

This Monitoring and Sampling Plan describes the measures for evaluating the overall performance and effectiveness of the remedy. This Monitoring and Sampling Plan may only be revised with the approval of the NYSDEC. Details regarding the sampling procedures, data quality usability objectives, analytical methods, etc. for all samples collected as part of site management for the site are included in the Quality Assurance Project Plan provided in Appendix F.

This Monitoring and Sampling Plan describes the methods to be used for:

- Sampling and analysis of all appropriate media (e.g., groundwater);
- Assessing compliance with applicable NYSDEC standards, criteria and guidance (SCGs), particularly groundwater standards and Part 375 SCOs for soil; and
- Evaluating site information periodically to confirm that the remedy continues to be effective in protecting public health and the environment;

To adequately address these issues, this Monitoring and Sampling Plan provides information on:

- Sampling locations, protocol and frequency;
- Information on all designed monitoring systems;
- Analytical sampling program requirements;
- Inspection and maintenance requirements for monitoring wells;
- Monitoring well decommissioning procedures; and
- Annual inspection and periodic certification.

Reporting requirements are provided in Section 7.0 of this SMP.

4.2 Site – Wide Inspection

Site-wide inspections will be performed every 5 years beginning in 2019. Modification to the frequency or duration of the inspections will require approval from the NYSDEC. Site-wide inspections will also be performed after all severe weather conditions that may affect ECs or monitoring devices. During these inspections, an inspection form will be completed as provided in Appendix H – Site Management Forms. The form will compile sufficient information to assess the following:

- Compliance with all ICs, including site usage;
- An evaluation of the condition and continued effectiveness of ECs;
- General site conditions at the time of the inspection;
- The site management activities being conducted including, where appropriate, confirmation sampling and a health and safety inspection; and
- Confirm that site records are up to date.

Inspections of all remedial components installed at the site will be conducted. A comprehensive site-wide inspection will be conducted and documented according to the SMP schedule, regardless of the frequency of the Periodic Review Report. The inspections will determine and document the following:

- Whether ECs continue to perform as designed;
- If these controls continue to be protective of human health and the environment;
- Compliance with requirements of this SMP and the Deed Restriction;
- Achievement of remedial performance criteria; and
- If site records are complete and up to date; and

Reporting requirements are outlined in Section 7.0 of this plan.

Inspections will also be performed in the event of an emergency. If an emergency, such as a natural disaster or an unforeseen failure of any of the ECs occurs that reduces or has the potential to reduce the effectiveness of ECs in place at the site, verbal notice to the NYSDEC must be given by noon of the following day. In addition, an inspection of the site will be conducted within 5 days of the event to verify the effectiveness of the IC/ECs implemented at the site by a qualified environmental professional, as determined by the NYSDEC. Written confirmation must be provided to the NYSDEC within 7 days of the event that includes a summary of actions taken, or to be taken, and the potential impact to the environment and the public.

4.3 Post-Remediation Media Monitoring and Sampling

Samples shall be collected from the specified Groundwater Monitoring Wells on a routine basis. Sampling locations, required analytical parameters and schedule are provided in Table 5 and Schedule below. Modification to the frequency or sampling requirements will require approval from the NYSDEC.

Table 5 – Post Remediation Sampling Requirements and Schedule

Sampling Location	Analytical Parameters	Schedule
	VOCs (EPA Method 8260)	
Monitoring Well L-3S	X	Every 5 Years
Monitoring Well L-13S	X	Every 5 Years
Monitoring Well L-17M	X	Every 5 Years

Detailed sample collection and analytical procedures and protocols are below and Appendix F – Quality Assurance Project Plan.

4.3.1 Groundwater Sampling

Groundwater monitoring will be performed every 5 years to assess the performance of the remedy. Modification to the frequency or sampling requirements will require approval from the NYSDEC.

The three monitoring wells have been installed to monitor upgradient, on-site and downgradient groundwater conditions at the site. The on-site wells have been designed based on the following criteria:

Table 6 summarizes the wells identification number, as well as the purpose, location, depths, diameter and screened intervals of the wells. As part of the groundwater monitoring, 3 on-site wells are sampled to evaluate the effectiveness of the remedial system.

Table 6 – Monitoring Well Construction Details

Monitoring Well ID	Well Location	Coordinates (longitude/ latitude)	Well Diameter (inches)	Elevation (above mean sea level)			
				Top of PVC Casing	Ground Surface	Bottom of PVC Screen	Top of PVC Screen
L-3S	On-Site	41.56484° N, -73.6007° W	2	454.07	454.41	440.41	450.41
L-13S	On-Site	41.56491° N, -73.6008° W	2	453.01	453.03	437.03	447.03
L-17M	On-Site	41.56497° N, -73.6009° W	2	453.32	453.49	431.49	441.49

Monitoring well construction logs are included in Appendix D of this document.

If biofouling or silt accumulation occurs in the on-site and/or off-site monitoring wells, the wells will be physically agitated/surged and redeveloped. Additionally, monitoring wells will be properly decommissioned and replaced, if an event renders the wells unusable.

Repairs and/or replacement of wells in the monitoring well network will be performed based on assessments of structural integrity and overall performance.

The NYSDEC will be notified prior to any repair or decommissioning of any monitoring well for the purpose of replacement, and the repair or decommissioning and replacement process will be documented in the subsequent Periodic Review Report. Well decommissioning without replacement will be done only with the prior approval of the NYSDEC. Well abandonment will be performed in accordance with NYSDEC's guidance entitled "CP-43: Groundwater Monitoring Well Decommissioning Procedures." Monitoring wells that are decommissioned because they have been rendered unusable will be replaced in kind in the nearest available location, unless otherwise approved by the NYSDEC.

The sampling frequency may only be modified with the approval of the NYSDEC. This SMP will be modified to reflect changes in sampling plans approved by the NYSDEC.

Water sample collection will be completed via low-flow (minimal-drawdown) sampling techniques, with dedicated tubing. Prior to sample collection, depth to groundwater will be measured to the nearest 0.01-foot and recorded for each well. The wells will be purged until temperature, pH, and conductivity have stabilized. One (1) groundwater sample will be collected and submitted to a NYSDOH ELAP-certified laboratory from each monitoring well for the analysis of Target Compound List (TCL) VOCs via USEPA Method 8260, ASP Category B Deliverables will be prepared by the laboratory.

Deliverables for the groundwater monitoring program are specified in Section 7.0 – Reporting Requirements. The ASP B package will be submitted to a third-party data validator (to be named later) who will prepare a Data Usability Summary Report (DUSR) which will be included in the deliverable to NYSDEC.

4.3.2 Contingency Plan: Soil Vapor Sampling

In the event of site redevelopment including the construction of new buildings, a soil vapor intrusion investigation shall be completed in accordance with NYSDOH's *Guidance for Evaluating Soil Vapor Intrusion in the State of New York*, October 2006 and 2013 Revisions. A sampling and analysis plan shall be submitted to the attention of the NYSDEC Site Control and NYSDOH Bureau of Environmental Exposure Investigation for approval prior to sampling. Alternatively, a vapor mitigation system consisting of a vapor barrier and/or sub-slab ventilation system may designed and submitted to NYSDEC/NYSDOH for approval as a presumptive remedy, and a vapor intrusion investigation is not required.

Frequency of sampling (soil vapor and or groundwater) may only be modified with approval from the NYSDEC. If such approval is granted this SMP will be modified to reflect those changes.

Deliverables for any future (hypothetical) soil vapor intrusion sampling program are specified in Section 7.0 – Reporting Requirements.

4.3.3 Monitoring and Sampling Protocol

All sampling activities will be recorded in a field book and associated sampling log as provided in Appendix H - Site Management Forms. Other observations (e.g., groundwater monitoring well integrity, etc.) will be noted on the sampling log. The sampling log will serve as the inspection form for the monitoring network. Additional detail regarding monitoring and sampling protocols are provided in the site-specific Field Activities Plan provided as Appendix E of this document.

5.0 OPERATION AND MAINTENANCE PLAN

5.1 General

The site remedy does not rely on any mechanical systems, such as groundwater treatment systems, sub-slab depressurization systems or air sparge/soil vapor extraction systems to protect public health and the environment. Therefore, the operation and maintenance of such components is not included in this SMP.

6.0 PERIODIC ASSESSMENTS/EVALUATIONS

6.1 Climate Change Vulnerability Assessment

Increases in both the severity and frequency of storms/weather events, an increase in sea level elevations along with accompanying flooding impacts, shifting precipitation patterns and wide temperature fluctuation, resulting from global climactic change and instability, have the potential to significantly impact the performance, effectiveness and protectiveness of a given site and associated remedial systems. Vulnerability assessments provide information so that the site and associated remedial systems are prepared for the impacts of the increasing frequency and intensity of severe storms/weather events and associated flooding. Because the subject property does not rely on ECs other than site wide cover system and monitored natural attenuation and the site is located in an urban environment with limited exposure to environmental changes, a periodic vulnerability assessment is not a component of this SMP.

7.0. REPORTING REQUIREMENTS

7.1 Site Management Reports

All site management inspection, maintenance and monitoring events will be recorded on the appropriate site management forms provided in Appendix H. These forms are subject to NYSDEC revision.

All applicable inspection forms and other records, including media sampling data and system maintenance reports, generated for the site during the reporting period will be provided in electronic format to the NYSDEC in accordance with the requirements of Table 7 and summarized in the Periodic Review Report.

Table 7: Schedule of Interim Monitoring/Inspection Reports

Task/Report	Reporting Frequency*
Inspection Report	Every 5 Years
Periodic Review Report	Every 5 Years

* The frequency of events will be conducted as specified until otherwise approved by the NYSDEC.

All interim monitoring/inspections reports will include, at a minimum:

- Date of event or reporting period;
- Name, company, and position of person(s) conducting monitoring/inspection activities;
- Description of the activities performed;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents noted (included either on the checklist/form or on an attached sheet);

- Type of samples collected (e.g., sub-slab vapor, indoor air, outdoor air, etc);
- Copies of all field forms completed (e.g., well sampling logs, chain-of-custody documentation, etc.);
- Sampling results in comparison to appropriate standards/criteria;
- A figure illustrating sample type and sampling locations;
- Copies of all laboratory data sheets and the required laboratory data deliverables required for all points sampled (to be submitted electronically in the NYSDEC-identified format);
- Any observations, conclusions, or recommendations; and
- A determination as to whether contaminant conditions have changed since the last reporting event.

Data will be reported in digital format as determined by the NYSDEC. Currently, data is to be supplied electronically and submitted to the NYSDEC EQuIS™ database in accordance with the requirements found at this link http://www.dec.ny.gov/chemical/62440.html.

7.2 Periodic Review Report

A Periodic Review Report (PRR) will be submitted to the Department beginning sixteen (16) months after the Certificate of Completion or equivalent document is issued. After submittal of the initial Periodic Review Report, the next PRR shall be submitted every 5 years to the Department or at another frequency as may be required by the Department. In the event that the site is subdivided into separate parcels with different ownership, a single Periodic Review Report will be prepared that addresses the site described in Appendix C - Deed Restriction. The report will be prepared in accordance with NYSDEC's DER-10 and submitted within 30 days of the end of each certification period. Media sampling results will also be incorporated into the Periodic Review Report. The report will include:

- Identification, assessment and certification of all ECs/ICs required by the remedy for the site.

- Results of the required annual site inspections and severe condition inspections, if applicable.
- All applicable site management forms and other records generated for the site during the reporting period in the NYSDEC-approved electronic format, if not previously submitted.
- Data summary tables and graphical representations of contaminants of concern by media (groundwater), which include a listing of all compounds analyzed, along with the applicable standards, with all exceedances highlighted. These will include a presentation of past data as part of an evaluation of contaminant concentration trends.
- Results of all analyses, copies of all laboratory data sheets, and the required laboratory data deliverables for all samples collected during the reporting period will be submitted in digital format as determined by the NYSDEC. Currently, data is supplied electronically and submitted to the NYSDEC EQuIS™ database in accordance with the requirements found at this link: http://www.dec.ny.gov/chemical/62440.html.
- A site evaluation, which includes the following:
  - Any new conclusions or observations regarding site contamination based on inspections or data generated by the Monitoring and Sampling Plan for the media being monitored;
  - Recommendations regarding any necessary changes to the remedy and/or Monitoring and Sampling Plan; and
  - Trends in contaminant levels in the affected media will be evaluated to determine if the remedy continues to be effective in achieving remedial goals as specified by the Decision Document.
  - A description of breakdowns and/or repairs along with an explanation for any significant downtime;

7.2.1 Certification of Institutional and Engineering Controls

Following the last inspection of the reporting period, a qualified environmental professional will prepare, and include in the Periodic Review Report, the following certification as per the requirements of NYSDEC DER-10:

"*For each institutional or engineering control identified for the site, I certify that all of the following statements are true:*

- *The inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under my direction;*
- *The institutional control and/or engineering control employed at this site is unchanged from the date the control was put in place, or last approved by the Department;*
- *Nothing has occurred that would impair the ability of the control to protect the public health and environment;*
- *Nothing has occurred that would constitute a violation or failure to comply with any site management plan for this control;*
- *Access to the site will continue to be provided to the Department to evaluate the remedy, including access to evaluate the continued maintenance of this control;*
- *If a financial assurance mechanism is required under the oversight document for the site, the mechanism remains valid and sufficient for the intended purpose under the document;*
- *Use of the site is compliant with the Deed Restriction;*
- *The engineering control systems are performing as designed and are effective;*
- *To the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program [and generally accepted engineering practices]; and*
- *The information presented in this report is accurate and complete.*

I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law. I, [name], of [business address], am certifying as [Owner/Remedial Party or Owner's/Remedial Party's Designated Site Representative] (and if the site consists of multiple properties): *[I have been authorized and designated by all site owners/remedial parties to sign this certification] for the site."*

7.3 Corrective Measures Work Plan

If any component of the remedy is found to have failed, or if the periodic certification cannot be provided due to the failure of an institutional or engineering control, a Corrective Measures Work Plan will be submitted to the NYSDEC for approval. This plan will explain the failure and provide the details and schedule for performing work necessary to correct the failure. Unless an emergency condition exists, no work will be performed pursuant to the Corrective Measures Work Plan until it has been approved by the NYSDEC.

8.0 REFERENCES

6NYCRR Part 375, Environmental Remediation Programs. December 14, 2006.

NYSDEC DER-10 – "Technical Guidance for Site Investigation and Remediation".

NYSDEC, 1998. Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1. June 1998 (April 2000 addendum).
Remedial Investigation Report, Conrad Geoscience Corp. December 1997

Final Engineering Report, SITES Remediation and Technologies, July 2009.

TABLES

Table 2 - Groundwater Elevations
Lumelite Plastics, Pawling, New York
PVE File #561114

Monitoring Well ID	DTW from TOC	TOC Elevation	Water Elevation	Unit
MW-3S	4.64	454.07	449.43	feet
MW-13S	5.10	453.01	447.91	feet
MW-17M	7.25	453.32	446.07	feet

Notes:
DTW = Depth to Water;
TOC = Top of Casing;
Casing elevations gathered during April 2018 survey completed by Badey & Watson Surveying & Engineering, PC;
Depth to groundwater measured on April 3, 2018.

Table 3 - Summary of Groundwater Samples 2007-2016
Compared to 6NYCRR Part 700-705 Class GA Standards
Lumelite Plastics, Pawling, New York
PVE File #561114

					Mar-07		Jul-10		Nov-10		Jun-11		Mar-14		Mar-15		Apr-16	
MW	Contaminant of Concern	CAS RN	Class GA	Unit	Result		Result		Result		Result		Result		Result		Result	
L-3S	Cis-1,2-Dichloroethylene	156-59-2	5	ug/l	**77**	**ug/l**	**12**	**ug/l**	**5.9**	**ug/l**	**79**	**ug/l**	**22**	**ug/l**	**12**	**ug/l**	**8.7**	**ug/l**
	Tetrachloroethylene (PCE)	127-18-4	5	ug/l	**20.4**	**ug/l**	ND<5.0	ug/l	ND<5.0	ug/l	**20**	**ug/l**	**5.4**	**ug/l**	ND<2.0	ug/l	2	ug/l
	Vinyl Chloride	75-01-4	2	ug/l	**29.9**	**ug/l**	**14**	**ug/l**	ND<10.0	ug/l	ND<10.0	ug/l	**10**	**ug/l**	**10**	**ug/l**	**9.1**	**ug/l**
	1,4-Dichlorobenzene	106-46-7	3	ug/l	ND<2.00	ug/l	ND<5.0	ug/l	ND<5.0	ug/l	ND<5.0	ug/l	ND*	ug/l	ND<2.0	ug/l	ND<1.0	ug/l
	Chlorobenzene	108-90-7	5	ug/l	ND<2.00	ug/l	ND<5.0	ug/l	ND<5.0	ug/l	ND<5.0	ug/l	ND*	ug/l	ND<2.0	ug/l	ND<1.0	ug/l
	Chloroethane	75-00-3	5	ug/l	ND<2.00	ug/l	ND<10.0	ug/l	ND<10.0	ug/l	**46**	**ug/l**	ND*	ug/l	ND<2.0	ug/l	ND<1.0	ug/l
	Trichloroethylene (TCE)	79-01-6	5	ug/l	**18.7**	**ug/l**	ND<5.0	ug/l	ND<5.0	ug/l	**18**	**ug/l**	**6.4**	**ug/l**	3.1	ug/l	2.5	ug/l
	Trans-1,2-Dichloroethene	156-60-5	5	ug/l	4.28	ug/l	ND<5.0	ug/l	ND<5.0	ug/l	ND<5.0	ug/l	ND*	ug/l	ND<2.0	ug/l	ND<1.0	ug/l
L-13S	Cis-1,2-Dichloroethylene	156-59-2	5	ug/l	**287**	**ug/l**	NS		NS		NS		**35**	**ug/l**	**20**	**ug/l**	2.1	ug/l
	Tetrachloroethylene (PCE)	127-18-4	5	ug/l	**42.9**	**ug/l**	NS		NS		NS		**12**	**ug/l**	**19**	**ug/l**	**47**	**ug/l**
	Vinyl Chloride	75-01-4	2	ug/l	**33.1**	**ug/l**	NS		NS		NS		ND*	ug/l	**3.6**	**ug/l**	ND<1.0	ug/l
	1,4-Dichlorobenzene	106-46-7	3	ug/l	ND<2.00	ug/l	NS		NS		NS		ND*	ug/l	ND<2.0	ug/l	ND<1.0	ug/l
	Chlorobenzene	108-90-7	5	ug/l	ND<2.00	ug/l	NS		NS		NS		ND*	ug/l	ND<2.0	ug/l	ND<1.0	ug/l
	Chloroethane	75-00-3	5	ug/l	ND<2.00	ug/l	NS		NS		NS		ND*	ug/l	ND<2.0	ug/l	ND<1.0	ug/l
	Trichloroethylene (TCE)	79-01-6	5	ug/l	**82**	**ug/l**	NS		NS		NS		**7.1**	**ug/l**	2.9	ug/l	4	ug/l
	Trans-1,2-Dichloroethene	156-60-5	5	ug/l	4.6	ug/l	NS		NS		NS		1.3	ug/l	2.9	ug/l	ND<1.0	ug/l
L-17M	Cis-1,2-Dichloroethylene	156-59-2	5	ug/l	NS		**12**	**ug/l**	**13**	**ug/l**	**48**	**ug/l**	**70**	**ug/l**	**49**	**ug/l**	**81**	**ug/l**
	Tetrachloroethylene (PCE)	127-18-4	5	ug/l	NS		**20**	**ug/l**	**17**	**ug/l**	**54**	**ug/l**	**35**	**ug/l**	**35**	**ug/l**	**76**	**ug/l**
	Vinyl Chloride	75-01-4	2	ug/l	NS		ND<10.0	ug/l	ND<10.0	ug/l	**15**	**ug/l**	**27**	**ug/l**	**22**	**ug/l**	**42**	**ug/l**
	1,4-Dichlorobenzene	106-46-7	3	ug/l	NS		ND<5.0	ug/l	ND<5.0	ug/l	ND<5.0	ug/l	2	ug/l	ND<2.0	ug/l	2.5	ug/l
	Chlorobenzene	108-90-7	5	ug/l	NS		**45**	**ug/l**	**34**	**ug/l**	**59**	**ug/l**	**58**	**ug/l**	**40**	**ug/l**	**51**	**ug/l**
	Chloroethane	75-00-3	5	ug/l	NS		ND<10.0	ug/l	ND<10.0	ug/l	ND<10.0	ug/l	1.9	ug/l	ND<2.0	ug/l	ND<1.0	ug/l
	Trichloroethylene (TCE)	79-01-6	5	ug/l	NS		**8.5**	**ug/l**	**7.7**	**ug/l**	**37**	**ug/l**	**29**	**ug/l**	**22**	**ug/l**	**36**	**ug/l**
	Trans-1,2-Dichloroethene	156-60-5	5	ug/l	NS		ND<5.0	ug/l	ND<5.0	ug/l	ND<5.0	ug/l	2.1	ug/l	ND<2.0	ug/l	3.8	ug/l

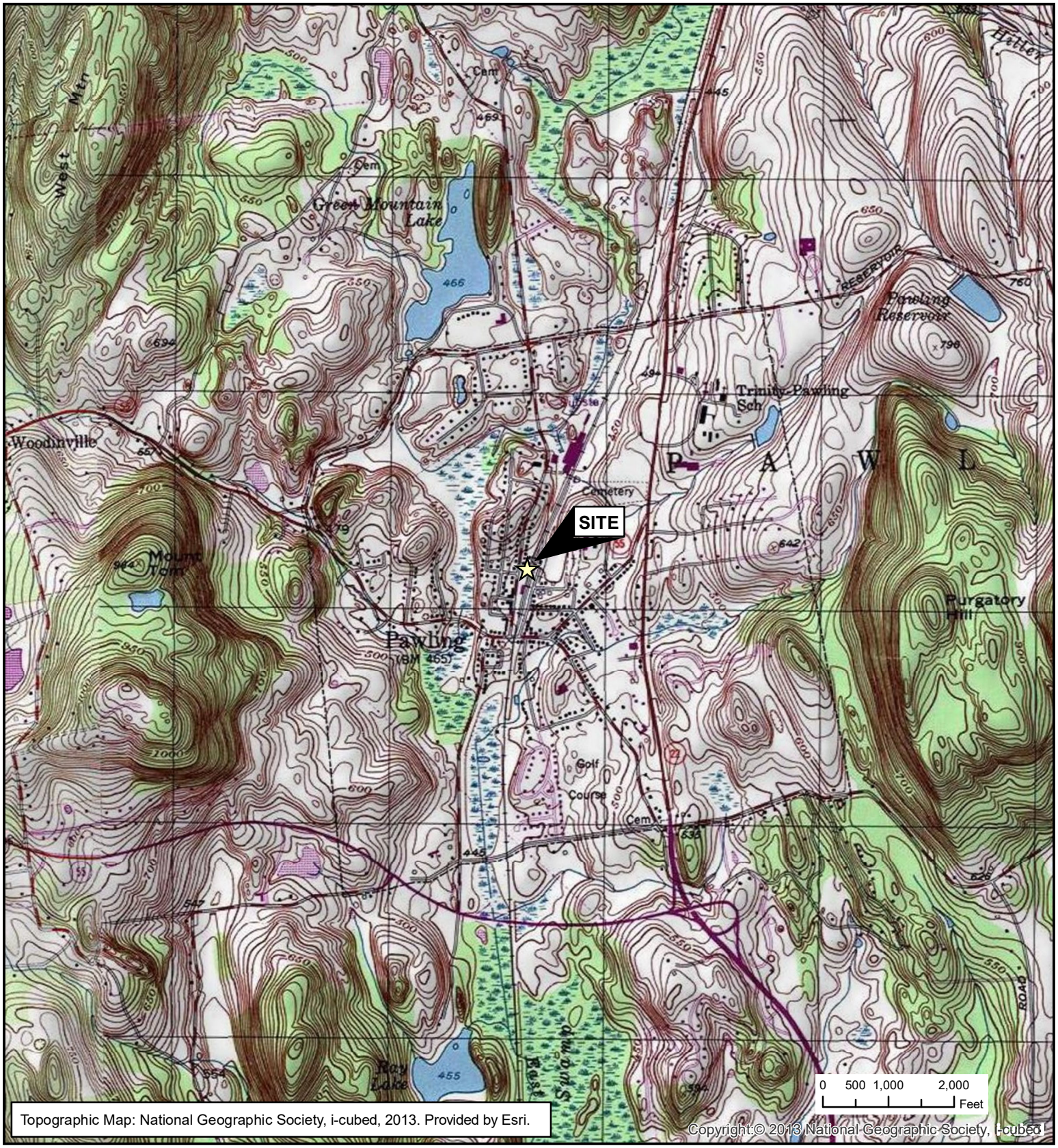
Notes:
Groundwater standards as established in 6NYCRR Part 700-705, for class GA groundwater;
RED shaded & bolded type indicates those parameters which exceed NYSDEC standards;
Samples collected by others - Ecosystems Strategies, Hydro Technologies & Spectra Environmental Group;
J = Detected below the reporting limit but greater than the method detection limit - result is estimated;
ND & U = the analyte is not detected at the Reported to level (LOQ/RL or LOD/MDL);
NS = Not Sampled for this analyte or data not provided to PVE;
*= Reporting Limit/Analytical Report not provided - relying on Hydro Technologies summary table.
MW = Monitoring Well ID.

Table 4 - Summary of Vapor Results (2002-2007)
Lumelite Plastics, Pawling, New York
PVE File #561114

Sample ID	LP-1	LP-2	SV-1	SV-2	SV-3	IA-1	OA-1	VW-1	VW-2	VW-3
Sample Type	IA	IA	SS	SS	SS	IA	OA	SV	SV	SV
Date Sampled	Jun-02	Aug-02	Jan-05	Jan-05	Jan-05	Jan-05	Jan-05	6/19/2007	6/19/2007	6/19/2007
Analyte	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Bromodichloromethane	ND<2.0	ND<2.0	ND < 1.5	ND < 1.3	ND < 1.3	ND < 1.5	ND < 1.1	ND < 0.663	ND < 0.663	ND < 0.663
Bromoform	ND<2.0	ND<2.0	ND < 1.5	ND < 1.3	ND < 1.3	ND < 1.5	ND < 1.1	ND < 1.02	ND < 1.02	ND < 1.02
Bromomethane	ND<2.0	ND<2.0	ND < 1.5	ND < 1.3	ND < 1.3	ND < 1.5	ND < 1.1	ND < 0.384	ND < 0.384	ND < 0.384
Carbon Tetrachloride	ND<2.0	ND<2.0	2	1.7	1.9	ND < 1.5	ND < 1.1	ND < 0.622	0.684	ND < 0.622
Chloroethane	ND<2.0	ND<2.0	ND < 1.5	ND < 1.3	ND < 1.3	ND < 1.5	ND < 1.1	ND < 0.262	ND < 0.262	ND < 0.262
Chloroform	ND<2.0	ND<2.0	2.7	2.5	3	ND < 1.5	ND < 1.1	5.02	ND < 0.483	4.34
Chloromethane	2.8	ND<2.0	ND < 1.5	ND < 1.3	ND < 1.3	ND < 1.5	ND < 1.1	ND < 0.204	ND < 0.204	ND < 0.204
Dibromochloromethane	ND<2.0	ND<2.0	ND < 1.5	ND < 1.3	ND < 1.3	ND < 1.5	ND < 1.1	ND < 0.843	ND < 0.843	ND < 0.843
1,2 Dibromoethane	ND<2.0	ND<2.0	ND < 1.5	ND < 1.3	ND < 1.3	ND < 1.5	ND < 1.1	ND < 0.761	ND < 0.761	ND < 0.761
1,1-Dichloroethane	ND<2.0	ND<2.0	ND < 1.5	ND < 1.3	ND < 1.3	ND < 1.5	ND < 1.1	ND < 0.401	ND < 0.401	ND < 0.401
1,1-Dichloroethene	9.3	ND<2.0	ND < 1.5	ND < 1.3	ND < 1.3	ND < 1.5	ND < 1.1	ND < 0.393	ND < 0.393	ND < 0.393
1,2-Dichloroethane	ND<2.0	ND<2.0	ND < 1.5	ND < 1.3	ND < 1.3	ND < 1.5	ND < 1.1	1.88	1.48	1.64
Cis-1,2-Dichloroethene	ND<2.0	ND<2.0	ND < 1.5	ND < 1.3	ND < 1.3	ND < 1.5	ND < 1.1	ND < 0.393	ND < 0.393	ND < 0.393
Trans-1,2-Dichloroethene	ND<2.0	ND<2.0	ND < 1.5	ND < 1.3	ND < 1.3	ND < 1.5	ND < 1.1	ND < 0.393	ND < 0.393	ND < 0.393
1,2-Dichloropropane	ND<2.0	ND<2.0	ND < 1.5	ND < 1.3	ND < 1.3	ND < 1.5	ND < 1.1	ND < 0.458	ND < 0.458	ND < 0.458
Cis-1,3-Dichloropropene	ND<2.0	ND<2.0	ND < 1.5	ND < 1.3	ND < 1.3	ND < 1.5	ND < 1.1	ND < 0.450	ND < 0.450	ND < 0.450
trans-1,3-Dichloropropene	ND<2.0	ND<2.0	ND < 1.5	ND < 1.3	ND < 1.3	ND < 1.5	ND < 1.1	ND < 0.450	ND < 0.450	ND < 0.450
Methylene Chloride	ND<2.0	ND<2.0	ND < 1.5	ND < 1.3	ND < 1.3	ND < 1.5	ND < 1.1	1.90 B	ND < 1.72	ND < 1.72
1,1,2,2-Tetrachloroethane	ND<2.0	ND<2.0	ND < 1.5	ND < 1.3	ND < 1.3	ND < 1.5	ND < 1.1	ND < 0.679	ND < 0.679	ND < 0.679
Tetrachloroethene	160	5.4	20	22	120	23	ND < 1.1	999 E	4.86	19.1
1,1,1-Trichloroethane	ND<2.0	ND<2.0	ND < 1.5	ND < 1.3	1.3	ND < 1.5	ND < 1.1	1.99	ND < 0.540	1.39
1,1,2-Trichloroethane	ND<2.0	ND<2.0	ND < 1.5	ND < 1.3	ND < 1.3	ND < 1.5	ND < 1.1	ND < 0.540	ND < 0.540	ND < 0.540
Trichloroethene	ND<2.0	14	4.3	3.9	12	ND < 1.5	ND < 1.1	1.04	0.617	0.596
Vinyl Chloride	ND<2.0	ND<2.0	ND < 1.5	ND < 1.3	ND < 1.3	ND < 1.5	ND < 1.1	ND < 0.254	ND < 0.254	ND < 0.254
Benzene	ND<2.0	ND<2.0	ND < 1.5	ND < 1.3	ND < 1.3	ND < 1.5	ND < 1.1	2	1.32	0.807
Chlorobenzene	ND<2.0	ND<2.0	ND < 1.5	ND < 1.3	ND < 1.3	ND < 1.5	ND < 1.1	ND < 0.458	ND < 0.458	ND < 0.458
Ethylbenzene	3.1	1.4	ND < 1.5	2.5	ND < 1.3	4.9	ND < 1.1	1.66	2.17	1.53
Toluene	32	8.9	1.6	9.4	ND < 1.3	8	ND < 1.1	8.28	7.26	4.1
m,p-Xylene	9.9	5	1.6	11	ND < 1.3	13	ND < 1.1	3.59	5.64	4.55
o-Xylene	ND<2.0	1.3	ND < 1.5	3.9	ND < 1.3	2.7	ND < 1.1	1.34	2.22	1.98
Styrene	ND<2.0	ND<2.0	ND < 1.5	1.9	ND < 1.3	4.8	ND < 1.1	ND < 0.425	0.672	ND < 0.425
1,2-Dichlorobenzene	ND<2.0	ND<2.0	ND < 1.5	ND < 1.3	ND < 1.3	ND < 1.5	ND < 1.1	ND < 0.597	ND < 0.597	ND < 0.597
1,3-Dichlorobenzene	ND<2.0	ND<2.0	ND < 1.5	ND < 1.3	ND < 1.3	ND < 1.5	ND < 1.1	ND < 0.597	ND < 0.597	ND < 0.597
1,4-Dichlorobenzene	ND<2.0	ND<2.0	ND < 1.5	ND < 1.3	ND < 1.3	ND < 1.5	ND < 1.1	1.85	1.13	ND < 0.597
Acetone	67	59	17	52	9	34	ND < 5.7	59.8 B E	177 B E	24.2 B E
2-Butanone	8.4	6.4	2.2	9.2	1.6	4.1	ND < 1.1	7.83	9.87	2.4
2-Hexanone	ND<2.0	ND<2.0	ND < 1.5	3.1	ND < 1.3	ND < 1.5	ND < 1.1	ND < 0.409	ND < 0.409	ND < 0.409
4-Methyl-2-Pentanone	ND<2.0	ND<2.0	ND < 1.5	1.6	ND < 1.3	ND < 1.5	ND < 1.1	ND < 0.671	ND < 0.409	ND < 0..409
Carbon Disulfide	ND<2.0	3.7	ND < 1.5	ND < 1.3	6.6	ND < 1.5	ND < 1.1	1.99 B	0.441 B	0.385 B
Freon 11	7	1.3	3.7	3.4	3.3	ND < 1.5	ND < 1.1	2.21	1.26	1.23
Freon 113	ND<2.0	ND<2.0	ND < 1.5	1.4	1.3	ND < 1.5	ND < 1.1	ND < 0.761	ND < 0.761	0.913
Methyl-tert-butyl-Ether	ND<2.0	2.2	ND < 1.5	ND < 1.3	ND < 1.3	ND < 1.5	ND < 1.1	ND < 0.360	ND < 0.360	ND < 0.360
Vinyl Acetate	ND<2.0	ND<2.0	3.1	ND < 1.3	ND < 1.3	ND < 1.5	ND < 1.1	ND < 0.352	ND < 0.352	ND < 0.352

Notes:
Units in ug/m3 unless otherwise noted;
E = denotes estimated, concentration exceeds calibration range;
B = compound also identified in “Method Blank” sample;
IA = Indoor Ambient Air;
OA = Outoodr Ambient Air;
SS = Sub-Slab Sample;
SV = Soil Vapor Well Sample.

FIGURES



Topographic Map: National Geographic Society, i-cubed, 2013. Provided by Esri.

SITE LOCATION MAP

LUMELITE PLASTICS
85 CHARLES COLEMAN BOULEVARD
VILLAGE OF PAWLING, DUTCHESS COUNTY, NEW YORK

PVE

48 Springside Avenue
Poughkeepsie, New York 12603
Phone: (845) 454-2544
Fax: (845) 454-2655

FIGURE 1

DATE:	12/6/2017
SCALE:	As Indicated
PROJECT NUMBER:	561114

ALL LOCATIONS APPROXIMATE

SELECTED SITE FEATURES

LUMELITE PLASTICS
85 CHARLES COLEMAN BOULEVARD
VILLAGE OF PAWLING, DUTCHESS COUNTY, NEW YORK

FIGURE 2

DATE:	05/08/2018
SCALE:	As Indicated
PROJECT NUMBER:	561114

ALL LOCATIONS APPROXIMATE

PVE
48 Springside Avenue
Poughkeepsie, New York 12603
Phone: (845) 454-2544
Fax: (845) 454-2655

GEOGRAPHIC INDEX 41-33-54.4 -73-36-01.5

TREE LEGEND

QK14TW
- ATTRIBUTE (TW = TWIN)
- CALIPER (14 = 14")
- SPECIES (QK = QAK)
- TREE LOCATION

KEY

SPECIES

CD CEDAR	MA MAPLE
GK GINKO	MU MULBERRY
	PE PINE

ATTRIBUTES

*D DOUBLE
QU QUADRUPLE
TW TWIN

DOUBLE TREES ARE THOSE WHERE THE TRUNK SPLITS AT 4.5 FEET OR HIGHER, TWIN TREES ARE THOSE WHERE THE

WELL LEGEND

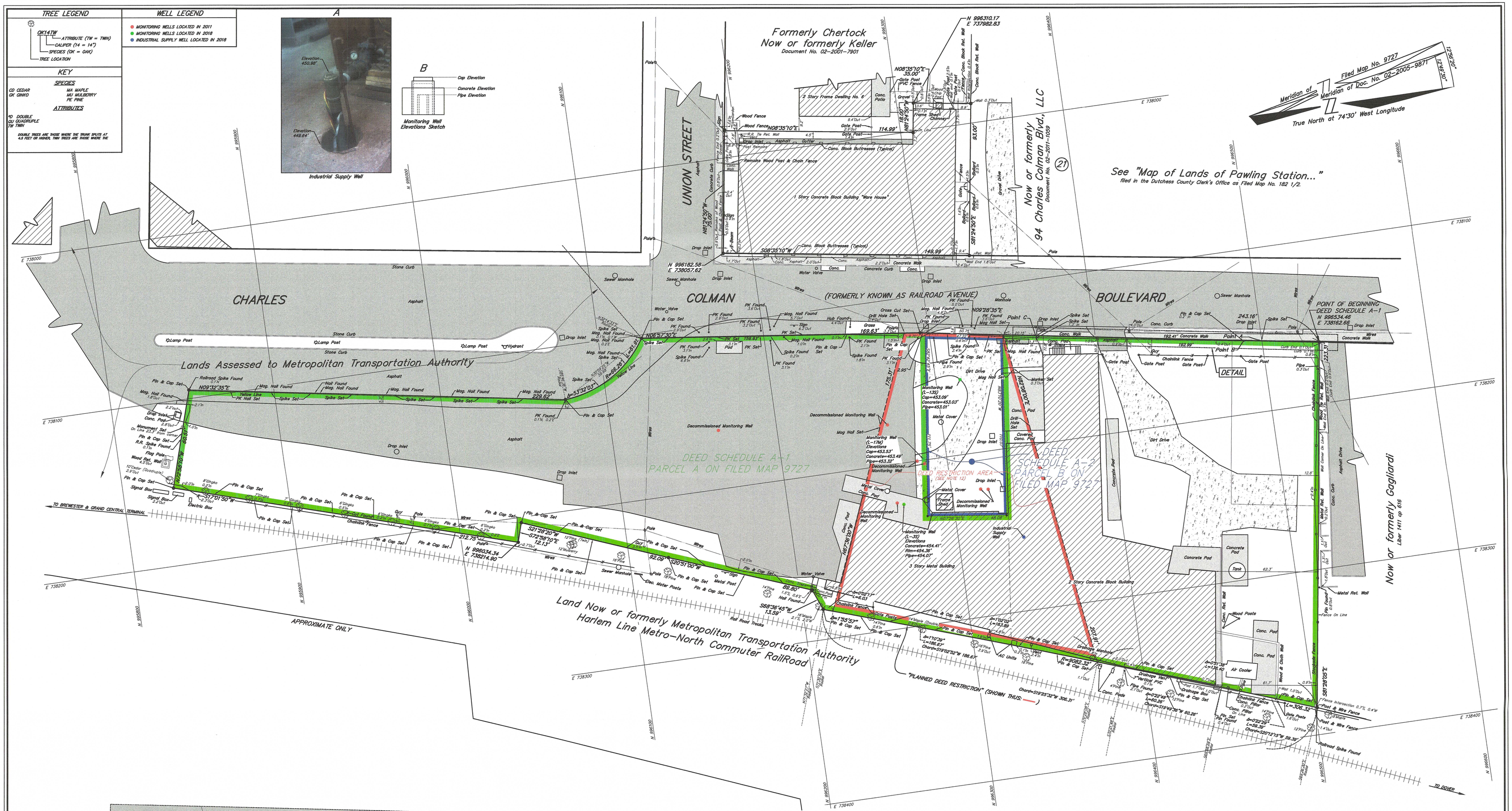
- MONITORING WELLS LOCATED IN 2011
- MONITORING WELLS LOCATED IN 2018
- INDUSTRIAL SUPPLY WELL LOCATED IN 2018

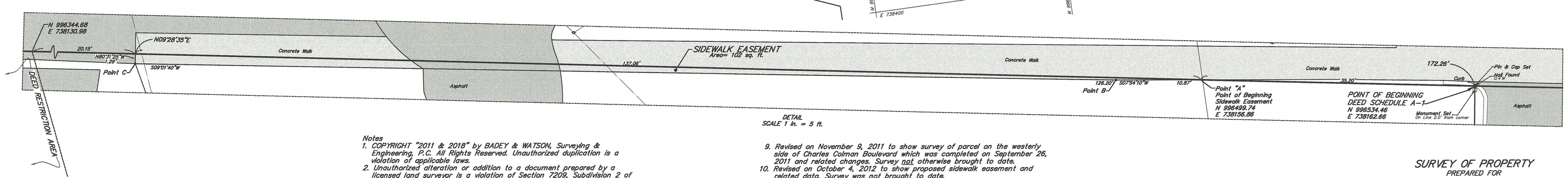
A

Industrial Supply Well

B

Monitoring Well Elevations Sketch





DETAIL
SCALE 1 in. = 5 ft.

Notes
1. COPYRIGHT "2011 & 2018" by BADEY & WATSON, Surveying & Engineering, P.C. All Rights Reserved. Unauthorized duplication is a violation of applicable laws.
2. Unauthorized alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
3. All certifications are valid for this map and copies thereof only if said map or copies bear the embossed seal of the surveyor whose signature appears hereon.
4. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to these surveyors, they may not be shown on this map.
5. This property may be affected by instruments which have not been provided to these surveyors. Users of this map should verify title with their attorney or a qualified title examiner.
6. This is a survey of: (A) all the property described in the deed recorded in the Dutchess County Clerk's Office as Document No. 02-2006-1753, a correction deed from Joe Pietryka, Incorporated to Joe Pietryka, Incorporated, which describes all the lands shown hereon that are east of Charles Colman Boulevard; and (B) the lands described in the deed recorded as Document No. 02-2005-987, Joe Pietryka, Incorporated to Joe Pietryka, Incorporated, which describes all the lands shown hereon that are west of Charles Colman Boulevard.
7. Users are referred to that certain map entitled "Revised Subdivision Map of Lands of Lumelite Plastics ..." which was filed in the Dutchess County Clerk's Office on June 18, 1993 as Map No. 9727.
8. The meridian, distances and coordinate values shown hereon refer to the New York Coordinate System, East Zone (NAD 83), expressed in feet. The distances shown on this map are grid distances. They have been scaled by a grid factor (scale factor x sea level factor) of 0.999952717. To obtain ground distances divide the distances on this map by the grid factor.
9. Revised on November 9, 2011 to show survey of parcel on the westerly side of Charles Colman Boulevard which was completed on September 26, 2011 and related changes. Survey not otherwise brought to date.
10. Revised on October 4, 2012 to show proposed sidewalk easement and related data. Survey was not brought to date.
11. Revised on May 17, 2013 to show stakeout completed on April 30, 2013 and extension of new sidewalk at Northwest corner of property. Survey was not brought to date.
12. Revised on May 1, 2018, as follows:
    Added this note and Note 13;
    Added the "Planned Deed Restriction Area"; and related data;
    Added Well Legend;
    Added one additional monitoring well and the industrial supply well, which were located on April 4, 2018; and
    Added requested key elevations to 2 monitoring wells and industrial supply well, along with explanatory detail graphics for each type.
    Survey was not otherwise brought to date.
13. The vertical datum for the elevations shown hereon is the North American Vertical Datum of 1988.
14. Revised on May 30, 2018, as follows:
    a. Distinguished "Decommissioned Monitoring Wells" as identified by PVE, LLC;
    b. Corrected label "DEED SCHEDULE A-2 PARCEL B ON FILED MAP 9727";
    c. Improved "readability" of internal parcel "Deed Schedule A-2"; and
    d. Edited Note 6.
    Survey was NOT brought to date.

West Parcel Area = 0.273 Acres
East Parcel Area = 2.228 Acres
which includes Deed Restriction Area = 0.467 Acres
Total Area = 2.501 Acres

This map was prepared for the exclusive use of and is certified only to:
JOE PIETRYKA INCORPORATED

SURVEY OF PROPERTY
PREPARED FOR
JOE PIETRYKA INCORPORATED
SITUATE IN THE
VILLAGE & TOWN OF PAWLING
DUTCHESS COUNTY
NEW YORK

SCALE 1 in. = 20 ft. JULY 26, 2011

We hereby certify that the survey shown hereon was completed by us on July 26, 2001 this map was completed on August 4, 2011 and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys adopted by The New York State Association of Professional Land Surveyors, Inc.
Revised on May 30, 2018. See Note 14.

STATE OF NEW YORK
SHANNON J WATSON
48167
LICENSED LAND SURVEYOR

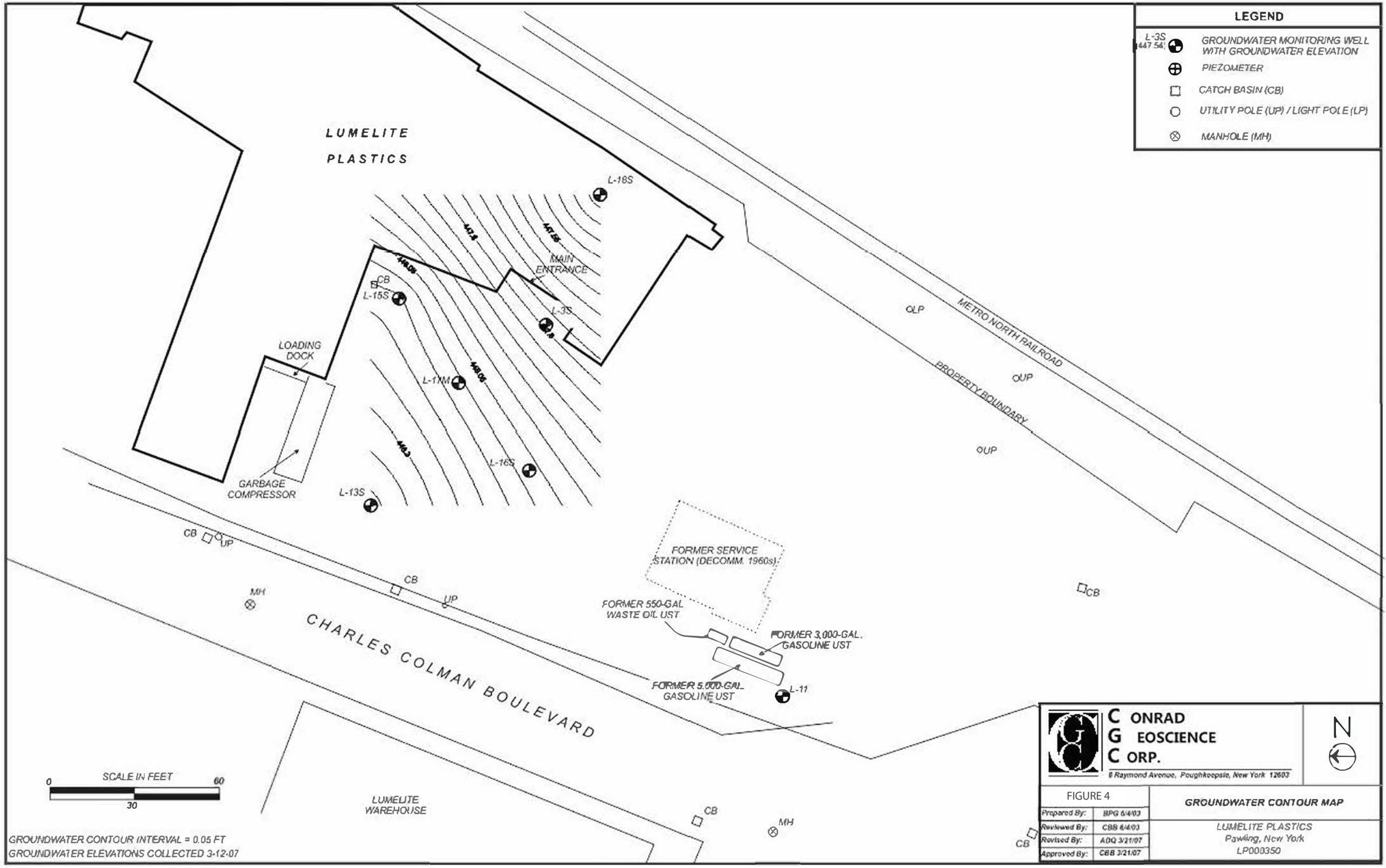
BADEY & WATSON
Surveying & Engineering, P.C.
by _____
NEW YORK STATE LICENSED LAND SURVEYOR
LICENSE No. 48167

PRINTED
MAY 30 2018
BADEY & WATSON
Surveying & Engineering, P.C.

BADEY & WATSON
Surveying & Engineering, P.C.
3063 Route 9
Cold Spring, NY 10516
www.Badey-Watson.com
845.265.9217
845.265.4428 (Fax)
877.3.141593 (Toll Free)

FILE No. 11-143

Drawing Name: LS20587__R06_V04 Layout: SURVEY W.O. No. 20587/20648/24069 T.M. : 7557-17-045083
Closed by XXX On XX-XX-XX Drawn by DAP/JFT Checked by GJW Spell checked by DAP/JFT


LEGEND
L-3S 447.54
GROUNDWATER MONITORING WELL WITH GROUNDWATER ELEVATION
PIEZOMETER
CATCH BASIN (CB)
UTILITY POLE (UP) / LIGHT POLE (LP)
MANHOLE (MH)
LUMELITE
PLASTICS
L-18S
447.8
447.58
448.09
MAIN ENTRANCE
CB
L-15S
L-3S
LOADING DOCK
L-11M
448.00
448.2
L-16S
GARBAGE COMPRESSOR
L-13S
OUP
METRO NORTH RAILROAD
PROPERTY BOUNDARY
OUP
OUP
CB
UP
MH
CB
UP
CB
FORMER SERVICE STATION (DECOMM. 1960s)
FORMER 550-GAL WASTE OIL UST
FORMER 3,000-GAL. GASOLINE UST
FORMER 5,000-GAL. GASOLINE UST
L-11
CHARLES COLMAN BOULEVARD
LUMELITE WAREHOUSE
CB
MH
CB
0
SCALE IN FEET
60
30
GROUNDWATER CONTOUR INTERVAL = 0.05 FT
GROUNDWATER ELEVATIONS COLLECTED 3-12-07
CONRAD GEOSCIENCE CORP.
8 Raymond Avenue, Poughkeepsie, New York 12603
N
FIGURE 4
GROUNDWATER CONTOUR MAP
Prepared By: BPG 6/4/03
Reviewed By: CBB 6/4/03
Revised By: ADQ 3/21/07
Approved By: CBB 3/21/07
LUMELITE PLASTICS
Pawling, New York
LP000350

SAMPLING LOCATIONS

LUMELITE PLASTICS
85 CHARLES COLEMAN BOULEVARD
VILLAGE OF PAWLING, DUTCHESS COUNTY, NEW YORK

FIGURE 5

DATE:	05/08/2018
SCALE:	As Indicated
PROJECT NUMBER:	561114

ALL LOCATIONS APPROXIMATE

PVE
48 Springside Avenue
Poughkeepsie, New York 12603
Phone: (845) 454-2544
Fax: (845) 454-2655

VAPOR SAMPLING LOCATIONS

LUMELITE PLASTICS
85 CHARLES COLEMAN BOULEVARD
VILLAGE OF PAWLING, DUTCHESS COUNTY, NEW YORK

PVE
48 Springside Avenue
Poughkeepsie, New York 12603
Phone: (845) 454-2544
Fax: (845) 454-2655

FIGURE 6

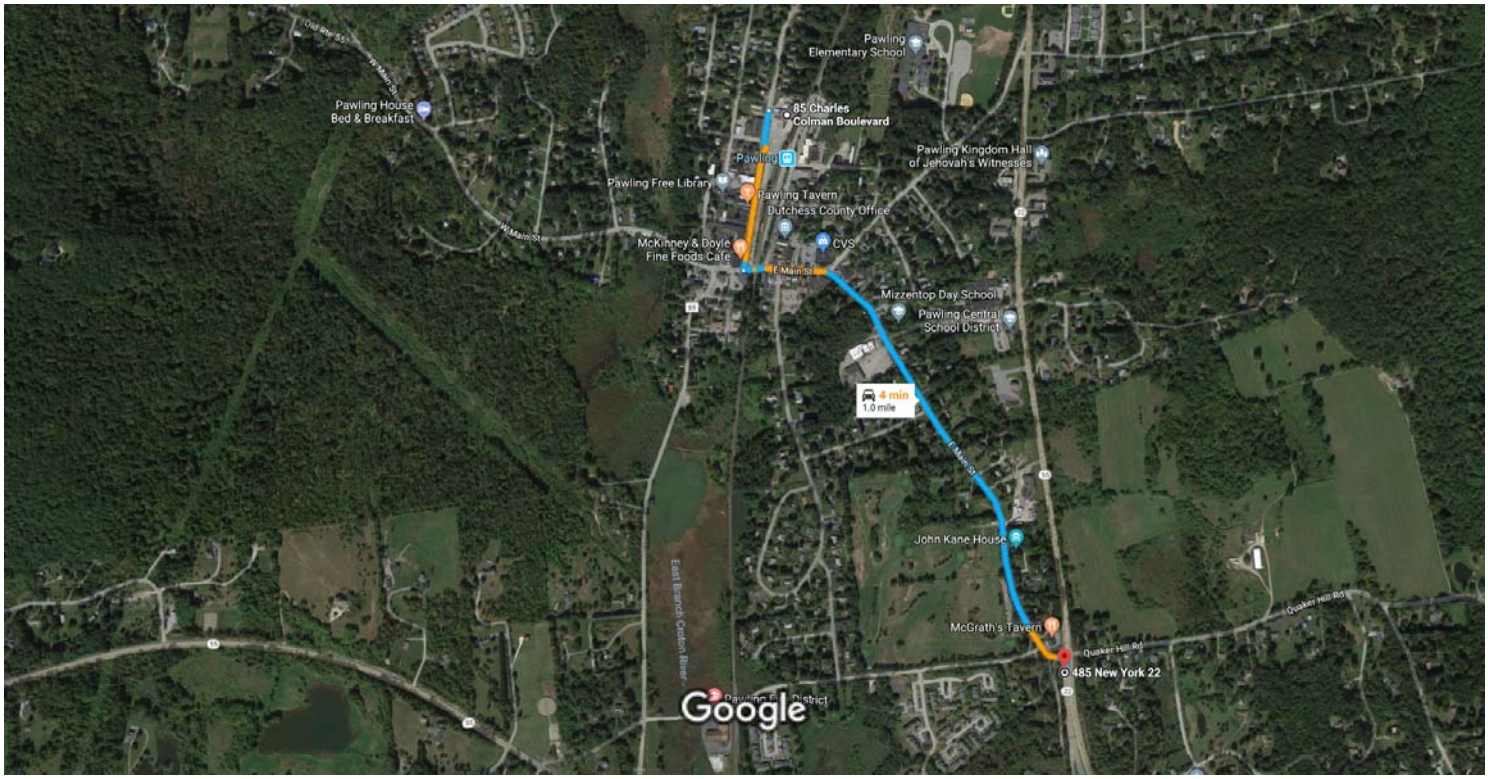
DATE:	05/08/2018
SCALE:	As Indicated
PROJECT NUMBER:	561114

ALL LOCATIONS APPROXIMATE

Google Maps

85 Charles Colman Blvd, Pawling, NY 12564 to 485 NY-22, Pawling, NY 12564

Drive 1.0 mile, 4 min



Imagery ©2018 Google, Map data ©2018 Google 500 ft

85 Charles Colman Blvd

Pawling, NY 12564

1. Head south on Charles Colman Blvd toward Union St

0.2 mi

2. Turn left onto W Main St

0.8 mi

3. Turn right onto NY-22 S/State Rte 55 W

Destination will be on the right

115 ft

485 NY-22

Pawling, NY 12564

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

APPENDIX A

LIST OF SITE CONTACTS

Name	Phone/Email Address
Lumelite Plastics/ Joe Pietryka, Inc. (Owner)	(845) 855-1201 82 & 85 Charles Colman Blvd. Pawling, New York 12564
Christopher B. Brown (QEP) PVE, LLC	(914) 475-2650 48 Springside Avenue Poughkeepsie, New York 12603
George Heitzman (Site Control) NYSDEC	(518) 402-9662 625 Broadway, 11th Floor Albany, NY 12233
Pamela B. Antini (Site Contact) Joe Pietryka, Inc	(845) 855-1201 82 & 85 Charles Colman Blvd. Pawling, New York 12564
John J. Privitera, Esq. (Owner Counsel) McNamee, Lochner, Titus and Williams, P.C.	(518) 447-3337 677 Broadway Albany, New York 12207

APPENDIX B
EXCAVATION WORK PLAN (EWP)

This EWP only applies to the 0.467-acre Deed Restriction portion of the subject property.

B-1 NOTIFICATION

At least 15 days prior to the start of any activity that is anticipated to encounter remaining contamination, the site owner or their representative will notify the NYSDEC. Table 1 includes contact information for the above notification. The information on this table will be updated as necessary to provide accurate contact information. A full listing of site-related contact information is provided in Appendix A.

Table 1: Notifications*

George Heitzman (NYSDEC)	(518) 402-9662; George.heitzman@dec.ny.gov
Christopher Brown (Site QEP)	(914) 475-2650 ; cbrown@pve-llc.com
Pamela Antini (Site Contact)	(845) 855-1201; pam@joepietrykainc.com
John Privitera (Site Counsel)	(845) 447-3337; privitera@mltw.com

* Note: Notifications are subject to change and will be updated as necessary.

This notification will include:

- A detailed description of the work to be performed, including the location and areal extent of excavation, plans/drawings for site re-grading, intrusive elements or utilities to be installed below the soil cover, estimated volumes of contaminated soil to be excavated and any work that may impact an engineering control;
- A summary of environmental conditions anticipated to be encountered in the work areas, including the nature and concentration levels of contaminants of concern, potential presence of grossly contaminated media, and plans for any pre-construction sampling;
- A schedule for the work, detailing the start and completion of all intrusive work;

- A summary of the applicable components of this EWP;
- A statement that the work will be performed in compliance with this EWP and 29 CFR 1910.120;
- A copy of the contractor's health and safety plan (HASP), in electronic format, if it differs from the HASP provided in Appendix G of this SMP;
- Identification of disposal facilities for potential waste streams; and
- Identification of sources of any anticipated backfill, along with all required chemical testing results.

B-2 SOIL SCREENING METHODS

Visual, olfactory and instrument-based (e.g. photoionization detector) soil screening will be performed by a qualified environmental professional during all excavations into known or potentially contaminated material (remaining contamination). Soil screening will be performed when invasive work is done and will include all excavation and invasive work performed during development, such as excavations for foundations and utility work, after issuance of the COC.

Soils will be segregated based on previous environmental data and screening results into material that requires off-site disposal and material that requires testing to determine if the material can be reused on-site as soil beneath a cover or if the material can be used as cover soil.

B-3 SOIL STAGING METHODS

Soil stockpiles will be continuously encircled with a berm and/or silt fence. Hay bales will be used as needed near catch basins, surface waters and other discharge points.

Stockpiles will be kept covered at all times with appropriately anchored tarps. Stockpiles will be routinely inspected and damaged tarp covers will be promptly replaced.

Stockpiles will be inspected at a minimum once each week and after every storm event. Results of inspections will be recorded in a logbook and maintained at the site and available for inspection by the NYSDEC.

B-4 MATERIALS EXCAVATION AND LOAD-OUT

A qualified environmental professional or person under their supervision will oversee all invasive work and the excavation and load-out of all excavated material.

The owner of the property and remedial party (if applicable) and its contractors are responsible for safe execution of all invasive and other work performed under this Plan.

The presence of utilities and easements on the site will be investigated by the qualified environmental professional. It will be determined whether a risk or impediment to the planned work under this SMP is posed by utilities or easements on the site.

Loaded vehicles leaving the site will be appropriately lined, tarped, securely covered, manifested, and placarded in accordance with appropriate Federal, State, local, and NYSDOT requirements (and all other applicable transportation requirements).

A truck wash will be operated on-site, as appropriate. The qualified environmental professional will be responsible for ensuring that all outbound trucks will be washed at the truck wash before leaving the site until the activities performed under this section are complete Truck wash waters will be collected and disposed of off-site in an appropriate manner.

Locations where vehicles enter or exit the site shall be inspected daily for evidence of off-site soil tracking.

The qualified environmental professional will be responsible for ensuring that all egress points for truck and equipment transport from the site are clean of dirt and other materials derived

from the site during intrusive excavation activities. Cleaning of the adjacent streets will be performed as needed to maintain a clean condition with respect to site-derived materials.

B-5 MATERIALS TRANSPORT OFF-SITE

All transport of materials will be performed by licensed haulers in accordance with appropriate local, State, and Federal regulations, including 6 NYCRR Part 364. Haulers will be appropriately licensed and trucks properly placarded.

Material transported by trucks exiting the site will be secured with tight-fitting covers. Loose-fitting canvas-type truck covers will be prohibited. If loads contain wet material capable of producing free liquid, truck liners will be used.

Truck transport routes are as follows: exit the site from the ingress/egress located at 85 Charles Colman Boulevard; drive south on Charles Colman Boulevard to the intersection of Charles Colman Boulevard and West Main Street; turn left onto West Main Street and drive east/southeast for 0.8 miles to the intersection of West Main Street and NY Route 22 (see Figure 7). All trucks loaded with site materials will exit the vicinity of the site using only these approved truck routes. This is the most appropriate route and takes into account: (a) limiting transport through residential areas and past sensitive sites; (b) use of city mapped truck routes; (c) prohibiting off-site queuing of trucks entering the facility; (d) limiting total distance to major highways; (e) promoting safety in access to highways; and (f) overall safety in transport.

Trucks will be prohibited from stopping and idling in the neighborhood outside the project site.

Egress points for truck and equipment transport from the site will be kept clean of dirt and other materials during site remediation and development.

Queuing of trucks will be performed on-site in order to minimize off-site disturbance. Off-site queuing will be prohibited.

B-6 MATERIALS DISPOSAL OFF-SITE

All material excavated and removed from the site will be treated as contaminated and regulated material and will be transported and disposed in accordance with all local, State (including 6NYCRR Part 360) and Federal regulations. If disposal of material from this site is proposed for unregulated off-site disposal (i.e. clean soil removed for development purposes), a formal request with an associated plan will be made to the NYSDEC. Unregulated off-site management of materials from this site will not occur without formal NYSDEC approval.

Off-site disposal locations for excavated soils will be identified in the pre-excavation notification. This will include estimated quantities and a breakdown by class of disposal facility if appropriate, i.e. hazardous waste disposal facility, solid waste landfill, petroleum treatment facility, C/D recycling facility, etc. Actual disposal quantities and associated documentation will be reported to the NYSDEC in the Periodic Review Report. This documentation will include: waste profiles, test results, facility acceptance letters, manifests, bills of lading and facility receipts.

Non-hazardous historic fill and contaminated soils taken off-site will be handled, at minimum, as a Municipal Solid Waste per 6NYCRR Part 360-1.2. Material that does not meet Unrestricted SCOs is prohibited from being taken to a New York State recycling facility (6NYCRR Part 360-16 Registration Facility).

B-7 MATERIALS REUSE ON-SITE

The qualified environmental professional will ensure that procedures defined for materials reuse in this SMP are followed and that unacceptable material does not remain on-site. Contaminated on-site material, including historic fill and contaminated soil, that is acceptable for reuse on-site will be placed below the demarcation layer or impervious surface, and will not be

reused within a cover soil layer, within landscaping berms, or as backfill for subsurface utility lines.

Any demolition material proposed for reuse on-site will be sampled for asbestos and the results will be reported to the NYSDEC for acceptance. Concrete crushing or processing on-site will not be performed without prior NYSDEC approval. Organic matter (wood, roots, stumps, etc.) or other solid waste derived from clearing and grubbing of the site will not be reused on-site.

B-8 FLUIDS MANAGEMENT

All liquids to be removed from the site, including but not limited to, excavation dewatering, decontamination waters and groundwater monitoring well purge and development waters, will be handled, transported and disposed in accordance with applicable local, State, and Federal regulations. Dewatering, purge and development fluids will not be recharged back to the land surface or subsurface of the site, and will be managed off-site, unless prior approval is obtained from NYSDEC.

Discharge of water generated during large-scale construction activities to surface waters (i.e. a local pond, stream or river) will be performed under a SPDES permit.

B-9 COVER SYSTEM RESTORATION

After the completion of soil removal and any other invasive activities the cover system will be restored in a manner that complies with industry standards. The existing cover system is comprised of a minimum of 12 inches of clean soil, asphalt pavement, concrete covered sidewalks and concrete building. If the type of cover system changes from that which exists prior to the excavation (i.e., a soil cover is replaced by asphalt), this will constitute a modification of the cover element of the remedy and the upper surface of the remaining contamination. A figure showing the modified surface will be included in the subsequent Periodic Review Report and in an updated SMP.

B-10 BACKFILL FROM OFF-SITE SOURCES

All materials proposed for import onto the site will be approved by the qualified environmental professional and will be in compliance with provisions in this SMP prior to receipt at the site. A Request to Import/Reuse Fill or Soil form, which can be found at http://www.dec.ny.gov/regulations/67386.html, will be prepared and submitted to the NYSDEC project manager allowing a minimum of 5 business days for review.

Material from industrial sites, spill sites, or other environmental remediation sites or potentially contaminated sites will not be imported to the site.

All imported soils will meet the backfill and cover soil quality standards established in 6NYCRR 375-6.7(d). Based on an evaluation of the land use, protection of groundwater and protection of ecological resources criteria, the resulting soil quality standards are listed in Table375-6.8 (b). Soils that meet 'exempt' fill requirements under 6 NYCRR Part 360, but do not meet backfill or cover soil objectives for this site, will not be imported onto the site without prior approval by NYSDEC. Solid waste will not be imported onto the site.

Trucks entering the site with imported soils will be securely covered with tight fitting covers. Imported soils will be stockpiled separately from excavated materials and covered to prevent dust releases.

B-11 STORMWATER POLLUTION PREVENTION

Barriers and hay bale checks will be installed and inspected once a week and after every storm event. Results of inspections will be recorded in a logbook and maintained at the site and available for inspection by the NYSDEC. All necessary repairs shall be made immediately.

Accumulated sediments will be removed as required to keep the barrier and hay bale check functional.

All undercutting or erosion of the silt fence toe anchor shall be repaired immediately with appropriate backfill materials.

Manufacturer's recommendations will be followed for replacing silt fencing damaged due to weathering.

Erosion and sediment control measures identified in the SMP shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.

Silt fencing or hay bales will be installed around the entire perimeter of the construction area.

B-12 EXCAVATION CONTINGENCY PLAN

If underground tanks or other previously unidentified contaminant sources are found during post-remedial subsurface excavations or development related construction, excavation activities will be suspended until sufficient equipment is mobilized to address the condition.

Sampling will be performed on product, sediment and surrounding soils, etc. as necessary to determine the nature of the material and proper disposal method. Chemical analysis will be performed for a full list of analytes (TAL metals; TCL volatiles and semi-volatiles, TCL pesticides and PCBs), unless the site history and previous sampling results provide a sufficient justification to limit the list of analytes. In this case, a reduced list of analytes will be proposed to the NYSDEC for approval prior to sampling.

Identification of unknown or unexpected contaminated media identified by screening during invasive site work will be promptly communicated by phone to NYSDEC’s Project Manager. Reportable quantities of petroleum product will also be reported to the NYSDEC spills hotline. These findings will be also included in the Periodic Review Report.

B-13 COMMUNITY AIR MONITORING PLAN

The Community Air Monitoring Program (CAMP) will be conducted in accordance with Appendix 1A of DER-10 (Appendix I). Exceedances of action levels listed in the CAMP will be reported to NYSDEC and NYSDOH Project Managers.

B-14 ODOR CONTROL PLAN

This odor control plan is capable of controlling emissions of nuisance odors off-site. If nuisance odors are identified at the site boundary, or if odor complaints are received, work will be halted and the source of odors will be identified and corrected. Work will not resume until all nuisance odors have been abated. NYSDEC and NYSDOH will be notified of all odor events and of any other complaints about the project. Implementation of all odor controls, including the halt of work, is the responsibility of the remedial party's Remediation Engineer, and any measures that are implemented will be discussed in the Periodic Review Report.

All necessary means will be employed to prevent on- and off-site nuisances. At a minimum, these measures will include: (a) limiting the area of open excavations and size of soil stockpiles; (b) shrouding open excavations with tarps and other covers; and (c) using foams to cover exposed odorous soils. If odors develop and cannot be otherwise controlled, additional means to eliminate odor nuisances will include: (d) direct load-out of soils to trucks for off-site disposal; (e) use of chemical odorants in spray or misting systems; and, (f) use of staff to monitor odors in surrounding neighborhoods.

If nuisance odors develop during intrusive work that cannot be corrected, or where the control of nuisance odors cannot otherwise be achieved due to on-site conditions or close proximity to sensitive receptors, odor control will be achieved by sheltering the excavation and handling areas in a temporary containment structure equipped with appropriate air venting/filtering systems.

B-15 DUST CONTROL PLAN

A dust suppression plan that addresses dust management during invasive on-site work will include, at a minimum, the items listed below:

- Dust suppression will be achieved through the use of a dedicated on-site water truck for road wetting. The truck will be equipped with a water cannon capable of spraying water directly onto off-road areas including excavations and stockpiles.
- Clearing and grubbing of larger sites will be done in stages to limit the area of exposed, unvegetated soils vulnerable to dust production.
- Gravel will be used on roadways to provide a clean and dust-free road surface.
- On-site roads will be limited in total area to minimize the area required for water truck sprinkling.

B-16 OTHER NUISANCES

A plan for rodent control will be developed and utilized by the contractor prior to and during site clearing and site grubbing, and during all remedial work.

A plan will be developed and utilized by the contractor for all remedial work to ensure compliance with local noise control ordinances.

APPENDIX C
DECLARATION OF COVENANTS AND RESTRICTIONS

Dutchess County Clerk

22 Market Street
Poughkeepsie, NY 12601
(845) 486-2134
www.dutchessny.gov/countyclerk

Receipt #: 20246 **Date:** 6/25/2018 1:56 PM
Received From: JOE PIETRYKA INC

Batch #: 235
User: jmc

Payment Type	Amount	Card Holder
Check # 33093	$130.00	
Payment Total:	**$130.00**	

Account # - Description	Cost Per Unit	Quantity	Amount
1 - Deed	Instrument Type: DECLAR		
Document #: 02-2018-4473	Municipality: Pawling		
010 - Record Deeds - Page Fee	$5.00	16	$80.00
010 - Record Deeds - Cover Page	$25.00	1	$25.00
030 - Reference	$0.50	0	$0.00
070 - Records Mgmt - Local Fee	$1.00	1	$1.00
504 - Records Mgmt - State Fee	$4.75	1	$4.75
511 - Cultural Ed - State Fee	$14.25	1	$14.25
		Item Total:	**$125.00**
Grantor: JOE PIETRYKA INC			
Grantee: JOE PIETRYKA INC			
2 - Transfer Tax	Transfer Tax #: 7125		
Document #: 02-2018-4473	Municipality: Pawling		
290 - Real Estate Transfer Tax	$0.00	1	$0.00
291 - Mansion Tax	$0.00	1	$0.00
		Item Total:	**$0.00**
3 - TP584			
Document #: 02-2018-4473	Municipality: Pawling		
030 - Affidavit	$5.00	1	$5.00
		Item Total:	**$5.00**

DECLARATION OF COVENANTS AND RESTRICTIONS

THIS COVENANT is made the 25th day of June, 2018 by Joe Pietryka Incorporated (JPI), a corporation organized and existing under the laws of the State of New York and having an office for the transaction of business at 85 Charles Colman Boulevard, Pawling, New York.

WHEREAS, 82 and 85 Charles Colman Boulevard are the subject of a Voluntary Cleanup Agreement (VCA) executed by Lumelite Plastics Corporation, ("Lumelite"). (Dutchess County Parcel Id. Nos. 134001-7057-17-045093-0000 (85 Charles Colman Boulevard); and, 134001-7057-17-021092-0000 (82 Charles Colman Boulevard). Lumelite was the name of JPI at the time of the Voluntary Agreement. JPI signed the Voluntary Agreement as part of the New York Department of Environmental Conservation (Department) Voluntary Cleanup Program regarding that parcels of real property located on 82 and 85 Charles Colman Boulevard in the Village/Town of Pawling, County of Dutchess, State of New York, which are part of lands conveyed by JPI, f/k/a Lumelite to JPI by deeds recorded in the Dutchess County Clerk's Office, attached hereto as Exhibit A and made a part hereof, and hereinafter referred to as "the Property"; and

WHEREAS, the Department approved a remedy to eliminate or mitigate all significant threats to the environment presented by contamination at the Property and such remedy requires that the Property be subject to restrictive covenants; and

WHEREAS, JPI and all future owners of the property shall maintain and monitor the Property in accordance with the Site Management Plan (SMP), which is described in further detail below.

NOW, THEREFORE, JPI, for itself and its successors and/or assigns, covenants that:

First, the Property subject to this Declaration of Covenants and Restrictions, is as shown on a map attached to this declaration as Appendix "B" and made a part hereof.

Second, unless prior written approval by the Department or, if the Department shall no longer exist, any New York State agency or agencies subsequently created to protect the environment of the State and the health of the State's citizens, hereinafter referred to as "the Relevant Agency," is first obtained, where contamination remains at the Property, subject to the provisions of the SMP, there shall be no construction, use or occupancy of the Property that results in the disturbance or excavation of the Property which threatens the integrity of the engineering controls or which results in unacceptable human exposure to contaminated soils. The SMP may be obtained from the New York State Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233.

Third, the owner of the Property shall not disturb, remove, or otherwise interfere with the installation, use, operation, and maintenance of the controls described in the SMP and referred to below, unless in each instance they first obtain a written waiver of such prohibition from the Department or Relevant Agency.

Fourth, the owner of the Property shall prohibit the Property from ever being used for purposes other than for commercial, industrial or restricted residential use without the express written waiver of such prohibition by the Department or the Relevant Agency.

Fifth, the owner of the Property shall prohibit the use of the groundwater underlying the Property without treatment rendering it safe for drinking water or other purposes, other than its current use as industrial cooling water, as appropriate, unless the user first obtains permission to do so from the Department or Relevant Agency.

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

Seventh, the owner of the Property shall continue in full force and effect the institutional and engineering controls required herein and by the SMP and maintain such controls, unless the owner first obtains permission to discontinue such controls from the Department or Relevant Agency, in compliance with the approved SMP, which is incorporated and made enforceable hereto subject to modifications as approved by the Department or Relevant Agency.

Eighth, this Declaration is and shall be deemed a covenant that shall run with the land and shall be binding upon all future owners of the Property. The owner and its successors and assigns consent to enforcement by the Department or Relevant Agency of this Declaration of Covenants and Restrictions, which must be recorded, and the owner hereby covenants not to contest the authority of the Relevant Agency to seek enforcement of this Declaration.

Ninth, any deed of conveyance of the Property, or any portion thereof, shall recite, unless the Department or Relevant Agency has consented to the termination of such covenants and restrictions, that said conveyance is subject to this Declaration of Covenants and Restrictions.

IN WITNESS WHEREOF, the undersigned has executed this instrument the day written below.

Joe Pietryka Incorporated (JPI),

By: Joseph Tursi
Title: Controller, CFO, COO

Owner's Acknowledgment
STATE OF NEW YORK)
) ss:
COUNTY OF DUTCHESS)

On the 25th day of June, in the year 2018, before me, the undersigned, personally appeared Joseph Tursi, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity as Controller, CFO, COO of the_corporation and that by his/her signature on the instrument,upon behalf of which the individual acted, executed the instrument.

Cynthia A. Stadler

Notary Public - State of New York

CYNTHIA A. STADLER
Notary Public, State of New York
No. 01ST4862325
Qualified in Putnam County
Commission Expires June 23, 2022

Record and Return To:

Lewis B. Stadler, Esq.
12 East Main Street
Pawling, NY 12564

EXHIBIT A

[redacted]

DUTCHESS COUNTY CLERK RECORDING PAGE

RECORD & RETURN TO :

MCNAMEE LOCHNER TITUS & WILLIAMS PC
JEREMY H SPEICH ESQ
677 BROADWAY STE 500
ALBANY NY 12207

RECORDED: 02/27/2006
AT: 14:09:19
DOCUMENT #: 02 2006 1753

RECEIVED FROM: MCNAMEE LOCHNER...

GRANTOR: JOE PIETRYKA INC
GRANTEE: JOE PIETRYKA INC

RECORDED IN: DEED
INSTRUMENT TYPE: CORR

TAX
DISTRICT: PAWLING

EXAMINED AND CHARGED AS FOLLOWS:

RECORDING CHARGE: 212.50

NUMBER OF PAGES: 5

TRANSFER TAX AMOUNT:

TRANSFER TAX NUMBER: #005481

E & A FORM: Y

TP-584: Y

*** DO NOT DETACH THIS
*** PAGE
*** THIS IS NOT A BILL

STATE OF NEW YORK (COUNTY OF DUTCHESS) SS:
BRADFORD KENDALL, COUNTY CLERK AND CLERK OF THE SUPREME AND COUNTY COURTS,
[illegible] DO HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH THE ORIGINAL
[illegible] RECORDED IN MY OFFICE ON 02.27.2006
[illegible] IS A CORRECT TRANSCRIPT THEREOF 02.2006.1753
[illegible] THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

Jan 12th, 2018 GD
COUNTY CLERK & CLERK OF THE SUPREME & COUNTY COURTS, DUTCHESS COUNTY

COUNTY CLERK BY: MMB /_____
RECEIPT NO: R14671
BATCH RECORD: D00290

0 2 2 0 0 6 1 7 5 3

Colette M Lafuente
COLETTE M. LAFUENTE
County Clerk

DUTCHESS COUNTY SEAL

CORRECTION DEED

THIS INDENTURE, made the 8th day of February, Two Thousand and Six between

JOE PIETRYKA INCORPORATED f/k/a LUMELITE CORPORATION f/k/a THE RUSSMOUR CORPORATION f/k/a LUMELITE CORPORATION, a New York business corporation, with an address of 85 Charles Colman Boulevard, Pawling, New York 12564,

party of the first part, and

JOE PIETRYKA INCORPORATED, a New York business corporation, with an address of 85 Charles Colman Boulevard, Pawling, New York 12564,

party of the second part:

WITNESSETH, That the party of the first part, in consideration of One Dollar ($1.00), paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns forever,

ALL THE RIGHT, TITLE and INTEREST, of the party of the first part in and to the parcels of land as described on Schedule "A-1" and Schedule "A-2" attached hereto,

This is a *Correction Deed* given to correct a deed from the party of the first part to the party of the second part, which deed was dated October 25, 2005 and which deed was recorded in the Dutchess County Clerk's Office on November 3, 2005 (Document Number: 02 2005 9872).

Said prior deed is amended to describe the real property conveyed from the party of the first part to the party of the second part as set forth on Schedule "A-1" and Schedule "A-2" attached hereto which, together, comprises all of the real property as it appears on the Dutchess County Real Property Tax Map - SBL #: 7057-17-045093.

BEING the same premises conveyed to the party of the first part pursuant to the following deeds: (i) Deed from TLB Plastics Corporation to Lumelite Corporation, which deed was dated September 3, 1985 and which deed was recorded in the Dutchess County Clerk's Office on September 4, 1985 in Liber 1674 at Page 793; and (ii) Deed from The Masonic Guild of Pawling, Inc. to Lumelite Corporation, which deed was dated July 6, 1993 and which deed was recorded in the Dutchess County Clerk's Office on August 20, 1993 in Liber 1932 at Page 121.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof.

TOGETHER with the appurtenances and all the estate and rights of the parties of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the successors and assigns forever.

F:\Data\JJP\LUMELITE\Joe Pietryka, Inc\Correction Deed.wpd

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

JOE PIETRYKA INCORPORATED f/k/a
LUMELITE CORPORATION f/k/a
THE RUSSMOUR CORPORATION
f/k/a LUMELITE CORPORATION

By: Joseph W. Pietryka
Name: Joseph W. Pietryka
As its: President

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

On the 8 day of February, in the year 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared **Joseph W. Pietryka**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

COLLEEN P. LIFFLAND
Notary Public, State of New York
No. 4962249
Qualified in Dutchess County
Commission Expires 2/12/2006

Record and Return To:

McNamee, Lochner, Titus & Williams, P.C.
Attention: Jeremy H. Speich, Esq.
677 Broadway, Suite 500
Albany, New York 12207

F:\Data\JJP\LUMELITE\Joe Pietryka, Inc\Correction Deed.wpd

Schedule A-1

ALL that parcel of land situate in the Village and Town of Pawling County of Dutchess and State of New York bounded and described as follows:

Beginning at a railroad rail monument recovered under a sidewalk on the easterly line of Charles Colman Blvd. (formerly Maple Blvd., formerly Railroad Avenue) and the southerly line of lands now or formerly of Gagliardi, thence along the southerly line of lands now or formerly of Gagliardi:

(1) South 68°-31'-45" East 223.32 feet to a point on the westerly line of lands now or formerly of the M.T.A. said point formerly marked by a railroad rail monument, thence along the westerly line of the aforementioned lands now or formerly of the M.T.A. the following eight courses and distances;

(2) 59.40 feet on a curve to the left having a radius of 9,082.75 feet and a long chord of South 33°-09'05" West 59.39 feet,

(3) 60.28 feet on a curve to the left having a radius of 9,082.75 feet and a long chord of South 32°-45'-25" West 60.26 feet,

(4) 186.70 feet on a curve to the left having a radius of 9,082.75 feet and a long chord of South 31°-59'-40" West 186.67 feet,

(5) South 81°-33'-05" West 13.59 feet,

(6) South 33°-47'-20" West 89.80 feet,

(7) South 34°-24'-40" West 92.09 feet,

(8) South 60°-01'-50" East 12.13 feet,

(9) South 29°-58'-10" West 212.76 feet to a point on the northerly line of lands of the M.T.A.,

(10) North 60°-01'-50" West 60.51 feet to a paved road (Maple Blvd. Extension),

said point being distant South 22°-28'-55" West 0.23 feet from a railroad spike previously recovered, thence along the easterly line of the aforementioned paved road, the following two courses and distances;

(11) North 22°-28'-55" East 229.64 feet,

(12) 61.91 feet on a non-tangential curve to the left having a radius of 66.26 feet and a long chord of North 18°-03'-05" West 59.63 feet thence continuing along the easterly line of Charles Colman Blvd. (Formerly Maple Blvd. formerly Railroad Avenue),

(13) North 19°-53'-50" East 169.64 feet to a point formerly marked by an iron pipe.

(14) North 22°-24'-55" East 2.95 feet to the southwest corner of lands now or formerly of Masonic Guild of Pawling, Inc., thence along the southerly, easterly and northerly line of said lands of the Masonic Guild of Pawling, Inc., the following three courses and distances;

(15) South 69°-46'-25" East 111.75 feet,

(16) North 20°-22'-50" East 48.08 feet,

(17) North 70°-14'00" West 110.08 feet, to a point on the aforementioned easterly line of Charles Colman Blvd., thence along the aforementioned easterly line of Charles Colman Blvd.,

(18) North 22°-24'-55" East 193.00 feet to the point of beginning. Containing 2.07 acres, more or less.

BEING AND INTENDED TO BE the same premises identified as Parcel "A" on the Revised Subdivision Map of the Lands of Lumelite Corporation which map was filed in the records of the Dutchess County Clerk on June 18, 1993, as Map No. 9727.

Schedule A-2

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate lying and being in the Town of Pawling, County of Dutchess and State of New York, bounded and described as follows:

BEGINNING on the East side of Railroad Street at a point 72' 9-1/4" South of an iron pipe at the Northwest corner of the Sheffield Farms Company property and then running East along the Southerly line of the Sheffield Farms property to a point 110' 1" distant; thence, south along the same Company's property to a point 48' 1" distant from the northerly line of the property herewith conveyed; thence West along the Northerly line of Sheffield Farms Company property to a point at the Northeast corner of Mrs. Green's property and along this property to a point in the Easterly line of Railroad Street which point is 111' 9" distant from the Easterly line of the property herewith conveyed; thence along the Easterly line of Railroad Street for 47' 2-3/4" to the point of beginning. All as shown on the Sheffield Farms Company's drawing #5140F dated May 1, 1940, and revised May 8, 1940.

BEING AND INTENDED TO BE the same premises identified as Parcel "B" on the Revised Subdivision Map of the Lands of Lumelite Corporation which map was filed in the records of the Dutchess County Clerk on June 18, 1993, as Map No. 9727.

[redacted]

DUTCHESS COUNTY CLERK RECORDING PAGE

RECORD & RETURN TO:

MCNAMEE LOCHNER TITUS & WILLIAMS PC
ATTN JEREMY H SPEICH ESQ
677 BROADWAY STE 500
ALBANY NY 12207

RECORDED: 11/03/2005
AT: 16:34:18
DOCUMENT #: 02 2005 9871

RECEIVED FROM: MCNAMEE LOCHNER TITUS & WILLIA

GRANTOR: JOE PIETRYKA INC
GRANTEE: JOE PIETRYKA INC

RECORDED IN: DEED
INSTRUMENT TYPE:

TAX DISTRICT: PAWLING

EXAMINED AND CHARGED AS FOLLOWS:

RECORDING CHARGE: 209.00

NUMBER OF PAGES: 4

TRANSFER TAX AMOUNT:

TRANSFER TAX NUMBER: #002516

E & A FORM: Y

TP-584: Y

*** DO NOT DETACH THIS
*** PAGE
*** THIS IS NOT A BILL

STATE OF NEW YORK (COUNTY OF DUTCHESS) SS:
I BRADFORD KENDALL, COUNTY CLERK AND CLERK OF THE SUPREME AND COUNTY COURTS, DUTCHESS COUNTY DO HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH THE ORIGINAL FILED OR RECORDED IN MY OFFICE ON 11.03.2005
THE SAME IS A CORRECT TRANSCRIPT THEREOF 02.2005.9871
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL
Jan 12th, 2018 GD
COUNTY CLERK & CLERK OF THE SUPREME & COUNTY COURTS, DUTCHESS COUNTY

COUNTY CLERK BY: AAF /_____
RECEIPT NO: R83021
BATCH RECORD: D00106

0 2 2 0 0 5 9 8 7 1

Colette M. Lafuente
COLETTE M. LAFUENTE
County Clerk

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TM-
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DEED

THIS INDENTURE, made the 25 day of October, **Two Thousand and Five** between

JOE PIETRYKA INCORPORATED f/k/a LUMELITE CORPORATION, a New York business corporation, with an address of 85 Charles Colman Boulevard, Pawling, New York 12564,

party of the first part, and

JOE PIETRYKA INCORPORATED, a New York business corporation, with an address of 85 Charles Colman Boulevard, Pawling, New York 12564,

party of the second part:

WITNESSETH, That the party of the first part, in consideration of One Dollar ($1.00), paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns forever,

ALL THE RIGHT, TITLE and INTEREST, of the party of the first part in and to the parcel of land as described on Schedule "A" attached hereto,

BEING the same premises conveyed by a deed from William C. Kiernan to Lumelite Corporation, which deed was dated July 1, 1996 and which deed was recorded in the Dutchess County Clerk's office on July 8, 1996 in Liber 1981 at Page 478.

This deed being given to reflect Joe Pietryka Incorporated as the record owner of the premises described herein in place and stead of Lumelite Corporation, a New York business corporation, which entity changed its name to Joe Pietryka Incorporated pursuant to a Certificate of Amendment of Certificate of Incorporation filed with the New York Department of State on January 6, 2003.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof.

TOGETHER with the appurtenances and all the estate and rights of the parties of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the successors and assigns forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

F:\Data\JJP\LUMELITE\Joe Pietryka, Inc\Deed - 82 Charles Colman.wpd

AND the party of the first part in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

JOE PIETRYKA INCORPORATED
f/k/a LUMELITE CORPORATION

By: Joseph W. Pietryka
Name: Joseph W. Pietryka
As its: President

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

On the 25 day of October, in the year 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared **Joseph W. Pietryka**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Margaret K. Zelazny
Notary Public
MARGARET K. ZELAZNY
Notary Public, State of New York
No. 49C0409 Dutchess
Qualified in Westchester County
Commission Expires July 27, 1995 2009

Record and Return To:

McNamee, Lochner, Titus & Williams, P.C.
Attention: Jeremy H. Speich, Esq.
677 Broadway, Suite 500
Albany, New York 12207

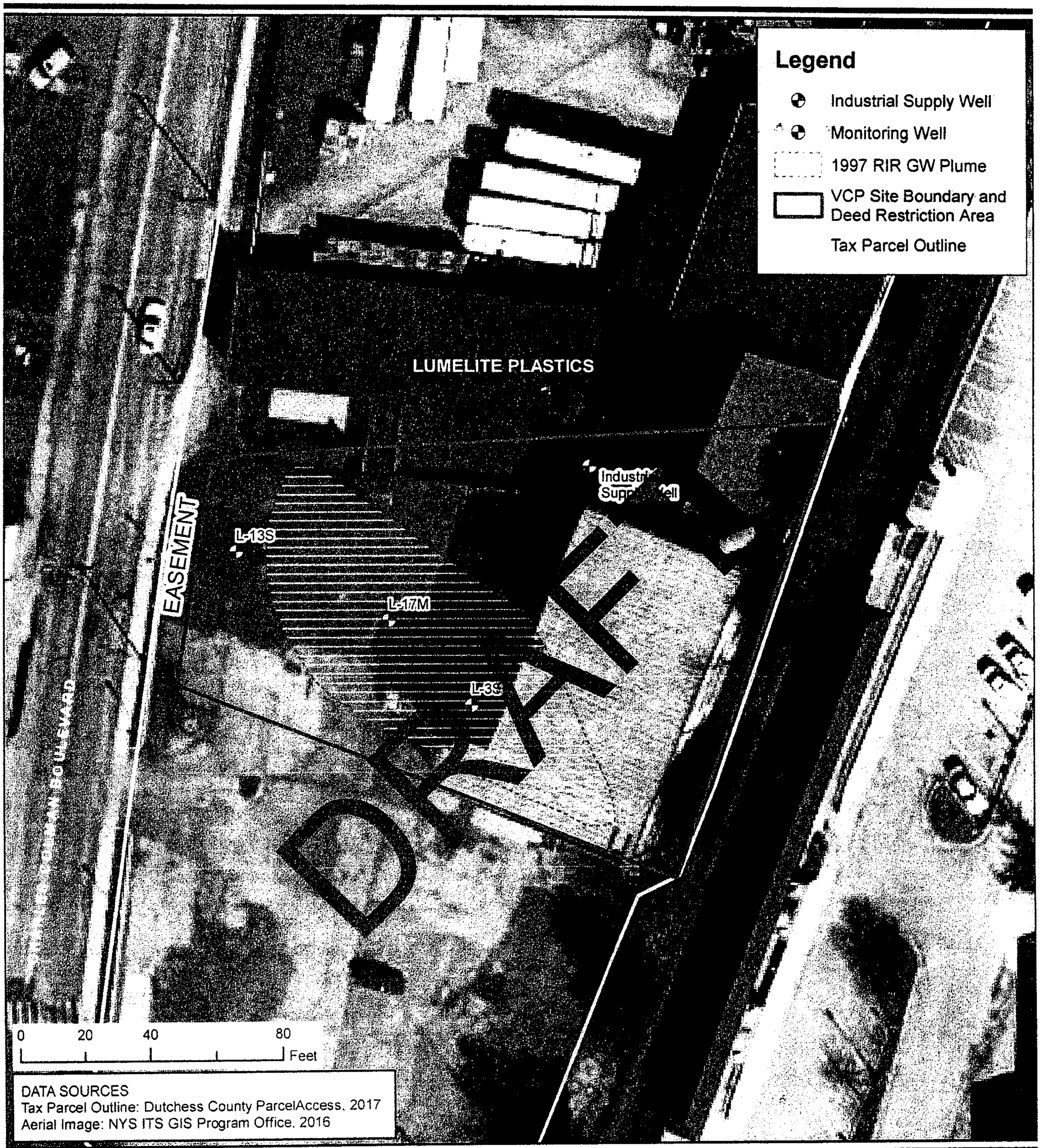
F:\Data\JJP\LUMELITE\Joe Pietryka, Inc\Deed - 82 Charles Colman.wpd

SCHEDULE A

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the VILLAGE & TOWN OF PAWLING, Dutchess County, New York, bounded and described as follows:

PARCEL 1: BEGINNING at a point, said point being the intersection of the northerly line of Union Street with the westerly line of Maple Boulevard; thence from said point of beginning along the northerly line of Union Street North 68° 35' 20" West 75.00 feet to the southeasterly corner of lands of now or formerly Chertocki; thence along same North 21° 24' 0" East 115.00 feet; thence North 68° 35' 30" West 16.00 feet; thence north 21° 24' 40" East 35.00 feet; thence south 68° 35' 20" East 93.00 West to a point on the westerly line of Maple Boulevard; thence along said Boulevard South 21° 24' 40" West 150.00 feet to the point of beginning.

APPENDIX B



VCP BOUNDARY

LUMELITE PLASTICS
85 CHARLES COLEMAN BOULEVARD
VILLAGE OF PAWLING, DUTCHESS COUNTY, NEW YORK

48 Springside Avenue
Poughkeepsie, New York 12603
Phone: (845) 454-2544
Fax: (845) 454-2655

DRAFT FIGURE

DATE:	2/21/2018
SCALE:	As Indicated
PROJECT NUMBER:	561114

ALL LOCATIONS APPROXIMATE

TP-584 (4/13)

New York State Department of Taxation and Finance

Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax

Recording office time stamp

See Form TP-584-I, Instructions for Form TP-584, *before completing this form. Print or type.*

Schedule A — Information relating to conveyance

Grantor/Transferor

☐ Individual
☒ Corporation
☐ Partnership
☐ Estate/Trust
☐ Single member LLC
☐ Other

Name *(if individual, last, first, middle initial)* (☐ *check if more than one grantor)*
Joe Pietryka Incorporated

Social security number

Mailing address
85 Charles Colman Boulevard

Social security number

City: Pawling | State: NY | ZIP code: 12564

Federal EIN: 13-2773623

Single member's name if grantor is a single member LLC *(see instructions)*

Single member EIN or SSN

Grantee/Transferee

☐ Individual
☒ Corporation
☐ Partnership
☐ Estate/Trust
☐ Single member LLC
☐ Other

Name *(if individual, last, first, middle initial)* (☐ *check if more than one grantee)*
Joe Pietryka Incorporated

Social security number

Mailing address
85 Charles Colman Boulevard

Social security number

City: Pawling | State: NY | ZIP code: 12564

Federal EIN: 13-2773623

Single member's name if grantee is a single member LLC *(see instructions)*

Single member EIN or SSN

Location and description of property conveyed

Tax map designation – Section, block & lot *(include dots and dashes)*	SWIS code (six digits)	Street address	City, town, or village	County
7057-17-045093-0000 7057-17-021092-0000	134001 134001	85 Charles Colman Blvd. 82 Charles Colman Blvd.	Pawling	Dutchess

Type of property conveyed *(check applicable box)*

1 ☐ One- to three-family house
2 ☐ Residential cooperative
3 ☐ Residential condominium
4 ☐ Vacant land
5 ☒ Commercial/Industrial
6 ☐ Apartment building
7 ☐ Office building
8 ☐ Other _____

Date of conveyance: 06 (month) | 25 (day) | 2018 (year)

Percentage of real property conveyed which is residential real property 0 % *(see instructions)*

Condition of conveyance *(check all that apply)*

a. ☐ Conveyance of fee interest
b. ☐ Acquisition of a controlling interest (state percentage acquired _____ %)
c. ☐ Transfer of a controlling interest (state percentage transferred _____ %)
d. ☐ Conveyance to cooperative housing corporation
e. ☐ Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest *(attach Form TP-584.1, Schedule E)*
f. ☐ Conveyance which consists of a mere change of identity or form of ownership or organization *(attach Form TP-584.1, Schedule F)*
g. ☐ Conveyance for which credit for tax previously paid will be claimed *(attach Form TP-584.1, Schedule G)*
h. ☐ Conveyance of cooperative apartment(s)
i. ☐ Syndication
j. ☐ Conveyance of air rights or development rights
k. ☐ Contract assignment
l. ☐ Option assignment or surrender
m. ☐ Leasehold assignment or surrender
n. ☐ Leasehold grant
o. ☐ Conveyance of an easement
p. ☒ Conveyance for which exemption from transfer tax claimed *(complete Schedule B, Part III)*
q. ☐ Conveyance of property partly within and partly outside the state
r. ☐ Conveyance pursuant to divorce or separation
s. ☒ Other *(describe)* Declaration of C & R

For recording officer's use	Amount received Schedule B., Part I $ _____ Schedule B., Part II $	Date received	Transaction number

Schedule B — Real estate transfer tax return (Tax Law, Article 31)

Part I – Computation of tax due

1	Enter amount of consideration for the conveyance *(if you are claiming a total exemption from tax, check the exemption claimed box, enter consideration and proceed to Part III)* ☒ **Exemption claimed**	1.	00
2	Continuing lien deduction *(see instructions if property is taken subject to mortgage or lien)*	2.	
3	Taxable consideration *(subtract line 2 from line 1)*	3.	
4	Tax: $2 for each $500, or fractional part thereof, of consideration on line 3	4.	
5	Amount of credit claimed for tax previously paid *(see instructions and attach Form TP-584.1,* Schedule G*)*	5.	
6	Total tax due* *(subtract line 5 from line 4)*	6.	00

Part II – Computation of additional tax due on the conveyance of residential real property for $1 million or more

1	Enter amount of consideration for conveyance *(from* Part I*, line 1)*	1.	
2	Taxable consideration *(multiply line 1 by the percentage of the premises which is residential real property, as shown in* Schedule A*)*	2.	
3	Total additional transfer tax due* *(multiply line 2 by 1% (.01))*	3.	

Part III – Explanation of exemption claimed on Part I, line 1 *(check any boxes that apply)*

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

a. Conveyance is to the United Nations, the United States of America, the state of New York, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) ..... a ☐

b. Conveyance is to secure a debt or other obligation ..... b ☐

c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance ..... c ☐

d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts ..... d ☒

e. Conveyance is given in connection with a tax sale ..... e ☐

f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F ..... f ☐

g. Conveyance consists of deed of partition ..... g ☐

h. Conveyance is given pursuant to the federal Bankruptcy Act ..... h ☐

i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property ..... i ☐

j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than $200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment ..... j ☐

k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, section 1401(e) *(attach documents supporting such claim)* ..... k ☐

*The total tax (from Part I, line 6 and Part II, line 3 above) is due within 15 days from the date conveyance. Please make check(s) payable to the county clerk where the recording is to take place. If the recording is to take place in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, make check(s) payable to the ***NYC Department of Finance.*** If a recording is not required, send this return and your check(s) made payable to the ***NYS Department of Taxation and Finance,*** directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Schedule C — Credit Line Mortgage Certificate (Tax Law, Article 11)

Complete the following only if the interest being transferred is a fee simple interest.
I (we) certify that: *(check the appropriate box)*

1. ☒ The real property being sold or transferred is not subject to an outstanding credit line mortgage.

2. ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:

   ☐ The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.

   ☐ The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).

   ☐ The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.

   ☐ The maximum principal amount secured by the credit line mortgage is $3,000,000 or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

   Please note: for purposes of determining whether the maximum principal amount secured is $3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

   ☐ Other *(attach detailed explanation)*.

3. ☐ The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:

   ☐ A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.

   ☐ A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.

4. ☐ The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. *(Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City but not in Richmond County, make check payable to the* ***NYC Department of Finance.****)*

Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

Grantor signature	Title	Grantee signature	Title
Joseph Turi	Controller, CFO, COO	Joseph Turi	Controller, CFO, co
Grantor signature	Title	Grantee signature	Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you checked *e*, *f*, or *g* in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, to the ***NYC Department of Finance***? If no recording is required, send your check(s), made payable to the ***Department of Taxation and Finance***, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Schedule D - Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, section 663)

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part II, and check the second box under *Exemptions for nonresident transferor(s)/seller(s)* and sign at bottom.

Part I - New York State residents

If you are a New York State resident transferor(s)/seller(s) listed in Schedule A of Form TP-584 (or an attachment to Form TP-584), you must sign the certification below. If one or more transferors/sellers of the real property or cooperative unit is a resident of New York State, **each** resident transferor/seller must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, section 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law, section 685(c), but not as a condition of recording a deed.

Part II - Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Schedule A of Form TP-584 (or an attachment to Form TP-584) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law, section 663(c), check the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under Tax Law, section 663. **Each** nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form*. For more information, see *Payment of estimated personal income tax*, on page 1 of Form TP-584-I.

Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, section 663 due to one of the following exemptions:

☐ The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ (Date) to _____ (Date) *(see instructions)*.

☐ The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.

☐ The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

APPENDIX D
MONITORING WELL CONSTRUCTION DIAGRAMS

DRILL METHOD: HOLLOW STEM AUGER WELL L-3S DATE COMPLETED: 8/1/88

BY: SOILTESTING INC. TYPE: MONITOR

LUMELITE PLASTICS

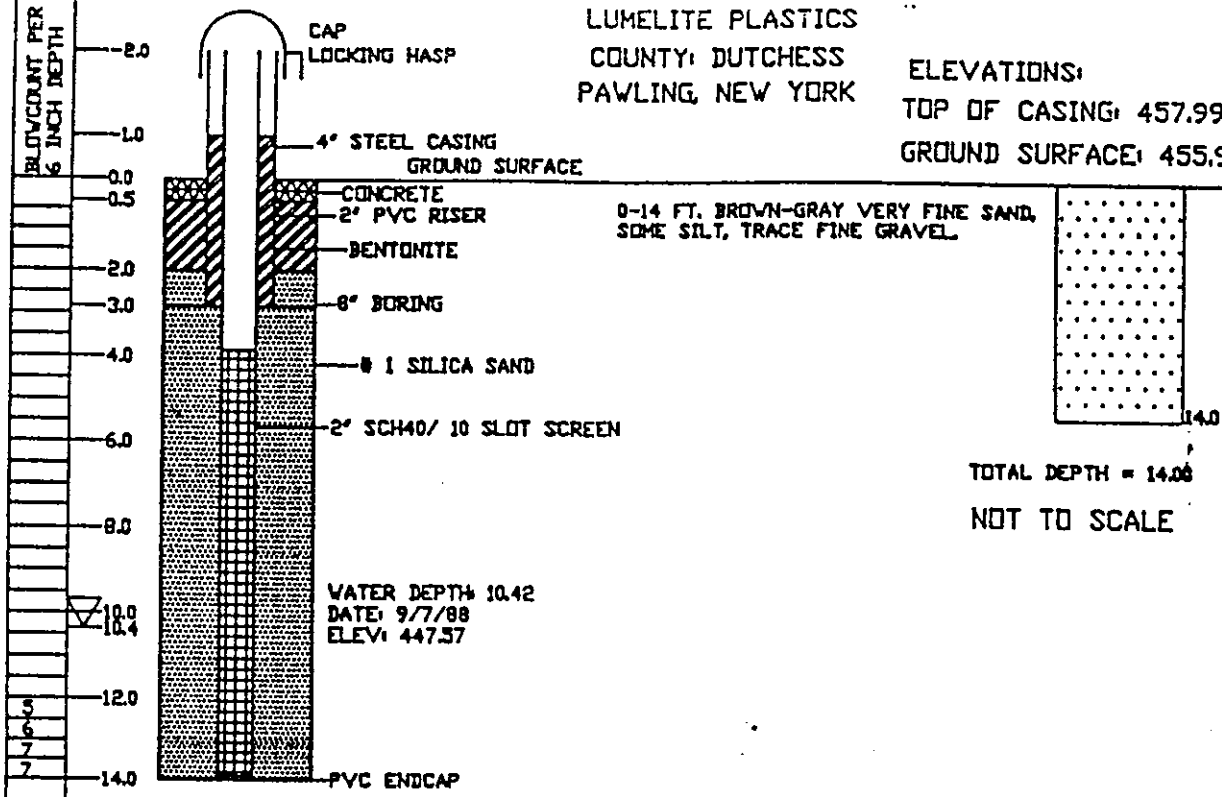
COUNTY: DUTCHESS

PAWLING, NEW YORK

ELEVATIONS:

TOP OF CASING: 457.99

GROUND SURFACE: 455.99



CHAZEN ENVIRONMENTAL SERVICES

GEOLOGIST: G. SPICIARICH

SEPTEMBER 28, 1988

Well L-35

DCHD-WWC

GROUND ELEVATION _____ ft.

COMPLETION DATE

WELL COMPLETION REPORT

DUTCHESS COUNTY • HEALTH DEPARTMENT
22 MARKET STREET, POUGHKEEPSIE, N.Y. 12601
(914) 431-2044

PLEASE PRINT OR TYPE

USE ONLY

NYS GRID NO. E _____ N _____

SOURCE LOG. NO.

WELL LOCATION STREET ADDRESS: Charles Coleman Blvd. TOWN/VILLAGE/CITY Pawling TAX GRID NUMBER 7261-05-038103

WELL OWNER NAME: Hunderlik Plastics ADDRESS: Pawling New York ☒ PRIVA ☐ PUBLI

USE OF WELL (1 - primary, 2 - secondary)
☐ RESIDENTIAL ☐ PUBLIC SUPPLY ☐ AIR/COND./HEAT PUMP ☐ ABANDONED
☐ BUSINESS ☐ FARM ☒ TEST/OBSERVATION ☐ OTHER (specify)
☐ INDUSTRIAL ☐ INSTITUTIONAL ☐ STAND-BY ☐ _____

AMOUNT OF USE YIELD SOUGHT _____ gpm./NO. PEOPLE SERVED _____ / EST. OF DAILY USAGE _____ ga

REASON FOR DRILLING
☐ NEW SUPPLY ☐ PROVIDE ADDITIONAL SUPPLY ☒ TEST/OBSERVATION
☐ REPLACE EXISTING SUPPLY ☐ DEEPEN EXISTING WELL

DEPTH DATA WELL DEPTH 14.0 ft. | STATIC WATER LEVEL 10.4 ft. | DATE MEASURED 9/1/88

DRILLING EQUIPMENT
☐ ROTARY ☐ COMPRESSED AIR PERCUSSION ☐ DUG
☐ WELL POINT ☐ CABLE PERCUSSION ☒ OTHER (specify): Hollow Stem Auger

WELL TYPE ☒ SCREENED ☐ OPEN END CASING ☐ OPEN HOLE IN BEDROCK ☐ OTHER

CASING DETAILS

TOTAL LENGTH	5.0 ft.	MATERIALS:	☐ STEEL ☒ PLASTIC ☐ OTHE
LENGTH BELOW GRADE	3.0 ft.	JOINTS:	☐ WELDED ☒ THREADED ☐ OTHE
DIAMETER	4 in.	SEAL:	☒ CEMENT GROUT ☒ BENTONITE ☐ OTHE
WEIGHT PER FOOT	17 lb./ft.	DRIVE SHOE:	☐ YES ☒ NO — LINER: ☐ YES ☒ N

SCREEN DETAILS

	DIAMETER (in)	SLOT SIZE	LENGTH (ft)	DEPTH TO SCREEN (ft)	DEVELOPED?
FIRST	2	40	10.0	4.0	☐ YES ☒ NO HOURS _____
SECOND					

GRAVEL PACK ☐ YES ☒ NO | GRAVEL SIZE: | DIAMETER OF PACK _____ in. | TOP DEPTH _____ ft. | BOTTOM DEPTH _____ f

WELL YIELD TEST
METHOD ☐ PUMPED ☐ COMPRESSED AIR ☐ BAILED ☐ OTHER

If detailed pumping tests were done is information attached? ☐ YES ☐ NO

WELL DEPTH ft.	DURATION hr. min.	DRAWDOWN ft.	YIELD gpm.

IF AVAILABLE, PLEASE COMPLETE:
WATER ☐ CLEAR ☐ CLOUDY ☐ COLORED TEMP. _____ HARDNESS _____ ANALYZED? ☐ YES ☐ NO
ANALYSIS ATTACHED? ☐ YES ☐ NO

PUMP INFORMATION
TYPE _____ CAPACITY _____
MAKER _____ DEPTH _____

WELL LOG If more detailed formation descriptions or sieve analyses are available, please attach.

DEPTH FROM SURFACE ft.	DEPTH FROM SURFACE ft.	Water Bearing	Well Diameter in	FORMATION DESCRIPTION	CO
Land Surface					

SITE MAP: A SITE MAP MUST BE ATTACHED SHOWING LOCATION OF WELL AND DISTANCES TO AT LEAST TWO LANDMARKS AND ANY POTENTIAL POLLUTION SOURCES.

WELL DRILLER NAME Soiltesting Inc. DATE 11/3/88
ADDRESS Oxford CT. SIGNATURE F.S. DiAngelis T.M.

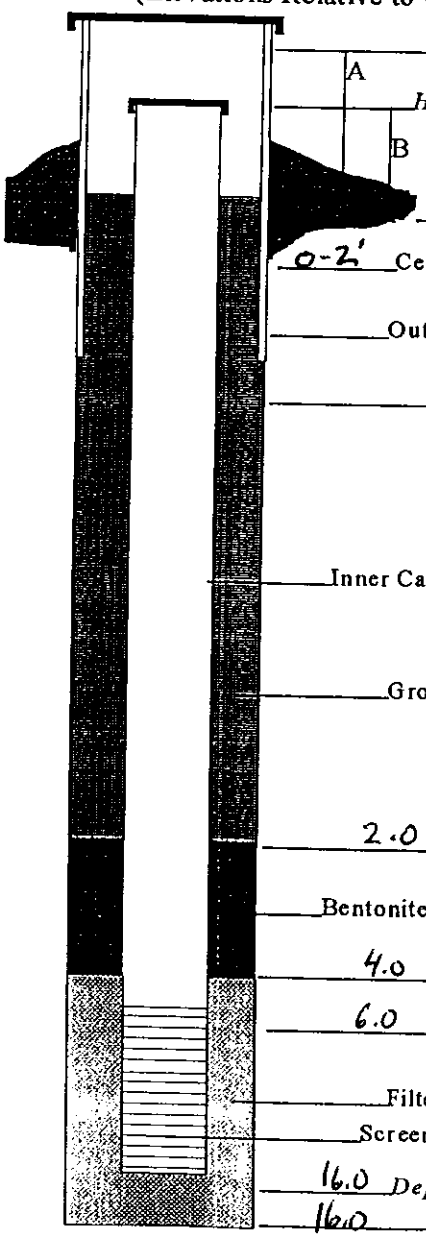
CONRAD GEOSCIENCE CORP.

Monitor Well Record

Project # LP970290 — Well # L 13-S
Driller DRILEX — Site LUMELITE PLASTICS
Drilling Method HSA, CME 75, SPLIT SPOONS — Date Start 12-19-96
Drilling Fluid - — Date Finish 12-19-96

Location/Coordinates MASONIC TEMPLE
Elevation of Outer Casing (MSL) ____
Elevation of Inner Casing (MSL) 456.31
Elevation of Ground Surface 454.02
Geologist C.B. BROWN

Well Construction
(Elevations Relative to Ground Level & MSL)



		Elevation Ground MSL
Height of Outer Casing (A)	+ ____	
Height of Inner Casing (B)	+ 456.31	
454.02 Ground Surface		454.02
0-2' Cement Collar		
Outer Casing		
Depth of Outer Casing	- ____	
Inner Casing		
Grouted Annuls		
2.0 *Depth to Bentonite Seal*	- 452.02	
Bentonite Seal		
4.0 *Depth to Filter Pack*	- 450.02	
6.0 *Depth to Top of Screen*	- 448.02	
Filter Pack		
Screen		
16.0 *Depth to Botton of Screen*	- 438.02	
16.0 *Depth to Bottom of Hole*	- 438.02	

Construction Time Log

Borehole Diameter	4.25"
Outer Casing Diameter	
Outer Casing Material	
Inner Casing Diameter	2"
Inner Casing Material	
Grout Type	
Bentonite Type	Wyoming Gold
Filter Pack Type	#2 Silica
Screen Type	10 Slot Sch 40 PVC

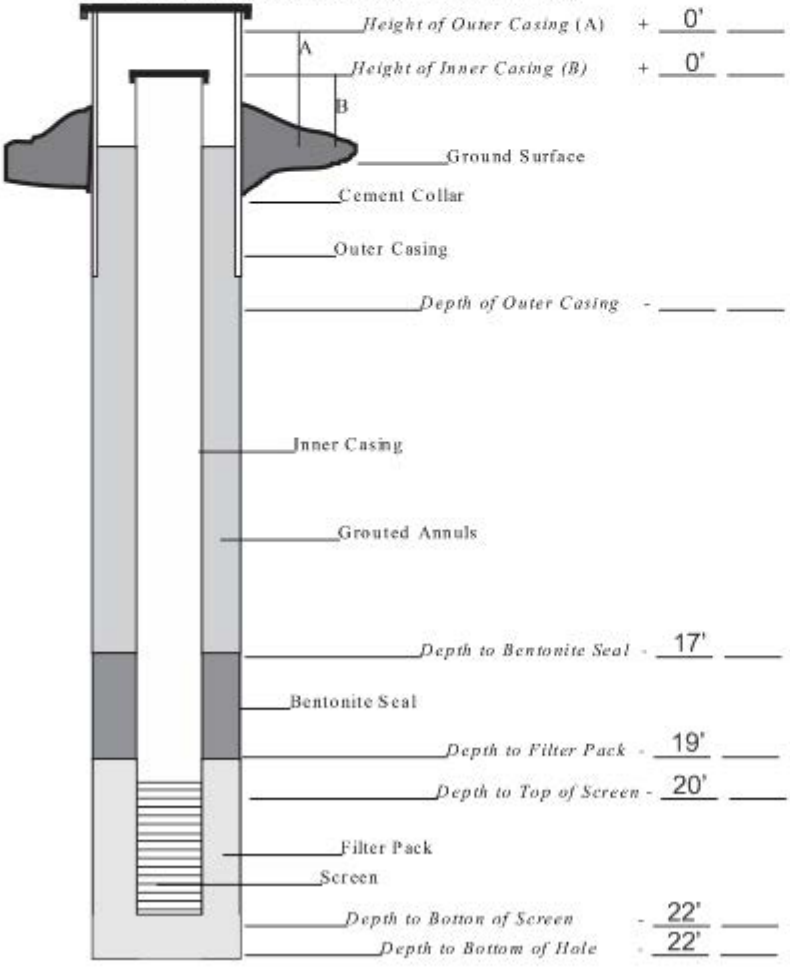
CONRAD GEOSCIENCE CORP.

Monitor Well Records

Project #	LP000350	Well #	L-17M
Driller	ECS	Site	Lumelite
Drilling Method	HSA	Date Start	8-23-01
Drilling Fluid	---	Date Finish	8-23-01

Location/Coordinates
Elevation of Outer Casing (MSL)
Elevation of Inner Casing (MSL)
Elevation of Ground Surface
Geologist

Well Construction
(Elevations Relative to Ground Level & MSL)



Borehole Diameter	5"
Outer Casing Diameter	5"
Outer Casing Material	Steel
Inner Casing Diameter	2"
Inner Casing Material	PVC
Grout Type	Portland
Bentonite Type	Pellet
Filter Pack Type	#2 Silica
Screen Type	10 - Slot

APPENDIX E
FIELD SAMPLING PLAN

FIELD SAMPLING PLAN

LUMELITE PLASTICS/JOE PIETRYKA, INC.
Charles Coleman Blvd.
Village of Pawling
Dutchess County, New York

PREPARED FOR:

LUMELITE PLASTICS/JOE PIETRYKA, INC

PREPARED BY:

48 Springside Avenue
Poughkeepsie, NY 12603
Phone: 845-454-2544 - Fax: 845-454-2655

January 2018

PVE File #561114

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TABLES

1.0 INTRODUCTION

This Field Sampling Plan (FSP) describes the protocols and procedures that will be followed during implementation of Site Management Plan at the Lumelite Plastics/Joe Pietryka, Inc. property in the Village of Pawling, Dutchess County, New York. The objective of the FSP is to summarize the procedures for the collection and analysis of groundwater samples as required in the Site Management Plan (SMP)

2.0 PROJECT TEAM

The project team will be drawn from PVE professional and technical personnel and PVE's subcontractors. All field personnel and subcontractors will have completed a 40-hour training course and updated 8-hour refresher course that meet the Occupational Safety and Health Administration (OSHA) requirements of 29 CFR Part 1910. The following sections describe the key project personnel and their responsibilities.

2.1 PROJECT DIRECTOR

The project director will be responsible for the general oversight of all aspects of the project, including scheduling, budgeting, data management, and decision-making regarding the field program. The project director will communicate regularly with all members of the PVE project team and the New York State Department of Environmental Conservation (NYSDEC) to ensure a smooth flow of information between involved parties. Christopher Brown will serve as the project director for the Site Management Plan.

2.2 ASSISTANT PROJECT MANAGER

The project manager will be responsible for directing and coordinating all elements of field work. They will prepare reports and participate in meetings with the Site owner and/or the NYSDEC. Conor Tarbell will serve as the project manager.

2.3 FIELD TEAM LEADER

The field team leader will be responsible for supervising the daily sampling and health and safety activities in the field and will ensure adherence to the HASP. This person(s) will report to the Project Manager on a regular basis regarding daily progress and any deviations from approved plans. The field team leader will be a qualified, responsible person, able to act professionally and promptly during soil disturbing activities. Other PVE staff, as assigned will be field team leaders for field work.

3.0 SAMPLING PLAN

The following sections describe the field procedures and standard operating procedures (SOPs) for the investigative activities. During operations, safety monitoring will be performed as described in the project Health and Safety Plan (HASP) and all field personnel will wear appropriate personal protective equipment (PPE).

3.1 Sampling Equipment

Unless otherwise noted, groundwater samples will be collected using low-flow (minimal drawdown) purge techniques with dedicated tubing and a peristaltic pump.

The equipment and materials list may include, but not necessarily limited to, the following:

- In-Situ Troll 9500 Multi Parameter Water Quality Monitor – collects physical parameter data including temperature, pH, conductivity, dissolved oxygen, ORP, turbidity, In-Situ Rugged Reader – Handheld PC and a peristaltic or bladder pump, and the Flow-through cell for Troll 9500

- Electronic water-level indicators or electric water-level/product level indicators

- Dedicated polyethylene tubing of sufficient length to sample the monitoring well at the screened interval

- Peristaltic pump

3.2 Monitoring Well Gauging

The following procedure will be used:

- All field meters will be calibrated according to manufacturer's guidelines and specifications before and after every day of field use. Field meter probes will be decontaminated before and after use at each well.

- Open each well, measure the depth to water. If well heads are accessible, all wells will be sounded for depth to water from top of casing and total well depth prior to purging. An electronic sounder, accurate to the nearest +/- 0.01 feet, will be used to measure depth to water in each well. When using an electronic sounder, the probe is lowered down the casing to the top of the water column. The graduated markings on the probe wire or tape are used to measure the depth to water from the surveyed point on the rim of the well casing. Typically, the measuring device emits a constant tone when the probe is submerged in standing water and most electronic water level sounders have a visual indicator consisting of a small light bulb or diode that turns on when the probe encounters water. Total well depth will be sounded from the surveyed top of casing by lowering the weighted probe to the bottom of the well. The weighted probe will sink into silt, if present, at the bottom of the well screen. Total well depths will be measured by lowering the weighted probe to the bottom of the well and recording the depth to the nearest 0.1 feet.

3.3 Monitoring Well Purging/Sampling

- Insert dedicated polyethylene tubing into the monitoring well.
- Connect polyethylene tubing to the peristaltic pump and flow-through cell. Insert the Troll 9500 into the flow-through cell. Connect the Troll 9500 to the Rugged Reader (hand-held PC).
- Enter in data specific to the monitoring well to be sampled on the Rugged Reader well development file. The file calculates the interval at which readings will be collected based on well construction.
- Begin pumping the well and collecting data after the flow-through cell fills with water.
- It is most important to obtain a representative sample from the well. Stable water quality parameter (temperature, pH and specific conductance, dissolved oxygen and ORP) measurements indicate representative sampling is obtainable. Collect data until physical groundwater parameters have stabilized to values with less than 10% change along with turbidity values below 50 NTUs for three consecutive readings.
- Collect groundwater samples from dedicated polyethylene tubing immediately after the peristaltic pump and as specified in the scope of work. Samples for volatile organic compound analyses will be collected using the low flow sampling device. The peristaltic pump will be used at a flow rate to prevent drawdown greater than 0.3 feet, typically 50 mL per minute. Vials for volatile organic compound analysis will be filled first to minimize the effect of aeration on the water sample
- Low concentration water samples to be analyzed for volatile organic compounds will be collected in 40-ml glass vials. 1:1 hydrochloric acid (HCl) will be added to the vial at the laboratory. The sample vials will be filled so that there is no headspace. The vials will be inverted and checked for air bubbles to ensure zero headspace. If a bubble appears, the vial will be discarded and a new sample will be collected. The samples will be chilled to 4°C immediately upon collection. Three vials of each water sample are required for each laboratory.

3.4 Laboratory Methods

Table 1 summarizes the laboratory methods that will be used to analyze field samples as well as the sample container type, preservation, and applicable holding times. An ELAP Certified laboratory will be used for all chemical analyses in accordance with DER-10 2.1(b) and 2.1(f), including Category B Deliverables.

Table 1 Laboratory Analytical Methods for Analysis Groups

Matrix	Analysis	EPA Method	Bottle Type	Preservative	Hold Time
Ground-water	TCL VOCs	8260	40 ml VOA vial (2)	HCl, 4°C	14 days to analyze

3.5 Sample Handling

3.5.1 Sample Labeling and Shipping

All sample containers will be provided with labels containing the following information:

- Project identification
- Sample identification
- Date and time of collection
- Analysis(es) to be performed

All sample containers will be placed in a strong-outside shipping container (a steel-belted cooler). The following outlines the packaging procedures that will be followed for low concentration samples.

- When ice is used, pack it in zip-locked, double plastic bags. Seal the drain plug of the cooler with fiberglass tape to prevent melting ice from leaking out of the cooler.
- The bottom of the cooler should be lined with bubble wrap to prevent breakage during shipment.
- Check screw caps for tightness and, if not full, mark the sample volume level of liquid samples on the outside of the sample bottles with indelible ink.
- Secure bottle/container tops with clear tape and custody seal all container tops.
- Affix sample labels onto the containers with clear tape.Wrap all glass sample containers in bubble wrap to prevent breakage.
- Seal all sample containers in heavy duty plastic zip-lock bags. Write the sample numbers on the outside of the plastic bags with indelible ink.
- Place samples in a sturdy cooler(s) lined with a large plastic trash bag. Enclose the appropriate COC(s) in a zip-lock plastic bag affixed to the underside of the cooler lid.
- Fill empty space in the cooler with bubble wrap or Styrofoam peanuts to prevent movement and breakage during shipment. Vermiculite should also be placed in the cooler to absorb spills if they occur.
- Ice used to cool samples will be double sealed in two zip lock plastic bags and placed on top and around the samples to chill them to the correct temperature.
- Each ice chest will be securely taped shut with fiberglass strapping tape, and custody seals will be affixed to the front, right and back of each cooler.

The samples will be shipped with chain-of-custody (COC) forms. Samples will be shipped overnight (e.g., Federal Express) or transported by a laboratory courier.

3.5.2 Sample Custody

Field personnel will be responsible for maintaining the sample coolers in a secured location until they are picked up and/or sent to the laboratory. The record of possession of samples from the time they are obtained in the field to the time they are delivered to the laboratory or shipped off-site will be documented on COC forms. The COC forms will contain the following information: project name; names of sampling personnel; sample number; date and time of collection and matrix; and signatures of individuals involved in sample transfer, and the dates and times of transfers.

3.6 Decontamination Procedures

All non-disposable sampling equipment (Geoprobe rods, macrocore samplers, sampling spoons, etc.) will be either dedicated or decontaminated between sampling locations. The decontamination procedure will be as follows:

1. Scrub using tap water/Alconox mixture and bristle brush.
2. Rinse with tap water.
3. Scrub again with tap water/Alconox and bristle brush.
4. Rinse with tap water.
5. Rinse with distilled water.
6. Air-dry the equipment, if possible.

Decontamination will be conducted within 5-gallon buckets to capture decontamination water. Decontamination waste will be handled as described in Section 3.4.

If deemed necessary, a methanol solution and/or a 10% nitric acid solution will be included in the decontamination procedure.

3.7 Management of Investigation Derived Wastes

Decontamination fluids will be discharged to the ground surface unless gross contamination is identified during the field program. If field evidence of gross contamination is identified, wastewater will be containerized and staged near the point of generation, and will be properly disposed of based on laboratory results. If free of visible contamination, disposable personal protective equipment (PPE) and sampling equipment (scoops, gloves, rope, etc.) will be placed in heavy-duty plastic bags and disposed of properly as general refuse.

APPENDIX F

QUALITY ASSURANCE PROJECT PLAN

Appendix F

Quality Assurance Project Plan

QUALITY ASSURANCE PROJECT PLAN

LUMELITE PLASTICS/JOE PIETRYKA, INC.
Charles Coleman Blvd.
Village of Pawling
Dutchess County, New York

PREPARED FOR:

LUMELITE PLASTICS/JOE PIETRYKA, INC

PREPARED BY:

48 Springside Avenue
Poughkeepsie, NY 12603
Phone: 845-454-2544 - Fax: 845-454-2655

January 2018

PVE File #561114

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TABLES

ATTACHMENTS

1.0 INTRODUCTION

This Quality Assurance Project Plan (QAPP) describes the protocols and procedures that will be followed during implementation of Site Management Plan at the Lumelite Plastics/Joe Pietryka, Inc. property in the Village of Pawling, Dutchess County, New York. The objective of the QAPP is to provide for Quality Assurance (QA) and maintain Quality Control (QC) of environmental investigative, sampling and remedial activities conducted at the Site by PVE. Adherence to the QAPP will ensure that defensible data will be obtained during the investigation and remediation.

If any changes are made to the QAPP, these changes will be submitted to the appropriate parties and referenced in all reports.

2.0 PROJECT TEAM

The project team will be drawn from PVE professional and technical personnel and PVE's subcontractors. All field personnel and subcontractors will have completed a 40-hour training course and updated 8-hour refresher course that meet the Occupational Safety and Health Administration (OSHA) requirements of 29 CFR Part 1910. The following sections describe the key project personnel and their responsibilities.

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The project director will be responsible for the general oversight of all aspects of the project, including scheduling, budgeting, data management, and decision-making regarding the field program. The project director will communicate regularly with all members of the PVE project team and the New York State Department of Environmental Conservation (NYSDEC) to ensure a smooth flow of information between involved parties. Christopher Brown will serve as the project director for the Site Management Plan; his resume is included in Attachment A.

2.2 ASSISTANT PROJECT MANAGER

The project manager will be responsible for directing and coordinating all elements of field work. They will prepare reports and participate in meetings with the Site owner and/or the NYSDEC. Conor Tarbell will serve as the project manager.

2.3 FIELD TEAM LEADER

The field team leader will be responsible for supervising the daily sampling and health and safety activities in the field and will ensure adherence to the HASP. This person(s) will report to the Project Manager on a regular basis regarding daily progress and any deviations from approved plans. The field team leader will be a qualified, responsible person, able to act professionally and promptly during soil disturbing activities. Other PVE staff, as assigned will be field team leaders for field work.

2.4 PROJECT QUALITY ASSURANCE/QUALITY CONTROL OFFICER

The Quality Assurance/Quality Control (QA/QC) Officer will be responsible for adherence to the QAPP. They will review the procedures with all personnel prior to commencing any fieldwork and will assess implementation of the required procedures. John Conrad will serve as the QA/QC officer.

2.5 LABORATORY QUALITY ASSURANCE/QUALITY CONTROL OFFICER

The laboratory QA/QC officer will be responsible for quality control procedures and checks in the laboratory and ensuring adherence to laboratory protocols. He/she will track the movement of samples

from the time they are checked in at the laboratory to the time that analytical results are issued. He/she will conduct a final check on the analytical calculations and sign off on the laboratory reports. The laboratory QA/QC officer will be determined upon selection of a contract laboratory(s) for the work.

2.6 QUALITY ASSURANCE OBJECTIVES FOR MEASUREMENT DATA

The overall objectives and criteria for assuring quality for this effort are discussed below. This QAPP addresses how the acquisition and handling of samples and the review and reporting of data will be documented. The objectives of this QAPP are to address the following:

- The procedures to be used to collect, preserve, package, and transport groundwater samples
- Field data collection
- Record keeping
- Data management
- Chain-of-custody procedures
- Precision, accuracy, completeness, representativeness, decision rules, comparability, and level of quality control effort conformance for sample analysis and data management by the laboratory under EPA analytical met

3.0 STANDARD OPERATING PROCEDURES

The following sections describe the standard operating procedures (SOPs) for the investigative activities. During operations, safety monitoring will be performed as described in the project Health and Safety Plan (HASP) and all field personnel will wear appropriate personal protective equipment (PPE). The Remedial Investigation (RI) will include soil sampling to characterize general soil quality within and outside of the proposed building footprints and in Areas of Concern.

3.1 DECONTAMINATION OF SAMPLING EQUIPMENT

All non-disposable sampling equipment (Geoprobe rods, macrocore samplers, sampling spoons, etc.) will be either dedicated or decontaminated between sampling locations. The decontamination procedure will be as follows:

1. Scrub using tap water/Alconox mixture and bristle brush.
2. Rinse with tap water.
3. Scrub again with tap water/Alconox and bristle brush.
4. Rinse with tap water.
5. Rinse with distilled water.
6. Air-dry the equipment, if possible.

Decontamination will be conducted within 5-gallon buckets to capture decontamination water. Decontamination waste will be handled as described in Section 3.4.

If deemed necessary, a methanol solution and/or a 10% nitric acid solution will be included in the decontamination procedure.

3.2 MANAGEMENT OF INVESTIGATION DERIVED WASTE

Decontamination fluids will be discharged to the ground surface unless gross contamination is identified during the field program. If field evidence of gross contamination is identified, wastewater will be containerized and staged near the point of generation, and will be properly disposed of based on laboratory results. If free of visible contamination, disposable personal protective equipment (PPE) and sampling equipment (scoops, gloves, rope, etc.) will be placed in heavy-duty plastic bags and disposed of properly as general refuse.

4.0 SAMPLING AND LABORATORY PROCEDURES

4.1 GROUNDWATER SAMPLING

Unless otherwise noted, groundwater samples will be collected using low-flow (minimal drawdown) purge techniques with dedicated tubing and a peristaltic pump.

The equipment and materials list may include, but not necessarily limited to, the following:

- In-Situ Troll 9500 Multi Parameter Water Quality Monitor – collects physical parameter data including temperature, pH, conductivity, dissolved oxygen, ORP, turbidity, In-Situ Rugged Reader – Handheld PC and a peristaltic or bladder pump, and the Flow-through cell for Troll 9500

- Electronic water-level indicators or electric water-level/product level indicators

- Dedicated polyethylene tubing of sufficient length to sample the monitoring well at the screened interval

- Peristaltic pump

The following procedure will be used:

- Open each well, measure the depth to water. Insert dedicated polyethylene tubing into the monitoring well.

- Connect polyethylene tubing to the peristaltic pump and flow-through cell. Insert the Troll 9500 into the flow-through cell. Connect the Troll 9500 to the Rugged Reader (hand-held PC).

- Enter in data specific to the monitoring well to be sampled on the Rugged Reader well development file. The file calculates the interval at which readings will be collected based on well construction.

- Begin pumping the well and collecting data after the flow-through cell fills with water.

- Collect data until physical groundwater parameters (e.g., temperature, pH, conductivity, dissolved oxygen) have stabilized to values with less than 10% change along with turbidity values below 50 NTUs for three consecutive readings. Collect groundwater samples from dedicated polyethylene tubing immediately after the peristaltic pump and as specified in the scope of work.

4.3 LABORATORY METHODS

Table 1 summarizes the laboratory methods that will be used to analyze field samples as well as the sample container type, preservation, and applicable holding times. An ELAP Certified laboratory will be used for all chemical analyses in accordance with DER-10 2.1(b) and 2.1(f), including Category B Deliverables.

Table 1 Laboratory Analytical Methods for Analysis Groups

Matrix	Analysis	EPA Method	Bottle Type	Preservative	Hold Time
Soil	Asbestos	600/M4-82-020	8 oz Jar	None	None
	TCL VOCs	8260	Encore sampler (3), or Terracore Sampler with transfer into vials (3)	4°C	48 hours to analyze unpreserved, or preserve and 14 days to analyze
	STARS VOCs	8260	Encore sampler (3), or Terracore Sampler with transfer into vials (3)	4°C	48 hours to analyze unpreserved, or preserve and 14 days to analyze
	TCL & STARS VOCs	8260	Encore sampler (3), or Terracore Sampler with transfer into vials (3)	4°C	48 hours to analyze unpreserved, or preserve and 14 days to analyze
	Base Neutral & Acid Extractable SVOCs (TCL SVOCs)	8270	Glass 4 oz. Jar	4°C	14 days to extract 40 days to analyze
	STARS SVOCs	8270	Glass 4 oz. Jar	4°C	14 days to extract 40 days to analyze
	TAL Metals	6000/7000	Glass 4 oz. Jar	4°C	6 months (28 days for Hg)
	Pesticides	8081	Glass 4 oz. Jar	4°C	14 days to extract 40 days to analyze
	PCBs	8082	Glass 4 oz. Jar	4°C	14 days to extract 40 days to analyze
Ground-water	TCL VOCs	8260	40 ml VOA vial (2)	HCl, 4°C	14 days to analyze
	STARS VOCs	8260	40 ml VOA vial (2)	HCl, 4°C	14 days to analyze
	TCL & STARS VOCs	8260	40 ml VOA vial (2)	HCl, 4°C	14 days to analyze
	Base Neutral & Acid	8270	1L Amber glass jar	4°C	7 days to extract 40 days to analyze

Matrix	Analysis	EPA Method	Bottle Type	Preservative	Hold Time
	Extractable SVOCs (TCL VOCs)				
	STARS SVOCs	8270	1L Amber glass jar	4°C	7 days to extract 40 days to analyze
	TAL Metals	6000/7000	250mL plastic	HNO_3 to pH <2	6 months (28 days for Hg)
	Pesticides	8081	1L Amber glass jar	4°C	7 days to extract 40 days to analyze
	PCBs	8082	1L Amber glass	4°C	7 days to extract 40 days to analyze

4.5 SAMPLE HANDLING

4.5.1 Sample Labeling and Shipping

All sample containers will be provided with labels containing the following information:

- Project identification
- Sample identification
- Date and time of collection
- Analysis(es) to be performed

Once the samples are collected and labeled, they will be placed on ice in coolers. The samples will be shipped with chain-of-custody (COC) forms. Samples will be shipped overnight (e.g., Federal Express) or transported by a laboratory courier.

4.5.2 Sample Custody

Field personnel will be responsible for maintaining the sample coolers in a secured location until they are picked up and/or sent to the laboratory. The record of possession of samples from the time they are obtained in the field to the time they are delivered to the laboratory or shipped off-site will be documented on COC forms. The COC forms will contain the following information: project name; names of sampling personnel; sample number; date and time of collection and matrix; and signatures of individuals involved in sample transfer, and the dates and times of transfers.

4.6 FIELD INSTRUMENTATION

Field personnel will be trained in the proper operation of all field instruments at the start of the field program. Instruction manuals for the equipment will be on file for referencing proper operation, maintenance and calibration procedures.

RESUMES

Christopher B. Brown, P.G.

Principal, Director of Environmental Services

EDUCATION

- Bachelor of Arts, Geology
  - Colgate University
- Master of Science, Geology
  - Binghamton University

LICENSES & CERTIFICATIONS

- New York State Professional Geologist #000291
- American Institute of Professional Geologists, CPG #10599

AFFILIATIONS

- American Institute of Professional Geologists - Executive Committee Board Member
- National Groundwater Association
- New York Council of Professional Geologists
- Habitat for Humanity of Dutchess County - Executive Committee Member, Vice President 2015-2017

SUMMARY OF EXPERIENCE

As Principal and Director of Environmental Services, Chris manages all aspects of the Environmental Services Division. Since 1995 he has conducted and supervised the remediation and investigation of hazardous waste sites, brownfields, petroleum spills, landfills and a variety of industrial and commercial sites. Chris has been responsible for environmental due diligence for real estate transactions at hundreds of sites, as well as the regulatory permitting for geologic characterization projects for Class II, V and VI injection wells. His responsibilities include business development, client management, project and construction management, regulatory permitting/compliance, staff training and supervision, and health and safety oversight. His skills as a consultant on complex and sometimes contentious matters have earned him the trust and respect of clients and regulatory agencies.

EXAMPLE PROJECT EXPERIENCE

Triassic Newark Basin- New Jersey, New York, Pennsylvania

Chris evaluated the geology of the Triassic Newark Basin to determine the potential for long term geologic storage of carbon-dioxide. His evaluation included literature reviews, two-dimensional surface seismic data collection and analysis, supervision of a 6,800 foot stratigraphic well and rock core and geophysical log analysis. As a part of this project, Chris successfully permitted and supervised over 12 miles of seismic geophysical survey along densely developed Interstate 87 right of way in Rockland County, New York.

BASIS Independent Schools Brooklyn-Brooklyn, New York

Chris managed the assessment and remediation of property for the design and construction of a 90,000-square foot new K-12 school facility featuring a gym, Black Box theatre, 32 classrooms, bio labs, physics and chemistry labs. Located in a flood zone, the grade level was designed as a flood proof construction for a parking level, with the first occupied floor well above the Base Flood Elevation. This project required a NYC Board of Standards & Appeals special permit, and was accepted into the NYC Mayor's office of Environmental Remediation Voluntary Cleanup Program. Chris' team was able to expedite the NYC DOB process and utilized off-site construction to run two sites, one in the field and the second in Pennsylvania where 80% of the building was constructed off site, at risk, before BSA approval and permits were even granted. This allowed an accelerated completion date and remediation of the site while progressing with construction.

Christopher B. Brown, P.G.

Principal, Director of Environmental Services

CONTACT

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PUBLICATIONS, PRESENTATIONS & CONTINUING EDUCATION

Groundwater Protection Council, Stray Gas Incidence & Response Forum. September 2012.

Tymchak M, Collins D, Slater B, Brown C, Conrad J, Papadeas P, Goldberg D, Olsen P.; *U.S. Department of Energy (DOE) Carbon Storage R&D Project Review Meeting, Developing the Technologies and Building the Infrastructure for CCUS;* "Evaluation of the Newark Basin for Carbon Sequestration: Data Acquisition and Preliminary Results"., August 21-23 2012.

Matthew P. Tymchak, Daniel J. Collins, Christopher B. Brown, John Conrad, Philip W. Papadeas, Marcia L Coueslan, Kathryn Tamulonis, David Goldberg, Paul E Olsen, "New Seismic Reflection Profiling Across the Northern Newark Basin USA: Data Acquisition and Preliminary Results"; *American Geophysical Union, Annual Meeting*; San Francisco, CA. December 2011.

Webcast discussion regarding status of TriCarb Carbon Sequestration Research in the Newark Basin of New York and New Jersey with the *Journal News* editorial board, White Plains, NY. March 4, 2011.

Regional Carbon Sequestration Partnerships Annual Review Meeting, DOE NETL, Pittsburgh, PA, Characterization of the Triassic Newark Basin, Southeastern New York/Northern New Jersey; October 5-7, 2010.

OSHA 40-Hour HAZWOPER Training, 1995, Annual Refresher, 2016.

Tim K. Lowenstein, Jianren Li, Christopher Brown, Sheila M. Roberts, Teh-Lung Ku, Shangde Luo and Wenbo Yang, "200 k.y. Paleoclimate Record from Death Valley Salt Core", *Geology*, January 1999.

Conor Tarbell

Assistant Project Manager

SUMMARY OF EXPERIENCE

Mr. Tarbell is an experienced Assistant Project Manager with broad-based knowledge of managing and conducting field investigations, including soil and groundwater sampling, vapor/air monitoring, and remediation system maintenance. At PVE, LLC (PVE), Mr. Tarbell is responsible for project management including project scoping, coordination with subcontractors, correspondence with regulatory agencies, data management, reporting and customer relations. Mr. Tarbell is also responsible for assembling Phase I Environmental Site Assessments, including database review, site inspections and report completion.

RELEVANT PROJECT EXPERIENCE

Orange Avenue Apartments - Suffern, New York

Mr. Tarbell was responsible for the coordination and completion of the Remedial Investigation (RI) and Remedial Work Plan (RWP) at the above referenced property in accordance with NYSDEC Brownfield Cleanup Program requirements. The Site was historically operated as an automotive repair and battery charging facility; contaminants included heavy metals and semi-volatile organic compounds. The remedial program was managed through frequent correspondence with the NYSDEC, and required complex coordination and oversight of subcontractors. Mr. Tarbell was responsible for the collection and analysis of soil, groundwater and soil vapor samples using a variety of drilling and sample collection tools. Laboratory data was managed through the Earthsoft EQUIS program and used to compare results to Remedial Action Objectives. Remedial activities overseen by Mr. Tarbell resulted in achieving a Track 1 remedial action alternative, which provides the client with the maximum allowable tax credits. The Final Engineering Report has been accepted by the NYSDEC and the Certificate of Completion was issued in November of 2017.

Livingston Street Properties/Red Hook Lane- Brooklyn, New York

Mr. Tarbell was responsible for the completion of the Remedial Investigation (RI) at the above referenced property in accordance with the NYC Brownfield Cleanup Program guidelines in order to delineate and characterize contamination across the 9,000 square foot property. Mr. Tarbell participated in the negotiation of the RI work plan with NYC Mayor's office of Environmental Remediation (NYC OER) staff. The work consisted of coordination and oversight of subcontractors, collection of soil, groundwater and soil vapor samples, analytical data management and completing the Remedial Investigation Report for the project.

EDUCATION

Bachelor of Science - Environmental Science

- Concentration in Planning
- Minor in Criminal Justice

State University of New York at Oneonta, Oneonta, New York

CERTIFICATIONS

Certified Environmental Professional - In Training
OSHA 40 HR Hazardous Waste Operations and Emergency Response Health and Safety Training

AFFILIATIONS

Americorps Volunteer

CONTACT

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PUBLICATIONS

Tarbell C, Podolec A.; State University College at Oneonta, 2012 Student Research and Creative Activity Day; “Southwestern United States Drought Case Study: Lake Mead”., April 18 2012.

APPENDIX G
HEALTH AND SAFETY PLAN

Submitted under a separate cover.

APPENDIX H
SITE MANAGEMENT FORMS

GROUNDWATER SERVICES FIELD LOG FORM

General Information

Project#: _____ Date: _____ Well#: _____

Well Information

Static Water Level: _____ BTOC Measuring Point: Top of PVC

Total Depth of Well: _____ BTOC Well Casing Diameter: _____

Purge Method: Bailer Conversion Factors (Linear feet to Gallons)

(Circle One) Wattera 2" = 0.16 Gallons

Other: _____ 3" = 0.38 Gallons

4" = 0.66 Gallons

Well Volume: _____ Gallons Volumes Purged: _____ Gallons

Time Started: _____ Time Completed: _____

Recovery Height: _____ Recovery Time: _____ Minutes

% Recovery: _____

Field Parameters

	Initial Evacuation (1st Bailer)		Initial Evacuation Just Before Sampling	
Temperature:	_____	°C	_____	°C
pH:	_____	SU	_____	SU
Conductivity:	_____	µs	_____	µs
Eh	_____	mV	_____	mV
Turbidity:	_____	NTU	_____	NTU

Groundwater Appearance: _____

Sample Collection Time: _____

Notes

_____

_____

_____

_____

SITE WIDE INSPECTION FORM
SITE MANAGEMENT PLAN (SMP)

Date:_____

Inspection Personnel:_____

Weather Conditions: _-

Site related contaminants included select volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), metals and leachate indicator parameters (applies to groundwater only) in various media at the site, including subsurface soil, sediment and groundwater.

The site has been remediated including excavating contaminated sediment from West Pond and placing it within the landfill and covering areas that contain landfill waste and the excavated sediment with a 6NYCRR Part 360 modified low permeability cover system/ cap.

This SMP Site Wide Inspection Form will be utilized to inspect the site to ensure that current site conditions remain protective to public health and the environment from underlying contamination.

Attachments to this Inspection Form include a Site Plan.

Existing Conditions Inspection

Has the overall condition of the site changed from the previous inspection (if first inspection, respond with N/A)? Yes____ No____

If Yes, provide details and identify on Site Plan.

Is there evidence of site development? Yes____ No ____

If Yes, provide details and identify on Site Plan.

Have photographs been taken of the site for inclusion in the site inspection report? Yes____ No ____

If No, give reason.

Cover System Inspection

Has the overall condition of the cover system changed from the previous inspection (if first inspection, respond with N/A)? Yes____ No ____

If Yes, provide detail and identify on Site Plan.

Is there evidence that the cover system has been eroded by wind and/ or water? Yes_____ No _____

If Yes, identify locations and provide detail on Site Plan.

Is there evidence that the soil cover system has been breached (i.e., areas where surface appears patched, signs of excavation)? Yes_____

If Yes, identify locations and provide detail on Site Plan.

Have photographs been taken of the cover system for inclusion in the site inspection report? Yes____ No ____

If No, give reason.

Inspection of Structures

1. Monitoring Wells

Well Number	Condition (Guard Pipes, Curb Box, Locks, Riser, Etc.) and Recommendation
L-3S	
L13-S	
L-17M	

SITE WIDE INSPECTION FORM
SITE MANAGEMENT PLAN (SMP)

General Comments:

APPENDIX I
COMMUNITY AIR MONITORING PROGRAM

Appendix 1A
New York State Department of Health
Generic Community Air Monitoring Plan

Overview

A Community Air Monitoring Plan (CAMP) requires real-time monitoring for volatile organic compounds (VOCs) and particulates (i.e., dust) at the downwind perimeter of each designated work area when certain activities are in progress at contaminated sites. The CAMP is not intended for use in establishing action levels for worker respiratory protection. Rather, its intent is to provide a measure of protection for the downwind community (i.e., off-site receptors including residences and businesses and on-site workers not directly involved with the subject work activities) from potential airborne contaminant releases as a direct result of investigative and remedial work activities. The action levels specified herein require increased monitoring, corrective actions to abate emissions, and/or work shutdown. Additionally, the CAMP helps to confirm that work activities did not spread contamination off-site through the air.

The generic CAMP presented below will be sufficient to cover many, if not most, sites. Specific requirements should be reviewed for each situation in consultation with NYSDOH to ensure proper applicability. In some cases, a separate site-specific CAMP or supplement may be required. Depending upon the nature of contamination, chemical- specific monitoring with appropriately-sensitive methods may be required. Depending upon the proximity of potentially exposed individuals, more stringent monitoring or response levels than those presented below may be required. Special requirements will be necessary for work within 20 feet of potentially exposed individuals or structures and for indoor work with co-located residences or facilities. These requirements should be determined in consultation with NYSDOH.

Reliance on the CAMP should not preclude simple, common-sense measures to keep VOCs, dust, and odors at a minimum around the work areas.

Community Air Monitoring Plan

Depending upon the nature of known or potential contaminants at each site, real-time air monitoring for VOCs and/or particulate levels at the perimeter of the exclusion zone or work area will be necessary. Most sites will involve VOC and particulate monitoring; sites known to be contaminated with heavy metals alone may only require particulate monitoring. If radiological contamination is a concern, additional monitoring requirements may be necessary per consultation with appropriate DEC/NYSDOH staff.

Continuous monitoring will be required for all ground intrusive activities and during the demolition of contaminated or potentially contaminated structures. Ground intrusive activities include, but are not limited to, soil/waste excavation and handling, test pitting or trenching, and the installation of soil borings or monitoring wells.

Periodic monitoring for VOCs will be required during non-intrusive activities such as the collection of soil and sediment samples or the collection of groundwater samples from existing monitoring wells. “Periodic” monitoring during sample collection might reasonably consist of taking a reading upon arrival at a sample location, monitoring while opening a well cap or

overturning soil, monitoring during well baling/purging, and taking a reading prior to leaving a sample location. In some instances, depending upon the proximity of potentially exposed individuals, continuous monitoring may be required during sampling activities. Examples of such situations include groundwater sampling at wells on the curb of a busy urban street, in the midst of a public park, or adjacent to a school or residence.

VOC Monitoring, Response Levels, and Actions

Volatile organic compounds (VOCs) must be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a continuous basis or as otherwise specified. Upwind concentrations should be measured at the start of each workday and periodically thereafter to establish background conditions, particularly if wind direction changes. The monitoring work should be performed using equipment appropriate to measure the types of contaminants known or suspected to be present. The equipment should be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment should be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

1. If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities must be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities can resume with continued monitoring.

2. If total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.

3. If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown.

4. All 15-minute readings must be recorded and be available for State (DEC and NYSDOH) personnel to review. Instantaneous readings, if any, used for decision purposes should also be recorded.

Particulate Monitoring, Response Levels, and Actions

Particulate concentrations should be monitored continuously at the upwind and downwind perimeters of the exclusion zone at temporary particulate monitoring stations. The particulate monitoring should be performed using real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) for comparison to the airborne particulate action level. The equipment must be equipped with an audible alarm to indicate exceedance of the action level. In addition, fugitive dust migration should be visually assessed during all work activities.

1. If the downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m^3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques must be employed. Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed 150 mcg/m^3 above the upwind level and provided that no visible dust is migrating from the work area.

2. If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 mcg/m^3 above the upwind level, work must be stopped and a re-evaluation of activities initiated. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 mcg/m^3 of the upwind level and in preventing visible dust migration.

3. All readings must be recorded and be available for State (DEC and NYSDOH) and County Health personnel to review.

December 2009