

Short Environmental Assessment Form

Part 1 - Project Information

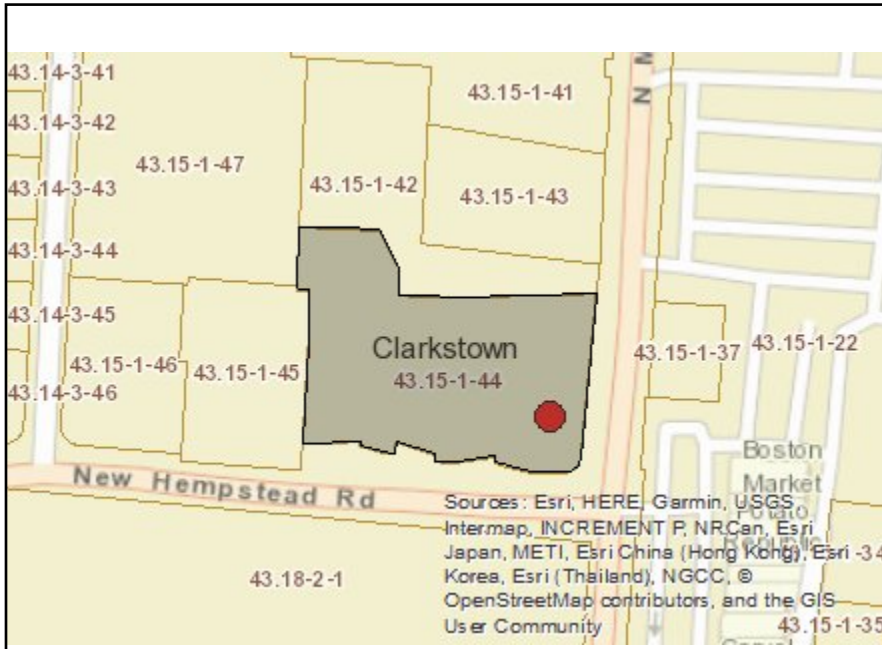
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO	YES
3.a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____				
<input type="checkbox"/> Parkland				

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p>	<p>YES</p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p>	<p>YES</p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p>	<p>YES</p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: _____ Date: _____</p> <p>Signature: _____</p>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

NEW CITY BRANCH / PO # 234034
2 New Hempstead Road
New City, New York 10956

Date Issued: August 30, 2012
Partner Project No. 12-91661.1



Prepared For

JP MORGAN CHASE BANK, N.A.
Newport Office Center Five
575 Washington Boulevard, 14th Floor
Jersey City, New Jersey 07310-1680

August 30, 2012

Mr. Damiano Albanese
JP Morgan Chase Bank, N.A.
Newport Office Center Five
575 Washington Boulevard, 14th Floor
Jersey City, New Jersey 07310-1680

Re: Phase I Environmental Site Assessment
2 New Hempstead Road
New City, New York 10956
Partner Project No. 12-91661.1

Dear Mr. Albanese:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the *Phase I Environmental Site Assessment* (Phase I ESA) report of the above-mentioned address (the “subject property”). This assessment was performed in general conformance with the scope and limitations as detailed in the ASTM Practice E1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager and regulatory agencies. An assessment was made, conclusions stated and recommendations outlined.

We appreciate the opportunity to provide environmental services to JP Morgan Chase Bank, N.A. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Melissa Dahl at 201-984-3651.

Sincerely,

PARTNER ENGINEERING & SCIENCE, INC.



Melissa Dahl
Relationship Manager

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations of ASTM Standard Practice E1527-05, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by JP Morgan Chase Bank, N.A. for the property located at 2 New Hempstead Road in the Hamlet of New City, Town of Clarkstown, Rockland County, New York (the “subject property”). The Phase I ESA is designed to provide JP Morgan Chase Bank, N.A. with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located on the northwest corner of the intersection formed by New Hempstead Road and North Main Street, within a predominantly commercial area of New City, New York. Please refer to the table below for further description of the subject property:

Address:	2 New Hempstead Road
Assessor’s Parcel Number (APN):	43.15-1-44
Nature of Use:	Commercial (Office and Retail)
Number of Buildings:	1
Number of Floors:	3
Type of Construction:	Steel frame, concrete floor decks, slab-on-grade foundation, built-up roof
Building Square Footage (SF):	27,216
Land Acreage (Ac):	2.26
Date of Construction:	<i>circa</i> 1964
Current Tenants:	Chase Bank Branch and Rockland County Offices

The subject property is currently occupied by a three-story commercial building containing two floors of offices and a ground level space occupied by a bank branch. On-site operations consist of Rockland County Offices and a Chase Bank branch location. In addition to the current structure, the subject property is also improved with asphalt-paved parking areas and associated landscaping.

According to available historical sources, the subject property was developed with a centrally-located residence since prior to 1906 and with a residence located within the northwestern portion of the subject property since prior to 1953. The existing site building and parking lots were constructed on the subject property *circa* 1964.

The immediately surrounding properties consist of a barn and residence located to the north; North Main Street to the east, across which are located a large retail shopping center that includes two active dry cleaning operations and a small lot developed as an active Getty gasoline service station; to the south by the Rockland County Courthouse, located beyond New Hempstead Road; and to the west by a commercial office building also utilized by Rockland County.

According to the topographic map review, site observations and the results of investigations conducted on adjacent properties, groundwater in the vicinity of the subject property is inferred to be present at approximately 6 to 10 feet below ground surface (bgs). Groundwater flow on the subject property is likely toward the center of the lot, which is bisected by Demarest Kill. Groundwater in the vicinity of the subject property likely includes various flow patterns which result in flow to toward the Demarest Kill including flow to the northeast, north and northwest. Demarest Kill flows to the northeast, which appears to be the predominant regional groundwater flow direction.

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substance or petroleum product on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term REC includes hazardous substances and petroleum products even under conditions that might be in compliance with laws. The term is not intended to include "de minimis" conditions that do not present a threat to human health and/or the environment and that would not be subject to an enforcement action if brought to the attention of appropriate governmental agencies. The following RECs were identified during the course of this assessment:

- Partner's review of available regulatory information has identified that multiple tank tightness test failures and tank failures have occurred for motor fuel tanks located on the southern, southwestern and western adjacent properties. The spill cases for most of these incidents are reported to have been closed. However, active New York State Department of Environmental Conservation (NYSDEC) spill cases were identified for southern and southwestern adjacent properties dating from February 1998 and April 1999, related to gasoline impacts to soil and groundwater resulting from tank failures. The potential impact of these active spill cases to the subsurface environment of the subject property is considered to be an REC.
- In 2005-2006, a soil and groundwater investigation was conducted on the eastern adjacent property (Newton Place Shopping Center, 2-88 North Main Street) relative to a historic dry cleaning operation (NYSDEC Spill Case No. 0511563). PCE and its daughter products were detected in water samples collected from the overburden wells. In addition, PCE was detected in samples collected from an adjacent unnamed stream located to the east of the site. Both indoor and sub-slab vapor detections were also reported. However, based on the results of site investigation activities, the NYSDEC subsequently closed the spill case for the incident as of April 2010. Despite the closed case status, Partner considers the former,

adjacent dry cleaning operation and associated groundwater contamination a significant environmental concern in connection with the subject property.

- According to available historical sources, the subject property was developed with a centrally-located residence since prior to 1906 and with a residence located within the northwestern portion of the subject property since prior to 1953. The former source of heating in connection with the dwellings is unknown. Therefore, the historical use of heating oil stored within an underground storage tank (UST) cannot be discounted.

A *historical recognized environmental condition (HREC)* refers to an environmental condition which would have been considered a REC in the past, but which is no longer considered a REC based on subsequent assessment or regulatory closure. The following HRECs were identified during the course of this assessment:

- The subject property, as the Bank of New York, was identified as the location of a March 2002 incident involving a minor spill of one-gallon of hydraulic oil, presumably within the elevator motor room located on the mezzanine level. The spill occurred as a result of a faulty seal that was reportedly replaced. The spill case for this incident was closed as of April 2010.
- An additional incident occurred at the subject property in December 2009 consisting of a leaking transformer discovered within a utility-owned and operated transformer vault located along New Hempstead Road. A cleanup was reportedly conducted and the transformer was replaced. The spill case for the incident was immediately closed.

Based on the available details regarding these incidents, coupled with the reported regulatory statuses for these incidents, the identified NY Spill database listings are considered to be HRECs. Accordingly, no additional investigation is warranted.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, require discussion. The following environmental issue was identified during the course of this assessment:

- Due to the age of the subject property building, there is a potential that asbestos-containing materials (ACMs) are present. Overall, all suspect ACMs were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-05 of 2 New Hempstead Road in the Hamlet of New City, Town of Clarkson, Rockland County, New York (the “subject property”). Any exceptions to or deletions from this practice are described in Section 1.5 of this report.

This assessment has revealed evidence of RECs and an environmental issue in connection with the subject property. Based on the conclusions of this assessment, Partner recommends the following:

- Depending upon the client's desired level of risk tolerance, a Phase II ESA investigation is warranted to determine potential impacts to the subsurface environment of the subject property from contamination that has originated from the motor fuel and heating oil tank failures identified to have occurred on the southern, southwestern and western adjacent off-site properties. Furthermore, the Phase II ESA investigation should include sampling to evaluate the surface water and sediment conditions within the portion of Demarest Kill that bisects the subject property.
- Depending upon the client's desired level of risk tolerance, a Phase II ESA investigation is warranted to determine potential impacts to the subsurface environment of the subject property from residual contamination that has originated from the former dry cleaning operations located on the eastern adjacent property.
- Partner notes that a geophysical survey (utilizing Ground Penetrating Radar (GPR) or similar equipment) can be conducted on the entire subject parcel to identify any potential USTs that may remain buried on-site in connection with the historical residences.
- An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect ACMs located at the Property. A comprehensive survey for ACMs should be conducted prior to any planned renovation or demolition activities. A licensed asbestos abatement contractor and/or a Certified Asbestos Consultant should perform removal of identified ACMs in accordance with applicable regulations, including the preparation of specifications.

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FIGURES

- Figure 1** Site Location Map
- Figure 2** Topographic Map
- Figure 3** Site Plan

APPENDICES

- Appendix A** Site Photographs
- Appendix B** Historical/Regulatory Documentation
 - B1 Aerial Photographs
 - B2 Fire Insurance Maps (Not Applicable)
 - B3 City Directories
- Appendix C** Regulatory Database Report
- Appendix D** Qualifications

1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 2 New Hempstead Road in the Hamlet of New City, Town of Clarkson, Rockland County, New York (the “subject property”). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E-1527-05) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property’s overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the “*landowner liability protections*,” or “*LLPs*”). ASTM Standard E-1527-05 constitutes “*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E 1527-05. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold and/or radon.

1.3 Limitations

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

1.4 User Reliance

JP Morgan Chase Bank, N.A. engaged Partner to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of JP Morgan Chase Bank, N.A. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Partner granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to

protect, indemnify and hold Partner, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

1.5 Limiting Conditions & Data Gaps

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-05.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past or current owners, operators, and occupants were not reasonably-ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.
- Partner requested information relative to deed restrictions and environmental liens, a title search, and completion of a pre-survey questionnaire from the Report User. This information was not provided at the time of the assessment.

Partner was not able to document the historical use of the subject property prior to 1906, since topographic maps were not available from prior to 1906 city directories were not available from prior to 1973, and aerial photographs prior to 1953 were not reasonably-ascertainable from local agencies and other historical sources such as Sanborn fire insurance maps did not provide coverage of the subject property. This data failure is not considered critical and does not change the conclusions of this report, as the 1906 topographic map depicted the subject property as developed with a residence. In addition, the adjacent and surrounding areas are also shown mostly as residences.

- Partner was unable to determine the property use at five-year intervals, which constitutes a data gap. Information concerning historical use of the subject property was unavailable from 1914 to 1922, 1922 to 1928, 1928 to 1934, 1943 to 1953, 1958 to 1964, 1969 to 1979, and 1979 to 1986 Except for property tax files and recorded land title records, which were not considered to be sufficiently useful, Partner reviewed all standard historical sources and conducted appropriate interviews.
- Partner submitted Freedom of Information Act (FOIA) requests to the New York State Department of Environmental Conservation (NYSDEC), the Rockland County Health Department (RCHD), and the Town of Clarkstown for information pertaining to hazardous substances, underground storage tanks, releases, inspection records, etc. for the subject property. As of this writing, these agencies have not responded to Partner's request. Based on information obtained from other historical sources, this limitation is not expected to alter

the overall findings of this assessment. If issues of an environmental concern are identified upon review of these documents, Partner will issue an addendum to this report.

- Partner inspected approximately 50% of all interior units and all common areas. Based on the size and nature of use of the uninspected units (various county offices), this limited method of inspection is not expected to alter the overall findings of this assessment.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property is located on the northwest corner of the intersection formed by New Hempstead Road and North Main Street, within a predominantly commercial area of New City, New York. Please refer to the table below for further description of the subject property:

Address:	2 New Hempstead Road
Assessor's Parcel Number (APN):	43.15-1-44
Nature of Use:	Commercial (Office and Retail)
Number of Buildings:	1
Number of Floors:	3
Type of Construction:	Steel frame, concrete floor decks, slab-on-grade foundation, built-up roof
Building Square Footage (SF):	27,216
Land Acreage (Ac):	2.26
Date of Construction:	<i>circa</i> 1964
Current Tenants:	Chase Bank Branch and Rockland County Offices

According to the Rockland County Assessor, the subject property is legally described by Assessor's Parcel Number 43.15-1-44 and ownership is currently vested in the County of Rockland, State of New York. The subject property was identified to be located within the incorporated Town of Clarkstown.

Please refer to Figure 1: Site Location Map, Figure 2: Topographic Map, Figure 3: Site Plan and Appendix A: Site Photographs for the location and site characteristics of the subject property.

2.2 Current Property Use

The subject property is currently occupied by a three-story commercial building containing two floors of offices and a ground level space occupied by a bank branch. On-site operations consist of Rockland County Offices and a Chase Bank branch location. In addition to the current structure, the subject property is also improved with asphalt-paved parking areas and associated landscaping.

The subject property is designated for commercial development by the Town of Clarkstown and is considered a legal use in its current configuration.

The subject property is identified in the regulatory database report as being included on the SPILLS database as further discussed in Section 4.2.

2.3 Current Use of Adjoining Properties

During the vicinity reconnaissance, Partner observed the following land use on properties in the immediate vicinity of the subject property:

Immediately surrounding properties

North:	A small barn and residence.
East:	A retail shopping center (2-88 North Main Street) and a small lot containing a Getty gasoline service station (20 North Main Street). Of note, the shopping center includes a dry cleaning operation which operates an on-site plant.
South:	The Rockland County Courthouse (1 South Main Street).
West:	An office building utilized as offices by Rockland County (18 New Hempstead Road).

The adjacent properties to the east, north and west were identified in the regulatory database report as being included on multiple databases including the registered underground storage tank (UST), leaking underground storage tank (LUST) and SPILLS databases, as further discussed in Section 4.2.

2.4 Physical Setting Sources

2.4.1 Topography

The United States Geological Survey (USGS), *Haverstraw, New York* Quadrangle 7.5-minute series topographic map (1979) was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 146 above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping moderately to the southeast from the northwestern corner of the subject property and gently from the southeast from the southeastern corner of the subject property. A topographic low is associated with Demarest Kill which bisects the subject property from the south toward the east and flowing in a generally northeasterly direction. The subject property is depicted as being included within an area of dense development.

Please refer to Figure 2: Topographic Map.

2.4.2 Hydrology

Based on a review of the topographic map, groundwater flow on the subject property is likely toward the center of the lot which is bisected by Demarest Kill. Groundwater in the vicinity of the subject property likely includes various flow patterns which result in flow to toward the Demarest Kill including flow to the northeast, north and northwest. Demarest Kill flows to the northeast, which appears to be the predominant regional groundwater flow direction.

According to the topographic map review, site observations, and the results of investigations conducted on adjacent properties, groundwater in the vicinity of the subject property is inferred to be present at approximately 6 to 10 feet below ground surface (bgs).

No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

The United Water Company supplies drinking water to the Property from the municipal distribution system. The United Water Company derives its water resources from a combination of groundwater and surface water resources. According to the May 2012 Annual Water Quality Report for United Water New York, drinking water supplied to the site is within state and Federal standards, including lead and copper.

2.4.3 Geology/Soils

The subject property is situated within eastern Rockland County which is in is situated within the Triassic Lowlands section of the New England physiographic province of the State of New York. The subject property is located over approximately five to 20 feet of sediments deposited approximately 12,000 to 15,000 years ago during the Wisconsin Glaciation. These glacial deposits are characterized as unsorted glacial till that are composed of pebble to boulder-size rocks within a varied matrix of clay, silt, and sand or glacial outwash deposits that are characterized as sorted and stratified silt, sand, and gravel. Bedrock below the Property is identified as stratified sequences of the Mesozoic Era located at depth of approximately 150 feet.

According to the Rockland County Soil Survey prepared by the United States Department of Agriculture (USDA), the soils in the area of the subject property are classified as the Wethersfield-Cheshire-Urban Land soils consisting of very deep, nearly level to moderately steep, well drained soils formed in acid glacial till derived from reddish sandstone on till plains. The subject property is specifically identified to consist of Urban Land. Urban Land is defined as soils that have been excavated, disturbed, and/or developed upon to the extent that the original soil profile is undistinguishable where at least 85 percent of the surface is covered with asphalt, concrete, or other impervious building materials. Typically soils classified as Urban Land contain fill materials such as brick and concrete, and characteristics of Urban Land soils can only be determined direct investigation.

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map (FIRM), published by the Federal Emergency Management Agency (FEMA). According to Community Panel Number 3606790007E, dated May 18, 20000, the subject property appears to contain areas of 100-year flood zone contained within the culvert associated with Demarest Kill. The remainder of the subject property was not identified to be located within a flood zone.

3.2 Sanborn Fire Insurance Maps

Sanborn Fire Insurance (Sanborn) Maps were originally created in the late-1800s and early-1900s for assessing fire insurance liability in urbanized areas of the United States. These maps include detailed town and building information. Sanborn Map coverage was not available for the subject property.

3.3 City Directories

City directories have been produced for most urban and some rural areas since the late-1800s. The directories are generally not comprehensive and may contain gaps in time periods. Partner reviewed historical city directories obtained from EDR on August 8, 2012 for past names and businesses that were listed for the subject property and adjacent properties. The findings are presented in the following table:

City Directory Search for 2 New Hempstead Road (Subject Property)

Year(s)	Occupant Listed
1973	Empire National Bank, multiple office tenants
1990	Bank of New York Building – Multiple office tenants
1995	Bank of New York Building – Multiple office tenants
2002	Bank of New York Building – Multiple office tenants

Based on the city directory review, no environmentally-sensitive listings were identified for the subject property address.

City Directory Search for Adjacent Properties

Year(s)	Occupant Listed
1973	North – No listings East – No listings South – No listings West – Americana Health Club, dental offices, offices
1990	North – No listings East – No listings South – County Offices West – County Offices
1995	North – No listings East – No listings South – County Offices West – County Offices
2002	North – No listings East – No listings South – County Offices West – Déjà Vu Studios, County Offices

Based on the city directory review, no environmentally-sensitive listings were identified for the adjoining property addresses.

A copy of The EDR-City Directory Image Report are included in Appendix B of this report.

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from NETR Online's collection. Topographic maps were available and reviewed for the years 1907 to 1988, as discussed below:

Date: 1906, 1907, 1908, 1910, 1914, 1922, 1928 and 1934

The subject property is depicted as developed with a residence centrally located on the subject property. The subject property is depicted as being bisected by a small stream.

The adjacent properties appear to contain residences located to the northeast, west, and south. A stream runs from the southern adjacent property, through the subject property, and across the eastern adjacent property.

Date: 1938, 1943, 1958 and 1964

The subject property is depicted as undeveloped land. The subject property is depicted as being bisected by a small stream.

The adjacent properties appear to contain residences located to the north, west, and southwest. A large building [courthouse] is located adjacent to the subject property to the south, across New Hempstead Road. A stream runs from the southern adjacent property, through the subject property, and across the eastern adjacent property.

Date: 1969, 1979, 1986 and 1988

The subject property is depicted as being located within an area of dense development with no details. The subject property is depicted as being bisected by a small stream which terminates within the subject property (including that the culvert runs underground).

The adjacent properties are depicted as being located within an area of dense development.

Copies of reviewed historical topographic maps are included in Appendix B of this report.

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

Partner Engineering and Science, Inc. (Partner) contacted local agencies, such as environmental health departments, fire departments and building departments in order to determine any current and/or historic hazardous materials usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-05, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the subject property.

4.1.1 State Department

Partner requested records from the New York State Department of Environmental Conservation (NYSDEC) on August 23, 2012 for the subject property. These records may contain evidence indicating current and/or historical hazardous materials usage, storage or releases, as well as the presence of underground storage tanks (USTs).

As of the date of this report, Partner has not received a response from the NYSDEC for inclusion in this report.

4.1.2 Health Department

Partner requested records from the Rockland County Health Department (RCHD) on August 23, 2012 for the subject property. These records may contain evidence indicating current and/or historical hazardous materials usage, storage or releases, as well as the presence of USTs.

As of the date of this report, Partner has not received a response from the RCHD for inclusion in this report.

4.1.3 Fire Department

A Freedom of Information Law (FOIL) records request was submitted to the Town of Clarkstown Clerk's Office on August 24, 2012 included a request for the review of the Town of Clarkstown Fire Department records for records pertaining to spill incident records or citizen complaints; investigations/records regarding on the use, handling, release, or discharge of solid or liquid wastes and hazardous materials; and other circumstances of environmental concern.

As of the date of this report, Partner has not received a response from the Town of Clarkstown Fire Department for inclusion in this report.

4.1.4 Building Department

A Freedom of Information Law (FOIL) records request was submitted to the Town of Clarkstown Clerk's Office on August 24, 2012 included a request for the review of the Town of Clarkstown Building Department records for pertaining to UST and AST installation and closure/removal permits or other permits of environmental concern. Permit records documenting the demolition of former site structures and the construction of the existing site building are also requested.

As of the date of this report, Partner has not received a response from the Town of Clarkstown Building Department for inclusion in this report.

4.1.5 Planning Department

A Freedom of Information Law (FOIL) records request was submitted to the Town of Clarkstown Clerk's Office on August 24, 2012 included a request for the review of the Town of Clarkstown Planning Department records for information on the subject property in order to identify AULs associated with the subject property.

As of the date of this report, Partner has not received a response from the Town of Clarkstown Planning Department for inclusion in this report.

4.1.6 Oil & Gas Exploration

The State of New York does not maintain records of oil and gas exploration. Partner did not identify any oil or gas wells on or adjacent to the subject property during the course of this assessment.

4.2 Mapped Database Records Search

Information from standard federal, state, county, and city environmental record sources was provided by EDR. Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. The information contained in this report was compiled from publicly available sources and the locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet. Please refer to the radius map for a complete listing (Appendix C).

The subject property was identified in the regulatory database report as being included on the SPILLS database as follows:

- The subject property, as the Bank of New York, was identified as the location of a March 2002 incident involving a minor spill of one-gallon of hydraulic oil, presumably within the

elevator motor room located on the mezzanine level. The spill occurred as a result of a faulty seal that was reportedly replaced. The spill case for this incident was closed as of April 2010.

- An additional incident occurred at the subject property in December 2009 consisting of a leaking transformer discovered within a utility-owned and operated transformer vault located along New Hempstead Road. A cleanup was reportedly conducted and the transformer was replaced. The spill case for the incident was immediately closed.

Based on the available details regarding these incidents, coupled with the reported regulatory statuses for these incidents, the identified NY Spill database listings are not considered an REC for this assessment.

The adjacent properties were identified in the regulatory database report as discussed under the individual section headings below.

Federal NPL

The National Priorities List (NPL) is the Environmental Protection Agency (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.

No NPL sites are listed for the subject property or were found within 1-mile of the subject property.

Federal CERCLIS List

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a compilation of sites that the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances.

No CERCLIS sites are listed for the subject property or were found within ½-mile of the subject property.

Federal CERCLIS-NFRAP Sites List

The CERCLIS No Further Remedial Action Planned (NFRAP) List is a compilation of sites that the EPA has investigated, and has determined that the facility does not pose a threat to human health or the environment, under the CERCLA framework.

No CERCLIS-NFRAP sites are listed for the subject property or were found within ½-mile of the subject property.

Federal RCRA Generator List

The EPA Resource Conservation and Recovery Act (RCRA) Program RCRA program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Generators database is a compilation by the EPA of reporting facilities that generate hazardous waste.

Five RCRA Generator facilities are listed for the subject property or were found within 1/8-mile of the subject property, as follows:

- Rockland County Courthouse (1 South Main Street) is located adjacent to the subject property to the south, across New Hempstead Road. The courthouse is identified as a Conditionally Exempt Small Quantity Generator (CESQG) with no reported violations. The specific wastes generated were not identified.
- Rockland County Office Building (11 New Hempstead Road) is located adjacent to the subject property to the southwest, across New Hempstead Road. The County facility is identified as a CESQG relative to the generation of lead-containing wastes. No RCRA violations were identified for this facility.
- Rockland County Highway Department (New Hempstead Road) is located adjacent to the subject property to the southwest, across New Hempstead Road. The County facility is identified as a Large Quantity Generator (LQG) dating from 1991 to 2004, a Small Quantity Generator (SQG) in 2006, and as a non-generator as of 2007. No RCRA violations were identified for this facility.
- Robbi J Cleaners (30 North Main Street) is located adjacent to the subject property to the southeast. The dry cleaning facility is identified on the RCRA-NonGen, FINDS, Manifest databases as a LQG in 1985 and a non-generator since 1999. Manifest data included in the EDR report indicate the periodic disposal of spent halogenated solvents and still bottoms generated by the dry cleaning operations from 1986 until 1992. No RCRA violations were reported for this operation.
- The New City Plaza Shopping Center (2-88 North Main Street) is located adjacent property to the east across North Main Street. The shopping center is identified as a LQG relative to the generation of wastes containing tetrachloroethylene (PCE), a common dry cleaning solvent, in November 2010. Manifest data included in the EDR report did not provide additional details regarding the wastes generated. No RCRA violations were reported for this operation.

Additional databases listings were identified for each of the above-identified facilities are discussed below.

Federal Resource Conservation and Recovery Act (RCRA) TSD Facilities List

The RCRA Treatment, Storage and Disposal (TSD) database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste.

No RCRA TSD sites are listed for the subject property or were found within ½-mile of the subject property.

Federal RCRA CORRACTS Facilities List

The RCRA CORRACTS database is the EPA's list of TSD facilities subject to corrective action under RCRA.

No RCRA CORRACTS facilities are listed for the subject property or were found within 1-mile of the subject property.

Federal Institutional Controls/Engineering Controls (IC/EC)

The Federal IC/EC database is designed to assist the EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant programs. The IC/EC sites are superfund sites that have either engineering or an institutional control in place. The data includes the control and the media contaminated.

No Federal IC/EC sites are listed for the subject property or were found within ¼-mile of the subject property.

Federal Emergency Notification System (ERNS)

The Emergency Response Notification System (ERNS) is a national database used to collect information or reported release of oil or hazardous substances.

No ERNS sites are listed for or adjacent to the subject property.

State/Tribal Sites (SPL)

The New York State Department of Environmental Conservation (NYSDEC) maintains a State Priority List (SPL) of sites considered to be actually or potentially contaminated and a State CERCLIS-equivalent list (SCL) of sites under investigation that could be actually or potentially contaminated and presenting a possible threat to human health and the environment.

No SPL sites are listed for the subject property or were found within 1-mile of the subject property.

State Industrial Hazardous Waste (IHW) Sites

The NYSDEC compiles a list of Industrial Hazardous Waste handlers located within the State of New York

No IHW sites are listed for the subject property or were found within ½-mile of the subject property.

Solid Waste/Landfill Facilities (SWLF)

A database of SWLF is prepared by the NYSDEC. Two SWLF facilities are listed for the subject property or were found within ½-mile of the subject property. Review of the listings indicates that they correspond to the Town of Clarkston landfill, a mixed waste and yard waste composting facility. The listing indicates an address of 10 Maple Avenue, which corresponds to the Town of Clarkston offices and not to the location of the landfill. The landfill location is not identified, but is not suspected to be located in the vicinity of the subject property. Based on these data, the identified SWF/LF listings are not considered an REC for this assessment.

State Leaking Underground Storage Tank List (LUST)

The NYSDEC compiles lists of all leaks of hazardous substances from underground storage tanks (USTs).

A total of 26 LUST sites are listed for the subject property or were found within ½-mile of the subject property. Nine of the LUST listings correspond to sites that are reported to be located more than ¼-mile from the subject property and therefore are not considered significant environmental concerns. Each of the spill cases identified for the remaining properties are reported to be closed and therefore are generally not considered environmental concerns; however, the following LUST listings warrant additional discussion based on their adjacent or immediately up-gradient locations:

- A site identified as Super Value Station (aka Bills Service Station) is located a reported 269 feet southeast of the subject property along Main Street. The facility is identified as the location of a December 1986 tank overfill which resulted in a spill of a reported 150 gallons of gasoline. NYSDEC Spill Case No. 8606035 was opened for the incident. An unnamed stream was reported to have been affected by the spill. The spill case for the incident was closed as of March 1987 following an investigation conducted by the Rockland County Health Department (RCHD), the lead agency for tank investigations conducted within Rockland County.
- Snow Gasoline Station (11 New Hempstead Road) is located adjacent to the subject property to the southwest, across New Hempstead Road. The facility is identified as the location of a September 1995 tank tightness test failure which resulted in NYSDEC Spill Case No. 9508022. Per the NYSDEC comments, the tank was abandoned in-place in 1996 and the spill case for the incident was subsequently closed as of June 2001 at the recommendation of the RCHD.
- Department of Buildings and Grounds (11 New Hempstead Road) is located adjacent to the subject property to the southwest, across New Hempstead Road. The facility is identified as the location of a July 1990 tank tightness test failure for a heating oil tank installed at the facility which resulted in NYSDEC Spill Case No. 9004656. The NYSDEC reported that the

spill case was an update of an old file and the spill case for the incident was subsequently closed as of August 1990.

- Rockland County Clerk's Office (New Hempstead Road) is located adjacent to the subject property to the south, across New Hempstead Road. The facility is identified as the location of a November 1991 gasoline tank failure which resulted in NYSDEC Spill Case No. 9108971. According to the NYSDEC comments, stockpiled soils were to be characterized for disposal implying that the tank was removed. The incident was subsequently closed as of December 2005 at the recommendation of the RCHD.
- Rockland (New Hempstead Road) is presumed to be located adjacent to the subject property to the south or southwest, across New Hempstead Road. The facility is identified as the location of a May 1987 tank tightness test failure for a gasoline tank which resulted in NYSDEC Spill Case No. 8701122. The incident was subsequently closed as of March 1988 at the recommendation of the RCHD.
- Rockland County Clerk's Office (New Hempstead Road) is located adjacent to the subject property to the south, across New Hempstead Road. The facility is identified as the location of a March 1994 tank overfill event which resulted in NYSDEC Spill Case No. 9314752. According to the NYSDEC comments, a vacuum truck overflowed spilling seven gallons of heating oil at the facility. A cleanup was reportedly conducted and the spill case for the incident was immediately closed at the recommendation of the RCHD.
- Rockland County Highway Department (23 New Hempstead Road) is located approximately 392 feet to the southwest of the subject property, across New Hempstead Road. The facility is identified as the location of a March 1992 tank tightness test failure for a diesel tank which resulted in NYSDEC Spill Case No. 9112679. According to the RCHD comments, the test was inconclusive. The spill case for the incident was subsequently closed as of October 1995 without additional comment.
- The property identified as 23 New Hempstead Road located 666 feet to the west of the subject property was identified as the location of a November 2003 tank overfill which resulted in NYSDEC Spill Case No. 0309013. The NYSDEC reported that the 250-gallon waste oil spill was confined to the concrete containment and that a cleanup was conducted under the direction of the RCHD. The spill case for the incident was closed as of February 2004.
- Rockland County Purchasing (18 New Hempstead Road) is located adjacent to the subject property to the west. The facility is identified as the location of a January 1989 tank tightness test failure for a heating oil tank which resulted in NYSDEC Spill Case No. 8808068. According to the NYSDEC comments, the tank system was removed and the spill case for the incident was subsequently closed as of May 1989.

- Rockland County Highway Garage (18 New Hempstead Road) is located adjacent to the subject property to the west. The facility is identified as the location of a September 1990 tank tightness test failure for a diesel tank which resulted in NYSDEC Spill Case No. 9006193. According to the NYSDEC comments, the spill case was reported to be an update of an old file and the spill case for the incident was subsequently closed by the RCHD as of December 2005. The NYSDEC remarks for Spill Case No. 900193 also reference NYSDEC Spill Case No. 9712801 opened in February 2008. According to data obtained from the NYSDEC Online Spill Incidents Website, Spill Case No. 9712801 is an active spill case resulting from a gasoline spill at the Rockland County Highway Garage facility located at !1 New Hempstead Road. Spill No. 9712801 is discussed further under the SPILLS database heading elsewhere in this section.

Review of the above information identifies multiple tank tightness test failures and tank failures have occurred for motor fuel tanks located on the southern, southwestern, and western adjacent properties. Although no active LUST cases were identified in the EDR report, an active NYSDEC spill case was identified for a southern adjacent property dating from 1998. The identification of multiple active and inactive tank incidents on the southern, southwestern, and western adjacent properties has been identified as an REC for this assessment.

In addition, a historic spill event at a gasoline station located to the southeast of the subject property along Main Street is reported to have impacted a nearby stream; however, sufficient information was not provided to determine if Demarest Kill was the impacted stream. As discussed elsewhere in this section, Demarest Kill has been identified to have been impacted by other spill events that warrant the investigation of potential impacts to the subject property via Demarest Kill.

An additional HIST LUST case listing was also identified for an adjacent site that warrants additional discussion:

- The Getty service station (40 North Main Street) is located adjacent to the subject property to the east, across North Main Street. The Getty station was identified as the location of a January 1990 tank failure incident that resulted in NYSDEC Spill Case No. 8909948. The NYSDEC comments indicate that four tanks including a 3,000-gallon tank, two 4,000-gallon tanks, and one 6,000-gallon tank were removed from the site and that identified impacted soils were excavated and stockpiled for off-site disposal. Groundwater impacts were also identified and a Vapor Extraction System was installed at the site and operating. The spill case for this incident was closed as of June 1999 without further comment. Additional spill cases regarding this facility are discussed elsewhere in this section. Based on the presumed cross-gradient or down-gradient direction of the Getty gasoline service station operation is not considered an REC for this assessment.

State Underground Storage Tank/Aboveground Storage Tank List (UST/AST)

The NYSDEC compiles a list of UST and AST locations. The following registered UST/AST facilities are listed for adjacent properties:

- Allison Parris County Office (11 New Hempstead Road) is located adjacent to the subject property to the south, across New Hempstead Road. The facility is identified as the location of a 10,000-gallon No. 2 or 4 fuel oil steel UST that was closed as of May 1996. As discussed above, multiple LUST cases have been identified for this facility; however, based on the data provided, none of the identified LUST cases appear to correspond to the identified 10,000-gallon heating oil tank.
- Getty #377 (40 North Main Street) is located adjacent to the subject property to the east across North Main Street. The Getty station was identified as the location of three USTs installed as the facility in 1990 including a 6,000-gallon fiberglass-reinforced plastic gasoline UST, an 8,000-gallon fiberglass-reinforced plastic gasoline UST, and a 10,000-gallon fiberglass-reinforced plastic gasoline UST. An additional AST database listing for the Getty station identifies a 180-gallon steel AST installed at the site 1986 and a 275-gallon steel AST installed 1990. Although not reported, these tanks are presumed to be utilized for the storage of virgin motor oil and/or waste oil. As discussed elsewhere in this section, the Getty service station operations have been identified as the subject of multiple spill events; however, no specific spill incidents were identified relative to the identified active gasoline USTs or active ASTs. Additional spill cases regarding this facility are discussed elsewhere in this section. Based on the presumed cross-gradient or down-gradient direction of the Getty gasoline service station operation is not considered an REC for this assessment.

State/Tribal VCP Sites

The NYSDEC compiles a list of Voluntary Cleanup Program (VCP) sites.

No State/Tribal VCP sites are listed for the subject property or were identified within ½-mile of the subject property.

State/Tribal Brownfield Sites

The NYSDEC has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems.

One State/Tribal Brownfield site is listed within ½-mile of the subject property. The listing refers to the retail shopping center located to the east and southeast of the subject property at 2-88 North Main Street. Investigations conducted at this facility are discussed further elsewhere in this section.

US Brownfield Sites

The EPA Brownfield database was reviewed to identify facilities that qualify for federal remediation funding under the Small Business Liability Relief and Brownfield Revitalization Act (the “Brownfield” amendment to CERCLA).

No US Brownfield sites are listed for the subject property or were found within ½-mile search of the subject property.

State Spills Sites (SPILLS)

The NYSDEC maintains reports of sites that have records of spills, leaks, investigations and cleanups.

The following SPILLS sites are listed for the subject property or were found within ¼-mile of the subject property:

- Super Value Station (Main Street) is located a reported 269 feet southeast of the subject property along Main Street. The facility is identified as the location of an April 1985 incident with an unspecified release documented by NYSDEC Spill Case No. 8512002. The incident was closed by the NYSDEC as of February 2006 with a comment that the incident was being managed under NYSDEC Spill Case No. 852097 identified as an air release incident for which the spill case was also closed as of February 2006.
- Stream (1 South Main Street) is located adjacent to the subject property to the south, across New Hempstead Road. The RCHD investigated a June 2008 report of a green substance in the Demarest Kill. The incident resulted in NYSDEC Spill Case No. 0802597. The RCHD reported that the spilled material was soap suds from the neighboring county highway department facility and the spill case for the incident was immediately closed.

In addition, the RCHD investigated an October 2010 report of a discharge to the stream resulting from spilled hydraulic oil that entered the stream via catch basins in the parking lot during a storm event. The incident resulted in NYSDEC Spill Case No. 1007958. The spill was reportedly addressed and the NYSDEC closed the spill case for the incident as of November 2010.

- Rockland County Courthouse (1 South Main Street) is located adjacent to the subject property to the south, across New Hempstead Road. The RCHD investigated a spill to Demarest Kill reported to the NYSDEC on August 2008 resulting in NYSDEC Spill Case No. 0808442. The spilled material was identified to be paint from maintenance operations being conducted at the site. The presence of the spill was not identified during a subsequent site visit therefore the spill case for the incident was immediately closed.

- Rockland County Clerk's Office (New Hempstead Road) is located adjacent to the subject property to the south, across New Hempstead Road. Gasoline fumes were reported in a catch basin at the site in March 1993. The incident resulted in NYSDEC Spill Case No. 9214091. Sorbent booms were reported to have been installed at the catch basin location to prevent additional discharges. The RCHD recommended case closure in May 1994 and the by the NYSDEC Spill Case for the incident was closed by the NYSDEC as of October 2002.
- Rockland County Highway Garage (11 New Hempstead Road) is located adjacent to the subject property to the south across New Hempstead Road. The RCHD investigated an August 1990 report of the strong odor of gasoline and an apparent oily sheen within and adjacent stream. The incident resulted in NYSDEC Spill Case No. 9005216. According to the RCHD comments in the EDR report, the source of the gasoline was suspected be runoff from and adjacent parking lot. Based on a RCHD recommendation, the spill case for the incident was immediately closed.

NYSDEC Spill Case No. 9712801 was opened in February 1998 as a result of a tank tightness test failure on three tanks located at the facilities. The tanks were subsequently removed and contaminated soil was identified while removing a 2,000-gallon gasoline UST. As confirmed via the NYSDEC Online Spill Incidents Website, Spill Case No. 9712801 is an active spill case resulting from a gasoline spill.

NYSDEC Spill Case No. 0413374 was opened in March 2005 as result of an additional reported discharge to the Demarest Kill from a suspected car leak. The spill response included the installation of sorbent booms within the stream and the use of a vacuum truck to removed impacted materials. The spill case for the incident was closed as of April 2005 at the recommendation of the RCHD.

- Rockland County Building & Grounds (11 New Hempstead Road) is located adjacent to the subject property to the south across New Hempstead Road. A February 1994 incident that occurred at the facility resulted in a 20-gallon No. 2 fuel oil spill from leaking drum. The incident resulted in NYSDEC Spill Case No. 9313739. The incident is identified to have impacted the soil, snow, and rock at the facility. The spill case for the incident was closed as of March 1994 at the recommendation of the RCHD.
- A spill incident is identified to have occurred in front of the building located at 11 New Hempstead Turnpike in March 2006 resulting in NYSDEC Spill Case No. 0514600. The NYSDEC comments for the spill case indicated that sorbent booms installed within [Demarest Kill] during prior cleanup activities were not retrieved and are breaking down. The spill case for the incident was closed as of April 2006 at the request of the RCHD.
- Rockland County Highway Department (19 New Hempstead Road) is located adjacent to the subject property to the southwest, across New Hempstead Road. The RCHD investigated a spill [to Demarest Kill] reported to the NYSDEC on July 2002 resulting in NYSDEC Spill Case No. 0204593. The spilled material was identified to be latex paint utilized by the county for line painting. Sorbent booms were reportedly installed within the stream to

contain the spill and the remainder of the spill was reported to have dissipated. The spill case for the incident was immediately closed at the recommendation of the RCHD.

NYSDEC Spill Case No. 9900837 was opened for the same facility in April 1999 as a result of contaminated soil and water discovered during tank removal. This incident remains an active NYSDEC case.

- Rockland County Highway Department (23 New Hempstead Road) is located adjacent to the subject property to the southwest, across New Hempstead Road. The facility is identified as the location of a June 2010 spill event that resulted in NYSDEC Spill Case No. 1002630. The spill was reportedly contained within the concrete tank vault. The cause of the spill was suspected to be a failure of the AST therefore the AST was removed and replaced. The spill case was closed as of July 2010 at the recommendation of the RCHD.
- Newton Place Shopping Center (2-88 North Main Street) is located adjacent to the subject property to the east across North Main Street. Contamination was identified at the property in January 2006 resulting in NYSDEC Spill Case No. 0511563. The investigation was conducted relative to a former dry cleaning operation identified on the subject property. The retail commercial building constructed on the parcel was identified to have been constructed in phases between 1970 and 1980 and with a gasoline service station also constructed to the east of the subject property between 1940 and 1958. A Phase II ESA was conducted at the site in 2005 with a Phase II site investigation conducted in 2006. A Brownfield Cleanup Agreement (BCA) was executed for the site in late 2006.

The results of the site investigation activities indicate that the subsurface materials consist of dense reddish brown till fine and silt with fine gravel and fine clay to 20 feet bgs with bedrock located deeper than 150 feet bgs. Groundwater is reported to have been detected at a depth of six to 10 feet below grade. Radial flow was identified to northeast, north, and northwest toward Demarest Kill.

PCE and its daughter products were detected in water samples collected from the overburden wells. In addition, PCE was detected in samples collected from an adjacent unnamed stream located to the east of the site. Both indoor and sub-slab vapor detections were also reported. The investigation was reportedly ongoing to determine if the contaminants have impacted Demarest Kill [downstream of the subject property]. The spill case for the incident was closed as of April 2010.

- Getty #377 (40 North Main Street) is located adjacent to the subject property to the east, across North Main Street. A leaking hydraulic lift system was identified at the facility in September 1991 resulting in NYSDEC Spill Case No. 9106072. The RCHD indicated that the station personnel utilized to waste oil used to replace hydraulic oil within the lift system causing an additional discharge of waste oil to the subsurface. The NYSDEC Spill Case was closed as of October 2002 at the recommendation of the RCHD.

NYSDEC Spill Case No. 0506824 was opened for the same facility in September 2005 as a result of a drive off that resulted in a spill of a reported three gallons of gasoline to a concrete surface at the site. A cleanup was reportedly conducted and the spill case for the incident was immediately closed.

Review of the above information identifies multiple surface spills and other spill vents that occurred on the southern and southwestern adjacent properties that have impacted Demarest Kill up-stream of the subject property. The NYSDEC spill cases for the surface spill incidents have been closed.

Active NYSDEC spill cases were identified for southern and southwestern adjacent properties dating from February 1998 and April 1999 relating to gasoline impacts to soil and groundwater resulting from tank failures identified for tanks on these properties.

Both a soil and groundwater investigation was conducted on the eastern adjacent property relative a historic dry cleaning operation identified on this property. A BCA was enacted for the investigation and the NYSDEC as subsequently closed the spill case for the incident.

Several incidents including a subsurface waste oil release and a surface spill of gasoline were identified for the adjacent Getty service station operation located to the east of the subject property across North Main Street. Based on the reported details for these incidents, coupled with the regulatory statuses for these cases, these incidents are not considered significant environmental concerns for this assessment.

Tribal Records

The EPA maintains a database of Indian administered lands of the United States that total 640 acres or more.

No Tribal sites are listed for the subject property or were found within 1-mile of the subject property.

MANIFEST Sites

The NYSDEC maintains a Manifest database which lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Two Manifest sites are listed adjacent to the subject property. The manifest data identified for these sites is discussed further under the RCRA generator heading, above.

DRYCLEANERS Sites

The NYSDEC maintains a list of registered dry cleaning facilities.

A total of three DRYCLEANERS were identified. Two of the listings are identified for the eastern adjacent property as follows:

- 2.99 Cleaners (16 North Main Street) is located on the eastern adjacent property. The dry cleaning facility (ID No. 3392000594) is identified to have been active since at least 2007 and utilizes Exxon DF-2000 solvent. This dry cleaning operation appears to have been the subject of a previous environmental investigation that identified soil and groundwater impacts on the eastern adjacent property as discussed elsewhere in this section.
- Bon Tem III Cleaners (56-58 North Main Street) is identified as being located within the Shop Rite portion of the eastern adjacent property. The dry cleaning facility (ID 3392000494) is identified to have been active since at least 2003 and utilized PCE solvent. Review of the Unmappables List provided by EDR identified that a release from this facility is identified to have impacted Demarest Kill, downstream of the subject property. Based on the apparent cross-gradient or down-gradient location of this facility relative to the subject property, this dry cleaning facility is not considered an REC for this assessment.

The remaining site is located more than 1/8-mile to the south of the subject property. No reported spills or releases were identified for this facility.

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiry* is not complete. The user is asked to provide information or knowledge of the following:

- Environmental cleanup liens that are filed or recorded against the site.
- Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry.
- Specialized knowledge or experience of the person seeking to qualify for the LLPs.
- Relationship of the purchase price to the fair market value of the *property* if it were not contaminated.
- Commonly known or *reasonably-ascertainable* information about the *property*.
- The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate assessment.
- The reason for preparation of this Phase I ESA.

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner Engineering and Science, Inc. (Partner) requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM E 1527-05, Partner requested the following site information from JP Morgan Chase Bank, N.A. (User of this report).

Item	Provided By User	Not Provided By User	Discussed Below	Does Not Apply
Environmental Pre-Survey Questionnaire		X		
Title Records		X		
Environmental Liens or Activity and Use Limitation		X		
Specialized Knowledge		X		
Valuation Reduction for Environmental Issues		X		
Identification of Key Site Manager	X			
Reason for Performing Phase I ESA	Yes, See Section 1.1			
Prior Environmental Reports		X		

Item	Provided By User	Not Provided By User	Discussed Below	Does Not Apply
Other				X

5.1 Interviews

5.1.1 Interview with Owner

The owner of the subject property was not available to be interviewed at the time of the assessment.

5.1.2 Interview with Report User

Please refer to Section 5.2 below for information requested from the Report User. The information requested was not received prior to the issuance of this report. Because the Report User (Client) is a lender, it is understood that the Report User would not have knowledge of the property that would significantly impact our ability to satisfy the objectives of this assessment. The lack of this information is not considered to represent a significant data gap.

5.1.3 Interview with Key Site Manager

Mr. Joe Medici of the Rockland County Facilities Department, the key site manager, indicated that he had no information pertaining to any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

Mr. Medici provided access to the site building during the site reconnaissance and provided data regarding the building's mechanical systems. Mr. Medici indicated that he has been familiar with the property for five years. Mr. Medici indicated no knowledge of the property history. Mr. Medici was not aware of the details regarding the construction activities being conducted within the parking lot areas at the time of the site reconnaissance except that these activities included the removal of the former electrical transformer vault and the installation of a new pad-mounted electrical transformer along New Hempstead Road.

5.1.4 Interviews with Past Owners, Operators and Occupants

Interviews with past owners, operators and occupants were not reasonably-ascertainable and thus constitute a data gap.

5.1.5 Interview with Others

As the subject property is not an abandoned property as defined in ASTM 1527-05, interview with others were not performed.

5.2 User Provided Information

5.2.1 Title Records

Partner was not provided with title records for review as part of this assessment.

5.2.2 Environmental Liens or Activity and Use Limitation

Partner requested information from the User regarding knowledge of environmental liens and activity and use limitations (AULs) for the subject property.

No environmental lien or activity and use limitation information was provided by the User at the time of the assessment.

5.2.3 Specialized Knowledge

Partner inquired with the User regarding any specialized knowledge of environmental conditions associated with the subject property.

No specialized knowledge was provided by the User at the time of the assessment.

5.2.4 Commonly-Known or Reasonably-Ascertainable Information

Partner inquired with the User regarding any *commonly-known* or *reasonably-ascertainable* information within the local community about the subject property that is material to *recognized environmental conditions* in connection with the subject property.

Commonly-known or *reasonably-ascertainable* information associated with the subject property was not provided by the User at the time of the assessment.

5.2.5 Valuation Reduction for Environmental Issues

Partner inquired with the User regarding any knowledge of reductions in property value due to environmental issues.

Knowledge of valuation reductions associated with the subject property was not provided by the User at the time of the assessment.

5.2.6 Previous Reports and Other Provided Documentation

No previous reports or other pertinent documentation was provided to Partner for review during the course of this assessment.

6.0 SITE RECONNAISSANCE

The subject property was inspected by Mr. Brian S. Ricker of Partner Engineering and Science, Inc. (Partner) on August 20, 2012. The weather at the time of the site visit was mostly sunny, with a temperature of approximately 80 degrees Fahrenheit. Mr. Joe Medici (Rockaway County Facilities Department) and Mr. Robert F. Charles (Retail Facilities Manager for JP Morgan Chase) accompanied Partner during field reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property.

Partner inspected approximately 50% of all interior units and all common areas. Based on the size and nature of use of the uninspected units (various county offices), this limited method of inspection is not expected to alter the overall findings of this assessment.

The subject property is currently occupied by Rockland County offices and a Chase Bank branch location. No potential environmental concerns were identified during the on-site reconnaissance. Non-ASTM issues are discussed in Section 6.3.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Solid waste generated at the subject property by the Chase Bank branch operation is disposed of in commercial dumpsters located to the west of the site building within the asphalt-paved parking lot area. An independent solid waste disposal contractor removes solid waste from the subject property. According to property personnel, only household trash is collected in the on-site solid waste dumpsters. Mr. Medici indicates that Rockland County personnel remove solid wastes generated by the office operations from the subject property nightly concurrent with the housekeeping activities. The solid wastes are disposed of by the County at an unspecified off-site location.

6.1.2 Sewage Discharge and Disposal

Sanitary discharges on the subject property are directed into the municipal sanitary sewer system. The Town of Clarkstown services the subject property vicinity. No wastewater treatment facilities or septic systems are located on the subject property.

6.1.3 Surface Water Drainage

Storm water is removed from the subject property primarily by sheet flow action across the paved surfaces towards storm water drains located in the public right-of-ways. Site storm water from roofs is directed to the municipal storm sewer. The subject property is connected to a municipal-owned and -maintained sewer system.

The subject property does not appear to be a designated wetland area, based on information obtained from the United States Department of Agriculture (USDA); however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property.

No surface impoundments, wetlands, natural catch basins, settling ponds or lagoons are located on the subject property. No drywells were identified on the subject property.

The subject property is bisected by Demarest Kill, channelized within a concrete and stone culvert that is partially covered by a portion of the parking lot area. No discharges to Demarest Kill were identified on the subject property.

6.1.4 Source of Heating and Cooling

Heating and cooling systems as well as domestic hot water equipment are fueled by electricity and natural gas provided by Orange and Rockland Utility Group. The mechanical system is comprised of a split system with an individual air handling units and a cooling tower installed within the roof level mechanical penthouse. Additional natural-gas fired heaters were also identified. Hot water is provided by a central natural gas-fired water heater installed within the roof level mechanical penthouse.

6.1.5 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

6.1.6 Wastewater

Domestic wastewater generated at the subject property is disposed by means of the municipal sanitary sewer system. No industrial process is currently performed at the subject property.

6.1.7 Septic Systems

No septic systems were observed or reported on the subject property.

6.1.8 Additional Site Observations

No additional, general site characteristics were observed during the site reconnaissance.

6.2 Potential Environmental Hazards

6.2.1 Hazardous Materials and Petroleum Products Used or Stored at the Site

Partner identified hazardous materials and/or hazardous wastes to be used, stored or generated on the subject property as noted in the following table:

Hazardous Substances/Wastes Noted On-site

Substance	Container Size	Location	Nature of Use	Disposal Method
Hydraulic Oil	5-Gallons Plastic Buckets	Elevator Motor Room, Mechanical Mezzanine Level	Elevator Operation and Maintenance	Elevator Contractor
Cleaning Chemicals	< 1-Gallon, Plastic	Tenant Spaces	Housekeeping	None
Cooling Tower Treatment Chemicals	5-Gallons Plastic Buckets	Rooftop Mechanical Penthouse	Cooling Tower Operation and	None

The materials were found to be properly labeled and stored at the time of the assessment, with no signs of leaks, stains or spills. No secondary containment was identified at these storage locations

6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

No evidence of current ASTs or USTs was observed during the site reconnaissance, reported during interviews or identified by Partner during review of the regulatory database.

According to available historical sources, the subject property was developed with a centrally-located residence since prior to 1906 and with a residence located within the northwestern portion of the subject property since prior to 1953. The former source of heating in connection with the dwellings is unknown. Therefore, the historical use of heating oil stored within a UST cannot be discounted.

6.2.3 Evidence of Releases

No spills, stains or other indications that a surficial release has occurred at the subject property were observed during the site reconnaissance other than minor amount of staining within the elevator motor room located on the mechanical mezzanine level that was consistent with the spill incident identified for the subject property dating from 2002 (see Section 4.2).

6.2.4 Polychlorinated Biphenyls (PCBs)

Older transformers and other electrical equipment could contain polychlorinated biphenyls (PCBs) at a level that subjects them to regulation by the EPA. PCBs in electrical equipment are controlled by EPA regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified: 1) Less than 50 parts per million (ppm) of PCBs – “Non-PCB;” 2) 50 ppm-500 ppm – “PCB-Contaminated;” and 3) Greater than 500 ppm – “PCB-Containing.” The manufacture, process, or distribution in commerce or use of any PCB in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

The on-site reconnaissance addressed indoor and outdoor transformers that may contain PCBs. One recently installed pad-mounted transformer was observed on the subject property. The transformer is not labeled indicating PCB content. No staining or leakage was observed in the vicinity of the transformer/transformers. Based on the reported recent date of manufacture and

installation of this equipment, it is unlikely that the identified transformer utilized PCB-containing dielectric oil. Based on the good condition of the equipment, the transformer is not expected to represent a significant environmental concern.

The subject building includes a single hydraulic elevator that is presumed to be original building equipment. The elevator motor is maintained by an outside contractor whom conducts routine maintenance of the equipment including the replenishment and replacement of hydraulic oils. Based on these maintenance activities, it is unlikely that this equipment currently utilizes PCB containing hydraulic oil.

No other potential PCB-containing equipment (interior transformers, oil-filled switches, hoists, lifts, dock levelers, balers, etc.) was observed on the subject property during Partner's reconnaissance.

6.2.5 Strong, Pungent or Noxious Odors

No strong, pungent or noxious odors were evident during the site reconnaissance.

6.2.6 Pools of Liquid

No pools of liquid were observed on the subject property other than water pooled on the roof of the site building.

6.2.7 Drains, Sumps and Clarifiers

No drains, sumps or clarifiers, other than those associated with storm water removal, were observed on the subject property.

6.2.8 Pits, Ponds and Lagoons

No pits, ponds or lagoons were observed on the subject property.

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

6.3 Non-ASTM Services

6.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. Asbestos is commonly used as an acoustic insulator, thermal insulation, fire proofing and in other building materials. Exposure to airborne friable asbestos may result in a potential health risk because persons breathing the air may breathe in asbestos fibers. Continued exposure can increase the amount of fibers that remain in the lung. Fibers embedded in lung tissue over time may cause serious lung diseases including: asbestosis, lung cancer or mesothelioma.

The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be *presumed* to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1980 and have not been appropriately tested are “presumed asbestos-containing material” (PACM).

The subject property building was constructed *circa* 1964. Partner has conducted a limited, visual evaluation of accessible areas for the presence of suspect asbestos containing materials (ACMs) at the subject property. The objective of this visual survey was to note the presence and condition of suspect ACM observed. Please refer to the table below for identified suspect ACMs:

Suspect ACMs

Suspect ACM	Location	Friable Yes/No	Physical Condition
Drywall Systems	Throughout Building Interior	No	Good
9x9 Floor Tile	Telephone Room, Third Floor	No	Damaged
12x12 Floor Tile	Throughout Building Interior	No	Good
Fabric Duct Insulation	Throughout Building Interior	Yes	Good
Bulk Pipe Insulation (12-Inch)	Mechanical Spaces, Roof Level and Mezzanine	Yes	Good
Air Cell Pipe Insulation (2-Inch and 4-Inch)	Mechanical Spaces, Mezzanine	Yes	Good
Pipe Elbow Insulation	Mechanical Spaces, Roof Level and Mezzanine	Yes	Good
Roofing Materials	Roof	No	Good

Areas of damaged vinyl floor tile were observed within a telephone room located on the third floor of the site building. The tile was observed to be cracked and broken.

The limited visual survey consisted of noting observable materials (materials which were readily accessible and visible during the course of the site reconnaissance) that are commonly known to potentially contain asbestos. This activity was not designed to discover all sources of suspect ACM, PACM, or asbestos at the site; or to comply with any regulations and/or laws relative to planned disturbance of building materials such as renovation or demolition, or any other regulatory purpose. Rather, it is intended to give the User an indication if significant (significant due to

quantity, accessibility, or condition) potential sources of ACM or PACM are present at the subject property. Additional sampling, inspection, and evaluation will be warranted for any other use.

Partner was not provided building plans or specifications for review, which may have been useful in determining areas likely to have used ACM.

According to the EPA, ACM and PACM that is intact and in good condition can, in general, be managed safely in-place under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition. Prior to any disturbance of the construction materials within this facility, a comprehensive ACM survey is recommended.

6.3.2 Lead-Based Paint (LBP)

Due to the commercial nature of use of the subject property, LBP was not considered within the scope of this assessment.

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert and gaseous element formed by radioactive decay of radium (Ra) atoms. The EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones; Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action Limit of 4.0 picoCuries per Liter (pCi/L). It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not conducted as part of this assessment. Review of the EPA Map of Radon Zones places the subject property in Zone 3, where average predicted radon levels are less than 2.0 pCi/L. Based upon the radon zone classification, radon is not considered to be a significant environmental concern.

6.3.4 Lead in Drinking Water

The United Water Company supplies drinking water to the Property from the municipal distribution system. The United Water Company derives its water resources from a combination of groundwater and surface water resources. According to water quality data reviewed via the May 2012 Annual Water Quality Report for United Water New York, drinking water supplied to the site is within state and Federal standards, including lead and copper.

6.3.5 Mold

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g. in the form of very high humidity, condensation or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding). Mold growths often appear as discoloration, staining, or fuzzy growth on building materials or furnishings and are varied colors of white, gray, brown, black, yellow and green. In large quantities, molds can cause allergic symptoms when inhaled or through the toxins the molds emit.

Partner observed accessible, interior areas for the subject property building for significant evidence of mold growth; however, this ESA should not be used as a mold survey or inspection. Additionally, this inspection was not designed to assess all areas of potential mold growth that may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication as to whether or not conspicuous (based on observed areas) mold growth is present at the subject property. This evaluation did not include a review of pipe chases, mechanical systems, or areas behind enclosed walls and ceilings.

No obvious indications of water damage or mold growth were observed during Partner's visual inspection.

6.4 Adjacent Property Reconnaissance

The adjacent property reconnaissance consisted of observing the adjacent properties from the subject property premises.

6.4.1 Hazardous Materials and Petroleum Products Used or Stored at the Site

The eastern adjacent properties include a retail shopping center occupied in-part by a dry cleaner operation that includes an on-site plant. The dry cleaning operation is assumed to utilize chlorinated solvents as part of the cleaning operation. Of note, the adjacent dry cleaning operation was identified on the SPILLS database as discussed further in Section 4.2.

A Getty gasoline service station is located adjacent to the subject property to the east, across North Main Street. The Getty operations include gasoline sale and auto repair operations and therefore are assumed to include the storage of significant quantities of gasoline in addition to small quantities of other motor fluids, solvents, cleaners, and lubricants. Hydraulic lifts are likely utilized as part of the auto repair operations and the Getty operations are also assumed to generate waste oil. The Getty operations are identified on the registered UST, SPILLS and LUST databases as discussed further in Section 4.2.

6.4.2 ASTs/USTs for Hazardous Substances or Petroleum Products

A Getty gasoline service station is located adjacent to the subject property to the east, across North Main Street. The Getty operations include gasoline sale and auto repair operations and therefore are assumed to include the storage of significant quantities of gasoline in addition to waste oil. The Getty operations are identified on the registered UST, SPILLS, and LUST databases as discussed further in Section 4.2.

6.4.3 Additional Potential Environmental Hazards

Several groundwater monitoring wells were identified within the parking lot area associated with the retail shopping center located to the east of the subject property across North Main Street. The wells are presumed to be associated with a groundwater investigation conducted on this parcel relative to a dry cleaning operation. This investigation is discussed further in Section 4.2 of this report.

7.0 FINDINGS AND CONCLUSIONS

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substance or petroleum product on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term REC includes hazardous substances and petroleum products even under conditions that might be in compliance with laws. The term is not intended to include "de minimis" conditions that do not present a threat to human health and/or the environment and that would not be subject to an enforcement action if brought to the attention of appropriate governmental agencies. The following RECs were identified during the course of this assessment:

- Partner's review of available regulatory information has identified that multiple tank tightness test failures and tank failures have occurred for motor fuel tanks located on the southern, southwestern and western adjacent properties. The spill cases for most of these incidents are reported to have been closed. However, active New York State Department of Environmental Conservation (NYSDEC) spill cases were identified for southern and southwestern adjacent properties dating from February 1998 and April 1999, related to gasoline impacts to soil and groundwater resulting from tank failures. The potential impact of these active spill cases to the subsurface environment of the subject property is considered to be an REC.
- In 2005-2006, a soil and groundwater investigation was conducted on the eastern adjacent property (Newton Place Shopping Center, 2-88 North Main Street) relative to a historic dry cleaning operation (NYSDEC Spill Case No. 0511563). PCE and its daughter products were detected in water samples collected from the overburden wells. In addition, PCE was detected in samples collected from an adjacent unnamed stream located to the east of the site. Both indoor and sub-slab vapor detections were also reported. However, based on the results of site investigation activities, the NYSDEC subsequently closed the spill case for the incident as of April 2010. Despite the closed case status, Partner considers the former, adjacent dry cleaning operation and associated groundwater contamination a significant environmental concern in connection with the subject property.
- According to available historical sources, the subject property was developed with a centrally-located residence since prior to 1906 and with a residence located within the northwestern portion of the subject property since prior to 1953. The former source of heating in connection with the dwellings is unknown. Therefore, the historical use of heating oil stored within an underground storage tank (UST) cannot be discounted.

A *historical recognized environmental condition (HREC)* refers to an environmental condition which would have been considered a REC in the past, but which is no longer considered a REC based on subsequent assessment or regulatory closure. The following HRECs were identified during the course of this assessment:

- The subject property, as the Bank of New York, was identified as the location of a March 2002 incident involving a minor spill of one-gallon of hydraulic oil, presumably within the elevator motor room located on the mezzanine level. The spill occurred as a result of a faulty seal that was reportedly replaced. The spill case for this incident was closed as of April 2010.
- An additional incident occurred at the subject property in December 2009 consisting of a leaking transformer discovered within a utility-owned and operated transformer vault located along New Hempstead Road. A cleanup was reportedly conducted and the transformer was replaced. The spill case for the incident was immediately closed.

Based on the available details regarding these incidents, coupled with the reported regulatory statuses for these incidents, the identified NY Spill database listings are considered to be HRECs. Accordingly, no additional investigation is warranted.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, require discussion. The following environmental issue was identified during the course of this assessment:

- Due to the age of the subject property building, there is a potential that asbestos-containing materials (ACMs) are present. Overall, all suspect ACMs were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-05 of 2 New Hempstead Road in the Hamlet of New City, Town of Clarkstown, Rockland County, New York (the “subject property”). Any exceptions to or deletions from this practice are described in Section 1.5 of this report.

This assessment has revealed evidence of RECs and an environmental issue in connection with the subject property. Based on the conclusions of this assessment, Partner recommends the following:

- Depending upon the client’s desired level of risk tolerance, a Phase II ESA investigation is warranted to determine potential impacts to the subsurface environment of the subject property from contamination that has originated from the motor fuel and heating oil tank failures identified to have occurred on the southern, southwestern and western adjacent off-site properties. Furthermore, the Phase II ESA investigation should include sampling to evaluate the surface water and sediment conditions within the portion of Demarest Kill that bisects the subject property.
- Depending upon the client’s desired level of risk tolerance, a Phase II ESA investigation is warranted to determine potential impacts to the subsurface environment of the subject property from residual contamination that has originated from the former dry cleaning operations located on the eastern adjacent property.

- Partner notes that a geophysical survey (utilizing Ground Penetrating Radar (GPR) or similar equipment) can be conducted on the entire subject parcel to identify any potential USTs that may remain buried on-site in connection with the historical residences.
- An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect ACMs located at the Property. A comprehensive survey for ACMs should be conducted prior to any planned renovation or demolition activities. A licensed asbestos abatement contractor and/or a Certified Asbestos Consultant should perform removal of identified ACMs in accordance with applicable regulations, including the preparation of specifications.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment of the property located at 2 New Hempstead Road in the Town of Clarkstown, Rockland County, New York (the “subject property”) in general conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

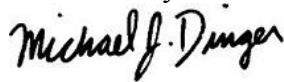
By signing below, Partner declares that, to the best of our professional knowledge and belief, the undersigned meet the definition of an *Environmental Professional* as defined in §312.10 of 40 CFR 312 and have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



Brian S. Ricker
Environmental Professional

Reviewed By:



Michael J. Dinger
Senior Project Manager

9.0 REFERENCES

Contact List

Robert F. Charles, Retail Facilities Manager, JP Morgan Chase, (845) 357-0369

Joe Medici, Facilities Department, Rockland County, (845) 638-5179

Town of Clarkstown, Tax Assessor's Department, 10 Maple Avenue, (845) 639-2031

Town of Clarkstown Building Department, 10 Maple Avenue, (845) 639-2100

Town of Clarkstown Planning Department, 10 Maple Avenue, (845) 639-2070

Town of Clarkstown Office of Fire Prevention, 10 Maple Avenue, (845) 639-2000

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E 1527-05.

Environmental Data Resources, Inc., *Certified Sanborn® Map Report, New City Branch / PO # 234034, 2 New Hempstead road, New City, NY 10956*, Report No. 3381505.3, August 6, 2012.

Environmental Data Resources, Inc., *The EDR-City Directory Image Report, New City Branch / PO # 234034, 2 New Hempstead road, New City, NY 10956*, Report No. 3381505.4, August 3, 2012.

Environmental Data Resources, Inc., *The EDR Radius Map™ Report, New City Branch / PO # 234034, 2 New Hempstead road, New City, NY 10956*, Report No. 3381505.2s, August 3, 2012.

Federal Emergency Management Agency, Community Panel Number 3606790007E, dated May 18, 20000.

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United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the Internet, August 2012.

United States Geological Survey Topographic Map 1995, 7.5-minute series, Haverstraw, NY, 1979.

PARTNER



PHASE II SUBSURFACE SCREENING REPORT

NEW CITY BRANCH / PO# 234034
2 New Hempstead Road
New City, New York 10956

December 14, 2012
Partner Project Number 12-91661.2



Prepared for

JP MORGAN CHASE BANK, N.A.
575 Washington Boulevard, 14th Floor
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December 14, 2012

Mr. Damiano Albanese
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Newport Office Center Five
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Subject: Phase II Subsurface Screening
New City Branch/PO# 234034
2 New Hempstead Road
New City, New York 10956
Partner Project No. 12-91661.2

Dear Mr. Albanese:

The following letter report details the field activities, methods, and findings of the Phase II Subsurface Screening conducted by Partner Assessment Corporation, Inc. (Partner) at the New City Branch/PO# 234034 facility located at 2 New Hempstead Road in New City, New York (the "Site"). The purpose of the screening was to evaluate subsurface conditions as a result of the possible presence of inactive/former heating oil USTs and off-site properties. The objective of these activities is to evaluate the presence/location of possible unknown/former tanks beneath the Site and evaluate if impacted conditions associated with off-site properties have impacted subsurface conditions beneath the Site.

Background

Based on the Phase I Environmental Site Assessment (ESA) dated August 30, 2012 prepared by Partner on behalf of JP Morgan Chase Bank, N.A., the Site consists of a 2.26-acre parcel of land, improved with a 3 story, slab-on-grade, commercial building constructed circa 1964. On-site operations consist of Rockland County Offices and a Chase Bank branch location. In addition to the current structure, the Site is also improved with asphalt-paved parking areas and associated landscaping.

Refer to Figure 1 for a Site Location Map and Figure 2 for a Topographic Map.

The Phase I ESA identified the following recognized environmental conditions (RECs) associated with the Site:

- According to available historical sources, the Site was developed with a centrally-located residence since prior to 1906 and with a residence located within the northwestern portion of the Site since prior to 1953. The former source of heating in connection with the dwellings is unknown;
- Off-Site - Partner's review of available regulatory information has identified that multiple tank tightness test failures and tank failures have occurred for motor fuel tanks located on the

southern, southwestern and western adjacent properties. The spill cases for most of these incidents are reported to have been closed. However, active New York State Department of Environmental Conservation (NYSDEC) spill cases were identified for southern and southwestern adjacent properties dating from February 1998 and April 1999, related to gasoline impacts to soil and groundwater resulting from tank failures; and,

- Off-Site - In 2005-2006, a soil and groundwater investigation was conducted on the eastern adjacent property (Newton Place Shopping Center, 2-88 North Main Street) relative to a historic dry cleaning operation (NYSDEC Spill Case No. 0511563). Tetrachloroethylene (PCE) and daughter products were reportedly detected in groundwater water samples collected from the overburden wells. In addition, PCE was detected in samples collected from an adjacent unnamed stream located to the east of the Site. Both indoor and sub-slab vapor detections were also reported. However, based on the results of investigation activities, the NYSDEC subsequently closed the spill case for the incident as of April 2010.

Accordingly, as requested, Partner performed Phase II Subsurface Screening activities at the Site.

Field Activities

To evaluate the presence/location of possible unknown/former tanks beneath the Site and to evaluate if impacted conditions associated with off-site properties have impacted subsurface conditions beneath the Site, Partner conducted Phase II Subsurface Screening activities at the Site. The screening scope included a limited geophysical survey, advancement of seven soil borings (SB-1 through SB-7), collection of six soil samples and two groundwater samples, and the analysis of four soil and two groundwater samples.

Geophysical Survey

On November 9, 2012, Delta Geophysics Inc. (Delta) of Catasauqua, Pennsylvania conducted a limited geophysical survey under the direction of Partner. The purpose of the geophysical survey was to evaluate presence of possible buried tanks, and other subsurface utilities throughout undeveloped portions of the Site. The geophysical survey was performed using a Geophysical Survey Systems Inc. SIR-3000 cart-mounted Ground Penetrating Radar (GPR) unit with a 400 Mhz antenna and Radio detection RD7000 precision utility locator or similar equipment.

A closely-spaced rectilinear grid was established throughout accessible exterior areas of the Site. The grid was systematically traversed using electromagnetic induction (EM) equipment, GPR equipment, and/or utility tracers. The equipment read outs were interpreted in real time and compiled as necessary in order to identify subsurface anomalies consistent with utilities.

As the geophysical survey indicated, there were no anomalies indicative of former or inactive underground storage tanks (USTs) identified on accessible/undeveloped portion of the Site. Based on these findings, no further screening, including sampling activities, for possible former/inactive USTs was performed.

In addition, Delta systematically free-traversed the proposed boring location with the aforementioned equipment and the equipment readouts were interpreted in real time for evidence of utility lines and/or other subsurface features of potential concern. Based on the location of the locations of subsurface utility lines, boring locations were modified.

Refer to Appendix A for a copy of the Delta's Geophysical Site Plot for the Site.

Permitting

As required by the Rockland County Department of Health (RCDOH), prior to advancing soil borings at the Site, a RCDOH Permit to Construct a Resource Evaluation Well application was prepared and submitted to RCDOH. Mr. Ebi Elaahi of RCDOH approved the permit and RCDOH Permit to Construct a Resource Evaluation Well Number RE-12-045 was issued for these activities.

Refer to Appendix B for a copy of the RCDOH permit and approval.

Health and Safety Plan

A site-specific Health and Safety Plan was prepared and reviewed with on-site personnel involved in the project prior to the commencement of drilling activities.

Utility Clearance

Partner retained Aquifer Drilling & Testing, Inc. (Aquifer Drilling) of Waterford, New York to provide and operate drilling equipment. Aquifer Drilling notified Dig Safely, New York's One Call Center to clear public utility lines as required by law at least 72 hours prior to drilling activities.

Drilling Equipment

On December 3, 2012, Partner subcontracted with Aquifer Drilling to provide and operate drilling equipment. Aquifer Drilling, under the direction of a Partner field representative, advanced soil boring SB-1 through SB-6 with a direct-push, Geoprobe 6610 DT. SB-7 was advanced via hand auger. Drilling rods and sampling equipment were decontaminated prior to use.

Boring Locations

Soil boring SB-1 was advanced along the northwest portion; soil boring SB-2 was advanced along the northern boundary; soil boring SB-3 was advanced along the eastern boundary; soil boring SB-4 was advanced along the southern boundary east of the culvert; soil boring SB-5 was advanced along the southern boundary west of the culvert; soil boring SB-6 was advanced along the western boundary; and, soil boring SB-7 was advanced along the southern boundary within the on-site culvert.

Please see Figure 3 for a Boring Location Map.

Sampling Depths

Soil borings SB-1 to SB-6 were advanced to a terminal depth between 8 and 12.2-feet below ground surface (bgs), where refusal was encountered, SB-7 was advanced to a terminal depth of 1.5 feet bgs. Following field screening, one grab soil sample was collected from soil boring SB-1, SB-2, SB-3, SB-4, and SB-5, from a 6-inch interval at a depth of 7.5 to 12.2-feet bgs. A sediment sample was collected from soil boring SB-7 at a depth of 1.0-1.5 feet bgs.

Soil Sampling Methodology

Soil borings SB-1, SB-3, SB-6, and SB-7 were overlain by natural ground cover. Soil borings SB-2, SB-4 and SB-5 were overlain by asphalt.

Soil cores from SB-1 through SB-6 were collected using a 4-foot long by 1.5-inch diameter MacroCore sampler with a 4-foot long acetate liner, which was advanced by the direct-push drill rig using 4-foot long by 2-inch diameter drill rods. The sampler was driven into the subsurface to allow undisturbed soil to enter the open MacroCore barrel and retrieved in 4-foot intervals to recover the soil-filled liners. SB-7 was advanced with a hand auger.

From soil borings SB-1 through SB-6, a lengthwise section of each acetate liner was removed with a splitting tool to expose the soil. From soil boring SB-7, a six inch portion of the soil column was brought to the surface with a hand auger and soils were removed and displayed for logging. The soil column was visually inspected for discoloration, monitored for odors. Additionally, the soils encountered were field screened with a photo-ionization detector (PID) calibrated to isobutylene.

Soil samples from SB-1, SB-2, SB-5, and SB-7 were submitted for analysis. Soil samples from SB-3 and SB-4 were collected, set to the lab, and put on hold, pending the analytical results of the groundwater samples taken from these locations. Field screening of the soils from soil boring SB-6 with the PID and visual evaluation did not contain evidence of impacted conditions and the soils were consistent with soils encountered in soil boring SB-1; therefore, no soil sample was collected from this soil boring.

Soils encountered consisted of a red clay, red-brown sands, and fill at depths ranging from immediately below the surface to 12-feet bgs, where probe refusal was encountered. No visual or olfactory evidence of petroleum impacted conditions were observed in the soils encountered, however, slightly elevated PID readings ranging from 0 to 25 parts per million (ppm) was detected in soils encountered in soil borings SB-1 through SB-6.

Groundwater was encountered in soil boring SB-3 at a depth of 9.5 feet bgs and in soil boring SB-4 at a depth of 12 feet bgs.

Refer to Appendix C for a copy of the soil boring logs.

The soil samples were collected by transferring soil into laboratory-supplied glassware. The jars were filled with soil to capacity to minimize headspace and reduce the potential for volatilization. The jars were labeled for identification and stored in an iced cooler.

No significant amounts of derived wastes were generated during this screening.

Groundwater Sampling Methodology

Upon completion of soil sampling to the terminal depth, temporary well points were installed in soil borings SB-3 and SB-4 using 1-inch PVC screened from approximately 9 to 12-feet bgs and with riser.

Groundwater samples were retrieved from the temporary well points using a peristaltic pump and conveyed into three hydrochloric acid-preserved volatile organics analysis vials (VOAs). Each container was filled with no observable headspace or air bubbles to minimize the potential for volatilization, labeled for identification, and stored in an iced cooler.

The temporary well points were removed from the borehole and the boring was backfilled with hydrated bentonite chips and capped with asphalt to match surrounding ground cover upon completion of sampling.

Sample Laboratory Analyses

On December 3, 2012, a Partner field representative collected six soil samples (SB-1 through SB-5, and SB-7) and two groundwater samples (WS-3 and WS-4), which were transported in an iced cooler under proper chain-of-custody protocol to Accutest Laboratories (Accutest) in Dayton, New Jersey, a state-certified laboratory [New York National Environmental Laboratory Accreditation Program (NELAP) certificate number 10983] for analysis.

Four of the soil samples and two groundwater samples were submitted for Target Compound List (TCL) volatile organic compound (VOC) analysis via EPA Method 8260B/624.

Screening Scope Summary

Please see Table 1 for a summary of the borings, sampling schedule, and laboratory analyses for this screening.

Table 1: Summary of Screening Scope

Boring Identification	Location	Terminal Depth (feet bgs)	Matrix Sampled	Sampling Depths (feet bgs)	Target Contaminants
SB-1	Northwest Corner	8.0	Soil	7.5-8.0	VOCs
SB-2	Northern Boundary	8.3	Soil	7.8-8.3	VOCs
SB-3	Eastern Boundary	9.7	Soil	9.1-9.6	VOCs
WS-3	Eastern Boundary	9.7	Groundwater	9.5	VOCs
SB-4	Southern Boundary - East	12.2	Soil	11.7-12.2	VOCs
WS-4	Southern Boundary - East	12.2	Groundwater	12.0	VOCs
SB-5	Southern Boundary - West	9.8	Soil	9.0-9.5	VOCs
SB-6	Western Boundary	8.2	Soil	NA	NA
SB-7	Culvert	1.5	Sediment	1.0-1.5	VOCs

Notes:

bgs = below ground surface

VOCs = volatile organic compounds

Local Geology and Hydrogeology

The Site is situated within the Piedmont Physiographic Province of New York. The region represents the northern extension of an almost continuous formation of reddish shales, mudstones, and sandstones that extends from the Hudson River near the border of New Jersey and New York near Nyack, New York, southward through Maryland into Virginia. This region is generally comprised of low-lying areas of broad valleys and low hills that slopes gently in a southeastward direction from its highest elevations. This region has gently rolling surfaces of readily erodible sedimentary sandstones and shales and deep reddish soils is interrupted by ridges of erosion-resistant igneous rock types, diabase and basalt, commonly called *traprock*. One of the more prominent traprock ridges in this physiographic region is the Palisades Sill, composed of intrusive diabases; extending more than 65 kilometers (40 miles) along the west

bank of the Hudson River shorelines of northeastern New Jersey and adjacent southeastern New York, from west-central Staten Island north to Haverstraw, New York.

Based on information obtained from the USDA Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as Urban Land Complex. Urban Land complex are those soils in which the soil's original structure and content have been so altered by human activities it has lost its original characteristics and is thus unidentifiable. Urban soils consist of nearly level to moderately steep areas where the soils have been altered or obscured by urban works and structures. Buildings and pavement cover more than 85 percent of the surface. Included in this unit in mapping are many small areas where the original soil material has been disturbed by construction and areas where fill has been added. Also included are small areas of undisturbed soils. The soil properties and characteristics of this unit vary. Onsite investigation is needed to determine the suitability for specific uses and the limitations affecting those uses.

Soils encountered consisted of a red clay, red-brown sands, and fill at depths ranging from immediately below the surface to 12-feet bgs, where probe refusal was encountered.

Based on topographic map interpretation, the direction of groundwater in the vicinity of the Site is inferred to flow to the east. The nearest surface water in the vicinity of the Site is Demarest Kill Creek which transverses the Site in a south to northeast direction. No other settling ponds, lagoons, surface impoundments, or natural catch basins were observed at the Site during this screening.

Groundwater was encountered within soil borings SB-3 and SB-4 during these activities at depths of approximately 9 feet (SB-3) and 12 feet (SB-4) bgs.

Laboratory Analysis Results

Please see Tables 2 and 3 (attached) for a summary of the soil and groundwater sample laboratory analysis results, respectively.

Refer Appendix D for the full laboratory analysis reports, which include chain-of-custody and laboratory quality assurance/quality control (QA/QC) documentation. All laboratory QA/QC data were within acceptable limits.

Discussion

As the soil analytical results indicate, with the exception of acetone, carbon disulfide, methylene chloride, tetrachloroethene, and toluene, no VOCs were detected with concentrations in excess of their laboratory reporting limits in the soil samples (SB-1, SB-5, and SB-7) submitted for analysis. With respect to concentrations of methylene chloride (reported/detected in soil samples SB-1, SB-5, SB-7); acetone, carbon disulfide, and toluene (reported/detected in soil sample SB-5); and tetrachloroethene (reported in soil sample SB-7), these compounds were reported/detected with concentrations that exceed their laboratory reporting limits, but below their respective NYSDEC Unrestricted Use Soil Cleanup Objectives (SCOs). Accordingly, no

VOCs were detected with concentrations in excess of their respective NYSDEC Unrestricted SCO in the four soil samples collected from the Site and submitted for analysis.

As the groundwater analytical results indicate, with the exception of cis-1,2-dichloroethene reported in groundwater sample WS-4, no VOCs were detected with concentrations in excess of their laboratory reporting in the groundwater samples (WS-3 and WS-4) collected at the Site. With respect to the reported concentration of cis-1,2-dichloroethene in groundwater sample WS-4, this compound was reported with a concentration of 0.67J, which is below the respective NYSDEC Technical and Operational Guidance Series (TOGS) Groundwater Criteria of 5.

Summary and Conclusions

To evaluate the presence/location of possible unknown/former tanks beneath the Site and to evaluate if impacted conditions associated with off-site properties have impacted subsurface conditions beneath the Site, Partner conducted Phase II Subsurface Screening activities at the Site. The screening scope included a limited geophysical survey, advancement of seven soil borings (SB-1 through SB-7), collection of six soil samples and two groundwater samples, and the analysis of four soil and two groundwater samples.

As the geophysical survey indicated, there were no anomalies indicative of former or inactive USTs identified on accessible/undeveloped portion of the Site. Based on these findings, no further screening, including sampling activities, for possible former/inactive USTs was performed.

Soils encountered consisted of a red clay, red-brown sands, and fill at depths ranging from immediately below the surface to 12-feet bgs, where probe refusal was encountered. Groundwater was encountered in soil boring SB-3 at a depth of 9.5 feet bgs and in soil boring SB-4 at a depth of 12 feet bgs.

As the soil analytical results indicate, no VOCs were detected with concentrations in excess of their respective NYSDEC Unrestricted SCO in the four soil samples collected from the Site and submitted for analysis.

As the groundwater analytical results indicate, no VOCs were detected with concentrations in excess of their TAGM Groundwater Standards/Criteria or TOGS Groundwater Standards/Criteria in the two groundwater samples collected from the Site.

Based on these findings, no anomalies indicative of former/inactive USTs were identified on accessible/undeveloped portion of the Site. Additionally, based on field screening and analytical results, subsurface conditions do not appear to be significantly impacts as a result of off-site concerns. Compounds (acetone, carbon disulfide, cis-1,2-Dichloroethene, methylene chloride, tetrachloroethene, and toluene) were detected in soil and groundwater samples collected from the Site; however, concentrations of these compounds were below their respective standard values. Accordingly, no further screening activities are recommended at this time.

Limitations

This report presents a summary of work completed by Partner. The completed work includes observations of site conditions encountered and the analytical results provided by an independent third party laboratory of samples collected during the course of the project. The number and location of samples were selected to provide the required information. However, it cannot be assumed that the limited available data are representative of subsurface conditions in areas not sampled.

Conclusions and/or recommendations are based on the observations, laboratory analyses, and the governing regulations. Conclusions and/or recommendations beyond those stated and reported herein should not be inferred from this document.

Partner warrants that the environmental consulting services contained herein were accomplished in accordance with generally accepted practices in the environmental engineering, geology, and hydrogeology fields that existed at the time and location of work. No other warranties are implied or expressed.

Reports, both verbal and written, as they pertain to the property located at New City Branch property located at 2 New Hempstead Road in New City, New York, are for the sole use and benefit of JP Morgan Chase Bank, N.A.. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of Partner.

Signatures of Participating Professionals

Thank you for the opportunity to be of service. If you have any questions regarding this investigation, please contact Michael Morris at (201) 942-0687 or Melissa Dahl at (201) 984-3651.

Sincerely,



Steven Cutignola
Staff Professional



Michael J. Morris, PG-NH, LSRP
Regional Director - Site Mitigation



Melissa Dahl
Relationship Manager

Attachments:

- | | |
|------------|---|
| Figures | 1. Site Location Map
2. Topographic Map
3. Boring Location Map |
| Table | 2. Soil Sample Analytical Summary Groundwater Sample Analytical Summary
3. Groundwater Sample Analytical Summary |
| Appendices | A. Delta Geophysical Site Plot
B. RCDOH Permit and Approval
C. Boring Logs
D. Laboratory Reports |

Tables

Table 2
Soil Sample Analytical Summary - December 2012

Accutest New Jersey			12/12/2012 11:17			
Job Number:	JB22	(Organics Analyses)				
Account:	Partner Engineering & Science					
Project:	91661 - New City, 2 New Hempsted Road, New City, NY					
Project Number:						
(most stringent).			Legend:	Hit	Exceed	
Client Sample ID:		NY SCO - Unrestricted Use (6 NYCRR 375-6 12/06)	SB-1	SB-2	SB-5	SB-7
Lab Sample ID:			JB22718-1	JB22718-2	JB22718-5	JB22718-6
Date Sampled:			12/3/2012	12/3/2012	12/3/2012	12/3/2012
Matrix:			Soil	Soil	Soil	Soil
GC/MS Volatiles (SW846 8260B)						
Acetone	ug/kg	50	ND (1.7)	ND (1.5)	21.1	ND (1.8)
Benzene	ug/kg	60	ND (0.12)	ND (0.11)	ND (0.13)	ND (0.13)
Bromochloromethane	ug/kg	-	ND (0.26)	ND (0.24)	ND (0.28)	ND (0.29)
Bromodichloromethane	ug/kg	-	ND (0.10)	ND (0.096)	ND (0.11)	ND (0.11)
Bromoform	ug/kg	-	ND (0.15)	ND (0.14)	ND (0.16)	ND (0.16)
Bromomethane	ug/kg	-	ND (0.27)	ND (0.25)	ND (0.29)	ND (0.30)
2-Butanone (MEK)	ug/kg	120	ND (2.4)	ND (2.2)	ND (2.5)	ND (2.6)
Carbon disulfide	ug/kg	-	ND (0.12)	ND (0.11)	0.93 J	ND (0.13)
Carbon tetrachloride	ug/kg	760	ND (0.13)	ND (0.12)	ND (0.14)	ND (0.14)
Chlorobenzene	ug/kg	1100	ND (0.11)	ND (0.099)	ND (0.11)	ND (0.12)
Chloroethane	ug/kg	-	ND (0.23)	ND (0.21)	ND (0.24)	ND (0.25)
Chloroform	ug/kg	370	ND (0.082)	ND (0.076)	ND (0.087)	ND (0.090)
Chloromethane	ug/kg	-	ND (0.19)	ND (0.17)	ND (0.20)	ND (0.20)
Cyclohexane	ug/kg	-	ND (0.12)	ND (0.11)	ND (0.13)	ND (0.13)
1,2-Dibromo-3-chloropropane	ug/kg	-	ND (0.89)	ND (0.81)	ND (0.94)	ND (0.97)
Dibromochloromethane	ug/kg	-	ND (0.16)	ND (0.15)	ND (0.17)	ND (0.18)
1,2-Dibromoethane	ug/kg	-	ND (0.13)	ND (0.12)	ND (0.13)	ND (0.14)
1,2-Dichlorobenzene	ug/kg	1100	ND (0.19)	ND (0.17)	ND (0.20)	ND (0.21)
1,3-Dichlorobenzene	ug/kg	2400	ND (0.19)	ND (0.17)	ND (0.20)	ND (0.20)
1,4-Dichlorobenzene	ug/kg	1800	ND (0.18)	ND (0.16)	ND (0.19)	ND (0.19)
Dichlorodifluoromethane	ug/kg	-	ND (0.23)	ND (0.21)	ND (0.24)	ND (0.25)
1,1-Dichloroethane	ug/kg	270	ND (0.14)	ND (0.13)	ND (0.14)	ND (0.15)
1,2-Dichloroethane	ug/kg	20	ND (0.13)	ND (0.12)	ND (0.14)	ND (0.15)
1,1-Dichloroethene	ug/kg	330	ND (0.26)	ND (0.23)	ND (0.27)	ND (0.28)
cis-1,2-Dichloroethene	ug/kg	250	ND (0.18)	ND (0.17)	ND (0.19)	ND (0.20)
trans-1,2-Dichloroethene	ug/kg	190	ND (0.24)	ND (0.22)	ND (0.25)	ND (0.26)
1,2-Dichloropropane	ug/kg	-	ND (0.15)	ND (0.14)	ND (0.16)	ND (0.17)
cis-1,3-Dichloropropene	ug/kg	-	ND (0.14)	ND (0.13)	ND (0.15)	ND (0.15)
trans-1,3-Dichloropropene	ug/kg	-	ND (0.15)	ND (0.14)	ND (0.16)	ND (0.17)
1,4-Dioxane	ug/kg	100	ND (59)	ND (54)	ND (63)	ND (65)
Ethylbenzene	ug/kg	1000	ND (0.26)	ND (0.24)	ND (0.28)	ND (0.29)

Table 2
Soil Sample Analytical Summary - December 2012

Accutest New Jersey			12/12/2012 11:17			
Job Number:	JB22	(Organics Analyses)				
Account:	Partner Engineering & Science					
Project:	91661 - New City, 2 New Hempsted Road, New City, NY					
Project Number:						
(most stringent).			Legend:	Hit	Exceed	
Client Sample ID:		NY SCO - Unrestricted	SB-1	SB-2	SB-5	SB-7
Lab Sample ID:		Use (6 NYCRR	JB22718-1	JB22718-2	JB22718-5	JB22718-6
Date Sampled:		375-6 12/06)	12/3/2012	12/3/2012	12/3/2012	12/3/2012
Matrix:			Soil	Soil	Soil	Soil
Freon 113	ug/kg	-	ND (0.43)	ND (0.39)	ND (0.45)	ND (0.47)
2-Hexanone	ug/kg	-	ND (0.62)	ND (0.57)	ND (0.66)	ND (0.68)
Isopropylbenzene	ug/kg	-	ND (0.074)	ND (0.068)	ND (0.078)	ND (0.081)
Methyl Acetate	ug/kg	-	ND (2.6)	ND (2.4)	ND (2.7)	ND (2.8)
Methylcyclohexane	ug/kg	-	ND (0.17)	ND (0.15)	ND (0.18)	ND (0.18)
Methyl Tert Butyl Ether	ug/kg	930	ND (0.23)	ND (0.21)	ND (0.25)	ND (0.26)
4-Methyl-2-pentanone(MIBK)	ug/kg	-	ND (0.75)	ND (0.69)	ND (0.79)	ND (0.82)
Methylene chloride	ug/kg	50	5.6	ND (1.2)	3.7 J	14.1
Styrene	ug/kg	-	ND (0.091)	ND (0.084)	ND (0.097)	ND (0.10)
1,1,2,2-Tetrachloroethane	ug/kg	-	ND (0.13)	ND (0.12)	ND (0.14)	ND (0.14)
Tetrachloroethene	ug/kg	1300	ND (0.17)	ND (0.16)	ND (0.18)	0.29 J
Toluene	ug/kg	700	ND (0.10)	ND (0.096)	0.28 J	ND (0.11)
1,2,3-Trichlorobenzene	ug/kg	-	ND (0.16)	ND (0.15)	ND (0.17)	ND (0.18)
1,2,4-Trichlorobenzene	ug/kg	-	ND (0.14)	ND (0.13)	ND (0.15)	ND (0.15)
1,1,1-Trichloroethane	ug/kg	680	ND (0.11)	ND (0.097)	ND (0.11)	ND (0.12)
1,1,2-Trichloroethane	ug/kg	-	ND (0.17)	ND (0.16)	ND (0.18)	ND (0.19)
Trichloroethene	ug/kg	470	ND (0.17)	ND (0.16)	ND (0.18)	ND (0.19)
Trichlorofluoromethane	ug/kg	-	ND (0.30)	ND (0.27)	ND (0.31)	ND (0.32)
Vinyl chloride	ug/kg	20	ND (0.14)	ND (0.13)	ND (0.15)	ND (0.16)
m,p-Xylene	ug/kg	260	ND (0.17)	ND (0.16)	ND (0.18)	ND (0.19)
o-Xylene	ug/kg	260	ND (0.14)	ND (0.13)	ND (0.15)	ND (0.15)
Xylene (total)	ug/kg	260	ND (0.14)	ND (0.13)	ND (0.15)	ND (0.15)
Regulatory limits listed in this document have been obtained from the latest version of the regulations cited and are used for advisory purposes only. Accutest assumes no responsibility for errors in regulatory documents or changes to criteria detailed in later versions of the referenced regulation. It is the responsibility of the user to verify these limits before using or reporting any data.						
No results exceeded regulatory criteria.						

Table 3
Groundwater Sample Analytical Summary - December 2012

Accutest New Jersey					
Job Number:		JB22718			
Account:		Partner Engineering & Science			
Project:		91661 - New City, 2 New Hempsted Road, New City, NY			
Project Number:					
Results flagged as "Exceed" if any of the selected criteria exceeded (most stringent).					Legend:
Client Sample ID:		NY TOGS Class GA GW Standards (NYSDEC 6/2004)¹	NY TAGM Groundwater Standards/Crite ria (DER TAGM #4046 1/94)	WS-3	WS-4
Lab Sample ID:				JB22718-7	JB22718-8
Date Sampled:				12/3/2012	12/3/2012
Matrix:				Ground Water	Ground Water
GC/MS Volatiles (SW846 8260B)					
Acetone	ug/l	-	50	ND (3.3)	ND (3.3)
Benzene	ug/l	1	1	ND (0.24)	ND (0.24)
Bromochloromethane	ug/l	5	-	ND (0.30)	ND (0.30)
Bromodichloromethane	ug/l	-	-	ND (0.21)	ND (0.21)
Bromoform	ug/l	-	-	ND (0.21)	ND (0.21)
Bromomethane	ug/l	5	-	ND (0.22)	ND (0.22)
2-Butanone (MEK)	ug/l	-	50	ND (2.4)	ND (2.4)
Carbon disulfide	ug/l	60	50	ND (0.19)	ND (0.19)
Carbon tetrachloride	ug/l	5	5	ND (0.22)	ND (0.22)
Chlorobenzene	ug/l	5	5	ND (0.23)	ND (0.23)
Chloroethane	ug/l	5	50	ND (0.26)	ND (0.26)
Chloroform	ug/l	7	7	ND (0.20)	ND (0.20)
Chloromethane	ug/l	5	-	ND (0.21)	ND (0.21)
Cyclohexane	ug/l	-	-	ND (0.35)	ND (0.35)
1,2-Dibromo-3-chloropropane	ug/l	0.04	-	ND (0.54)	ND (0.54)
Dibromochloromethane	ug/l	-	50	ND (0.14)	ND (0.14)
1,2-Dibromoethane	ug/l	0.0006	-	ND (0.20)	ND (0.20)
1,2-Dichlorobenzene	ug/l	3	4.7	ND (0.22)	ND (0.22)
1,3-Dichlorobenzene	ug/l	3	5	ND (0.22)	ND (0.22)
1,4-Dichlorobenzene	ug/l	3	5	ND (0.30)	ND (0.30)
Dichlorodifluoromethane	ug/l	5	-	ND (0.27)	ND (0.27)
1,1-Dichloroethane	ug/l	5	5	ND (0.11)	ND (0.11)
1,2-Dichloroethane	ug/l	0.6	5	ND (0.26)	ND (0.26)
1,1-Dichloroethene	ug/l	5	5	ND (0.19)	ND (0.19)
cis-1,2-Dichloroethene	ug/l	5	-	ND (0.19)	0.67 J
trans-1,2-Dichloroethene	ug/l	5	5	ND (0.21)	ND (0.21)
1,2-Dichloropropane	ug/l	1	-	ND (0.48)	ND (0.48)
cis-1,3-Dichloropropene	ug/l	-	-	ND (0.21)	ND (0.21)
trans-1,3-Dichloropropene	ug/l	-	-	ND (0.19)	ND (0.19)
1,4-Dioxane	ug/l	-	-	ND (75)	ND (75)
Ethylbenzene	ug/l	5	5	ND (0.23)	ND (0.23)
Freon 113	ug/l	5	5	ND (0.53)	ND (0.53)
2-Hexanone	ug/l	-	-	ND (1.1)	ND (1.1)
Isopropylbenzene	ug/l	5	-	ND (0.45)	ND (0.45)
Methyl Acetate	ug/l	-	-	ND (1.2)	ND (1.2)
Methylcyclohexane	ug/l	-	-	ND (0.26)	ND (0.26)
Methyl Tert Butyl Ether	ug/l	10	-	ND (0.16)	ND (0.16)
4-Methyl-2-pentanone(MIBK)	ug/l	-	50	ND (0.83)	ND (0.83)
Methylene chloride	ug/l	5	5	ND (0.70)	ND (0.70)
Styrene	ug/l	5	-	ND (0.21)	ND (0.21)
1,1,1,2-Tetrachloroethane	ug/l	5	5	ND (0.21)	ND (0.21)

Table 3
Groundwater Sample Analytical Summary - December 2012

Accutest New Jersey					
Job Number:		JB22718			
Account:		Partner Engineering & Science			
Project:		91661 - New City, 2 New Hempsted Road, New City, NY			
Project Number:					
Results flagged as "Exceed" if any of the selected criteria exceeded (most stringent).					Legend:
Client Sample ID:		NY TOGS Class GA GW Standards (NYSDEC 6/2004)¹	NY TAGM Groundwater Standards/Crite ria (DER TAGM #4046 1/94)	WS-3	WS-4
Lab Sample ID:				JB22718-7	JB22718-8
Date Sampled:				12/3/2012	12/3/2012
Matrix:				Ground Water	Ground Water
Tetrachloroethene	ug/l	5	5	ND (0.28)	ND (0.28)
Toluene	ug/l	5	5	ND (0.23)	ND (0.23)
1,2,3-Trichlorobenzene	ug/l	5	-	ND (0.28)	ND (0.28)
1,2,4-Trichlorobenzene	ug/l	5	5	ND (0.20)	ND (0.20)
1,1,1-Trichloroethane	ug/l	5	5	ND (0.24)	ND (0.24)
1,1,2-Trichloroethane	ug/l	1	-	ND (0.29)	ND (0.29)
Trichloroethene	ug/l	5	5	ND (0.22)	ND (0.22)
Trichlorofluoromethane	ug/l	5	-	ND (0.27)	ND (0.27)
Vinyl chloride	ug/l	2	2	ND (0.21)	ND (0.21)
m,p-Xylene	ug/l	-	-	ND (0.42)	ND (0.42)
o-Xylene	ug/l	5	-	ND (0.24)	ND (0.24)
Xylene (total)	ug/l	5	5	ND (0.24)	ND (0.24)
Regulatory limits listed in this document have been obtained from the latest version of the regulations cited and are used for advisory purposes only. Accutest assumes no responsibility for errors in regulatory documents or changes to criteria the referenced regulation. It is the responsibility of the user to verify these limits before using or reporting					
No results exceeded regulatory criteria.					
¹ NOTE: The above contain the following criteria that must be evaluated manually by the user:					
Sum of Aldicarb and Methomyl at 0.35 ug/l.					
Sum of Iron and Manganese at 500 ug/l.					
Sum of Parathion and Methyl parathion at 1.5 ug/l.					
Sum of Phenolic compounds (total phenols) at 1 ug/l.					
Sum of Phenols, total chlorinated at 1 ug/l.					
Sum of Phenols, total unchlorinated at 1 ug/l.					
Principal organic contaminant at 5 ug/l defined as "any and every individual substance, whether listed in this of the principal organic contaminant classes as defined in section 700.1 of this Title" unless listed elsewhere					

Figures



FIGURE 1: SITE LOCATION MAP

Site Address:

Existing Chase Branch
 2 New Hempstead Road
 New City, New York



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Job Number: 12-91661.2

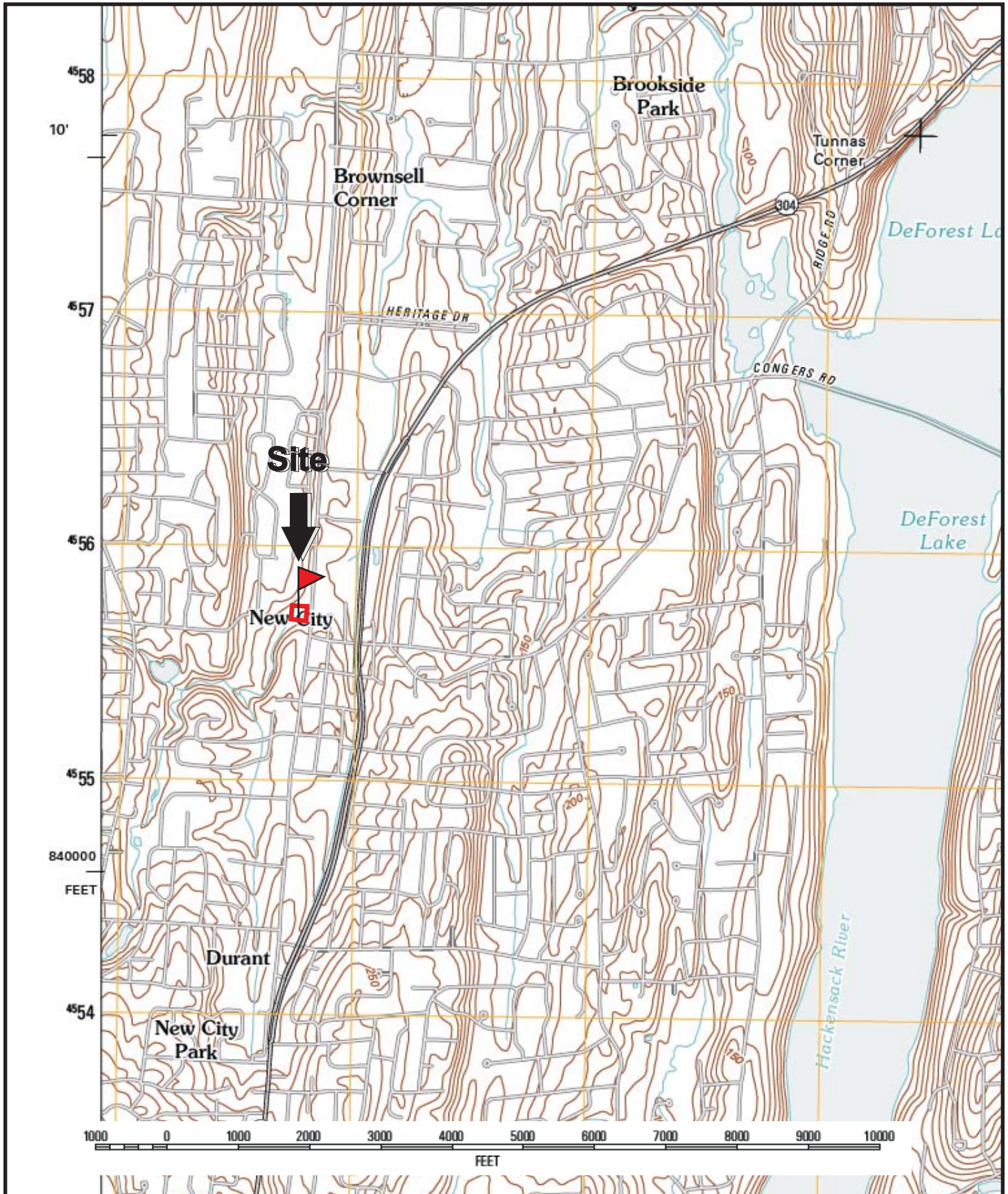


FIGURE 2: TOPOGRAPHIC MAP

Site Address:
 Existing Chase Branch
 2 New Hempstead Road
 New City, New York

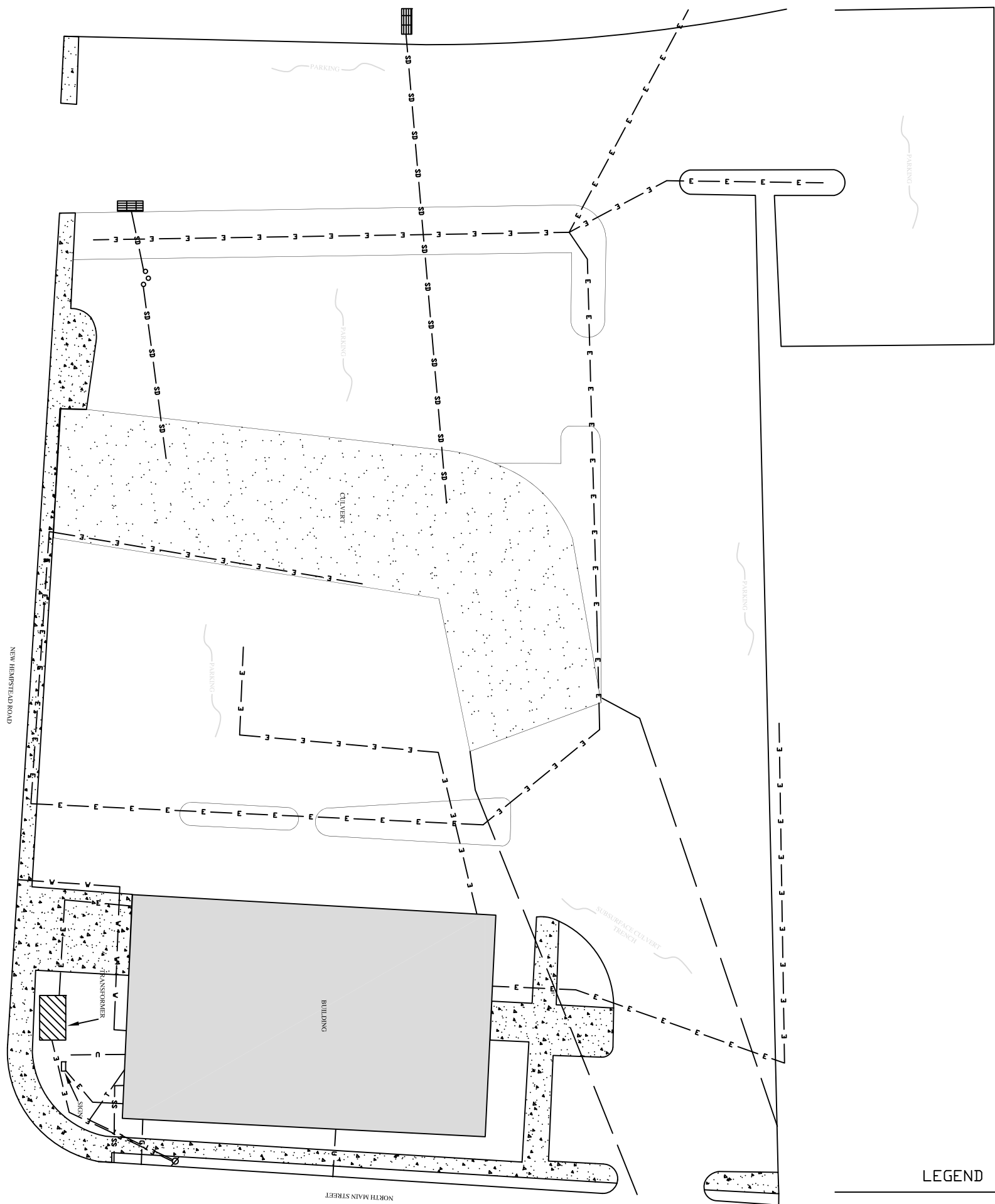


USGS 7.5 Minute
 Haverstraw,
 New York
 Quadrangle
 Created: 2010

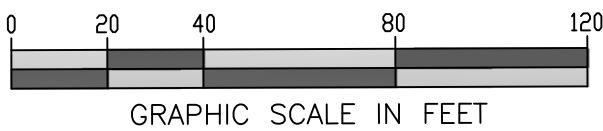
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 (800) 419-4923
 Job Number: 12-91661.2

Appendix A:

Delta Geophysical Site Plot



NOTES:
 This site plan was produced from data positioned by differential GPS measurements collected in the field. Due to the errors normally present in DGPS data, this document is not intended or represented to be of survey precision. Caution should be used in all field measurements based on this site plan.
 As with any geophysical method, it must be stressed that caution be used during any excavation or intrusive testing in proximity of any anomalies indicated in this document. The absence of detected signatures does not preclude the possibility that targets exist. The geophysical data and results presented in this site plan are based upon the application of scientific principles and professional judgements to certain facts with resultant subjective interpretations. Professional judgements expressed herein are based on the facts currently available within the limits of the existing data, scope of work, budget, and schedule.
 Reliance or use by any such third party without explicit authorization in the document does not make said third party a third party beneficiary to Delta's contract with the client. Any such unauthorized reliance on or use of this document, including any of its information or conclusions, will be at the third party's risk. For the same reasons, no warranties or representations, expressed or implied in this document, are made to any such third party.



LEGEND	
	FIRE HYDRANT
	UTILITY POLE
	UTILITY VALVE COVER
	MANHOLE COVER
	ELECTRIC
	GAS
	TELECOMMUNICATION
	STORM SEWER
	SANITARY SEWER
	WATER
	UNKNOWN UTILITY

DATE	11/09/12
SCALE	1" = 40'
DWG NO.	121109
SHT NO.	1 OF 1
PROJECT.	

GEOPHYSICAL INVESTIGATION
2 NEW HEMPSTEAD ROAD, NEW CITY, NEW YORK
 FOR
PARTNER ENGINEERING AND SCIENCE

DELTA Geophysics Inc.
 738 Front Street, Catasauqua, PA 18032
 Phone: (610) 231-73012

Appendix B:

RCDOH Permit and Approval

November 14, 2012

Ebi Elaahi
Well Drilling Program
Division of Environmental Health
Rockland County Health Department, Bldg. D
50 Sanatorium Road
Pomona, NY 10970

Subject: Application for Permit to Construct a Resource Evaluation Well
2 New Hempstead Road
Section 43.15, Block 1, Lot 44
New City, New York
Partner Project No. 12-91661.2

Dear Mr. Elaahi:

Partner Engineering and Science, Inc. (Partner) has been retained to provide environmental services for the JP Morgan Chase Branch Bank located at 2 New Hempstead Road, New City, New York (the "Site"). As part of these services, we are submitting the attached Rockland County Department of Health (RCDOH) *Application for Permit to Construction a Resource Evaluation Well*.

The following provides the additional information, as required by RCDOH:

A Plot/Site Plan

Refer to the attached Figures 1 through 5.

Suspected Contaminants of Concern

The Site is situated in an area where offsite release have occurred. The adjacent properties to the south, southwest, and west have a history of gasoline related impacts to the soil and ground water. The adjacent properties to the east have a historic dry cleaning operation with confirmed contamination of PCE and its daughter products. Contaminants of Concern associated with gasoline related impacts are volatile organic compounds (VOCs), and the Contaminated of Concern associated with the dry cleaning operation are PCE.

Drilling Scope

Advance up to six soil borings, using direct push techniques to a terminal depth of 25-feet below ground surface (bgs), refusal or groundwater, whichever is encountered first. Borings are anticipated to be installed along the perimeter of the Site, depend on the findings of a geophysical survey. If groundwater is encountered, three of the boring locations will be converted to temporary well points to facilitate groundwater sample collection using a hydro-punch sampler.

Additionally, one soil boring will be advanced, using a hand auger, in the stream bank, to facilitate collection of sediment sample.

Decommissioning as required by RCDOH:

Section I: Decommissioning of Soil Borings less than 25 feet that do not intercept groundwater

Soil borings will be abandoned as per Rockland County Sanitary Code, Article II, Part 2.8.4.10. Borings will be decommissioned within 48 hours of completion. Borings will be backfilled with uncontaminated soil cuttings and tamped. Tamping procedures will involve standard 1.25" diameter steel Geoprobe rods fitted with a flat end drive cap of sufficient diameter to fit into the 2.25" diameter borehole. Surface will be patched with like materials.

Section II: Decommissioning of Soil Borings less than 25 feet that intercept groundwater

Soil borings will be abandoned as per Rockland County Sanitary Code, Article II, Part 2.8.4.11; specifically Section 2.8.4.11.4 which uses the outer casing of the direct push tooling as a tremie pipe. Materials used to seal and decommission borings shall conform to Rockland County Sanitary Code Article II, Section 2.8.3.5; specifically Section 2.8.3.5.1.3. Cement/bentonite grout will meet the requirements set forth in Table 3 shown below:

Table 3

Portland Cement (Types I & II Only) and High Grade Powdered Bentonite

Percent Bentonite	Pounds of Bentonite	Pounds of Cement	Gallons of Water	Target Density (lbs/gal)	Acceptable Density Range (lbs/gal)	Water/Cement Ratio
5.3	5	94	8.3	13.9	13.4 to 14.5	0.74

Surface will be patched with like materials (i.e.: Asphalt, concrete, topsoil)

Additionally, as required by RCDOH, derived wastes (e.g., soil cuttings) will be collected in a 55-gallon drum. The 55-gallon drum will be subsequently disposed off-site.

If you have any questions, please do not hesitate to contact Michael Morris at (201) 942-0687.

Sincerely,
PARTNER ENGINEERING & SCIENCE, INC.

Steve Cutignola
Staff Professional I

Michael J. Morris, PG-NH, LSRP
Regional Director – Site Mitigation

Attachments: Application for Permit to Construct a Resource Evaluation Well
Figures 1 through 5
\$300.00 payment



**ROCKLAND COUNTY DEPARTMENT OF HEALTH
APPLICATION FOR PERMIT TO CONSTRUCT A RESOURCE EVALUATION WELL**

Phone: (845) 364-2608 Fax: (845) 364-2025

Date: November 14, 2012

RCDOH Application #: _____

Site Information

JP Morgan Chase Branch Bank N.A.	43.15 / 1 / 44
Facility / Site Name	Section / Block / Lot
2 Hempstead Road	Clarkstown
Street Address	Village
Street Address	Town
Any open NYSDEC spills? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Spill Number(s): _____
Is site under NYSDEC management? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Name of Program / Site Identification #: _____
Is site under USEPA management? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Name of Program / Site Identification #: _____

To be completed by Drilling Contractor

Aquifer Drilling & Testing, Inc	430 Hudson River Road	(518) 326-1441
Business Name	Mailing Address	Telephone Number
	Waterford, NY 12188	(518) 326-1443
RCW 0007	10/24/13	NYSDEC Registration #
RCDOH Well Contractor Registration #	Expiration Date	NYRD 10053
		Expiration Date
		FAX Number
		3/31/13
		Expiration Date

Proposed Wells (List the number of each type proposed in the spaces below. Provide installation and construction details on attached proposal)

GW Monitor (Bedrock) GW Monitor (Unconsolidated Overburden)
 Soil Boring (HAS) 6 Direct-Push Soil Sample 3 Direct-Push GW Sample
 Other: _____
 Other: _____

I do hereby certify that to the best of my knowledge and belief, the information being submitted on and with this application is complete, accurate and true. I understand that completion of this application does not constitute an approved permit to construct a well. I also certify that no well construction activities will be initiated prior to receipt of the approved permit and that all work will be conducted in compliance with the terms specified on said permit or as contained in Article II of the Rockland County Sanitary Code.

Richard W. Donnelly, Project Manager [Signature] 11-6-12
 Authorized Representative (Print Name / Title) Signature Date

To be completed by Property Owner Private Ownership Business or Corporate Ownership

County of Rockland	11 New Hempstead Rd	(845) 364-2958
Owner Name(s)	Mailing Address	Telephone Number
	New City NY 10956	(845) 364-3810
		FAX Number

Potential Contaminants of Concern
None known

Is there currently a water supply well serving this facility? No Yes

of People Served: 50 # of Buildings Connected: 1 Public water available? No Yes Name of Supply: United Water

Is there currently a connection to a public water supply? No Yes Public Water Account Number: _____

This property is served by: Public Sewers Septic System Proposed Date of Drilling: As Soon As Possible

I do hereby certify that to the best of my knowledge and belief, the information being submitted on and with this application is complete, accurate and true. I understand that completion of this application does not constitute an approved permit to construct a well. I also certify that no well construction activities will be initiated prior to receipt of the approved permit and that all work will be conducted in compliance with the terms specified on said permit or as contained in Article II of the Rockland County Sanitary Code. I further certify that the well will be sited and installed, and the water produced therefrom tested and used in compliance with all applicable laws, rules and regulations.

Robert H. Gruffi, P.E., LEED AP Robert H. Gruffi 11-13-12
 Director of Facilities Management (DM)
 Authorized Representative if Corporate Owner (Print Name / Title) Signature (Owner(s) or Authorized Representative) Date



FIGURE 1: SITE LOCATION MAP

Site Address:
 Existing Chase Branch
 2 New Hempstead Road
 New City, New York



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Job Number: 12-91661.2

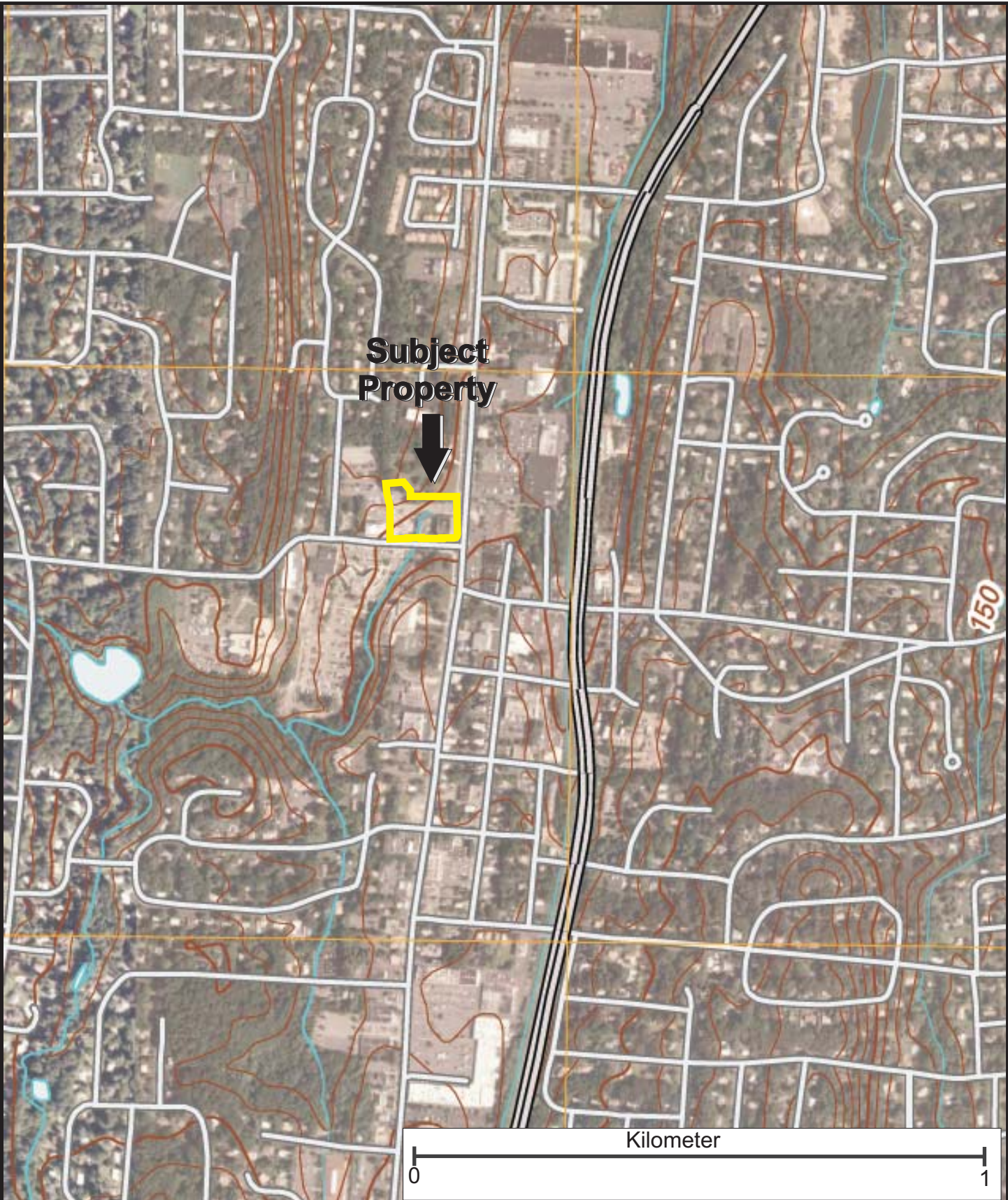


FIGURE 2: TOPOGRAPHIC MAP

Site Address:
Branch Building - JP Morgan Chase Bank N.A.
2 New Hempstead Road
New City, New York 10956



PARTNER

www.PARTNEResi.com
(800) 419-4923

Job Number: 12-91661.2

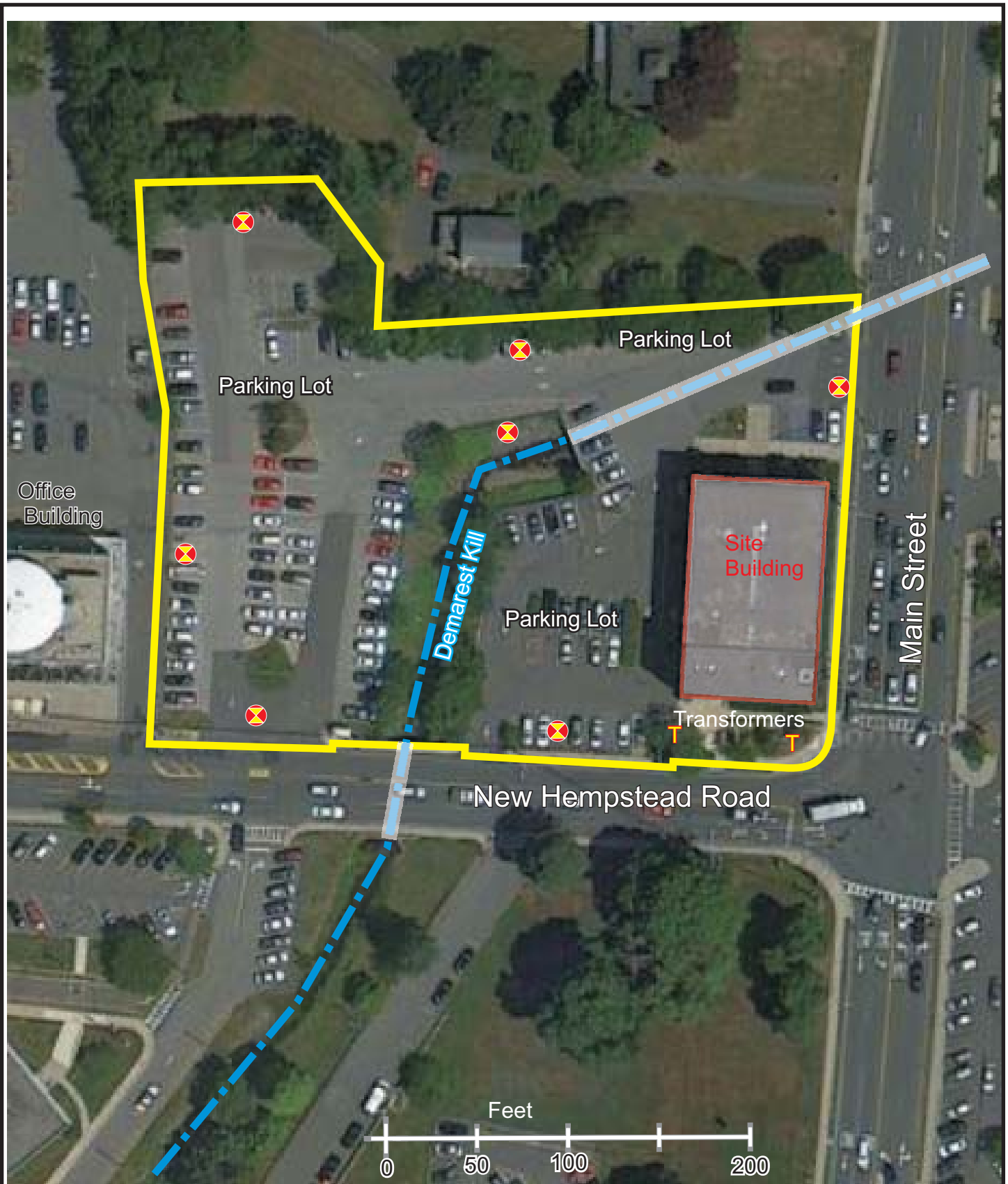



FIGURE 3: PROPOSED SAMPLE LOCATION MAP

Site Address:
 Branch Building - JP Morgan Chase Bank N.A.
 2 New Hempstead Road
 New City, New York 10956



 Proposed Sample Location

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Job Number: 12-91661.2

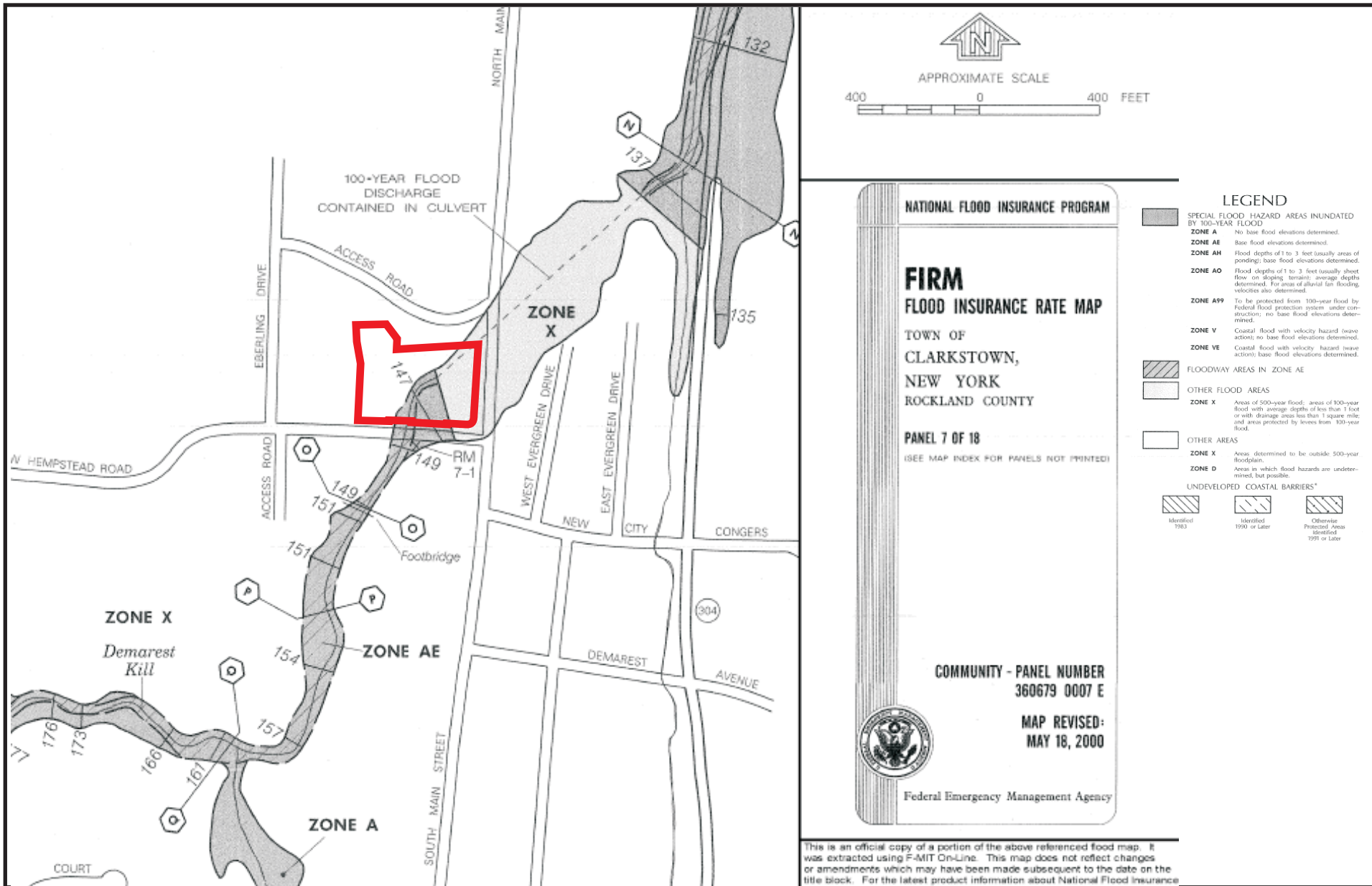


FIGURE 4: Flood Plain Map

Site Address:

Branch Building - JP Morgan Chase Bank N.A.
 2 New Hempstead Road
 New City, New York 10956

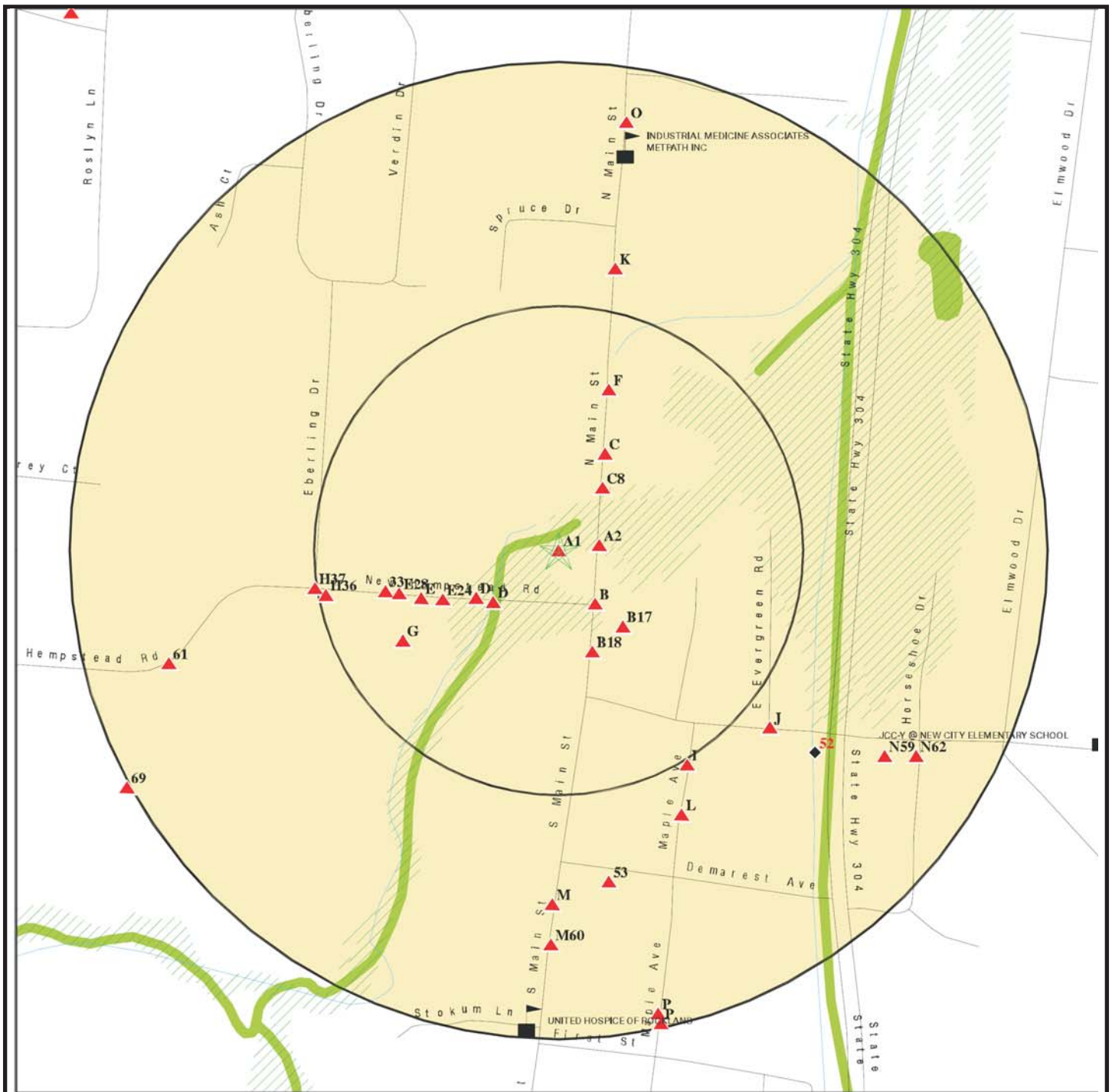


PARTNER

www.PARTNEResi.com
 (800) 419-4923

Job Number: 12-91661.2

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance



<ul style="list-style-type: none"> ★ Target Property ▲ Sites at elevations higher than or equal to the target property ◆ Sites at elevations lower than the target property ▲ Manufactured Gas Plants ⚡ Sensitive Receptors 🏠 National Priority List Sites 🏠 Dept. Defense Sites 	<ul style="list-style-type: none"> 🏠 Indian Reservations BIA 📡 Oil & Gas pipelines from USGS 🌊 100-year flood zone 🌊 500-year flood zone 🌿 National Wetland Inventory 🌿 State Wetlands 	<p>0 1/16 1/8 1/4 Miles</p> <p>SITE NAME: New City Branch / PO # 234034 ADDRESS: 2 New Hempstead Road NEW CITY NY 10956 LAT/LONG: 41.1485 / 73.9897</p>
---	--	---

FIGURE 5: EDR MAP

Site Address:
 Branch Building - JP Morgan Chase Bank N.A.
 2 New Hempstead Road
 New City, New York 10956

PARTNER

www.PARTNEResi.com
 (800) 419-4923
 Job Number: 12-91661.2



PERMIT TO CONSTRUCT A RESOURCE EVALUATION WELL

PHONE (845) 364-2608 FAX(845) 364-2025

RE-12-045			
Permit #:	Actual Drilling Date:	Actual Drilling Time:	RCDOH Notification Confirmation #:

Location of Well

43.15/1/44	2 New Hempstead Rd	New City	Clarkstown
Section/Block/Lot:	Well Address:	Well Village/City:	Well Town:
Subdivision Name:			Lot Number:
Wells Installed:			

Drilling Contractor

Aquifer Drilling & Testing, Inc.		10/24/2013
Business Name:		RCDOH Expiration Date:
RWC-0007	518-326-1441	03/31/2013
RCDOH Registration #:	Phone:	NYSDEC Expiration Date:
	NYRD 10053	
	NYSDEC Registration #:	

Property Owner

County of Rockland	11 New Hempstead Road	New City	NY	10956
Name:	Mailing Address:			
	(845) 364-2958	(845) 364-3810		
Authorized Representative:	Phone:	Fax:		

Conditions of Permit

- General Conditions** (apply to all parties named on the application)
- Permit is automatically rendered null and void if the application is not true and accurate.
 - All work shall be conducted in compliance with applicable federal, state and local laws, rules and regulations.
 - There shall be no deviations from the plans submitted on and with the application without prior approval by the Commissioner (or his/her designee).
- Drilling Contractor**
- Minimum two (2) business days notice required prior to drilling well. Call (845) 364-2615; give date and time of maintenance; record the notification confirmation number provided by RCDOH personnel on the space provided on this permit. No subsequent deviation in date and time allowed without prior notification.
 - Install, develop and secure the well(s) in accordance with the plans submitted on and with the application or in accordance with any conditions listed below.
 - Submit a signed copy of the boring log(s) and well completion report(s), to RCDOH within 60 days of drillings the well(s).
- Property Owner**
- Submit documentation of appropriate waste disposal pursuant to all federal, state and local laws and regulations to RCDOH within 30 days of drilling the well(s)
- Other Conditions:** All boreholes must be decommissioned within 48 hours (see Paragraph 2.8.4.10.1 of the Rockland County Sanitary Code). Only boreholes less than 25 ft. that do not intercept groundwater may be decommissioned by backfilling with uncontaminated cuttings and tamping. Otherwise, grout used to seal the borings shall be mixed pursuant to Paragraph 2.8.3.5.1. Ensure that all wastes generated during the drilling operations are properly managed and disposed of in accordance with federal, state and local laws and regulations.

11/21/2012	05/21/2013	A. Ebi Elaahi, Ph.D., P.E.	
Issuance Date:	Expiration Date:	Permit Issuing Official	

Appendix C:

Boring Logs

Boring Number:		SB-1			Page 1 of 1	
Location:		Northwest portion			Date Started:	12/3/2012
Site Address:		2 New Hempstead Road			Date Completed:	12/3/2012
		New City, New York			Depth to Groundwater:	N/A
Project Number:		12-91661.2			Field Technician:	S.Cutignola
Drill Rig Type:		Geoprobe 6610DT			Partner Engineering and Science	
Sampling Equipment:		4-foot Macro Cores			145 N. Franklin Turnpike, Suite 309	
Borehole Diameter:		2 inch			Ramsey, NJ 07446	
Depth	Sample	PID	USCS	Description	Notes	
1						
2						
3			CL	Red clay; slightly moist		
4		14.6				
5					Sample SB-1 collected at 10:20 from 7.5-8' bgs	
6						
7		23.0	SC	Red sandy clay; slightly moist		
8	SB-1					
9				Refusal at 8.0		
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
25						

Boring Number:		SB-2		Page 1 of 1	
Location:		Northern boundary		Date Started:	12/3/2012
Site Address:		2 New Hempstead Road		Date Completed:	12/3/2012
		New City, New York		Depth to Groundwater:	N/A
Project Number:		12-91661.2		Field Technician:	S.Cutignola
Drill Rig Type:		Geoporbe 6610DT		Partner Engineering and Science	
Sampling Equipment:		4-foot Macro Cores		145 N. Franklin Turnpike, Suite 309	
Borehole Diameter:		2 inch		Ramsey, NJ 07446	
Depth	Sample	PID	USCS	Description	Notes
1				Fill	Overlain by asphalt
2		25.3		Red sandy clay; slightly moist	
3			SC		
4		23.1			
5			SW	Brown sand; slightly moist	
6				Red clay; slightly moist	
7			CL		
8	SB-2				Sample SB-2 collected at 10:40 from 7.8-8.3' bgs
9				Refusal at 8.3 Feet bgs	
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Boring Number:		SB-3		Page 1 of 1	
Location:		Eastern boundary		Date Started:	12/3/2012
Site Address:		2 New Hempstead Road		Date Completed:	12/3/2012
		New City, New York		Depth to Groundwater:	9.5 Feet bgs
Project Number:		12-91661.2		Field Technician:	S.Cutignola
Drill Rig Type:		Geoporbe 6610DT		Partner Engineering and Science	
Sampling Equipment:		4-foot Macro Cores		145 N. Franklin Turnpike, Suite 309	
Borehole Diameter:		2 inch		Ramsey, NJ 07446	
Depth	Sample	PID	USCS	Description	Notes
1				Fill	
2				Brown to gray sandy silt; slightly moist	
3			SM		
4		25.1			
5				Brown to red sandy clay; slightly moist	
6					
7					
8			SC		
9					
10	SB-3				
11				Refusal at 9.7 Feet bgs	
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Boring Number:		SB-4			Page 1 of 1	
Location:		Southern boundary east of the culvert			Date Started:	12/3/2012
Site Address:		2 New Hempstead Road			Date Completed:	12/3/2012
		New City, New York			Depth to Groundwater:	12 feet bgs
Project Number:		12-91661.2			Field Technician:	S.Cutignola
Drill Rig Type:		Geoporbe 6610DT			Partner Engineering and Science	
Sampling Equipment:		4-foot Macro Cores			145 N. Franklin Turnpike, Suite 309	
Borehole Diameter:		2 inch			Ramsey, NJ 07446	
Depth	Sample	PID	USCS	Description	Notes	
1				Fill material		
2		20.0	SC	Brown sandy clay; dry		
3						
4			SC	Brown sandy clay; slightly moist		
5		4.0				
6						
7						
8			SW	Brown sand (fill); moist		
9						
10		24.0				
11						
12	SB-4	18.4	CL	Red clay; dry		
13				Refusal at 12.2 Feet bgs		
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
25						

Boring Number:		SB-5		Page 1 of 1	
Location:		Southern boundary west of the culvert		Date Started:	12/3/2012
Site Address:		2 New Hempstead Road		Date Completed:	12/3/2012
		New City, New York		Depth to Groundwater:	N/A
Project Number:		12-91661.2		Field Technician:	S.Cutignola
Drill Rig Type:		Geoporbe 6610DT		Partner Engineering and Science	
Sampling Equipment:		4-foot Macro Cores		145 N. Franklin Turnpike, Suite 309	
Borehole Diameter:		2 inch		Ramsey, NJ 07446	
Depth	Sample	PID	USCS	Description	Notes
1				Black fill	
2					
3		19.0			
4			SW	Brown to gray sand; dry	Possibly fill
5					
6					
7					
8			SW	Brown to gray sandy fill; slightly moist	Possibly fill
9					
10	SB-5	8.2			Sample SB-5 collected at 12:15 from 9.0-9.5' bgs
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Boring Number:		SB-6		Page 1 of 1	
Location:		Western boundary		Date Started:	12/3/2012
Site Address:		2 New Hempstead Road		Date Completed:	12/3/2012
		New City, New York		Depth to Groundwater:	N/A
Project Number:		12-91661.2		Field Technician:	S.Cutignola
Drill Rig Type:		Geoporbe 6610DT		Partner Engineering and Science	
Sampling Equipment:		4-foot Macro Cores		145 N. Franklin Turnpike, Suite 309	
Borehole Diameter:		2 inch		Ramsey, NJ 07446	
Depth	Sample	PID	USCS	Description	Notes
1					
2					
3		3.0			
4			SC	Red sandy clay; slightly moist	No samples collected
5		0.0			
6					
7					
8		3.4			
9				Refusal at 8.2 Feet bgs	
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Boring Number:		SB-7		Page 1 of 1	
Location:		Southern boundary in the culvert		Date Started:	12/3/2012
Site Address:		2 New Hempstead Road		Date Completed:	12/3/2012
		New City, New York		Depth to Groundwater:	N/A
Project Number:		12-91661.2		Field Technician:	S.Cutignola
Drill Rig Type:		Geoporbe 6610DT		Partner Engineering and Science	
Sampling Equipment:		4-foot Macro Cores		145 N. Franklin Turnpike, Suite 309	
Borehole Diameter:		2 inch		Ramsey, NJ 07446	
Depth	Sample	PID	USCS	Description	Notes
1					Located on creek bed
2	SB-7	0.0	SP	Brown sand with fine gravel; dry	Sample SB-7 collected at 13:25 from 1.0-1.5' bgs
3					
4					
5					
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23					
24					
25					

Appendix D:
Laboratory Report

Technical Report for

Partner Engineering & Science

91661 - New City, 2 New Hempsted Road, New City, NY

Accutest Job Number: JB22718

Sampling Date: 12/03/12

Report to:

Partner Engineering & Science

SCutignola@partneresi.com

ATTN: Steven Cutignola

Total number of pages in report: **21**



Test results contained within this data package meet the requirements of the National Environmental Laboratory Accreditation Conference and/or state specific certification programs as applicable.

Nancy Cole
Laboratory Director

Client Service contact: Kristin Beebe 732-329-0200

Certifications: NJ(12129), NY(10983), CA, CT, DE, FL, IL, IN, KS, KY, LA, MA, MD, MI, MT, NC, OH VAP (CL0056), PA, RI, SC, TN, VA, WV

This report shall not be reproduced, except in its entirety, without the written approval of Accutest Laboratories.
Test results relate only to samples analyzed.

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Sample Summary

Partner Engineering & Science

Job No: JB22718

91661 - New City, 2 New Hempsted Road, New City, NY

Sample Number	Collected		Received	Matrix		Client Sample ID
	Date	Time By		Code	Type	
JB22718-1	12/03/12	10:20 SC	12/03/12	SO	Soil	SB-1
JB22718-2	12/03/12	10:40 SC	12/03/12	SO	Soil	SB-2
JB22718-3	12/03/12	11:05 SC	12/03/12	SO	Soil	SB-3
JB22718-4	12/03/12	11:40 SC	12/03/12	SO	Soil	SB-4
JB22718-5	12/03/12	12:15 SC	12/03/12	SO	Soil	SB-5
JB22718-6	12/03/12	13:25 SC	12/03/12	SO	Soil	SB-7
JB22718-7	12/03/12	13:00 SC	12/03/12	AQ	Ground Water	WS-3
JB22718-8	12/03/12	12:30 SC	12/03/12	AQ	Ground Water	WS-4

Soil samples reported on a dry weight basis unless otherwise indicated on result page.

Summary of Hits

Job Number: JB22718
Account: Partner Engineering & Science
Project: 91661 - New City, 2 New Hempsted Road, New City, NY
Collected: 12/03/12

Lab Sample ID	Client Sample ID	Result/ Analyte	RL	MDL	Units	Method
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JB22718-1 SB-1

Methylene chloride	5.6	5.0	1.3	ug/kg	SW846 8260B
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JB22718-2 SB-2

No hits reported in this sample.

JB22718-5 SB-5

Acetone	21.1	11	1.8	ug/kg	SW846 8260B
Carbon disulfide	0.93 J	5.3	0.12	ug/kg	SW846 8260B
Methylene chloride	3.7 J	5.3	1.3	ug/kg	SW846 8260B
Toluene	0.28 J	1.1	0.11	ug/kg	SW846 8260B

JB22718-6 SB-7

Methylene chloride	14.1	5.4	1.4	ug/kg	SW846 8260B
Tetrachloroethene	0.29 J	5.4	0.19	ug/kg	SW846 8260B

JB22718-7 WS-3

No hits reported in this sample.

JB22718-8 WS-4

cis-1,2-Dichloroethene	0.67 J	1.0	0.19	ug/l	SW846 8260B
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Sample Results

Report of Analysis

Report of Analysis

Client Sample ID: SB-1		
Lab Sample ID: JB22718-1		Date Sampled: 12/03/12
Matrix: SO - Soil		Date Received: 12/03/12
Method: SW846 8260B SW846 5035		Percent Solids: 91.4
Project: 91661 - New City, 2 New Hempsted Road, New City, NY		

Run #1	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	X131585.D	1	12/07/12	MS	12/04/12 07:00	n/a	VX5708
Run #2							

Run #1	Initial Weight
Run #1	5.5 g
Run #2	

VOA TCL List (SOM0 1.1)

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	9.9	1.7	ug/kg	
71-43-2	Benzene	ND	0.99	0.12	ug/kg	
74-97-5	Bromochloromethane	ND	5.0	0.26	ug/kg	
75-27-4	Bromodichloromethane	ND	5.0	0.10	ug/kg	
75-25-2	Bromoform	ND	5.0	0.15	ug/kg	
74-83-9	Bromomethane	ND	5.0	0.27	ug/kg	
78-93-3	2-Butanone (MEK)	ND	9.9	2.4	ug/kg	
75-15-0	Carbon disulfide	ND	5.0	0.12	ug/kg	
56-23-5	Carbon tetrachloride	ND	5.0	0.13	ug/kg	
108-90-7	Chlorobenzene	ND	5.0	0.11	ug/kg	
75-00-3	Chloroethane	ND	5.0	0.23	ug/kg	
67-66-3	Chloroform	ND	5.0	0.082	ug/kg	
74-87-3	Chloromethane	ND	5.0	0.19	ug/kg	
110-82-7	Cyclohexane	ND	5.0	0.12	ug/kg	
96-12-8	1,2-Dibromo-3-chloropropane	ND	9.9	0.89	ug/kg	
124-48-1	Dibromochloromethane	ND	5.0	0.16	ug/kg	
106-93-4	1,2-Dibromoethane	ND	0.99	0.13	ug/kg	
95-50-1	1,2-Dichlorobenzene	ND	5.0	0.19	ug/kg	
541-73-1	1,3-Dichlorobenzene	ND	5.0	0.19	ug/kg	
106-46-7	1,4-Dichlorobenzene	ND	5.0	0.18	ug/kg	
75-71-8	Dichlorodifluoromethane	ND	5.0	0.23	ug/kg	
75-34-3	1,1-Dichloroethane	ND	5.0	0.14	ug/kg	
107-06-2	1,2-Dichloroethane	ND	0.99	0.13	ug/kg	
75-35-4	1,1-Dichloroethene	ND	5.0	0.26	ug/kg	
156-59-2	cis-1,2-Dichloroethene	ND	5.0	0.18	ug/kg	
156-60-5	trans-1,2-Dichloroethene	ND	5.0	0.24	ug/kg	
78-87-5	1,2-Dichloropropane	ND	5.0	0.15	ug/kg	
10061-01-5	cis-1,3-Dichloropropene	ND	5.0	0.14	ug/kg	
10061-02-6	trans-1,3-Dichloropropene	ND	5.0	0.15	ug/kg	
123-91-1	1,4-Dioxane	ND	120	59	ug/kg	
100-41-4	Ethylbenzene	ND	0.99	0.26	ug/kg	
76-13-1	Freon 113	ND	5.0	0.43	ug/kg	

ND = Not detected MDL - Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: SB-1		Date Sampled: 12/03/12
Lab Sample ID: JB22718-1		Date Received: 12/03/12
Matrix: SO - Soil		Percent Solids: 91.4
Method: SW846 8260B SW846 5035		
Project: 91661 - New City, 2 New Hempsted Road, New City, NY		

VOA TCL List (SOM0 1.1)

CAS No.	Compound	Result	RL	MDL	Units	Q
591-78-6	2-Hexanone	ND	5.0	0.62	ug/kg	
98-82-8	Isopropylbenzene	ND	5.0	0.074	ug/kg	
79-20-9	Methyl Acetate	ND	5.0	2.6	ug/kg	
108-87-2	Methylcyclohexane	ND	5.0	0.17	ug/kg	
1634-04-4	Methyl Tert Butyl Ether	ND	0.99	0.23	ug/kg	
108-10-1	4-Methyl-2-pentanone(MIBK)	ND	5.0	0.75	ug/kg	
75-09-2	Methylene chloride	5.6	5.0	1.3	ug/kg	
100-42-5	Styrene	ND	5.0	0.091	ug/kg	
79-34-5	1,1,2,2-Tetrachloroethane	ND	5.0	0.13	ug/kg	
127-18-4	Tetrachloroethene	ND	5.0	0.17	ug/kg	
108-88-3	Toluene	ND	0.99	0.10	ug/kg	
87-61-6	1,2,3-Trichlorobenzene	ND	5.0	0.16	ug/kg	
120-82-1	1,2,4-Trichlorobenzene	ND	5.0	0.14	ug/kg	
71-55-6	1,1,1-Trichloroethane	ND	5.0	0.11	ug/kg	
79-00-5	1,1,2-Trichloroethane	ND	5.0	0.17	ug/kg	
79-01-6	Trichloroethene	ND	5.0	0.17	ug/kg	
75-69-4	Trichlorofluoromethane	ND	5.0	0.30	ug/kg	
75-01-4	Vinyl chloride	ND	5.0	0.14	ug/kg	
	m,p-Xylene	ND	0.99	0.17	ug/kg	
95-47-6	o-Xylene	ND	0.99	0.14	ug/kg	
1330-20-7	Xylene (total)	ND	0.99	0.14	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	101%		70-130%
17060-07-0	1,2-Dichloroethane-D4	89%		70-122%
2037-26-5	Toluene-D8	113%		81-127%
460-00-4	4-Bromofluorobenzene	96%		66-132%

ND = Not detected MDL - Method Detection Limit
 RL = Reporting Limit
 E = Indicates value exceeds calibration range

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: SB-2		
Lab Sample ID: JB22718-2		Date Sampled: 12/03/12
Matrix: SO - Soil		Date Received: 12/03/12
Method: SW846 8260B SW846 5035		Percent Solids: 88.2
Project: 91661 - New City, 2 New Hempsted Road, New City, NY		

Run #1	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	X131589.D	1	12/07/12	MS	12/04/12 07:00	n/a	VX5708
Run #2							

	Initial Weight
Run #1	6.2 g
Run #2	

VOA TCL List (SOM0 1.1)

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	9.1	1.5	ug/kg	
71-43-2	Benzene	ND	0.91	0.11	ug/kg	
74-97-5	Bromochloromethane	ND	4.6	0.24	ug/kg	
75-27-4	Bromodichloromethane	ND	4.6	0.096	ug/kg	
75-25-2	Bromoform	ND	4.6	0.14	ug/kg	
74-83-9	Bromomethane	ND	4.6	0.25	ug/kg	
78-93-3	2-Butanone (MEK)	ND	9.1	2.2	ug/kg	
75-15-0	Carbon disulfide	ND	4.6	0.11	ug/kg	
56-23-5	Carbon tetrachloride	ND	4.6	0.12	ug/kg	
108-90-7	Chlorobenzene	ND	4.6	0.099	ug/kg	
75-00-3	Chloroethane	ND	4.6	0.21	ug/kg	
67-66-3	Chloroform	ND	4.6	0.076	ug/kg	
74-87-3	Chloromethane	ND	4.6	0.17	ug/kg	
110-82-7	Cyclohexane	ND	4.6	0.11	ug/kg	
96-12-8	1,2-Dibromo-3-chloropropane	ND	9.1	0.81	ug/kg	
124-48-1	Dibromochloromethane	ND	4.6	0.15	ug/kg	
106-93-4	1,2-Dibromoethane	ND	0.91	0.12	ug/kg	
95-50-1	1,2-Dichlorobenzene	ND	4.6	0.17	ug/kg	
541-73-1	1,3-Dichlorobenzene	ND	4.6	0.17	ug/kg	
106-46-7	1,4-Dichlorobenzene	ND	4.6	0.16	ug/kg	
75-71-8	Dichlorodifluoromethane	ND	4.6	0.21	ug/kg	
75-34-3	1,1-Dichloroethane	ND	4.6	0.13	ug/kg	
107-06-2	1,2-Dichloroethane	ND	0.91	0.12	ug/kg	
75-35-4	1,1-Dichloroethene	ND	4.6	0.23	ug/kg	
156-59-2	cis-1,2-Dichloroethene	ND	4.6	0.17	ug/kg	
156-60-5	trans-1,2-Dichloroethene	ND	4.6	0.22	ug/kg	
78-87-5	1,2-Dichloropropane	ND	4.6	0.14	ug/kg	
10061-01-5	cis-1,3-Dichloropropene	ND	4.6	0.13	ug/kg	
10061-02-6	trans-1,3-Dichloropropene	ND	4.6	0.14	ug/kg	
123-91-1	1,4-Dioxane	ND	110	54	ug/kg	
100-41-4	Ethylbenzene	ND	0.91	0.24	ug/kg	
76-13-1	Freon 113	ND	4.6	0.39	ug/kg	

ND = Not detected MDL - Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: SB-2		Date Sampled: 12/03/12
Lab Sample ID: JB22718-2		Date Received: 12/03/12
Matrix: SO - Soil		Percent Solids: 88.2
Method: SW846 8260B SW846 5035		
Project: 91661 - New City, 2 New Hempsted Road, New City, NY		

VOA TCL List (SOM0 1.1)

CAS No.	Compound	Result	RL	MDL	Units	Q
591-78-6	2-Hexanone	ND	4.6	0.57	ug/kg	
98-82-8	Isopropylbenzene	ND	4.6	0.068	ug/kg	
79-20-9	Methyl Acetate	ND	4.6	2.4	ug/kg	
108-87-2	Methylcyclohexane	ND	4.6	0.15	ug/kg	
1634-04-4	Methyl Tert Butyl Ether	ND	0.91	0.21	ug/kg	
108-10-1	4-Methyl-2-pentanone(MIBK)	ND	4.6	0.69	ug/kg	
75-09-2	Methylene chloride	ND	4.6	1.2	ug/kg	
100-42-5	Styrene	ND	4.6	0.084	ug/kg	
79-34-5	1,1,2,2-Tetrachloroethane	ND	4.6	0.12	ug/kg	
127-18-4	Tetrachloroethene	ND	4.6	0.16	ug/kg	
108-88-3	Toluene	ND	0.91	0.096	ug/kg	
87-61-6	1,2,3-Trichlorobenzene	ND	4.6	0.15	ug/kg	
120-82-1	1,2,4-Trichlorobenzene	ND	4.6	0.13	ug/kg	
71-55-6	1,1,1-Trichloroethane	ND	4.6	0.097	ug/kg	
79-00-5	1,1,2-Trichloroethane	ND	4.6	0.16	ug/kg	
79-01-6	Trichloroethene	ND	4.6	0.16	ug/kg	
75-69-4	Trichlorofluoromethane	ND	4.6	0.27	ug/kg	
75-01-4	Vinyl chloride	ND	4.6	0.13	ug/kg	
	m,p-Xylene	ND	0.91	0.16	ug/kg	
95-47-6	o-Xylene	ND	0.91	0.13	ug/kg	
1330-20-7	Xylene (total)	ND	0.91	0.13	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	98%		70-130%
17060-07-0	1,2-Dichloroethane-D4	88%		70-122%
2037-26-5	Toluene-D8	113%		81-127%
460-00-4	4-Bromofluorobenzene	95%		66-132%

ND = Not detected MDL - Method Detection Limit
 RL = Reporting Limit
 E = Indicates value exceeds calibration range

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: SB-5		
Lab Sample ID: JB22718-5		Date Sampled: 12/03/12
Matrix: SO - Soil		Date Received: 12/03/12
Method: SW846 8260B SW846 5035		Percent Solids: 84.7
Project: 91661 - New City, 2 New Hempsted Road, New City, NY		

Run #1	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	X131595.D	1	12/07/12	MS	12/04/12 07:00	n/a	VX5708
Run #2							

Run #1	Initial Weight
Run #1	5.6 g
Run #2	

VOA TCL List (SOM0 1.1)

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	21.1	11	1.8	ug/kg	
71-43-2	Benzene	ND	1.1	0.13	ug/kg	
74-97-5	Bromochloromethane	ND	5.3	0.28	ug/kg	
75-27-4	Bromodichloromethane	ND	5.3	0.11	ug/kg	
75-25-2	Bromoform	ND	5.3	0.16	ug/kg	
74-83-9	Bromomethane	ND	5.3	0.29	ug/kg	
78-93-3	2-Butanone (MEK)	ND	11	2.5	ug/kg	
75-15-0	Carbon disulfide	0.93	5.3	0.12	ug/kg	J
56-23-5	Carbon tetrachloride	ND	5.3	0.14	ug/kg	
108-90-7	Chlorobenzene	ND	5.3	0.11	ug/kg	
75-00-3	Chloroethane	ND	5.3	0.24	ug/kg	
67-66-3	Chloroform	ND	5.3	0.087	ug/kg	
74-87-3	Chloromethane	ND	5.3	0.20	ug/kg	
110-82-7	Cyclohexane	ND	5.3	0.13	ug/kg	
96-12-8	1,2-Dibromo-3-chloropropane	ND	11	0.94	ug/kg	
124-48-1	Dibromochloromethane	ND	5.3	0.17	ug/kg	
106-93-4	1,2-Dibromoethane	ND	1.1	0.13	ug/kg	
95-50-1	1,2-Dichlorobenzene	ND	5.3	0.20	ug/kg	
541-73-1	1,3-Dichlorobenzene	ND	5.3	0.20	ug/kg	
106-46-7	1,4-Dichlorobenzene	ND	5.3	0.19	ug/kg	
75-71-8	Dichlorodifluoromethane	ND	5.3	0.24	ug/kg	
75-34-3	1,1-Dichloroethane	ND	5.3	0.14	ug/kg	
107-06-2	1,2-Dichloroethane	ND	1.1	0.14	ug/kg	
75-35-4	1,1-Dichloroethene	ND	5.3	0.27	ug/kg	
156-59-2	cis-1,2-Dichloroethene	ND	5.3	0.19	ug/kg	
156-60-5	trans-1,2-Dichloroethene	ND	5.3	0.25	ug/kg	
78-87-5	1,2-Dichloropropane	ND	5.3	0.16	ug/kg	
10061-01-5	cis-1,3-Dichloropropene	ND	5.3	0.15	ug/kg	
10061-02-6	trans-1,3-Dichloropropene	ND	5.3	0.16	ug/kg	
123-91-1	1,4-Dioxane	ND	130	63	ug/kg	
100-41-4	Ethylbenzene	ND	1.1	0.28	ug/kg	
76-13-1	Freon 113	ND	5.3	0.45	ug/kg	

ND = Not detected MDL - Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: SB-5		Date Sampled: 12/03/12
Lab Sample ID: JB22718-5		Date Received: 12/03/12
Matrix: SO - Soil		Percent Solids: 84.7
Method: SW846 8260B SW846 5035		
Project: 91661 - New City, 2 New Hempsted Road, New City, NY		

VOA TCL List (SOM0 1.1)

CAS No.	Compound	Result	RL	MDL	Units	Q
591-78-6	2-Hexanone	ND	5.3	0.66	ug/kg	
98-82-8	Isopropylbenzene	ND	5.3	0.078	ug/kg	
79-20-9	Methyl Acetate	ND	5.3	2.7	ug/kg	
108-87-2	Methylcyclohexane	ND	5.3	0.18	ug/kg	
1634-04-4	Methyl Tert Butyl Ether	ND	1.1	0.25	ug/kg	
108-10-1	4-Methyl-2-pentanone(MIBK)	ND	5.3	0.79	ug/kg	
75-09-2	Methylene chloride	3.7	5.3	1.3	ug/kg	J
100-42-5	Styrene	ND	5.3	0.097	ug/kg	
79-34-5	1,1,2,2-Tetrachloroethane	ND	5.3	0.14	ug/kg	
127-18-4	Tetrachloroethene	ND	5.3	0.18	ug/kg	
108-88-3	Toluene	0.28	1.1	0.11	ug/kg	J
87-61-6	1,2,3-Trichlorobenzene	ND	5.3	0.17	ug/kg	
120-82-1	1,2,4-Trichlorobenzene	ND	5.3	0.15	ug/kg	
71-55-6	1,1,1-Trichloroethane	ND	5.3	0.11	ug/kg	
79-00-5	1,1,2-Trichloroethane	ND	5.3	0.18	ug/kg	
79-01-6	Trichloroethene	ND	5.3	0.18	ug/kg	
75-69-4	Trichlorofluoromethane	ND	5.3	0.31	ug/kg	
75-01-4	Vinyl chloride	ND	5.3	0.15	ug/kg	
	m,p-Xylene	ND	1.1	0.18	ug/kg	
95-47-6	o-Xylene	ND	1.1	0.15	ug/kg	
1330-20-7	Xylene (total)	ND	1.1	0.15	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	100%		70-130%
17060-07-0	1,2-Dichloroethane-D4	88%		70-122%
2037-26-5	Toluene-D8	111%		81-127%
460-00-4	4-Bromofluorobenzene	106%		66-132%

ND = Not detected MDL - Method Detection Limit
 RL = Reporting Limit
 E = Indicates value exceeds calibration range

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: SB-7		
Lab Sample ID: JB22718-6		Date Sampled: 12/03/12
Matrix: SO - Soil		Date Received: 12/03/12
Method: SW846 8260B SW846 5035		Percent Solids: 82.1
Project: 91661 - New City, 2 New Hempsted Road, New City, NY		

Run #1	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	X131636.D	1	12/10/12	MS	12/04/12 07:00	n/a	VX5710
Run #2							

Run #1	Initial Weight
Run #1	5.6 g
Run #2	

VOA TCL List (SOM0 1.1)

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	11	1.8	ug/kg	
71-43-2	Benzene	ND	1.1	0.13	ug/kg	
74-97-5	Bromochloromethane	ND	5.4	0.29	ug/kg	
75-27-4	Bromodichloromethane	ND	5.4	0.11	ug/kg	
75-25-2	Bromoform	ND	5.4	0.16	ug/kg	
74-83-9	Bromomethane	ND	5.4	0.30	ug/kg	
78-93-3	2-Butanone (MEK)	ND	11	2.6	ug/kg	
75-15-0	Carbon disulfide	ND	5.4	0.13	ug/kg	
56-23-5	Carbon tetrachloride	ND	5.4	0.14	ug/kg	
108-90-7	Chlorobenzene	ND	5.4	0.12	ug/kg	
75-00-3	Chloroethane	ND	5.4	0.25	ug/kg	
67-66-3	Chloroform	ND	5.4	0.090	ug/kg	
74-87-3	Chloromethane	ND	5.4	0.20	ug/kg	
110-82-7	Cyclohexane	ND	5.4	0.13	ug/kg	
96-12-8	1,2-Dibromo-3-chloropropane	ND	11	0.97	ug/kg	
124-48-1	Dibromochloromethane	ND	5.4	0.18	ug/kg	
106-93-4	1,2-Dibromoethane	ND	1.1	0.14	ug/kg	
95-50-1	1,2-Dichlorobenzene	ND	5.4	0.21	ug/kg	
541-73-1	1,3-Dichlorobenzene	ND	5.4	0.20	ug/kg	
106-46-7	1,4-Dichlorobenzene	ND	5.4	0.19	ug/kg	
75-71-8	Dichlorodifluoromethane	ND	5.4	0.25	ug/kg	
75-34-3	1,1-Dichloroethane	ND	5.4	0.15	ug/kg	
107-06-2	1,2-Dichloroethane	ND	1.1	0.15	ug/kg	
75-35-4	1,1-Dichloroethene	ND	5.4	0.28	ug/kg	
156-59-2	cis-1,2-Dichloroethene	ND	5.4	0.20	ug/kg	
156-60-5	trans-1,2-Dichloroethene	ND	5.4	0.26	ug/kg	
78-87-5	1,2-Dichloropropane	ND	5.4	0.17	ug/kg	
10061-01-5	cis-1,3-Dichloropropene	ND	5.4	0.15	ug/kg	
10061-02-6	trans-1,3-Dichloropropene	ND	5.4	0.17	ug/kg	
123-91-1	1,4-Dioxane	ND	140	65	ug/kg	
100-41-4	Ethylbenzene	ND	1.1	0.29	ug/kg	
76-13-1	Freon 113	ND	5.4	0.47	ug/kg	

ND = Not detected MDL - Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: SB-7		Date Sampled: 12/03/12
Lab Sample ID: JB22718-6		Date Received: 12/03/12
Matrix: SO - Soil		Percent Solids: 82.1
Method: SW846 8260B SW846 5035		
Project: 91661 - New City, 2 New Hempsted Road, New City, NY		

VOA TCL List (SOM0 1.1)

CAS No.	Compound	Result	RL	MDL	Units	Q
591-78-6	2-Hexanone	ND	5.4	0.68	ug/kg	
98-82-8	Isopropylbenzene	ND	5.4	0.081	ug/kg	
79-20-9	Methyl Acetate	ND	5.4	2.8	ug/kg	
108-87-2	Methylcyclohexane	ND	5.4	0.18	ug/kg	
1634-04-4	Methyl Tert Butyl Ether	ND	1.1	0.26	ug/kg	
108-10-1	4-Methyl-2-pentanone(MIBK)	ND	5.4	0.82	ug/kg	
75-09-2	Methylene chloride	14.1	5.4	1.4	ug/kg	
100-42-5	Styrene	ND	5.4	0.10	ug/kg	
79-34-5	1,1,2,2-Tetrachloroethane	ND	5.4	0.14	ug/kg	
127-18-4	Tetrachloroethene	0.29	5.4	0.19	ug/kg	J
108-88-3	Toluene	ND	1.1	0.11	ug/kg	
87-61-6	1,2,3-Trichlorobenzene	ND	5.4	0.18	ug/kg	
120-82-1	1,2,4-Trichlorobenzene	ND	5.4	0.15	ug/kg	
71-55-6	1,1,1-Trichloroethane	ND	5.4	0.12	ug/kg	
79-00-5	1,1,2-Trichloroethane	ND	5.4	0.19	ug/kg	
79-01-6	Trichloroethene	ND	5.4	0.19	ug/kg	
75-69-4	Trichlorofluoromethane	ND	5.4	0.32	ug/kg	
75-01-4	Vinyl chloride	ND	5.4	0.16	ug/kg	
	m,p-Xylene	ND	1.1	0.19	ug/kg	
95-47-6	o-Xylene	ND	1.1	0.15	ug/kg	
1330-20-7	Xylene (total)	ND	1.1	0.15	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	95%		70-130%
17060-07-0	1,2-Dichloroethane-D4	81%		70-122%
2037-26-5	Toluene-D8	113%		81-127%
460-00-4	4-Bromofluorobenzene	97%		66-132%

ND = Not detected MDL - Method Detection Limit
 RL = Reporting Limit

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: WS-3		Date Sampled: 12/03/12
Lab Sample ID: JB22718-7		Date Received: 12/03/12
Matrix: AQ - Ground Water		Percent Solids: n/a
Method: SW846 8260B		
Project: 91661 - New City, 2 New Hempsted Road, New City, NY		

Run #	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	2B102340.D	1	12/07/12	DR	n/a	n/a	V2B4630
Run #2							

Run #	Purge Volume
Run #1	5.0 ml
Run #2	

VOA TCL List (SOM0 1.1)

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	10	3.3	ug/l	
71-43-2	Benzene	ND	1.0	0.24	ug/l	
74-97-5	Bromochloromethane	ND	5.0	0.30	ug/l	
75-27-4	Bromodichloromethane	ND	1.0	0.21	ug/l	
75-25-2	Bromoform	ND	4.0	0.21	ug/l	
74-83-9	Bromomethane	ND	2.0	0.22	ug/l	
78-93-3	2-Butanone (MEK)	ND	10	2.4	ug/l	
75-15-0	Carbon disulfide	ND	2.0	0.19	ug/l	
56-23-5	Carbon tetrachloride	ND	1.0	0.22	ug/l	
108-90-7	Chlorobenzene	ND	1.0	0.23	ug/l	
75-00-3	Chloroethane	ND	1.0	0.26	ug/l	
67-66-3	Chloroform	ND	1.0	0.20	ug/l	
74-87-3	Chloromethane	ND	1.0	0.21	ug/l	
110-82-7	Cyclohexane	ND	5.0	0.35	ug/l	
96-12-8	1,2-Dibromo-3-chloropropane	ND	10	0.54	ug/l	
124-48-1	Dibromochloromethane	ND	1.0	0.14	ug/l	
106-93-4	1,2-Dibromoethane	ND	2.0	0.20	ug/l	
95-50-1	1,2-Dichlorobenzene	ND	1.0	0.22	ug/l	
541-73-1	1,3-Dichlorobenzene	ND	1.0	0.22	ug/l	
106-46-7	1,4-Dichlorobenzene	ND	1.0	0.30	ug/l	
75-71-8	Dichlorodifluoromethane	ND	5.0	0.27	ug/l	
75-34-3	1,1-Dichloroethane	ND	1.0	0.11	ug/l	
107-06-2	1,2-Dichloroethane	ND	1.0	0.26	ug/l	
75-35-4	1,1-Dichloroethene	ND	1.0	0.19	ug/l	
156-59-2	cis-1,2-Dichloroethene	ND	1.0	0.19	ug/l	
156-60-5	trans-1,2-Dichloroethene	ND	1.0	0.21	ug/l	
78-87-5	1,2-Dichloropropane	ND	1.0	0.48	ug/l	
10061-01-5	cis-1,3-Dichloropropene	ND	1.0	0.21	ug/l	
10061-02-6	trans-1,3-Dichloropropene	ND	1.0	0.19	ug/l	
123-91-1	1,4-Dioxane	ND	130	75	ug/l	
100-41-4	Ethylbenzene	ND	1.0	0.23	ug/l	
76-13-1	Freon 113	ND	5.0	0.53	ug/l	

ND = Not detected MDL - Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: WS-3		Date Sampled: 12/03/12
Lab Sample ID: JB22718-7		Date Received: 12/03/12
Matrix: AQ - Ground Water		Percent Solids: n/a
Method: SW846 8260B		
Project: 91661 - New City, 2 New Hempsted Road, New City, NY		

VOA TCL List (SOM0 1.1)

CAS No.	Compound	Result	RL	MDL	Units	Q
591-78-6	2-Hexanone	ND	5.0	1.1	ug/l	
98-82-8	Isopropylbenzene	ND	2.0	0.45	ug/l	
79-20-9	Methyl Acetate	ND	5.0	1.2	ug/l	
108-87-2	Methylcyclohexane	ND	5.0	0.26	ug/l	
1634-04-4	Methyl Tert Butyl Ether	ND	1.0	0.16	ug/l	
108-10-1	4-Methyl-2-pentanone(MIBK)	ND	5.0	0.83	ug/l	
75-09-2	Methylene chloride	ND	2.0	0.70	ug/l	
100-42-5	Styrene	ND	5.0	0.21	ug/l	
79-34-5	1,1,2,2-Tetrachloroethane	ND	1.0	0.21	ug/l	
127-18-4	Tetrachloroethene	ND	1.0	0.28	ug/l	
108-88-3	Toluene	ND	1.0	0.23	ug/l	
87-61-6	1,2,3-Trichlorobenzene	ND	5.0	0.28	ug/l	
120-82-1	1,2,4-Trichlorobenzene	ND	5.0	0.20	ug/l	
71-55-6	1,1,1-Trichloroethane	ND	1.0	0.24	ug/l	
79-00-5	1,1,2-Trichloroethane	ND	1.0	0.29	ug/l	
79-01-6	Trichloroethene	ND	1.0	0.22	ug/l	
75-69-4	Trichlorofluoromethane	ND	5.0	0.27	ug/l	
75-01-4	Vinyl chloride	ND	1.0	0.21	ug/l	
	m,p-Xylene	ND	1.0	0.42	ug/l	
95-47-6	o-Xylene	ND	1.0	0.24	ug/l	
1330-20-7	Xylene (total)	ND	1.0	0.24	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	95%		81-121%
17060-07-0	1,2-Dichloroethane-D4	100%		74-127%
2037-26-5	Toluene-D8	98%		80-122%
460-00-4	4-Bromofluorobenzene	90%		78-116%

ND = Not detected MDL - Method Detection Limit
 RL = Reporting Limit

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: WS-4		Date Sampled: 12/03/12
Lab Sample ID: JB22718-8		Date Received: 12/03/12
Matrix: AQ - Ground Water		Percent Solids: n/a
Method: SW846 8260B		
Project: 91661 - New City, 2 New Hempsted Road, New City, NY		

Run #	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	2C102189.D	1	12/10/12	DR	n/a	n/a	V2C4673
Run #2							

Run #	Purge Volume
Run #1	5.0 ml
Run #2	

VOA TCL List (SOM0 1.1)

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	10	3.3	ug/l	
71-43-2	Benzene	ND	1.0	0.24	ug/l	
74-97-5	Bromochloromethane	ND	5.0	0.30	ug/l	
75-27-4	Bromodichloromethane	ND	1.0	0.21	ug/l	
75-25-2	Bromoform	ND	4.0	0.21	ug/l	
74-83-9	Bromomethane	ND	2.0	0.22	ug/l	
78-93-3	2-Butanone (MEK)	ND	10	2.4	ug/l	
75-15-0	Carbon disulfide	ND	2.0	0.19	ug/l	
56-23-5	Carbon tetrachloride	ND	1.0	0.22	ug/l	
108-90-7	Chlorobenzene	ND	1.0	0.23	ug/l	
75-00-3	Chloroethane	ND	1.0	0.26	ug/l	
67-66-3	Chloroform	ND	1.0	0.20	ug/l	
74-87-3	Chloromethane	ND	1.0	0.21	ug/l	
110-82-7	Cyclohexane	ND	5.0	0.35	ug/l	
96-12-8	1,2-Dibromo-3-chloropropane	ND	10	0.54	ug/l	
124-48-1	Dibromochloromethane	ND	1.0	0.14	ug/l	
106-93-4	1,2-Dibromoethane	ND	2.0	0.20	ug/l	
95-50-1	1,2-Dichlorobenzene	ND	1.0	0.22	ug/l	
541-73-1	1,3-Dichlorobenzene	ND	1.0	0.22	ug/l	
106-46-7	1,4-Dichlorobenzene	ND	1.0	0.30	ug/l	
75-71-8	Dichlorodifluoromethane	ND	5.0	0.27	ug/l	
75-34-3	1,1-Dichloroethane	ND	1.0	0.11	ug/l	
107-06-2	1,2-Dichloroethane	ND	1.0	0.26	ug/l	
75-35-4	1,1-Dichloroethene	ND	1.0	0.19	ug/l	
156-59-2	cis-1,2-Dichloroethene	0.67	1.0	0.19	ug/l	J
156-60-5	trans-1,2-Dichloroethene	ND	1.0	0.21	ug/l	
78-87-5	1,2-Dichloropropane	ND	1.0	0.48	ug/l	
10061-01-5	cis-1,3-Dichloropropene	ND	1.0	0.21	ug/l	
10061-02-6	trans-1,3-Dichloropropene	ND	1.0	0.19	ug/l	
123-91-1	1,4-Dioxane	ND	130	75	ug/l	
100-41-4	Ethylbenzene	ND	1.0	0.23	ug/l	
76-13-1	Freon 113	ND	5.0	0.53	ug/l	

ND = Not detected MDL - Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	WS-4	Date Sampled:	12/03/12
Lab Sample ID:	JB22718-8	Date Received:	12/03/12
Matrix:	AQ - Ground Water	Percent Solids:	n/a
Method:	SW846 8260B		
Project:	91661 - New City, 2 New Hempsted Road, New City, NY		

VOA TCL List (SOM0 1.1)

CAS No.	Compound	Result	RL	MDL	Units	Q
591-78-6	2-Hexanone	ND	5.0	1.1	ug/l	
98-82-8	Isopropylbenzene	ND	2.0	0.45	ug/l	
79-20-9	Methyl Acetate	ND	5.0	1.2	ug/l	
108-87-2	Methylcyclohexane	ND	5.0	0.26	ug/l	
1634-04-4	Methyl Tert Butyl Ether	ND	1.0	0.16	ug/l	
108-10-1	4-Methyl-2-pentanone(MIBK)	ND	5.0	0.83	ug/l	
75-09-2	Methylene chloride	ND	2.0	0.70	ug/l	
100-42-5	Styrene	ND	5.0	0.21	ug/l	
79-34-5	1,1,2,2-Tetrachloroethane	ND	1.0	0.21	ug/l	
127-18-4	Tetrachloroethene	ND	1.0	0.28	ug/l	
108-88-3	Toluene	ND	1.0	0.23	ug/l	
87-61-6	1,2,3-Trichlorobenzene	ND	5.0	0.28	ug/l	
120-82-1	1,2,4-Trichlorobenzene	ND	5.0	0.20	ug/l	
71-55-6	1,1,1-Trichloroethane	ND	1.0	0.24	ug/l	
79-00-5	1,1,2-Trichloroethane	ND	1.0	0.29	ug/l	
79-01-6	Trichloroethene	ND	1.0	0.22	ug/l	
75-69-4	Trichlorofluoromethane	ND	5.0	0.27	ug/l	
75-01-4	Vinyl chloride	ND	1.0	0.21	ug/l	
	m,p-Xylene	ND	1.0	0.42	ug/l	
95-47-6	o-Xylene	ND	1.0	0.24	ug/l	
1330-20-7	Xylene (total)	ND	1.0	0.24	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	101%		81-121%
17060-07-0	1,2-Dichloroethane-D4	97%		74-127%
2037-26-5	Toluene-D8	101%		80-122%
460-00-4	4-Bromofluorobenzene	95%		78-116%

ND = Not detected MDL - Method Detection Limit
 RL = Reporting Limit
 E = Indicates value exceeds calibration range

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

Misc. Forms

Custody Documents and Other Forms

Includes the following where applicable:

- Chain of Custody

SLU
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FED-EX Tracking # <u>801 3425</u>		Bottle Order Control #	
Accutest Quote #		Accutest Job # <u>JB22718</u>	
Client / Reporting Information		Project Information	
Company Name <u>Partner</u>		Project Name <u>91661- New City</u>	
Street Address <u>145 N Franklin Turnpike</u>		Street <u>2 New Hempstead Road</u>	
City <u>Ramsey NJ 07446</u>		City <u>New City NY</u>	
Project Contact <u>S. Catignola</u>		Project # <u>91661</u>	
Phone # <u>201-645-3789</u>		Client Purchase Order #	
Sampler(s) Name(s) <u>S. Catignola</u>		Project Manager <u>M. Morris</u>	
Turnaround Time (Business days)		Data Deliverable Information	
<input type="checkbox"/> Std. 15 Business Days <input type="checkbox"/> Std. 10 Business Days (by Contract only) <input type="checkbox"/> 10 Day RUSH <input checked="" type="checkbox"/> 5 Day RUSH <u>Standard</u> <input type="checkbox"/> 3 Day EMERGENCY <input type="checkbox"/> 2 Day EMERGENCY <input type="checkbox"/> 1 Day EMERGENCY <small>Emergency & Rush T/A data available VIA Lablink</small>		<input type="checkbox"/> Commercial "A" (Level 1) <input type="checkbox"/> Commercial "B" (Level 2) <input type="checkbox"/> FULLT4 (Level 3+4) <input type="checkbox"/> NJ Reduced <input type="checkbox"/> Commercial "C" <input type="checkbox"/> NYASP Category A <input type="checkbox"/> NYASP Category B <input type="checkbox"/> State Forms <input type="checkbox"/> EDD Format <input type="checkbox"/> Other _____ <small>Commercial "A" = Results Only Commercial "B" = Results + QC Summary NJ Reduced = Results + QC Summary + <u>Partial</u> Raw data</small>	
Approved By (Accutest PM): / Date:		Comments / Special Instructions <u>3 enclosures @ 12/12</u>	
Sample Custody must be documented below each time samples change possession, including courier delivery.			
Relinquished by Sampler: <u>1 New City</u>	Date Time: <u>4:20</u>	Received By: <u>1 Michael Samuel</u>	Date Time: <u>12/3/12</u>
Relinquished by Sampler: <u>3</u>	Date Time:	Received By: <u>2 Michael Samuel</u>	Date Time: <u>1800</u>
Relinquished by: <u>5</u>	Date Time:	Received By: <u>4</u>	Date Time:
Custody Seal #		Preserved where applicable	
<input type="checkbox"/> Intact <input type="checkbox"/> Not intact		<input type="checkbox"/> On Ice <input type="checkbox"/> Cooler Temp. <u>40.5</u>	

Account Sample #	Field ID / Point of Collection	MECH/DI Val #	Collection		Sampled by	Matrix	# of bottles	Number of preserved Bottles										LAB USE ONLY	
			Date	Time				HCl	NaOH	HNO3	H2SO4	H3PO4	NONE	Dil Water	MECH	ENCORE			
-1	SB-1	0	12-3-12	10:20	SC	SO	1										X	X	41
-2	SB-2	1	12-3-12	10:40	SC	SO	1										X	X	14 A1
-3	SB-3	1	12-3-12	11:05	SC	SO	1										X	X	6312
-4	SB-4	1	12-3-12	11:40	SC	SO	1										X	X	915
-5	SB-5	1	12-3-12	12:15	SC	SO	1										X	X	
-6	SB-7	0	12-3-12	13:25	SC	SO	1										X	X	

VOC CTC L

Hold

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Accutest Laboratories Sample Receipt Summary

Accutest Job Number: JB22718 **Client:** _____ **Project:** _____
Date / Time Received: 12/3/2012 **Delivery Method:** _____ **Airbill #'s:** _____

Cooler Temps (Initial/Adjusted): #1: (4/4); 0

Cooler Security		<u>Y or N</u>		<u>Y or N</u>
1. Custody Seals Present:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. COC Present:	<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Custody Seals Intact:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. SmpI Dates/Time OK	<input checked="" type="checkbox"/> <input type="checkbox"/>

Cooler Temperature		<u>Y or N</u>
1. Temp criteria achieved:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Cooler temp verification:	Bar Therm _____	
3. Cooler media:	Ice (Bag) _____	
4. No. Coolers:	2 _____	

Quality Control Preservation	<u>Y</u>	<u>or</u>	<u>N</u>	<u>N/A</u>
1. Trip Blank present / cooler:	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Trip Blank listed on COC:	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Samples preserved properly:	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
4. VOCs headspace free:	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

Sample Integrity - Documentation		<u>Y</u>	<u>or</u>	<u>N</u>
1. Sample labels present on bottles:	<input checked="" type="checkbox"/>			<input type="checkbox"/>
2. Container labeling complete:	<input checked="" type="checkbox"/>			<input type="checkbox"/>
3. Sample container label / COC agree:	<input checked="" type="checkbox"/>			<input type="checkbox"/>

Sample Integrity - Condition		<u>Y</u>	<u>or</u>	<u>N</u>
1. Sample recvd within HT:	<input checked="" type="checkbox"/>			<input type="checkbox"/>
2. All containers accounted for:	<input checked="" type="checkbox"/>			<input type="checkbox"/>
3. Condition of sample:	Intact _____			

Sample Integrity - Instructions		<u>Y</u>	<u>or</u>	<u>N</u>	<u>N/A</u>
1. Analysis requested is clear:	<input checked="" type="checkbox"/>			<input type="checkbox"/>	
2. Bottles received for unspecified tests	<input type="checkbox"/>			<input checked="" type="checkbox"/>	
3. Sufficient volume recvd for analysis:	<input checked="" type="checkbox"/>			<input type="checkbox"/>	
4. Compositing instructions clear:	<input type="checkbox"/>			<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Filtering instructions clear:	<input type="checkbox"/>			<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments

4.1
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