1170 ATLANTIC AVENUE
BALDWIN, NEW YORK
CUBESMART SELF STORAGE FACILITY
(FORMER SAFEGUARD SELF STORAGE)
SITE # V00523

PERIODIC REVIEW REPORT
FOR TIME PERIOD
NOVEMBER 4, 2020 THROUGH NOVEMBER 4, 2023

SUBMITTED TO:

New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233

PREPARED FOR:

Cubesmart Self Storage
5 Old Lancaster Road
Malvern, PA 19355

PREPARED BY:

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PWGC Project Number: CUE2302

DECEMBER 2023

1170 ATLANTIC AVENUE
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CUBESMART SELF STORAGE FACILITY
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LIST OF ACRONYMS

ACRONYM	DEFINITION
DO	Dissolved Oxygen
EC/ICs	Engineering and institutional controls
EE	Environmental Easement
GQS	Groundwater Quality Standards
IRM	Interim Remedial Measure
NYCRR	New York Codes, Rules, and Regulations
NYSDEC	New York State Department of Environmental Conservation
ORP	Oxygen-reduction potential
PE	Professional Engineer
PRAP	Proposed Remedial Action Plan
PWGC	P.W. Grosser Consulting, Inc.
QA/QC	Quality Assurance / Quality Control
ROD	Record of Decision
SMP	Site Management Plan
SSDS	Sub-Slab Depressurization System
SVOC	Semi-Volatile Organic Compound
UIC	Underground Injection Control
USEPA	United States Environmental Protection Agency
VOC	Volatile Organic Compound

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EXECUTIVE SUMMARY

This *Periodic Review Report* (PRR) has been prepared by P.W. Grosser Consulting Inc. (PWGC) on behalf of CubeSmart Self Storage to document the groundwater sampling event which occurred at the property located at 1170 Atlantic Avenue, Baldwin, New York (a Site Location Map is included as **Figure 1**), and to document the compliance with the requirements specified in the NYSDEC-approved *Site Management Plan* (SMP). The time period included under this report includes November 4, 2020, through November 4, 2023. The site is currently listed as a New York State Department of Environmental Conservation (NYSDEC) Voluntary Cleanup Site identified as I.D. No. V00523.

An electronic components manufacturer, LightAlarms Electronics Corporation (LEC), formerly operated at the subject site. LEC utilized a solvent dip tank with 1,1,1-trichloroethane. The solvent was discharged to an on-site drywell, which subsequently impacted the surrounding soils and groundwater. The prospective buyer of the property (Safeguard Properties LLC) entered into the subject VCA in 2002, agreeing to address environmental contamination at the site. After the subject drywell was removed, an extensive remedial investigation (RI) was performed to determine the extent of the impact. An interim remedial measure (IRM) was performed to remove the impacted soils and treat groundwater in the former source area. The IRM included remedial excavation and the application of Hydrogen Release Compound (HRC).

Groundwater monitoring was ceased based on the notification letter issued by the DEC on May 04,2021 after the review of reviewed your Periodic Review Report (PRR) and IC/EC Certification for period: May 3, 2018, to November 4, 2020.

PWGC recommends all the monitoring well onsite to be decommissioned in accordance with the SMP.

The Institutional Controls Certification forms for the site are attached as **Appendix A**.

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1.0 SITE OVERVIEW

The site is located in the Hamlet of Baldwin, County of Nassau, New York and is identified as Block 46, Lot 62 on the Nassau County Tax Map. The site is an approximately 2.7-acre area bounded by Atlantic Avenue to the north, and by Milburn Creek to the south, east, and west (see **Figure 2**).

The site was reportedly built up from the Milburn Creek streambed. The creek was rerouted around the resulting peninsula. The site is bounded on four sides by bulkheads, except for the site's access driveway at the northeast corner of the property. The property's soil is apparently comprised of dredge spoils from the stream bed of Milburn Creek.

The site was used as a boat storage and repair yard dating back to at least 1941. In 1974, the currently-existing building was constructed and used as an indoor tennis facility. The site usage of the building changed in 1983 (according to building department records), as Lightalarms Electronics Corporation (LEC) took over the site. LEC manufactured emergency lighting equipment at this facility until the operation moved in 1998. LEC was known to have used paints and solvents in their operation. LEC's operations included the use of a spray booth, with a permitted exhaust to the outside, to spray paint light fixtures and other components. Prior to painting, the facility utilized a solvent dip tank containing 1,1,1-trichloroethane to clean metal parts in preparation for paint.

ATC Associates Inc. (ATC) performed a Limited Subsurface Investigation in 1997 and a Focused Subsurface Investigation in 2001 which documented the on-site contamination including chlorinated volatile organic compounds (VOCs) in the drywell located to the east of the subject building and in the soil and groundwater. The prospective buyer of the property (Safeguard Properties LLC) entered into the subject VCA in 2002, agreeing to address environmental contamination at the site. ATC subsequently performed remediation and closure of the drywell.

The depth to water at the site ranges from 2 to 5 feet below the surface and is affected by the tides. This groundwater is saline and is not drinkable. The uppermost soils from grade to 12 feet below the surface are a mix of dredge spoils (fill) from when the land was constructed, creek bottom sediments, buried marsh, and sands.

PWGC performed a Remedial Investigation (RI) to characterize the nature and extent of contamination at the site. The results of the RI are described in detail in the following reports:

- Remedial Investigation Results and Supplemental Workplan, PWGC, January 2007
- Sub-Slab Vapor and Indoor Air Sampling Report, PWGC, April 2007
- Supplemental Remedial Investigation Report, PWGC, June 2008
- Deep Groundwater Sampling Report, PWGC, June 2009

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- Monitoring Well Sampling Report, January 2010
- Monitoring Well Sampling Report, PWGC, October 2010
- Remedial Action Work Plan, PWGC, September 2014

Generally, the RI determined that contaminants of concern, including 1,1,1-trichloroethane (TCA), 1,1-dichloroethane (DCA), and chloroethane, existed in the subsurface of the site. Based on the investigation results, comparison to the Standards, Criteria, and Guidance (SCGs), and the potential public health and environmental exposure routes, certain media and areas of the site required remediation.

Below is a summary of site conditions when the RI was performed, prior to the implementation of the IRM in 2011:

Soil

In 2004 the drywell of concern and its contents were removed by ATC. A reported six tons of material was disposed of. PWGC performed soil borings in the vicinity of the former drywell in October 2007 to address Nassau County Department of Health (NCDH) concerns that the soils adjacent to the former drywell were impacted by improper discharge, despite ATC's remedial effort. At each of four boring locations, the 7.5' to 10' interval was submitted for analysis.

Analytical results of the drywell investigation indicated that detected concentrations of VOCs were within NYSDEC 6 NYCRR Part 375 Commercial Use Cleanup Objectives (SCOs).

Results of a site investigation conducted by ATC in March 2005 indicated elevated concentrations of semi-volatile organic compounds (SVOCs) and metals in surface soil samples collected from locations surrounding the site's building. The NYSDEC determined that SVOC and/or mercury concentrations at three locations warranted further investigation.

To address surface soil quality at the selected areas, PWGC collected additional surface samples in October 2007 from these locations.
Detected concentrations of mercury were well within Commercial Use SCOs.

Surface soil sampling analytical data indicated concentrations of the SVOC benzo(a)pyrene above Commercial Use SCOs in 2 of the 12 samples collected from the asphalt-paved area to the north of the building, and in the grass area to the east of the building. The site soils are comprised of dredged material from Milburn Creek (the surrounding waterway). The SVOCs detected in these soils may be traced to biological decay inherent in stream beds, and/or diesel fuel from boat traffic in the waterway.

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The surface soils at the site are either capped with asphalt pavement or stabilized with grass. There are no unstabilized surface soils observed at the subject site. Based on this, the risk of airborne exposure to the SVOCs appears to below.

The grass areas of the site are not regularly utilized by facility customers or employees, as regular access to the building is through paved areas. Furthermore, access to the site is restricted to employees and customers with fencing and a gate. Based on this, exposures from soil contact is limited.

Site-Related Groundwater

Groundwater conditions are discussed in Section 2 below.

Monitoring wells MW-1 and MW-2 were last sampled in April 2008. VOCs have not been detected in these two wells, indicating that the locations are outside the impacted area. Accordingly, these wells have not been included in subsequent sampling rounds.

Site-Related Soil Vapor Intrusion

In February 2007, PWGC performed a sampling of the sub-slab vapor and indoor air at the subject building. The work was performed pursuant to the requirements of the NYSDEC, as detailed in the NYSDEC-approved "Sub-Slab Vapor and Indoor Air Sampling Plan," which was previously submitted under separate cover by PWGC in October 2006. The sampling was performed in accordance with the New York State Department of Health (NYSDOH) "Guidance for Evaluating Soil Vapor Intrusion in the State of New York," October 2006.

Four sub-slab vapor samples, four corresponding indoor air samples, and one outdoor air samples were collected. The highest concentrations of chlorinated VOCs detected in the sub-slab vapor samples included 1,1,1-TCA at 16 µg/m3, 1,1-DCA at 13 µg/m3, PCE at 36 µg/m3, and TCE at 12 µg/m3. These VOCs were not detected in the indoor air samples.

Analytical results were evaluated utilizing the Soil Vapor / Indoor Air Matrices contained in the NYSDOH Vapor Intrusion Guidance document. The recommendation derived from the matrices, given the analytical results, was no further action.

The site was remediated in accordance with the NYSDEC-approved Interim Remedial Measure Work Plan dated August 2011 and Remedial Action Work Plan dated September 2014.

The following is a summary of the Remedial Actions performed at the site:

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Removal of Contaminated Materials from the Site

1. Excavation of soil and in-situ chemical reduction (ISCR): As part of the IRM, soils in the area of the former drywell of concern which were apparently impacting groundwater, were excavated and transported off-site for disposal. Approximately 42 tons of soil were removed to a depth of approximately eight feet bgs. Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) for commercial use was brought in to complete the backfilling of the excavation. As part of this IRM, ISCR was implemented to treat contaminants in groundwater. Prior to backfilling the excavation, Hydrogen Release Compound (HRC®) was applied in the excavation to reduce the residual VOCs in the groundwater. The excavation work and the application of HRC® have been effective in reducing groundwater contamination in the area of the former drywell. In 2004 the drywell of concern and its contents were removed by ATC. A reported six tons of material was disposed of. The removal of the drywell structure was confirmed during the 2011 IRM excavation;
2. Execution and recording of the Declaration of Covenants and Restrictions to restrict land use and prevent future exposure to any contamination remaining at the site. Elements of the Declaration of Covenants and Restrictions include a requirement of the remedial party or site owner to complete and submit to the NYSDEC a periodic certification of institutional controls and a restriction on groundwater use for potable or process water without necessary water quality treatment as determined by the NYSDOH or the Nassau County Department of Health (NCDH);
3. Development and implementation of a Site Management Plan for long term management of remaining contamination as required by the Declaration of Covenants and Restrictions, which includes plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting. The SMP was approved by the NYSDEC via a Release and Covenant Not to Sue dated September 2, 2015.

Remedial activities were completed at the site in September 2014 upon approval of the RAWP.

Ownership of the subject property was transferred from Safeguard to CubeSmart in 2015 along with responsibility for adherence to the specifications of the SMP. CubeSmart directly notified the NYSDEC of the ownership transfer. Site usage remains utilized for self-storage.

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2.0 GROUNDWATER SAMPLING

Groundwater monitoring was ceased based on the notification letter issued by the DEC on May 04,2021 after the review of reviewed your Periodic Review Report (PRR) and IC/EC Certification for period: May 3, 2018, to November 4, 2020. The letter notification to cease ground water monitoring activities is included as **Appendix B**.

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3.0 SITE-WIDE INSPECTION

The SMP was developed to confirm that the site remedy continues to be effective in protecting public health and the environment. The SMP specifies a site-wide inspection on an 18-month basis. During these inspections, an inspection form is completed (**Appendix C**). The form is used to compile sufficient information to assess the following:

- Compliance with all ICs, including site usage;
- General site conditions at the time of the inspection;
- The site management activities being conducted including, where appropriate, confirmation sampling and a health and safety inspection;
- Compliance with permits and schedules included in the SMP; and
- Confirm that site records are up to date.

The site-wide inspection was performed on November 20, 2023, by Usman Chaudhry, a representative of PWGC.

The groundwater monitoring system was inspected for signs of damage. The monitoring wells appeared to be in good condition with plugs and protective covers, bolts securing the well cover were missing at MW-3, MW-4, MW-5 and MW-6A. Bolts were added as needed to secure the well covers.

The paved and surfaces and grass areas appeared to be in a similar condition as the November 2020 inspection, with no signs of ground intrusive activity.

Based upon the findings of the site-wide inspection, no corrective actions are recommended at this time.

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4.0 CONCLUSIONS AND RECOMMENDATIONS

This PRR has been prepared by PWGC on behalf of CubeSmart Self Storage to document the groundwater sampling event which occurred at the property located at 1170 Atlantic Avenue, Baldwin, New York (a Site Location Map is included as **Figure 1**), and to document the compliance with the requirements specified in the NYSDEC-approved SMP. The time period included under this report includes November 4, 2020, through November 4, 2023.

Based upon the results of the historic groundwater results, the IRM actions were successful at addressing residual contamination at the site.

PWGC recommends all the monitoring well onsite to be decommissioned in accordance with the SMP.

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FIGURES

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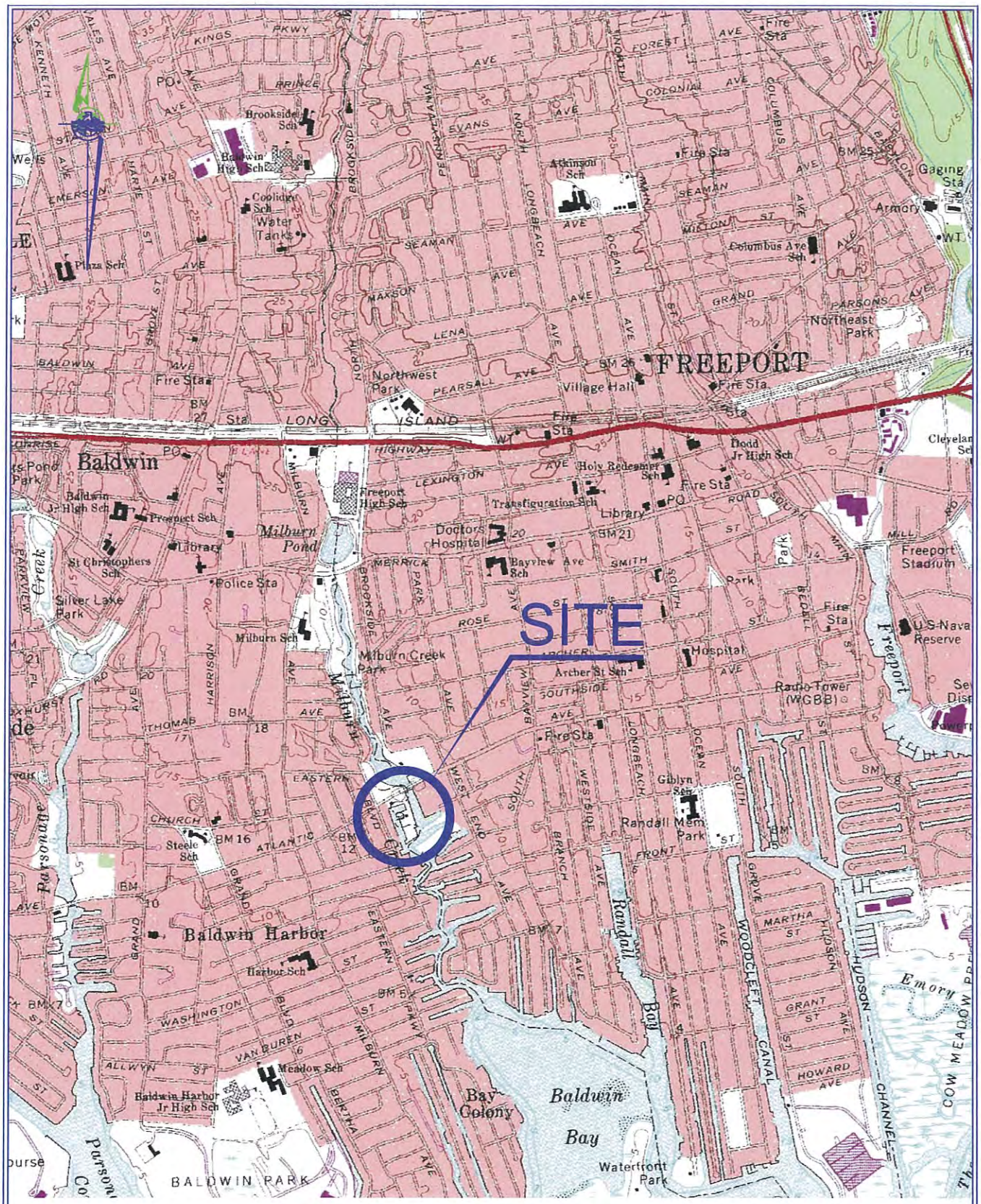

VICINITY MAP

SCALE: 1:24,000

Mapped, edited, and published by the Geological Survey
Revised in cooperation with New York Department of Transportation
Control by USGS, USC&GS, and New Jersey Geodetic Survey

J:\Projects S-Z\sss\SSS0601\Cad\Vicinity Map.dwg

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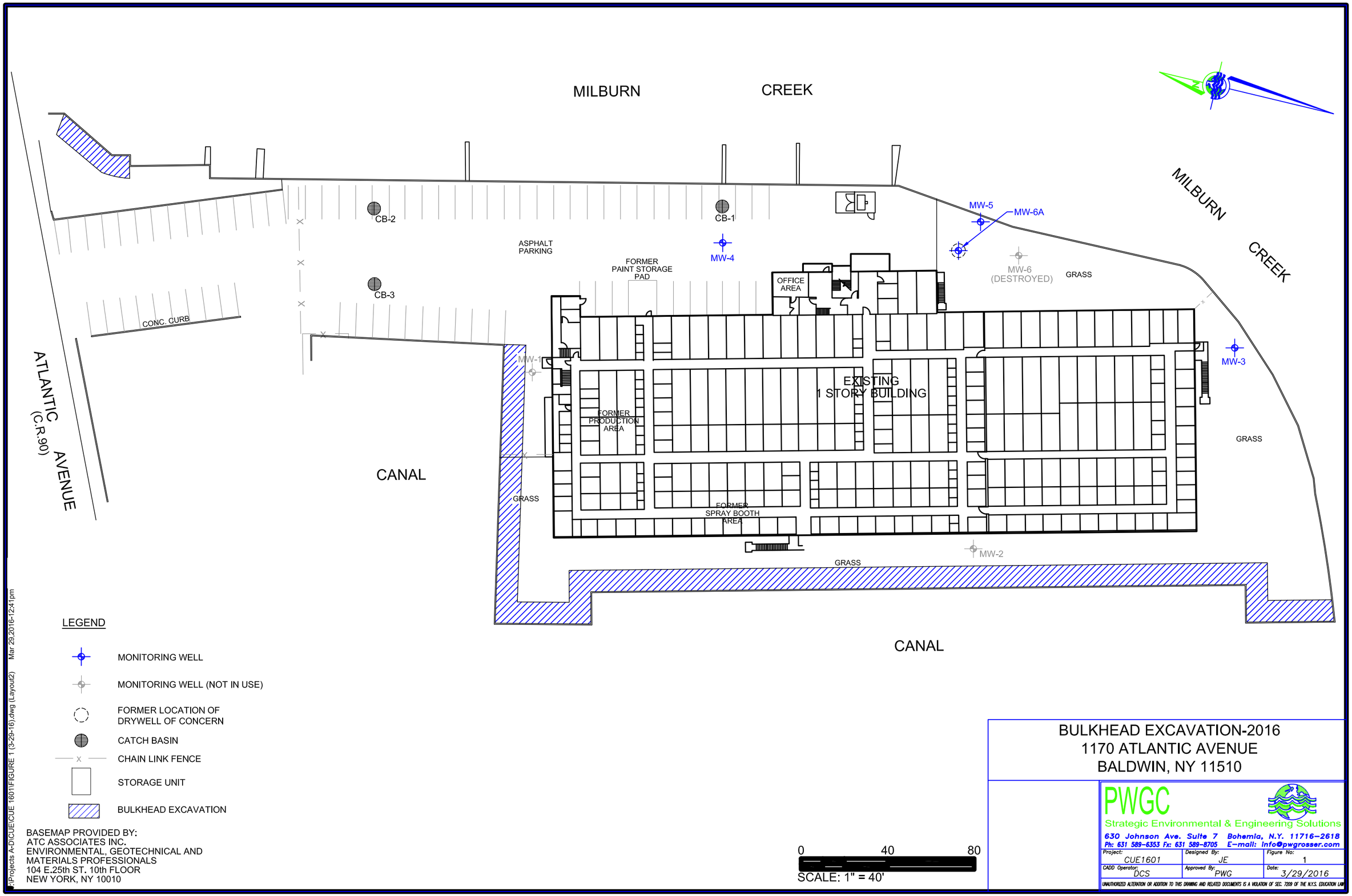
1170 ATLANTIC AVENUE
BALDWIN, NY 11510

Project	SSS0601
Designed by	JPR
Approved by	PWG
Drawn by	LLG
Figure No.	1
Date	10/05/06



LEGEND

- MONITORING WELL
- MONITORING WELL (NOT IN USE)
- FORMER LOCATION OF DRYWELL OF CONCERN
- CATCH BASIN
- CHAIN LINK FENCE
- STORAGE UNIT
- BULKHEAD EXCAVATION

BASEMAP PROVIDED BY:
ATC ASSOCIATES INC.
ENVIRONMENTAL, GEOTECHNICAL AND MATERIALS PROFESSIONALS
104 E.25th ST. 10th FLOOR
NEW YORK, NY 10010

0 40 80

SCALE: 1" = 40'

BULKHEAD EXCAVATION-2016
1170 ATLANTIC AVENUE
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Project:	Designed By:	Figure No:
CUE1601	JE	1
CADD Operator: DCS	Approved By: PWG	Date: 3/29/2016

TABLES

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TABLE 1
HISTORICAL GROUNDWATER ANALYTICAL RESULTS FOR
VOLATILE ORGANIC COMPOUNDS
EPA METHOD 8260

1170 Atlantic Avenue - Baldwin, New York

Compound	NYSDEC	MW-1	MW-2	MW-3										MW-4									
	Standards	4/9/08	4/9/08	4/9/08	7/20/10	10/25/10	5/30/12	8/29/12	12/3/12	7/12/13	9/28/16	3/28/18	11/4/20	4/9/08	7/20/10	10/25/10	5/30/12	8/29/12	12/3/12	7/12/13	9/28/16	3/28/18	11/4/20
VOCs by 8260 - ug/L																							
1112Tetrachloroethane	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
111 Trichloroethane	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1122Tetrachloroethane	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
112 Trichloro-122 trifluoroet	5	ND	ND	ND	ND	ND	ND	NA	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	NA	ND	ND	ND
112 Trichloroethane	1	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1 Dichloroethane	4	ND	ND	**680**	**43.9**	**7.08**	**2300**	**460**	**180**	**2100**	ND	2.2 J	1.4 J	2.3	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1 Dichloroethene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloropropene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
123-Trichlorobenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
123-Trichloropropane	0.04	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1245 Tetramethylbenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
124-Trichlorobenzene (v)	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
124-Trimethylbenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
12 Dibromo 3 chloropropan	0.04	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2 Dibromoethane	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2 Dichlorobenzene (v)	3	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.77 J	ND	ND	ND	ND	ND	ND
1,2 Dichloroethane	0.6	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.34 J	ND	ND	ND	ND
1,2 Dichloropropane	1	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
135-Trimethylbenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,3 Dichlorobenzene (v)	3	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,3-Dichloropropane	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,4 Dichlorobenzene (v)	3	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,4 Dioxane	NS	NA	NA	NA	NA	NA	NA	NA	NA	NA	860 J	520	570	NA	NA	NA	NA	NA	NA	NA	ND	ND	ND
2,2-Dichloropropane	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Butanone	NS	ND	ND	ND	ND	ND	ND	28 J	ND	68 J	ND	ND	ND	ND	ND	ND	ND	ND	1.3 J	ND	ND	ND	ND
2-Chloroethyl vinyl ether	NS	ND	ND	ND	ND	ND	ND	NA	ND	NA	ND	NA	NA	ND	ND	ND	ND	NA	ND	NA	ND	NA	NA
2-Chlorotoluene	5	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND
2-Hexanone	50*	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4-Chlorotoluene	5	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND
4-Isopropyltoluene	5	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND	NA	NA	ND	ND	ND	ND	ND	ND	NA	ND	NA	NA
4-Methyl-2-pentanone	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Acetone	50*	ND	ND	ND	ND	ND	22 J	37 J	ND	ND	ND	ND	ND	ND	ND	ND	3.0 J	3.6 J	14	ND	4.6 J	4.3 J	2.7 J
Acrylonitrile	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Benzene	1	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.16 J	ND	ND
Bromobenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromochloromethane	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromodichloromethane	50*	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromoform	50*	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromomethane	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Carbon Disulfide	60***	ND	ND	ND	ND	ND	ND	31 J	ND	ND	ND	ND	ND	ND	ND	ND	ND	1.4 J	ND	ND	ND	ND	ND
Carbon Tetrachloride	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chlorobenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chlorodifluoromethane	NS	ND	ND	ND	ND	ND	ND	NA	ND	NA	ND	NA	NA	ND	ND	ND	ND	NA	ND	NA	ND	NA	NA
Chloroethane	5	ND	ND	ND	**417**	**139**	**2200**	**730**	**2400**	**3600**	**320**	**84**	**56**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloroform	7	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloromethane	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
c-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	20 J	ND	ND	44 J	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
c-1,3Dichloropropene	0.4	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Dibromochloromethane	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Dibromomethane	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Dichlordifluoromethane	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Ethyl Benzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	0.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Isopropylbenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
m + p Xylene	5	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND
ter.ButylMethylEther	10	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.74 J	ND	0.94 J	ND	ND
Methylene Chloride	5	4.5 B	4.1 B	4.6 B	ND	ND	ND	ND	ND	ND	ND	ND	ND	4.3 B	ND	ND	ND	ND	ND	ND	ND	ND	ND
Naphthalene(v)	10*	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1.9 J	ND	ND	ND	ND
n-Butylbenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
n-Propylbenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
o Xylene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
p Diethylbenzene	NS	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND
p-Ethyltoluene	NS	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND
sec-Butylbenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Styrene	5	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND
TAME		ND	ND	ND	ND	ND	ND	NA	ND	NA	ND	NA	NA	ND	ND	ND	ND	NA	ND	NA	ND	NA	NA
t-Butyl alcohol	NS	ND	ND	ND	ND	ND	ND	NA	ND	NA	ND	NA	NA	ND	ND	ND	ND	NA	ND	NA	ND	NA	NA
tert-Butylbenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1.4 J	ND	ND
t-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
t-1,3Dichloropropene	0.4 [(1)]	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl Chloride	2	ND	ND	ND	ND	ND	13 J	ND	ND	24 J	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

Notes:
** - NYSDEC Ambient Water Quality Standards and Guidance Values 6/1998
*** - NYSDEC Ambient Water Quality Standards and Guidance Values, Addendum April 2000
* - Guidance Value
ND - Indicates the compound was analyzed but not detected
NS - No Standard
Bold/shaded- Indicated exceedance of the NYSDEC Groundwater Standard
(1) Applies to sum of cis and trans 1,3
J - Estimated Value
B - Estimated Value
NA - Not Analyzed

TABLE 1
HISTORICAL GROUNDWATER ANALYTICAL RESULTS FOR
VOLATILE ORGANIC COMPOUNDS
EPA METHOD 8260

1170 Atlantic Avenue - Baldwin, New York

Compound	NYSDEC	MW-5											MW-6			MW-6A						
	Standards	4/9/08	5/7/09	7/20/10	10/25/10	5/30/12	8/29/12	12/3/12	7/12/13	9/28/16	3/28/18	11/4/20	4/9/08	7/20/10	10/25/10	5/30/12	8/29/12	12/3/12	7/12/13	9/28/16	3/28/18	11/4/20
VOCs by 8260 - ug/L																						
1112Tetrachloroethane	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
111 Trichloroethane	5	**390**	**250**	2.23	**14.7**	ND	ND	ND	ND	ND	ND	ND	1.1	ND	ND	**87**	**62**	**18**	**80**	ND	ND	ND
1122Tetrachloroethane	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
112 Trichloro-122 trifluoroet	5	ND	ND	ND	ND	ND	NA	ND	NA	ND	NA	NA	ND	ND	ND	ND	NA	ND	NA	ND	NA	ND
112 Trichloroethane	1	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1 Dichloroethane	4	**1800**	**2100**	**2450**	**1270**	24 J	ND	ND	ND	ND	**4.1**	ND	**6.5**	ND	ND	**500**	**430**	**210**	**540**	2.8	3.3	0.77 J
1,1 Dichloroethene	5	11	3.6	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	3.8	ND	1.2 J	ND	ND	ND	ND
1,1-Dichloropropene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
123-Trichlorobenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
123-Trichloropropane	0.04	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1245 Tetramethylbenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
124-Trichlorobenzene (v)	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
124-Trimethylbenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
12 Dibromo 3 chloropropan	0.04	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2 Dibromoethane	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2 Dichlorobenzene (v)	3	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2 Dichloroethene	0.6	ND	ND	ND	ND	ND	**1.4**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.26 J	ND	ND
1,2 Dichloropropane	1	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
135-Trimethylbenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,3 Dichlorobenzene (v)	3	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,3-Dichloropropane	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,4 Dichlorobenzene (v)	3	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,4 Dioxane	NS	NA	NA	NA	NA	NA	NA	NA	NA	740	ND	ND	NA	NA	NA	NA	NA	NA	NA	100 J	ND	ND
2,2-Dichloropropane	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Butanone	NS	ND	ND	ND	ND	26 J	ND	ND	16 J	ND	ND	ND	ND	ND	ND	ND	31 J	ND	ND	ND	ND	ND
2-Chloroethyl vinyl ether	NS	ND	ND	ND	ND	ND	NA	ND	NA	ND	NA	NA	ND	ND	ND	ND	NA	ND	NA	ND	NA	NA
2-Chlorotoluene	5	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND
2-Hexanone	50*	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4-Chlorotoluene	5	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND
4-Isopropyltoluene	5	ND	ND	ND	ND	ND	ND	ND	NA	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	NA	ND
4-Methyl-2-pentanone	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Acetone	50*	ND	ND	ND	ND	ND	2.3 J	ND	ND	ND	1.8 J	ND	ND	ND	ND	ND	25 J	ND	ND	ND	ND	ND
Acrylonitrile	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Benzene	1	ND	0.61 J	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.22 J	ND	ND	ND
Bromobenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromochloromethane	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromodichloromethane	50*	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromoform	50*	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromomethane	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Carbon Disulfide	60***	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Carbon Tetrachloride	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chlorobenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chlorodifluoromethane	NS	ND	ND	ND	ND	ND	NA	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	NA	ND	NA	NA
Chloroethane	5	**560**	**970**	**1420**	**701**	**2200**	**2200**	**1700**	**870**	ND	**6.4**	ND	ND	ND	ND	**940**	**580**	**1100**	**1100**	**270**	1.6 J	**24**
Chloroform	7	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloromethane	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	2.2 J	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
c-1,2-Dichloroethene	5	4.3	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	5.8 J	ND	ND	ND	ND	ND	ND
c-1,3Dichloropropene	0.4	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Dibromochloromethane	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Dibromomethane	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Dichlordifluoromethane	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Ethyl Benzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	0.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Isopropylbenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
m + p Xylene	5	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND
ter.ButylMethylEther	10	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methylene Chloride	5	4.6 B	7.3 B	ND	ND	ND	ND	ND	ND	ND	ND	ND	3.8 B	<0.39	<0.39	ND	ND	ND	ND	ND	ND	ND
Naphthalene(v)	10*	ND	ND	ND	ND	**80**	2.4 J	ND	ND	ND	ND	ND	ND	ND	ND	**13**	ND	ND	ND	ND	ND	ND
n-Butylbenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
n-Propylbenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
o Xylene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
p Diethylbenzene	NS	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND
p-Ethyltoluene	NS	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND
sec-Butylbenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Styrene	5	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND
TAME		ND	ND	ND	ND	ND	NA	ND	NA	ND	NA	NA	ND	ND	ND	ND	NA	ND	NA	ND	NA	NA
t-Butyl alcohol	NS	ND	ND	ND	ND	ND	NA	ND	NA	ND	NA	NA	ND	ND	ND	ND	NA	ND	NA	ND	NA	NA
tert-Butylbenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
t-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
t-1,3Dichloropropene	0.4 [1]	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethene	5	2.6	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.27 J	ND	ND	ND
Trichlorofluoromethane	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl Chloride	2	ND	**31**	**19.6**	ND	ND	ND	ND	ND	0.08 J	0.23 J	ND	ND	ND	ND	**5.4**	8.0 J	3.9 J	**8.8**	0.63 J	ND	ND

Notes:
** - NYSDEC Ambient Water Quality Standards and Guidance Values 6/1998
*** - NYSDEC Ambient Water Quality Standards and Guidance Values, Addendum April 2000
* - Guidance Value
< - Indicates the compound was analyzed but not detected
NS - No Standard
Bold/shaded- Indicated exceedance of the NYSDEC Groundwater Standard
[1] Applies to sum of cis and trans 1,3
J - Estimated Value
B - Estimated Value
NA - Not Analyzed

APPENDIX A
IC CERTIFICATION FORM

P.W. GROSSER CONSULTING, INC.
P.W. GROSSER CONSULTING ENGINEER & HYDROGEOLOGIST, P.C.
PHONE: 631.589.6353
PWGROSSER.COM
630 JOHNSON AVENUE, STE 7
BOHEMIA, NY 11716
LONG ISLAND • MANHATTAN • SARATOGA SPRINGS • SYRACUSE • SEATTLE • SHELTON

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. V00523

Site Name Safeguard Storage Baldwin Site

Site Address: 1170 Atlantic Avenue Zip Code: 11510
City/Town: Baldwin
County: Nassau
Site Acreage: 2.700

Reporting Period: November 04, 2020 to November 04, 2023

	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. V00523 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
54-46-62	CubeSmart, LP.	Ground Water Use Restriction Soil Management Plan Landuse Restriction Site Management Plan IC/EC Plan

• Compliance with the Declaration of Covenants and Restrictions and this SMP by the Grantor and the Grantor's successors and assigns;
• Groundwater monitoring must be performed as defined in this SMP;
• Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in this SMP.

Box 4

Description of Engineering Controls

None Required

Not Applicable/No EC's

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. V00523

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 Usman Chaudhry (print name) at 630 Johnson Avenue, Suite 7, Bohemia, NY (print business address),

am certifying as Designated Representative (Owner or Remedial Party)

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

PWGC

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

12-04-2023
Date

APPENDIX B
Letter Notification to Cease Groundwater

P.W. GROSSER CONSULTING, INC.
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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation
625 Broadway, 12th Floor, Albany, NY 12233-7015
P: (518)402-9625
www.dec.ny.gov

May 04, 2021

CubeSmart
Paul Rogers
5 Old Lancaster Road
Malvern, PA 19355

Re: Site Management (SM) Periodic Review Report (PRR) Response Letter
Safeguard Storage Baldwin Site, 1170 Atlantic Avenue, Baldwin, NY
Nassau County, Site No.: V00523

Dear Mr. Rogers:

The Department has reviewed your Periodic Review Report (PRR) and IC/EC Certification for following period: May 3, 2018 to November 4, 2020.

The Department hereby accepts the PRR and associated Certification. Your request to cease groundwater monitoring has been granted. In addition, the frequency of Periodic Reviews for this site is now 3 years. Your next PRR is due on December 6, 2023. You will receive a reminder letter and updated certification form 75-days prior to the due date. Regardless of receipt or not, of the reminder notice, the next PRR including the signed certification form, is still due on the date specified above.

Please keep a copy of this letter with the Site management plan (SMP). If you have any questions, or need additional forms, please contact me at 518-402-9693 or e-mail: rob.decandia@dec.ny.gov.

Sincerely,

Robert D. DeCandia Jr., PE
Project Manager

ec:
R DeCandia, DEC Project Manager
A Ghosh, DOH Project Manager
C Engelhardt, R1 RHWE
U Chaudhry, PW Grosser
K Almskog, PW Grosser

APPENDIX C
SITE-WIDE INSPECTION FORM

P.W. GROSSER CONSULTING, INC.
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Site Inspection Form

CUBESMART (FORMER SAFEGUARD) SELF STORAGE FACILITY

1170 ATLANTIC AVENUE

BALDWIN, NEW YORK

Date / Time: November 20, 2023

Inspector (name/organization): Matthew Olivieri P.W. Grosser Consulting, Inc.

Detail the condition of monitoring wells – Confirm well integrity; note damage to well casing, j-plug, cover; note missing bolts: The monitoring wells are in good condition with no damage. Bolts were missing and were added to the well covers of MW-3, MW-4, MW-5, and MW-6A. Soil buildup was observed underneath the well cover of MW 4 and was removed.

Detail the condition of ground cover and evidence of ground intrusive activity:

The site is stabilized with the building, asphalt pavement, and grass. No evidence of ground-intrusive activities were observed.

Are any repairs and/or maintenance needed at this time? If so, conduct another inspection following repairs.

No repairs or maintenance is needed at this time.

Matthew Olivieri	Matthew Olivieri	November 20, 2023
Name	Signature	Date