Dalewood I Shopping Center

357 NORTH CENTRAL AVENUE
HARTSDALE
WESTCHESTER COUNTY, NEW YORK

Site Management
Periodic Review Report #2

September 2017 to September 2020

NYSDEC Site Number: V00457-3

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TABLE OF CONTENTS

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 Site"). The Site 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 (as defined in Figure 3).

B. Effectiveness of the Remedial Program

1. Progress made during reporting period

During the reporting period, groundwater monitoring was conducted on November 13, 2019; March 6, 2020; and August 18, 2020. The latest monitoring results indicated a continuing generally decreasing concentration trend of CVOCs and groundwater conditions that are conducive to chemical and biological degradation.

System inspections and maintenance of the SSDS were conducted on November 16, 2017; November 22, 2017; August 14, 2018; November 16, 2018; November 30, 2018; January 23, 2019; May 17, 2019; November 13, 2019; and August 18, 2020. Inspections of the Soil

Management Area cap were conducted on August 14, 2018; November 16, 2018; November 13, 2019; and August 18, 2020. 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 New York State Department of Environmental Conservation ("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. Monitoring will continue until permission to discontinue is granted in writing by the NYSDEC.

The maintenance of a cap within the Soil Management Area has effectively isolated constituents of concern ("COCs") in shallow soil from direct contact exposures, and the operation of the SSDS has mitigated potential volatile organic constituents ("VOC") vapor intrusion within the former dry cleaning and abutting tenant spaces. The groundwater monitoring results confirm that CVOCs are likely the result of desorption of CVOCs bound to soils, which have been further reduced by continued natural biodegradation.

Monitoring data and operational requirements continue to affirm that the 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. Groundwater sampling in 2019 was delayed due to a scheduling error until November 2019, and two monitoring wells (MW-200 and MW-206) could not be sampled as they were covered during parking lot re-asphalting and were unable to be re-located after the winter.

2. Steps to Correct Non-Compliance

In March 2020, the two monitoring wells were recovered, repaired and sampled. All monitoring wells were re-sampled in August 2020, and the monitoring program is back on the 18-month sampling schedule.

D. Recommendations

1. Recommendation to change the Site Management Plan

a. Groundwater Monitoring Wells

Due to integrity concern, MW-205 was permanently closed in November 2018, and was replaced with MW-206 as part of the SMP groundwater monitoring well network. Due to repair work of the asphalt parking lot, MW-200 and MW-206 were covered, but were subsequently recovered and repaired on March 2, 2020. Both monitoring wells were subsequently sampled on March 6, 2020. With approval from NYSDEC, the historical non-SMP monitoring wells (MW-1D, 1S, 2D, 2S, 3, 4, 5, 7, 8, 9, 11, 13, 14, 201, 202, 203, 204, 207, 208, 209, 210, 215, 303) were permanently abandoned in November 2018 in accordance with NYSDEC standards.

b. Sub Slab Depressurization System

For the past three years, monitoring of the influent and effluent of the SSDS treatment systems has reported VOCs concentrations by field photoionization detector (PID) meter to be either non-detectible or similar to ambient air concentrations. Brixmor is proposing to evaluate the need to continue the use of the SSDS. The proposal is to turn off the SSDS in November 2020 at the time of the 2020 Annual inspection. Prior to turning off the system, the field team will collect an influent sample for laboratory analysis of VOCs. In the Spring 2021, the SSDS system will be turned on, and an influent sample will be collected for laboratory analysis to determine if VOC concentrations re-bound. Based on that assessment, Brixmor will discuss the on-going need to maintain the SSDS with NYSDEC and New York State Department of Health (NYSDOH).

c. Soil Cap

No change to the SMP pertaining to the Soil Cap is necessary or proposed at this time.

2. Recommend changes to the frequency for submittal of PRRs

No change to the Site Management Plan pertaining to the frequency for submittal of the PRRs every three (3) years.

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 Site 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 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 Site location and boundaries of this approximately 6-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. ("GZA") 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. Pathmark

(grocery store) previously occupied the tenant unit located at 371 N. Central Avenue until May 2011. 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 ("SI") 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. The 2004 IRM 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 ("SMP"), 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 VOCs 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 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 Soil Cleanup Objections ("SCOs"). Therefore, there was no potential worker direct exposure. Brixmor issued closure Notice on 15 December 2016.

14. *Submittal of the Periodic Remedial Report, September 19, 2017.*

15. *Notification to NYSDEC of Temporarily Disturb the Building Cap, August 18, 2019.* Notice was provided to the NYSDEC of a new tenant occupying the former Cross Westchester Cleaners tenant suite. The new tenant was continuing to use the space as a fast food restaurant, but need to make certain alterations to accommate the placement of their cooking, cleaning and serving equipment. The concrete floor had to be cut to allow for the installation of the utility lines. The lines were installed directly beneath the concrete floor and above the SVE mitigation system, the vapor membrane and any residual soil containing COCs. Since the work area was above the SVE system, no workers were in direct contact with soil or potentially exposed to soil vapors, and the cover system as specified in the Site Management Plan was not disturbed prior to the restoration of the concrete and finished floor.

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 degraded 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 the 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 November 16, 2017; November 22, 2017; August 14, 2018; November 16, 2018; November 30, 2018; January 23, 2019; May 17, 2019; November 13, 2019; and August 18, 2020. The system operated nearly continuous throughout the report period, with three brief outages (November 15 to 16, 2018, June 13 to 14, 2019, and November 9, 2019) due to power loss or low temperature causing condensation accumulation.

C. Soil Cap

Exposure to residual CVOC containing soil at the Site was 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 clean 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 SMP. The ICs are:

- Compliance with the Deed Restriction and the SMP by the Grantor and the Grantor's successors and assigns;
- All ECs must be operated and maintained as specified in this SMP;
- All ECs must be inspected at a frequency and in a manner defined in the SMP;
- Implementation of a SMP to establish guidelines for management of VOC containing 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 soils of concern;
- 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. The Deed Restriction requires adherence to these ICs. Site restrictions that apply to the Site are:

- The Site may only be used for commercial and industrial uses provided that the long-term ECs and ICs 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 ("SMA") (see Figure 3) has been established for the Site. All future activities on the Site that will disturb potentially residual impacted soil within the SMA 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 Site 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 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 clean 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 controls, and the quality and integrity of this system is inspected annually.

Soil Vapor Mitigation

The SSDS was installed at the Site to prevent potential migration of CVOC soil vapors into the retail building, specifically within the source area and adjacent tenant spaces. In addition, the floor slab of each tenant space is inspected for vapor migration pathways on an annual basis, and any identified cracks are sealed. 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 was initiated following issuance of a WCDOH air emission source "*Certificate to Operate*" on September 29, 2006, and is renewed on January 25, 2019. 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 fail-safes 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 will continue unless prior written approval is granted by the NYSDEC. For the past three years, influent and effluent VOC concentrations measured by a PID have been non-detectible or less than ambient air.

Brixmor is proposing to evaluate the need to continue the use of the SSDS. The proposal is to turn off the system in November 2020 at the time of the 2020 Annual inspection. Prior to turning off the system, an influent sample will be collected for laboratory analysis of VOCs. In the Spring 2021, the SSDS system will be turned on, and an influent sample will be collected for laboratory analysis to determine if there is soil vapor re-bound. Based on that assessment, Brixmor will discuss the on-going need to maintain the SSDS with 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 SSDS will remain in place and operational until permission to discontinue its use is granted in writing by the NYSDEC.

Groundwater Mitigation

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 concentration 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 ECs 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 inspections; 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 (18) 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 indicated that Monitored Natural Attenuation (MNA) with enhanced bioremediation was an effective remedial strategy for this Site. Groundwater monitoring of seven (7) selected monitoring wells was generally conducted every eighteen (18) months.

With the permanent closure of MW-205, groundwater samples are now collected from monitoring wells MW-6, MW-10, MW-12, MW-200, MW-206, 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 & 206), and downgradient sentinel wells (MW-211 & 212). All selected wells were installed to between 10 and 15 feet below grade (fbg), and screened 5 to 15 fbg.

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 were 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 monitoring using a PID. If PID reading exceed background, air samples are to be 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. In the past, 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. For the past 3 years, PID monitoring did not detect VOC concentrations in excess of ambient concentrations. Therefore, Summa samples were not collected.

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

Each tenant space within the SMA was thoroughly inspected annually, both visually and with a handheld 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

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-206, MW-211 and MW-212 (see Figure 2). Monitoring wells were sampled and analyzed from the background area (MW-6 &12), source area (MW-10), southern plume area (MW-200 & 206), and downgradient sentinel wells (MW-211 & 212).

2. Sub Slab Depressurization System

During the reporting period, semi-annual inspection and maintenance of the SSDS was performed on November 16, 2017; November 22, 2017; August 14, 2018; November 16, 2018; November 30, 2018; January 23, 2019; May 17, 2019, November 15, 2019, and August 18, 2020

3. Soil Cap

During the reporting period, annual inspections of the soil cap was performed on August 14, 2018; November 16, 2018; November 13, 2019; and August 18, 2020.

4. Site Wide Inspections

During the reporting period, Site-wide annual inspections were performed on; August 14, 2018; November 16, 2018; November 13, 2019; and August 18, 2020.

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 affirms that MNA in combination with enhanced in situ treatment is the appropriate strategy to 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 presented on Figures 5 through 11 and are summarized below

- MW-6
  CVOC concentrations have followed a generally decreasing trend, with some fluctuations. Concentrations remain elevated for target CVOCs at this well.

- MW-10 (Source Area)
  CVOC concentrations have followed a generally decreasing trend. Concentrations of target CVOCs were either less than or slightly greater than the MCL during the August 2020 sampling event.

- MW-12
  CVOC concentrations have fluctuated over time and exhibited an increase in the November 2019 event, compared to 2013 to 2017 data. The subsequent sampling event in August 2020 exhibited lower concentrations than November 2019; however, concentrations remain elevated at this well.

- MW-200 (Southern Plume Area)
  CVOC concentrations have followed a generally decreasing trend. Consistent with historical results, concentrations of PCE and TCE remain below or just slightly above MCLs while concentrations of cis-1,2-DCE and vinyl chloride remain elevated at more than 10 times the MCL.

- MW-206 (Northern Plume Area)
  CVOCs concentrations have followed a generally decreasing trend with concentrations of cis-1,2-DCE and vinyl chloride remaining elevated in two sample events in 2020.

- MW-211 (Downgradient)
  CVOC concentrations have followed a generally decreasing trend. In November 2019, concentrations of PCE and cis-1,2-DCE rebounded to greater than 10 times the MCL, and remained elevated in the August 2020 sample event.

- MW-212 (Downgradient)
  CVOC concentrations have followed a generally decreasing trend. In November 2019, concentrations of PCE and cis-1,2-DCE rebounded to greater than 10 times the MCL, and remained elevated in the August 2020 sample event.

Generally, dissolved oxygen concentrations and oxidation-reduction potential 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 over time. A significant reduction of PCE and TCE occurred following the EISB injections in 2010. 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 concentrations, monitored natural attenuation is

expected to remain effective at 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.

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 were generally 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 to attain the Remedial Objectives.

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 until the Site attains the Remedial Objectives. For the past three years, monitoring of the influent and effluent of the SSDS treatment systems has reported VOCs concentrations by field PID meter to be either non-detectible or less than ambient air. Brixmor is proposing to evaluate the need to continue the use of the SSDS. The proposal is to turn off the system in November 2020 at the time of the 2020 annual inspection. Prior to turning off the system, the field team will collect an influent sample

for laboratory analysis of VOCs. In the Spring 2021, the SSDS system will be turned on, and an influent sample will be collected for laboratory analysis to determine if there is soil vapor re-bound. Based on that assessment, Brixmor will discuss the on-going need to maintain the SSDS with NYSDEC and NYSDOH.

The active SSDS system will continue until 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-206, MW-211 and MW-212 (see Figure 2). Due to concerns of MW-205 integrity the well was permanently abandoned, and replaced with MW-206 in compliance with the NYSDEC approval. Monitoring wells were sampled and analyzed from the background area (MW-6 &12), source area (MW-10), southern plume area (MW-200 & 205/206), and downgradient sentinel wells (MW-211 & 212).

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 subsequently renewed on January 1, 2013; March 30, 2016; and January 25, 2019.

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 fail-safes 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. During the 2017-2020 PRR period, the GAC units did not require replacement due to the non-detect VOC emission rates. The SSDS O&M was completed at least semi-annually (pre-winter and spring). 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 shutdown 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 annual and periodic 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.

2. Soil Cap

Annually, each tenant space within the SMA was thoroughly inspected both visually and with a handheld part per billion ("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 monitoring wells were noted to require maintenance of the road boxes due placement in high traffic areas. The required repairs were completed. No other maintenance or well replacement was required or performed on the groundwater monitoring well network. MW-205 was permanently abandoned in August 2018 due to accumulating silt, and replaced with MW-206.

2. Sub Slab Depressurization System

During the reporting period, semi-annual inspection and maintenance of the SSDS system was performed on November 16, 2017; November 22, 2017; August 14, 2018; November 16, 2018; November 30, 2018; January 23, 2019; May 17, 2019; November 13, 2019; and August 18, 2020. During the fall November or December of each year, in addition to the specified O&M activities, the field staff insulated 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 August 14, 2018; November 16, 2018; November 13, 2019; and August 18, 2020. No maintenance was required or performed on the soil cap.

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. For the past three years, monitoring of the influent and effluent of the SSDS treatment systems has reported VOCs concentrations by field PID meter to be either non-detectible or less than ambient air concentrations. Brixmor is proposing to evaluate the need to continue the use of the SSDS. The proposal is to turn off the system in November 2020 at the time of the 2020 Annual inspection. Prior to turning off the system, the field team will collect an influent sample for laboratory analysis of VOCs. In the Spring 2021, the SSDS system will be turned on, and an influent sample will be collected for laboratory analysis to determine if there is soil vapor re-bound. Based on that assessment, Brixmor will discuss the on-going need to maintain the SSDS with NYSDEC and NYSDOH. No physical modification of the SSDS is recommended at this time.

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.

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

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

2. Sub Slab Depressurization System

For the past three years, monitoring of the influent and effluent of the SSDS treatment systems has reported VOCs concentrations by field PID meter to be either non-detectible or less than ambient air concentrations. Brixmor is proposing to evaluate the need to continue the use of the SSDS. The proposal is to turn off the system in November 2020 at the time of the 2020 Annual inspection. Prior to turning off the system, an influent sample will be collected for laboratory analysis of VOCs. In the Spring 2021, the SSDS system will be turned on, and an influent sample will be collected for laboratory analysis to determine if there is soil vapor re-bound. Based on that assessment, Brixmor will discuss the on-going need to maintain the SSDS with NYSDEC and NYSDOH.

3. Soil Cap

No change to the SMP 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

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. The Deed Restriction requires adherence to these ICs. 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 ECs and ICs 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 SMA has been established for the Site. All future activities on the Site that will disturb potentially residual impacted soil within the SMA 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 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 ICs 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 concentration 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. Each tenant space floor slab for vapor migration pathways are completed on an annual basis. The SMP 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 SMA 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 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 are inspected annually. Brixmor SPE 6 LLC has complied with all required ECs 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 EC systems; (2) prevent future exposure to remaining contamination by controlling disturbances of the subsurface contamination; and, (3) limit the use and development of the Site to 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 samples from seven (7) selected monitoring wells are conducted every eighteen months. The long-term trend demonstrated 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. Brixmor is proposing to evaluate the need to continue the use of the SSDS. The proposal is to turn off the system in November 2020 at the time of the 2020 Annual inspection. Prior to turning off the system, an influent sample will be collected for laboratory analysis of VOCs. In the Spring 2021, the SSDS system will be turned on, and an influent sample will be collected for laboratory analysis to determine if there is soil vapor re-bound. Based on that assessment, Brixmor will discuss the on-going need to maintain the SSDS with NYSDEC and NYSDOH.

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

The three-year reporting schedule would provide at least two (2) groundwater monitoring events included in each report. As the monitoring data 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 reducing the CVOC concentrations and is 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 its 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 reported 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 SMA 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 Locus Map
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-206
10- VOC Trend Graph- MW-211
11- VOC Trend Graph- MW-212

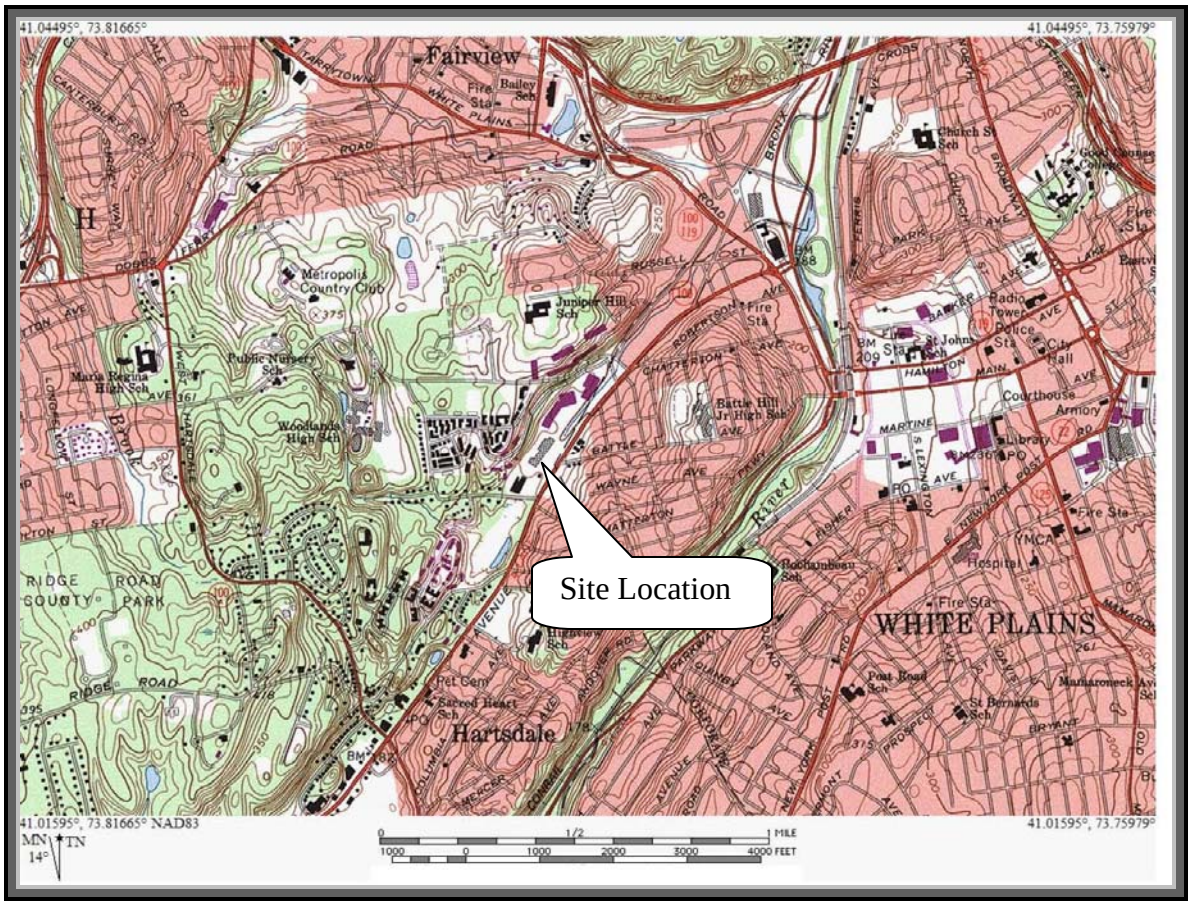

Figure 1 – Site Locus Map

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

STEEP UP-SLOPE

STEEP UP-SLOPE

MW-12

MW-6

ASSUMED ELECTRIC SERVICE LINE

SSDS SYSTEM

MW-10

lav

lav

BBQ CHICKEN
FORMER DRY CLEANERS

DOCTOR'S EXPRESS

MANDARIN CHINESE CUISINE

SALLY BEAUTY

LOADING DOCK

HMART - SUPERMARKET

VERIZON

MW-200

APPROXIMATE LOCATION OF BURIED DRAINAGE CULVERT

DIRECTION OF FLOW -> -> ->

APPROX BANK BLDG LOCATION

ug W & S

HC HC

HC HC

ug E & T

ug W

MW-206

HC HC

HC HC

MW-212

MW-211

ug GAS

FORCE MAIN

F F

15" CMP

15" CMP

8" SAN. SERVICE

PARKING AREA

72" CMP

NORTH CENTRAL AVENUE

LEGEND

- MONITORING WELL
- STORM DRAIN INLET

NAD 1983 STATE PLANE
NEW YORK EAST FEET

0 25 50

SCALE IN FEET

FIGURE 2
SITE MAP
DALEWOOD PLAZA
HARTSDALE, NEW YORK

REQUESTED BY:	AS
DRAWN BY:	KMB
DATE:	9/09/2020
PROJECT:	0888812612

MARSH

99 HIGH STREET, BOSTON, MA 02110

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STEEP UP-SLOPE

STEEP UP-SLOPE

MW-12

MW-6

ASSUMED ELECTRIC SERVICE LINE

SSDS SYSTEM

MW-10

LOADING DOCK

HMART - SUPERMARKET

BBQ CHICKEN
FORMER DRY CLEANERS

DOCTOR'S EXPRESS

MANDARIN CHINESE CUISINE

SALLY BEAUTY

VERIZON

MW-200

APPROXIMATE LOCATION OF BURIED DRAINAGE CULVERT

DIRECTION OF FLOW -> -> ->

APPROX BANK BLDG LOCATION

ug W & S

HC HC
HC HC

ug ELEC

ug W

MW-206

MW-212

MW-211

ug GAS

FORCE MAIN

15" CMP

15" CMP

8" SAN. SERVICE

PARKING AREA

72" CMP

NORTH CENTRAL AVENUE

FIGURE 3
SOIL MANAGEMENT PLAN AREA
DALEWOOD PLAZA
HARTSDALE, NEW YORK

LEGEND

- MONITORING WELL
- STORM DRAIN INLET
- SOIL MANAGEMENT AREA

NAD 1983 STATE PLANE
NEW YORK EAST FEET

0 25 50

SCALE IN FEET

REQUESTED BY:	AS
DRAWN BY:	KMB
DATE:	9/09/2020
PROJECT:	0888812612

MARSH

99 HIGH STREET, BOSTON, MA 02110

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STEEP UP-SLOPE

STEEP UP-SLOPE

MW-12					
Sample Date	Groundwater Elevation	PCE	TCE	cis-1,2-DCE	Vinyl Chloride
11/13/19	92.69	**2,620**	**1,390**	**13,800**	**1,720**
08/18/20	92.53	**725**	**350**	**3,600**	**291**

MW-6					
Sample Date	Groundwater Elevation	PCE	TCE	cis-1,2-DCE	Vinyl Chloride
11/13/19	93.30	**494**	**142**	**287**	**4.3**
08/18/20	92.66	**1,110**	**321**	**938**	**58.5**

MW-10					
Sample Date	Groundwater Elevation	PCE	TCE	cis-1,2-DCE	Vinyl Chloride
11/13/19	92.50	**84.5**	**11.6**	**41.8**	**4.6**
08/18/20	91.40	**5.7**	1.4	**8.1**	**4.3**

MW-200					
Sample Date	Groundwater Elevation	PCE	TCE	cis-1,2-DCE	Vinyl Chloride
03/06/20	NM	<5.0	<5.0	**945**	**181**
08/18/20	93.56	**7.6**	1.1	**258**	**45.6**

MW-212					
Sample Date	Groundwater Elevation	PCE	TCE	cis-1,2-DCE	Vinyl Chloride
11/13/19	92.02	**390**	**11.2**	**67.9**	**2.4**
08/18/20	91.64	**67.1**	**13.2**	**84.3**	**4.8**

MW-206					
Sample Date	Groundwater Elevation	PCE	TCE	cis-1,2-DCE	Vinyl Chloride
03/06/20	NM	**547**	**38.6**	**872**	**177**
08/18/20	NC	**58.5**	**12.8**	**993**	**318**

MW-211					
Sample Date	Groundwater Elevation	PCE	TCE	cis-1,2-DCE	Vinyl Chloride
11/13/19	91.81	**189**	**20.0**	**122**	2.0
08/18/20	91.73	**236**	**16.3**	**64.2**	0.91

MW-12

MW-6

MW-10

MW-200

MW-212

MW-206

MW-211

ASSUMED ELECTRIC SERVICE LINE

SSDS SYSTEM

LOADING DOCK

HMART - SUPERMARKET

BBQ CHICKEN
FORMER DRY CLEANERS

DOCTOR'S EXPRESS

MANDARIN CHINESE CUISINE

SALLY BEAUTY

VERIZON

APPROXIMATE LOCATION OF BURIED DRAINAGE CULVERT
DIRECTION OF FLOW -> -> ->

APPROX BANK BLDG LOCATION

15" CMP

8" SAN. SERVICE

PARKING AREA

72" CMP

ug GAS

FORCE MAIN

NORTH CENTRAL AVENUE

LEGEND

- ⊕ MONITORING WELL
- ▦ STORM DRAIN INLET

PCE TETRACHLOROETHYLENE
TCE TRICHLOROETHYLENE
DCE DICHLOROETHYLENE

NOTES:
- 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 NHYSDEC/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

NAD 1983 STATE PLANE NEW YORK EAST FEET

0 25 50

SCALE IN FEET

FIGURE 4
GROUNDWATER RESULTS
DALEWOOD PLAZA
HARTSDALE, NEW YORK

REQUESTED BY:	AS
DRAWN BY:	KMB
DATE:	9/09/2020
PROJECT:	0888812612

MARSH

99 HIGH STREET, BOSTON, MA 02110

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Figure 5 - MW-6

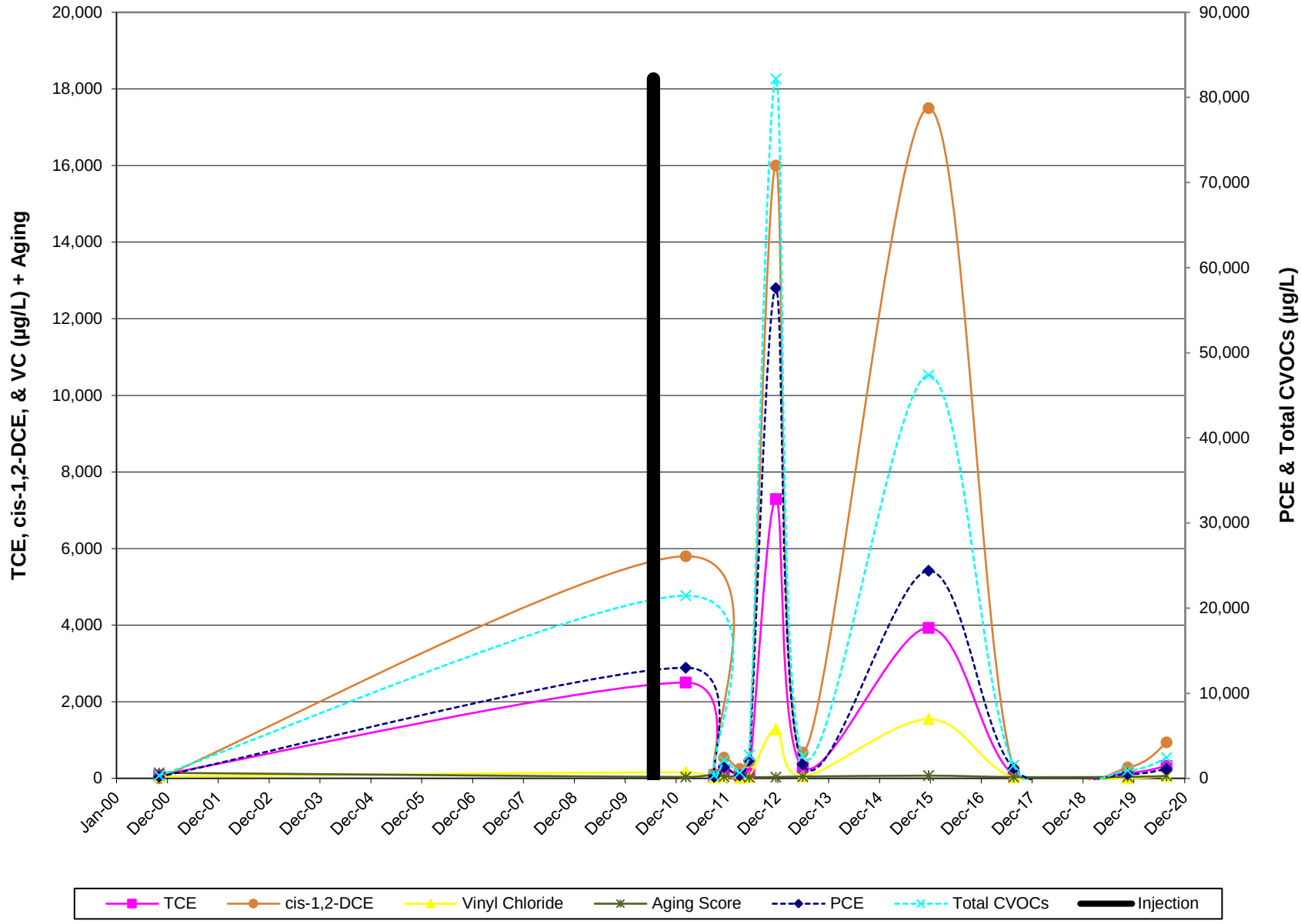

TCE, cis-1,2-DCE, & VC (µg/L) + Aging
PCE & Total CVOCs (µg/L)
20,000
18,000
16,000
14,000
12,000
10,000
8,000
6,000
4,000
2,000
0
90,000
80,000
70,000
60,000
50,000
40,000
30,000
20,000
10,000
0
Jan-00
Dec-00
Dec-01
Dec-02
Dec-03
Dec-04
Dec-05
Dec-06
Dec-07
Dec-08
Dec-09
Dec-10
Dec-11
Dec-12
Dec-13
Dec-14
Dec-15
Dec-16
Dec-17
Dec-18
Dec-19
Dec-20
TCE
cis-1,2-DCE
Vinyl Chloride
Aging Score
PCE
Total CVOCs
Injection

Figure 6 - MW-10

Source Area (Rear Yard)

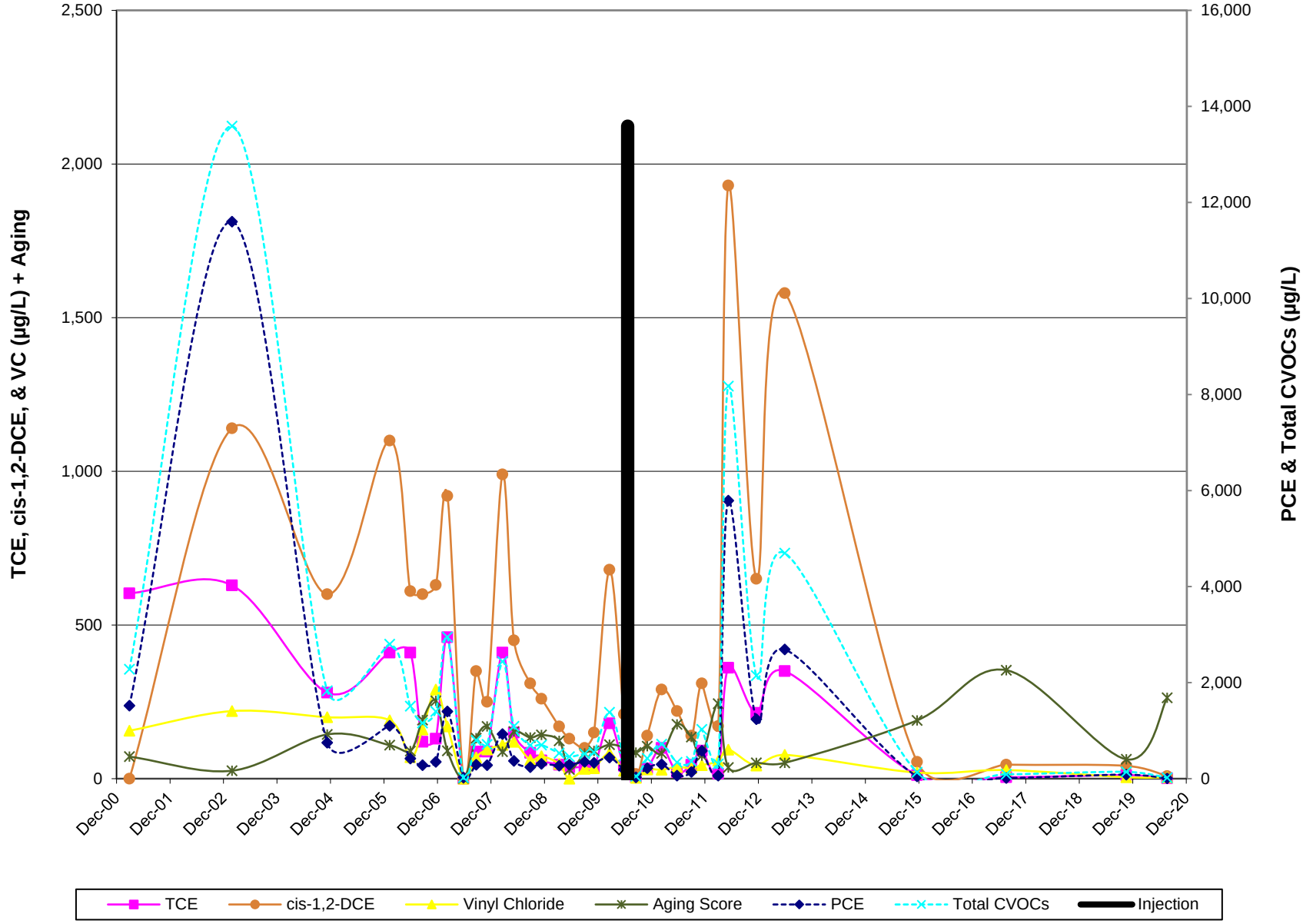


Figure 7 - MW-12

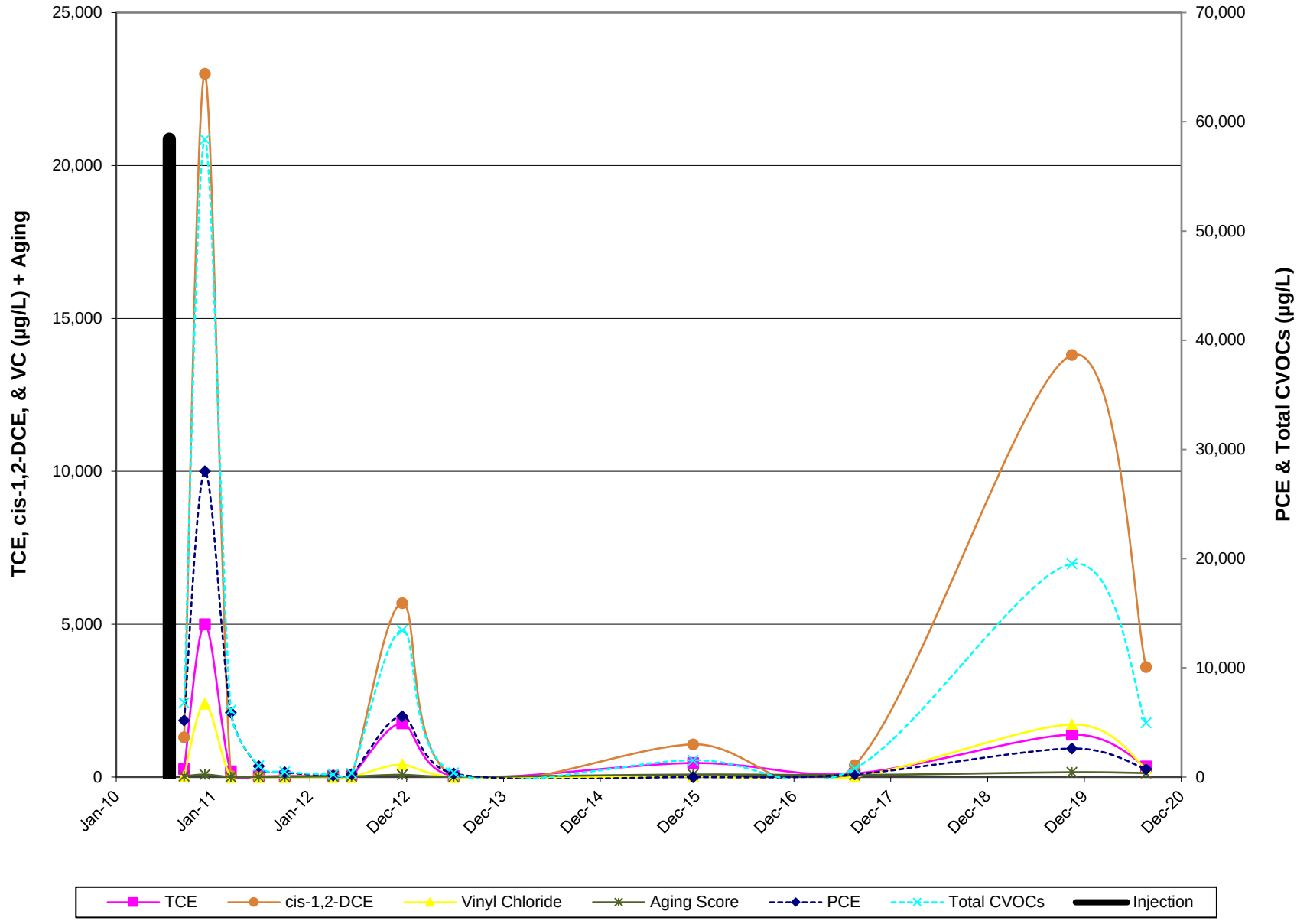


Figure 8 - MW-200

Southern Plume Area (Front Driveway/Parking Area)

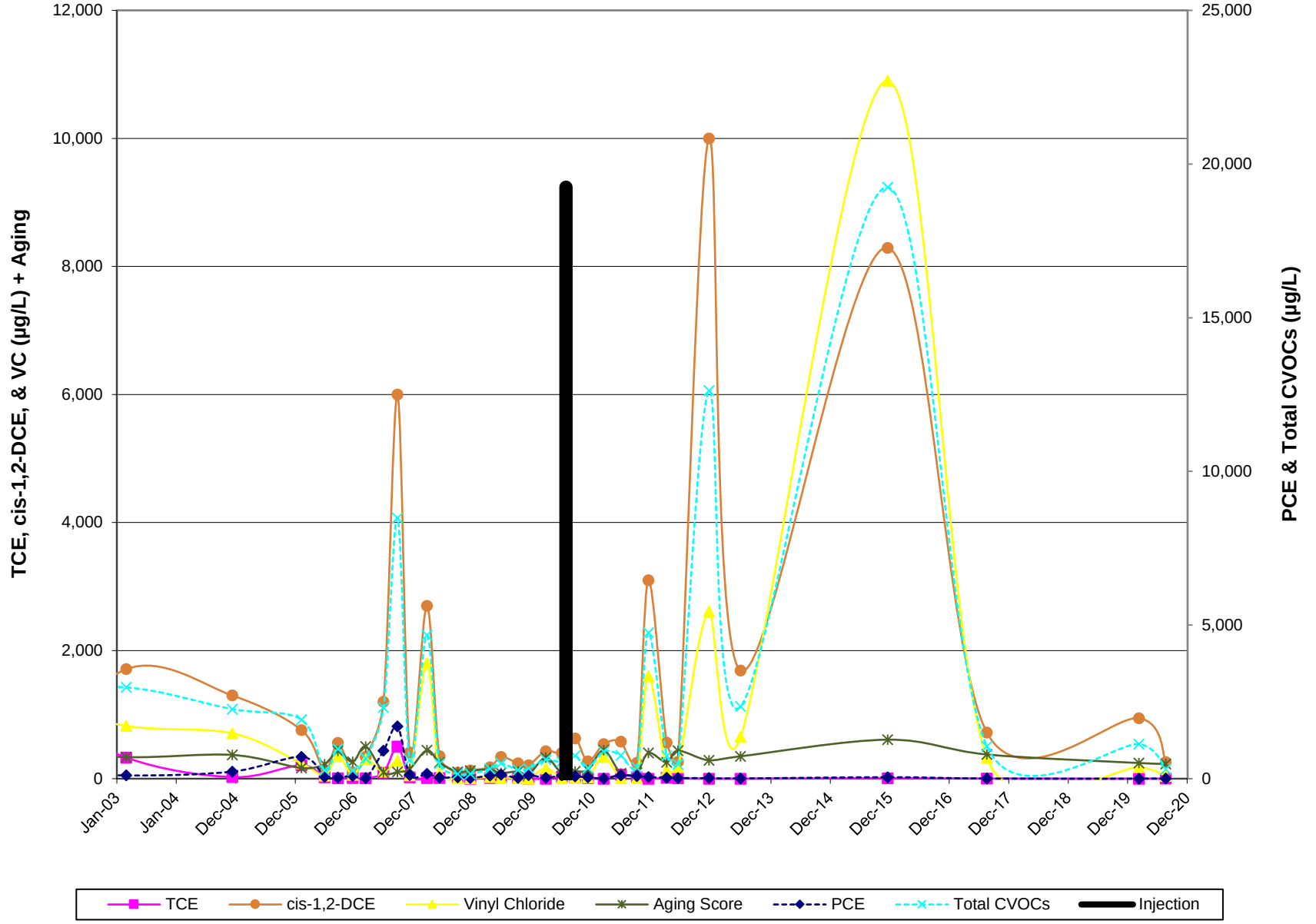


Figure 9 - MW-206

Northern Plume Area (Front Driveway/Parking Area)

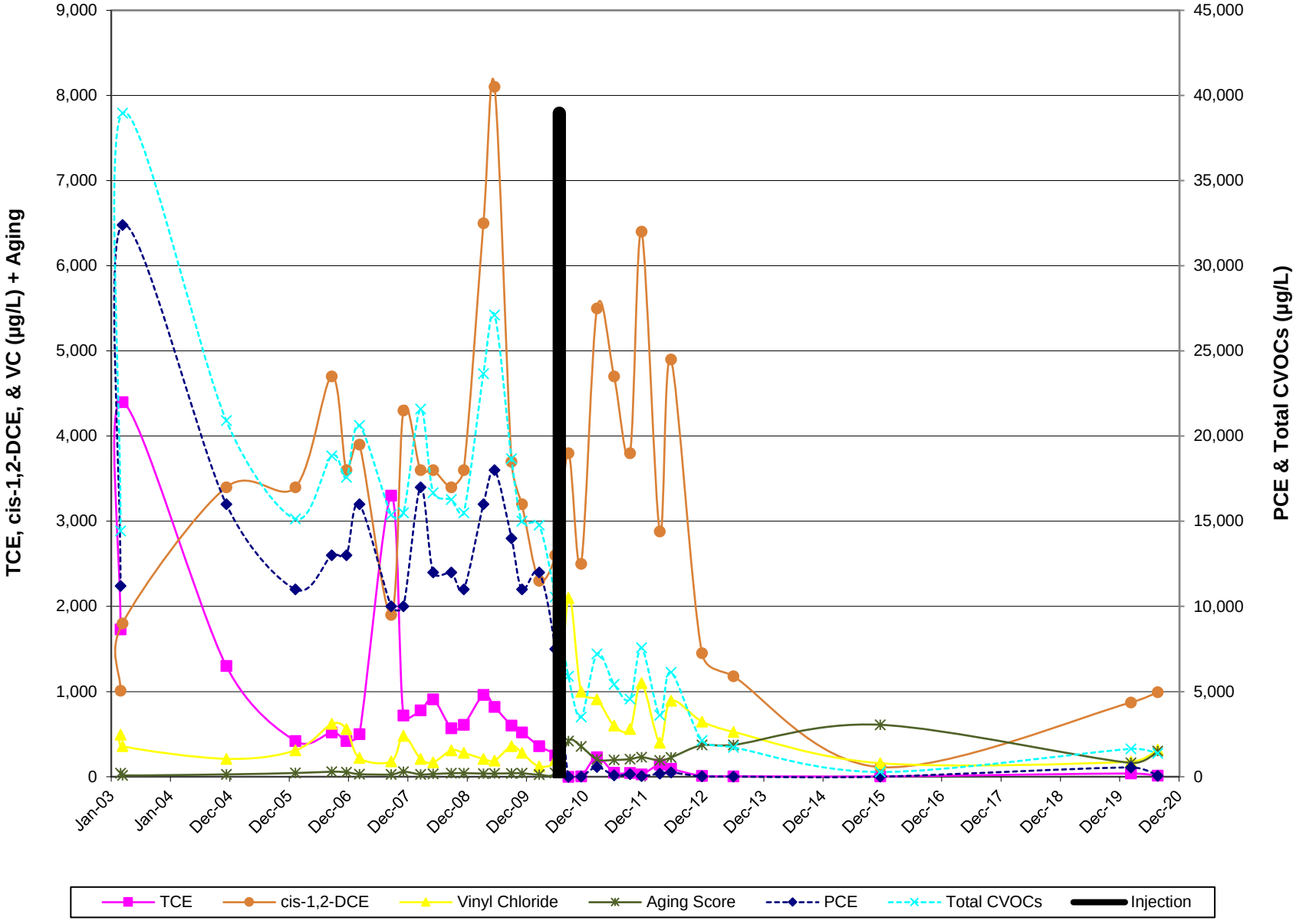


Figure 10 - MW-211

Downgradient

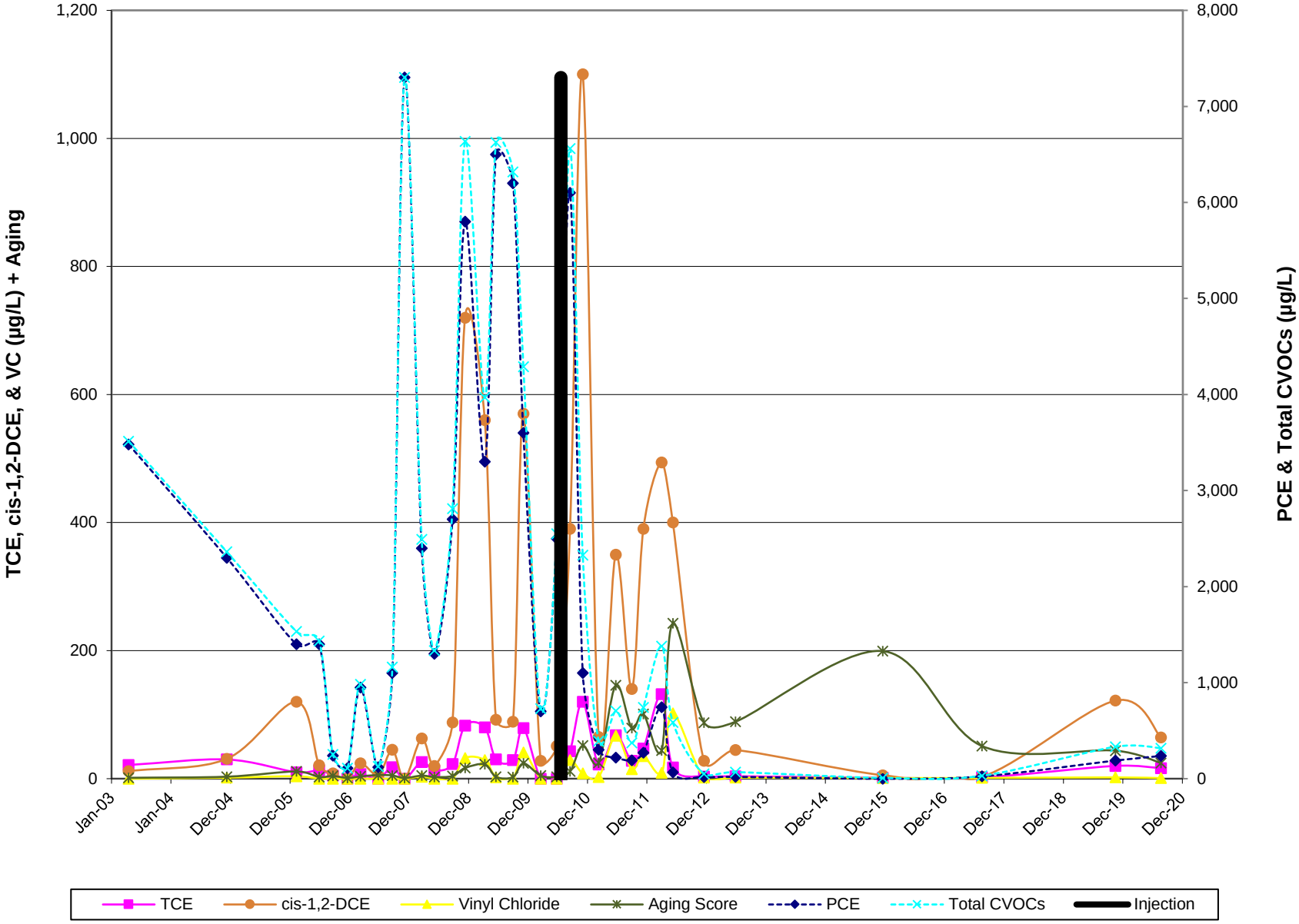
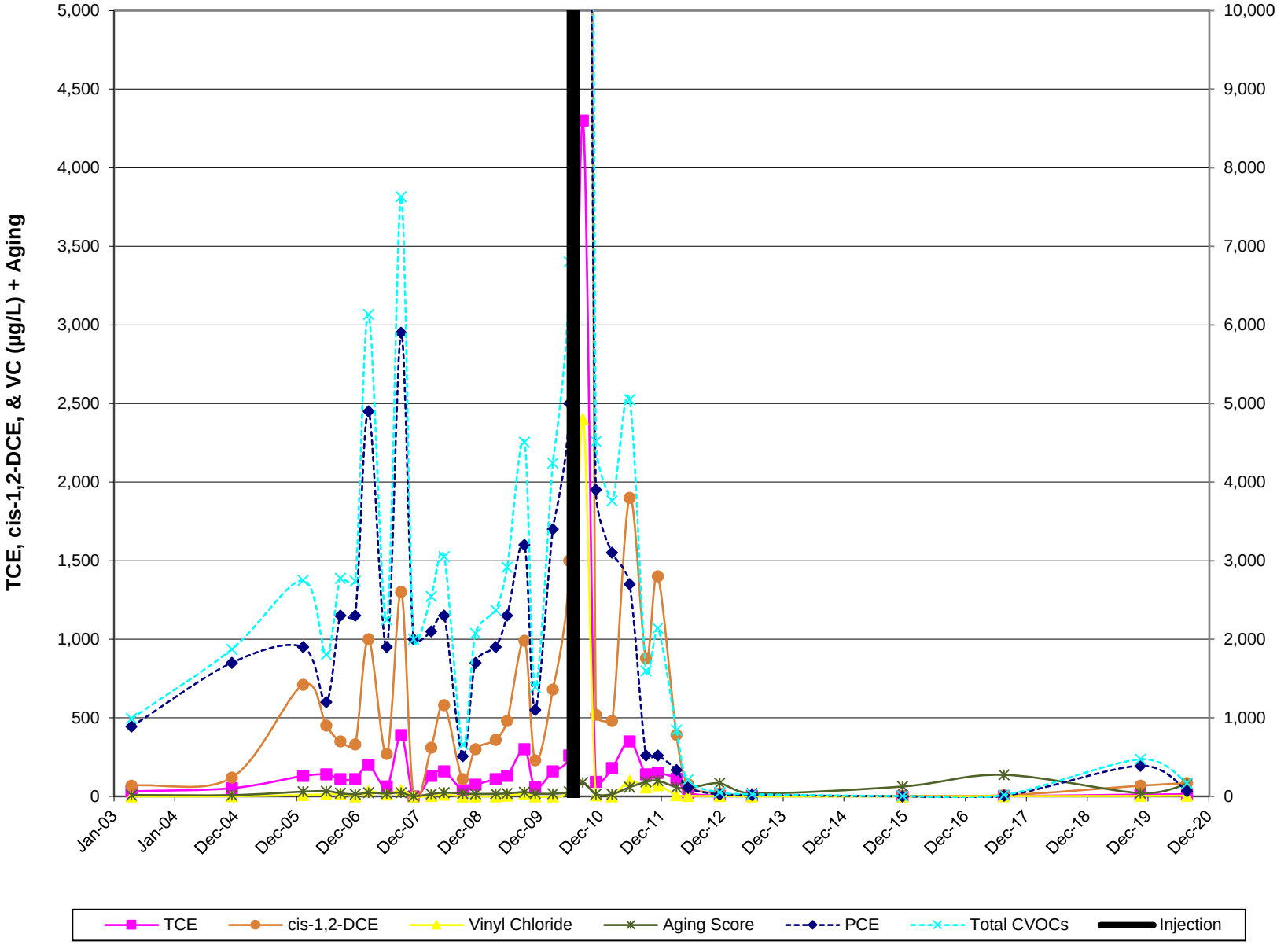


Figure 11 - MW-212

Downgradient



TABLES

1- Groundwater Field Data
2- Groundwater Elevation Data
3- Groundwater VOC Data

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	4000	4.28	6.26	-96.0	111.10	NM
	06/22/11	19.75	2256	1.06	6.12	-64.0	21.70	NM
	09/28/11	21.45	2606	2.42	6.55	-84.0	191.40	NM
	12/08/11	13.80	2123	7.95	6.40	-70.0	7.50	1.4
	06/06/12	17.31	1720	2.11	5.92	-20.1	-	NM
	12/14/12	12.12	2021	0.47	6.23	-27.6	NM	NM
	12/16/15	14.63	4370	4.57	6.41	29.0	NM	NM
	08/16/17	22.48	3442	0.81	6.21	24.8	NM	NM
	11/13/19	13.40	2940	1.38	6.42	40.0	0.20	NM
	08/18/20	21.92	3690	0.00	6.86	-35.0	39.90	NM
MW-10	03/08/07	9.61	1560	4.68	7.06	68.0	8.00	0.5
	06/26/07	16.11	2375	0.25	7.06	-327.0	-6.20	0
	09/20/07	19.43	1765	0.46	6.63	-86.0	20.60	NM
	12/04/07	13.75	1312	0.58	6.84	-58.0	3.50	NM
	03/18/08	NM	1112	0.44	6.98	-242.0	2.60	0
	06/04/08	15.28	1588	1.60	6.74	-24.0	25.80	260
	09/23/08	18.90	1000	0.93	6.72	56.0	21.60	NM
	12/09/08	14.61	1000	1.46	6.89	-18.0	4.30	0
	04/09/09	10.80	818	0.99	6.81	98.0	14.50	0
	06/17/09	15.30	2309	0.57	6.30	108.0	0.10	0.4
	09/29/09	18.66	5131	1.68	6.24	115.0	-0.70	0.6
	12/02/09	15.73	5717	2.45	6.50	31.0	51.70	0.8
	03/18/10	9.62	4349	0.72	6.61	122.0	14.50	0.6
	06/25/10	16.46	7151	4.66	6.53	22.0	-1.30	0.4
	07/20/10	INJECTION COMPLETED						
	09/14/10	19.89	4040	5.82	6.74	35.0	2.70	0
	12/01/10	15.97	2689	0.60	7.04	-4.0	39.00	1.8
	03/09/11	8.69	4205	0.37	6.73	19.0	3.80	NM
	06/22/11	15.97	4511	0.79	6.85	-31.0	NM	NM
	09/28/11	19.77	3975	1.22	6.78	1.0	4.60	NM
	12/08/11	13.72	3797	1.88	6.87	13.0	0.00	1.5
	12/14/12	14.63	1963	0.82	6.83	29.4	NM	NM
	12/16/15	15.65	5270	4.44	6.45	54.0	NM	NM
	08/16/17	18.58	2529	1.56	6.86	46.3	NM	NM
	11/13/19	15.30	1940	11.64	6.97	59.0	0.30	NM
	08/18/20	19.36	1180	0.41	7.50	18.0	0.00	NM
MW-12	07/20/10	INJECTION COMPLETED						
	09/14/10	19.92	2655	6.55	5.95	75.0	1.00	1.2
	12/01/10	16.23	2837	2.57	6.18	64.0	2.40	1.8
	03/09/11	7.39	3869	6.60	6.17	60.0	5.30	NM
	06/22/11	17.29	2540	4.58	6.00	101.0	NM	NM
	09/28/11	20.70	1587	2.48	6.10	130.0	6.60	NM
	06/06/12	18.66	2562	6.60	5.57	166.4	NM	NM
	12/14/12	14.40	1887	1.73	6.17	50.2	NM	NM
	12/16/15	14.27	3400	3.86	6.32	64.0	NM	NM
	08/16/17	20.29	5260	2.14	6.00	166.7	NM	NM
	11/13/19	15.58	2930	1.43	6.24	179.0	0.00	NM
	08/18/20	21.29	2660	0.06	6.61	96.0	0.00	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-200	03/08/07	12.89	1614	1.25	6.75	22.0	-3.40	4.5
	06/26/07	20.67	1939	0.05	6.44	-355.0	3.80	0
	09/20/07	NM	NM	NM	NM	NM	NM	NM
	12/04/07	13.17	1746	0.46	6.44	-62.0	1.80	NM
	03/18/08	NM	1470	0.63	6.51	-25.0	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
	03/06/20	12.50	2771	0.44	6.30	25.6	0.00	NM
	08/18/20	22.73	2720	0.00	6.84	-30.0	0.00	NM
MW-206	03/08/07	10.02	2692	1.73	6.97	-5.0	-1.00	0
	06/26/07	NM	NM	NM	NM	NM	NM	NM
	09/20/07	26.00	2373	1.10	6.71	118.0	101.20	NM
	12/04/07	14.39	2857	0.57	6.63	-61.0	-1.40	0
	03/18/08	NA	2126	1.07	6.88	-286.0	-0.50	0.4
	06/04/08	NM	NM	NM	NM	NM	NM	NM
	09/24/08	22.31	2512	0.60	6.80	-24.0	2.10	NM
	12/09/08	15.33	2632	0.37	6.70	-52.0	3.90	2.00
	04/09/09	12.05	2647	3.33	6.50	94.0	1.90	0.20
	06/17/09	17.54	2707	0.69	6.41	136.0	-1.40	2.40
	09/29/09	20.89	2443	0.49	6.60	21.0	21.40	0.80
	12/02/09	14.36	2092	1.34	6.74	-1.0	9.90	1.80
	03/18/10	11.46	2811	0.65	6.89	NA	5.90	1.80
	06/25/10	19.97	2994	0.93	6.40	-18.0	-5.20	2.20
	07/20/10	INJECTION COMPLETED						
	09/14/10	23.70	3234	1.58	6.67	-134.0	863.60	1.40
	12/01/10	17.25	3233	2.44	6.80	-131.0	3.40	2.20
	03/09/11	9.74	3860	0.22	6.75	-88.0	1.40	NM
	06/22/11	19.86	3526	0.22	6.64	-82.0	NM	NM
	09/28/12	23.44	3503	1.46	6.51	-57.0	34.80	NM
	12/08/11	16.31	3995	1.99	6.61	-117.0	-0.60	2.40
	06/06/12	18.78	2302	1.81	6.29	-62.5	NM	NM
	12/14/12	15.00	2392	0.73	6.60	-37.1	NM	NM
	06/26/13	20.18	3890	0.12	6.50	-59.3	NM	NM
	12/16/15	16.69	2980	4.01	6.47	-27.0	0.00	NM
	03/06/20	9.75	4679	0.51	6.76	-7.4	0.00	NM
	08/18/20	23.61	5860	0.00	7.20	-102.0	0.00	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-211	03/08/07	13.16	2857	0.92	7.25	110.0	-3.20	BDL
	06/26/07	18.27	3109	0.07	6.89	-363.0	-5.70	0
	09/20/07	17.93	2670	0.31	6.96	101.0	7.20	NM
	12/04/07	NM	NM	NM	NM	NM	NM	0
	03/18/08	NM	1931	0.36	7.22	-291.0	-0.60	0
	06/04/08	15.82	2517	0.44	6.90	38.5	0.50	0.1
	09/23/08	17.99	2224	0.34	6.72	364.0	-2.80	NM
	12/09/08	16.89	2521	0.27	6.97	27.0	22.30	0
	04/09/09	12.64	2165	0.06	6.97	122.0	2.80	0
	06/17/09	14.90	2242	0.32	6.67	115.0	-4.40	0.6
	09/29/09	17.90	1801	1.42	7.28	65.0	-1.20	0.1
	12/02/09	13.86	1785	0.96	7.22	15.0	-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	51.0	-6.50	1
	07/20/10	INJECTION COMPLETED						
	09/14/10	18.24	2260	5.07	7.02	31.0	-0.10	0
	12/01/10	16.12	2480	1.08	6.97	-91.0	29.00	2
	03/09/11	11.31	2672	0.36	7.28	-19.0	1.10	NM
	06/22/11	15.76	2330	0.35	7.19	-42.0	0.40	NM
	06/06/12	16.60	1569	0.66	7.17	64.3	NM	NM
	12/14/12	16.31	1571	0.18	7.29	-55.3	NM	NM
	12/16/15	15.00	1720	5.48	7.24	4.0	NM	NM
	08/16/17	17.68	3015	0.14	7.04	14.0	NM	NM
	11/13/19	16.12	2650	1.10	7.29	73.0	0.00	NM
	08/18/20	18.10	2690	0.00	7.73	-47.0	0.00	NM
MW-212	03/08/07	12.82	1896	0.30	7.20	20.0	-4.90	BDL
	06/26/07	20.18	1544	0.20	6.85	-376.0	-2.00	0.6
	09/20/07	19.88	2087	0.29	6.88	-95.0	2.40	NM
	12/04/07	14.42	1450	0.93	7.14	-34.0	4.90	NM
	03/18/08	NM	NM	NM	NM	NM	NM	0
	06/04/08	18.47	1639	0.47	6.72	110.0	10.80	1
	09/23/08	20.55	1555	0.85	6.71	-20.0	12.40	NM
	12/09/08	17.14	1650	0.97	7.03	-56.0	14.40	0
	04/09/09	12.77	1831	3.45	6.88	82.0	2.80	0
	06/17/09	16.48	1671	0.65	6.91	-27.0	-5.30	2
	09/29/09	19.11	1546	0.88	7.13	67.0	1.50	0.1
	12/02/09	16.51	1286	4.64	7.00	26.0	3.90	0.3
	03/18/10	15.48	1932	1.06	6.88	24.0	-5.10	1
	06/25/10	17.49	2099	3.38	6.59	9.0	2.70	1.8
	07/20/10	INJECTION COMPLETED						
	09/14/10	20.28	1676	2.95	6.60	44.0	0.30	0
	12/01/10	17.17	1718	3.90	6.97	-27.0	7.30	1.5
	03/09/11	12.84	2329	0.42	7.01	-2.0	4.00	NM
	06/22/11	21.76	8013	2.38	6.35	-18.0	NM	NM
	09/28/11	20.39	1798	0.85	6.85	-31.0	3.30	NM
	12/08/11	16.94	1803	0.63	6.99	-56.0	1.30	1
	06/06/12	17.54	1790	0.81	6.74	10.1	NM	NM
	12/14/12	17.27	1497	0.59	7.03	-30.1	NM	NM
	12/16/15	15.91	1530	4.38	6.89	55.0	NM	NM
	08/16/17	20.52	2461	0.18	6.83	8.0	NM	NM
	11/13/19	17.43	2460	2.17	6.83	-1.0	2.90	NM
	08/18/20	19.71	3200	0.00	7.28	-32.0	0.00	NM

Notes:
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)	12/8/2011		12/14/2012		6/26/2013		12/16/15		08/16/17		11/13/19		08/18/20	
				Depth to Water (feet*)	Groundwater Elevation (feet)	Depth to Water (feet*)	Groundwater Elevation (feet)	Depth to Water (feet*)	Groundwater Elevation (feet)	Depth to Water (feet*)	Groundwater Elevation (feet)	Depth to Water (feet*)	Groundwater Elevation (feet)	Depth to Water (feet*)	Groundwater Elevation (feet)	Depth to Water (feet*)	Groundwater Elevation (feet)
MW-6	11/01/00	98.48	10	4.9	93.58	6.03	92.45	5.09	93.39	5.15	93.33	5.37	93.11	5.18	93.30	5.82	92.66
MW-10	03/09/01	99.09	10	5.7	93.40	6.62	92.47	5.70	93.39	6.51	92.58	5.36	93.73	6.59	92.50	6.69	92.40
MW-12	07/19/10	98.37	13	NM	NM	6.11	92.26	4.82	93.55	5.74	92.63	5.13	93.24	5.68	92.69	5.84	92.53
MW-200	03/08/01	99.06	10	5.9	93.20	6.71	92.35	6.21	92.85	6.51	92.55	5.95	93.11	NM	NM	5.50	93.56
MW-206	02/19/03	-	9	4.5	92.49	5.23	91.76	4.47	92.52	NM	NM	NM	NM	NM	NM	4.89	NC
MW-211	04/08/03	95.51	15	3.3	92.24	4.01	91.50	3.23	92.28	3.78	91.73	3.50	92.01	3.70	91.81	3.78	91.73
MW-212	04/08/03	96.90	15	4.1	92.80	5.22	91.68	4.65	92.25	5.5	91.40	4.89	92.01	4.88	92.02	5.26	91.64

Notes:

NM = not measured
NC = not calculated; MW-206 PVC was raised ~6-inches in 2020 and requires re-survey.
** = Groundwater elevations are relative to an assumed benchmark (100 feet) onsite.*

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-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**
	11/13/19	<1.0	<1.0	<1.0	<1.0	<1.0	NA	**494**	**142**	**287**	**4.3**	0.83	2.3	<2.0
	08/18/20	<2.0	<2.0	<2.0	<2.0	<2.0	NA	**1,110**	**321**	**938**	**58.5**	1.7	**6.7**	<4.0
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
	11/13/19	<1.0	<1.0	<1.0	<1.0	<1.0	NA	**84.5**	**11.6**	**41.8**	**4.6**	<1.0	<1.0	<2.0
	08/18/20	<1.0	<1.0	<1.0	<1.0	<1.0	NA	**5.7**	1.4	**8.1**	**4.3**	<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-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
	11/13/19	**<100**	**<100**	**<100**	**<100**	**<100**	NA	**2,620**	**1,390**	**13,800**	**1,720**	**<100**	**88**	**<200**
	08/18/20	**<20**	**<20**	**<20**	**<20**	**<20**	NA	**725**	**350**	**3,600**	**291**	**<20**	**19.2**	**<40**
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**
	03/06/20	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	**945**	**181**	<5.0	3.3	<10
	08/18/20	<1.0	<1.0	<1.0	<1.0	<1.0	NA	**7.6**	1.1	**258**	**45.6**	<1.0	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-206	02/27/03		ND				ND	**11,200**	**1,730**	**1,010**	**494**	**17.8**	**23.2**	ND
	03/11/03		2.5				ND	**32,400**	**4,400**	**1,800**	**359**	**18.5**	**23**	ND
	12/09/04		**9.4**				9.3	**16,000**	**1,300**	**3,400**	**210**	**13**	**17**	0.5
	02/07/06		2.9				**15**	**11,000**	**420**	**3,400**	**310**	**9.7**	**25**	0.69
	09/19/06		3.4				**13**	**13,000**	**520**	**4,700**	**620**	**11**	**41**	ND
	12/18/06		ND				ND	**13,000**	**420**	**3,600**	**560**	ND	ND	ND
	03/08/07		ND				**15**	**16,000**	**500**	**3,900**	**220**	**9.7**	**22**	ND
	06/26/07		NS				NS	NS	NS	NS	NS	NS	NS	NS
	09/20/07		<5				<10	**10,000**	**3300**	**1,900**	**180**	**5.6**	**16**	**<10**
	12/04/07		1.8				**13**	**10,000**	**720**	**4,300**	**480**	**8.9**	**44**	<1
	03/18/08		4.2				**11**	**17,000**	**780**	**3,600**	**210**	**9**	**21**	<1
	06/04/08		5.6				<10	**12,000**	**910**	**3,600**	**170**	**5.3**	**22**	<5
	09/24/08		<5				<10	**12,000**	**570**	**3,400**	**310**	**8.6**	**22**	<5
	12/09/08		<5.0				<10	**11,000**	**610**	**3,600**	**280**	**8.3**	**19**	<5.0
	04/09/09		2.4				8.4	**16,000**	**960**	**6,500**	**210**	**11**	**26**	<1.0
	06/17/09		2.6				9.7	**18,000**	**820**	**8,100**	**190**	**12**	**28**	<1.0
	09/29/09		2.8				6.2	**14,000**	**600**	**3,700**	**360**	**5.5**	**23**	<1.0
	12/02/09		2.1				6.1	**11,000**	**520**	**3,200**	**280**	**9.8**	**21**	<1.0
	03/18/10		**<20**				**<20**	**12,000**	**360**	**2,300**	**120**	**<20**	**<20**	**<20**
	06/25/10		**<20**				NA	**7,500**	**250**	**2,600**	**200**	**<20**	**<20**	**<20**
	07/20/10	INJECTION COMPLETED												
	09/14/10		**<50**				NA	**<50**	**<50**	**3,800**	**2,100**	**<50**	**<50**	**<50**
	12/01/10		<1.0				NA	**8**	3.9	**2,500**	**1,000**	1.1	**5.5**	<1.0
	03/09/11		**<20**				NA	**570**	**230**	**5,500**	**910**	**<20**	**40**	**<20**
	06/22/11		**<20**				NA	**82**	**49**	**4,700**	**600**	**<20**	**22**	**<20**
	09/28/11		**<20**				NA	**150**	**45**	**3,800**	**560**	**<20**	**24**	**<20**
	12/08/11		**<20**				NA	**37**	**28**	**6,400**	**1,100**	**<20**	**44**	**<20**
	03/29/12	4.3	1.6	<1.0	<1.0	<1.0	NA	**186**	**143**	**2,880**	**399**	<1.0	**112**	<2.0
	06/06/12	<2.0	<1.0	<1.0	<1.0	<1.0	NA	**248**	**94.8**	**4,900**	**891**	**6.9**	<1.0	<2.0
	12/14/12	**<10**	<5.0	**<5.0**	**<5.0**	**<5.0**	NA	**22.5**	**10.2**	**1,450**	**647**	<5.0	**10.5**	**<10**
	06/26/13	**<10.0**	<5.0	**<5.0**	**<5.0**	**<5.0**	NA	**9.7**	**5.9**	**1,180**	**526**	<5.0	**38.2**	**<10.0**
	12/16/15	<2.0	<1.0	<1.0	<1.0	<1.0	NA	2.8	4.4	**113**	**159**	<1.0	2.1	<2.0
	03/06/20	<5.0	<5.0	**<5.0**	**<5.0**	**<5.0**	NA	**547**	**38.6**	**872**	**177**	<5.0	**5.8**	**<10**
	08/18/20	<5.0	<5.0	**<5.0**	**<5.0**	**<5.0**	NA	**58.5**	**12.8**	**993**	**318**	<5.0	**8.8**	**<10**

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
	11/13/19	<1.0	<1.0	<1.0	<1.0	<1.0	NA	**189**	**20.0**	**122**	2.0	<1.0	0.79	<2.0
	08/18/20	<1.0	<1.0	<1.0	<1.0	<1.0	NA	**236**	**16.3**	**64.2**	0.91	<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
	11/13/19	<2.0	<2.0	<2.0	<2.0	<2.0	NA	**390**	**11.2**	**67.9**	**2.4**	<2.0	<2.0	<4.0
	08/18/20	<1.0	<1.0	<1.0	<1.0	<1.0	NA	**67.1**	**13.2**	**84.3**	**4.8**	<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

APPENDICES

A- NYSDEC Certification Forms
B- Annual Inspection Reports
C- WCDOH Air Permit

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: 4.932

Reporting Period: August 21, 2017 to August 21, 2020

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

Box 2

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

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

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

Signature of Owner, Remedial Party or Designated Representative Date

SITE NO. 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 Engineering Control certification;

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

YES	NO
X	☐

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

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

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

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

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

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

YES	NO
X	☐

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

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

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. 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 _____ at _____,
print name print business address

am certifying as _____(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 Date

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 at P.O. BOX 12748, ROANOKE, VA 24028,
print name print business address

am certifying as a Qualified Environmental Professional for the BRIXMOR SPE6 LLC
(Owner or Remedial Party)

Signature of Qualified Environmental Professional, for the Owner or Remedial Party, Rendering Certification	Stamp (Required for PE)	16 September 2020 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 (print name) at 450 Lexington Avenue, Fl 13, New York, NY 10017 (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

9/21/20
Date

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

Date: 8/14/18 Company: _____ Inspector: RBM

MONITORING WELL CONDITION	ACCEPTABLE		NOTES- missing cover or bolt, damaged roadbox
MW-6	YES	NO	Ok, Good condition 2 bolts
MW- 10	YES	NO	No bolts, ok - no traffic at all
MW-12	YES	NO	No cover filled w/ debris/ asphalt
MW-200	YES	NO	Two Bolts, ~~Ken~~ OK, location little traffic
MW-205	YES	NO	Marginal - Concrete broken, 1 bolt, Tough location
MW-211	YES	NO	Ok, Concrete slight cracks, cover & good height
MW-212	YES	NO	Ok, concrete ok, cover set & good height

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		✓	Subs			YES	NO	YES	NO
359		✓	Dr/ Urgent Care	YES	NO	YES	NO	YES	NO
361		✓	Mandarin	YES	NO	YES	NO	YES	NO
365		✓	Sally Beauty	YES	NO	YES	NO	YES	NO
371		✓	H MART	YES	NO	YES	NO	YES	NO
Exterior				YES	NO	YES	NO	YES	NO

Dalewood II / Property Line - work @ Sewer Lift Station
Replaced Curbing + Asphalt / Island
New Bldg Next Door - Shake Shack

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

Date: 11/16/18 Company: EnSafe Inspector: Rob McCarthy

MONITORING WELL CONDITION	ACCEPTABLE		NOTES- missing cover or bolt, damaged roadbox
MW-6	YES	NO	Ok
MW- 10	YES	NO	Ok
MW-12	YES	NO	Recent Repair -
MW-200	YES	NO	Recent Repair -
MW-205	YES	NO	Removed / Abandoned
MW-211	YES	NO	OK
MW-212	YES	NO	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		X	Verizon- No Changes			YES	NO	YES	NO
357			Business Closed- No Access			YES	NO	YES	NO
359		X	Urgent Care	YES	NO	YES	NO	YES	NO
361		X	Mandarin Restaurant	YES	NO	YES	NO	YES	NO
365		X	Sally's Beauty	YES	NO	YES	NO	YES	NO
371		X	HMART Store	YES	NO	YES	NO	YES	NO
Exterior		X	No changes	YES	NO	YES	NO	YES	NO

New Building Constructed on adjacent property - North of Dalewood I

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

Date: 11/13/19 Company: En Sete Inspector: RW/MZ

MONITORING WELL CONDITION	ACCEPTABLE		NOTES- missing cover or bolt, damaged roadbox
MW-6	(YES)	NO	bolts stripped / ears missing, cover ok
MW- 10	(YES)	NO	
MW-12	(YES)	NO	
MW-200	YES	(NO)	Paved over
MW-206	YES	(NO)	Paved over
MW-211	(YES)	NO	bolts stripped, cover ok
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		X	Verizon			YES	(NO)	YES	(NO)
357		X	Nan bbq Chicken			YES	(NO)	YES	(NO)
359		X	Urgent Care	YES	(NO)	YES	(NO)	YES	(NO)
361		X	O Mandarin	YES	(NO)	YES	(NO)	YES	(NO)
365		X	Sally Beauty	YES	(NO)	YES	(NO)	YES	(NO)
371		X	H Mart	YES	(NO)	YES	(NO)	YES	(NO)
Exterior		X	New Paving in certain Areas	YES	(NO)	YES	(NO)	YES	(NO)

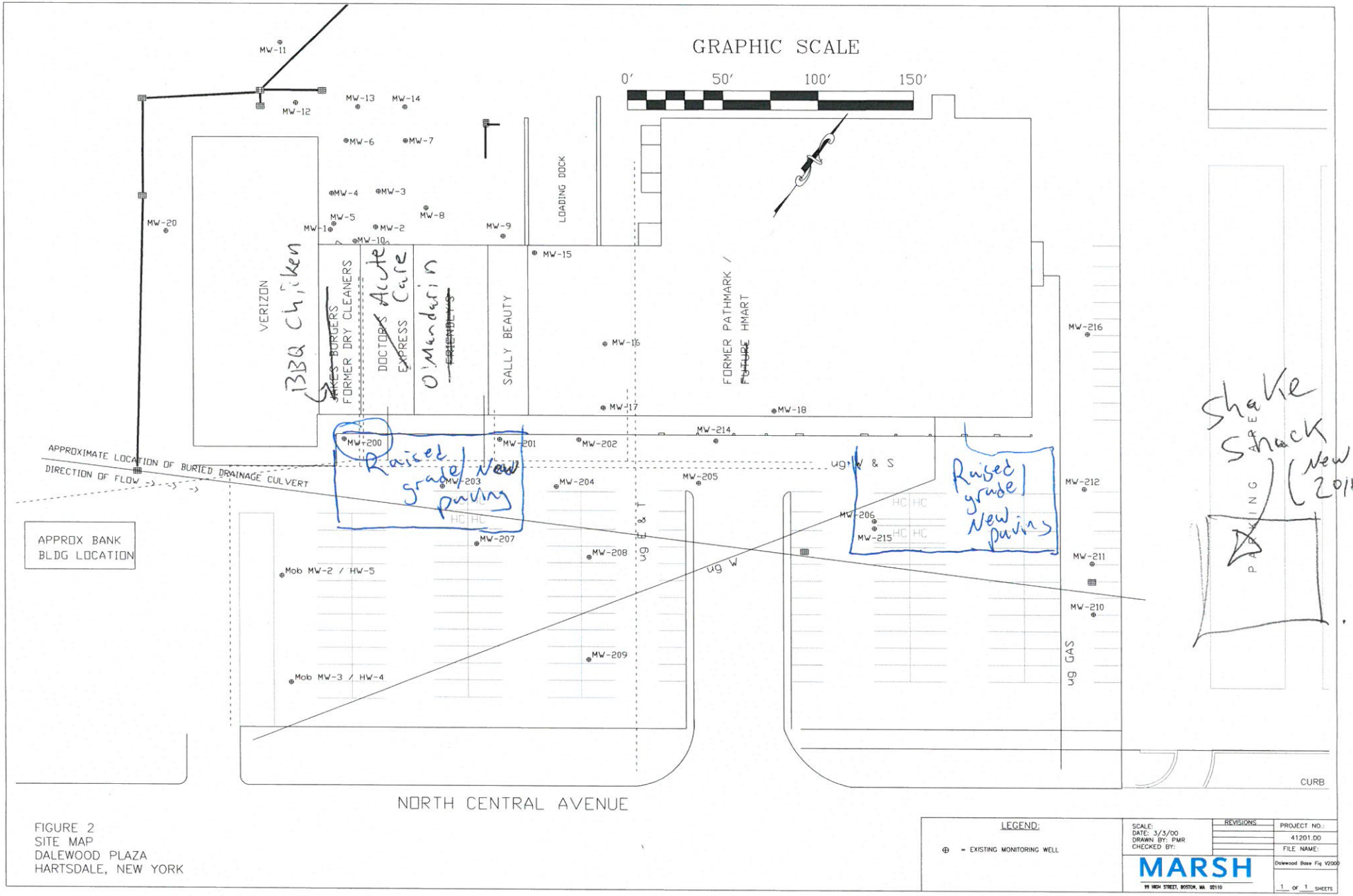


FIGURE 2
SITE MAP
DALEWOOD PLAZA
HARTSDALE, NEW YORK

LEGEND:
⊕ = EXISTING MONITORING WELL

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

REVISIONS

PROJECT NO.: 41201.00
FILE NAME: Dalewood Base Fig V2000

MARSH
99 HIGH STREET, BOSTON, MA 02110

1 OF 1 SHEETS

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

Date: 8/19/20 Company: _____ Inspector: Rob M

MONITORING WELL CONDITION	ACCEPTABLE		NOTES- missing cover or bolt, damaged roadbox
MW-6	YES	NO	Running Dry during Sampling
MW- 10	YES	NO	
MW-12	YES	NO	
MW-200	YES	NO	New Concrete in March 2020
MW-206	YES	NO	New Concrete in March 2020
MW-211	YES	NO	Bolts stripped, but set in OK
MW-212	YES	NO	Bolts stripped, concrete pad starting to crack

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		X	Verizon wireless		0	YES	NO	YES	NO
357		X	BBQ Chicken		0	YES	NO	YES	NO
359		X	Urgent Care, OK	YES	NO	YES	NO	YES	NO
361			Mandarin	YES	NO	YES	NO	YES	NO
365		X	Sally Beauty, OK	YES	NO	YES	NO	YES	NO
371		X	H Mart	YES	NO	YES	NO	YES	NO
Exterior		X	OK	YES	NO	YES	NO	YES	NO

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

Date: 11/16/17 Company: _____ Inspector: Rob M

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
~~18~~ 19	9	18		15 †	5	NA	

↳ high values due to system restart and moisture present

* 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)	On-site to Restart System, Was down on 11/11/17
Unusual Vibration	YES	(NO)	
Unusual Noise	YES	(NO)	
System Leaks	YES	NO	Hose from 2nd Carbon drum was disconnected and fitting missing
New air intakes adjacent to SSDS discharge	YES	(NO)	
Water in Moisture Separator Tank	YES	NO	Small Amount removed
Inlet particulate filter cleaned	YES	(NO)	
Control values adjusted	YES	(NO)	
Heat system operating	YES	NO	Plugged in heat tape for winter
GAC canisters acceptable condition	(YES)	NO	
General Comments/ Follow Activities			Left System operating with 1 drum of treatment

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

Date: 11/22/17 Company: _____ Inspector: Rob M

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	18	9				

* 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	On-site to Restart, was down on 11/17/17
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	Heat tape operating properly
GAC canisters acceptable condition	(YES)	NO	changed carbon drums with replacement units
General Comments/ Follow Activities			Installed New fitting and returned to regular operation with 2 drums in Series.

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

Date: 8/14/18 Company: EnSafe Inspector: RPM

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	20	10	0.1	0.2	0.1	0.1

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

Background ~ 0.1

SSDS Inspection

SYSTEM COMPONENT			NOTES
System On	(YES)	NO	
Unusual Vibration	YES	(NO)	
Unusual Noise	YES	(NO)	
System Leaks	(YES)	NO	- hose with/ Pipe broken Needs Repair @ bottom of Stack
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)	NA- Summer
GAC canisters acceptable condition	(YES)	NO	
General Comments/ Follow Activities			

LOCK CODE: 1500

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

Date: 11/16/18 Company: EnSafe Inspector: Rob McCarthy

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	20.5	10	0.3	0.2	NA	0.1

(Background = 0.1)

* 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	down on 11/15 - Restart on 11/16
Unusual Vibration	YES	(NO)	
Unusual Noise	YES	(NO)	
System Leaks	YES	NO	hose/PVC fitting - Replaced and Repaired 11/16
New air intakes adjacent to SSDS discharge	YES	(NO)	
Water in Moisture Separator Tank	YES	NO	drained small volume
Inlet particulate filter cleaned	YES	(NO)	
Control values adjusted	YES	(NO)	
Heat system operating	(YES)	NO	plugged in heat tape 11/16, confirmed operating
GAC canisters acceptable condition	(YES)	NO	
General Comments/ Follow Activities			Further Repairs required - fittings on drums

LOCK CODE: 1500

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

Date: 11/30/18 Company: EnSafe Inspector: Rob McCarthy

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	11	23	10	~~0.3~~	0.3	0.2	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)	Fully changed fittings on drums
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 out fittings w/ steel and reduced hose lengths to improve life expectancy

LOCK CODE: 1500

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

Date: 1/23/19 Company: EnSafe Inspector: Rob M

Site visit for WCDOH Inspection

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
~~0~~ 22	10	24	10		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			

LOCK CODE: 1500

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

Date: 5/17/19 Company: _____ Inspector: RM

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	11	22	9	Ø	Ø	Ø	Ø

* 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	Unplugged heat type, open trailer vent
GAC canisters acceptable condition	(YES)	NO	
General Comments/ Follow Activities			357 unit under Renovation BBQ chicken

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

Date: 11/13/19 Company: EnSite Inspector: Rob M

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	8	24	10	Ø	Ø	Ø	Ø

* 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	off on arrival - condensation, down on 11/10/19
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	Turned on 11/13/19
GAC canisters acceptable condition	(YES)	NO	
General Comments/ Follow Activities			

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

Date: 8/18/20 Company: _____ Inspector: Rob M

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
18	8	22	10		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			

LOCK CODE: 1500

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George Latimer
County Executive

Sherlita Amler, MD
Commissioner of Health

January 25, 2019

Dalewood Plaza
c/o Marsh USA
99 High Street
Boston, MA 02110
Attention: Neal Drawas

RE: Renewal Certificate to Operate
Industrial Facility
Number of Emission Points: 1

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, 2021.

Respectfully,

Natasha Court

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

NC:AC:mez
Enclosure

cc: File

REDUCE REUSE RECYCLE

Department of Health
145 Huguenot Street
New Rochelle, New York 10801 Telephone: (914) 813-5161 Fax: (914) 813-5158

Westchester gov.com

George Latimer
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:
Delroy Taylor, P.E., Assistant Commissioner
Bureau of Environmental Quality

Certificate Issued: *01/01/2019*

Certificate Expires: *12/31/2021*

145 Huguenot Street • 7th Floor New Rochelle, N.Y. 10801

THIS PERMIT MUST BE POSTED CONSPICUOUSLY