Dalewood I Shopping Center

357 NORTH CENTRAL AVENUE
HARTSDALE
WESTCHESTER COUNTY, NEW YORK

Site Management
Periodic Review Report #1

November 20, 2015 to August 21, 2017

NYSDEC Site Number: V00457-3

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I. Executive Summary

A. Summary of Site, Nature and Extent of Constituents Of Concern (COCs) and Remedial History

The Site is located within a portion of the Dalewood I Shopping Center in the Village of Hartsdale in Westchester County, New York, which is identified as Tax Parcel 8.150-96-3. The shopping center property ("the Property") consists of approximately six (6) acres of land and is improved with two (2) structures consisting of 57,700 square feet and approximately 1,500 square feet. The two structures consist of a main retail shopping center building and a bank building. The surrounding properties are heavily developed with a mixed use of commercial and residential buildings.

The Site was remediated in accordance with Voluntary Cleanup Agreement (VCA) # W3-0892-01-07, Site # V00457-3, which was executed on February 6, 2002. The various investigations conducted from 2002 until 2011 determined that a historical chlorinated volatile organic constituent (CVOC) release area was present in the shallow intervals in the rear of the shopping plaza. Groundwater was identified in the rear source area behind the former Cross Westchester Cleaners, as well as the front area of the retail building. The groundwater plume was partially delineated in the front (east) area of the retail building as part of the 2001 assessment. Perchloroethylene (PCE) was the primary constituent identified. Trichloroethylene (TCE), Vinyl Chloride (VC), and cis & trans 1,2-Dichloroethylene (cDCE and tDCE) isomers (degradation by-products) were also reported to be present, indicative of an environment with active natural attenuation of PCE.

Remedial activities included extensive excavation and off-site disposal of source area soil within and beneath the former dry cleaner tenant space (2003) and the exterior rear parking area (2003); implementation of a sub slab vapor depressurization system (SSDS) to mitigate the potential for soil vapor intrusion into the occupied building; and in-situ bioremediation (EISB) injections at various locations on the Site (2010) to mitigate CVOCs in saturated soil and groundwater. Subsequent groundwater monitoring has been conducted to evaluate the continuing degradation of the CVOCs; operation and maintenance of the SSDS; and maintenance of the Soil Cap which covers the entire designated Soil Management Area.

B. Effectiveness of the Remedial Program

1. Progress made during reporting period

During the reporting period groundwater monitoring was conducted on 16 December 2015 and 16 August 2017; the latest monitoring results indicated a continuing decreasing concentration trend of CVOCs and groundwater conditions that are conducive to chemical and biological degradation.

Inspection and maintenance of the SSDS was conducted on 21 July 2015; 16 December 2015; 3 August 2016; 8 November 2016 and 16 August 2017. Inspections of the Soil Management Area

cap were conducted on 21 July 2015; 3 August 2016 and 16 August 2017. No conditions were identified that would allow for direct contact with shallow soil.

2. Ultimate ability of program to achieve objectives

The remedial processes will be considered complete when effectiveness monitoring indicates that the remedy has achieved the remedial action objectives identified by the Decision Document. The framework for determining when remedial processes are complete is provided in Section 6.6 of NYSDEC DER-10.

Conditions that warrant discontinuing the operation of the SSDS portion of the system include: (1) the SSDS influent vapor concentrations decline to levels such that potential vapor intrusion is no longer a concern; or (2) the NYSDEC has determined that the SSDS has reached the limit of its effectiveness. This assessment will be based in part on post-remediation constituent concentrations in groundwater collected from on-site monitoring wells and periodic analysis of SSDS influent vapor samples. The SSDS will remain in place and operational until permission to discontinue its use is granted in writing by the NYSDEC.

Groundwater monitoring activities to assess natural attenuation will continue, as determined by the NYSDEC, until residual groundwater concentrations are found to be less than NYSDEC standards or have become asymptotic at an acceptable level over an extended period. Monitoring will continue until permission to discontinue is granted in writing by the NYSDEC. The monitoring results confirm that past elevated CVOCs, observed subsequent to in situ treatment, were likely the result of desorption of CVOCs bound to soils, which have been further impacted by continued biodegradation. .

The maintenance of a cap within the Soil Management Area has effectively isolated COCs in shallow soil from direct contact exposures, and the operation of the SSDS has mitigated potential VOC vapor intrusion within the former dry cleaning and abutting tenant spaces.

Monitoring data and operational requirements continue to affirm that the selected and approved remedial program is capable of achieving the remedial objectives of the Site in accordance with NYSDEC regulations, guidance and requirements.

C. Compliance

1. Areas of non-compliance

There were no areas of non-compliance associated with the implementation of the Site Management Plan.

2. Steps to Correct Non-Compliance

There are no steps or schedule required to address areas of non-compliance.

D. Recommendations

1. Recommendation to change the Site Management Plan

a. Groundwater Monitoring Wells

Due to concerns about the integrity of MW-205, it is recommended that future use of this well be evaluated, and if the monitoring well cannot be rehabilitated, MW-205 should be permanently closed and MW-214 should be added to the groundwater monitoring well network.

b. Sub Slab Depressurization System

No change to the Site Management Plan pertaining to the sub slab depressurization system is necessary or proposed at this time.

c. Soil Cap

No change to the Site Management Plan pertaining to the Soil Cap is necessary or proposed at this time.

2. Recommend changes to the frequency for submittal of PRRs

We recommend the frequency of submittals should be decreased from annually to every third year to allow for the collection of a larger data set. If annual reporting is continued, future SMP reports will not always include any groundwater monitoring data as; groundwater is only being monitored every 18 months. Therefore, there will be annual reports where no data or trend analysis would be provided. The three year reporting schedule would provide at least two groundwater monitoring events included in each report. As the monitoring data still shows elevated concentrations exceeding the NYSDEC Drinking Water/ Groundwater Standards per TAGM HWR-94-4046, there are no additional protections to human health and the environment gained by reporting annually. Monitoring data and operational requirements continue to affirm that the selected and approved remedial program is capable of achieving the remedial objectives of the site in accordance with NYSDEC regulations, guidance and requirements.

3. Recommendation that the requirements for discontinuing site management have been met

There is no recommendation that the requirements for discontinuing site management have been met during this Reporting Period.

II. Site Overview

The Subject Property is bounded by a shopping center known as Dalewood II to the north, Dalewood Road and a shopping center to the south, Central Avenue (Route 100) to the east, and a steep embankment located immediately west of the Plaza which rises approximately 110 feet in less than 500 linear feet and is bounded by Fieldstone Drive (see Figure 1).

A. Site Description

The Site was remediated in accordance with Voluntary Cleanup Agreement (VCA) # W3-0892-01-07, Site # V00457-3, which was executed on February 6, 2002. Brixmor SPE 6 LLC (formerly Heritage SPE, LLC) entered into a VCA with the NYSDEC to remediate a portion of an approximately six (6) acre property located in Hartsdale, New York. The VCA required the Remedial Party ("Brixmor SPE 6 LLC") to investigate and remediate PCE and its degradation constituents at the Site. Figure 1 is a property locus map showing local topographic features. A figure showing the Property location and boundaries of this approximately 7-acre parcel is provided in Figure 2. The boundaries of the Site are more fully described in the Metes and Bounds description that is part of the Deed Restriction and coincide with the Soil Management Area.

B. Description of the Chronology

Phase I Environmental Site Assessments were completed for the subject property by GZA GeoEnvironmental, Inc. in February 1997 and EMG in September 2000. The GZA and EMG reports identified a former building tenant that operated an on-site dry cleaning facility. The former dry cleaning facility was specifically located at 357 North Central Avenue.

An *Initial Sub-Surface Assessment* was completed by Kroll in March 2000. The results of that assessment identified PCE, TCE, VC, cDCE, tDCE, and Benzene in groundwater samples. The NYSDEC and Westchester County Department of Health (WCDOH) were notified of these results in the form of a written report of the assessment findings dated July 25, 2000.

A subsequent *Phase II Sub-Surface Assessment* of the Site was completed by Kroll during the period from August to November 2000. A *Comprehensive Site Assessment and Remedial Investigation* were completed by Kroll during the period from March to June 2001. An investigation report was provided to the NYSDEC and NYSDOH in June 2001.

The former dry cleaner was the source of the PCE. An abutting tenant space (Verizon) located at 355 N. Central Avenue was previously occupied by Coconuts Music and Video Store (through spring 2005). The tenant unit located at 359 N. Central Avenue was previously known as Spectrum and/or Hallmark Card Store until it was vacated in November 2008. The former dry cleaner tenant space was renovated in November and December 2010 with new interior walls, flooring, ceiling and other features, and is currently utilized as a doctor's office. The tenant unit located at 371 N. Central Avenue was previously occupied by Pathmark (grocery store) until May 2011 when it was vacated. That tenant space was renovated during 2011 and re-opened as a HMart grocery store in 2012. The renovation included new interior walls, subfloor utilities, food preparation areas, flooring, ceilings and equipment.

Various investigations were performed to characterize the nature and extent of CVOCs at the Site. The results of the investigations were described in detail in the following reports:

1. *Voluntary Cleanup Program (VCP) Application,* March 2001: The VCP application was submitted to the NYSDEC in March 2001, and was developed based on information obtained in previous investigations completed at the Site.

2. *Site Investigation Work Plan,* October 2002. The site investigation activities proposed in the work plan and subsequent Interim Remedial Measure (IRM) reports were completed between February 2003 and February 2005. This SI Work Plan was approved by the NYSDEC in January 2003.

3. *Interim Remedial Measures (IRM) Reports,* September 2003 and February 2004. Documented the completion of the two IRMs to excavate source area soil beneath the former dry cleaning facility and the exterior rear parking area.

4. *Final-Remedial Action Work Plan (RAWP),* November 2005. The 2005 RAWP documented the results of a comprehensive site investigation completed between February 2003 and February 2005, and provided a remedial strategy for addressing CVOCs in soil vapor beneath the building and in groundwater. This RAWP was approved by the NYSDEC on December 1, 2006.

5. *Site Management Plan Dalewood I Shopping Center,* October 2006. The 2006 SMP described the future remedial activities, operations and maintenance for engineering and institutional controls, and monitoring plans for groundwater, indoor air, and sub slab vapor. Pursuant to the NYSDEC approved SMP, quarterly groundwater sampling and analysis, monthly SSDS O&M, annual sub slab vapor and indoor air quality monitoring, and annual IC/EC certification have been performed since February 2006.

6. *Revised Remedial Action Work Plan (Revised RAWP,* April, 2010. In July 2009, a supplemental RAWP was submitted to the NYSDEC and NYSDOH to perform *in situ* groundwater treatment using EISB injections at various locations on the Site. A Revised RAWP was submitted to the NYSDEC in April 2010 which was subsequently approved on May 24, 2010, and implemented in July 2010. The revised RAWP included the installation of additional upgradient monitoring wells identified as MW-11, 12, 13, and 14. The Revised RAWP consisted of multiple EISB injections in shallow groundwater within the following CVOC plume areas: upgradient – behind the Site building; under the building; and downgradient – in front of the Site building.

7. *Construction Completion Report (CCR)* was submitted to the NYSDEC on January 21, 2011 and approved by the NYSDEC on February 22, 2011.

8. *Notification to NYSDEC for Installation of New HMart Monitoring Wells,* September 2011. Notification was provided for the installation of soil borings and 4 monitoring wells within the HMart tenant space as part of the space renovation (with approval granted by NYSDEC

on September 29, 2011). The soil borings provided analytical details of shallow soil beneath the tenant space (no impacts detected), and additional groundwater data.

9. *Annual Certification and Site Status Reports* have been completed and submitted to the NYSDEC in January of 2007, 2008, 2009, 2010, 2011 and 2012.

10. *Site Management Plan* was approved by NYSDEC in October 2015, and implemented by the Volunteer.

11. *Declaration of Covenants and Restrictions* dated October 13, 2015, was record with the Westchester County of Deeds on November 20 2015.

12. NYSDEC issued to Heritage SPE, LLC (Volunteer) an *Assignable Release and Covenant Not to Sue* on March 20, 2016.

13. *Notification to NYSDEC to Temporarily Disturb the Building Cap, August 2016.* Notice was provided for the temporary cutting of the concrete floor within the former Friendly's Restaurant (Tenant Space # 361) to allow for infrastructure alterations to accommodate a new tenant use. Prior to the construction work, shallow soil samples were collected within the area (3-4 feet below the slab) to be disturbed and were analyzed for CVOCs. All constituents were reported as not detected, except for PCE which was present in all samples at concentrations ranging from 0.034 to 0.059 mg/Kg, which were less than the NYSDEC SCOs. Therefore, there was no potential worker direct exposure. Closure Notice was issued by Brixmor on 15 December 2016.

Groundwater monitoring activities to assess natural attenuation will continue, as determined by the NYSDEC, until residual groundwater concentrations are found to be less than NYSDEC standards or have become asymptotic at an acceptable level over an extended period. Monitoring will continue until permission to discontinue is granted in writing by the NYSDEC. The current monitoring results confirm that elevated CVOCs, observed subsequent to in situ treatment, were likely the result of desorption of CVOCs bound to soils, which have been further impacted by continued biodegradation.

The maintenance of a cap within the Soil Management Area has effectively isolated COCs in shallow soil from direct contact exposures, and the operation of the (SSDS has mitigated potential VOC vapor intrusion within the former dry cleaning and abutting tenant spaces.

There have been no significant changes to the selected remedy that have been made since the remedy selection was approved and implemented.

III. Evaluation of Remedy Performance, Effectiveness and Protectiveness

A. Groundwater Remediation

Remedial activities included historical excavation and off-site disposal of source area soil within and beneath the former dry cleaner tenant space (2003) and the exterior rear parking area (2003); implementation of a sub slab vapor depressurization system (SSDS) to mitigate the potential for soil vapor intrusion into the occupied building; and EISB injections at various locations on the Site (2010) to degrade CVOCs in saturated soil and groundwater.

B. Soil Vapor Intrusion Mitigation

During the reporting period, semi-annual inspection and maintenance of the SSDS system was performed on 21 July 2015; 16 December 2015; 3 August 2016; 8 November 2016 and 16 August 2017. The system operated continuous throughout the report period, except in August 2017. During the August 2017 inspection, the system was found to have automatically shut-down due to an electric power loss. The automatic monitoring telemetry system also failed. The SSDS system was restored on 16 August 2017, and the alarm telemetry, as of the date of this report, is not functioning properly. Until the automatic alarm telemetry is restored, monthly inspections of the SSDS to verify that the system is operating will be conducted and recorded.

C. Soil Cap

Exposure to residual CVOC containing soil at the Site is prevented by an engineered cover system. This cover system is comprised of a minimum of 6 inches of the concrete building floor slabs or 4 to 6 inches of asphalt paving (exterior portion of Site) and non-impacted sub-base material.

IV. IC/EC Plan Compliance Report

As residual CVOCs are present in soil, soil vapor and groundwater beneath and adjacent to the main retail building, Engineering Controls and Institutional Controls (EC/ICs) are required to protect human health and the environment.

A. IC/EC Requirements and Compliance

A series of ICs are required to: (1) implement, maintain and monitor Engineering Control systems; (2) prevent future exposure to remaining contamination by controlling disturbances of the subsurface contamination; and, (3) limit the use and development of the Site to restricted commercial and industrial uses only. Adherence to these ICs on the Site is required by the Deed Restriction, and will be implemented under the approved Site Management Plan. The Institutional Controls are:

- Compliance with the Deed Restriction and the SMP by the Grantor and the Grantor's successors and assigns;

- All Engineering Controls must be operated and maintained as specified in this SMP;
- All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;
- Implementation of a Soil Management Plan to establish guidelines for management of potential impacted soil material during any future site activities that would breach the cover system within the Soil Management Area (i.e. the existing retail building concrete floor slab or a portion of the exterior parking area at the Site and expose impacted soil;
- Groundwater monitoring must be performed as defined in this SMP; and
- Data and information pertinent to Site Management must be reported at the frequency and in a manner defined in the SMP.

ICs identified in the Deed Restriction may not be discontinued without an amendment to, or extinguishment of the Deed Restriction. The Site has a series of ICs in the form of site restrictions. Adherence to these ICs is required by the Deed Restriction. Site restrictions that apply to the Controlled Property are:

- The Site may only be used for commercial and industrial uses provided that the long-term Engineering and Institutional Controls included in this SMP are employed.
- The Site may not be used for a higher level of use, such as unrestricted or restricted residential use without additional remediation and amendment of the Deed Restriction, as approved by NYSDEC;
- A Soil Management Area has been established for the Site. All future activities on the Site that will disturb potentially residual impacted soil within the Soil Management Area must be conducted in accordance with this SMP;
- The use of the groundwater underlying the Site is prohibited without treatment rendering it safe for intended use;
- The continuous operation of a SSDS to mitigate the potential for vapor intrusion;
- Vegetable gardens and farming on the Site are prohibited; and
- The site owner or remedial party will submit to NYSDEC a written statement that certifies, under penalty of perjury that: (1) controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP. NYSDEC retains the right to access such Controlled Property at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted every three (3) years as part of the Periodic Review Report and will be made by a New York State licensed professional engineer or a qualified environmental professional.

Exposure to remaining CVOCs in soil at the Site is prevented by an engineered cover system. This cover system is comprised of a minimum of 6 inches of the concrete building floor slabs or 4 to 6 inches of asphalt paving (exterior portion of Site) and non-impacted sub-base material. The location of the Soil Management Area and associated soil cap is shown in Figure 2, and an Excavation Work Plan (EWP) is provided in the Appendix A of the SMP. The EWP 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 and maintenance of the Soil Cap are provided in the Monitoring Plan included in Section 3 of the SMP. The building cover system (i.e., floor slab) and a portion of the exterior parking area are the permanent control, and the quality and integrity of this system is inspected annually.

The SSDS was installed at the Site to prevent migration of CVOC soil vapors into the retail building, specifically within the source area and adjacent tenant spaces. In addition, passive mitigation measures (i.e. ensure concrete slab integrity) that consist of inspecting and sealing, as needed, each tenant space floor slab for vapor migration pathways are completed on an annual basis. The Monitoring Plan also addresses severe conditions inspections via continuous monitoring telemetry in the event that a severe condition affects the operating controls of the SSDS.

The operation of the SSDS system was initiated following issuance of a WCDOH air emission source "*Certificate to Operate*" on September 29, 2006, and is renewed on 30 March 2016. The SSDS system consists of ten (10) PVC extraction points installed beneath the building floor within the area of Tenant Spaces 355 and 357. The extraction points are connected to a single header, one (1) 19- gallon moisture separator tank, a particulate filter, one (1) 2 horsepower regenerative type blower, and two (2) granular activated carbon (GAC) units (200 pounds each) for treatment of the air stream prior to discharge. All equipment is specified to operate unattended and equipment failsafes are incorporated into the design to terminate operation if undesired deviations occur. The system has a telemetry/alarm system that will trigger remote notifications if the system shuts off.

Procedures for operating and maintaining the SSDS are documented in the *Operation and Maintenance Plan and the Monitoring* of the SMP.

The active SSDS system will not be discontinued unless prior written approval is granted by the NYSDEC. In the event that monitoring data indicates that the SSDS system is no longer required, a proposal to discontinue the SSDS system will be submitted to the NYSDEC and NYSDOH. Conditions that warrant discontinuing the operation of the SSDS portion of the system include: (1) influent vapor concentrations declining to levels such that potential vapor intrusion is no longer a concern; or (2) the NYSDEC has determined that the SSDS has reached the limit of its effectiveness. This assessment will be based in part on post-remediation constituent levels in groundwater collected from on-site monitoring wells and periodic analysis

of SSDS influent vapor samples. The system will remain in place and operational until permission to discontinue its use is granted in writing by the NYSDEC.

Groundwater monitoring activities to assess natural attenuation have continued during the reporting period and will continue until residual groundwater concentrations are found to be less than NYSDEC standards or have become asymptotic at an acceptable level over an extended period. Monitoring will continue until permission to discontinue is granted in writing by the NYSDEC. If CVOC concentrations in groundwater become asymptotic at a level that is not acceptable to the NYSDEC, additional treatment and/or control measures may be evaluated for effectiveness, and only implemented after approval by NYSDEC.

B. **IC/EC Certification (see Certification Forms-Appendix A)**

V. Monitoring Plan Compliance Report

A. Components of the Monitoring Plan

The approved Monitoring Plan describes the measures for evaluating the performance and effectiveness of the remedy to reduce or mitigate residual CVOCs at the Site, the soil cover system, and all affected site media identified below. Monitoring of the Engineering Controls is described in Chapter 4, Operation, Monitoring and Maintenance Plan of the approved SMP. The Monitoring Plan may only be revised with the approval of NYSDEC.

The Monitoring Plan describes the methods to be used for:

- CVOC Sampling and analysis of groundwater and SSDS influent and effluent;
- Assessing compliance with applicable NYSDEC standards, criteria and guidance, particularly ambient groundwater standards and Part 375 SCOs for soil;
- Assessing achievement of the remedial performance criteria;
- Evaluating site information periodically to confirm that the remedy continues to be effective in protecting public health and the environment; and
- Preparing the necessary reports for the various monitoring activities.

To adequately address these issues, the approved Monitoring Plan provides information on:

- Sampling locations, protocol, and frequency;
- Information on all designed monitoring systems;
- Analytical sampling program requirements;
- Reporting requirements;
- Quality Assurance/Quality Control (QA/QC) requirements;
- Inspection and maintenance requirements for monitoring wells;
- Monitoring well decommissioning procedures; Annual inspection; and
- Periodic Review Report certification.

Performance review of the SSDS is conducted on an annual basis. Groundwater monitoring and a review to confirm that natural attenuation is still appropriate will be conducted every eighteen months. Trends in constituent levels in soil vapor and groundwater in the affected areas will be evaluated to determine if the remedy continues to be effective in achieving remedial goals.

1. Groundwater Monitoring

The groundwater sampling data indicates that Monitored Natural Attenuation (MNA) with enhanced bioremediation is an effective remedial strategy for this Site. Groundwater monitoring of seven (7) selected monitoring wells was conducted every eighteen months.

Groundwater samples were collected from monitoring wells MW-6, MW-10, MW-12, MW-200, MW-205, MW-211 and MW-212 (see Figure 2), and analyzed utilizing laboratory and field methods described below. Monitoring wells were sampled and analyzed from the background area (MW-6, 10 &12), source area (MW-200 & 205), and downgradient sentinel wells (MW-211 & 212). All selected wells were installed to between 10 and 15 fbg, and screened 5 to 15 fbg. The sampling frequency may be modified with the approval of NYSDEC, and the SMP will be modified to reflect changes in sampling plans approved by NYSDEC.

Field sampling personnel completed the well sampling following a low-flow or low stress method of groundwater sample collection. Prior to groundwater purging or sampling, the depth to static water in each well was recorded to the nearest 0.01 feet using a sonic water level indicator probe. Between wells the probe was decontaminated using standard procedures as described in Appendix G of the SMP. The procedure generally follows the “Low Stress (Low Flow) Purging and Sampling Procedure” as published by the USEPA.

Decontamination and purge water were placed in a DOT rated drum, labeled, and temporarily stored in the rear parking area behind Tenant Space 357 pending disposal characterization until transported off-site for disposal.

Retrieved samples were logged by the field staff and placed directly in laboratory supplied glassware and kept in an iced cooler; the cooler and samples will be transported to an independent NYSDOH ELAP Certified laboratory under Chain-of- Custody documentation. Groundwater samples were analyzed utilizing field instruments and analytical methods, as well as laboratory based methods. The reported parameters are based on the USEPA TPENA Document, and are intended to establish a thorough understanding of conditions at the Site. The analytical procedures will follow available EPA and NYSDEC prescribed methodologies (where available). The methodologies included appropriate sample preservation, holding times, and analysis procedures. The field methods followed manufacturer instructions and established procedures for the equipment utilized or test kits employed.

If bio-fouling or silt accumulation occurs in a groundwater monitoring well, the well will be physically agitated/surged and redeveloped. The effected monitoring well will be properly decommissioned and replaced, if an event renders the well 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 monitoring wells 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 NYSDEC. Well abandonment will be performed in accordance with NYSDEC's "*Groundwater Monitoring Well Decommissioning Procedures*." Monitoring wells that are decommissioned because they have been rendered unusable will be reinstalled in the nearest available location, unless otherwise approved by the NYSDEC.

2. Sub Slab Depressurization System Monitoring

Due to residual CVOCs in soil and groundwater beneath the retail building, the SSDS was installed to mitigate potential vapor intrusion into the building. To monitor the presence of CVOC vapors and the effectiveness of the SSDS emissions control equipment, a vapor sample of the SSDS influent is be collected on an annual basis. To monitor the residual effectiveness of the GAC treatment and the need to replace the treatment media, a SSDS effluent sample is collected based on PID field measurements.

Annual vapor samples will be collected from the SSDS influent and effluent sampling ports and analyzed utilizing laboratory methods described below. The sampling frequency may be modified with the approval of NYSDEC. The SMP will be modified to reflect changes in sampling plans approved by NYSDEC. Deliverables for the SSDS vapor monitoring program are specified below.

The influent and effluent air samples were collected with a laboratory supplied Summa type canisters (0.5, 1.0, or 6.0 liter capacity). The sample collection time was a minimum of 30 minutes and was controlled with a laboratory supplied flow regulator. Chain-of-Custody documentation was established and the samples were transported on the day of sample collection to a NYSDOH ELAP certified laboratory for analysis in accordance with DER-10 Technical Guidance for Site Investigation and Remediation" issued May 3, 2010 by the NYSDEC. The results of each sampling event were reviewed and utilized to assess the need for modifying the target parameters and system operating conditions. Accutest Laboratories of New England, Marlborough MA was utilized for this project.

The analytical procedure followed available EPA and NYSDEC prescribed methodologies including appropriate sample preservation, holding times, and analysis procedures. The field

methods followed manufacturer instructions and established procedures for the equipment utilized.

3. Soil Cover System Monitoring

Annually, each tenant space within the Soil Management Area was thoroughly inspected both visually and with a handheld photoionization detector (PID) to locate any penetrations through the interior building floor that may act as a pathway for vapor migration into the retail building. All accessible cracks, utility conduits and sumps were inspected, documented, and sealed. Annual inspections were conducted and documented to ensure that penetrations through the floor and exterior parking areas remain properly sealed and that new penetrations have not developed.

4. Site Wide Inspection

Site-wide inspections were performed annually on 21 July 2015; 3 August 2016 and 16 August 2017. During the inspections, an Inspection Form was completed (see Appendix B). The form compiled 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;
- Compliance with permits and schedules included in the Operation and Maintenance Plan; and
- Confirm that site maintenance records of the cap integrity, and SSDS O&M are up to date.

B. Summary of Monitoring Completed During Reporting Period

1. Groundwater

Groundwater samples were collected from monitoring wells MW-6, MW-10, MW-12, MW-200, MW-205, MW-211 and MW-212 (see Figure 2). Monitoring wells were sampled and analyzed from the background area (MW-6, 10 &12), source area (MW-200 & 205), and downgradient sentinel wells (MW-211 & 212) as specified in Table 4. In addition, MW-214 was monitored to provide data in support of the potential replacement of MW-205 with MW-214.

2. Sub Slab Depressurization System

During the reporting period, semi-annual inspection and maintenance of the SSDS was performed on 21 July 2015; 16 December 2015; 3 August 2016; 8 November 2016 and 16 August 2017.

3. Soil Cap

During the reporting period, annual inspections of the Soil Cap was performed on 21 July 2015; 16 August 2017; and 3 August 2017.

4. Site Wide Inspections

During the reporting period, Site-wide annual inspections were performed on 21 July 2015; 16 August 2017; and 3 August 2017.

C. Comparison with Remedial Objectives

1. Groundwater

The existing groundwater sampling data indicate that MNA with enhanced bioremediation is the most effective remedial strategy for this Site. Groundwater monitoring of seven (7) selected monitoring wells was conducted every eighteen months. The long term trend affirm that MNA in combination with enhanced in situ treatment is the appropriate strategy for attain the remedial Objectives.

General increasing/decreasing concentration trends were calculated using an Aging factor based on historical concentrations of each constituent, and the percentage of each constituent relative to the PCE and the degradation constituent's concentrations during each sampling event. The general trends of the CVOC concentrations are present on Figures summarized below, and the concentration trends are presented in Figures 5 through 11.

Monitoring Well	Figure	Dissolved Oxygen[1]	ORP[2]	PCE	TCE	Cis-1,2-DEC	Vinyl Chloride
MW- 6	5	Low	Low	Decreasing	Decreasing	Stable	Stable
MW-10	6	Low	Low	Decreasing	Decreasing	Decreasing	Decreasing
MW-12	7	Low	Low	Decreasing	Consistent	Decreasing	Increasing
MW- 200	8	Low	Low	Decreasing	Decreasing	Consistent	Increasing
MW-205	9	Low	Low	Decreasing	Decreasing	Decreasing	Decreasing
MW-206	10	Elevated	Low	Decreasing	Decreasing	Decreasing	Decreasing
MW-211	11	Low	Low	Decreasing	Decreasing	Decreasing	Consistent

Dissolved Oxygen concentrations and ORP remain low, indicative of anaerobic site conditions which are conductive for continued dechlorination of the CVOCs and enhanced microbial degradation.

Generally, PCE and its degradation constituents have decreased with time either due to the historically continuous natural attenuation which was supplemented in 2010 with in situ enhancement injections. CVOC concentration trends typically fluctuate due to local physical (groundwater elevation, temperature), chemical (ORP, nutrients) and biological (microbial populations) site conditions. With long term CVOC concentration trends indicating decreasing

[1] Dissolved Oxygen: low= <4; elevated= concentration low but elevated in comparison to historic data

[2] ORP: low= < 50; elevated= slightly increasing

concentrations, monitored natural attenuation is reaffirmed to be the appropriate method of mitigating CVOCs in groundwater until the Site attains the Remedial Objectives.

2. Sub Slab Depressurization System

The SSDS is currently the appropriate method for mitigating soil vapor intrusion into the original source area beneath the Site building. No modification of the system is recommended until the Site attains the Remedial Objectives.

3. **Soil Cap**

The Soil Cap is the appropriate method for mitigating direct contact with shallow soil potentially containing constituents of concern exceeding direct exposure criteria until attainment of the Remedial Objectives.

D. Monitoring Deficiencies

1. Groundwater

There were no deficiencies associated with the groundwater monitoring during the reporting period.

2. Sub Slab Depressurization System

There were no monitoring deficiencies of the SSDS during the reporting period, with exception of the recent loss of power and monitoring telemetry in August 2017. The power has been restored to the SSDS, and until the telemetry is fully functional, monthly inspection will be performed to ensure the performance of the SSDS.

3. Soil Cap

There were no monitoring deficiencies of the Soil Cap during the reporting period.

E. Conclusions and Recommendations for Changes

1. Groundwater

The existing groundwater sampling data indicates that MNA with enhanced bioremediation is the most effective remedial strategy for this Site. Groundwater monitoring of seven (7) selected monitoring wells is conducted every eighteen months. The long term CVOC concentrations trends demonstrate that MNA in combination with the enhanced in situ treatment is the appropriate strategy for attain the Remedial Objectives.

It is recommended that further evaluation of MW-205 be performed to determine if the well needs to be rehabilitated, or permanently closed and replaced.

2. Sub Slab Depressurization System

The SSDS is the appropriate method for mitigating soil vapor intrusion into the original source area beneath the Site building. Monitoring of the system will continue the Site attains the Remedial Objectives. The active SSDS system will not be discontinued unless prior written approval is granted by the NYSDEC. In the event that monitoring data indicates that the SSDS system is no longer required, a proposal to discontinue the SSDS system will be submitted to the NYSDEC and NYSDOH. Conditions that warrant discontinuing the operation of the SSDS portion of the system include: (1) influent vapor concentrations decline to levels such that potential vapor intrusion is no longer a concern; or (2) the NYSDEC has determined that the SSDS has reached the limit of its effectiveness.

3. Soil Cap

The Soil Cap is the appropriate method for mitigating direct contact with shallow soil potentially contacting constituents of concern exceeding direct exposure criteria until attainment of the Remedial Objectives.

VI. Operation and Maintenance Plan Compliance Report

A. Components of O&M Plan

1. Groundwater Monitoring Wells

Groundwater samples were collected from monitoring wells MW-6, MW-10, MW-12, MW-200, MW-205, MW-211 and MW-212 (see Figure 2). Monitoring wells were sampled and analyzed from the background area (MW-6, 10 &12), source area (MW-200 & 205), and downgradient sentinel wells (MW-211 & 212) as specified in Table 4. In addition, MW-214 was monitored to provide data in support of the potential replacement of MW-205 with MW-214. All selected wells were installed to between 10 and 15fbg and screened 5 to 15 fbg.

2. Sub Slab Depressurization System

An Air Registration Certificate was issued by NYSDEC on August 18, 2003 for the proposed installation of the SSDS. Final permit documents, including "As-built" figures were submitted the WCDOH on September 12, 2006 and a *Process, Exhaust or Ventilation System Application for Permit to Construct* was submitted to NYSDEC on July 10, 2006. A WCDOH Air Emission permit (Permit # 52-6786, WCDOH Facility #0220, Emission Point #SVE01) to construct was issued on April 28, 2006. A "*Certificate to Operate*" was initially issued by the WCDOH on September 29, 2006 and was renewed on January 1, 2013 and March 30, 2016.

An annual summary of the operation of the SSDS had been provided to the NYSDEC in the previous Annual Certification and Site Status Reports. Periodic status reports were submitted to WCDOH in response to WCDOH's request. All equipment is specified to operate unattended and equipment failsafes are incorporated into the control design to terminate operation if undesired deviations occur.

Based on the current CVOC influent concentrations and removal rates, the calculated carbon life expectancy is approximately one (1) year for each 200 pound GAC unit when under constant maximum operation. The SSDS O&M is completed semi-annually. All routine and non-routine maintenance are documented and included in the Appendix B.

The O&M procedures include:

- Operational conditions (on/off/irregularities) were noted on arrival at the Site.
- General system operation were be noted (irregular vibration, noises, leaks, etc.) as well as valve positions and visual condition of fittings, piping, discharge point, labeling, and equipment components.
- The area of the discharge point was visually inspected to verify no new air intakes have been located nearby.
- The air stream was monitored at the pre-equipment (SP-1), influent (SP-2), mid- point (SP-3), and effluent (SP-4) sample points of the SSDS utilizing a handheld PID, and the PID readings were recorded on the SSDS O&M Inspection Record.
- System parameters included vacuum or pressure levels at points GA-V1, GA-P1, and GA-P2.
- The system was shut down and water within the moisture separator tank was drained as necessary. Drained water was collected and placed within an on-site storage drum for temporary storage pending off-site disposal.
- The inlet particulate filter was removed and cleaned based on visual inspection. The filter condition and potential need for replacement was recorded on the SSDS O&M Inspection Record.
- Adjustments of control valves were made as necessary to maintain operation of the equipment within the specified design parameters.
- Operational condition (on/off/changes/irregularities) was noted on the SSDS O&M Inspection Record.
- When there was an unforeseen situation, field technicians followed the inspection protocol detailed in Section 4.2.1.3 (Non-Routine Maintenance Report) of the SMP.

A visual inspection of the SSDS was conducted during each inspection. SSDS system components were monitored including the following components and conditions:

- Operational condition (on or off)
- General conditions (vibrations, noise, leaks)
- Valve positions and piping conditions
- Vacuum blower
- Moisture separator tank
- System vacuum and pressure levels
- Inlet particulate filter
- Effluent concentrations exiting the carbon canisters

If any equipment readings were not within their typical range, any equipment observed to be malfunctioning, or the system was not performing within specifications, maintenance and repair as per the Operation and Maintenance Plan was required immediately, and the SSDS restarted.

The SSDS has an alarm notification device to indicate that the system is not operating, and will contact Brixmor and the Consultant to advice of a system power failure, loss of vacuum pressure or overheating. Upon receiving notice of a power failure, service personnel are sent to the Site to implement the appropriate maintenance and repairs as specified in the Operation and Maintenance Plan, and the SSDS will be restarted. Operational problems are noted in the subsequent Periodic Review Report.

3. Soil Cap

Annually, each tenant space within the Soil Management Area was thoroughly inspected both visually and with a handheld PPB PID to locate any penetrations through the interior building floor that may act as a pathway for vapor migration into the retail building. All accessible cracks, utility conduits and sumps were inspected, documented, and sealed. Annual inspections were conducted and documented to ensure that penetrations through the floor and exterior parking areas remain properly sealed and that new penetrations have not developed. Findings of the annual inspections were noted in the subsequent Periodic Review Report.

B. Summary of O&M During Reporting Period

1. Groundwater Monitoring Wells

Various times during the reporting period annual inspections of the monitoring wells, several wells were noted to require maintenance of the road boxes due placement in high traffic areas. The required repairs were or will be completed. No other maintenance or well replacement was required or performed on the groundwater monitoring well network. MW-205 appears to require maintenance to remove accumulating silt.

2. Sub Slab Depressurization System

During the reporting period, semi-annual inspection and maintenance of the SSDS system was performed on 21 July 2015; 16 December 2015; 3 August 2016; 8 November 2016 and 16 August 2017. During the fall November and December, in addition to the specified O&M activities, the field staff insulation and turn on the system heat system to mitigate freezing during the winter. During the spring and summer inspections, the field staff disconnect the heat system.

3. Soil Cap

During the reporting period, annual inspections of the Soil Cap was performed on 21 July 2015; 16 August 2017; and 3 August 2017. No maintenance was required or performed on the Soil Cap, with except of penetration and restoration of the cap within the former Friendly's restaurant in May 2016 due to tenant renovations. See Appendix D for additional details.

C. Evaluation of Remedial Systems

1. Groundwater Remediation

Remedial activities included extensive excavation and off-site disposal of source area soil within and beneath the former dry cleaner tenant space (2003) and the exterior rear parking area (2003); implementation of a SSDS to mitigate the potential for soil vapor intrusion into the occupied building; EISB injections at various locations on the Site (2010) to mitigate CVOCs in saturated soil and groundwater.

2. Sub Slab Depressurization System

The SSDS is the appropriate method for mitigating soil vapor intrusion into the original source area beneath the site building. No modification of the system is recommended until the Site attains the Remedial Objectives.

3. Soil Cap

The Soil Cap is the appropriate method for mitigating direct contact with shallow soil potentially contacting constituents of concern exceeding direct exposure criteria until attainment of the Remedial Objectives.

D. O&M Deficiencies

1. Groundwater Monitoring Wells

There were no O&M deficiencies associated with the approved network of monitoring wells approved for monitoring groundwater conditions.

2. SSDS

There were no O&M deficiencies associated with the SSDS during the reporting period, with exception of the recent loss of power and monitoring telemetry in August 2017. The power has been restored to the SSDS, and until the telemetry is fully functional, monthly inspection will be performed to ensure the performance of the SSDS.

3. Soil Cap

There were no monitoring deficiencies of the Soil Cap during the reporting period.

E. Conclusions and Recommendations for Improvements

1. Groundwater Monitoring Wells

Due to potential failing of MW-205, it is recommended that future use of this well be evaluated, and if the monitoring well cannot be rehabilitated, MW-205 should be permanently closed and MW-214 should be use as a replacement monitoring well and added to the groundwater monitoring well network.

2. Sub Slab Depressurization System

No change to the Site Management Plan pertaining to the SSDS is necessary or proposed at this time.

3. Soil Cap

No change to the Site Management Plan pertaining to the soil cap is necessary or proposed at this time.

VII. Overall PRR Conclusions and Recommendations

A. Compliance with SMP

1. IC/EC

Institutional Controls identified in the Deed Restriction may not be discontinued without an amendment to or extinguishment of the Deed Restriction. The Site has a series of Institutional Controls in the form of site restrictions. Adherence to these Institutional Controls is required by the Deed Restriction. Site restrictions that apply to the Controlled Property are:

- The Site may only be used for commercial and industrial uses provided that the long-term Engineering and Institutional Controls included in this SMP are employed.
- The Site may not be used for a higher level of use, such as unrestricted or restricted residential use without additional remediation and amendment of the Deed Restriction, as approved by NYSDEC;
- A Soil Management Area has been established for the Site. All future activities on the Site that will disturb potentially residual impacted soil within the Soil Management Area must be conducted in accordance with this SMP;
- The use of the groundwater underlying the Site is prohibited without treatment rendering it safe for intended use;
- The continuous operation of a SSDS to mitigate the potential for vapor intrusion;
- Vegetable gardens and farming on the Site are prohibited; and
- The site owner or remedial party will submit to NYSDEC a written statement that certifies, under penalty of perjury that: (1) controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP. NYSDEC retains the right to access such Controlled Property at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted every three (3) years as part of the Periodic Review Report and will be made by a New York State licensed professional engineer or a qualified environmental professional.

Brixmor SPE 6 LLC has complied with all required Institutional Controls during the reporting period.

2. Groundwater Monitoring

Groundwater monitoring activities to assess natural attenuation have continued during the reporting period and will continue until residual groundwater concentrations are found to be less than NYSDEC standards or have become asymptotic at an acceptable level over an extended period. Monitoring will continue until permission to discontinue is granted in writing by the NYSDEC. If CVOC concentrations in groundwater become asymptotic at a level that is not acceptable to the NYSDEC, additional treatment and/or control measures may be evaluated for effectiveness, and only implemented after approval by NYSDEC. Brixmor SPE 6 LLC has complied with all required groundwater monitoring requirements during the reporting period.

3. Sub Slab Depressurization System

The SSDS was installed at the Site to prevent potential migration of CVOC vapors into the retail building. In addition, passive mitigation measures (i.e. ensure concrete slab integrity) that consist of inspecting and sealing, as needed, each tenant space floor slab for vapor migration pathways are completed on an annual basis. The Monitoring Plan also addresses severe conditions inspections via continuous monitoring telemetry in the event that a severe condition affects the operating controls of the SSDS. Brixmor SPE 6 LLC has complied with all required for the maintenance and operation of the SSDS during the reporting period.

4. Soil Cap

Exposure to remaining CVOCs in soil at the Site is prevented by an engineered cover system. This cover system is comprised of a minimum of 6 inches of the concrete building floor slabs or 4 to 6 inches of asphalt paving (exterior portion of Site) and non-impacted sub-base material. The location of the Soil Management Area and associated soil cap is shown in Figure 2, and an Excavation Work Plan is provided in the Appendix A of the SMP. The Excavation Work Plan 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 and maintenance of this cover are provided in the Monitoring Plan included in Section 3 of the SMP. The building cover system (i.e., floor slab) and a portion of the exterior parking area are the permanent control, and the quality and integrity of this system is inspected annually. Brixmor SPE 6 LLC has complied with all required Engineering Controls and monitoring of the Soil Cap during the reporting period.

B. Performance and Effectiveness of the Remedy

1. IC/EC

A series of ICs are required to: (1) implement, maintain and monitor Engineering Control systems; (2) prevent future exposure to remaining contamination by controlling disturbances of the subsurface contamination; and, (3) limit the use and development of the Site to restricted

commercial and industrial uses only. The series of ICs were maintained during the Reporting Period, and effectively prohibit the potential direct or indirect exposure to CVOCs in soil, soil gas and groundwater until attainment of the Remedial Objectives.

2. Groundwater

The existing groundwater sampling data indicates that MNA with enhanced bioremediation is the most effective remedial strategy for this Site. Groundwater monitoring of seven (7) selected monitoring wells is conducted every eighteen months. The long term trend demonstrates that MNA in combination with enhanced in situ treatment is the appropriate strategy for attain the remedial Objectives. The groundwater monitoring plan is effective in monitoring the approval groundwater remediation and attainment of the Remedial Objectives.

3. Sub Slab Depressurization System

The SSDS is the appropriate method for mitigating soil vapor intrusion into the original source area beneath the site building. No modification of the system is recommended until the site attains the Remedial Objectives.

4. Soil Cap

The Soil Cap is the appropriate method for mitigating direct contact with shallow soil potentially contacting constituents of concern exceeding direct exposure criteria until attainment of the Remedial Objectives.

C. Future PRR Submittals

1. Frequency

We recommend the frequency of submittals should be decreased from annually to every third year to allow for the collection of a larger data set. If annual reporting is continued, future SMP reports will not always include any groundwater monitoring data as; groundwater is only being monitored every 18 months. Therefore, there will be annual reports where no data or trend analysis would be provided. The three year reporting schedule would provide at least two groundwater monitoring events included in each report. As the monitoring data still shows elevated concentrations exceeding the NYSDEC Drinking Water/ Groundwater Standards per TAGM HWR-94-4046, there are no additional protections to human health and the environment gained by reporting annually. Monitoring data and operational requirements continue to affirm that the selected and approved remedial program are capable of achieving the remedial objectives of the site in accordance with NYSDEC regulations, guidance and requirements.

2. Site Closure

The remedial processes will be considered completed when effectiveness monitoring indicates that the remedy has achieved the remedial action objectives identified by the Decision

Document. The framework for determining when remedial processes are complete is provided in Section 6.6 of NYSDEC DER-10 and are described below.

Conditions that warrant discontinuing the operation of the SSDS portion of the system include Constituents of Concern (COCs) concentrations in soil, soil vapor and groundwater that: (1) the SSDS influent vapor concentrations decline to levels such that potential vapor intrusion is no longer a concern; or (2) the NYSDEC has determined that the SSDS has reached the limit of its effectiveness. This assessment will be based in part on post-remediation constituent concentrations in groundwater collected from on-site monitoring wells and periodic analysis of SSDS influent vapor samples. The SSDS will remain in place and operational until permission to discontinue their use is granted in writing by the NYSDEC.

Groundwater monitoring activities to assess on-going natural attenuation will continue, as determined by the NYSDEC, until residual groundwater concentrations are found to be less than NYSDEC standards or have become asymptotic at an acceptable level over an extended period. Monitoring will continue until permission to discontinue is granted in writing by the NYSDEC. Trend analysis has supported the supposition that initial release of adsorbed CVOCs occurred shortly after the in situ treatment which subsequent enhanced the naturally occurring biodegradation of COCs in groundwater.

The Environmental Controls established with the maintenance of a cap within the Soil Management Area has effectively isolated COCs in shallow soil from direct contact exposures, and the operation of the Sub Slab Depressurization System (SSDS) has mitigated VOC vapor intrusion within the former dry cleaning and abutting tenant spaces.

Monitoring data and operational requirements continue to affirm that the selected and approved remedial program is capable of achieving the remedial objectives of the site in accordance with NYSDEC regulations, guidance and requirements. Upon attainment of the Remedial Objectives, Brixmor SPE 6 LLC will submit a closure report for review and written approval to discontinue all institutional and engineering controls by NYSDEC.

IX. Additional Guidance

Brixmor SPE 6 LLC provides no additional guidance at this time.

FIGURES

1- Site Plan
2- Site Map
3- Soil Management Area/Monitoring Wells/ SSDS
4- Groundwater Monitoring data
5- VOC Trend Graph- MW-6
6- VOC Trend Graph- MW-10
7- VOC Trend Graph- MW-12
8- VOC Trend Graph- MW-200
9- VOC Trend Graph- MW-205
10- VOC Trend Graph- MW-211
11- VOC Trend Graph- MW-212

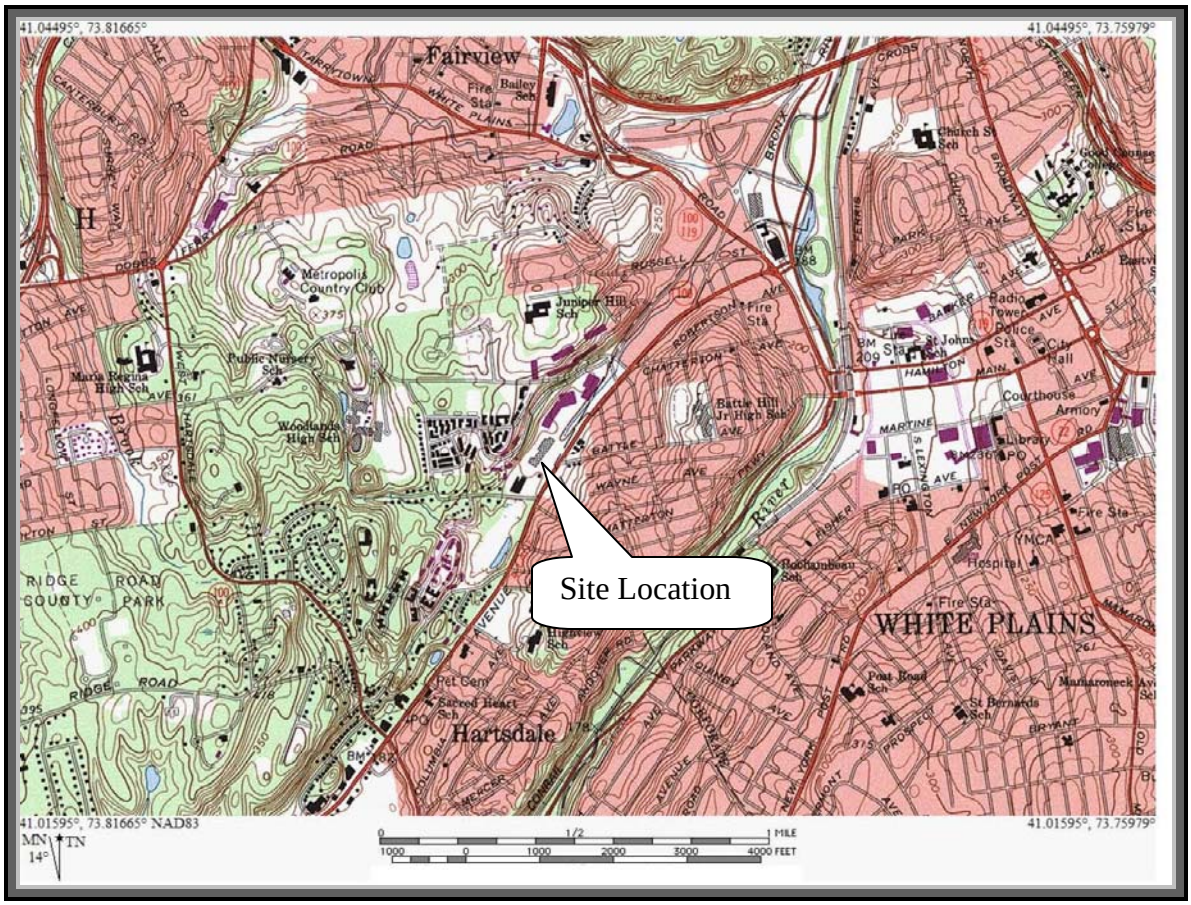


Figure 1 – Site Locus Map

Dalewood I Shopping Plaza
357 North Central Avenue
Hartsdale, NY
VCP Site V00457-3

NOTE: The figure was modified from Google Maps (http://maps.google.com) aerial photo for 367 North Centro Avenue, Hartsdale, NY.

Project No.:	BPG.600.330
Drawn By / Date:	TFL 10/23/12
Checked By / Date:	ND 10/23/12
Scale:	Not to scale
Revised:	12/06/12, 02/07/14

FIGURE 2
SITE LOCATION MAP

Dalewood I Shopping Plaza
357 North Central Avenue
Hartsdale, New York

MARSH & McLENNAN AGENCY
MMA Environmental

SCHEDULE B-2 EASEMENT NOTES

5 Covenants and Restrictions in Liber 4389 cp 390.

May affect subject property, document not provided.

6 Covenants and Restrictions in Liber 4394 cp 210.

May affect subject property, document not provided.

7 Covenants and restrictions in Liber 4492 cp 154, as modified by Agreement in Liber 5265 cp 326.

May affect subject property, document not provided.

8 Covenants and Restrictions in Liber 4945 cp 146.

May affect subject property, document not provided.

9 Reciprocal Access Agreement in Liber 6983 cp 253.

May affect subject property, document not provided.

10 Easement in Liber 7595 cp 685.

With regard thereto:

a. Cross-Access Agreement and termination of Existing Easement Agreement recorded October 10, 2008 in Control No. 482770148.

May affect subject property, document not provided.

11 Terms, Covenants, Conditions, and Provisions of Lease, a memorandum of which is recorded in Liber 6546 cp 410, between Dalewood Shopping Center Corporation (Landlord) and Realty Equities Construction Corporation #1 (Tenant).

With regard thereto:

a. Modification and Amendment of Lease recorded in Liber 6565 cp 239, between the same parties as above.

b. Modification and Amendment of Leases recorded in Liber 6889 cp 96, between the same parties as above.

c. Modification and Amendment of Leases recorded in Liber 6888 cp 72, between Dalewood Center Partnership (Landlord) and Realty Equities Construction Corporation #1 (Tenant).

d. Assignment of Lease recorded in Liber 7180 cp 354 from Dalewood Center Partnership (Assigner) to Realty Equities Purchasing Corporation (Assignee).

e. Assignment and Assumption of Lease recorded in Liber 7180 cp 374, by and between Realty Equities Construction Corporation #1 and Net Realty Holding Trust.

f. Assignment of Lease from Net Realty Holding Trust to Heritage Property Investment Limited Partnership.

Affects subject property, can not be plotted, blanket in nature.

12 Terms, Covenants, Conditions, and Provisions of Lease, a memorandum of which is recorded in Liber 73 75 cp 552, between Net Realty Holding Trust (Landlord) and Friendly Ice Cream Corporation (Tenant).

With regard thereto:

a. Commencement Agreement recorded in Liber 7357 cp 549, between Net Realty Holding Trust (Lessor) and Friendly Ice Cream Corporation (Lessee).

May affect subject property, document not provided.

GENERAL SURVEY NOTES:

1. The Basis of Bearings for this survey is from Control No.471000699, being the northwesterly road boundary of Central Park Avenue.

2. Utility Note: The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

3. This survey was made in accordance with laws and/or Minimum Standards of the State of New York.

4. The property described hereon is the same as the property described in a Title Report prepared by Fidelity National Title Insurance Company, Commitment No.11-7406-24299-W with an effective date of April 8, 2011 at 9:00a.m., and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

5. Said described property is located within an area having a Zone Designation X and X shaded by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No.36119C0268F, with a date of identification of September 28, 2007, for Community No.360911 and 360935, in Westchester County, State of New York, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

6.The Property has direct access to Central Park Avenue, a dedicated public street.

7. The total number of striped parking spaces on the subject property is 339, including 14 designated handicap spaces.

8. There is no observed evidence of current earth moving work, building construction or building additions.

9. There are no proposed changes in street right of way lines, according to the Town of Greenburgh. There is no observed evidence of recent street or sidewalk construction or repairs

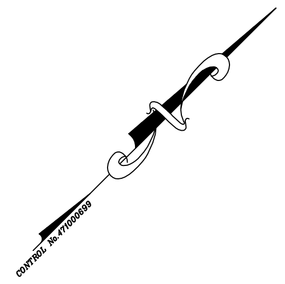
10. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.

ZONING INFORMATION

The surveyor was not provided with zoning information by the insurer pursuant to Table A item 6b.

LAND AREA:

5.968 Acres
259,987 Square Feet

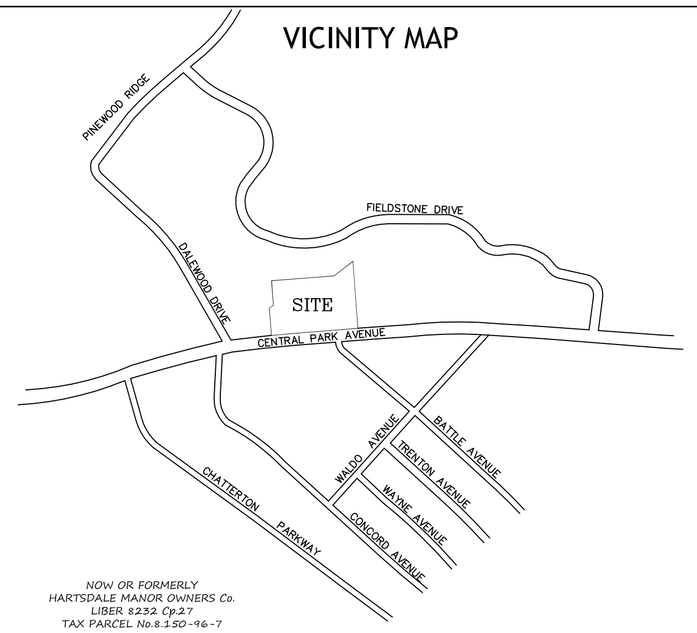


GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

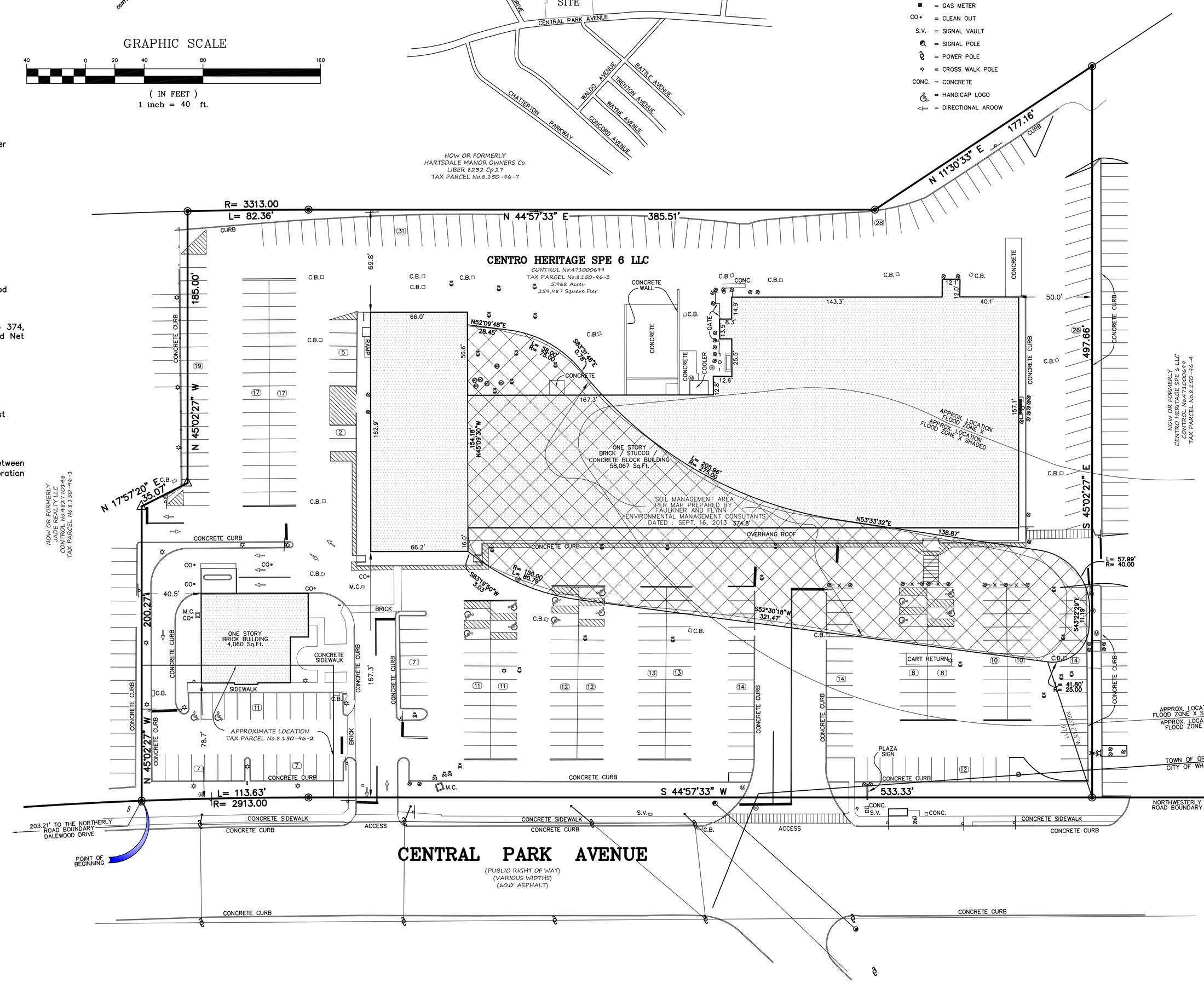
VICINITY MAP



LEGEND OF SYMBOLS:

C.B. = CATCH BASIN
= MANHOLE
= MONITORING WELL
= BOLLARD
= SIGN
= LIGHT POLE
= WATER VALVE
= HYDRANT
M.C. / = METAL COVER
26 = PARKING COUNT
= GAS METER
CO = CLEAN OUT
S.V. = SIGNAL VAULT
= SIGNAL POLE
= POWER POLE
= CROSS WALK POLE
CONC. = CONCRETE
= HANDICAP LOGO
= DIRECTIONAL AROOW

= CHAIN LINK FENCE
= GUARD RAIL
= STOP BAR
= METAL RAILING
= GUY WIRE
= OVERHEAD UTILITIES
= 5/8" IRON ROD SET
= SURVEY SPIKE SET



LIST OF POSSIBLE ENCROACHMENTS

The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing.

"NONE APPARENT"

SURVEYOR'S CERTIFICATE

To (name of insured, if known), (name of lender, if known), (name of insurer, if known), (names of others as negotiated with the client);

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items *1, 2, 3, 4, 6b, 7(a)(b1)(c), 8, 9, 11(a), 13, 16, 17 and 18* of Table A thereof.

The field work was completed on *November 13, 2013*

Date of Plat or Map *November 24, 2013*

LICENSED LAND SURVEYOR
DOUGLAS R. LEHR
No. 49223
STATE OF THE STATE OF NEW YORK

Douglas R. Lehr
Registration No.49223

RECORD LEGAL DESCRIPTION (from commitment)

Parcel I:

ALL that certain lot, piece or parcel of land, situate, lying and being partly in the Town of Greenburgh and partly in the City of White Plains, in the County of Westchester and State of New York, bounded and described as follows:

BEGINNING at a point on the Northwesterly side of Central Park Avenue, distant 203.21 feet Northeasterly, as measured along the Northwesterly side of Central Park Avenue from the corner formed by the intersection of the Northwesterly side of Central Park Avenue and the Northerly side of Dalewood .Drive;

RUNNING THENCE North 45 degrees 02 minutes 27 seconds West, 200.27 feet;

THENCE North 17 degrees 57 minutes 20 seconds East, 35.07 feet;

THENCE North 45 degrees 02 minutes 27 seconds West, 185 feet to a corner;

THENCE Northeasterly on a curve to the right having a radius of 3313 feet, a distance of 82.36 feet;

THENCE North 44 degrees 57 minutes 33 seconds East, 385.51 feet;

THENCE North 11 degrees 30 minutes 33 seconds East, 177.16 feet to a corner;

THENCE South 45 degrees 02 minutes 27 seconds East, 497.66 feet to the Northwesterly side of Central Park Avenue;

THENCE along the Northwesterly side of Central Park Avenue, South 44 degrees 57 minutes 33 seconds West, 533.33 feet and Southwesterly on a curve to the left having a radius of 2913 feet, a distance of 113.63 feet to the point or place of BEGINNING.

Being the same tract of land as described in a Title Report prepared by Fidelity National Title Insurance Company, Commitment No.11-7406-24299-W, dated April 8, 2011, at 9:00 a.m.

SOIL MANAGEMENT AREA

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Greenburgh, County of Westchester and State of New York and being more particularly described as follows:

COMMENCING at the most southeasterly corner of land owned by Centro Heritage SPE 6 LLC as recorded in the Westchester County Clerk's Office as Control No.471000699, thence N 63° 12' 15" W., a distance of 97.11 (direct tie) feet to the actual the ACTUAL POINT OF BEGINNING:

thence S 52° 30' 18" W., a distance of 321.47 feet to a point of curvature;

thence on a curve to the right having a radius of 150.00 feet, a arc distance of 80.79 feet to a point of tangency;

thence S 83° 19' 50" W., a distance of 3.03 feet to a point;

thence N 45° 09' 30" W., a distance of 154.18 feet to a point;

thence N 52° 09' 48" E., a distance of 28.45 feet to a point of curvature;

thence on a curve to the right having a radius of 75.00 feet, a arc distance of 58.00 feet to a point of tangency;

thence S 83° 31' 48" E., a distance of 0.78 feet to a point of curvature;

thence on a curve to the left having a radius of 275.00 feet, a arc distance of 205.96 feet to a point of tangency;

thence N 53° 33' 32" E., a distance of 138.87 feet to a point of curvature;

thence on a curve to the right having a radius of 40.00 feet a arc distance of 57.99 feet to a point of tangency;

thence S 43° 22' 29" E., a distance of 11.19 feet to a point of curvature;

thence on a curve to the right having a radius of 25.00 feet a arc distance of 41.80 feet to a point of tangency and the point of beginning.

Containing 43,283 square feet or 0.994 acres of land more or less.

ALTA/ACSM LAND TITLE SURVEY

Dalewood Shopping Center
Parcel I
Central Park & Dalewood Drive
Hartsdale, Westchester, New York

No.	REVISIONS	Date
1	CLIENT COMMENTS	11/15/13
2	CLIENT COMMENTS	11/21/13

COORDINATED BY:
SMITH-ROBERTS
NATIONAL CORPORATION
100 NE 5th Street
OKLAHOMA CITY, OK 73104
800.411.2010
www.smith-roberts.com

LEHR
LAND SURVEYORS
116 SALINA STREET – SUITE 6
LIVERPOOL, NEW YORK 13088
Phone: 315-451-3333
Fax: 315-451-3333
lehrsurveyors@aol.com

DOUGLAS R. LEHR
NYSLS 49223

DRAWN BY: KRH
DRAWING No. 13-J-138

MW-12					
SAMPLE DATE	GROUNDWATER ELEVATION	PCE	TCE	cis-1,2-DCE	VINYL CHLORIDE
12/16/15	92.63	<1.0	459	1,070	16.9
08/16/17	93.24	267	118	387	12.6

MW-6					
SAMPLE DATE	GROUNDWATER ELEVATION	PCE	TCE	cis-1,2-DCE	VINYL CHLORIDE
12/16/15	93.33	24,400	3,930	17,500	1,550
08/16/17	93.11	1,180	96.5	244	25.8

MW-10					
SAMPLE DATE	GROUNDWATER ELEVATION	PCE	TCE	cis-1,2-DCE	VINYL CHLORIDE
12/16/15	92.58	48.2	11.4	54.7	19.8
08/16/17	93.73	14.2	4.6	45.6	28

MW-205					
SAMPLE DATE	GROUNDWATER ELEVATION	PCE	TCE	cis-1,2-DCE	VINYL CHLORIDE
12/16/15	92.15	1.3	3.2	91.5	19.5
08/16/17	89.42	112	93.1	272	23.1

MW-206					
SAMPLE DATE	GROUNDWATER ELEVATION	PCE	TCE	cis-1,2-DCE	VINYL CHLORIDE
12/16/15	92.01	2.8	4.4	113	159

MW-200					
SAMPLE DATE	GROUNDWATER ELEVATION	PCE	TCE	cis-1,2-DCE	VINYL CHLORIDE
12/16/15	92.55	47.6	7.8	8,290	10,900
08/16/17	93.11	4.8	2	719	325

MW-212					
SAMPLE DATE	GROUNDWATER ELEVATION	PCE	TCE	cis-1,2-DCE	VINYL CHLORIDE
12/16/15	91.40	<1.0	1.7	2.4	<1.0
08/16/17	92.01	7.1	1.9	7	1.7

MW-211					
SAMPLE DATE	GROUNDWATER ELEVATION	PCE	TCE	cis-1,2-DCE	VINYL CHLORIDE
12/16/15	91.73	<1.0	1.4	5.4	1
08/16/17	92.01	24.1	2	3	1.2

B6
MW-11
MW-12
MW-13
MW-14
MW-6
MW-7
ASSUMED ELECTRIC SERVICE LINE
MW-4
MW-3
MW-8
MW-5
MW-1
MW-2
MW-9
MW-10
MW-20
SSDS SYSTEM
LOADING DOCK
PATHMARK
MW-15
JAKES BURGERS FORMER DRY CLEANERS
DOCTOR'S EXPRESS
MANDARIN CHINESE CUISINE
SALLY BEAUTY
MW-16
MW-17
MW-18
MW-216
VERIZON
MW-200
MW-201
MW-202
MW-214
ug W & S
MW-205
MW-203
MW-204
HC HC
HC HC
MW-207
MW-208
MW-209
Mob MW-2 / MW-5
Mob MW-3 / MW-4
ug E & T
ug W
MW-206
MW-215
HC HC
HC HC
MW-212
MW-211
MW-210
ug GAS
F
F
FORCE MAIN
F
F
15" CMP
15" CMP
8" SAN. SERVICE
P A R K I N G A R E A
CURB
APPROXIMATE LOCATION OF BURIED DRAINAGE CULVERT
DIRECTION OF FLOW -> -> ->
APPROX BANK BLDG LOCATION
NORTH CENTRAL AVENUE

FIGURE 4
GROUNDWATER RESULTS
DALEWOOD PLAZA
HARTSDALE, NEW YORK

0′ 50′ 100′ 150′
GRAPHIC SCALE

NOTE:
ALL ANALYTICAL VALUES ARE SHOWN IN µg/L (PARTS PER BILLION)
GROUNDWATER ELEVATIONS ARE RELATIVE TO AN ASSUMED BENCHMARK (100 FEET) ONSITE.
BOLD TEXT INDICATE NYSDEC/NYSDOH DRINKING/GROUNDWATER STANDARD EXCEEDENCE
SHADED FIELDS INDICATE EXCEEDENCE GREATER THAN 10 TIMES THE STANDARD
NYSDEC DRINKING WATER/GROUNDWATER STANDARD PER TAGM HWR-94-4046

I:\CAD PROJECTS\12162 DALEWOOD\PLANS\12162_B001_DALEWOOD 2017 PRR FIGURES.DWG

LEGEND:
⊕ = ACTIVE MONITORING WELL
⊕ = IDLE MONITORING WELL
PCE = TETRACHLOROETHYLENE
TCE = TRICHLOROETHYLENE
DCE = DICHLOROETHYLENE

SCALE:
DATE: 3/3/00
DRAWN BY: PMR
CHECKED BY:

REVISIONS

PROJECT NO.: 41201.00
FILE NAME: Dalewood Base Fig 2010

MMA ENVIRONMENTAL

1 OF 1 SHEETS

Figure 5 - MW-6

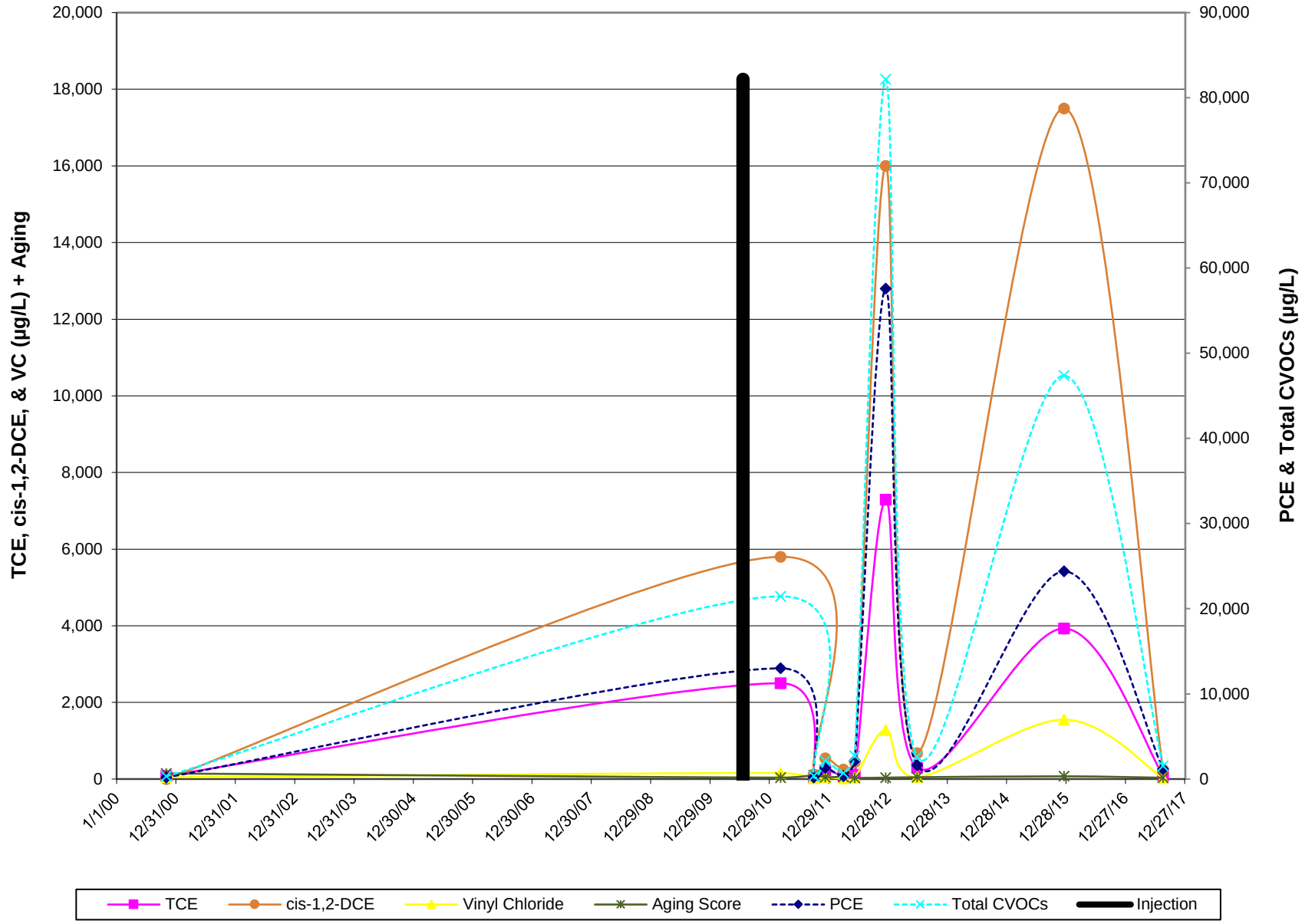

TCE, cis-1,2-DCE, & VC (µg/L) + Aging
PCE & Total CVOCs (µg/L)
20,000
18,000
16,000
14,000
12,000
10,000
8,000
6,000
4,000
2,000
0
90,000
80,000
70,000
60,000
50,000
40,000
30,000
20,000
10,000
0
1/1/00
12/31/00
12/31/01
12/31/02
12/31/03
12/30/04
12/30/05
12/30/06
12/30/07
12/29/08
12/29/09
12/29/10
12/29/11
12/28/12
12/28/13
12/28/14
12/28/15
12/27/16
12/27/17
TCE
cis-1,2-DCE
Vinyl Chloride
Aging Score
PCE
Total CVOCs
Injection

Figure 6 - MW-10

Source Area (Rear Yard)

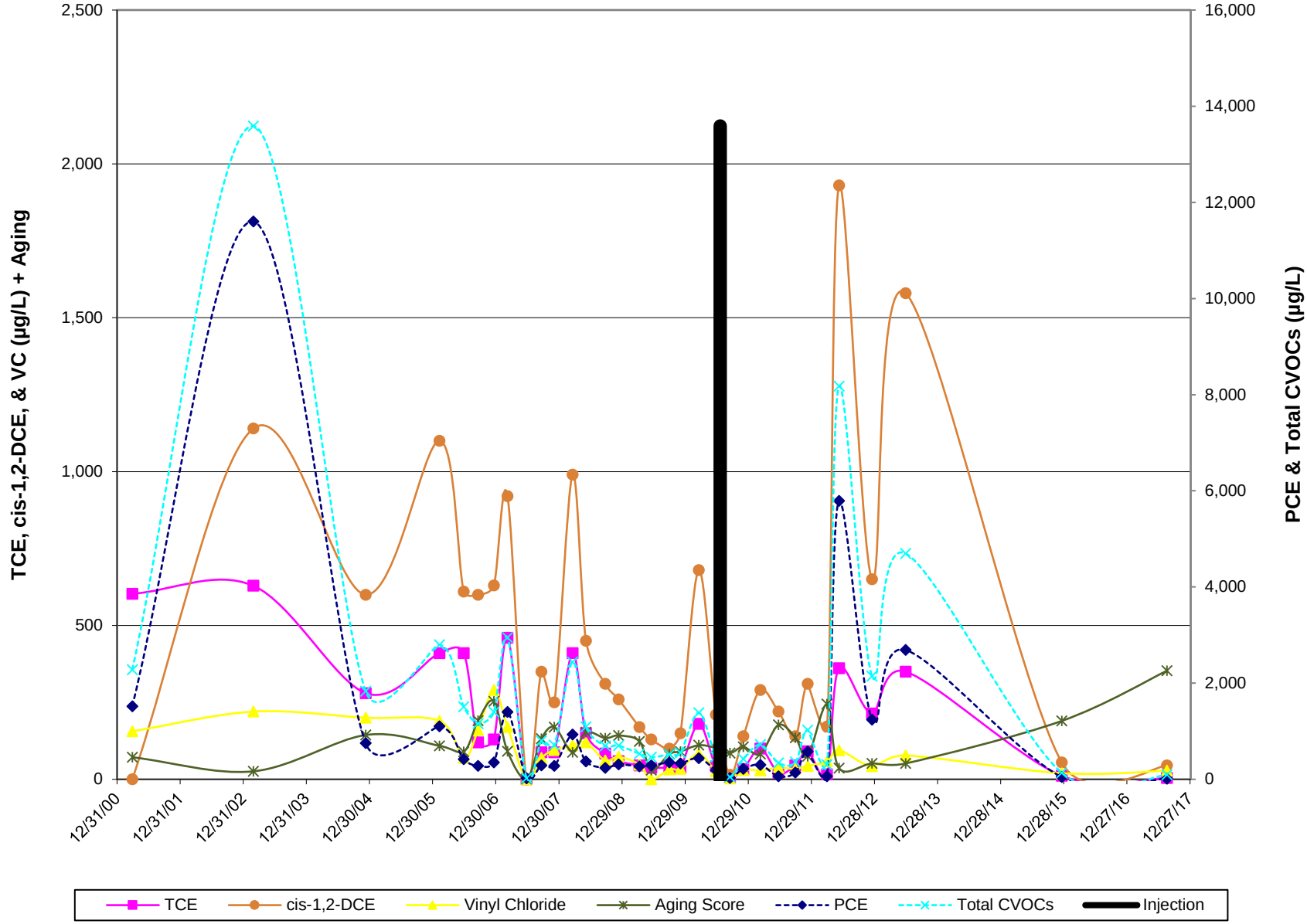


Figure 7 - MW-12

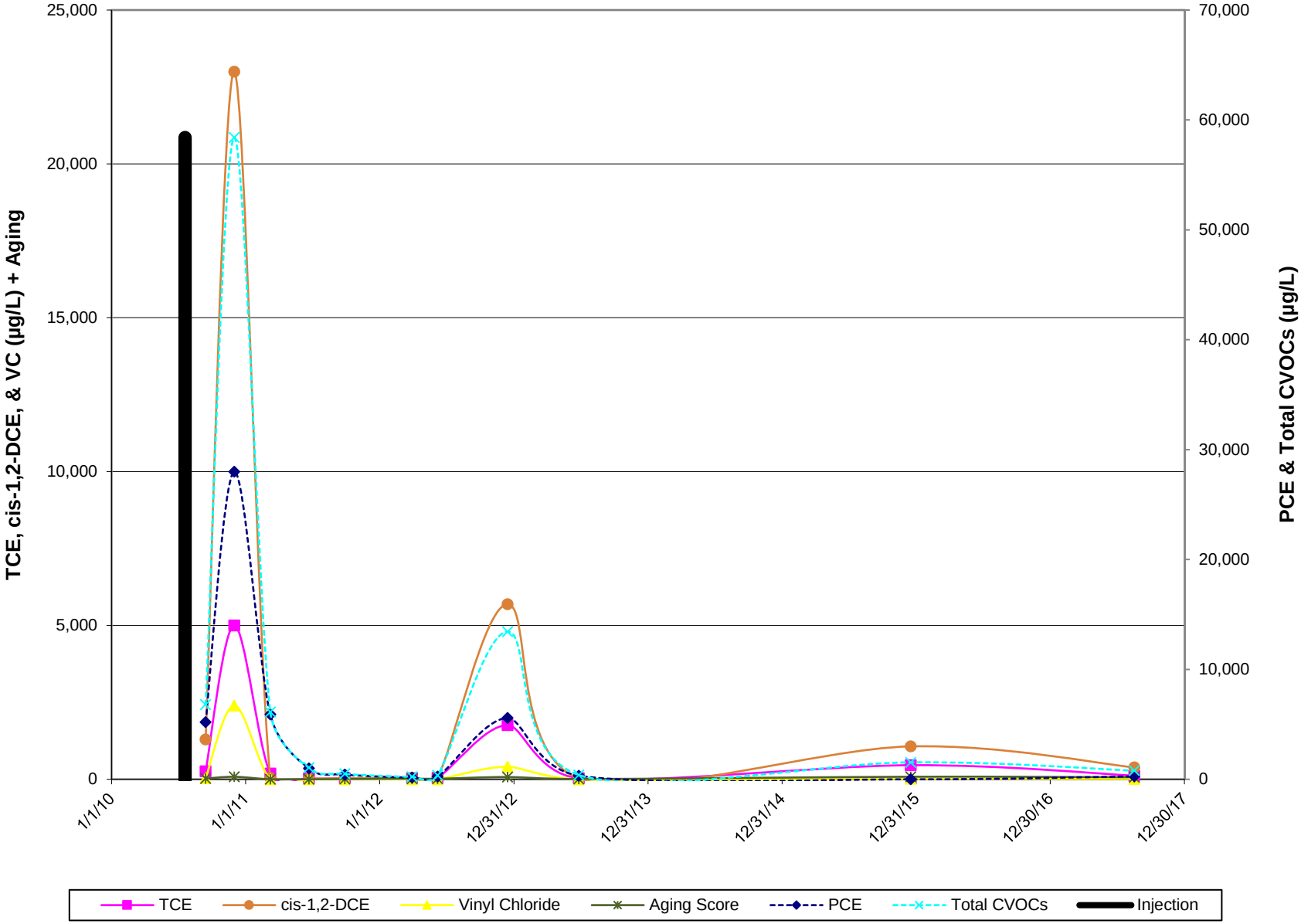


Figure 8 - MW-200

Southern Plume Area (Front Driveway/Parking Area)

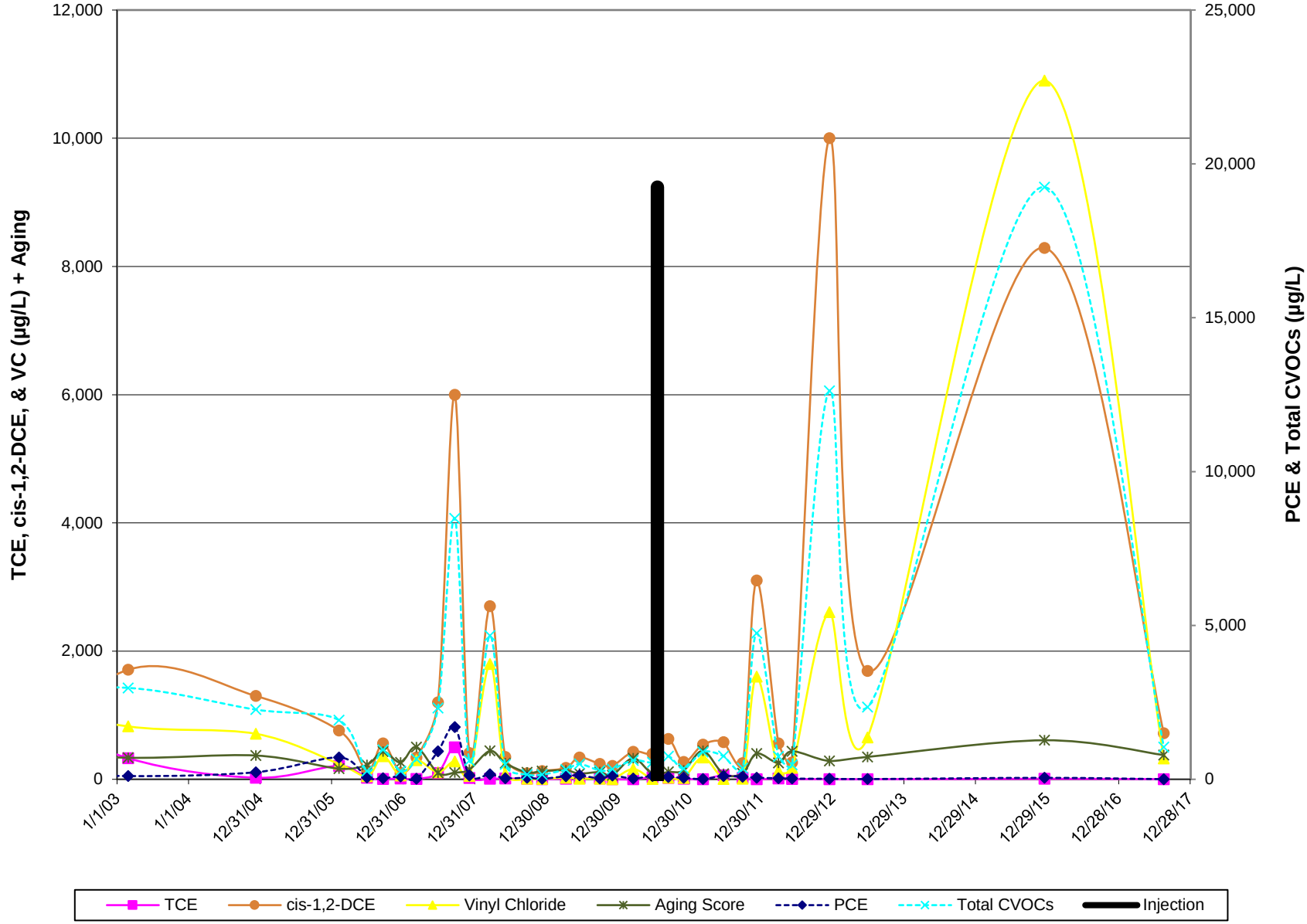


Figure 9 - MW-205

Northern Plume Area (Front Driveway/Parking Area)

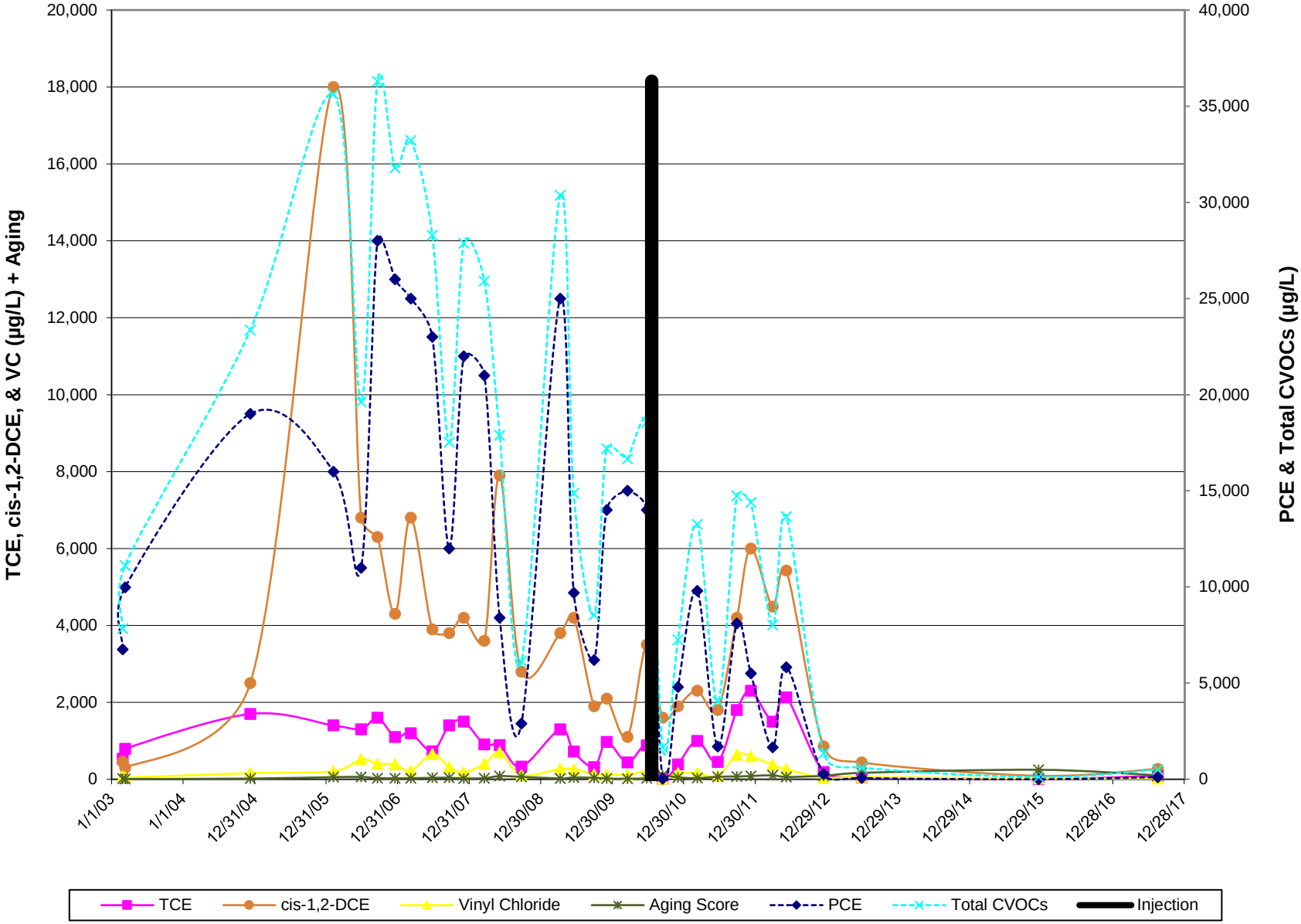


Figure 10 - MW-211

Downgradient

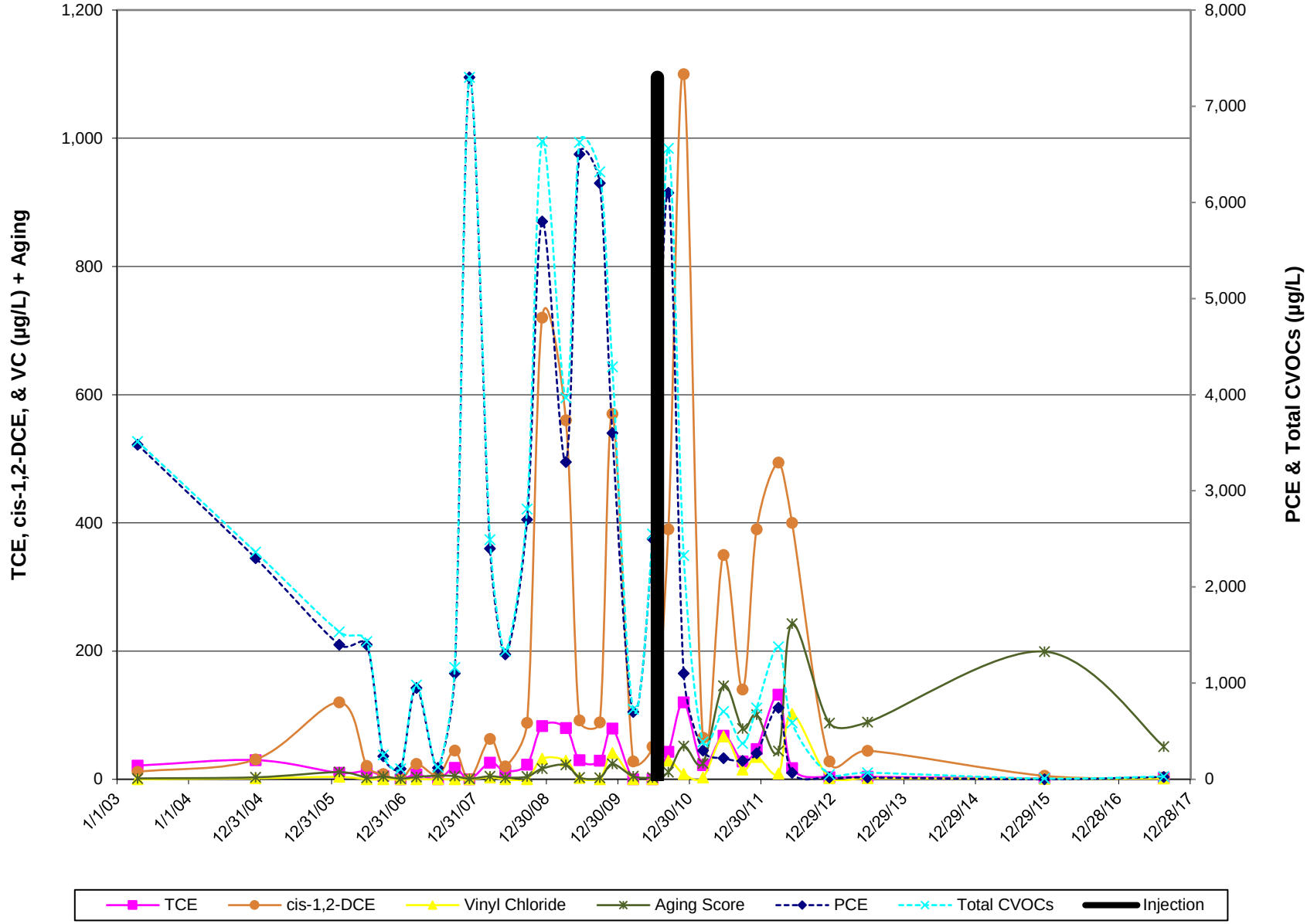
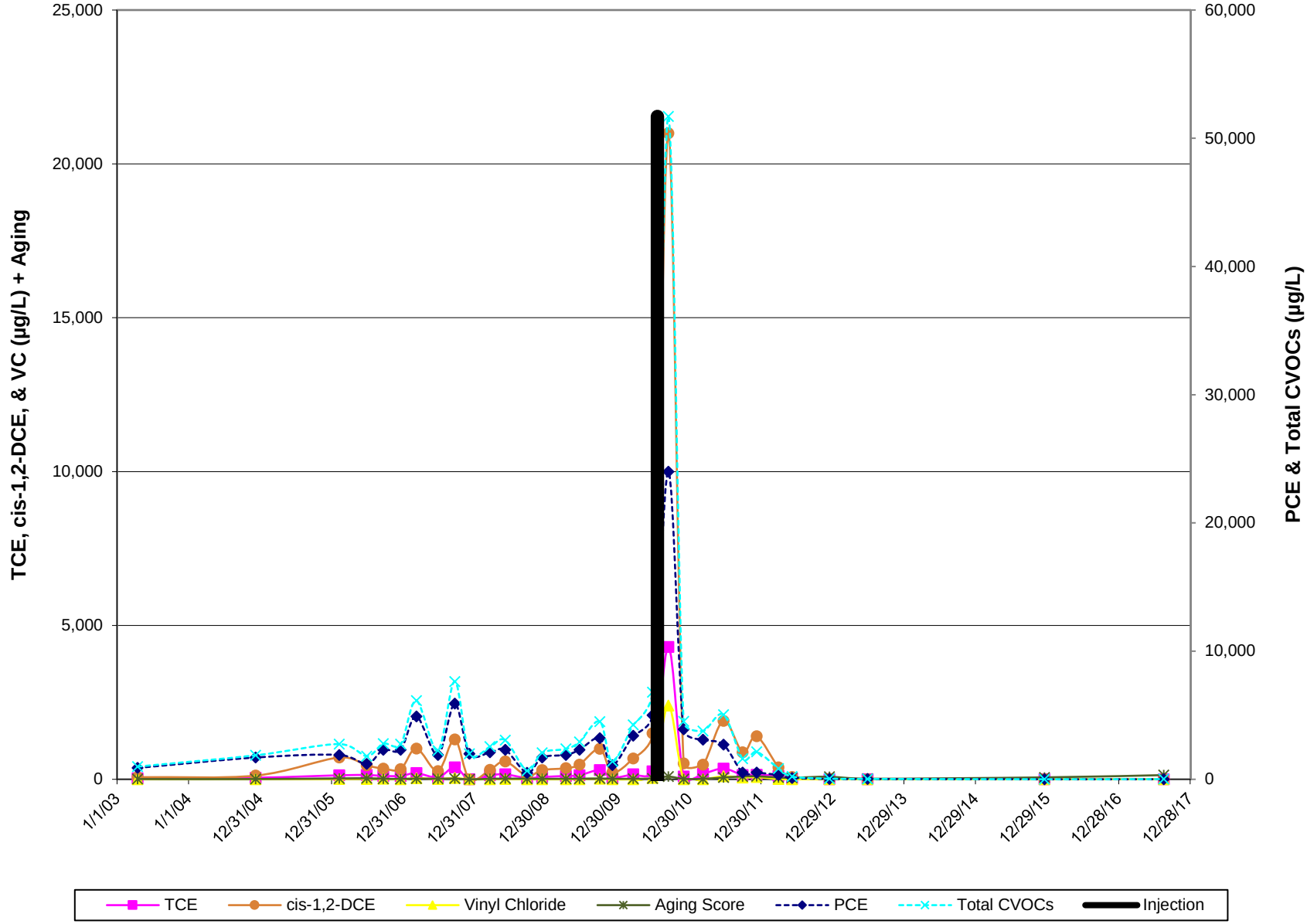


Figure 11 - MW-212

Downgradient



TABLES

1- Groundwater Field Data
2- Groundwater Elevation Data
3- Groundwater VOC Data
4- SSDS Influent Data

Table 1 - Physical Parameters Summary
Dalewood I Shopping Center, Hartsdale, NY VCP # 00457-3

Monitoring Well	Sample Date	Temperature (°C)	Specific Conductivity (mS/cm)	Dissolved Oxygen (mg/L)	pH	ORP (mV)	Turbidity+ (NTU)	Iron II (mg/L)
MW-6	07/20/10	INJECTION COMPLETED						
	03/09/11	6.98	4	4.28	6.26	-96.00	111.10	NM
	06/22/11	19.75	2256	1.06	6.12	-64.00	21.70	NM
	09/28/11	21.45	2606	2.42	6.55	-84.00	191.40	NM
	12/08/11	13.80	2123	7.95	6.40	-70.00	7.50	1.4
	06/06/12	17.31	1720	2.11	5.92	-20.10	-	NM
	12/14/12	12.12	2021	0.47	6.23	-27.60	NM	NM
	12/16/15	14.63	4370	4.57	6.41	29.00	NM	NM
	08/16/17	22.48	3442	0.81	6.21	24.80	NM	NM
MW-10	03/08/07	9.61	1560	4.68	7.06	68.00	8.00	0.5
	06/26/07	16.11	2375	0.25	7.06	-327.00	-6.20	0
	09/20/07	19.43	1765	0.46	6.63	-86.00	20.60	NM
	12/04/07	13.75	1312	0.58	6.84	-58.00	3.50	NM
	03/18/08	#N/A	1112	0.44	6.98	-242.00	2.60	0
	06/04/08	15.28	1588	1.60	6.74	-24.00	25.80	260
	09/23/08	18.90	1000	0.93	6.72	56.00	21.60	NM
	12/09/08	14.61	1000	1.46	6.89	-18.00	4.30	0
	04/09/09	10.80	818	0.99	6.81	98.00	14.50	0
	06/17/09	15.30	2309	0.57	6.30	108.00	0.10	0.4
	09/29/09	18.66	5131	1.68	6.24	115.00	-0.70	0.6
	12/02/09	15.73	5717	2.45	6.50	31.00	51.70	0.8
	03/18/10	9.62	4349	0.72	6.61	122.00	14.50	0.6
	06/25/10	16.46	7151	4.66	6.53	22.00	-1.30	0.4
	07/20/10	INJECTION COMPLETED						
	09/14/10	19.89	4040	5.82	6.74	35.00	2.70	0
	12/01/10	15.97	2689	0.60	7.04	-4.00	39.00	1.8
	03/09/11	8.69	4205	0.37	6.73	19.00	3.80	NM
	06/22/11	15.97	4511	0.79	6.85	-31.00	NM	NM
	09/28/11	19.77	3975	1.22	6.78	1.00	4.60	NM
	12/08/11	13.72	3797	1.88	6.87	13.00	0.00	1.5
	12/14/12	14.63	1963	0.82	6.83	29.40	NM	NM
	12/16/15	15.65	5270	4.44	6.45	54.00	NM	NM
	08/16/17	18.58	2529	1.56	6.86	46.30	NM	NM
MW-12	07/20/10	INJECTION COMPLETED						
	09/14/10	19.92	2655	6.55	5.95	75.00	1.00	1.2
	12/01/10	16.23	2837	2.57	6.18	64.00	2.40	1.8
	03/09/11	7.39	3869	6.60	6.17	60.00	5.30	NM
	06/22/11	17.29	2540	4.58	6.00	101.00	NM	NM
	09/28/11	20.70	1587	2.48	6.10	130.00	6.60	NM
	06/06/12	18.66	2562	6.60	5.57	166.40	NM	NM
	12/14/12	14.40	1887	1.73	6.17	50.20	NM	NM
	12/16/15	14.27	3400	3.86	6.32	64.00	NM	NM
	08/16/17	20.29	5260	2.14	6.00	166.70	NM	NM
MW-200	03/08/07	12.89	1614	1.25	6.75	22.00	-3.40	4.5
	06/26/07	20.67	1939	0.05	6.44	-355.00	3.80	0
	09/20/07	NM	NM	NM	NM	NM	NM	NM
	12/04/07	13.17	1746	0.46	6.44	-62.00	1.80	NM
	03/18/08	#N/A	1470	0.63	6.51	-25.00	21.20	0.6
	06/04/08	17.68	2076	0.56	6.34	29.5	2.40	2.8
	09/23/08	22.67	1796	0.39	6.86	-26.0	30.30	NM
	12/09/08	15.81	1840	0.47	6.58	-88.0	69.80	2.5
	04/09/09	14.06	1762	2.95	6.41	46.0	1.60	0.8
	06/17/09	18.56	2105	0.71	6.23	108.0	-7.50	2
	09/29/09	21.74	2024	0.44	6.35	-1.0	-3.40	1.5
	12/02/09	17.83	1820	1.53	6.51	-6.0	-0.50	3
	03/18/10	13.40	2189	0.58	6.29	24.0	-1.40	1.8
	06/25/10	21.58	2471	7.19	6.31	-3.0	-1.90	NM
	07/20/10	INJECTION COMPLETED						
	09/14/10	23.45	2027	0.95	6.47	-6.0	91.20	1.5
	12/01/10	17.71	1941	1.87	6.66	-37.0	3.20	2.4
	03/09/11	11.66	1900	0.74	6.54	-27.0	1.30	NM
	06/22/11	18.93	2305	0.49	6.33	37.0	4.60	NM
	09/28/11	22.17	2452	0.39	6.37	22.0	6.00	NM
	12/08/11	17.38	2787	1.30	6.36	-37.0	10.10	3
	06/06/12	19.89	2490	2.95	5.96	-4.6	NM	NM
	12/14/12	16.99	2436	0.55	6.53	-28.4	NM	NM
	12/16/15	17.11	2740	3.93	6.43	2.0	NM	NM
	08/16/17	22.59	2610	0.13	6.50	18.9	NM	NM

Table 1 - Physical Parameters Summary
Dalewood I Shopping Center, Hartsdale, NY VCP # 00457-3

Monitoring Well	Sample Date	Temperature (°C)	Specific Conductivity (mS/cm)	Dissolved Oxygen (mg/L)	pH	ORP (mV)	Turbidity+ (NTU)	Iron II (mg/L)
MW-205	03/08/07	10.40	2016	2.84	6.61	90.00	-3.40	0.2
	06/26/07	20.41	1193	0.17	6.33	-347.00	177.80	2.8
	09/20/07	21.34	3272	0.49	6.27	31.00	32.50	NM
	12/04/07	14.87	5805	0.87	6.36	-13.00	1.70	1.2
	03/18/08	#N/A	3443	7.09	8.90	-214.00	2792.30	0
	06/04/08	NM	NM	NM	NM	NM	NM	1.5
	09/23/08	20.54	4207	8.56	7.25	-84.00	2.80	NM
	04/09/09	12.25	2956	3.69	6.27	132.00	0.60	0.2
	06/17/09	18.32	3612	7.83	6.59	167.00	-3.70	2.2
	09/29/09	21.20	3823	8.53	7.01	-48.00	14.30	3
	12/02/09	13.98	2584	5.53	6.64	30.00	19.20	1.2
	03/18/10	11.84	3154	1.11	6.33	86.00	20.00	1.6
	06/25/10	19.82	5515	11.66	6.21	-30.00	-4.20	2.4
	07/20/10	INJECTION COMPLETED						
	09/14/10	21.07	6533	6.91	6.69	-103.00	69.50	dry
	12/01/10	16.80	3609	9.28	6.65	-69.00	16.40	1.4
	03/09/11	10.59	3896	1.04	6.47	-38.00	2.10	NM
	06/22/11	19.16	8110	1.83	6.36	-80.00	NM	NM
	09/28/11	22.40	5016	1.51	6.21	-32.00	0.90	NM
	12/08/11	14.49	3504	2.88	6.30	-62.00	7.80	2
	06/06/12	18.96	2605	3.86	6.16	24.30	NM	NM
	12/14/12	12.83	2357	8.83	6.59	11.60	NM	NM
	12/16/15	12.03	3750	16.34	6.59	-15.00	NM	NM
	08/16/17	22.49	4368	0.60	6.48	-13.10	NM	NM
MW-211	03/08/07	13.16	2857	0.92	7.25	110.00	-3.20	BDL
	06/26/07	18.27	3109	0.07	6.89	-363.00	-5.70	0
	09/20/07	17.93	2670	0.31	6.96	101.00	7.20	NM
	12/04/07	NM	NM	NM	NM	NM	NM	0
	03/18/08	#N/A	1931	0.36	7.22	-291.00	-0.60	0
	06/04/08	15.82	2517	0.44	6.90	38.50	0.50	0.1
	09/23/08	17.99	2224	0.34	6.72	364.00	-2.80	NM
	12/09/08	16.89	2521	0.27	6.97	27.00	22.30	0
	04/09/09	12.64	2165	0.06	6.97	122.00	2.80	0
	06/17/09	14.90	2242	0.32	6.67	115.00	-4.40	0.6
	09/29/09	17.90	1801	1.42	7.28	65.00	-1.20	0.1
	12/02/09	13.86	1785	0.96	7.22	15.00	-4.80	NM
	03/18/10	13.36	2089	0.52	7.40	NA	17.70	0.6
	06/25/10	16.93	2182	0.56	6.76	51.00	-6.50	1
	07/20/10	INJECTION COMPLETED						
	09/14/10	18.24	2260	5.07	7.02	31.00	-0.10	0
	12/01/10	16.12	2480	1.08	6.97	-91.00	29.00	2
	03/09/11	11.31	2672	0.36	7.28	-19.00	1.10	NM
	06/22/11	15.76	2330	0.35	7.19	-42.00	0.40	NM
	06/06/12	16.60	1569	0.66	7.17	64.30	NM	NM
	12/14/12	16.31	1571	0.18	7.29	-55.30	NM	NM
	12/16/15	15.00	1720	5.48	7.24	4.00	NM	NM
	08/16/17	17.68	3015	0.14	7.04	14.00	NM	NM
MW-212	03/08/07	12.82	1896	0.30	7.20	20.00	-4.90	BDL
	06/26/07	20.18	1544	0.20	6.85	-376.00	-2.00	0.6
	09/20/07	19.88	2087	0.29	6.88	-95.00	2.40	NM
	12/04/07	14.42	1450	0.93	7.14	-34.00	4.90	NM
	03/18/08	NM	NM	NM	NM	NM	NM	0
	06/04/08	18.47	1639	0.47	6.72	110.00	10.80	1
	09/23/08	20.55	1555	0.85	6.71	-20.00	12.40	NM
	12/09/08	17.14	1650	0.97	7.03	-56.00	14.40	0
	04/09/09	12.77	1831	3.45	6.88	82.00	2.80	0
	06/17/09	16.48	1671	0.65	6.91	-27.00	-5.30	2
	09/29/09	19.11	1546	0.88	7.13	67.00	1.50	0.1
	12/02/09	16.51	1286	4.64	7.00	26.00	3.90	0.3
	03/18/10	15.48	1932	1.06	6.88	24.00	-5.10	1
	06/25/10	17.49	2099	3.38	6.59	9.00	2.70	1.8
	07/20/10	INJECTION COMPLETED						
	09/14/10	20.28	1676	2.95	6.60	44.00	0.30	0
	12/01/10	17.17	1718	3.90	6.97	-27.00	7.30	1.5
	03/09/11	12.84	2329	0.42	7.01	-2.00	4.00	NM
	06/22/11	21.76	8013	2.38	6.35	-18.00	NM	NM
	09/28/11	20.39	1798	0.85	6.85	-31.00	3.30	NM
	12/08/11	16.94	1803	0.63	6.99	-56.00	1.30	1
	06/06/12	17.54	1790	0.81	6.74	10.10	NM	NM
	12/14/12	17.27	1497	0.59	7.03	-30.10	NM	NM
	12/16/15	15.91	1530	4.38	6.89	55.00	NM	NM
	08/16/17	20.52	2461	0.18	6.83	8.00	NM	NM

Table 1 - Physical Parameters Summary
Dalewood I Shopping Center, Hartsdale, NY VCP # 00457-3

Monitoring Well	Sample Date	Temperature (°C)	Specific Conductivity (mS/cm)	Dissolved Oxygen (mg/L)	pH	ORP (mV)	Turbidity+ (NTU)	Iron II (mg/L)
MW-214	03/08/07	12.96	1854	0.91	6.75	10.00	-1.70	5.5
	06/26/07	18.58	5224	-0.12	6.54	-384.00	-0.10	2.6
	09/20/07	20.19	4928	0.30	6.55	-160.00	2.00	NM
	12/04/07	14.55	4391	0.64	6.61	-111.00	5.00	2.6
	03/18/08	#N/A	1707	0.46	6.66	-265.00	0.90	1.4

Notes:

NA = not analyzed
NM = not measured
BDL = below detection limit
Turbidity+ = The March 18, 2008 round of turbidity measurements was collected using the FNU method.
FNU = Formazin Nephelometric Units
Iron II results obtained utilizing field test kit - Hach Model IR-18C - detection range 0 - 10 mg/L
DO Conc - Shaded cells less than 1.1 mg/l
ORP - Shaded cells less than 0 mV

Table 2 - Groundwater Elevations
Dalewood I Shopping Center, Hartsdale, NY VCP # 00457-3

Monitoring Well	Installation Date	Top of Casing Elevation (feet*)	Depth to Bottom (feet)	Screen Length (feet)	12/16/15		08/16/17	
					Depth to Water (feet*)	Groundwater Elevation (feet)	Depth to Water (feet*)	Groundwater Elevation (feet)
MW-6**	11/01/00	98.48	10	5	5.15	93.33	5.37	93.11
MW-10	03/09/01	99.09	10	5	6.51	92.58	5.36	93.73
MW-12	07/19/10	98.37	13	10	5.74	92.63	5.13	93.24
MW-200	03/08/01	99.06	10	5	6.51	92.55	5.95	93.11
MW-205	02/19/03	98.12	10	5	5.97	92.15	8.70	89.42
MW-211	04/08/03	95.51	15	10	3.78	91.73	3.50	92.01
MW-212	04/08/03	96.90	15	10	5.5	91.40	4.89	92.01

Notes:

NM = not measured
** = Groundwater elevations are relative to an assumed benchmark (100 feet) onsite.*
*** = Well casing cut down March 2006, resurveyed March 2007*

Table 3 - Groundwater Laboratory Analytical Summmary
Dalewood I Shopping Center, Hartsdale, NY VCP # 00457-3

Monitoring Well	Sample Date	VOCs						CVOCs						
		Chloroethane	Chloroform	1,2-DCB	1,3-DCB	1,4-DCB	MTBE	PCE	TCE	cis-1,2-DCE	Vinyl Chloride	1,1-DCE	trans-1,2-DCE	Methylene Chloride
NYSDEC Criteria		5	7	3	3	3	10	5	5	5	2	5	5	5
Shallow Wells - On Site														
MW-6	11/01/00		**37**				NA	**194**	**82**	NA	**46**	2.3	1.1	ND
	07/20/10	INJECTION COMPLETED												
	03/09/11		**<20**				NA	**13,000**	**2,500**	**5,800**	**160**	**<20**	**22**	**<20**
	09/28/11		<1.0				NA	**180**	**27**	**120**	**22**	<1.0	1.1	<1.0
	12/08/11		**<10**				NA	**1,300**	**230**	**540**	**47**	**<10**	**<10**	**<10**
	03/29/12	<2.0	<1.0	<1.0	<1.0	<1.0	NA	**355**	**83.1**	**246**	**13.9**	<1.0	4.6	<2.0
	06/06/12	<2.0	<1.0	<1.0	<1.0	<1.0	NA	**2,140**	**115**	**440**	**34.6**	<1.0	<1.0	<2.0
	12/14/12	<2.0	<1.0	<1.0	<1.0	<1.0	NA	**57,600**	**7,290**	**16,000**	**1,280**	**14**	**107**	<2.0
	06/26/13	**<10.0**	<5.0	**<5.0**	**<5.0**	**<5.0**	NA	**1,620**	**289**	**675**	**51.9**	<5.0	<5.0	**<10.0**
	12/16/15	**<10.0**	<5.0	**<5.0**	**<5.0**	**<5.0**	NA	**24,400**	**3,930**	**17,500**	**1,550**	<5.0	**76.5**	**<10.0**
	08/16/17	**<10.0**	**<10.0**	**<10.0**	**<10.0**	**<10.0**	NA	**1,180**	**96.5**	**244**	**25.8**	**<10.0**	4.2	**<20.0**
MW-10	03/29/01		**25.3**				NA	**1,520**	**603**	NA	**156**	ND	ND	ND
	02/27/03		3.3				**17.7**	**11,600**	**629**	**1,140**	**220**	2.6	**8.8**	ND
	12/08/04		BDL				BDL	**750**	**280**	**600**	**200**	3.2	4.1	BDL
	02/07/06		ND				ND	**1,100**	**410**	**1,100**	**190**	4.5	**7.9**	ND
	06/28/06		ND				ND	**420**	**410**	**610**	**70**	3.4	4.5	ND
	09/19/06		ND				ND	**280**	**120**	**600**	**160**	2.8	**6.7**	ND
	12/19/06		ND				ND	**350**	**130**	**630**	**290**	ND	ND	ND
	03/08/07		ND				ND	**1,400**	**460**	**920**	**170**	ND	**7.9**	ND
	06/26/07		5.4				ND	**22**	ND	ND	ND	ND	ND	ND
	09/20/07		<5				<10	**290**	**88**	**350**	**69**	<5	<5	**<10**
	12/04/07		<1				<1	**280**	**88**	**250**	**95**	1.2	3.5	<1
	03/18/08		<1				<1	**930**	**410**	**990**	**110**	3.1	**12**	<1
	06/04/08		<5				<10	**370**	**150**	**450**	**120**	<5	**6.2**	<5
	09/23/08		<5				<10	**240**	**84**	**310**	**61**	<5	**5.6**	<5
	12/09/08		<5.0				<10	**310**	**59**	**260**	**73**	<5.0	<5.0	<5.0
	04/09/09		<1.0				<1.0	**270**	**45**	**170**	**48**	<1.0	4.6	<1.0
	06/17/09		**<20**				**<20**	**290**	**37**	**130**	**<20**	**<20**	**<20**	**<20**
	09/29/09		<1				<1	**350**	**38**	**100**	**32**	<1	3	<1
	12/02/09		<1.0				<1.0	**330**	**36**	**150**	**34**	<1.0	4	<1.0
	03/18/10		**<20**				**<20**	**440**	**180**	**680**	**83**	**<20**	**<20**	**<20**
	06/25/10		<1.0				NA	**190**	**42**	**210**	**26**	1.1	3.8	<1.0
	07/20/10	INJECTION COMPLETED												
	09/14/10		<1.0				NA	**28**	4.4	**15**	**2.7**	<1.0	<1.0	<1.0
	12/01/10		<1.0				NA	**220**	**33**	**140**	**30**	<1.0	4	<1.0
	03/09/11		<1.0				NA	**300**	**100**	**290**	**29**	1.2	**6.3**	<1.0
	06/22/11		1.5				NA	**62**	**21**	**220**	**38**	<1.0	**5.5**	<1.0
	09/28/11		<1.0				NA	**140**	**45**	**140**	**34**	<1.0	<1.0	<1.0
	12/08/11		<5.0				NA	**580**	**91**	**310**	**44**	<5.0	<5.0	<5.0
	03/29/12	<2.0	<1.0	<1.0	<1.0	<1.0	NA	**62.4**	**16.2**	**171**	**57.7**	<1.0	**6**	<2.0
	06/06/12	<2.0	<1.0	<1.0	<1.0	<1.0	NA	**5,790**	**361**	**1,930**	**94.5**	1.2	**26.3**	<2.0
	12/14/12	<2.0	<1.0	<1.0	<1.0	<1.0	NA	**1,240**	**214**	**650**	**42.5**	<1.0	**5.2**	<2.0
	06/26/13	**<10.0**	<5.0	**5**	**<5.0**	**<5.0**	NA	**2,690**	**350**	**1,580**	**77.5**	<5.0	**29.5**	**<10.0**
	12/16/15	<2.0	<1.0	<1.0	<1.0	<1.0	NA	**48.2**	**11.4**	**54.7**	**19.8**	<1.0	<1.0	<2.0
	08/16/17	<1.0	1.9	<1.0	<1.0	<1.0	NA	**14.2**	4.6	**45.6**	**28.0**	<1.0	0.83	<2.0

Table 3 - Groundwater Laboratory Analytical Summmary
Dalewood I Shopping Center, Hartsdale, NY VCP # 00457-3

Monitoring Well	Sample Date	VOCs						CVOCs						
		Chloroethane	Chloroform	1,2-DCB	1,3-DCB	1,4-DCB	MTBE	PCE	TCE	cis-1,2-DCE	Vinyl Chloride	1,1-DCE	trans-1,2-DCE	Methylene Chloride
NYSDEC Criteria		5	7	3	3	3	10	5	5	5	2	5	5	5
MW-12	07/20/10	INJECTION COMPLETED												
	09/14/10		**<20**				NA	**5,200**	**260**	**1,300**	**33**	**<20**	**<20**	**<20**
	12/01/10		<1.0				NA	**28,000**	**5,000**	**23,000**	**2,400**	<1.0	**120**	<1.0
	03/09/11		<5.0				NA	**5,900**	**190**	**45**	**<5.0**	<5.0	<5.0	<5.0
	06/22/11		<5.0				NA	**1,000**	**34**	**20**	**<5.0**	<5.0	<5.0	<5.0
	09/28/11		<1.0				NA	**430**	**31**	**30**	<1.0	<1.0	<1.0	<1.0
	03/29/12	<2.0	<1.0	<1.0	<1.0	<1.0	NA	**154**	**36.4**	**42.8**	<1.0	<1.0	<1.0	<2.0
	06/06/12	<2.0	<1.0	<1.0	<1.0	<1.0	NA	**250**	**54**	**53.6**	<1.0	<1.0	<1.0	<2.0
	12/14/12	<2.0	<1.0	<1.0	<1.0	<1.0	NA	**5,580**	**1,760**	**5,690**	**411**	4	**48.7**	<2.0
	06/26/13	<4.0	<2.0	<2.0	<2.0	<2.0	NA	**332**	**35.3**	**24.4**	<2.0	<2.0	<2.0	<4.0
	12/16/15	<2.0	<1.5	<1.0	<1.0	<1.0	NA	<1.0	**459**	**1,070**	**16.9**	<1.0	**9.2**	<2.0
	08/16/17	<2.0	<2.0	<2.0	<2.0	<2.0	NA	**267**	**118**	**387**	**12.6**	<2.0	3.4	<4.0
MW-200	03/29/01		ND				NA	**288**	**1,250**	NA	**1,260**	3.9	**7.8**	**5**
	02/27/03		ND				2.8	**106**	**330**	**1,710**	**825**	3.6	**9.3**	ND
	12/09/04		BDL				**15**	**230**	**25**	**1,300**	**710**	1.6	**9.2**	BDL
	02/07/06		ND				**17**	**710**	**210**	**760**	**240**	1.3	3.4	ND
	06/29/06		ND				2.9	**61**	**23**	**140**	**47**	ND	ND	ND
	09/19/06		ND				9	**35**	**6.7**	**560**	**360**	1	**6.4**	ND
	12/18/06		ND				ND	**94**	**11**	**100**	**59**	ND	ND	ND
	03/08/07		ND				11	**17**	**6.5**	**340**	**300**	ND	ND	ND
	06/26/07		ND				ND	**910**	**96**	**1,200**	**110**	ND	ND	ND
	09/20/07		<5				<10	**1,700**	**500**	**6,000**	**280**	**7.7**	**17**	**<10**
	12/04/07		<1				**25**	**120**	**22**	**410**	**51**	<1	4.1	<1
	03/18/08		<1				4.9	**160**	**10**	**2,700**	**1,800**	<1	**32**	<1
	06/04/08		<5				<10	**35**	**11**	**350**	**87**	<5	<5	<5
	09/23/08		<5				<10	**48**	**8.5**	**94**	**7.4**	<5	<5	<5
	12/09/08		<5.0				<10	**18**	<5.0	**130**	**6.6**	<5.0	<5.0	<5.0
	04/09/09		<1.0				4.5	**100**	**10**	**180**	**26**	<1.0	1.7	<1.0
	06/17/09		<1.0				4.4	**130**	**17**	**340**	**10**	<1.0	**10**	<1.0
	09/29/09		<1				4.7	**28**	**11**	**240**	**8.1**	<1	1.9	<1
	12/02/09		**<10**				<10	**120**	**<10**	**210**	**<10**	**<10**	**<10**	**<10**
	03/18/10		**<20**				**<20**	**27**	**<20**	**430**	**160**	**<20**	**<20**	**<20**
	06/25/10		<1				NA	**110**	**31**	**400**	**6.1**	<1	1.7	<1
	07/20/10	INJECTION COMPLETED												
	09/14/10		<2.0				NA	**77**	**19**	**630**	**23**	<2.0	2.3	<2.0
	12/01/10		<1.0				NA	**47**	**10**	**270**	**21**	<1.0	1.5	<1.0
	03/09/11		<2.0				NA	**8.4**	<2.0	**540**	**340**	<2.0	5	<2.0
	06/22/11		<5.0				NA	**110**	**62**	**580**	**5.3**	<5.0	<5.0	<5.0
	09/28/11		<5.0				NA	**84**	**23**	**250**	**9.7**	<5.0	<5.0	<5.0
	12/08/11		**<20**				NA	**52**	**<20**	**3,100**	**1,600**	**<20**	**<20**	**<20**
	03/29/12	**5.9**	<1.0	<1.0	<1.0	<1.0	NA	**32.3**	**12.9**	**562**	**132**	<1.0	4.8	<2.0
	06/06/12	**5.7**	<1.0	<1.0	<1.0	<1.0	NA	**22.8**	**5.3**	**262**	**179**	<1.0	2.1	<2.0
	12/14/12	**<20**	**<10**	**<10**	**<10**	**<10**	NA	**16.9**	**<10**	**10,000**	**2,610**	**17.6**	**35.7**	**<20**
	06/26/13	**<10.0**	<5.0	**<5.0**	**<5.0**	**<5.0**	NA	**7.8**	<5.0	**1,690**	**653**	<5.0	**15.7**	**<10.0**
	12/16/15	**<10.0**	<5.0	**<5.0**	**<5.0**	**<5.0**	NA	**47.6**	**7.8**	**8,290**	**10,900**	<5.0	**18.5**	**<10.0**
	08/16/17	<5.0	<5.0	**<5.0**	**<5.0**	**<5.0**	NA	4.8	2.00	**719**	**325**	<5.0	2.9	**<10.0**

Table 3 - Groundwater Laboratory Analytical Summmary
Dalewood I Shopping Center, Hartsdale, NY VCP # 00457-3

Monitoring Well	Sample Date	VOCs						CVOCs						
		Chloroethane	Chloroform	1,2-DCB	1,3-DCB	1,4-DCB	MTBE	PCE	TCE	cis-1,2-DCE	Vinyl Chloride	1,1-DCE	trans-1,2-DCE	Methylene Chloride
NYSDEC Criteria		5	7	3	3	3	10	5	5	5	2	5	5	5
MW-205	02/27/03		ND				ND	**6,750**	**535**	**460**	**81.9**	ND	ND	ND
	03/11/03		ND				1.6	**9,980**	**791**	**298**	**46.2**	3.2	0.9	ND
	12/09/04		**8.1**				**19**	**19,000**	**1,700**	**2,500**	**160**	**6.7**	**11**	BDL
	02/07/06		**7**				9.7	**16,000**	**1,400**	**18,000**	**210**	**16**	**44**	ND
	06/28/06		ND				6.1	**11,000**	**1,300**	**6,800**	**520**	**9.4**	**40**	ND
	09/19/06		4.9				10	**28,000**	**1,600**	**6,300**	**400**	**14**	**50**	ND
	12/18/06		ND				ND	**26,000**	**1,100**	**4,300**	**390**	ND	ND	ND
	03/08/07		ND				ND	**25,000**	**1,200**	**6,800**	**220**	**9**	**30**	ND
	06/26/07		ND				ND	**23,000**	**730**	**3,900**	**660**	**10**	**20**	ND
	09/20/07		<5				<10	**12,000**	**1,400**	**3,800**	**320**	**10**	**25**	**<10**
	12/04/07		**<100**				**<100**	**22,000**	**1,500**	**4,200**	**180**	**<100**	**<100**	**<100**
	03/18/08		1.6				3.6	**21,000**	**910**	**3,600**	**400**	**6.4**	**20**	<1
	06/04/08		<5				<10	**8,400**	**890**	**7,900**	**700**	**8.3**	**43**	<5
	09/23/08		<5				<10	**2,900**	**330**	**2,800**	**110**	<5	**8.2**	<5
	04/09/09		**<100**				**<100**	**25,000**	**1,300**	**3,800**	**270**	**<100**	**<100**	**<100**
	06/17/09		<1.0				1.3	**9,700**	**720**	**4,200**	**260**	5	**12**	<1.0
	09/29/09		<1.0				1.3	**6,200**	**320**	**1,900**	**130**	1.2	**5.6**	<1.0
	12/02/09		<1.0				1.4	**14,000**	**970**	**2,100**	**120**	3.6	**8.3**	<1.0
	03/18/10		**<20**				**<20**	**15,000**	**440**	**1,100**	**120**	**<20**	**<20**	**<20**
	06/25/10		**<20**				NA	**14,000**	**880**	**3,500**	**190**	**<20**	**<20**	**<20**
	07/20/10	INJECTION COMPLETED												
	09/14/10		<2.0				NA	**27**	**16**	**1,600**	**16**	<2.0	<2.0	<2.0
	12/01/10		**<20**				NA	**4,800**	**390**	**1,900**	**160**	**<20**	**<20**	**<20**
	03/09/11		**<20**				NA	**9,800**	**1,000**	**2,300**	**160**	**<20**	**<20**	**<20**
	06/22/11		**<20**				NA	**1,700**	**450**	**1,800**	**85**	**<20**	**<20**	**<20**
	09/28/11		**<50**				NA	**8,100**	**1,800**	**4,200**	**640**	**<50**	**<50**	**<50**
	12/08/11		**<20**				NA	**5,500**	**2,300**	**6,000**	**600**	**<20**	**29**	**<20**
	03/29/12	**14.4**	<1.0	<1.0	<1.0	<1.0	NA	**1,660**	**1,500**	**4,490**	**374**	**11.2**	**151**	<2.0
	06/06/12	**10.7**	<1.0	<1.0	<1.0	<1.0	NA	**5,830**	**2,130**	**5,430**	**263**	**20.7**	**52.1**	<2.0
	12/14/12	**<10**	<5.0	**<5.0**	**<5.0**	**<5.0**	NA	**269**	**189**	**857**	**36.3**	<5.0	<5.0	**<10**
	06/26/13	<4.0	<2.0	<2.0	<2.0	<2.0	NA	**65.4**	**49.7**	**436**	**58.3**	<2.0	**10.7**	<4.0
	12/16/15	<2.0	<1.0	<1.0	<1.0	<1.0	NA	1.3	3.2	**92**	**19.5**	<1.0	<1.0	<2.0
	08/16/17	<1.0	<1.0	<1.0	<1.0	<1.0	NA	**112.0**	**93.1**	**272**	**23.1**	1.2	1.5	<2.0

Table 3 - Groundwater Laboratory Analytical Summmary
Dalewood I Shopping Center, Hartsdale, NY VCP # 00457-3

Monitoring Well	Sample Date	VOCs						CVOCs						
		Chloroethane	Chloroform	1,2-DCB	1,3-DCB	1,4-DCB	MTBE	PCE	TCE	cis-1,2-DCE	Vinyl Chloride	1,1-DCE	trans-1,2-DCE	Methylene Chloride
NYSDEC Criteria		5	7	3	3	3	10	5	5	5	2	5	5	5
MW-211	04/16/03		0.8				4.5	**3,480**	**21.4**	**11.7**	<0.3	<0.6	<0.8	<3.0
	12/08/04		BDL				6.5	**2,300**	**30**	**31**	1.6	0.52	BDL	BDL
	02/08/06		ND				5.1	**1,400**	**10**	**120**	**3.8**	ND	0.96	0.64
	06/28/06		ND				10	**1,400**	**13**	**21**	ND	ND	ND	ND
	09/20/06		ND				1.6	**240**	**5**	**8.1**	ND	ND	ND	ND
	12/18/06		ND				ND	**110**	ND	ND	ND	ND	ND	ND
	03/08/07		ND				ND	**950**	**7.3**	**24**	ND	ND	ND	ND
	06/26/07		ND				ND	**120**	ND	**6**	ND	ND	ND	ND
	09/20/07		<5				<10	**1,100**	**18**	**45**	**<5**	<5	<5	**<10**
	12/04/07		**<1,000**				**<1,000**	**7,300**	**<1,000**	**<1,000**	**<1,000**	**<1,000**	**<1,000**	**<1,000**
	03/18/08		<1				**32**	**2,400**	**26**	**63**	**3**	<1	<1	<1
	06/04/08		<5				**50**	**1,300**	**13**	**20**	**<5**	<5	<5	<5
	09/23/08		<5				**50**	**2,700**	**23**	**88**	**<5**	<5	<5	<5
	12/09/08		<5.0				<10	**5,800**	**83**	**720**	**32**	<5.0	<5.0	<5.0
	04/09/09		1.4				4.4	**3,300**	**80**	**560**	**29**	1.6	3.5	<1.0
	06/17/09		<1.0				**25**	**6,500**	**30**	**92**	**2.2**	<1.0	1.6	<1.0
	09/29/09		<1				**26**	**6,200**	**29**	**89**	<1	<1	<1	<1
	12/02/09		<1.0				2.4	**3,600**	**79**	**570**	**41**	1.1	3.1	<1.0
	03/18/10		**<20**				**<20**	**700**	**<20**	**28**	**<20**	**<20**	**<20**	**<20**
	06/25/10		**<20**				NA	**2,500**	**<20**	**51**	**<20**	**<20**	**<20**	**<20**
	07/20/10	INJECTION COMPLETED												
	09/14/10		**<10**				NA	**6,100**	**43**	**390**	**29**	<10	**<10**	**<10**
	12/01/10		<1.0				NA	**1,100**	**120**	**1,100**	**8.2**	<1.0	1.5	<1.0
	03/09/11		<2.0				NA	**300**	**22**	**65**	**2.7**	<2.0	<2.0	<2.0
	06/22/11		<2.0				NA	**220**	**68**	**350**	**67**	<2.0	<2.0	<2.0
	09/28/11		<5.0				NA	**190**	**28**	**140**	**15**	<5.0	<5.0	<5.0
	12/08/11		**<20**				NA	**270**	**47**	**390**	**35**	**<20**	**<20**	**<20**
	03/29/12	<4.0	<2.0	<2.0	<2.0	<2.0	NA	**744**	**132**	**494**	**9.1**	<2.0	<2.0	<4.0
	06/06/12	**6**	<1.0	<1.0	<1.0	<1.0	NA	**66.5**	**17.6**	**400**	**102**	<1.0	2.6	<2.0
	12/14/12	<2.0	<1.0	<1.0	<1.0	<1.0	NA	**17.9**	3.3	**27.8**	1.6	<1.0	<1.0	<2.0
	06/26/13	<2.0	<1.0	<1.0	<1.0	<1.0	NA	**18.7**	3.8	**44.6**	1.6	<1.0	1.5	<2.0
	12/16/15	<2.0	<1.0	<1.0	<1.0	<1.0	NA	<1.0	1.4	**5.4**	1.0	<1.0	<1.0	<2.0
	08/16/17	<1.0	<1.0	<1.0	<1.0	<1.0	NA	**24.1**	2.0	3.0	1.2	<1.0	<1.0	<2.0

Table 3 - Groundwater Laboratory Analytical Summmary
Dalewood I Shopping Center, Hartsdale, NY VCP # 00457-3

Monitoring Well	Sample Date	VOCs						CVOCs						
		Chloroethane	Chloroform	1,2-DCB	1,3-DCB	1,4-DCB	MTBE	PCE	TCE	cis-1,2-DCE	Vinyl Chloride	1,1-DCE	trans-1,2-DCE	Methylene Chloride
NYSDEC Criteria		5	7	3	3	3	10	5	5	5	2	5	5	5
MW-212	04/16/03		4.2				<0.8	**890**	**32**	**68.3**	<0.3	<0.6	<0.8	<3.0
	12/08/04		BDL				3.9	**1,700**	**52**	**120**	0.83	BDL	0.64	BDL
	02/08/06		ND				**60**	**1,900**	**130**	**710**	**8.9**	1.3	2.6	ND
	06/28/06		**8.1**				**24**	**1,200**	**140**	**450**	**13**	0.58	1.9	ND
	09/20/06		5.4				**16**	**2,300**	**110**	**350**	**16**	ND	2.2	ND
	12/18/06		ND				ND	**2,300**	**110**	**330**	ND	ND	ND	ND
	03/08/07		5.7				**22**	**4,900**	**200**	**1,000**	**34**	ND	ND	ND
	06/26/07		ND				ND	**1,900**	**64**	**270**	**12**	ND	ND	ND
	09/20/07		6.1				**11**	**5,900**	**390**	**1,300**	**40**	<5	**5.6**	**<10**
	12/04/07		**<100**				**<100**	**2,000**	**<100**	**<100**	**<100**	**<100**	**<100**	**<100**
	03/18/08		3.1				3.6	**2,100**	**130**	**310**	**3.1**	<1	1.7	<1
	06/04/08		<5				<10	**2,300**	**160**	**580**	**10**	<5	**19**	<5
	09/23/08		<5				<10	**510**	**40**	**110**	**<5**	<5	<5	<5
	12/09/08		<5.0				<10	**1,700**	**74**	**300**	**<5.0**	<5.0	<5.0	<5.0
	04/09/09		**<10**				<10	**1,900**	**110**	**360**	**<10**	**<10**	**<10**	**<10**
	06/17/09		3.5				2.9	**2,300**	**130**	**480**	**3.9**	<1.0	2.1	<1.0
	09/29/09		1.3				4.4	**3,200**	**300**	**990**	**18**	1.7	3.4	<1.0
	12/02/09		<5.0				<5.0	**1,100**	**58**	**230**	**<5.0**	<5.0	<5.0	<5.0
	03/18/10		**<20**				**<20**	**3,400**	**160**	**680**	**<20**	**<20**	**<20**	**<20**
	06/25/10		**<20**				NA	**5,000**	**260**	**1,500**	**42**	**<20**	**<20**	**<20**
	07/20/10	INJECTION COMPLETED												
	09/14/10		**<50**				NA	**24,000**	**4,300**	**21,000**	**2,400**	**<50**	**<50**	**<50**
	12/01/10		1.2				NA	**3,900**	**92**	**520**	**5.3**	<1.0	<1.0	<1.0
	03/09/11		**<20**				NA	**3,100**	**180**	**480**	**<20**	**<20**	**<20.0**	**<20**
	06/22/11		**<20**				NA	**2,700**	**350**	**1,900**	**98**	**<20**	**<20.0**	**<20**
	09/28/11		<2.0				NA	**520**	**140**	**880**	**57**	<2.0	**6.3**	<2.0
	12/08/11		**<20**				NA	**520**	**150**	**1,400**	**72**	**<20**	**<20**	**<20**
	03/29/12	<4.0	<2.0	<2.0	<2.0	<2.0	NA	**334**	**111**	**391**	**8.1**	<2.0	<2.0	<4.0
	06/06/12	<2.0	<1.0	<1.0	<1.0	<1.0	NA	**110**	**23**	**78**	**2.5**	<1.0	<1.0	<2.0
	12/14/12	<2.0	<1.0	<1.0	<1.0	<1.0	NA	**23.7**	4.5	**18.5**	**2.2**	<1.0	<1.0	<2.0
	06/26/13	<2.0	1.7	<1.0	<1.0	<1.0	NA	**19.3**	2.7	4.5	<1.0	<1.0	<1.0	<2.0
	12/16/15	<2.0	<1.0	<1.0	<1.0	<1.0	NA	<1.0	1.7	2.4	<1.0	<1.0	<1.0	<2.0
	08/16/17	<1.0	<1.0	<1.0	<1.0	<1.0	NA	**7.1**	1.9	**7.00**	1.7	<1.0	<1.0	<2.0

Notes:

All values are shown in ug/l (parts per billion).
NA = not applicable
ND = not detected
Bold text indicate NYSDEC / NYSDOH Drinking / Groundwater Standard exceedence.
Shaded fields indicate exceedence greater than 10 times the Standard.
NYSDEC Drinking Water / Groundwater Standard per TAGM HWR-94-4046

DCB = Dichlorobenzene
MTBE = Methyl-tert butyl ether
PCE = Tetrachloroethylene
TCE = Trichloroethylene
DCE = Dichloroethylene

Table 4 - Sub-Slab Depressurization System Influent Analytical Data
Dalewood I Shopping Center, Hartsdale, NY VCP # 00457-3

Sample Date	Tetrachloroethylene (PCE)		Trichloroethylene (TCE)		cis-1,2-Dichloroethylene (cis-1,2-DCE)		Vinyl Chloride		1,1-Dichloroethylene (1,1-DCE)		trans-1,2-Dichloroethylene (trans-1,2-DCE)		Methylene Chloride	
	(ppbv)	($\mu g/m^3$)	(ppbv)	($\mu g/m^3$)	(ppbv)	($\mu g/m^3$)	(ppbv)	($\mu g/m^3$)	(ppbv)	($\mu g/m^3$)	(ppbv)	($\mu g/m^3$)	(ppbv)	($\mu g/m^3$)
08/03/16	53.6	363	6.9	37	36.1	143	2.6	2.6	ND	ND	ND	ND	0.19 J	0.66 J
07/21/15	42.3	287	5.4	29	33.2	132	5.4	14	ND	ND	0.22	0.87	ND	ND
05/02/14	39.2	266	3.6	19	13.4	53.1	1.3	3.3	ND	ND	ND	ND	1.9	6.6
04/30/13	14.8	100	2.4	13	51.4	204	3.2	8.2	ND	ND	0.29	1.1	ND	ND

Notes:

ppbv = parts per billion by volume
$\mu g/m^3$ = micrograms per cubic meter
ND = not detected

APPENDICES

A- NYSDEC Certification Forms
B- Annual Inspection Reports
C- WCDOH Air Permit
D- Friendly's Report

APPENDIX A

NYSDEC Certification Forms

Enclosure 2

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form

Site Details **Box 1**

Site No. V00457

Site Name Dalewood I Shopping Center

Site Address: 357 North Central Ave. Zip Code: 10530-
City/Town: Hartsdale
County: Westchester
Site Acreage: 4.9

Reporting Period: November 20, 2015 to August 21, 2017

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

Box 2

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

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

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

Signature of Owner, Remedial Party or Designated Representative _____ Date _____

SITE NO. V00457 Box 3

Description of Institutional Controls

Parcel	Owner	Institutional Control
8.150-96-3	Brixmor SPE 6 LLC	Ground Water Use Restriction Soil Management Plan Monitoring Plan Site Management Plan O&M Plan IC/EC Plan Landuse Restriction

- Use must be maintained as commercial or industrial.
- Cover system over a portion of the site.
- Groundwater use prohibited.
- Continuous operation of a SSDS
- Vegetable gardens and farming on the site are prohibited
- Compliance with a site management plan
- Monitoring of groundwater.
- Evaluation of the potential for soil vapor intrusion prior to the construction of any enclosed structures.
- Periodic Certification of ICs and ECs.

Box 4

Description of Engineering Controls

Parcel	Engineering Control
8.150-96-3	Vapor Mitigation Cover System

- Cover System
- SSDS

Box 5

Periodic Review Report (PRR) Certification Statements

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

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

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

YES	NO
X	☐

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

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

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

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

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

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

YES	NO
X	☐

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

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

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. V00457

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Steven Siegel at 450 Lexington Ave, New York, NY, 10017,
print name print business address

am certifying as Owner (Owner or Remedial Party)

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

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

9/19/17
Date

IC/EC CERTIFICATIONS

Box 7

Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I NEAL M DRAWAS (print name) at P.O. Box 12748, Roanoke, VA 24028, (print business address)

am certifying as a Qualified Environmental Professional for the BRIXMOR SPE 6 LLC (Owner or Remedial Party)

Signature of Qualified Environmental Professional, for the Owner or Remedial Party, Rendering Certification	Stamp (Required for PE)	18 Sept 2017 Date

APPENDIX B

Annual Inspection Reports

Annual Site Inspection Record
Dalewood I Shopping Center
357 N. Central Avenue, Hartsdale, NY

Date: 7/21/15 Company: Enviro Inspector: Rob M/ Austin G

MONITORING WELL CONDITION	ACCEPTABLE		NOTES- missing cover or bolt, damaged roadbox
MW-6	(YES)	NO	Good Condition
MW- 10	(YES)	NO	bolts missing ; OK, no traffic over well
MW-12	YES	(NO)	Cover missing; well head filled with asphalt
MW-200	(YES)	NO	2 bolts, OK, limited traffic
MW-205	YES	NO	Concrete in poor condition; Extreme traffic location, difficult to maintain
MW-211	(YES)	NO	bolts and Cover intact, ok ;
MW-212	(YES)	NO	" ; Concrete slight cracking OK

SITE CONDITIONS AND USE

Tenant Space	Visual Evidence of Unsealed Penetration		NOTES- unsealed holes or cracks in concrete floor, evidence of VOC use	PID READING >Ambient		RESIDENTIAL USE		GROUNDWATER USE	
	YES	NO							
355			OK			YES	(NO)	YES	(NO)
357		X	Jakes- OK, No changes			YES	(NO)	YES	(NO)
359		X	Urgent Care - No changes	YES	(NO)	YES	(NO)	YES	(NO)
361 *		X	Friendly's- Closed, last fall	YES	NO	YES	(NO)	YES	(NO)
365		X	Sally's - OK, No changes	YES	(NO)	YES	(NO)	YES	(NO)
371		X	HMart - No changes	YES	(NO)	YES	(NO)	YES	(NO)
Exterior		X		YES	(NO)	YES	(NO)	YES	(NO)

* No Access to Friendly's, Unit Still Appears the same from outside.

Annual Site Inspection Record
Dalewood I Shopping Center
357 N. Central Avenue, Hartsdale, NY

Date: 8/3/16 Company: _____ Inspector: _____

MONITORING WELL CONDITION	ACCEPTABLE		NOTES- missing cover or bolt, damaged roadbox
MW-6	(YES)	NO	Good Condition
MW- 10	(YES)	NO	bolts missing; ∅ traffic, ok condition
MW-12	YES	(NO)	Cover missing, wellhead filled w/ Asphalt
MW-200	(YES)	NO	2 bolts OK, limited traffic
MW-205	YES	NO	Concrete Poor Condition; Extreme traffic, difficult to Repair
MW-211	(YES)	NO	Intact, bolts present, OK
MW-212	(YES)	NO	1 bolt missing, Concrete Slight cracked OK

SITE CONDITIONS AND USE										
Tenant Space	Visual Evidence of Unsealed Penetration		NOTES- unsealed holes or cracks in concrete floor, evidence of VOC use	PID READING >Ambient		RESIDENTIAL USE		GROUNDWATER USE	
	YES	NO							
355			No Chayes			YES	(NO)	YES	(NO)
357			No changes			YES	(NO)	YES	(NO)
359			No changes	YES	NO	YES	(NO)	YES	(NO)
361			Renovation about to occur	YES	NO	YES	(NO)	YES	(NO)
365			No changes	YES	NO	YES	(NO)	YES	(NO)
371			No changes	YES	NO	YES	(NO)	YES	(NO)
Exterior				YES	NO	YES	(NO)	YES	(NO)

MW-9- Poor Condition @ Surface, Rim Sticks Up; Should Abandon

Annual Site Inspection Record
Dalewood I Shopping Center
357 N. Central Avenue, Hartsdale, NY

Date: 6/16/17 Company: _____ Inspector: _____

MONITORING WELL CONDITION	ACCEPTABLE		NOTES- missing cover or bolt, damaged roadbox
MW-6	(YES)	NO	1 bolt functional
MW- 10	(YES)	NO	
MW-12	(YES)	NO	- cap missing; well head full of gravel dirt is put in place - ok to sample
MW-200	(YES)	NO	
MW-205	(YES)	NO	Lots of Silt in well head, some in well?
MW-211	(YES)	NO	
MW-212	(YES)	NO	

SITE CONDITIONS AND USE

Tenant Space	Visual Evidence of Unsealed Penetration YES	Visual Evidence of Unsealed Penetration NO	NOTES- unsealed holes or cracks in concrete floor, evidence of VOC use	PID READING >Ambient		RESIDENTIAL USE		GROUNDWATER USE	
355			Verizon			YES	(NO)	YES	(NO)
357			Jakes		5	YES	(NO)	YES	(NO)
359			Dr. Express	YES	(NO)	YES	(NO)	YES	(NO)
* 361	2016 -		Mandarin	YES	(NO)	YES	(NO)	YES	(NO)
365			Sally - Cosmetic odor	(YES)	0.4 NO	YES	(NO)	YES	(NO)
371			H Mart 0.2-0.3	(YES)	NO	YES	(NO)	YES	(NO)
Exterior				YES	NO	YES	(NO)	YES	(NO)

361 - Completely renovated, All New Style, New layout
Sinks & bar @ front / Northeast corner

Sub Slab Depressurization O&M Inspection Record
Dalewood I Shopping Center
357 N. Central Avenue, Hartsdale, NY

Date: 7/21/15

Company: Ensafe

Inspector: Rob M/ Austin G.

Vacuum Inches of Water		**Pressure** Inches Water		**PID** - ppm			
Knock Out	Influent 1	Effluent 1	Eff Mid	Influent 1*	Effluent 1	Eff Mid	Effluent 2
GA-V1	SP-1	GA-P1 / SP-2	GA-P2 / SP-3	SP-1	SP-2	SP-3	SP-4
19	9	19.5	10	0.0	0.0	0.0	0.0

* Influent 1 observation point is under vacuum and therefore can be difficult to obtain accurate PID readings

SSDS Inspection

SYSTEM COMPONENT			NOTES
System On	YES	NO	
Unusual Vibration	YES	NO	
Unusual Noise	YES	NO	
System Leaks	YES	NO	
New air intakes adjacent to SSDS discharge	YES	NO	
Water in Moisture Separator Tank	YES	NO	
Inlet particulate filter cleaned	YES	NO	
Control values adjusted	YES	NO	
Heat system operating	YES	NO	
GAC canisters acceptable condition	YES	NO	
General Comments/ Follow Activities			Changed drum > System failed on restart possible blown breaker?

Electrician @ Jakes, able to get running again, Telemetry / Cellular phone not operating, need to troubleshoot

Sub Slab Depressurization O&M Inspection Record
Dalewood I Shopping Center
357 N. Central Avenue, Hartsdale, NY

Date: 12/16/15 Company: EnSafe, Inc. Inspector: A. Grandahl / M. Caldwell

Vacuum Inches of Water		**Pressure** Inches Water		**PID** - ppm			
Knock Out	Influent 1	Effluent 1	Eff Mid	Influent 1*	Effluent 1	Eff Mid	Effluent 2
GA-V1	SP-1	GA-P1 / SP-2	GA-P2 / SP-3	SP-1	SP-2	SP-3	SP-4
20	9	20	20	0.1	0.1	0.0	0.0

* Influent 1 observation point is under vacuum and therefore can be difficult to obtain accurate PID readings

SSDS Inspection

SYSTEM COMPONENT			NOTES
System On	(YES)	NO	
Unusual Vibration	YES	(NO)	
Unusual Noise	YES	(NO)	
System Leaks	YES	(NO)	
New air intakes adjacent to SSDS discharge	YES	NO	
Water in Moisture Separator Tank	YES	(NO)	Valve opened / checked
Inlet particulate filter cleaned	YES	(NO)	
Control values adjusted	YES	(NO)	
Heat system operating	(YES)	NO	
GAC canisters acceptable condition	(YES)	NO	
General Comments/ Follow Activities			System in good condition. Operating normally.

Sub Slab Depressurization O&M Inspection Record
Dalewood I Shopping Center
357 N. Central Avenue, Hartsdale, NY

Date: 8/3/16 Company: _____ Inspector: _____

Vacuum Inches of Water		**Pressure** Inches Water		**PID** - ppm			
Knock Out	Influent 1	Effluent 1	Eff Mid	Influent 1*	Effluent 1	Eff Mid	Effluent 2
GA-V1	SP-1	GA-P1 / SP-2	GA-P2 / SP-3	SP-1	SP-2	SP-3	SP-4
19.5	9	18	8.5		0.1	0.0	0.0

* Influent 1 observation point is under vacuum and therefore can be difficult to obtain accurate PID readings

SSDS Inspection

SYSTEM COMPONENT			NOTES
System On	(YES)	NO	
Unusual Vibration	YES	(NO)	
Unusual Noise	YES	(NO)	
System Leaks	YES	NO	Hoses from Mid-Carbon is leaking. Need Replace
New air intakes adjacent to SSDS discharge	YES	(NO)	
Water in Moisture Separator Tank	YES	(NO)	
Inlet particulate filter cleaned	YES	(NO)	
Control values adjusted	YES	(NO)	
Heat system operating	YES	NO	Summer Condition
GAC canisters acceptable condition	(YES)	NO	
General Comments/ Follow Activities			

3x hoses - 2" flex - 5', 5', 7'
each has Quick connect @ one end & threaded male @ other end
└ Female side

Sub Slab Depressurization O&M Inspection Record
Dalewood I Shopping Center
357 N. Central Avenue, Hartsdale, NY

Date: 11/3/16 Company: _____ Inspector: Rob M Tarthy

Vacuum Inches of Water		**Pressure** Inches Water		**PID** - ppm			
Knock Out	Influent 1	Effluent 1	Eff Mid	Influent 1*	Effluent 1	Eff Mid	Effluent 2
GA-V1	SP-1	GA-P1 / SP-2	GA-P2 / SP-3	SP-1	SP-2	SP-3	SP-4
		20	10		0.1	0.0	0.0

* Influent 1 observation point is under vacuum and therefore can be difficult to obtain accurate PID readings

SSDS Inspection

SYSTEM COMPONENT			NOTES
System On	(YES)	NO	
Unusual Vibration	YES	(NO)	
Unusual Noise	YES	(NO)	
System Leaks	YES	NO	changed hoses on drums - 4113
New air intakes adjacent to SSDS discharge	YES	(NO)	
Water in Moisture Separator Tank	(YES)	NO	small amount emptied ~ 1/2 gal
Inlet particulate filter cleaned	YES	NO	
Control values adjusted	YES	(NO)	
Heat system operating	YES	NO	plugged in heat tape
GAC canisters acceptable condition	(YES)	NO	
General Comments/ Follow Activities			

Annual Site Inspection Record
Dalewood I Shopping Center
357 N. Central Avenue, Hartsdale, NY

Date: 9/16/17 Company: _____ Inspector: _____

MONITORING WELL CONDITION	ACCEPTABLE		NOTES- missing cover or bolt, damaged roadbox
MW-6	(YES)	NO	1 bolt functional
MW- 10	(YES)	NO	
MW-12	(YES)	NO	- cap missing; wellhead full of gravel; dirt is put in place - ok to sample
MW-200	(YES)	NO	
MW-205	(YES)	NO	Lots of Silt in wellhead, some in well?
MW-211	(YES)	NO	
MW-212	(YES)	NO	

SITE CONDITIONS AND USE

Tenant Space	Visual Evidence of Unsealed Penetration		NOTES- unsealed holes or cracks in concrete floor, evidence of VOC use	PID READING >Ambient		RESIDENTIAL USE		GROUNDWATER USE	
	YES	NO							
355			Verizon			YES	(NO)	YES	(NO)
357			Jakes		(S)	YES	(NO)	YES	(NO)
359			Dr. Express	YES	(NO)	YES	(NO)	YES	(NO)
† 361	2016 -		Mandarin	YES	(NO)	YES	(NO)	YES	(NO)
365			Sally - Cosmetic odor	(YES)	0.4 NO	YES	(NO)	YES	(NO)
371			HMart 0.2-0.3	(YES)	NO	YES	(NO)	YES	(NO)
Exterior				YES	NO	YES	(NO)	YES	(NO)

361 - Completely renovated, All New Style, New layout
Sinks & bar @ front / Northeast corner

Sub Slab Depressurization O&M Inspection Record
Dalewood I Shopping Center
357 N. Central Avenue, Hartsdale, NY

Date: 8/23/17 Company: EnSafe Inspector: Matt Caldwell

Vacuum Inches of Water		**Pressure** Inches Water		**PID** - ppm			
Knock Out	Influent 1	Effluent 1	Eff Mid	Influent 1*	Effluent 1	Eff Mid	Effluent 2
GA-V1	SP-1	GA-P1 / SP-2	GA-P2 / SP-3	SP-1	SP-2	SP-3	SP-4
20	10	20	10				

No PID

* Influent 1 observation point is under vacuum and therefore can be difficult to obtain accurate PID readings

SSDS Inspection

SYSTEM COMPONENT			NOTES
System On	(YES)	NO	
Unusual Vibration	YES	(NO)	
Unusual Noise	YES	(NO)	
System Leaks	YES	(NO)	
New air intakes adjacent to SSDS discharge	YES	(NO)	
Water in Moisture Separator Tank	YES	(NO)	
Inlet particulate filter cleaned	YES	(NO)	
Control values adjusted	YES	(NO)	
Heat system operating	YES	(NO)	off
GAC canisters acceptable condition	(YES)	NO	
General Comments/ Follow Activities			

APPENDIX C

WCDOH Air Permit

Westchester gov.com

Robert P. Astorino
County Executive

Sherlita Amler, MD
Commissioner of Health

January 19, 2016

Neal Drawas, Marsh USA
99 High Street
Boston, MA 02110

RE: Renewal Certificate to Operate
Industrial
Dalewood Plaza
Hartsdale

Dear Mr. Drawas:

Receipt of your fees for the above-referenced facility is hereby acknowledged. Please be advised that our records reveal that your facility is being operated in compliance with applicable County Laws and Regulations.

Enclosed please find your renewal Certificate to operate, which is valid until December 31, 2018.

Respectfully,

Natasha Court, P.E.
Associate Engineer
Bureau of Environmental Quality

NC: AM
Enclosure
cc: File

REDUCE REUSE RECYCLE

Department of Health
145 Huguenot Street
New Rochelle, New York 10801 Telephone: (914) 813-5000 Fax: (914) 813-5158

Westchester gov.com

Robert P. Astorino
County Executive

Department of Health
Sherlita Amler, M.D.
Commissioner of Health

Westchester County Department of Health

Bureau of Environmental Quality

CERTIFICATE TO OPERATE SOURCES OF AIR CONTAMINATION

Facility Information:

Emission Point Number: SVE01

Facility Name: DALEWOOD PLAZA

Facility Telephone:

Street Address: 357 North Central Ave. Hartsdale, NY 10530

Municipality:

Facility Owner Information:

Owner's Name: Neal Drawas, Marsh USA

Owner Telephone:(978) 443-1833

Mailing Address: 99 High Street Boston, MA 02110

Description Process:

To operate a vapor control system consisting of ten (10) perforated PVC pipes inserted below the buildings foundation, connected to single header equipped with one(1) Regenair RMS200 moisture separator, one (1) micron particulate filter, 2HP, 160 CFM Regenair Model R5125Q-50 blower and two (2) 200 lbs. Calbon Crop. 6-1 GAC drums rated at 95% VOC removal efficiency and vented to atmosphere via 4 inch above roof stack.

The Certificate supersedes any earlier Certificate to Operate issued for this source by the Department pursuant to Chapter 873, Article XIII, Section 873.1306.1 of the Laws of Westchester County.

That the operation of this source is in accordance with the source description, approved plans, and emission limits for this source on file with the Department.

The source of air contamination shall be operated in compliance with the provisions of Chapter 873, Article XIII of the Laws of Westchester County and 6NYCRRR.

This certificate shall be suspended or revoked as provided by the laws of Westchester County, if this source of air contamination is maintained or operated other than in compliance with the above.

Air contaminants collected by air cleaning devices shall be handled and disposed of in an approved manner.

FOR THE COMMISSIONER

BY: Sherlita Amler MD
Sherlita Amler, M.D.
Commissioner of Health

SHERLITA AMLER, M.D.

BY:
Paul Kutzy, P.E., Assistant Commissioner
Bureau of Environmental Quality

Certificate Issued: *01/01/2016*

Certificate Expires: *12/31/2018*

145 Huguenot Street • 8th Floor New Rochelle, N.Y. 10801

THIS PERMIT MUST BE POSTED CONSPICUOUSLY

APPENDIX D

Former Friendly's Restaurant Tenant Space Report

NEAL M. DRAWAS, LSP, CBCP
SENIOR CONSULTANT
MMA ENVIRONMENTAL
500 Boylston Street
Suite 300
Boston, MA 02116
(978) 443-1833 Direct
(978)443-1929 Fax
(617)803-4012 Mobile

December 15, 2016

Ms. Jamie Verrigni
NYS Department of Environmental Conservation
Division of Environmental Remediation
Remediation Bureau C, Section A
625 Broadway
Albany, NY 12233-7014

Subject: Dalewood I Shopping Center (V000457-3)
Former Friendly's Restaurant Tenant Space
361 N Central Avenue
Hartsdale, NY

Dear Ms. Verrigni:

On 18 August 2016, Brixmor Heritage SPE 6, LLC ("Brixmor") issued to the NYSDEC a notice pertaining to a new tenant ("Simple Sichuan"), who will be occupying the former Friendly's Restaurant space at 361 North Central Avenue within the Dalewood I Shopping Center, regarding renovations of the interior space. Simple Sichuan will be continuing the use of the space as a restaurant, but needed to make infrastructure alternations to accommodate the placement of their kitchen equipment and re-location of restrooms. That work required that certain areas of the concrete floor had to be cut to install new utility trenches (see Attachment 1, *Plumbing and Sampling Plan*). As the work area extended into the designated "Soil Management Area" established by the October 2006 Site Management Plan ("*SMP*"), specific procedures were followed in accordance with the approved SMP.

The utility trenches were isolated to the tenant space and extended 2 to 3 feet below grade (fbg) into unsaturated soil. Due to the location of the work area relative to the original release point (i.e., the upgradient former dry cleaning facility), we did identify that portions of the subfloor soil contained detectible concentrations of chlorinated volatile organic constituents. As discussed below, specific steps were taken to ensure proper soil management and construction worker protection.

Simple Sichuan retained Global Group Industries Inc., as the general contractor, who was aware that any worker in contact with soil containing regulated concentrations of hazardous constituents must comply with NYSDEC, NYSDOH and OSHA safety requirements. As the cover system within the designated "*Soil Management Area*" was disturbed during the re-location of the interior utilities, the following steps were taken in accordance with the SMP.

Nature and Extent of Hazardous Constituents
Based on past renovation work within the subject building, we did not believe that the unsaturated soil would contain regulated concentrations of hazardous constituents. However, prior to commencement of the construction of the new utility trenches, three (3) shallow soil borings (3 to 4 fbg) were installed and soil samples were collected and analyzed for VOCs via Method 8260 (*Plumbing and Sampling Site Plan*). The results of the analytical investigation are presented in Attachment 2. All volatile organic constituents were reported as not detected, except for Perchloroethylene which was presented in all three soil samples at concentrations ranging from 0.034 to 0.359 mg/Kg which were less than the NYSDEC SCOs. As a result, there was no concern with worker direct exposure to soil.

Contemplated Use
As noted in the 18 August 2016 notification to the Department, the future use of the tenant space will remain unchanged and will continue to be used as a restaurant.

Purpose and Description of the Surface Cover System
The interior tenant space was renovated for which there was localized cutting of floor to accommodate new subfloor utility trenches (see Attachment 1), and the removal of unsaturated soil for the placement of sub-floor utilities. After installation of the new utility lines, the trenches were backfilled with the removed soil, and sealed with a vapor barrier and inspected by a MMA Environmental Supervisor. The trenches were subsequently sealed with concrete (see Attachment 3, *Site Photographs*).

Management of Soil
All excavated soil was managed in accordance with the approved SMP including:

- soil inspection and laboratory analysis for the presences of VOCs;
- all excavated soil was used to backfill the utility trenches;
- a vapor barrier consisting of a 8 mil polyethylene sheet was placed on top of the compacted soil which was covered with concrete (see Attachment 3, *Site Photographs*);
- On 17 November 2016, a representative from MMA Environmental inspected the project site to examine all floor openings that were installed by the construction contractor. Several shallow trenches were observed that penetrated the floor tile and concrete floor slab. The utility trenches interconnected several floor and sink drains which were presumably plumbed together. However, associated subsurface piping was not visible since the trenches were backfilled with soil to the bottom of the slab and a vapor barrier was placed over the soil. Photographs were taken to document conditions at the time of MMAE's inspection.
- An Owner's representative will certify in the next *Periodic Review Report* that the excavation work and subsequent repair/replacement of the engineered cap was conducted in accordance with the SMP.

Erosion and Dust Control
As all work was performed within the confines of the interior tenant space, erosion control, dust control or Community Air Monitoring was not required.

Construction Water Management
As all work was performed within the unsaturated zone (less than 3 fbg) and groundwater had been historical located at 6 fbg or greater; dewatering activities were not required.

Access Controls
As all work was performed within the secured confines of the interior of the tenant space; additional access control was not required. No sub-grade material was deemed to contain hazardous constituents in exceedance of environmental or occupational concentrations; therefore, excavated soil was temporarily stockpiled within the tenant space and subsequently placed back into the utility trench.

Health and Safety
The proposed sub-floor utility work was performed in accordance with all applicable federal regulations to protect worker safety and health. A site specific Health and Safety Plan (HASP) has been prepared and did not have to be implemented as the construction workers were not exposed to soil with hazardous constituents exceeding applicable occupation exposure thresholds. As the proposed work was performed within the confines of the building, a *Community Air Monitoring Program* was not necessary.

Quality Assurance/Quality Control and Analytical Data
All soil characterization samples collected during the installation of the utility trenches were analyzed in accordance with the SMP and current NYSDEC analytical protocols. SGS, a New York State ELAP certified laboratory, performed the analyses. Procedures for chain of custody, laboratory instrumentation calibration, laboratory analyses, reporting of data, internal quality control and corrective actions were followed in accordance NYSDEC guidelines.

Should you require any additional information, please feel free to contact me.

Sincerely,

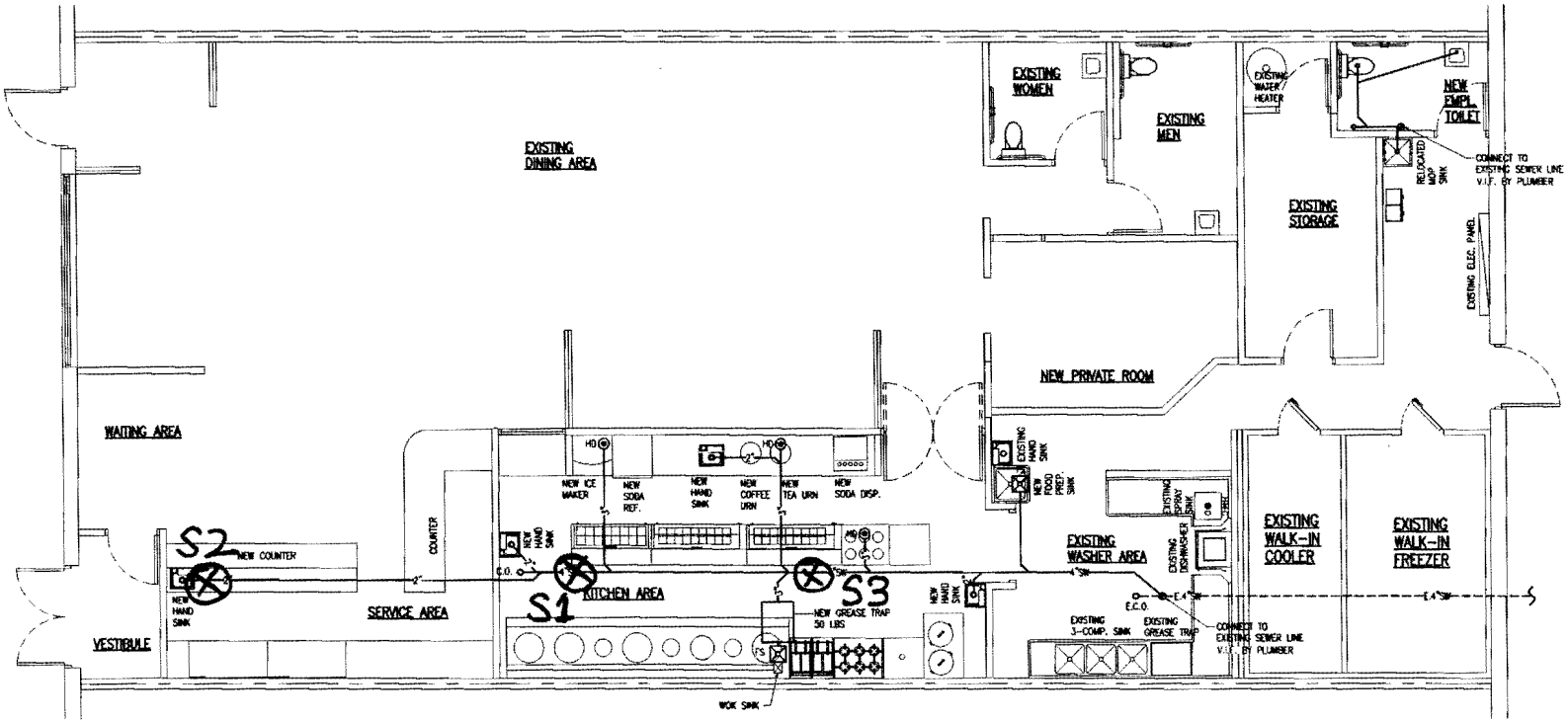
Neal Drawas
Managing Director

cc. D Moss

Attachment
1- Plumbing and Sampling Plan
2- Laboratory Reports
3- Site Photographs

ATTACHMENT 1

PLUMBING AND SAMPLING SITE PLAN



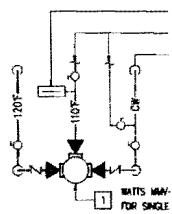
NEW PLUMBING PLAN SCALE: 1/4"=1'-0"

INDIRECT WASTE

*ALL EQUIPMENT ARE TO BE INDIR
EXCEPT HAND SINKS AND MOP SIN

THE AIR GAP BETWEEN THE INDIRECT WASTE PIPE AND THE FLOOD LEVEL RIM OF THE WASTE RECEPTOR SHALL BE A MINIMUM OF TWICE THE EFFECTIVE OPENING OF THE INDIRECT WASTE PIPE PER IPC 802.2.1

MIXING VALVE PIPI



WATTS MIX-
FOR SINGLE
SUPPLIED WITH RE
SEPARATE CHECK
INSTALL IN SUPPL
SET TEMPERATURE

PLUMBING LEGEND

SW	SANITARY WASTE LINE
GW	GREASE WASTE LINE
VENT	VENT LINE
CW	COLD WATER LINE
HW	HOT WATER LINE 140°
GAS	GAS LINE
HD	HUB DRAIN INDIRECT WASTE
FS	FLOOR SINK INDIRECT WASTE
C.O.	CLEAN OUT
F.D.	FLOOR DRAIN TRAP PRIMER

PLUMBING FIXTURE SCHEDULE

*ALL EQUIPMENT ARE TO BE INDIRECTLY DRAINED EXCEPT HAND SINKS AND MOP SINK

FIXTURE	MANUFACTURER	TYPE	MODEL	DESCRIPTION	PIPE SIZES TRAP	WASTE	VENT	C.W.	H.W.	REMARK
WC	AMER STAND	CADET 17"H EL 16/PA	3042.109 4086.800	P.A. FLUSH TANK 1.69 GPF		3"	2"	3/4"		17" HIGH ELONGATED BOWL; TANK W/RIGHT HAND FLUSH
URINAL	KOHLER	FLUSH VALVE	K-5016-T	FLUSH VALVE 1.0 GPF		2"	2"	3/4"		
LAV	AMER STAND	LUCERNE	0355.012	SYMMONS 8-60-G-H (ADA)	1 1/4"	2"	2"	1/2"	1/2"	MTG. RIM 34" AFF HOT WATER SUPPLIED TO LAVATORY FIXTURES SHALL BETWEEN 85ºF TO 109ºF.
HS	ADVANCE	HAND SINK	HSA-10-F-LRS	FAUCET & DRAIN INCL.	1 1/4"	2"	2"	1/2"	1/2"	
FOOD PREP. SINK	EAGLE	FOOD PREP. SINK	414-22-1	FAUCET, DRAIN, & FLOW CONTROLS	1 1/2"	2"	2"	3/4"	3/4"	
1-COMP.	EAGLE	1-COMP. SINK	414-22-1-24 R OR L	FAUCET, DRAIN, & FLOW CONTROLS	1 1/2"	2"	2"	3/4"	3/4"	
2-COMP.	EAGLE	2-COMP. SINK	414-22-2	FAUCET, DRAIN, & FLOW CONTROLS	1 1/2"	2"	2"	3/4"	3/4"	
3-COMP.	EAGLE	3-COMP. SINK	414-22-3-24 R & L	FAUCET, DRAIN, & FLOW CONTROLS	1 1/2"	3"	2"	3/4"	3/4"	
DISH WASHER	ECOLAB	DOOR TYPE	VAPOR VENT	DRAIN	2"	3"	2"		1/2"	
PRE-WASH SINK	EAGLE	SPRAY SINK	20"x20"x6"	FAUCET & DRAIN INCL.	2"	3"	2"	1/2"	1/2"	
WS	BIN	WOK SINK	14" X 14" X 10"	FAUCET, DRAIN, & FLOW CONTROLS	2"	3"	2"	1/2"	1/2"	
CO	J.R.SMITH	CLEAN OUT	4710-U			3"				
FD	J.R.SMITH	FLOOR DRAIN	2210-U		1 1/4"	2"				BRONZE
FS	HOSAM	FLOOR SINK	49300-4			3"				CAST IRON

PLUMBING REQUIREMENT

1. ALL PLUMBING SHALL COMPLY WITH THE LOCAL PLUMBING & HEALTH DEPARTMENT REQUIREMENTS, AND ALL APPLICABLE CODES AND INSPECTIONS.
2. INSULATE ALL HOT & COLD WATER LINES ABOVE GRADE WITH 3/4" FIBERGLAS PIPE INSULATION, WITH VAPOR BARRIER.
3. VERIFY ALL FINAL CONNECTIONS TO KITCHEN EQUIPMENT WITH KITCHEN SUPPLIER. VERIFY ROUGH-IN REQUIREMENTS WITH SAME.
4. MATERIALS SHALL BE AS FOLLOWS:
   A: WATER PIPING TO BE TYPE 'K' COPPER BELOW GRADE, TYPE 'L' COPPER ABOVE GRADE.
   B: WASTE PIPING TO BE CAST IRON OR PVC PIPE.
   C: VENTS TO BE CAST IRON, GALVANIZED STEEL, OR PVC PLASTIC PIPE.
   D: GAS PIPING TO BE SCHEDULE 40, BLACK STEEL PIPE. PROVIDE AUTOMATIC GAS SHUT-OFF VALVE IN COOKING EQUIPMENT SUPPLY MAIN AS REQUIRED FOR COOKING EQUIPMENT FIRE PROTECTION SYSTEM. VERIFY & COORDINATE WITH KITCHEN EQUIPMENT SUPPLIER.
5. ALL INDIRECT WASTES EXCEEDING 24" IN LENGTH SHALL BE TRAPPED.
6. PROVIDE CLEANOUTS REQUIRED, & AT THE BASE OF ALL STACKS.
7. ALL MATERIALS USED WITHIN RETURN AIR PLENUMS SHALL BE APPROVED FOR SUCH USE.
8. PROVIDE FIXTURE STOPS AT ALL PLUMBING FIXTURES.
9. PROVIDE ALL FITTING & ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION.
10. HOT WATER SUPPLIED TO LAVATORY FIXTURES SHALL NOT EXCEED 110°.
11. HANDICAP PLUMBING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE ADA REQUIREMENTS & LOCAL STATE BARRIER FREE REQUIREMENTS.
12. COORDINATE ALL WORK IN FIELD WITH ARCHITECTURAL, MECHANICAL & ELECTRICAL TRADES.
13. VERIFY ALL EXISTING JOB CONDITIONS & AS REQUIRED FOR A COMPLETE INSTALLATION.

ATTACHMENT 2

LABORATORY REPORTS

Report of Analysis

Client Sample ID:	S1(2.5')		
Lab Sample ID:	MC47430-1	**Date Sampled:**	08/19/16
Matrix:	SO - Soil	**Date Received:**	08/22/16
Method:	SW846 8260C	**Percent Solids:**	91.1
Project:	Faulk-Dalewood, 357 North Central Avenue, Hartsdale, NY		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	L99827.D	1	08/24/16	TB	n/a	n/a	MSL4334
Run #2							

	Initial Weight	Final Volume	Methanol Aliquot
Run #1	15.4 g	10.0 ml	100 ul
Run #2			

VOA 8260 List

CAS No.	Compound	Result	RL	Units	Q
67-64-1	Acetone	ND	410	ug/kg	
71-43-2	Benzene	ND	20	ug/kg	
108-86-1	Bromobenzene	ND	200	ug/kg	
74-97-5	Bromochloromethane	ND	200	ug/kg	
75-27-4	Bromodichloromethane	ND	81	ug/kg	
75-25-2	Bromoform	ND	81	ug/kg	
74-83-9	Bromomethane [a]	ND	81	ug/kg	
78-93-3	2-Butanone (MEK)	ND	410	ug/kg	
104-51-8	n-Butylbenzene	ND	200	ug/kg	
135-98-8	sec-Butylbenzene	ND	200	ug/kg	
98-06-6	tert-Butylbenzene	ND	200	ug/kg	
75-15-0	Carbon disulfide	ND	200	ug/kg	
56-23-5	Carbon tetrachloride	ND	81	ug/kg	
108-90-7	Chlorobenzene	ND	81	ug/kg	
75-00-3	Chloroethane [a]	ND	200	ug/kg	
67-66-3	Chloroform	ND	81	ug/kg	
74-87-3	Chloromethane [a]	ND	200	ug/kg	
95-49-8	o-Chlorotoluene	ND	200	ug/kg	
106-43-4	p-Chlorotoluene	ND	200	ug/kg	
96-12-8	1,2-Dibromo-3-chloropropane	ND	200	ug/kg	
124-48-1	Dibromochloromethane	ND	81	ug/kg	
106-93-4	1,2-Dibromoethane	ND	81	ug/kg	
95-50-1	1,2-Dichlorobenzene	ND	81	ug/kg	
541-73-1	1,3-Dichlorobenzene	ND	81	ug/kg	
106-46-7	1,4-Dichlorobenzene	ND	81	ug/kg	
75-71-8	Dichlorodifluoromethane	ND	81	ug/kg	
75-34-3	1,1-Dichloroethane	ND	81	ug/kg	
107-06-2	1,2-Dichloroethane	ND	81	ug/kg	
75-35-4	1,1-Dichloroethene	ND	81	ug/kg	
156-59-2	cis-1,2-Dichloroethene	ND	81	ug/kg	
156-60-5	trans-1,2-Dichloroethene	ND	81	ug/kg	
78-87-5	1,2-Dichloropropane	ND	81	ug/kg	

ND = Not detected
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	S1(2.5')		
Lab Sample ID:	MC47430-1	**Date Sampled:**	08/19/16
Matrix:	SO - Soil	**Date Received:**	08/22/16
Method:	SW846 8260C	**Percent Solids:**	91.1
Project:	Faulk-Dalewood, 357 North Central Avenue, Hartsdale, NY		

VOA 8260 List

CAS No.	Compound	Result	RL	Units	Q
142-28-9	1,3-Dichloropropane	ND	200	ug/kg	
594-20-7	2,2-Dichloropropane	ND	200	ug/kg	
563-58-6	1,1-Dichloropropene	ND	200	ug/kg	
10061-01-5	cis-1,3-Dichloropropene	ND	81	ug/kg	
10061-02-6	trans-1,3-Dichloropropene	ND	81	ug/kg	
100-41-4	Ethylbenzene	ND	81	ug/kg	
87-68-3	Hexachlorobutadiene	ND	200	ug/kg	
591-78-6	2-Hexanone	ND	410	ug/kg	
74-88-4	Iodomethane	ND	200	ug/kg	
98-82-8	Isopropylbenzene	ND	200	ug/kg	
99-87-6	p-Isopropyltoluene	ND	200	ug/kg	
1634-04-4	Methyl Tert Butyl Ether	ND	81	ug/kg	
108-10-1	4-Methyl-2-pentanone (MIBK)	ND	200	ug/kg	
74-95-3	Methylene bromide	ND	200	ug/kg	
75-09-2	Methylene chloride	ND	81	ug/kg	
91-20-3	Naphthalene	ND	200	ug/kg	
103-65-1	n-Propylbenzene	ND	200	ug/kg	
100-42-5	Styrene	ND	200	ug/kg	
630-20-6	1,1,1,2-Tetrachloroethane	ND	200	ug/kg	
79-34-5	1,1,2,2-Tetrachloroethane	ND	81	ug/kg	
127-18-4	Tetrachloroethene	359	81	ug/kg	
108-88-3	Toluene	ND	200	ug/kg	
87-61-6	1,2,3-Trichlorobenzene [a]	ND	200	ug/kg	
120-82-1	1,2,4-Trichlorobenzene	ND	200	ug/kg	
71-55-6	1,1,1-Trichloroethane	ND	81	ug/kg	
79-00-5	1,1,2-Trichloroethane	ND	81	ug/kg	
79-01-6	Trichloroethene	ND	81	ug/kg	
75-69-4	Trichlorofluoromethane	ND	81	ug/kg	
96-18-4	1,2,3-Trichloropropane	ND	200	ug/kg	
95-63-6	1,2,4-Trimethylbenzene	ND	200	ug/kg	
108-67-8	1,3,5-Trimethylbenzene	ND	200	ug/kg	
108-05-4	Vinyl Acetate	ND	200	ug/kg	
75-01-4	Vinyl chloride [a]	ND	81	ug/kg	
	m,p-Xylene	ND	81	ug/kg	
95-47-6	o-Xylene	ND	81	ug/kg	
1330-20-7	Xylene (total)	ND	81	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	100%		65-141%

ND = Not detected
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	S1(2.5')		
Lab Sample ID:	MC47430-1	**Date Sampled:**	08/19/16
Matrix:	SO - Soil	**Date Received:**	08/22/16
Method:	SW846 8260C	**Percent Solids:**	91.1
Project:	Faulk-Dalewood, 357 North Central Avenue, Hartsdale, NY		

VOA 8260 List

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
2037-26-5	Toluene-D8	96%		65-129%
460-00-4	4-Bromofluorobenzene	108%		63-137%

(a) Continuing Calibration outside of acceptance criteria. Reporting Limit response verified by low-level standard.

Report of Analysis

Client Sample ID:	S2(3')		
Lab Sample ID:	MC47430-2	**Date Sampled:**	08/19/16
Matrix:	SO - Soil	**Date Received:**	08/22/16
Method:	SW846 8260C	**Percent Solids:**	90.8
Project:	Faulk-Dalewood, 357 North Central Avenue, Hartsdale, NY		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	V49508.D	1	08/24/16	KP	n/a	n/a	MSV1817
Run #2							

	Initial Weight	Final Volume
Run #1	5.53 g	5.0 ml
Run #2		

VOA 8260 List

CAS No.	Compound	Result	RL	Units	Q
67-64-1	Acetone	71.4	10	ug/kg	
71-43-2	Benzene	ND	0.50	ug/kg	
108-86-1	Bromobenzene	ND	5.0	ug/kg	
74-97-5	Bromochloromethane	ND	5.0	ug/kg	
75-27-4	Bromodichloromethane	ND	2.0	ug/kg	
75-25-2	Bromoform	ND	2.0	ug/kg	
74-83-9	Bromomethane	ND	2.0	ug/kg	
78-93-3	2-Butanone (MEK)	ND	10	ug/kg	
104-51-8	n-Butylbenzene	ND	5.0	ug/kg	
135-98-8	sec-Butylbenzene	ND	5.0	ug/kg	
98-06-6	tert-Butylbenzene	ND	5.0	ug/kg	
75-15-0	Carbon disulfide	ND	5.0	ug/kg	
56-23-5	Carbon tetrachloride	ND	2.0	ug/kg	
108-90-7	Chlorobenzene	ND	2.0	ug/kg	
75-00-3	Chloroethane	ND	5.0	ug/kg	
67-66-3	Chloroform	ND	2.0	ug/kg	
74-87-3	Chloromethane	ND	5.0	ug/kg	
95-49-8	o-Chlorotoluene	ND	5.0	ug/kg	
106-43-4	p-Chlorotoluene	ND	5.0	ug/kg	
96-12-8	1,2-Dibromo-3-chloropropane	ND	5.0	ug/kg	
124-48-1	Dibromochloromethane	ND	2.0	ug/kg	
106-93-4	1,2-Dibromoethane	ND	2.0	ug/kg	
95-50-1	1,2-Dichlorobenzene	ND	2.0	ug/kg	
541-73-1	1,3-Dichlorobenzene	ND	2.0	ug/kg	
106-46-7	1,4-Dichlorobenzene	ND	2.0	ug/kg	
75-71-8	Dichlorodifluoromethane [a]	ND	2.0	ug/kg	
75-34-3	1,1-Dichloroethane	ND	2.0	ug/kg	
107-06-2	1,2-Dichloroethane	ND	2.0	ug/kg	
75-35-4	1,1-Dichloroethene	ND	2.0	ug/kg	
156-59-2	cis-1,2-Dichloroethene	ND	2.0	ug/kg	
156-60-5	trans-1,2-Dichloroethene	ND	2.0	ug/kg	
78-87-5	1,2-Dichloropropane	ND	2.0	ug/kg	

ND = Not detected
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	S2(3')		
Lab Sample ID:	MC47430-2	**Date Sampled:**	08/19/16
Matrix:	SO - Soil	**Date Received:**	08/22/16
Method:	SW846 8260C	**Percent Solids:**	90.8
Project:	Faulk-Dalewood, 357 North Central Avenue, Hartsdale, NY		

VOA 8260 List

CAS No.	Compound	Result	RL	Units	Q
142-28-9	1,3-Dichloropropane	ND	5.0	ug/kg	
594-20-7	2,2-Dichloropropane	ND	5.0	ug/kg	
563-58-6	1,1-Dichloropropene	ND	5.0	ug/kg	
10061-01-5	cis-1,3-Dichloropropene	ND	2.0	ug/kg	
10061-02-6	trans-1,3-Dichloropropene	ND	2.0	ug/kg	
100-41-4	Ethylbenzene	ND	2.0	ug/kg	
87-68-3	Hexachlorobutadiene	ND	5.0	ug/kg	
591-78-6	2-Hexanone	ND	10	ug/kg	
74-88-4	Iodomethane	ND	5.0	ug/kg	
98-82-8	Isopropylbenzene	ND	5.0	ug/kg	
99-87-6	p-Isopropyltoluene	ND	5.0	ug/kg	
1634-04-4	Methyl Tert Butyl Ether	ND	2.0	ug/kg	
108-10-1	4-Methyl-2-pentanone (MIBK)	ND	5.0	ug/kg	
74-95-3	Methylene bromide	ND	5.0	ug/kg	
75-09-2	Methylene chloride	ND	2.0	ug/kg	
91-20-3	Naphthalene	ND	5.0	ug/kg	
103-65-1	n-Propylbenzene	ND	5.0	ug/kg	
100-42-5	Styrene	ND	5.0	ug/kg	
630-20-6	1,1,1,2-Tetrachloroethane	ND	5.0	ug/kg	
79-34-5	1,1,2,2-Tetrachloroethane	ND	2.0	ug/kg	
127-18-4	Tetrachloroethene	33.7	2.0	ug/kg	
108-88-3	Toluene	ND	5.0	ug/kg	
87-61-6	1,2,3-Trichlorobenzene	ND	5.0	ug/kg	
120-82-1	1,2,4-Trichlorobenzene	ND	5.0	ug/kg	
71-55-6	1,1,1-Trichloroethane	ND	2.0	ug/kg	
79-00-5	1,1,2-Trichloroethane	ND	2.0	ug/kg	
79-01-6	Trichloroethene	ND	2.0	ug/kg	
75-69-4	Trichlorofluoromethane	ND	2.0	ug/kg	
96-18-4	1,2,3-Trichloropropane	ND	5.0	ug/kg	
95-63-6	1,2,4-Trimethylbenzene	ND	5.0	ug/kg	
108-67-8	1,3,5-Trimethylbenzene	ND	5.0	ug/kg	
108-05-4	Vinyl Acetate	ND	5.0	ug/kg	
75-01-4	Vinyl chloride	ND	2.0	ug/kg	
	m,p-Xylene	ND	2.0	ug/kg	
95-47-6	o-Xylene	ND	2.0	ug/kg	
1330-20-7	Xylene (total)	ND	2.0	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	101%		65-141%

ND = Not detected
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	S2(3')		
Lab Sample ID:	MC47430-2	**Date Sampled:**	08/19/16
Matrix:	SO - Soil	**Date Received:**	08/22/16
Method:	SW846 8260C	**Percent Solids:**	90.8
Project:	Faulk-Dalewood, 357 North Central Avenue, Hartsdale, NY		

VOA 8260 List

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
2037-26-5	Toluene-D8	100%		65-129%
460-00-4	4-Bromofluorobenzene	108%		63-137%

(a) Continuing Calibration outside of acceptance criteria. Reporting Limit response verified by low-level standard.

Report of Analysis

Client Sample ID:	S3(3')		
Lab Sample ID:	MC47430-3	**Date Sampled:**	08/19/16
Matrix:	SO - Soil	**Date Received:**	08/22/16
Method:	SW846 8260C	**Percent Solids:**	92.5
Project:	Faulk-Dalewood, 357 North Central Avenue, Hartsdale, NY		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	V49509.D	1	08/24/16	KP	n/a	n/a	MSV1817
Run #2							

	Initial Weight	Final Volume
Run #1	5.98 g	5.0 ml
Run #2		

VOA 8260 List

CAS No.	Compound	Result	RL	Units	Q
67-64-1	Acetone	50.9	9.0	ug/kg	
71-43-2	Benzene	ND	0.45	ug/kg	
108-86-1	Bromobenzene	ND	4.5	ug/kg	
74-97-5	Bromochloromethane	ND	4.5	ug/kg	
75-27-4	Bromodichloromethane	ND	1.8	ug/kg	
75-25-2	Bromoform	ND	1.8	ug/kg	
74-83-9	Bromomethane	ND	1.8	ug/kg	
78-93-3	2-Butanone (MEK)	ND	9.0	ug/kg	
104-51-8	n-Butylbenzene	ND	4.5	ug/kg	
135-98-8	sec-Butylbenzene	ND	4.5	ug/kg	
98-06-6	tert-Butylbenzene	ND	4.5	ug/kg	
75-15-0	Carbon disulfide	ND	4.5	ug/kg	
56-23-5	Carbon tetrachloride	ND	1.8	ug/kg	
108-90-7	Chlorobenzene	ND	1.8	ug/kg	
75-00-3	Chloroethane	ND	4.5	ug/kg	
67-66-3	Chloroform	ND	1.8	ug/kg	
74-87-3	Chloromethane	ND	4.5	ug/kg	
95-49-8	o-Chlorotoluene	ND	4.5	ug/kg	
106-43-4	p-Chlorotoluene	ND	4.5	ug/kg	
96-12-8	1,2-Dibromo-3-chloropropane	ND	4.5	ug/kg	
124-48-1	Dibromochloromethane	ND	1.8	ug/kg	
106-93-4	1,2-Dibromoethane	ND	1.8	ug/kg	
95-50-1	1,2-Dichlorobenzene	ND	1.8	ug/kg	
541-73-1	1,3-Dichlorobenzene	ND	1.8	ug/kg	
106-46-7	1,4-Dichlorobenzene	ND	1.8	ug/kg	
75-71-8	Dichlorodifluoromethane [a]	ND	1.8	ug/kg	
75-34-3	1,1-Dichloroethane	ND	1.8	ug/kg	
107-06-2	1,2-Dichloroethane	ND	1.8	ug/kg	
75-35-4	1,1-Dichloroethene	ND	1.8	ug/kg	
156-59-2	cis-1,2-Dichloroethene	ND	1.8	ug/kg	
156-60-5	trans-1,2-Dichloroethene	ND	1.8	ug/kg	
78-87-5	1,2-Dichloropropane	ND	1.8	ug/kg	

ND = Not detected
RL = Reporting Limit
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J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	S3(3')		
Lab Sample ID:	MC47430-3	**Date Sampled:**	08/19/16
Matrix:	SO - Soil	**Date Received:**	08/22/16
Method:	SW846 8260C	**Percent Solids:**	92.5
Project:	Faulk-Dalewood, 357 North Central Avenue, Hartsdale, NY		

VOA 8260 List

CAS No.	Compound	Result	RL	Units	Q
142-28-9	1,3-Dichloropropane	ND	4.5	ug/kg	
594-20-7	2,2-Dichloropropane	ND	4.5	ug/kg	
563-58-6	1,1-Dichloropropene	ND	4.5	ug/kg	
10061-01-5	cis-1,3-Dichloropropene	ND	1.8	ug/kg	
10061-02-6	trans-1,3-Dichloropropene	ND	1.8	ug/kg	
100-41-4	Ethylbenzene	ND	1.8	ug/kg	
87-68-3	Hexachlorobutadiene	ND	4.5	ug/kg	
591-78-6	2-Hexanone	ND	9.0	ug/kg	
74-88-4	Iodomethane	ND	4.5	ug/kg	
98-82-8	Isopropylbenzene	ND	4.5	ug/kg	
99-87-6	p-Isopropyltoluene	ND	4.5	ug/kg	
1634-04-4	Methyl Tert Butyl Ether	ND	1.8	ug/kg	
108-10-1	4-Methyl-2-pentanone (MIBK)	ND	4.5	ug/kg	
74-95-3	Methylene bromide	ND	4.5	ug/kg	
75-09-2	Methylene chloride	ND	1.8	ug/kg	
91-20-3	Naphthalene	ND	4.5	ug/kg	
103-65-1	n-Propylbenzene	ND	4.5	ug/kg	
100-42-5	Styrene	ND	4.5	ug/kg	
630-20-6	1,1,1,2-Tetrachloroethane	ND	4.5	ug/kg	
79-34-5	1,1,2,2-Tetrachloroethane	ND	1.8	ug/kg	
127-18-4	Tetrachloroethene	149	1.8	ug/kg	
108-88-3	Toluene	ND	4.5	ug/kg	
87-61-6	1,2,3-Trichlorobenzene	ND	4.5	ug/kg	
120-82-1	1,2,4-Trichlorobenzene	ND	4.5	ug/kg	
71-55-6	1,1,1-Trichloroethane	ND	1.8	ug/kg	
79-00-5	1,1,2-Trichloroethane	ND	1.8	ug/kg	
79-01-6	Trichloroethene	ND	1.8	ug/kg	
75-69-4	Trichlorofluoromethane	ND	1.8	ug/kg	
96-18-4	1,2,3-Trichloropropane	ND	4.5	ug/kg	
95-63-6	1,2,4-Trimethylbenzene	ND	4.5	ug/kg	
108-67-8	1,3,5-Trimethylbenzene	ND	4.5	ug/kg	
108-05-4	Vinyl Acetate	ND	4.5	ug/kg	
75-01-4	Vinyl chloride	ND	1.8	ug/kg	
	m,p-Xylene	ND	1.8	ug/kg	
95-47-6	o-Xylene	ND	1.8	ug/kg	
1330-20-7	Xylene (total)	ND	1.8	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	98%		65-141%

ND = Not detected
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	S3(3')		
Lab Sample ID:	MC47430-3	**Date Sampled:**	08/19/16
Matrix:	SO - Soil	**Date Received:**	08/22/16
Method:	SW846 8260C	**Percent Solids:**	92.5
Project:	Faulk-Dalewood, 357 North Central Avenue, Hartsdale, NY		

VOA 8260 List

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
2037-26-5	Toluene-D8	99%		65-129%
460-00-4	4-Bromofluorobenzene	104%		63-137%

(a) Continuing Calibration outside of acceptance criteria. Reporting Limit response verified by low-level standard.

ATTACHMENT 3

SITE PHOTOGRAPHS

Photo 1.

Photo 2.

Photo 3.

Photo 4.

Photo 5.

Photo 6.

Photo 7.

Photo 8.