

City of Plattsburgh, New York
REQUEST FOR PROPOSALS

October 17, 2018

**Mixed-Use Development Opportunity in
Downtown Plattsburgh**



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Plattsburgh
NEW YORK

**City of Plattsburgh, New York
REQUEST FOR PROPOSALS**

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City of Plattsburgh, New York
REQUEST FOR PROPOSALS
for
Mixed-Use Development Opportunity
For the Durkee Street Site in Downtown Plattsburgh, NY
October 17, 2018

I. OVERVIEW

The City of Plattsburgh seeks a developer to construct, own, and operate a mixed-use development on a city-owned parcel located at 22 Durkee Street in the heart of downtown Plattsburgh on a dramatic riverfront site along the Saranac River. The development must be mixed-use and multi-story with multiple buildings and is envisioned to include market rate residential, commercial/retail space, and Class A office space. The redevelopment of the Durkee Street site is intended to increase residential and commercial activity, return the site to the tax rolls, and act as a pivotal connection between the historic downtown, the central business district, and the Lake Champlain waterfront. Development of the site will be accomplished through a public – private partnership that will complement the character of downtown Plattsburgh. Timing is of the essence and the goal is to have this project break ground in 2019.

The City requests proposals from interested and qualified developers in accordance with the goals and criteria established in this Request for Proposals.

II. BACKGROUND

Downtown Plattsburgh has been pursuing exciting revitalization efforts over the past several years. The creation of a Strategic Downtown Revitalization Plan in 2016 identified key projects the City could undertake. In 2016, New York State (NYS) awarded the City of Plattsburgh \$10 million in grant funding through Governor Andrew Cuomo’s Downtown Revitalization Initiative (DRI) to implement several of these projects. The DRI seeks to *“transform communities ripe for development into vibrant neighborhoods where the next generation of New Yorkers will want to live, work, and raise a family.”* NYS awarded the \$10 million to implement 10 catalytic investment projects in downtown Plattsburgh that encourage the development of a longer-term strategy to attract additional public and private investment for revitalization.

The Durkee Street Site (Project Site) is the centerpiece of Plattsburgh’s DRI revitalization effort and NYS allocated \$4.3 million, nearly half of the grant’s total funding amount, towards its implementation. Initial due diligence, market analysis, public outreach, concept sketches and financial feasibility work has been done. This should be the starting point for a developer. The City understands this initial effort was visionary and anticipates that a developer will propose a realistic redevelopment plan that allows for flexibility and market realities. See Appendix C for additional details.

The other DRI projects will be instrumental in the overall revitalization of the City and will complement and support the Durkee Street project. These projects are either in the process of being implemented or are in the design phase. These projects include the following:

- **Riverfront Access and Downtown Streetscape Improvements:** The Riverfront Access Project will improve riverfront access at designated points to strengthen the connection to downtown, increase recreational opportunities, and highlight Plattsburgh’s natural assets. These improvements may include the creation of a continuous riverfront walk with a new overlook and kayak launch along the Saranac River on to the Project Site, and upgrades to several parks – one of which is across from the Project Site on Durkee Street. A strip of land on the Project Site along the Saranac River will be included in this Riverfront Access project. The Streetscape project includes design and construction on up to five streets within the downtown. These streets will likely include Durkee and Bridge Streets where they border the Project Site. The initial concept sketch for improvements along Durkee and Bridge Streets proposes the inclusion of angled on-street parking with sidewalks and other amenities and may include a strip of the land on the Project Site along these streets.

The City has retained a consultant for these projects which are underway now, though on a different timeline for completion. White + Burke Real Estate Investment Advisors, Inc. (W+B) will help facilitate coordination between the selected developer for the Project Site and the consultants for these projects.

- **Strand Center for Art & Innovation, and Strand Center Capital Improvements, Marketing and Branding:** These projects will provide physical space for students, creative entrepreneurs, and other community members to support educational programming across multiple disciplines, as well as needed capital improvements to be able to accommodate a variety of high-quality performances and increase the number of visitors it attracts. In addition, marketing and advertising materials will be created to help build

the Strand Center Theatre's audience, which will benefit residential development downtown. These projects are underway now and expect to be completed in the next six months. They represent one aspect of a proposed arts corridor that will connect cultural assets downtown to the riverfront. The Durkee Street development is envisioned to be a part of this corridor.

- **Dock Street Waterfront District:** The existing City owned 2 Dock Street site is located on the Lake Champlain waterfront and is a very short walk from the Project Site. The City will work with a developer to construct a new development designed to connect residents and visitors at the waterfront with the city's historic core. This project is underway now and proposals are due from developers near the end of October.
- **Marketing, Branding and Signage Strategy:** This is for the implementation of a cohesive marketing, branding, and signage strategy that will strengthen Downtown Plattsburgh's identity and visibility. Improved wayfinding signage highlighting historic and cultural assets and visitor amenities is one of the project's primary goals. This project is underway now and can benefit the Project Site.
- **Saranac River Trail:** This nature trail will help to increase the flow of foot and bike traffic through downtown and facilitate enjoyment of the Saranac River as it flows through Plattsburgh. Current plans for this trail bypass the Project Site, but improvements along the riverfront and/or Durkee and Bridge Streets could be used as future sections of the trail.

The City is interested in revitalizing this key downtown Project Site and its transformation into a vibrant, infill, multi-story, multi-building development supporting a walkable community is a key part of these DRI projects. The City's consultants for the projects described above will work with the selected developer to coordinate the designs of these projects with the developers' proposal.

III. BASELINE INFORMATION FOR DURKEE STREET SITE

- **Property Size:** Approximately 3.4 acres located on Durkee Street and bordering the Saranac River.

The Project Site consists of two separate properties: 40 Bridge Street and 22 Durkee Street. Locally, 22 Durkee Street is referred to as the Durkee parking lot and 40 Bridge Street is known

as the old Highway Oil site. The Durkee parking lot property is approximately 4.38 acres. There is a leased parcel of approximately 1.3 acres on the southern end of the Project Site that contains a three-story office building and a two-level parking structure. The City has a 99-year lease with the leaseholder, Investors Corporation of Vermont (ICV), for this parcel. It is not part of the Project Site. The old Highway Oil property is approximately 0.278 acres. This property was formerly operated as a gas service station and is currently utilized as a public green space. The total available acreage for this Project is approximately 3.36 acres.

The City of Plattsburgh owns these two properties. An ALTA survey was prepared by the City for the Project Site. See Appendix D – ALTA Survey.

- **Property Description:** The Project Site is generally bound by Bridge Street to the north, the Saranac River to the east, Durkee Street to the west, and the ICV leased parcel and Broad Street to the south. 22 Durkee Street is currently utilized by the City as a public parking lot and includes a farmer’s market pavilion in addition to a pedestrian trail adjoining the Saranac River.

- **Infrastructure:**

Municipal Water and Wastewater: The properties are served by municipal water and wastewater infrastructure along Durkee and Bridge Streets as well as through the Project Site. There is ample municipal water and wastewater allocation available for the Project Site. More information on locations and sizes of the water and wastewater infrastructure is provided in Appendix E.

Electricity: The City of Plattsburgh’s Municipal Lighting Department offers among the lowest electric costs in the U.S., as low as .03/KWH.

Stormwater: There is very limited stormwater infrastructure on and bordering the Project Site and is most likely not in conformance with current NYS requirements. The developer will be responsible for obtaining all necessary stormwater permits from NYS.

- **Current Environmental Condition:** The NYS Department of Environmental Conservation has an environmental easement on the Project Site with a Site Management Plan (SMP) that must be followed for brownfield remediation work. The 40 Bridge Street property is a cleaned spill site and 22 Durkee Site is a restored brownfield, as approved by NYS. Almost the entirety of the Project Site is under the State of New York Environmental Restoration Program - site code E510020. For more information, please see the following website: <https://www.dec.ny.gov/cfmx/extapps/dereexternal/haz/details.cfm?pageid=3>.

The remediation is complete, with a certificate of completion granted. The SMP provides guidance for the continued monitoring of groundwater and provisions for the management and inspection of the identified site engineering controls.

Under the NYS Environmental Restoration Program, an environmental easement was placed on the site in 2011, as shown on the “2010 Survey Map of Certain Lands of City of Plattsburgh Showing Environmental Easement.” Any development, regardless if the property is sold or leased, will have to follow the SMP, adhere to the engineering and institutional controls, and complete an annual site wide periodic review report for the DEC. This will require cooperation and coordination between the selected developer, the City and ICV.

Outlined in the SMP, it states that property use limitation is restricted residential in conformance with local zoning which permits commercial use, including the continued use as a parking lot. Restricted residential is defined in the SMP as: *“residential uses such as homes, apartments, mobile home parks, dormitories, schools, and daycare facilities are allowed, but require engineering and/ or institutional controls for the use to be protective.... Based on the site’s contemplated use as restricted residential with permitted commercial use, the remedial action objectives for the site are to minimize potential exposure to on-site subsurface soil/ fill, groundwater, and subsurface soil gas.”* The development of green space involving the removal of asphalt is allowable if the environmental site is returned to the standards set forth in the SMP. The selected developer will have to establish a health and safety plan based on the SMP and the environmental easement and work with the City and NYS on complying with the SMP and the environmental easement. The above-mentioned documents are included in Appendix F.

In addition, the NYS Department of Environmental Conservation has begun remediation work involving the removal and disposal of coal-tar contaminated sediment in the Saranac River riverbed related to the former site of the Saranac Street manufactured gas plant located over 500 feet south of the Project Site. A multiyear project, it is envisioned that the Phase II cleanup of the Saranac River bordering the Project Site will begin in 2020. NYS Electric and Gas Corporation (NYSEG) is responsible for this work. The NYSEG remediation of the Saranac River is not expected require the use of any part of the Project Site.

- **Assessment:** Tax assessor records for these lots are the following:
 - Tax ID: 207.20-7-15 (22 Durkee)
 - Land Assessment: \$133,800
 - Full Market Value: \$374,500
 - Property Class: 438 – Parking Lot

Tax ID: 207.20-7-14 (40 Bridge)
Land Assessment: \$43,200
Full Market Value: \$59,200
Property Class: 449 – Other Storage

- **Zoning:** The Project Site is in the Central Business Zoning District. Permitted uses include the following:
 - Retail businesses & commercial uses commonly associated with neighborhood shopping including grocery stores, drug stores, apparel stores, book stores, art galleries, etc.;
 - Personal and business service establishments including banks, professional and administrative offices, medical clinics, barber and beauty shops, etc.;
 - Eating & drinking establishments;
 - Hotels and motels;
 - Public parks and recreational facilities;
 - Government, semi-public and/or public institution uses; and
 - Apartments above the first-floor level. Apartments defined as “one or more dwelling rooms, with private bath and kitchen facilities, comprising an independent self-contained dwelling unit in a larger building.”

Multi-story buildings are encouraged. The City is currently amending its zoning regulations to better promote creative and innovative mixed-use development in the Central Business District and expects to complete the process by the end of this year.

The ICV leased parcel is not currently subdivided from the remaining Project Site. The City will work with the selected developer to accomplish this subdivision.

IV. VISION AND PROJECT REQUIREMENTS

- **New Buildings and Site Development:** The proposed development must consist of multi-story buildings that have mixed-uses. The City envisions residential, office, and retail uses for the Project Site. It should provide for public access to nearby amenities and should have community green space. The City’s goals for the project include:
 - Include market rate residential development, Class A office space, and retail space,
 - Capitalize on local and regional initiatives focusing on food, agriculture, arts, history and tourism,
 - Serve multiple community functions,

- Provide for physical/visual connections to Westelcom Park (across Durkee Street), the Saranac River riverfront, and the regional waterfront trail extensions, and
- Provide community green space.

The City will consider uses other than what has been identified above.

The primary goal is to realize buildings and uses on the site that fit in well with the diverse urban fabric, maintain the historical look and feel of the downtown area, add to the increasing vibrancy of downtown, are economically feasible, and help contribute to a stable tax base.

Design and Configuration:

- The buildings and site shall be constructed of quality materials and design. The design of the buildings shall require approval of the City.
- Maximizing lot coverage and placing the buildings in a manner that enhances pedestrian access and visual appeal from the street is highly encouraged.
- The proposed site and building layout shall be handicap accessible, barrier free and customer oriented, providing easy pedestrian access.
- The buildings/spaces shall be designed and fit up in accordance with general standards for the use being provided and shall meet all applicable code requirements as specified and currently adopted by federal, NYS and local municipal authorities and permit grantors having jurisdiction.
- The City requires multiple stories for the buildings taking advantage of streetscape proximity and riverfront views.
- Developers are encouraged to incorporate the existing farmers' market structure into their proposals and develop it for three-season use. This could involve leaving the existing structure in its current location, relocating it to a different location on the site, or constructing a new three-season structure. The DRI funds could potentially be used for this work and could also be combined with other uses. If the developer is not able to include the farmer's market structure in their proposed plan, they should explain why.

Parking

Parking for the uses being proposed shall be provided on site as much as is reasonably possible. The proposed developer must address its parking needs on and off site for its build out. The City will cooperate with the developer in addressing parking requirements. Parking

should be provided on site for residential units and commercial/office space. If a parking structure is part of the proposed development, the City may be interested in additional spaces for public use. The City will consider all proposed options. If the developer proposes a phased development, it is possible to use a portion of the existing parking lot for meeting parking needs while development is ongoing. The developer should consider parking under the buildings if feasible.

The City is working on a downtown parking plan that will include on street and off-street parking which they will be implementing over the next six months. The City is in the process of buying real property to develop into a municipal lot that will help accommodate the loss of parking from redevelopment of the Durkee parking lot. A managed parking system for the downtown area is also in the process of being implemented.

As mentioned above, the Streetscape Project is considering adding angled parking along Durkee and Bridge Streets bordering the site, which could be available for use by the development on the Project Site.

The City will work with the selected developer to identify other adjoining and nearby City-owned parking spaces/lots that may provide some of the parking for the proposed project through a development agreement to be executed between the selected developer and the City. The selected developer shall provide a calculation of the number of parking spaces that will be required to meet the needs of the uses being proposed and such number of parking spaces shall require approval of the City's Planning Board.

For additional information regarding parking, the current Code of the City of Plattsburgh may be found at the following website: <http://www.cityofplattsburgh.com/DocumentCenter/View/1213/City-of-Plattsburgh-Code> The section of the Code applicable to parking begins on Page 534 (25301) and ends of Page 556 (25321).

- **Streetscape and Park Improvements:** The City will complete streetscape improvements along Durkee and Bridge Streets. The City's consultant will work with the selected developer on the design of the proposed streetscape improvements along Durkee and Bridge Streets and to make visual and physical connections with the proposed improvements to Westelcom Park located across Durkee Street from the Project Site with their proposed development.
- **Riverfront Improvements:** The City will complete the riverfront improvements along the Saranac River on the Project Site. The City's consultant will work with the selected developer

on the design of the riverfront improvements and how those improvements will complement their proposed development.

- **Market Demand Study:** A real estate market analysis was completed by Camion Associates in November 2016 as part of the DRI Project. The study indicates there are market opportunities for downtown residential units taking advantage of the downtown urban environment, Class A office space, small scale retail/services/amenities that offer experience and creativity taking advantage of local arts and culture, and the food movement. The City has seen low vacancy and increasing demand for quality residential units in the past few years which are moving in the right direction. See Appendix G - Durkee Street Real Estate Market Analysis & Financial Feasibility Study.

Local and State Approvals/Permits: The selected developer will be required to obtain approval for their project from the City's Planning Board. The Project Site is in the Central Business Zoning District, which allows for a mix of uses and dense development patterns typically found in vibrant downtown centers.

The selected developer will be required to obtain a NYS stormwater permit, other required State permits, and environmental review for conformance with the SMP as described above.

The City will provide potential subdivision services for the site. This could include the merging of 40 Bridge Street with 22 Durkee Street, or the subdivision of the Project Site from the leased ICV parcel. The City is committed to providing full support and clerical assistance through the City development review process.

- **Timing:** The building or buildings will ideally be available for occupancy by Q4 2019. If the selected developer cannot meet this occupancy date, they shall propose an alternate schedule with the earliest anticipated occupancy date. Time is of the essence.

V. POTENTIAL ASSETS / FUNDING SOURCES

The City of Plattsburgh will bring to this partnership significant cost saving assets including:

- \$4 million in allocated NYS Funding through the DRI to specifically assist the development of the Project Site. The money can be most easily used for public infrastructure, site improvements such as site work and parking, or to develop public open / green space. The

funding can potentially be used as gap financing, the exact nature of which is still to be determined. If the proposed project is phased, all the DRI funds must be used in Phase I.

- The City will consider selling the property for \$1.00 or leasing the property on a long-term basis to a developer based on the most attractive development proposal that meets the City's goals for this property as described above.
- NYS funding through the DRI for the redevelopment of the riverfront alongside the Saranac River bordering the Project Site. The funding comes through the Streetscape Improvement and Riverfront Access DRI project. The project has a total budget of \$2.9 million. While not all of this budget will be used on the Project Site's riverfront, this is a high priority target area. This project will also provide streetscape improvements to Durkee Street and Bridge Street which border the Project Site. Green space across the street will be redesigned to create a green space corridor connecting the Project Site with the downtown.
- Further funding through the NYS Department of Transportation (DOT) for the Saranac River Trail. Phase II and III of this project will enhance the public's ability to enjoy the Saranac River as it flows through downtown Plattsburgh to Lake Champlain.
- Clinton County's Industrial Development Agency (IDA) can provide a variety of assistance for eligible projects, such as
 - Bond Financing – including exemption from the NYS Bond Issuance Charge,
 - Mortgage Recording and Sale Tax,
 - Straight-Leaseback Transactions, and
 - Payment-in-lieu-of-Taxes (PILOTs).
- The Project Site is in an Opportunity Zone. An Opportunity Zone is an economically-distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment. They allow high net worth individuals that have recently made significant income on other businesses to reallocate this income to new projects with significant benefits.
- New Market Tax Credits (NMTC). This parcel is in a New Market Tax Credit eligible area. The developer may be able to take advantage of this program. Developers are encouraged to investigate whether NMTC would be beneficial for their project.
- The farmers' market currently located on the Project Site is currently pursuing funding to increase its marketing capacity and roster of vendors.

- The City will provide an ALTA / ACSM Survey of the project area.
- Completed Market Study from Nov. 2016, “Durkee Street Real Estate Market Analysis & Financial Feasibility Study”.
- The City is in the process of buying real property to develop into a municipal parking lot to help handle the loss of parking from redevelopment of the Durkee site. The City is also in the process of setting up a managed parking system for the downtown.
- The City will provide potential subdivision services for the site which include the merging of 40 Bridge Street with 22 Durkee Street and/or the subdivision of the ICV parcel. The City will also provide full support and clerical assistance through the development review process.
- The City will continue exploring additional funding resources. Selected developers may be able to seek additional funding through NYS.

VI. REQUEST FOR PROPOSALS FROM DEVELOPERS

The City, through its consultant W+B, seeks a developer to construct, own, and operate a mixed-use development on a city-owned parcel in downtown Plattsburgh. The City’s preference is for uses such as mixed use residential/retail buildings, multi-story office, and mixed-use office/retail. The proposed development may be constructed as one project or as a phased project.

Interested and qualified developers shall submit a Preliminary Proposal that includes a Statement of Qualifications and summary of experience. The proposal shall also include preliminary information describing the proposed development with buildings and anticipated uses, how the building/use will add to the vitality of downtown Plattsburgh, a conceptual site plan, building renderings/elevations, estimated square footages for each intended use (residential, retail, commercial), and more detailed information relating to estimated construction costs, financing, and an anticipated project schedule. If a phased project is proposed, a developer shall state and show what buildings/improvements are included in each phase as well as the estimated construction costs, financing and anticipated project schedule for each phase.

PROPOSAL SUBMITTAL REQUIREMENTS

The Proposal must be submitted by the deadline identified below and must include the following:

a) Cover Letter or Executive Summary

- i. Summary of your Preliminary Proposal development and your organization’s ability to complete the project. Include summaries of your experience with similar projects.
- ii. Introduce the general concept and present the main strengths and the type of uses you are proposing for your development.

b) Description of Proposer

- i. Describe whether you are proposing this project as an individual, corporation, joint venture, consortium or other type of partnership.
- ii. Describe your organizational structure and capabilities with an organizational chart of key firms who will be involved including lead companies, supporting firms, sub-consultants, etc.
- iii. Description of all principals to be involved in the project including name, address and qualifications of each.

c) Statement of Qualifications, Experience and References

- i. Proposer’s statement of qualifications and summary of experience with developing and operating similar buildings and uses.
- ii. Describe your experience working with public/private partnerships with state and local governments and/or public corporations or development authorities.
- iii. Describe your experience with Opportunity Zones, NMTC and other tax credits and/or public funding programs to be used.
- iv. Describe your financial capacity to carry out the proposed project. This should include publicly available information about your assets to understand your financial strength.
- v. Provide up to ten pages of relevant experience and past projects that exemplify your work that is similar to what you are proposing for the Durkee Street Project Site. Include information on the location, size, uses, approximate contract value, completion date, plans and photographs of the completed projects, and contact information.

d) Description of the Proposed Project

1. *Overall Vision*

Describe your vision of the project and how it meets the City’s goals.

2. *Plan*

Describe your intended uses for the Project Site. Include the following.

- i. Schematic site plan.
- ii. Description of the buildings to be constructed including size in gross square feet, footprint, number of stories, and estimated height of each building.

- iii. Description of use(s) to be operated in the buildings (e.g., general office building, mixed-use office/retail with retail in the first floor and general office in the upper floors, residential apartments including number of units, affordable or market rate, etc.).
- iv. Description of how the buildings and uses will add to the vitality of downtown Plattsburgh and otherwise benefit the downtown revitalization.
- v. Schematic building renderings/elevations.
- vi. Calculation of quantity of parking spaces required and how parking will be addressed for the proposed development.
- vii. Detailed statement of any deviations from the terms and specifications contained in this RFP and its appendices that have been assumed by the developer in its proposal.
- viii. Detailed statement of any alternatives beyond those requested in this RFP that developer is offering to supplement its proposal.
- ix. Statement of understanding of market demand, likely uses, etc. relating to proposed project and phasing.

3. *Financial Plan*

Describe the financials of your project and include the following:

- i. Construction cost estimate for the proposed development including estimated building construction, soft costs, contingencies, overhead and profit. A detailed construction cost estimate broken out by divisions including soft costs, building construction, contingencies, overhead and profit, etc. for Phase I should be included if phasing is proposed.
- ii. Detailed description of project financing including any tax credits or other public funding to be used. Description of financing plan and demonstration of financial ability to execute project.
- iii. Description of proposed use of DRI funds.
- iv. Describe whether you propose to purchase or lease the Project Site. If a lease is proposed, describe the terms.

4. *Project Schedule*

Provide a detailed project schedule with critical dates and major milestone events including proposed occupancy dates and phasing if proposed.

5. *Additional Information*

Provide the Signed Consumer Disclosure Forms (Appendices A and B).

Any other information or issues the developer feels is important for the City to consider.

VII. PROCESS AND DEADLINES

Time is of the essence in this project. The City intends to proceed as expeditiously as can reasonably be achieved.

October 26, 2018 at 11:30 AM – An Information Session and Site Visit

Meet at Plattsburgh City Hall

41 City Hall Place

Plattsburgh, NY 12901

November 14, 2018 at 4:00 PM – PROPOSALS DUE

Week of November 20, 2018 – Review of Proposals & Interviews with Common Council

November 30, 2018 – Recommendation of Selected Developer to City’s Common Council

February 1, 2019 – Date by which City intends to have sale or lease/development agreement fully executed with chosen developer

Submissions will be evaluated on the strength of the following categories:

- ✓ Qualifications and experience of developer with similar buildings and uses,
- ✓ Developer’s financial strength and financial plan,
- ✓ Proposed uses and how it promotes increased vitality in downtown Plattsburgh and supports the City’s goals for the site,
- ✓ Design of the building and how it interacts with nearby buildings and planned streetscape improvements,
- ✓ Detailed cost estimate and estimated property tax value to the City,
- ✓ Detailed financing plan,
- ✓ Preliminary occupancy schedule,
- ✓ Completeness of submission, and
- ✓ Any other factors deemed relevant.

VIII. GENERAL INFORMATION

1. The points of contact for any questions relating to this RFP are:

Gail Henderson-King
White + Burke Real Estate Investment Advisors, Inc.
40 College Street, Suite 100
P.O. Box 1007
Burlington, VT 05402-1007
Phone: (802) 862-1225 x 15
Fax: (802) 862-3601
ghendersonking@whiteandburke.com
www.whiteandburke.com

Matthew Miller
Director of Community Development
City of Plattsburgh
41 City Hall Place
Plattsburgh, NY 12901
Phone: (518) 536-7510
Fax: (518) 561-7367
millerma@cityofplattsburgh-ny.gov
www.cityofplattsburgh.com

2. The proposal submission shall include 6 hard copies AND one electronic copy submitted on a thumb drive. All submissions become the property of the City of Plattsburgh upon submission.

Submissions must be hand-delivered or mailed to:

**Community Development Office
City of Plattsburgh
Attn: Durkee Street Site Mixed-Used Development Proposal
41 City Hall Place
Plattsburgh, NY 12901**

Submissions must be received by 4:00 p.m. (EST) on Wednesday, November 14th, 2018.

3. The City is responsible for paying its consultant, W+B. Developer shall have no responsibility to pay any fees to W+B.
4. The City assumes no responsibility or liability for any cost incurred by proposers in responding to this RFP.
5. The City reserves the right to reject, in whole, or in part, any proposal for any reason.
6. The City reserves the right to supplement, amend, or otherwise modify any elements of this RFP without limitation. It is the proposer's responsibility to ascertain if the City has issued

any notices, clarifications, or addenda to this RFP. Any notices, clarifications, or addenda will be posted on the following website: <https://www.cityofplattsburgh-ny.gov/Bids.aspx>

7. A team consisting of representatives from the City of Plattsburgh and W+B will review each submission and make its recommendation to the City's Common Council.
8. Upon selection of a proposal by the City, negotiations will commence to secure a definitive form of Purchase and Sale/Development Agreement. If an agreement cannot be reached with the selected developer, the City reserves the right to go to the next developer to begin negotiations.
9. *New York State Finance Laws (SECTIONS 139-J AND 139-K)* - State Finance Law Sections 139-j and 139-k (collectively, the "Procurement Requirements") apply to this RFP. These Procurement Requirements (1) govern permissible communications between potential respondents and the City of Plattsburgh or other involved entities with respect to this RFP; (2) provide for increased disclosure in the public procurement process through identification of persons or organizations whose function is to influence procurement contracts, public works agreements and real property transactions; and (3) establish sanctions for knowing and willful violations of the provisions of the Procurement Requirements, including disqualification from eligibility for an award of any contract pursuant to this RFP. Compliance with the Procurement Requirements requires that all communications regarding this RFP, from the time of its issuance through final award and execution of any resulting contract (the "Restricted Period"), be conducted only with the designated contact persons listed below.

Respondents must submit the Offerer Disclosure of Prior Non-Responsibility Determinations, and the Offerers Affirmation of Understanding of an Agreement pursuant to State Finance Law as part of their submittal. These forms are attached in Appendices A and B.

If a prospective bidder is found to have knowingly and willfully violated the State Finance Law provisions, that prospective bidder and its subsidiaries, related or successor entities will be determined to be a non-responsible bidder and will not be awarded any contract issued pursuant to this solicitation.

For the purposes of compliance with State Finance Law Sections 139-J, contacts with only the following persons are considered permissible:

Gail Henderson-King
White + Burke Real Estate Investment Advisors, Inc.
40 College Street, Suite 100
P.O. Box 1007
Burlington, VT 05402-1007
Phone: (802) 862-1225 x 15
Fax: (802) 862-3601
ghendersonking@whiteandburke.com
www.whiteandburke.com

Matthew Miller
Director of Community Development
City of Plattsburgh
41 City Hall Place
Plattsburgh, NY 12901
Phone: (518) 536-7510
Fax: (518) 561-7367
millerma@cityofplattsburgh-ny.gov
www.cityofplattsburgh.com

10. The City of Plattsburgh reserves the right to obtain additional information where necessary to achieve full and complete understanding of proposer’s product, services, and/or terms of a potential transaction. Discussions and additional investigations may be conducted with responsible entities who submit a proposal deemed to be reasonably likely of being selected for an award. The purpose of such discussions and investigations will be to provide clarification and to assure a proposer’s full understanding of, and responsiveness to, the solicitation requirements. Proposers shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of submittals, and such revisions may be permitted after submissions. In conducting such discussions, there shall be no disclosure of any information derived from submittals submitted by competing proposers. The purposes of such discussions shall be to:
 - a. Determine in greater detail such proposer’s qualifications,
 - b. Explore with the proposer the scope and nature of the project,
 - c. The proposer’s method of performance, and
 - d. Determine that the proposed project is financially viable and meets the City’s development objectives.

11. The City reserves the right to award portions of the site to different developers and/or initially contract to sell a portion of the Project Site for Phase I only to a developer.

APPENDICIES

Appendix A

Non-Responsibility Form

Non-Responsibility Form

All proposals must include the following completed form.

Offerer Disclosure of Prior Non-Responsibility Determinations

Name of Individual or Entity Seeking to Enter into the Procurement Contract:

Address: _____

Name and Title of Person Submitting this Form: _____

1. Has any Governmental Entity made a finding of non-responsibility regarding the individual or entity seeking to enter into the Procurement Contract in the previous four years? (Please circle):

No Yes

If yes, please answer the next questions:

2. Was the basis for the finding of non-responsibility due to a violation of State Finance Law §139-j (Please circle):

No Yes

3. Was the basis for the finding of non-responsibility due to the intentional provision of false or incomplete information to a Governmental Entity? (Please circle):

No Yes

4. If you answered yes to any of the above questions, please provide details regarding the finding of non-responsibility below.

Governmental Entity: _____

Date of Finding of Non-responsibility: _____

Basis of Finding of Non-Responsibility: _____

(Add additional pages as necessary)

5. Has any Governmental Entity or other governmental agency terminated or withheld a Procurement Contract with the above-named individual or entity due to the intentional provision of false or incomplete information? (Please circle):

No Yes

6. If yes, please provide details below.

Governmental Entity: _____

Date of Termination or Withholding of Contract: _____

Basis of Termination or Withholding: _____

(Add additional pages as necessary)

Offerer certifies that all information provided to the City of Plattsburgh, New York ("CITY") with respect to State Finance Law §139-k is complete, true and accurate. Offerer affirms that it understands and agrees to comply with the procedures of the CITY relative to permissible Contacts as required by State Finance Law §139-j (3) and §139-j (6) (b). Offerer acknowledges and agrees that the CITY has the right to terminate a contract with Offerer in the event it is found that the certification by the Offerer in accordance with State Finance Law §139-k was intentionally false or intentionally incomplete. Upon such finding, the CITY may exercise its termination right by providing written notification to the Contractor in accordance with the written notification terms of the contract.

By: _____ Date: _____
Signature

Name: _____

Title: _____

Appendix B
Compliance with State of New York Finance Law Form

Compliance with State of New York Finance Law

Offeror affirms that it understands and agrees to comply with the procedures of the Government Entity relative to permissible Contacts as required by State Finance Law § 139-j (3) and § 139-j (6) (b).

Signed: _____

Date: _____

Name: _____

Title: _____

Company Name: _____

Company Address: _____

Appendix C

Durkee Street Reimagined Downtown Revitalization Final Report dated April 20, 2017

DURKEE STREET REIMAGINED

DOWNTOWN REVITALIZATION



ACKNOWLEDGMENTS

THIS DOCUMENT WAS PREPARED WITH FUNDING
FROM NYS EMPIRE STATE DEVELOPMENT

THE CITY OF PLATTSBURGH



PAUL DEDOMINICAS
NICOLE CHIARELLO

THE ADVISORY COMMITTEE

AMY BONN
BERNIE BASSETT
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KEVIN FARRINGTON

THE CONSULTANT TEAM

THE CHAZEN COMPANIES

CHRIS ROUND, AICP
KEVIN HASSELWANDER



CAMOIN ASSOCIATES

CHRISTA FRANZI
ALEX TRANMER



AZTECH ENVIRONMENTAL TECHNOLOGIES



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AFFILIATED DOCUMENTS INCLUDE AN ENVIRONMENTAL SITE ASSESSMENT,
REAL ESTATE MARKET ANALYSIS, FINANCIAL FEASIBILITY STUDY, AND PRO FORMA.

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SITE INVESTMENT OPPORTUNITIES

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PRELIMINARY DESIGN & SITE PROGRAMMING

SITE DESIGN

A RESIDENTIAL HUB & MARKET DISTRICT
FOUR SEASON DESTINATION

PROJECT IMPLEMENTATION

FINANCIAL ANALYSIS & FUTURE INVESTMENT

INTRODUCTION

PLATTSBURGH, NY

Plattsburgh's Durkee Street site is paramount to the City's downtown revitalization efforts. Its proximity to the Saranac River and center of Downtown contribute to its development potential. The City has ownership of the site and has studied its reuse potential on several occasions.

In 2016, the City received funds from NYS Empire State Development to advance a development plan for a mixed-use project on the site that would further catalyze interest in Downtown Plattsburgh. The funding was provided to conduct a market analysis, analyze the environmental conditions of a recent site acquisition, and develop a plan focusing on mixed-use development opportunities.

The City of Plattsburgh established an advisory committee comprised of downtown business owners, local tourism and economic development representatives, and municipal leaders. The committee and consultants met four times over the course of six months to discuss, review and deliberate on the project as ideas progressed.

During initial meetings the committee set numerous objectives to guide the planning effort:

- The site should accommodate residential use as well as capitalize on local and regional initiatives focusing on food, agriculture, arts, history and tourism.
- The site should explore a flexible mixing of uses that could serve multiple community functions.
- Physical and visual connectivity to Westel Com Park and downtown is important as is development of the regional waterfront trail.
- The site should accommodate a year round public use component.
- The City initially sought to preserve and grow parking facilities on site and subsequently opened the entire site to reuse; acknowledging downtown parking needs would be addressed as a separate matter.

This document presents the findings of the work developed by the Advisory Committee and Consultant Team.



PROJECT SITE

DURKEE STREET

The project site consists of two separate properties referred to as the Gateway Site and the Highway Oil Site. The Gateway site is 3.07 acres in area and is generally bound by Bridge Street to the north, Saranac River to the east, Broad Street to the south, and Durkee Street to the West. The private Gateway Office building and associated parking platform is located immediately south of the site. The site is currently utilized by the City as a public parking lot and includes a farmer's market pavilion in addition to a pedestrian trail adjoining the Saranac River. The Highway Oil site, which adjoins the Gateway site, is approximately 0.33 acres in area and is located just south of Bridge Street and west of the Saranac River. Highway Oil was formerly operated as a gas service station.

Environmental Conditions:

Historically, the Gateway site was subject to a series of petroleum spills and successfully remediated to the satisfaction of the NYSDEC as documented in a Record of Decision (ROD) issued in March 2007. The site is subject to an environmental easement and a site management plan that stipulates certain precautionary measures for any redevelopment of the site. The ROD documents that the site is suitable for "Restricted Residential" use, which conveys the site can be re-purposed for a wide variety of uses including multifamily residential.

The Highway Oil site service station was closed and a series of underground storage tanks and soils removed in 2014. A Phase I and II Environmental Site Assessment (ESA) has been completed and is a part of the affiliated project files.





COWORK SPACE

Class A office space is non-existent in Plattsburgh, yet rents for these spaces are typically above average for the region. This suggests a clear demand for high-quality space downtown exists. Cowork spaces could allow for young professionals to share resources and collaborate while maintaining online businesses and establish young “brick & mortar” businesses to further grow the City.

CULINARY INCUBATOR

The culinary movement is emerging in Plattsburgh as the popularity of regional small-scale wineries, distilleries, micro-breweries, and farms continues to grow. A culinary incubator could provide the perfect opportunity to further celebrate and expand upon this growing movement and promote what the French call “le terroir” or unique impact of an area’s environment on it’s cuisine.

FLEX-USE SPACE

Small scale services/amenities such as yoga/dance studios, art centers, and various other creative ventures are growing in appeal to a wide array of users from college students to retirees. These businesses create meaningful and memorable experiences, engage local communities, and inevitably establish sought-after events and destinations.

MARKET ANALYSIS

SITE INVESTMENT OPPORTUNITIES

The market analysis identifies trends that are currently impacting real estate development at the regional and local level and suggests a simple yet informed setting of existing and future investment opportunities for the Durkee Street site.

Relying in part on proprietary data (EMSI and ESRI Tapestry), at the core of the analysis was a thorough evaluation of socio economic data, residential, retail and office market data, as well as insight into other future city projects. In-person and telephone-based interviews were conducted with representatives of the Plattsburgh real estate market, commercial developers, economic development professionals, municipal officials, and licensed real estate professionals to inform the project consultants with “on-the-ground” data about the opportunities that likely exist, where demand lies, and how this project might seek to fill these voids in the market supply.

All of this data supports the notion of a “sharing economy” that prioritizes flexibility in design to accommodate multiple uses. This dynamic trend is popular in competitive real estate markets and could be employed in Plattsburgh. Examples include the following:

- Co-work space where users temporarily lease office space and share conference rooms and additional resources
- Shared kitchen(s) where multiple users can share equipment at different times for varying purposes
- Flexible market space that can serve various retail opportunities
- Short-term destination rental units for visitors - such as AirBnB

In conjunction with strategic site design, this analysis plays a large role in defining the size and form of proposed development allotments.



MARKET / POP-UP RETAIL

Competitive price points in the City of Plattsburgh compared to other larger cities in the northeast allow for young entrepreneurs to start up small businesses and shops using shared space, often under the umbrella of a Market Retail Co-Op. Under this model, successful businesses will evolve into their own space, furthering economic growth while allowing opportunities for new market trends.



HIGH-END RESIDENTIAL

A growing demand for an urban experience is increasing the potential growth for modern, urban rental units and experiences offered in a downtown urban core. Downtown rental units are an attractive option to young professionals, empty nesters seeking to downsize, including seniors and retirees, and families of all income levels as the trend back to urban centers continues.

PRELIMINARY RESIDENTIAL BUILDING ELEVATION



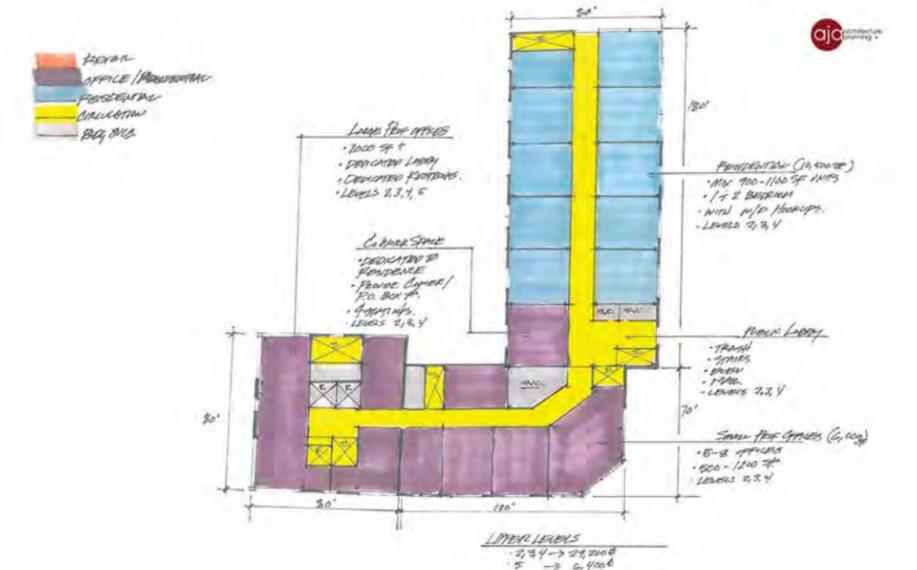
PRELIMINARY SITE PLAN W/ PARKING GARAGE ON SITE



PRELIMINARY FIRST FLOOR PLAN



PRELIMINARY UPPER FLOOR PLANS



DESIGN PROCESS

PRELIMINARY DESIGN & SITE PROGRAMING

The market analysis was utilized to develop a preliminary design concept and conceptual site programming. The initial concept was refined with input from the Advisory Committee and a final preferred concept was developed. This refined concept was then presented to the public at two highly attended and distinctive local gatherings - the *Downtown Rising Farmer's Market* and the *Battle of Plattsburgh Commemoration*. Public feedback including likes, dislikes, questions, concerns, and recommendations were gathered to further inform the viability of the design direction.

Flexibility is paramount in concept design and the following program was established with opportunities for phasing:

1A 4-5 Stories	
Residential	45 units – Mix of 1,2,3 Bedroom Units
Office	14,000 SF
Retail	12,320 SF

2A 2 Stories	
Office	4,500 SF
Retail	20,000 SF

2B-C 2 Stories	
Office	4,500 SF
Retail	4,500 SF

Public space and river access is key to creating a central feature and gathering place in downtown that could host community and public events, increase green space, and foster branding/place-making efforts.

Downtown parking needs were only initially addressed in the design process. Actual requirements would need to be addressed by the City to enhance development feasibility.





KEY ON PAGE 11

SITE DESIGN

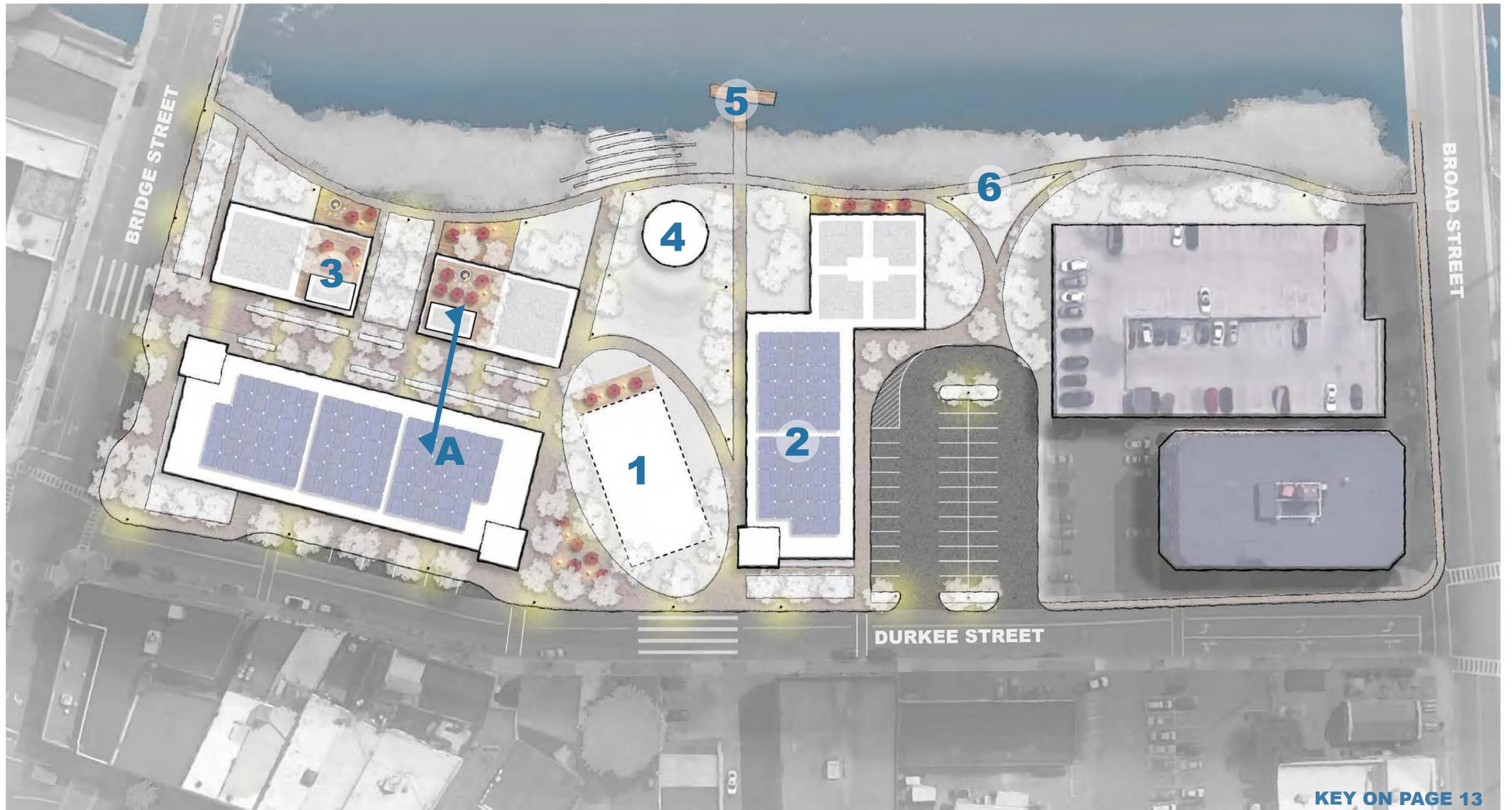
A RESIDENTIAL HUB & MARKET DISTRICT

The site design is unified by a theme that includes a new residential hub & market district that speaks back to an era of post-industrial development. To achieve the activity and vitality of a lively downtown core, this district is envisioned to include the following site & building elements:

- ① 4-5 story Residential Hub with activated retail & office space throughout the first story. The overall architectural aesthetic should compliment the surrounding architecture
- ② Flexible Retail & Market Space for various uses including an indoor farmer's market, pop-up retail, and event space
- ③ 2 Story Mixed-use Development allows for attractive views from the nearby residential building while also providing rooftop dining overlooking the Saranac River
- ④ Activated Pedestrian Promenade with numerous amenities including: decorative pavements, planting, lighting, banners, & cafe seating
- ⑤ Active Great Lawn & Outdoor Market Space
- ⑥ Concert & Event Pavilion with a subtle lawn amphitheater
- ⑦ Riverside Access with natural stone seating stairs & fishing dock
- ⑧ Meandering riverside esplanade with selectively cleared views of the river

Section A: A Summer's Pedestrian Promenade, Green Roof Terrace, & Riverside Esplanade





KEY ON PAGE 13

SITE DESIGN

FOUR SEASON DESTINATION

Given the winter climate, activation of the site is highly dependent on creating gathering opportunities throughout the seasons. Both the building layout and site design were crafted with four-season use and flexibility in mind. The following site & building elements highlight this Four Season Destination:

- ① A seasonal ice skating rink brings year-round activity to the site
- ② Flexible Retail & Market Space for seasonal uses including a Holiday market
- ③ Covered Seasonal Green roof & riverside dining with firepits and heat lamps
- ④ Winter Pavilion heated for 4-season use & cool-weather concerts
- ⑤ Riverside Access allows for winter activities such as traditional ice skating along the Saranac
- ⑥ Riverside esplanade maintained throughout the seasons to provide running, snowshoeing, and connectivity all-year round



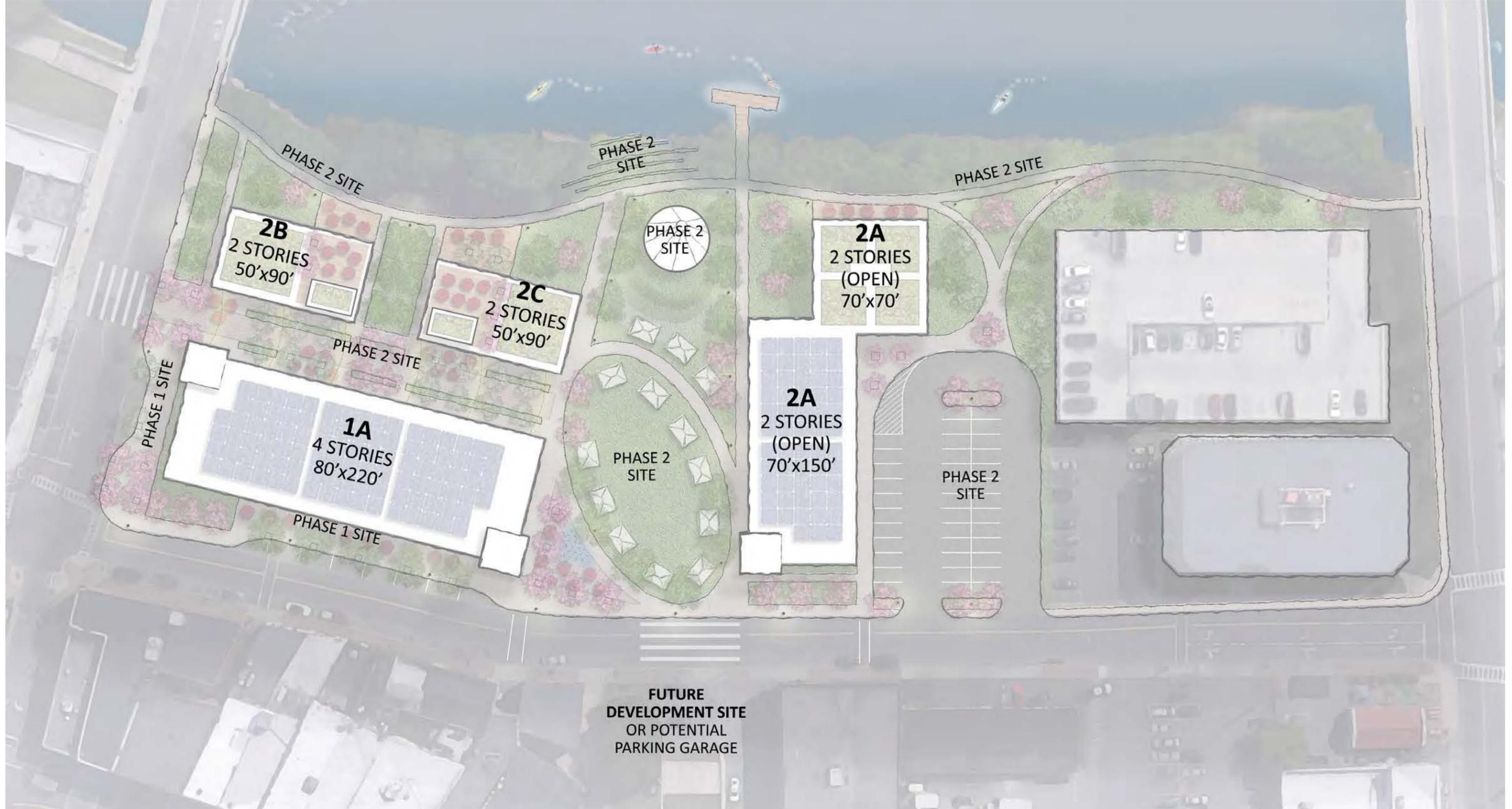
DECORATIVE WINDOWS,
LIGHTING, & BANNERS

PEDESTRIAN PROMENADE
W/ SEASONAL DECOR

OUTDOOR CAFE SEATING
W/ FIRE PITS & HEAT LAMPS

4-5 STORY MIXED-USE RESIDENTIAL & RETAIL

2 STORY RETAIL / DINING



PROJECT IMPLEMENTATION

FINANCIAL ANALYSIS & FUTURE INVESTMENT



A financial feasibility analysis was completed to inform decision-making around the redevelopment of the site and to help the advisory committee understand how different uses and phasing may affect the expected profitability for a perspective developer. This analysis provides information regarding the funding gaps that may exist and what is required to attract private investment related to the current redevelopment scenario.

The financial development pro forma analysis uses key assumptions for lease rates, land acquisition costs, site construction costs, construction phasing, and market conditions.

The results of the pro forma analysis demonstrate that the project is feasible from a lending institution's perspective, but not necessarily from the developer's standpoint. The internal rate of return (IRR), which measures the developer's return on investment for implementing the project, may not be attractive enough to be considered feasible by the private sector. There are several options to bridge this funding gap, including public sector involvement in the form of grants, loan guarantees, incentives or other tax breaks. Pursuing public sector assistance by utilizing Downtown Revitalization Initiative funds could bridge the funding gap. When public support of \$1 million is included in the pro forma calculations, the IRR is boosted to a level that may be more attractive to the private sector.

A shared public/private investment may be just what is needed to reimagine Durkee Street, its historic connection to the Saranac river, and its future impact on the revitalization of downtown Plattsburgh.

Appendix D

ALTA Survey prepared by RMS dated 10/16/2018

Map Notes:

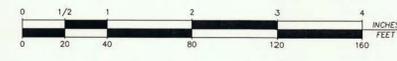
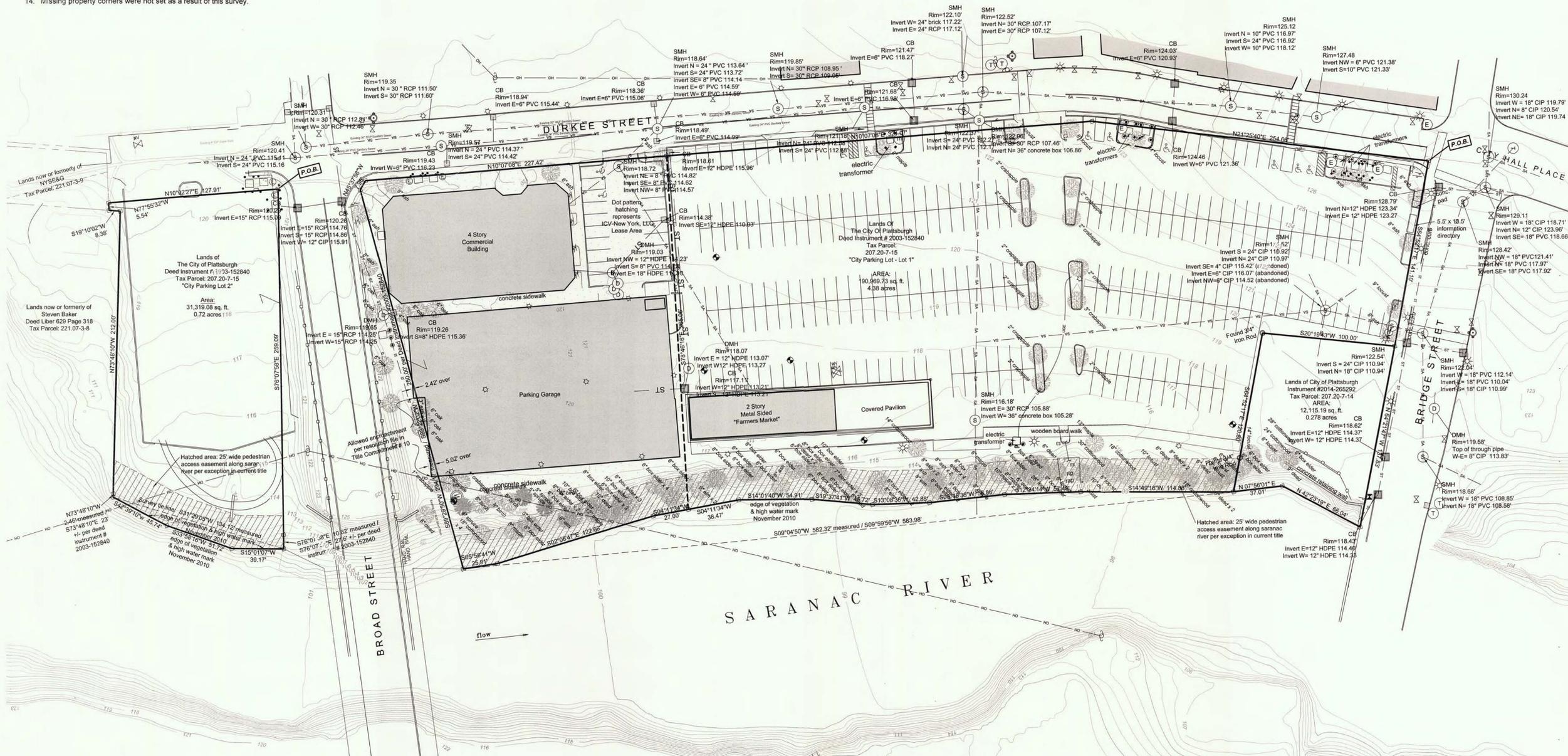
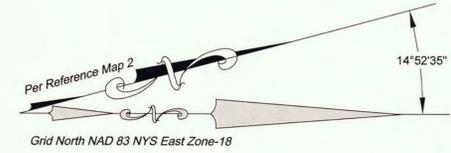
- Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of section 7209, sub-division 2 of the New York State Education Law.
- Only copies from the original of this survey marked with an original of the Land Surveyor's embossed seal shall be considered valid true copies. (mylar prints shall be stamped with the surveyor's ink seal with an original signature)
- Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person for whom the survey is prepared and on his behalf the title company, governmental agency, and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
- Copyright 2018, Robert M. Sutherland, P.C. All rights reserved.
- The location of sub-surface improvements are approximate and compiled from field location and mapping provided by the respective utility companies. The contractor shall confirm the location of all utilities prior to the commencement of excavation.
- Subject to any findings of an accurate abstract of title or those discoverable by inspection.
- All easements and right-of-ways of record as indicated in Title Insurance Commitment No. 15-Cen1612-ORT, issued by Old Republic National Title Insurance Company with an effective date of November 17, 2006, or easements and right-of-ways that are discoverable by inspection, are indicated hereon.
- Subject to any and all right of ways and easements of record, if any.
- North arrow and bearings based on grid north NAD 83 New York East zone 18.
- Vertical datum based on NAVD 1988.
- All distances shown hereon are ground distances.
- Riparian rights, if any, have not been established as a result of this survey.
- Building offsets, as shown on this map, are not to be used for construction purposes.
- Missing property corners were not set as a result of this survey.

Reference Maps:

- "Map of Lands of City of Plattsburgh 44-48 Margaret Street, Plattsburgh," prepared by Joseph J. Martina, L.S. dated September 30, 1974 and filed in the Clinton County Clerk's Office in Book 6 Page 57.
- "Survey Map Showing Parcels of Land (Parcels A-J) owned by City of Plattsburgh Proposed to be conveyed to City Plaza Associates," prepared by Jolly and Russo Land Surveyors dated September 25, 1989 and filed in Clinton County Clerk's Office in Book 19 Page 71.
- "Boundary Survey Portion of Lands of The City of Plattsburgh," prepared by C.T. Male Associates, P.C. dated October 5, 2004 and on file in the office of Robert M. Sutherland, P.C.
- "Map Showing Plattsburgh Gateway-Phase 1 Site Plan," prepared by Robert M. Sutherland, P.C. dated May 12, 2006.

Reference Deeds:

- City Plaza Associates to City of Plattsburgh by deed dated February 27, 2003 and recorded on Instrument # 2003-152840 on March 12, 2003 in the Clinton County Clerk's Office.
- Lease to ICV-NY, LLC to City of Plattsburgh by deed dated May 26, 2006 and recorded as Instrument # 2006-200533 on November 17, 2006 in the Clinton County Clerk's Office.
- Richard A. Marks to City of Plattsburgh by deed dated July 9, 2014 and recorded on Instrument # 2014-265603 on July 09, 2014 in the Clinton County Clerk's Office.



Scale: 1 Inch = 40 Feet

- Legend:**
- 5/8" iron rod w/ RMS survey cap (to be set)
 - Found property evidence (as described)
 - Computed corner
 - ⊕ Fire Hydrant
 - ⊙ Sanitary manhole
 - ⊖ Drainage manhole
 - ⊙ Catch basin round
 - ⊠ Catch basin square
 - ⊕ Telephone pedestal
 - ⊖ Cable pedestal
 - ⊕ Water Valve
 - ⊖ Water shutoff
 - ⊕ Light pole
 - ⊖ Utility pole
 - ⊕ Sign
 - ⊖ Bollard
 - ⊕ Monitoring well
 - ⊖ Gas marker
 - ⊕ Gas meter
 - ⊖ Gas valve
 - ⊕ Electric meter
 - ⊖ Deciduous tree
 - ⊕ Coniferous tree
 - W — Waterline
 - SA — Sanitary line
 - ST — Storm line
 - UGE — Underground electric
 - UGT — Underground telephone
 - GAS — Underground gas
 - — Property line
 - — Adjoiner property line

No.	Revision/Issue	Date

RMS
ROBERT M. SUTHERLAND P.C.
 ENGINEERS - PLANNERS - SURVEYORS
 SOIL & MATERIAL TESTING
 11 MADDOUGH STREET, PLATTSBURGH, NY 12901
 518.561.6145 (PH) 518.561.2496 (FX)
 RMS P.C.C.D.M

Project Name & Address
ALTA SURVEY
 Showing Certain Lands of
The City Of Plattsburgh
 ~ Situate ~
 Clinton County City of Plattsburgh State of New York

Project #	18164	Sheet	SURVEY
Date	10/16/18		
Scale	1" = 40'		1
Drawn	DJG	Checked	J.F.B.

Certification:

I hereby certify to the parties of interest listed below that this survey was prepared from deeds and maps of record and from an accurate survey performed during September and October of 2018.

The City of Plattsburgh
 Old Republic National Title Insurance Company

Tax Map Reference:
 Section 207.20 - Block 7 - Lot 14 & Lot 15
 City of Plattsburgh
 County of Clinton

Jeffrey F. Burns 10/16/18
 Jeffrey F. Burns, L.S. Date
 N.Y.S. License #050702

Title Commitment Information:

No.	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
8	DEED LIBER 219 AT PAGE 349	15' WIDE UTILITY EASEMENT GRANTED TO CITY OF PLATTSBURGH MUNICIPAL LIGHTING DEPARTMENT	UNABLE TO PLOT
8	DEED LIBER 219 AT PAGE 351	15' WIDE UTILITY EASEMENT GRANTED TO CITY OF PLATTSBURGH MUNICIPAL LIGHTING DEPARTMENT	UNABLE TO PLOT
9	DEED INSTRUMENT # 1998-101298	UTILITY EASEMENT GRANTED TO NEW YORK TELEPHONE COMPANY	DOES NOT AFFECT
9	DEED INSTRUMENT # 2006-200533	LEASE FROM CITY OF PLATTSBURGH AND ICV-NEW YORK, LLC	UNABLE TO PLOT
10	MISC. INSTRUMENT # 2006-000229	AMENDMENTS AND TERMS	UNABLE TO PLOT
11	MISC. INSTRUMENT # 2011-244256	TERMS AND CONDITIONS SET FORTH IN ENVIRONMENTAL EASEMENT	UNABLE TO PLOT
*	DEED INSTRUMENT # 2006-200534	AFFIDAVIT TERMINATING LEASE	UNABLE TO PLOT
*	DEED INSTRUMENT # 2006-200535	LEASEHOLD MORTGAGE FROM ICV-NEW YORK, LLC TO TD BANK/NORTH	UNABLE TO PLOT

REFERENCE: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 FILE NO. 15-CEN1612-ORT

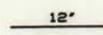
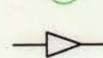
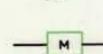
Appendix E

City Water Distribution and Sanitary Sewer Infrastructure Plans

Map of City of Plattsburgh, NY

Water Distribution Main System

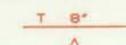
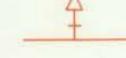
Legend

	12"	WATER LINE & SIZE
	231	FIRE HYDRANT & NUMBER
		GATE VALVE
	ARV	AIR RELIEF VALVE
		REDUCER
	M	METER PIT

Private Water Line & Size in Light Blue Color

	8"	PRIVATE WATER LINE & SIZE
		PRIVATE FIRE HYDRANT
		GATE VALVE
	6" F/L	PRIVATE FIRE LINE & SIZE [F/L] FIRE PROTECTION SPRINKLER SYSTYEM

Town of Plattsburgh Water Line & Size in Brown Color

	8"	TOWN OF PLATTSBURGH WATER LINE & SIZE
		PRIVATE FIRE HYDRANT
		GATE VALVE

Type of Joint

L J	= BELL & SPIGOT JOINT [Lead Joint]
U J	= UNIVERSAL JOINT
M J	= MECHANICAL JOINT
P J	= PUSH-ON JOINT
W J	= WELDING JOINT

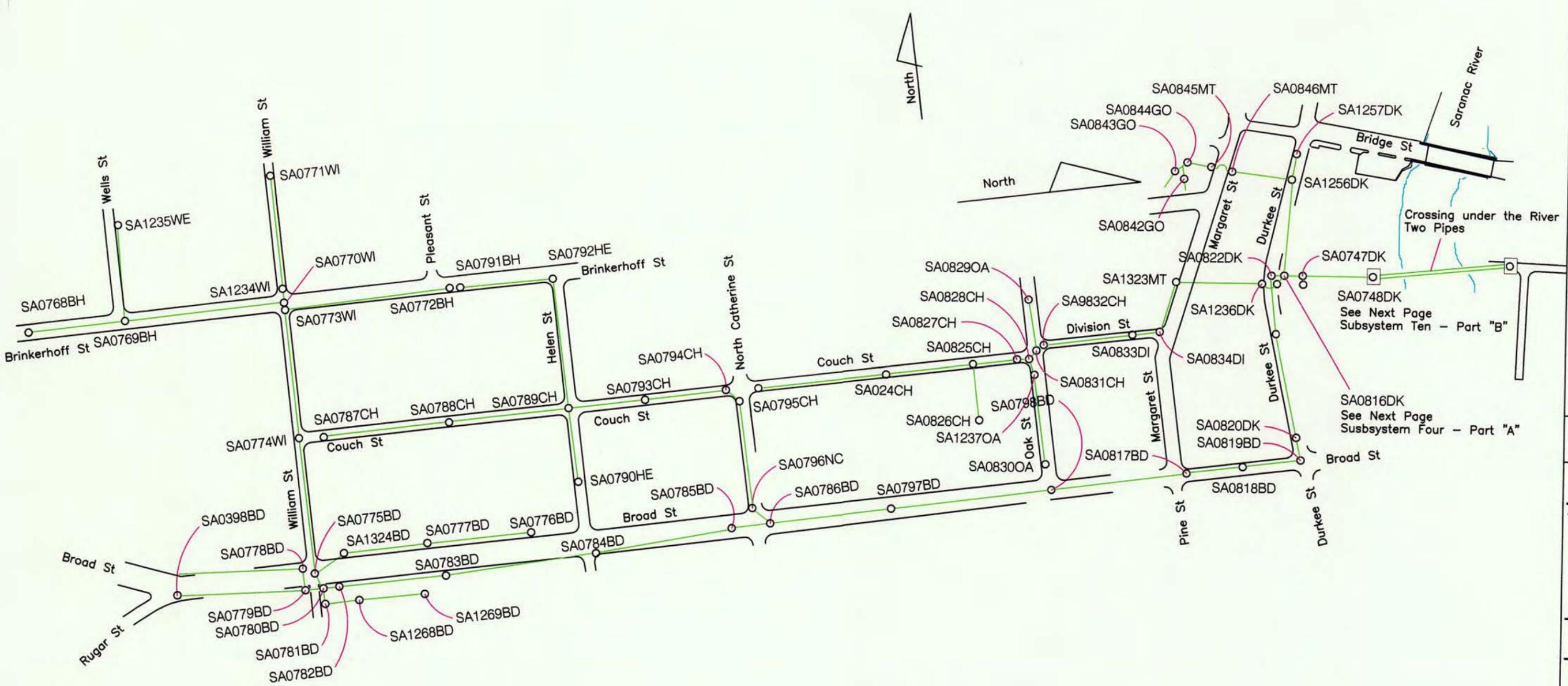
Type of Pipe

C I	= CAST IRON PIPE
D I	= DUCTILE IRON PIPE
A C	= ASBESTOS CEMENT [TRANSITE] PIPE
ST	= STEEL PIPE
CU	= COPPER PIPE

City of Plattsburgh, New York
 Department of Public Works
 Designed By: Larry Duffina
 AutoCad Dwg : Water Mains
 Date : 03/22/2011

Map of City of Plattsburgh, New York Sanitary Sewer System

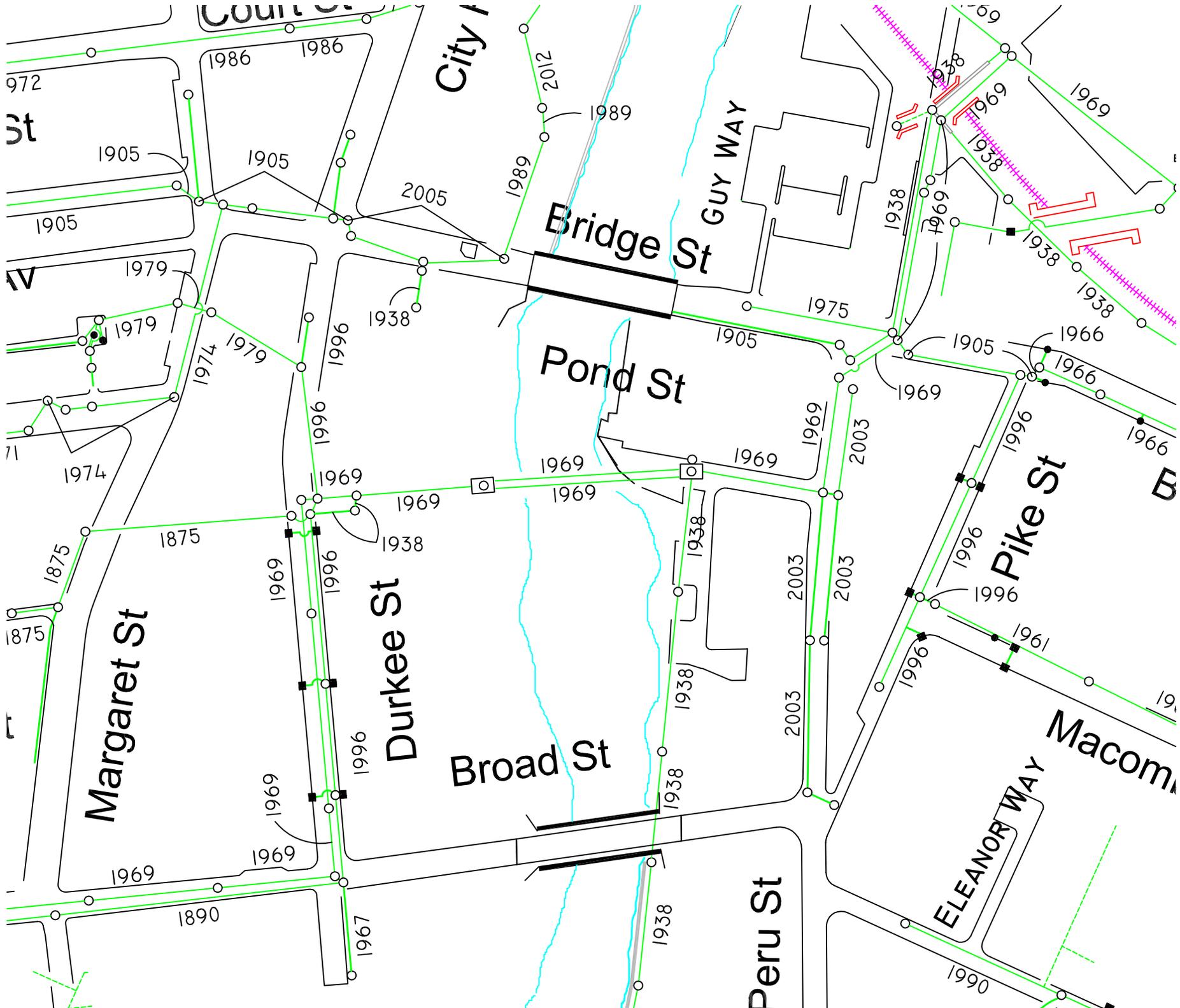
Sanitary Sewer Legend	Private and Town of Plattsburgh Sanitary Sewer in Red Color	Type of Pipe (Metal)	Type of Pipe (Plastics)
 Direction of Flow	 Direction of Flow	CI = Cast Iron	ABS = Acrylonitrile - Butadiene - Styrene (ABS)
12" Size of Pipe	8" Size of Pipe	DI = Ductile Iron	PVC = Polyvinyl Chloride (PVC)
PVC Type of Pipe	PVC Type of Pipe	SSC = Steel Sleeve Casting	
510246 Manhole w/ ID # 	Private Manhole 		PVC SDR26 = Smooth Exterior
CB3579 Catch Basin w/ ID # 	Private Catch Basin 		PVC SDR35 = Smooth Exterior
 Catch Basin w/ Combined Sewer	Force Main Sewer 	Type of Pipe (Cement)	
 Outlet w/ or wo/ Headwall		RC = Reinforced Concrete	
 Force Main Sewer		VCT = Vitrified Clay Tile	
		AC = Asbestos Cement / Transite Cement	



Map of City of Plattsburgh, NY
Sanitary Sewer Manhole I.D.#

466○	MANHOLE w/ NUMBER
□	LARGE VAULT
—	12" SEWER MAIN w/ SIZE
—	ABANDONED SEWER
▲	COMBINED SEWER
▨	RIGHT OF WAY'S
□	PRIVATE
—	PRIVATE SEWER
Type of Pipes	
AC	ASBESTOS CEMENT
CI	CAST IRON
DI	DUCTILE IRON
P-1	PLASTIC (SD36)
P-2	A.B.S. (TRUSS)
RC	REINFORCED CONCRETE
VC	VITRIFIED CLAY

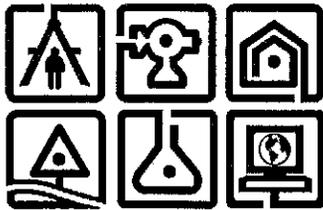
Subsystem Four - Part "B"



Appendix F

Environmental Remediation Documents

August 2007



Environmental Restoration Program

Site Management Plan

Plattsburgh Gateway Project/
Durkee Street Site
Durkee Street
City of Plattsburgh
Clinton County, New York

ERP Site No. E510020

Prepared for:

CITY OF PLATTSBURGH
OFFICE OF COMMUNITY DEVELOPMENT
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Plattsburgh, New York 12901

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**ENVIRONMENTAL RESTORATION PROGRAM
SITE MANAGEMENT PLAN
PLATTSBURGH GATEWAY PROJECT/DURKEE STREET SITE
CITY OF PLATTSBURGH
CLINTON COUNTY, NEW YORK**

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FIGURES

Figure 1: Site Location Map

APPENDICES

Appendix A: NYSDOH Generic Community Air Monitoring Plan

Appendix B: NYSDEC TAGM #4031, Fugitive Dust and Particulate Monitoring Program at Inactive Hazardous Waste Sites

EXHIBITS

Exhibit 1: NYSDEC Environmental Restoration Record of Decision, dated March 2007

Exhibit 2: Deed Restrictions and/or Environmental Easement

1.0 INTRODUCTION

The City of Plattsburgh (the City) Office of Community Development submitted an application to the New York State Department of Environmental Conservation (DEC) for participation in the NYS Environmental Restoration Program (ERP) in relationship to the Durkee Street Parking Lot located along the east side of Durkee Street in the City of Plattsburgh, Clinton County, New York. A Site Location Map is presented as Figure 1.

To date, the site has been investigated inclusive of an Interim Remedial Measure (IRM) that was undertaken to address impacted soil/fill and groundwater at the site. Results of the remedial investigations and IRM were incorporated in Remedial Investigation (RI) and Alternatives Analysis (AA) Reports which are available for review at the document repositories. Based on information contained in the RI and AA reports and public comments solicited via a public meeting held in response to the NYS Department of Environmental Conservation (DEC or Department) Proposed Remedial Action Plan (PRAP) for the site, the DEC has issued a Record of Decision (ROD) for the site, dated March 2007. The ROD is attached hereto as Exhibit 1.

In the ROD, the Department promulgated the remedy for the site as "No Further Action with Site Management, and Institutional and Engineering Controls". As part of the remedy, the Department has required the development of a Site Management Plan (SMP) which will include the following institutional and engineering controls:

- Notice to the Department of any ground intrusive work or change in use, management of the final cover system to restrict excavation below the pavement layer, or buildings. Excavated soil would be tested, properly handled to protect the health and safety of workers and the nearby community, and would be properly managed in a manner acceptable to the Department;
- Evaluation of the potential for vapor intrusion for any buildings developed on the site, including provisions for mitigation of any impacts identified;
- Monitoring of groundwater; and

- Provisions for the operation, maintenance, and monitoring of the installed sub-slab vapor mitigation system in the office building presently under construction.

In addition to the SMP, the ROD states that the property owner would provide periodic certification that the institutional and engineering controls were being maintained as prepared by and submitted to the Department by a professional engineer or such other expert acceptable to the Department, until the Department notifies the property owner in writing that this certification is no longer needed.

1.1 Background

According to historical sources, the site was improved with several buildings associated with commercial, residential and manufacturing activities prior to its conversion into a parking lot and farmer's market. Historical land-use activities included automotive repair, steam laundering, sign painting and milling. Since historical practices at the site had the potential to degrade the site's environmental quality, the City of Plattsburgh made application for inclusion into the New York State Environmental Restoration Program.

At the onset of the RI, the site was subdivided into two Operable Units (OUs) to accommodate the redevelopment schedule (office building and parking deck) for the southern portion of the site. Operable Unit 1 (OU1), later renamed by the Department in the ROD as the "Office Building Parcel", consists of a three-story office building and open-air parking deck which occupies the southern portion of the site. Operable Unit 2 (OU2), later renamed by the Department in the ROD as the "Municipal Parking Lot", consists of an asphalt-paved public parking lot with farmer's market and occupies the central and northern portions of the site.

Each of the operable units was investigated as part of the RI. The investigations involved the collection and laboratory analysis of near-surface soil, subsurface soil, and groundwater samples, the drilling and installation of monitoring wells, and the completion of a soil gas survey. The investigative methods employed were derived in part from information contained in a limited subsurface investigation report of the Site conducted by others in May 2004, and from review of historical maps and regulatory databases. As part of the RI, an Interim Remedial Measure (IRM) was completed within the boundaries of the Office Building Parcel (OU1). The IRM involved: the excavation

for off-site disposal of impacted soils and fill materials; the dewatering, treatment and disposal of impacted groundwater within the excavations; and the closure by removal of underground storage tanks within the excavations. Furthermore, detections of chlorinated volatile organic compounds exceeding regulatory guidelines in groundwater sampled from monitoring wells installed as part of the RI dictated the installation of additional monitoring wells within the boundaries of the Municipal Parking Lot parcel (OU2) to further delineate the extent of these contaminants.

The City of Plattsburgh currently owns the subject site. There are no current redevelopment plans for the central and northern portions of the site.

1.2 Nature and Extent of Contamination

Contaminants of Concern (COCs) detected at concentrations exceeding DEC standards, criteria and guidance (SCGs) during the RI of the site included seven (7) semi-volatile organic compounds and four (4) metals in subsurface soils; six (6) volatile organic compounds (5 of which were chlorinated), one (1) semi-volatile organic compound, and five (5) metals in groundwater; and several volatile and semi-volatile organic compounds in soil gas. The frequencies that the COCs exceeded their respective SCGs are detailed in the attached DEC ROD (Exhibit 1) and the RI reports (document repositories).

1.3 Purpose and Objectives

The purpose of the SMP is to mitigate potential future impacts to human health and the environment via the institution and adherence to site specific institutional and engineering controls promulgated by the Department (see Section 1.1 and Exhibit 1). Additionally, the property owner is required to provide a periodic certification of institutional and engineering controls until the Department notifies the property owner in writing that this certification is no longer needed.

The objective of this SMP is to describe the requirements for the management of subsurface soil/fill material beneath the existing surface cover system; groundwater monitoring; vapor intrusion assessments for future buildings; and the currently existing vapor mitigation system in the office building. The SMP also presents site specific SCGs (Section 2.0) as determined through the RI and AA completed for the site.

The SMP is not intended to serve as a design document for construction activities relating to redevelopment activities, it is the developer's responsibility to prepare a design that incorporates the requirements set forth in this SMP.

1.4 Contemplated Use and Property Use Limitations

The contemplated use of the subject site, as described in the DEC ROD, is restricted residential in conformance with local zoning which permits commercial use, including the continued use as a parking lot. Restricted residential is defined as: "residential uses such as homes, apartments, mobile home parks, dormitories, schools, and day-care facilities are allowed, but require engineering and/or institutional controls for the use to be protective".

Property use limitations for the site's contemplated use as restricted residential will be established in deed restrictions and/or the environmental easement for the property as filed with the City of Plattsburgh clerk and/or the Clinton County clerk. Deed restrictions and/or the environmental easement are applicable to successors and assigns of the property. The deed restrictions and/or environmental easement, when finalized, will be attached as Exhibit 2.

1.5 Summary of the Remedy

The contaminants of concern (COCs) for soil, groundwater and soil gas have been identified in section 1.2 of this document. The identification of the remedial action objectives for the site are based primarily on the human health and environmental risks posed by the site as identified in the RI and AA Reports prepared by C.T. Male which are available in the document repositories and the DEC ROD (Exhibit 1). Based on the site's contemplated use as restricted residential with permitted commercial use, the remedial action objectives for the site are to minimize potential exposure to on-site subsurface soil/fill, groundwater, and subsurface soil gas.

To achieve the remedial action objectives, the site's existing surface cover system will be utilized as a barrier to contact; long term groundwater monitoring and groundwater use restrictions will be instituted; a subsurface vapor mitigation system will be installed within the newly constructed office building; and a vapor intrusion assessment will be conducted should habitable buildings be developed on the site in the future.

1.6 Site Management Plan Responsibility

The current property owner and any future property owners will be responsible for implementing and monitoring the requirements of this SMP. The property owner will not authorize their employees, agents, or assigns to disturb site soils, except in accordance with the SMP. The property owner will be responsible for proper notification and reporting to regulatory agencies (i.e., NYSDEC Region 5) prior to and following any site maintenance and/or development.

It is expected that the Department will provide periodic oversight and monitoring during site maintenance and/or potential future development activities to document that the requirements of this SMP are followed.

2.0 STANDARDS, CRITERIA AND GUIDANCE

In order to identify which site soils require special handling and management, SCGs have been determined for the site. SCGs are promulgated requirements and non-promulgated guidance that govern site activities. Based on the contemplated use of the site as restricted residential with permitted commercial use, the site SCGs to be used for this project are the 6 NYCRR Part 375 Restricted (Residential) Use Soil Cleanup Objectives (December 14, 2006).

It has been assumed, based on the RI findings, that the soil and fill within the boundaries of the site contain concentrations of metals and semi-volatile organic compounds above SCGs. As such, all of the site soils must be handled in accordance with this SMP. Disposition of soil/fill (i.e., natural soils mixed with non-native materials) and native soils will be managed in accordance with the following general guidelines:

- Soil/fill which exists on-site with low level metals and semi-volatile organic compounds above site SCGs will be managed under the existing asphalt pavement and building footprint surface cover systems.
- Soil/fill which exists on-site with low level metals and semi-volatile organic compounds above site SCGs, and is disturbed can be reused on-site, provided it is placed beneath an acceptable surface cover system.
- Soil/fill which exists on-site with low level metals and semi-volatile organic compounds above site SCGs that can not be managed on-site will be required to be properly transported and disposed of at a disposal/treatment facility permitted to accept such material.
- Soil/fill which exists on-site with low level metals and semi-volatile organic compounds below site SCGs can be reused on-site as general fill, provided it is placed beneath an acceptable surface cover system, or may be transported off-site provided the proposed disposal location is approved by the Department prior to disposal.

- Native soils which have not been commingled with non-native materials, and do not reveal subjective evidence of contamination (i.e., staining or odors) do not require special handling or management.

3.0 SURFACE COVER SYSTEM

3.1 Purpose

The purpose of the surface cover system is to mitigate the potential for human contact with site soils containing COCs above SCGs and mitigate the potential for contaminated runoff from the property. The site's existing asphalt and building footprint surface cover system must be protected and maintained in accordance with this SMP as more specifically described in Section 5.0.

3.2 Acceptable Surface Cover Materials

According to the DEC ROD, the site's existing asphalt pavement and the farmer's market, office building and parking garage structures are considered as suitable existing surface cover materials to protect human populations from underlying soils and groundwater containing COCs at concentrations above SCGs.

4.0 SUB-SLAB VAPOR BARRIER SYSTEM

4.1 General

Based on the analytical results for soil gas sampling conducted on the Parking Lot parcel (OU2), as presented in the RI (document repositories), a soil vapor mitigation system will be designed and installed beneath any future habitable site structures to prevent soil vapors from entering the structures. Mitigation systems must be designed by a professional engineer or environmental professional acceptable to the Department and the DOH. The design and installation of the mitigation system will be documented and reported to the Department and the NYS Department of Health (DOH). As applicable, an information package on the mitigation system's operation, maintenance and monitoring will be given to the appropriate personnel (i.e., building owner, building tenant, etc.).

4.2 Design/Installation Requirements

The goal of the mitigation systems is to minimize and possibly eliminate the infiltration of subsurface organic vapors into habitable site buildings. Mitigation systems should be designed and installed in general accordance with the following:

- NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York, October 2006
- USEPA Radon Mitigation Standards, EPA 402-R-93-078, Revised April 1994
- USEPA Model Standards and Techniques for Control of Radon in New Residential Buildings EPA 402-R-94-009, March 1994

5.0 MANAGEMENT OF SOILS BELOW SURFACE COVER SYSTEM

The purpose of this section is to provide environmental guidelines for management of site soil/fill beneath the surface cover system. The repair/replacement of the surface cover system during any future intrusive site work should also follow these guidelines.

5.1 General Guidelines

The following are general guidelines for management of surface and subsurface soil/fill at the site containing COCs above Site SCGs.

- Any breach of the site's surface cover system, including for the purposes of construction or utilities work, must be replaced or repaired.
- Control surface erosion and run-off of the entire property at all times, including during construction activities.
- Site soil/fill which is excavated may be reused as backfill material or relocated on-site provided it contains no visual or olfactory evidence of contamination and it is placed beneath an acceptable surface cover material that meets the definition as described in Section 3.2. Hazardous soil/fill (on the basis of TCLP testing) will not be allowed to be placed on-site, but will be required to be disposed off-site at a permitted waste disposal facility.
- Site soil/fill that is excavated and intended for removal from the property must be characterized, managed and properly disposed of in accordance with DEC regulations and directives.
- Prior to ground invasive activities, workers are to be notified of the site conditions with respect to the COCs. The scope of work to be implemented must be reviewed and approved by the Owner or its designated representative. Invasive work must be performed in accordance with all applicable local, state and federal regulations to protect worker health and safety.

5.2 Potentially Contaminated Soil

Based on the RI, soils within the site include fill composed of brick, concrete, cinder, slag and ash, which vary in color and appearance. Soil that is unnaturally discolored, tinted, dyed, and has an unnatural sheen and exhibits petroleum or chemical odors and/or produces elevated Photo-ionization Detector (PID) readings (i.e., sustained 5 ppm or greater) will be considered potentially contaminated and stockpiled on the property for further assessment. The property owner will be notified and will retain a qualified consultant to observe excavation activities, field screen soil samples to determine level of excavation required to remove the observed contamination and, as necessary, collect samples for laboratory analysis. The potentially contaminated soil will be stockpiled on two layers of 6-mil polyethylene sheeting. The stockpiled, potentially contaminated soil will also be completely covered using polyethylene sheeting to reduce the infiltration of precipitation and the migration of dust. Sampling and analysis will be completed in accordance with applicable NYSDEC guidance documents for reuse, treatment, or disposal determination. Soil that exhibits elevated PID readings containing one or more constituents in excess of site SCGs for semi-volatile organic compounds and metals will be transported off-site to a permitted waste management facility.

5.3 Excavated Soil Reuse and Disposal

Excavated soil/fill may be used on-site below the surface cover system. Soil/fill that is excavated as part of any ground invasive activities that can't be reused as fill below the surface cover system will be characterized prior to transportation off-site for disposal at a permitted facility or otherwise DEC approved location. The frequency and parameters of the characterization will be based on the desired disposal facility. The soil analyses will be performed by a DOH Environmental Laboratory Assurance Program (ELAP) certified analytical laboratory.

Soil/fill that exhibits elevated PID readings may also be used on-site as fill below the surface cover system if characterized and found to contain semi-volatile organic compounds and metals at concentrations less than site SCGs. This soil/fill may not be used as a replacement surface cover material, or as backfill in any future landscape areas for the planting of trees and shrubs.

Native soils which have not been commingled with non-native materials, and do not reveal subjective evidence of contamination (i.e., staining or odors) do not require special handling or management.

5.4 Underground Storage Tanks and Buried Drums

Buried underground storage tanks were encountered during the IRM and were removed and disposed of off-site. Additional tanks, and drums, may still be present beneath the site. If buried drums or tanks are encountered during any ground intrusive work, excavation activities must cease and the property owner and the Department will be notified. The drums and tanks will be handled, removed and cleaned by appropriately trained personnel in accordance with all applicable federal, state and local regulations. The contents of the drums and/or tanks will be characterized and properly disposed off-site. Soils surrounding the tanks and drums will be assessed for impacts in accordance with applicable guidance documents (i.e., PBS regulations, NYSDEC Part 375, etc.).

5.5 Erosion Controls

Should the surface cover system be disturbed by future ground invasive activities, all erosion & sediment control measures and pollution prevention measures will be evaluated, designed and implemented by the contractor in compliance with the "New York Guidelines for Urban Erosion and Sediment Control" and the "New York State Stormwater Management Design Manual".

5.6 Dust Controls

Soil/fill handling, depending on the moisture content of the soil, has the potential for generating dust or particles in which COCs, if present, may be adhered to and released into the environment. Dust suppression techniques will be employed as necessary to prevent, control and mitigate fugitive dust during any maintenance and/or development work that penetrates the surface cover system. All reasonable attempts will be made to keep visible and/or fugitive dust to a minimum. Techniques to be utilized may include one or more of the following:

- Applying water to access roads.
- Restricting construction and other vehicle speeds on-site.

- Hauling materials in tarped containers or construction vehicles.
- Spraying or misting excavations and equipment prior to and during soil/fill disturbances.

5.7 Dust Control Monitoring

Visual assessment for visible/respirable dust must be implemented during ground intrusive activities beneath the surface cover material. Misting/wetting the area must be performed, as needed, on the basis of the visual assessment to assure no visible dust migrates beyond the immediate work area. If dust does not appear to be controlled by this or other typical construction methods, dust monitoring would be required to determine if particulate action levels are being exceeded. Particulate monitoring should be performed in accordance with the applicable sections of the NYSDOH Generic Community Air Monitoring Plan (Appendix A) and NYSDEC TAGM 4031, Fugitive Dust Suppression and Particulate Monitoring Program at Inactive Hazardous Waste Sites (Appendix B).

5.8 Construction Water Management

Due to the subsurface soil/fill conditions observed during the RI, groundwater infiltration may be significant on western portions of the site closest to Durkee Street and will require management if excavations reach four to six feet below grade. Water pumped from excavations, if any, will be managed properly in accordance with all applicable federal, state and local regulations.

If any sheens are observed on the water surface, the water will be pumped from the excavations and containerized and analyzed in general accordance with Surface Water and Groundwater Standards set forth in 6NYCRR Part 703.5 and applicable local sewer authority discharge requirements. If the water meets the water quality standards, it may be discharged to the publicly owned treatment works. If the water does not meet the water quality standards, the water will be discharged to the local sewer under the necessary permits, treated and discharged under proper permitting, or properly disposed off-site.

5.9 Management and Long-term Maintenance of Surface Cover System

The purpose of this section is to provide environmental guidelines for management of subsurface soil/fill and the long-term maintenance of the surface cover system during any future intrusive work which breaches the acceptable surface cover. Maintenance of the surface cover at the site will be the responsibility of the property owner, or its successors and assigns.

- Control surface erosion and run-off during maintenance and/or construction activities that breach the cover system.
- Replace or repair any breach of the surface cover system, including the installation of utilities and construction work, using a similar surface cover material than that existing. A certification that work required to replace or repair the surface cover system was performed in conformance with the DEC approved SMP will be required in the annual reporting for the year it was completed.
- Annually inspect the surface cover system for sloughing, cracks, settlement, erosion, damage or other items that affect the integrity of the surface cover system.
- Repair any deficiencies observed in the surface cover in a timely manner.
- Prepare and submit to the Department an Annual Report by January 15th of each year. The Annual Report shall contain certification by a P.E. or environmental professional that the institutional controls put in place, pursuant to the DEC approved SMP are still in place, have not been altered and are still effective; that the remedy and protective cover have been maintained throughout the year; and that the conditions of the site remain protective of human health and the environment.

6.0 LONG-TERM GROUNDWATER MONITORING

The DEC ROD states that long-term groundwater monitoring will be conducted of select monitoring wells installed as part of the RI. The monitoring wells that require long-term monitoring are identified as monitoring wells MW-9 (new replacement well), MW-10, MW-17, MW-21, MW-23, MW-25 and MW-26. The monitoring well locations are depicted on the attached Figure 2.

The monitoring wells will be sampled to verify the persistence of chlorinated and non-chlorinated volatile organic compounds at these locations. The long term monitoring will also aid in part in determining the effectiveness of the IRM and to determine if the contaminant persistence is diminishing via bio-degradation. The monitoring wells will be sampled and analyzed for volatile organic compounds by EPA Method 8260.

The site owner will be required to perform long-term groundwater monitoring at a frequency to be determined by the Department. The Department will be notified at least 60 days prior to the commencement of site maintenance and/or future redevelopment activities having the potential to physically alter and/or destroy the monitoring wells. The physical integrity of the monitoring wells and the groundwater sampling analytical results will be included in the Annual Report to the Department.

7.0 NOTIFICATION AND REPORTING REQUIREMENTS

7.1 Notification

There shall be no construction, use or occupancy of the property that results in the disturbance or excavation of the property, which threatens the integrity of the acceptable surface cover system or which would result in human exposure to contaminated soils, unless prior written approval by the DEC is obtained. Therefore, notification of DEC at the address listed below should precede any such work by at least 60 days, to allow time for review and any necessary revisions of a work plan, if applicable.

- Ms. Alicia Thorne, P.E.
NYS Department of Environmental Conservation (Region 5 Office)
232 Golf Course Road, P.O. Box 220
Warrensburg, New York 12885
Telephone No.: (518) 623-1238

For emergency repairs or alterations that require excavation at the site, notification and reporting will occur in a timely manner after completion of work.

For general repairs or alterations (i.e. utility work), a certification that the work was performed in conformance with this SMP will be incorporated in the Annual Report for the year that the work was completed.

Other notification requirements for this site include the following:

- The Department will be immediately notified if buried drums or underground storage tanks are encountered during soil excavation activities.
- Under State Law, all petroleum and most hazardous material spills must be reported to NYSDEC Hotline (1-800-457-7362) within New York State. Petroleum spills must be reported to DEC unless they meet all of the following criteria; the spill is known to be less than 5 gallons; the spill is contained and under the control of the spiller; the spill has not and will not reach the State's water or any land; and the spill is cleaned up within 2 hours of discovery. For spills not deemed reportable, it is

recommended that the facts concerning the incident be documented by the spiller and a record maintained for one year.

7.2 Reporting

The following minimum reporting requirements shall be followed by the owner, as appropriate:

The Owner shall complete and submit to the Department an Annual Report by January 15th of each year. The Annual Report shall contain certification that the institutional controls put in place, pursuant to the DEC approved SMP are still in place, have not been altered and are still effective; that the remedy and protective cover have been maintained throughout the year; provide analytical results for long-term groundwater monitoring; and that the conditions of the site remain protective of human health and the environment.

If the surface cover system has been breached during the year covered by that Annual Report, the Owner of the property shall include the following in such Annual Report:

- A certification that work was performed in conformance to the DEC approved SMP.
- Plans showing areas and depth of fill removal.
- Copies of daily observation reports for soil/fill related issues.
- Description of erosion and or dust control measures.
- A text narrative describing the excavation activities performed, health and safety monitoring performed, quantities and locations of soil/fill excavated and disposed on-site, sampling locations and results, if any, description of problems encountered, location and acceptability of test results for backfill sources, if any, and other pertinent information necessary to document that the site activities were properly performed.

7.3 Analytical Data

All characterization sampling and other necessary sampling during any site redevelopment activities will be conducted in accordance with the most recent

NYSDEC Analytical Services Protocol (ASP), and in part consistent with Section 2 of DER-10 Technical Guidance for Site Investigation and Remediation. The laboratory utilized for laboratory analyses will be certified through the DOH Environmental Laboratory Approval Program (ELAP) to perform Contract Laboratory Program (CLP) analysis and Solid Waste and Hazardous Waste Analytical testing on all media to be sampled. The laboratory will maintain these certifications for the duration of the project.

Procedures for chain of custody, laboratory instrumentation calibration, laboratory analyses, reporting of data, internal quality control, and corrective actions shall be followed as per NYSDEC ASP and as per the laboratory's Quality Assurance Plan. Where appropriate, trip blanks, field blanks, field duplicates, and matrix spike/matrix spike duplicate shall be performed at a rate of 5% (1 per up to 20 samples) and will be used to assess the quality of the data. The laboratory's in-house quality assurance/quality control limits will be utilized whenever they are more stringent than those suggested by the EPA methods.

8.0 HEALTH AND SAFETY PROCEDURES

8.1 General

Invasive work at the property will be performed in accordance with applicable local, state, and federal regulations to protect worker health and safety. If intrusive work is expected to breach the surface cover system at the property, contractors performing redevelopment or maintenance activities will be required to prepare and follow a site specific, activity specific, Health and Safety Plan (HASP). The HASP will also include provisions for protection of the community (i.e., Community Air Monitoring Plan). The HASP will be prepared in accordance with the regulations contained in OSHA 29CFR 1910.120 and inclusive of the components of the NYSDOH Generic Community Air Monitoring Plan and in part NYSDEC TAGM 4031.

8.2 Construction Personnel

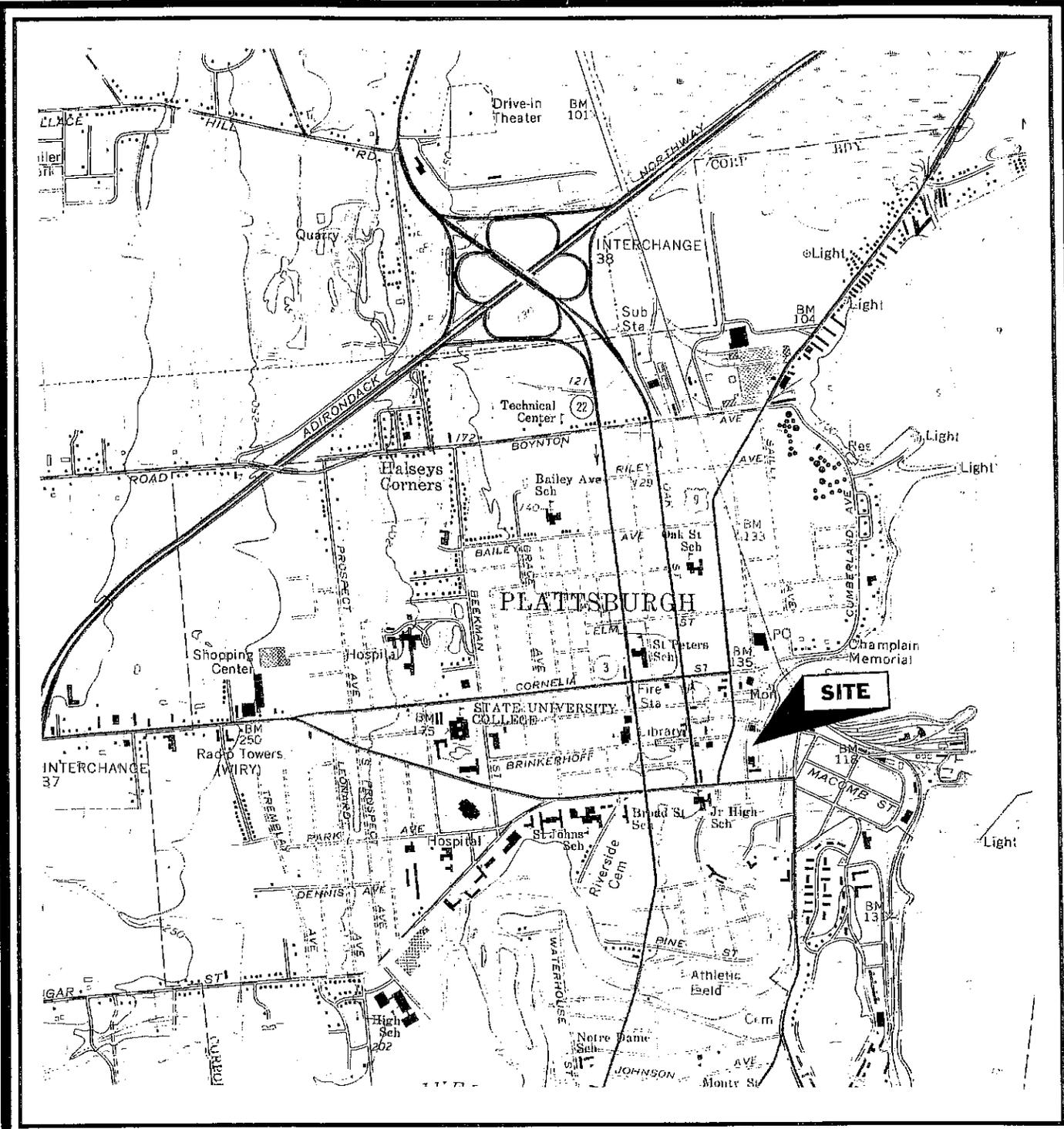
Contractors engaged in subsurface construction or maintenance activities (e.g., utility workers) will be required to implement appropriate health and safety procedures for handling site soil/fill. These procedures may involve, donning adequate personal protective equipment, performing appropriate air monitoring, and implementing other engineering controls as necessary to mitigate potential ingestion, inhalation and contact with residual constituents in the soil/fill. Recommended health and safety procedures include, but may not be limited to, the following:

- While conducting invasive work at the Site, the Contractor shall provide safe and healthful working conditions. The Contractor shall comply with all New York State Department of Labor regulations and published recommendations and regulations promulgated under the Federal Occupational Safety and Health Act of 1970 and the Construction Safety Act of 1969, as amended, and with laws, rules, and regulations of other authorities having jurisdiction. Compliance with governmental requirements is mandated by law and considered only a minimum level of safety performance. The Contractor shall insure that all work is performed in accordance with recognized safe work practices.
- The Contractor shall be responsible for the safety of the Contractor's employees and the public. The Contractor shall be solely responsible for the adequacy and

safety of all construction methods, materials, equipment and the safe prosecution of the work.

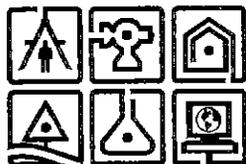
- The Contractor is responsible to ensure that all project personnel have been trained in accordance with 29 CFR 1910.120, if required.
- The Contractor shall have a site specific HASP, written in accordance with 29 CFR 1926.65, prepared, signed and sealed by a safety professional; a safety professional and/or a trained safety representative(s) active on the job whenever the work is in progress; an effective and documented safety training program; and a safety work method check list system.
- Recognition as a safety professional shall be based on a minimum of certification by the Board of Certified Safety Professionals as a Certified Safety Professional and 5 years of professional safety management experience in the types of construction and conditions expected to be encountered on the Site.
- All personnel employed by the Contractor or his subcontractors or any visitors whenever entering the job site, shall be required to wear appropriate personal protection equipment required for that area.

FIGURE 1
SITE LOCATION MAP



MAP REFERENCE

United States Geological Survey
 7.5 Minute Series Topographic Map
 Quadrangles: Plattsburgh, NY
 Date: 1966



ARCHITECTURE &
 BUILDING SYSTEMS
 ENGINEERING
 CIVIL ENGINEERING
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50 CENTURY HILL DRIVE, PO BOX 727, LATHAM, NY 12110
 PHONE (518) 786-7400 FAX (518) 786-7299

SITE LOCATION MAP
DURKEE STREET PARKING LOT

CITY OF PLATTSBURGH

CLINTON COUNTY, NY

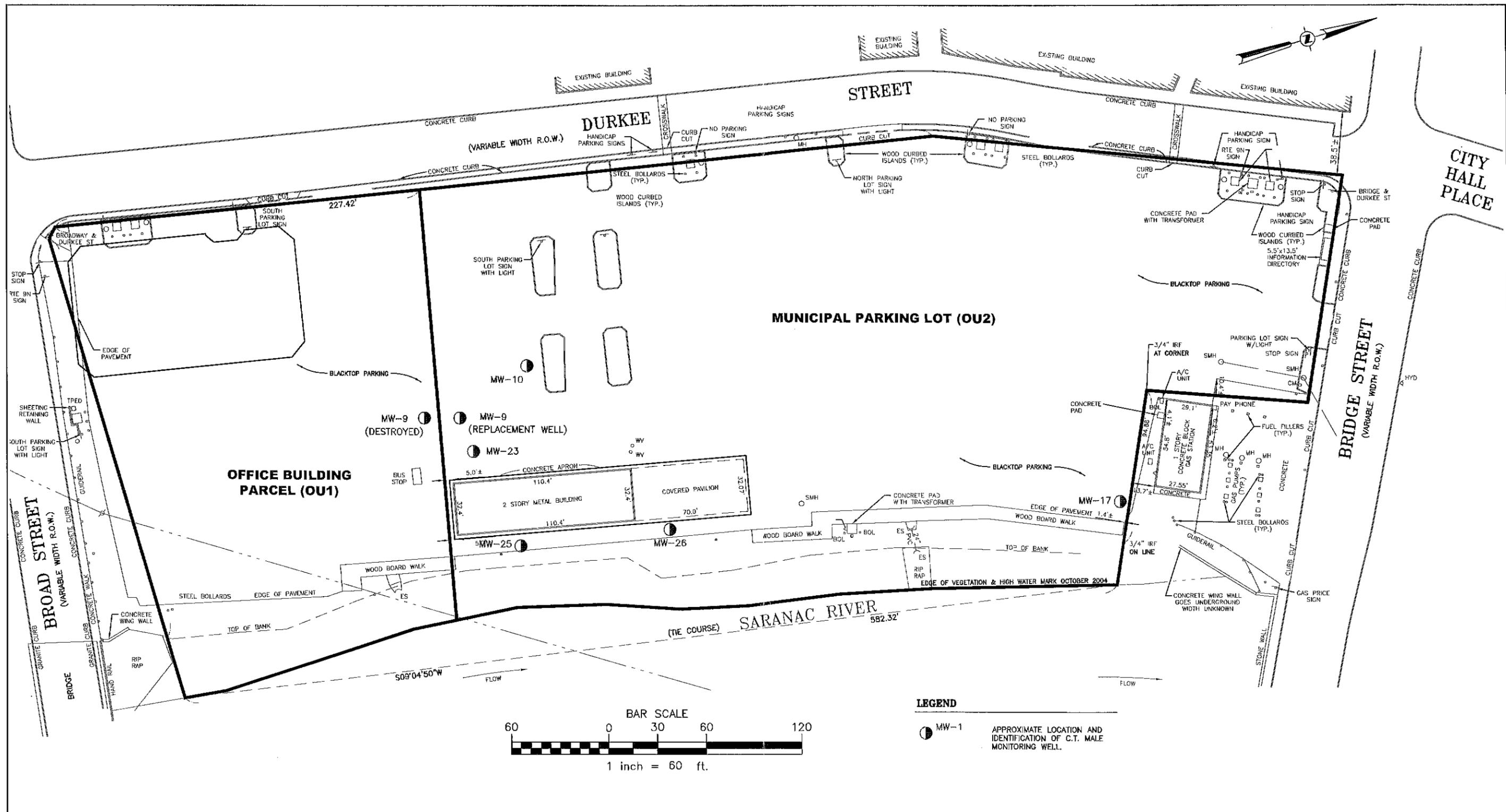
SCALE: 1" = 2000'

DRAFTER: SHB

PROJECT No. 04.9498

FIGURE 2

**LONG-TERM GROUNDWATER MONITORING WELL
LOCATIONS MAP**



NOTE:
 1. THE LOCATIONS AND FEATURES DEPICTED ON THIS MAP ARE APPROXIMATE AND DO NOT REPRESENT AN ACTUAL FIELD SURVEY.

MAP REFERENCE:
 1. SHEET SP-1, PREPARED BY RABIDEAU ARCHITECTS OF BURLINGTON, VT, DATED 12/15/03, LAST REVISED 3/17/04.

2. BOUNDARY SURVEY, PORTION OF LANDS OF CITY OF PLATTSBURGH DURKEE STREET PARKING LOT, PREPARED BY C.T. MALE ASSOCIATES, P.C., DWG NO. 04-0670, DATED OCTOBER 5, 2004, REVISED 11/30/04.

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 DRAFTED : S.WUNSCH
 CHECKED : S.BIEBER
 PROJ. NO: 04.9498
 SCALE : ±1"=60'
 DATE : JULY 2007

FIGURE 2

LONG-TERM GROUNDWATER MONITORING WELL LOCATIONS MAP

PLATTSBURGH GATEWAY PROJECT

DURKEE STREET PARKING LOT (OU1 AND OU2)

CITY OF PLATTSBURGH CLINTON COUNTY, NY

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 ENVIRONMENTAL SERVICES * SURVEY & LAND INFORMATION SERVICES

FIG-2

SHEET 1 OF 1
 DWG. NO: 07-0119

APPENDIX A
**NYSDOH GENERIC COMMUNITY AIR
MONITORING PLAN**

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

Overview

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

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

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

Community Air Monitoring Plan

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

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

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

individuals, continuous monitoring may be required during sampling activities. Examples of such situations include groundwater sampling at wells on the curb of a busy urban street, in the midst of a public park, or adjacent to a school or residence.

VOC Monitoring, Response Levels, and Actions

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

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

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

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

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

Particulate Monitoring, Response Levels, and Actions

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

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

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

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

December 2009

APPENDIX B

**NYSDEC TAGM #4031, FUGITIVE DUST AND
PARTICULATE MONITORING PROGRAM AT
INACTIVE HAZARDOUS WASTE SITES**



NEW YORK STATE
DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

Fugitive Dust Suppression and Particulate Monitoring Program (TAGM - 4031)

To:	Regional Hazardous Waste Remediation Engrs., Bur. Directors & Section Chiefs
From:	Michael J. O'Toole, Jr., Director, Division of Hazardous Waste Remediation (signed)
Subject:	Technical and Administrative Guidance Memorandum -- Fugitive Dust Suppression and Particulate Monitoring Program at Inactive Hazardous Waste Sites
Date:	Oct 27, 1989

1. Introduction

Fugitive dust suppression, particulate monitoring, and subsequent action levels for such must be used and applied consistently during remedial activities at hazardous waste sites. This guidance provides a basis for developing and implementing a fugitive dust suppression and particulate monitoring program as an element of a hazardous waste site's health and safety program.

2. Background

Fugitive dust is particulate matter—a generic term for a broad class of chemically and physically diverse substances that exist as discrete particles, liquid droplets or solids, over a wide range of sizes—which becomes airborne and contributes to air quality as a nuisance and threat to human health and the environment.

On July 1, 1987, the United States Environmental Protection Agency (USEPA) revised the ambient air quality standard for particulates so as to reflect direct impact on human health by setting the standard for particulate matter less than ten microns in diameter (PM₁₀); this involves fugitive dust whether contaminated or not. Based upon an examination of air quality composition, respiratory tract deposition, and health effects, PM₁₀ is considered conservative for the primary standard—that requisite to protect public health with an adequate margin of safety. The primary standards are 150 ug/m³ over a 24-hour averaging time and 50 ug/m³ over an annual averaging time. Both of these standards are to be averaged arithmetically.

There exists real-time monitoring equipment available to measure PM₁₀ and capable of integrating over a period of six seconds to ten hours. Combined with an adequate fugitive dust suppression program, such equipment will aid in preventing the off-site migration of contaminated soil. It will also protect both on-site personnel from exposure to high levels of dust and the public around the site from any exposure to any dust. While specifically intended for the protection of on-site personnel as well as the public, this program is not meant to replace long-term monitoring which may be required given the contaminants inherent to the site and its air quality.

3. Guidance

A program for suppressing fugitive dust and monitoring particulate matter at hazardous waste sites can be developed without placing an undue burden on remedial activities while still being protective of health and environment. Since the responsibility for implementing this program ultimately will fall on the party performing the work, these procedures must be incorporated into appropriate work plans. The following fugitive dust suppression and particulate monitoring program will be employed at hazardous waste sites during construction and other activities which warrant its use:

asonable fugitive dust suppression techniques must be employed during all site activities
ich may generate fugitive dust.

rticulate monitoring must be employed during the handling of waste or contaminated soil or
en activities on site may generate fugitive dust from exposed waste or contaminated soil.

ch activities shall also include the excavation, grading, or placement of clean fill, and control
asures therefore should be considered.

particulate monitoring must be performed using real-time particulate monitors and shall monitor particulate matter less than ten microns (PM_{10}) with the following minimum performance standards:

subject to be measured: Dust, Mists, Aerosols

size range: <0.1 to 10 microns

sensitivity: 0.001 mg/m^3

range: 0.001 to 10 mg/m^3

overall Accuracy: $\pm 10\%$ as compared to gravimetric analysis of stearic acid or reference dust

operating Conditions:

temperature: 0 to 40°C

humidity: 10 to 99% Relative Humidity

power: Battery operated with a minimum capacity of eight hours continuous operation

automatic alarms are suggested.

particulate levels will be monitored immediately downwind at the working site and integrated over a period not to exceed 15 minutes. Consequently, instrumentation shall require necessary sampling hardware to accomplish this task; the P-5 Digital Dust Indicator as manufactured by TSI Scientific, Inc. or similar is appropriate.

In order to ensure the validity of the fugitive dust measurements performed, there must be appropriate Quality Assurance/Quality Control (QA/QC). It is the responsibility of the entity operating the equipment to adequately supplement QA/QC Plans to include the following critical features: periodic instrument calibration, operator training, daily instrument performance (sanity) checks, and a record keeping plan.

An action level will be established at 150 ug/m^3 over the integrated period not to exceed 15 minutes. While conservative, this short-term interval will provide a real-time assessment of on-site air quality to assure both health and safety. If particulate levels are detected in excess of 100 ug/m^3 , the upwind background level must be measured immediately using the same portable monitor. If the working site particulate measurement is greater than 100 ug/m^3 above background level, additional dust suppression techniques must be implemented to reduce the generation of fugitive dust and corrective action taken to protect site personnel and reduce the potential for contaminant migration. Corrective measures may include increasing the level of personal protection for on-site personnel and implementing additional dust suppression techniques (see Paragraph 7). Should the action level of 150 ug/m^3 be exceeded, the Division of Air Resources must be notified in writing within five working days; the notification shall include a description of the control measures implemented to prevent further exceedences.

It must be recognized that the generation of dust from waste or contaminated soil that migrates off-site, has the potential for transporting contaminants off-site. There may be situations when

st is being generated and leaving the site and the monitoring equipment does not measure I_{10} at or above the action level. Since this situation has the potential to migrate contaminants off-site, it is unacceptable. While it is not practical to quantify total suspended particulates on a real-time basis, it is appropriate to rely on visual observation. If dust is observed leaving the working site, additional dust suppression techniques must be employed. Activities that have a high dusting potential--such as solidification and treatment involving materials like kiln dust and lime--will require the need for special measures to be considered. The following techniques have been shown to be effective for the controlling of the generation and migration of dust during construction activities:

• Spraying water on haul roads.

• Spraying equipment and excavation faces.

• Spraying water on buckets during excavation and dumping.

• Storing materials in properly tarped or watertight containers.

• Limiting vehicle speeds to 10 mph.

• Limiting excavated areas and material after excavation activity ceases.

• Limiting the excavation size and/or number of excavations.

Experience has shown that utilizing the above-mentioned dust suppression techniques, within reason as not to create excess water which would result in unacceptable wet conditions, the chance of exceeding the 150 ug/m^3 action level at hazardous waste site remediations is minimal. Using atomizing sprays will prevent overly wet conditions, conserve water, and provide an effective means of suppressing the fugitive dust.

When dust suppression techniques being utilized at the site do not lower particulates to an acceptable level (that is, below 150 ug/m^3 and no visible dust), work must be suspended until appropriate corrective measures are approved to remedy the situation. Also, the evaluation of other conditions will be necessary for proper fugitive dust control--when extreme wind conditions make dust control ineffective, as a last resort remedial actions may need to be suspended.

There may be situations that require fugitive dust suppression and particulate monitoring requirements with action levels more stringent than those provided above. Under some circumstances, the contaminant concentration and/or toxicity may require appropriate toxics monitoring to protect site personnel and the public. Additional integrated sampling and chemical analysis of the dust may also be in order. This must be evaluated when a health and safety plan is developed and when appropriate suppression and monitoring requirements are established for protection of health and the environment.

EXHIBIT 1

NYSDEC RECORD OF DECISION

Division of Environmental Remediation

**Environmental Restoration
Record of Decision
Plattsburgh Gateway Project/
Durkee Street Site
City of Plattsburgh,
Clinton County, New York
Site Number E510020**

March 2007

DECLARATION STATEMENT
ENVIRONMENTAL RESTORATION RECORD OF DECISION

**Plattsburgh Gateway Project/Durkee Street
Environmental Restoration Site
City of Plattsburgh, Clinton County, New York
Site No. E510020**

Statement of Purpose and Basis

The Record of Decision (ROD) presents the selected remedy for the Plattsburgh Gateway Project/Durkee Street site, an environmental restoration site. The selected remedial program was chosen in accordance with the New York State Environmental Conservation Law and is consistent with the National Oil and Hazardous Substances Pollution Contingency Plan of March 8, 1990 (40CFR300), as amended.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for the Plattsburgh Gateway Project/Durkee Street environmental restoration site, and the public's input to the Proposed Remedial Action Plan (PRAP) presented by the Department. A listing of the documents, as a part of the Administrative Record, is included in Appendix B of the ROD.

Assessment of the Site

Actual or threatened release of hazardous substances and petroleum products from this site have been addressed by implementing the interim remedial measures identified in this ROD. The removal of contaminated soil from the site has significantly reduced the threat to public health and the environment. Therefore, a groundwater monitoring program will be implemented to monitor the effectiveness of previous remedial actions in preventing further contamination of the groundwater.

Description of Selected Remedy

Based on the results of the Remedial Investigation/Remedial Alternatives Report (RI/RAR) for the Plattsburgh Gateway Project/Durkee Street site and the criteria identified for evaluation of alternatives, the Department has selected No Further Action with institutional controls in the form of an environmental easement limiting use of the site to restricted residential activity in conformance with local zoning, including the continued use as a parking lot. The components of the remedy are as follows:

1. Imposition of an institutional control in the form of an environmental easement that will require: (a) limiting the use and development of the property to restricted residential use, which will also permit commercial use in conformance with local zoning; (b) compliance

with the approved site management plan; (c) restricting the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by NYSDOH; and (d) submission by the property owner to the Department a periodic certification of institutional and engineering controls.

2. Development of a site management plan which will include the following institutional and engineering controls: (a) notice to the Department of any ground intrusive work or change in use, management of the final cover system to restrict excavation below the pavement layer, or buildings. Excavated soil would be tested, properly handled to protect the health and safety of workers and the nearby community, and would be properly managed in a manner acceptable to the Department; (b) evaluation of the potential for vapor intrusion for any buildings developed on the site, including provision for mitigation of any impacts identified; (c) monitoring of groundwater; and (d) provisions for the operation, maintenance, and monitoring of the of the installed sub-slab vapor mitigation system in the office building presently under construction.
3. The property owner would provide a periodic certification of institutional and engineering controls, prepared and submitted by a professional engineer or such other expert acceptable to the Department, until the Department notifies the property owner in writing that this certification is no longer needed. This submittal would: (a) contain certification that the institutional controls and engineering controls put in place are still in place and are either unchanged from the previous certification or are compliant with Department-approved modifications; (b) allow the Department access to the site; and (c) state that nothing has occurred that would impair the ability of the control to protect public health or the environment, or constitute a violation or failure to comply with the site management plan unless otherwise approved by the Department.

New York State Department of Health Acceptance

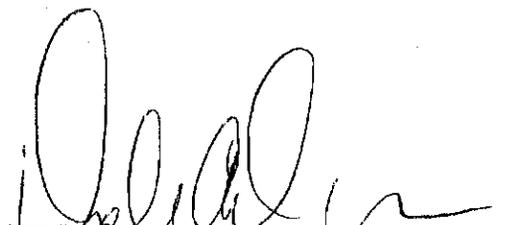
The New York State Department of Health (NYSDOH) concurs that the remedy selected for this site is protective of human health.

Declaration

The selected remedy is protective of human health and the environment, complies with State and Federal requirements that are legally applicable or relevant and appropriate to the remedial action to the extent practicable, and is cost effective.

MAR 28 2007

Date



Dale A. Desnoyers, Director
Division of Environmental Remediation

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Environmental Restoration RECORD OF DECISION

**Plattsburgh Gateway Project/Durkee Street Site
City of Plattsburgh, Clinton County, New York
Site No. E510020
March 2007**

SECTION 1: SUMMARY OF THE RECORD OF DECISION

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has selected this remedy for the Plattsburgh Gateway Project/Durkee Street site.

The 1996 Clean Water/Clean Air Bond Act provides funding to municipalities for the investigation and cleanup of brownfields. Under the Environmental Restoration Program, the state provides grants to municipalities to reimburse up to 90 percent of eligible costs for site investigation and remediation activities. Once remediated, the property can then be reused.

As more fully described in Sections 3 and 5 of this document, former commercial and manufacturing activities such as automotive repair, steam laundering, and milling resulted in the disposal of hazardous substances, including volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals. These hazardous substances contaminated the subsurface soils and groundwater at the site, and resulted in:

- a threat to human health associated with potential exposure to contaminated subsurface soils and groundwater.

During the course of the investigation certain actions, known as interim remedial measures (IRMs), were undertaken at the Plattsburgh Gateway Project/Durkee Street site in response to the threats identified above. An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the remedial investigation/remedial alternatives report (RI/RAR). The IRM undertaken at this site included an extensive source soil excavation and underground storage tank removal.

Based on the implementation of the above IRM, the findings of the investigation of this site indicate that the site no longer poses a threat to human health or the environment; therefore, No Further Action with institutional controls in the form of an environmental easement limiting use of the site to restricted residential activity in conformance with local zoning, including the continued use as a parking lot, was selected as the remedy for this site.

The selected remedy, discussed in detail in Section 6, is intended to attain the remediation goals identified for this site in Section 6. The remedy must conform with officially promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The

selection of a remedy must also take into consideration guidance, as appropriate. Standards, criteria and guidance are hereafter called SCGs.

SECTION 2: SITE LOCATION AND DESCRIPTION

The Plattsburgh Gateway Project/Durkee Street site is approximately a 5.1-acre lot on the eastern side of Durkee Street in the City of Plattsburgh, Clinton County, New York. The site lies in an urban area in downtown Plattsburgh, adjacent to the Saranac River as indicated in Figure 1. Lake Champlain lies approximately ½ mile to the east of the site.

The site's geology consists primarily of urban fill to approximately 8 feet deep, followed by glacial till to approximately 18 feet below ground surface (bgs). The fill consisted of various amounts of sand, gravel, silt, brick, ash, wood, cinder and concrete. During onsite drilling activities, auger refusal was encountered at approximately 18 ft bgs, which based on information obtained from another nearby remedial project, this is indicative of the presence of bedrock. The site's hydrogeology consisted of groundwater perched atop the glacial till layer, at approximately 8 ft bgs. Overall groundwater flow is from west to east toward the Saranac River. Surface water drains into the Saranac River then flows northerly into Lake Champlain, entering into the lake approximately ½ mile to the northeast of the site.

SECTION 3: SITE HISTORY

3.1: Operational/Disposal History

The site has been occupied since the late 1800s with primarily tenement residences and auto repair until 1927. After 1927, manufacturing became more prominent with rug cleaning, dry cleaning, sign painting, and milling activities associated with the site. In addition, over the years, several petroleum spills were reported and properly closed under the oil spill program. These former manufacturing activities and spill events may have resulted in the disposal of hazardous substances on site. The City slowly acquired the deeds for the Durkee Street lots from approximately 1964 through 1991. The buildings were demolished over that time period. The current municipal public parking lot was established in the early 1980s.

3.2: Remedial History

A Limited Subsurface Investigation was performed in May 2004 on behalf of the City of Plattsburgh. This investigation detected metals, VOC, and SVOC soil contamination in the subsurface. In October 2004, an Environmental Database Report was also conducted on behalf of the City. The RI was conducted between July 2004 and December 2006.

SECTION 4: ENFORCEMENT STATUS

Potentially Responsible Parties (PRPs) are those who may be legally liable for contamination at a site. This may include past owners and operators, waste generators, and haulers. Since no viable PRPs have been identified, there are currently no ongoing enforcement actions. However, legal action may be initiated at a future date by the state to recover state response costs should PRPs be

identified. The City of Plattsburgh will assist the state in its efforts by providing all information to the state which identifies PRPs. The City will also not enter into any agreement regarding response costs without the approval of the Department.

SECTION 5: SITE CONTAMINATION

The City of Plattsburgh has recently completed remedial investigation/remedial alternatives reports (RI/RARs) to determine the nature and extent of any contamination by hazardous substances at this environmental restoration site.

5.1: Summary of the Remedial Investigation

The purpose of the RI was to define the nature and extent of any contamination resulting from previous activities at the site. The RI was conducted between July 2004 and December 2006. The field activities and findings of the investigation are described in the RI reports.

Investigative tasks performed as part of the RI include surface soil sampling and analysis, soil boring and monitoring well installation, subsurface soil sampling and analysis, groundwater sampling and analysis, and the performance of a soil gas survey.

5.1.1: Standards, Criteria, and Guidance (SCGs)

To determine whether the soil, groundwater, and soil gas contain contamination at levels of concern, data from the investigation were compared to the following SCGs:

- Groundwater, drinking water, and surface water SCGs are based on the Department's "Ambient Water Quality Standards and Guidance Values" and Part 5 of the New York State Sanitary Code.
- Soil SCGs are based on the Department's Cleanup Objectives ("Technical and Administrative Guidance Memorandum [TAGM] 4046; Determination of Soil Cleanup Objectives and Cleanup Levels," and 6 NYCRR Subpart 375-6 - Remedial Program Soil Cleanup Objectives").
- Concentrations of VOCs in air were evaluated using the air guidelines provided in the NYSDOH guidance document titled "Guidance for Evaluating Soil Vapor Intrusion in the State of New York."

Based on the RI results, in comparison to the SCGs and potential public health and environmental exposure routes, certain media and areas of the site required remediation. These are summarized in Section 5.1.2. More complete information can be found in the RI reports.

5.1.2: Nature and Extent of Contamination

This section describes the findings of the investigation for all environmental media that were investigated.

As described in the RI reports, many soil, groundwater and soil vapor samples were collected to characterize the nature and extent of contamination. As seen in Figures 2 through 7 and summarized in Tables 1 through 3, the main categories of contaminants that exceed their SCGs were volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), and inorganics (metals). For comparison purposes, where applicable, SCGs were provided for each medium.

Chemical concentrations are reported in parts per billion (ppb) for water, and parts per million (ppm) for soil. Air samples are reported in micrograms per cubic meter ($\mu\text{g}/\text{m}^3$).

Figures 2 through 7 and Tables 1 through 3 summarize the degree of contamination for the contaminants of concern in soil, and groundwater, and compare the data with the SCGs for the site. The following are the media which were investigated and a summary of the findings of the investigation.

Surface Soil

The Plattsburgh Gateway Project/Durkee Street site comprises of a large municipal parking lot with a farmer's market pavilion and a future office building with adjacent parking garage. Because the entire site is either completely paved or covered with concrete, there was no surface soil sampling conducted at the site.

Subsurface Soil

During the Remedial Investigation, both subsurface soil samples and near surface soil samples immediately below the pavement were taken. The following discussion summarizes the analytical results for these samples.

Six SVOCs were detected above their respective SCGs, as indicated on Table 1. These SVOCs include benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, and dibenzo(a,h)anthracene. All of the SVOC contaminants are considered carcinogenic polycyclic aromatic hydrocarbons (cPAHs). These cPAHs were all detected in the historic fill material at approximately 8 to 10 foot depth and potentially associated with the ash and cinder components of the fill material. The SVOC contamination is depicted in Figures 3 and 5, with the highest exceedance being benzo(a)pyrene at 14 ppm at MW-14 at the 8 to 10 foot depth.

Four metals were detected above their respective SCGs as indicated on Table 1. Of the four detected, calcium; and magnesium were the only contaminants found to be above their respective Eastern USA Background concentration. As indicated in Figures 4 and 6, the metals contamination appeared to be spread randomly throughout the site at varying depths, with the greatest exceedance being calcium at 117,000 ppm at MW-11 at the 0.5 to 2 foot depth. In general, the subsurface soil contaminants of concern are SVOCs, mainly cPAHs, and metals. Pesticides, PCBs, and VOCs were not detected in any of the soil samples collected. Subsurface soil contamination identified during the RI/RAR was partially addressed during the IRM soil excavation and underground storage tank (UST) removal as described in Section 5.2.

Groundwater

Five metals were detected at concentrations above SCGs in the site groundwater. These detections included iron, lead, magnesium, manganese, and sodium as indicated in Table 3. These detections are attributed to the elevated turbidity levels measured during the groundwater sampling event. The historic fill material may have contributed to the elevated turbidity levels.

Only one SVOC, bis(2-Ethylhexyl)phthalate, was detected slightly above its SCG in 8 of the 12 monitoring wells onsite with the highest exceedance detected at 9.7 ppb in MW-4. Bis(2-Ethylhexyl)phthalate is a common laboratory contaminant, and was also detected in the equipment blank during this sampling event. However, the data usability summary report (DUSR) did not identify the compound as a laboratory contaminant.

Six VOCs were detected in the onsite monitoring wells above SCGs. Five of these chlorinated VOCs or CVOCs were detected in monitoring wells MW-9, MW-10, MW-23, MW-25, and MW-26 as indicated in Figure 7. The five CVOCs were all detected at their highest concentration at MW-10 at the following concentrations: vinyl chloride at 170 ppb; 1,1-dichloroethene at 6.0 ppb; trans-1,2-dichloroethene at 410 ppb; cis-1,2-dichloroethene at 680 ppb; and trichloroethene at 99 ppb. Dichloroethene and vinyl chloride are created through the degradation of trichloroethene. MW-10 was the only monitoring well to exhibit trichloroethene and its breakdown products, while the downgradient monitoring wells exhibited significantly lower concentrations of the breakdown products of vinyl chloride and dichloroethenes. Because no VOC contamination was detected in the soil borings at these corresponding areas, there does not appear to be a soil source for this VOC groundwater contamination. The other VOC detected in the groundwater was methyl tert-butyl ether (MTBE) at 57 ppb at monitoring well MW-17. As depicted in Figure 7, monitoring well MW-17 straddles the site's northeast property border. Since no other detections of MTBE were revealed during the RI, it does not appear that MTBE is a site related groundwater contaminant of concern.

These impacted monitoring wells, MW-10, MW-23, MW-25, and MW-26, were re-sampled in December 2006 to determine the effectiveness of the soil excavation IRM that was performed adjacent to the VOC groundwater contamination plume. The levels of trichloroethene and its breakdown products all decreased in MW-10 to the following concentrations: trichloroethylene at 11 ppb, vinyl chloride at non-detect; 1,1-dichloroethene at non-detect; trans-1,2-dichloroethene at non-detect; and cis-1,2-dichloroethene at 8.2 ppb. The levels of breakdown products (vinyl chloride, trans-1,2-dichloroethene, and cis-1,2-dichloroethene) slightly increased in MW-23, while there was a decrease in cis-1,2-dichloroethene and vinyl chloride in MW-25, and the concentrations of contaminants in MW-26 generally remained the same. This decrease in trichloroethene in MW-10, along with the increase of breakdown products in MW-23, suggest evidence of biodegradation. The most downgradient VOC-impacted monitoring wells, MW-25 and MW-26, showed no increase in contamination, indicating that the VOC groundwater contamination plume appears to be contained on site.

Groundwater contamination identified during the RI/RAR was partially addressed during the IRM soil excavation and UST removal as described in Section 5.2.

Soil Vapor/Sub-Slab Vapor/Air

The soil vapor intrusion evaluation included the collection of sub-slab soil vapor and outdoor air samples to evaluate the potential for exposures via soil vapor intrusion. Three soil gas samples were collected within the area of the future office building foundation as indicated in Figure 2. Six soil gas samples were collected within the municipal parking lot area, as indicated in Figure 2, to determine the potential for vapor intrusion in the event that the site should undergo future redevelopment. There were detections of VOCs and SVOCs above the NYSDOH guidance values and EPA BASE Data Background Levels as provided in the NYSDOH "Guidance for Evaluating Soil Vapor Intrusion in the State of New York".

5.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the RI/RAR. In response to the preliminary findings of the Remedial Investigation in October 2005, a soil excavation and UST removal IRM was performed to address the subsurface contamination on site. During the excavation activities, excavation dewatering and active groundwater treatment via carbon filtration was performed. Approximately 12,360 gallons of groundwater was evacuated and treated from the excavation prior to discharge to the sanitary sewer system.

During the excavation activities, four USTs were located, ranging from 275-gallon to 1000-gallon capacity, and were subsequently emptied, cleaned, and properly disposed of off-site. The vertical extent of excavation varied across the site, with depths ranging from approximately 5 feet deep to approximately 20 feet deep in the areas of deeper contamination. In total, approximately 9,614 tons of contaminated soil was excavated and transported for off-site disposal.

The post-excavation confirmatory samples were analyzed for VOCs and SVOCs only, as the preliminary results from the RI revealed that SVOCs and VOCs were the primary contaminants of concern. Seventy-two (72) post-excavation soil samples were collected. As indicated in Table 2, only seven VOCs were detected slightly above SCGs. These results confirm that a majority of the site's SVOC and VOC contamination was addressed through the implementation of the IRM.

To prevent exposures to soil gas concentrations beneath the soon to be occupied building on site, the developer of the four-story office building that is currently under construction, installed a sub-slab vapor abatement system in the future office building. This sub-slab vapor abatement system will be in operation upon completion of the building construction.

5.3: Summary of Human Exposure Pathways:

This section describes the types of human exposures that may present added health risks to persons at or around the site. A more detailed discussion of the human exposure pathways can be found in Section 7.0 of the RI reports, which are located in the document repositories.

An exposure pathway describes the means by which an individual may be exposed to contaminants originating from a site. An exposure pathway has five elements: [1] a contaminant source, [2] contaminant release and transport mechanisms, [3] a point of exposure, [4] a route of exposure, and [5] a receptor population.

The source of contamination is the location where contaminants were released to the environment (any waste disposal area or point of discharge). Contaminant release and transport mechanisms carry contaminants from the source to a point where people may be exposed. The exposure point is a location where actual or potential human contact with a contaminated medium may occur. The route of exposure is the manner in which a contaminant actually enters or contacts the body (e.g., ingestion, inhalation, or direct contact). The receptor population is the people who are, or may be, exposed to contaminants at a point of exposure.

An exposure pathway is complete when all five elements of an exposure pathway exist. An exposure pathway is considered a potential pathway when one or more of the elements currently does not exist, but could in the future.

There are no known completed exposure pathways at the site. Potential exposure pathways include inhalation of contaminated soil vapors, dermal contact with impacted sub-surface soils or ingestion of groundwater containing volatile organic compounds.

Use of the site will be limited to restricted residential, but the continued commercial use is currently planned at this time. To address the potential for contaminated soil vapors to impact indoor air quality in the future on-site office building, an active sub-slab depressurization system will be installed during construction. Any changes in the use of the remainder of the site will require an evaluation of the potential for soil vapor intrusion and mitigation, if necessary.

The site is paved, therefore, contact with residual contaminated soil is unlikely. Maintenance of the pavement will be required, and the NYSDEC will require notification prior to any ground intrusive work to prevent the potential for exposures.

On-site groundwater is not used for potable or irrigation purposes, making exposures unlikely. Restrictions will be placed to prevent future use of the groundwater, and monitoring will continue.

5.4: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site prior to the IRM. Environmental impacts include existing and potential future exposure pathways to fish and wildlife receptors, as well as damage to natural resources such as aquifers and wetlands. The site, and all adjacent property, is a developed area with buildings, paved areas, and little to no vegetation. Contamination detected on site was a localized source, which was partially addressed during the IRM, that has not migrated and will not migrate from the site to impact any off-site resources. Therefore, no complete or potentially complete environmental exposure pathways or ecological risks were identified. However, site contamination has impacted the groundwater resource in the overburden aquifer.

SECTION 6: SUMMARY OF THE REMEDIATION GOALS, SELECTED REMEDY, AND THE PROPOSED USE OF THE SITE

Goals for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. At a minimum, the remedy selected must eliminate or mitigate all significant threats to public health and/or the environment presented by the hazardous substances disposed at the site through the proper application of scientific and engineering principles.

Prior to the completion of the IRM described in Section 5.2, the remediation goals for this site were to eliminate or reduce to the extent practicable:

- exposures of persons at or around the site to VOC and SVOC soil contamination exceeding SCGs.
- the release of contaminants from soil into groundwater that may create exceedances of groundwater quality standards; and
- the release of contaminants from subsurface soil under buildings, into indoor air through soil vapor.

The main SCGs applicable to this project are as follows:

- ambient groundwater quality standards: groundwater sample results indicate that the main groundwater contaminants of concern are VOCs in the municipal parking lot area. The soil excavation IRM was conducted directly adjacent to the VOC groundwater contaminant plume. The initial post-IRM groundwater sampling results indicate an improvement in groundwater quality with evidence of biodegradation. A long-term groundwater monitoring program would be needed to document the long-term effectiveness of the soil excavation IRM on the site's groundwater quality.
- TAGM 4046 and Part 375-6: the TAGM 4046 soil cleanup objectives for VOCs and SVOCs were used as the soil excavation IRM remediation goals. When compared to the 6 NYCRR Part 375-6 - Remedial Program Soil Cleanup Objectives, only seven VOCs were detected slightly above SCGs in the post-excavation confirmatory samples. These results reveal that a majority of the site's SVOC and VOC contamination was addressed through the implementation of the IRM.

The Department believes that the IRM has accomplished the remediation goals and satisfied the SCGs for the site, provided that groundwater continues to be monitored and a soil management plan is developed to address the residual contaminated soils to prevent human exposures and dispersion of contamination during potential future intrusive activities.

Based on the results of the investigations at the site, the IRM that has been performed, and the evaluation presented here, the Department has selected No Further Action as the preferred alternative for the site. The Department believes that this alternative will be protective of human

health and the environment, and will satisfy all SCGs as described above. Overall protectiveness is achieved through meeting the remediation goals listed above.

The elements of the IRM already completed are:

1. Excavation and off-site disposal of 9,614 tons of contaminated soil;
2. Dewatering and treatment, via carbon filtration, of 12,360 gallons of groundwater; and treated groundwater was discharged to the sanitary sewer system;
3. Backfilling of the excavation with clean, off-site soil; and
4. Excavation and proper closure of four USTs.

Therefore, the Department concludes that No Further Action is needed other than site management, and institutional and engineering controls. The institutional and engineering controls are:

1. Imposition of an institutional control in the form of an environmental easement that will require: (a) limiting the use and development of the property to restricted residential use, which will also permit commercial use in conformance with local zoning; (b) compliance with the approved site management plan; (c) restricting the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by NYSDOH; and (d) submission by the property owner to the Department a periodic certification of institutional and engineering controls.
2. Development of a site management plan which will include the following institutional and engineering controls: (a) notice to the Department of any ground intrusive work or change in use, management of the final cover system to restrict excavation below the pavement layer, or buildings. Excavated soil would be tested, properly handled to protect the health and safety of workers and the nearby community, and would be properly managed in a manner acceptable to the Department; (b) evaluation of the potential for vapor intrusion for any buildings developed on the site, including provision for mitigation of any impacts identified; (c) monitoring of groundwater and (d) provisions for the operation, maintenance, and monitoring of the of the installed sub-slab vapor mitigation system in the office building presently under construction.
3. The property owner would provide a periodic certification of institutional and engineering controls, prepared and submitted by a professional engineer or such other expert acceptable to the Department, until the Department notifies the property owner in writing that this certification is no longer needed. This submittal would: (a) contain certification that the institutional controls and engineering controls put in place are still in place and are either unchanged from the previous certification or are compliant with Department-approved modifications; (b) allow the Department access to the site; and (c) state that nothing has occurred that would impair the ability of the control to protect public health

or the environment, or constitute a violation or failure to comply with the site management plan unless otherwise approved by the Department.

The proposed future use for the Plattsburgh Gateway Project/Durkee Street site is commercial.

SECTION 7: HIGHLIGHTS OF COMMUNITY PARTICIPATION

As part of the environmental restoration process, a number of Citizen Participation activities were undertaken to inform and educate the public about conditions at the site and the potential remedial alternatives. The following public participation activities were conducted for the site:

- Repositories for documents pertaining to the site were established.
- A public contact list, which included nearby property owners, elected officials, local media, and other interested parties, was established.
- A public meeting was held on February 27, 2007 to present and receive comment on the PRAP.
- A responsiveness summary (Appendix A) was prepared to address the comments received during the public comment period for the PRAP.

In general, the public comments received were supportive of the selected remedy.

TABLE 1
Plattsburgh Gateway Project/Durkee Street Site
Nature and Extent of Soil Contamination
 July 2004 - January 2005

SUBSURFACE SOIL (Pre-IRM^c)	Contaminants of Concern	Concentration Range Detected (ppm)^a	SCG^b (ppm)^a	Frequency of Exceeding SCG
Semivolatile Organic Compounds	Benzo(a)anthracene	2.6 to 20	1	4 of 31
	Benzo(a)pyrene	2.1 to 14	1	4 of 31
	Benzo(k)fluoranthene	1.8 to 8.4	1	2 of 31
	Benzo(b)fluoranthene	2.4 to 17	1	4 of 31
	Chrysene	1.8 to 19	1	4 of 31
	Dibenzo(a,h)anthracene	0.78	0.33	1 of 31
Inorganic Compounds	Calcium	38,000 to 117,000	SB ^c	11 of 49
	Iron	3890 to 122,000	2,000	22 of 49
	Magnesium	5080 to 44,200	SB ^c	11 of 49
	Mercury	1.0	0.81	1 of 49

^a ppb = parts per billion, which is equivalent to micrograms per liter, ug/L, in water;
 ppm = parts per million, which is equivalent to milligrams per kilogram, mg/kg, in soil;
 ug/m³ = micrograms per cubic meter

^b SCG = standards, criteria, and guidance values: Ambient Water Quality Standards and Guidance Values and Part 5 of the New York State Sanitary Code; Technical and Administrative Guidance Memorandum (TAGM) 4046, Determination of Soil Cleanup Objectives and Cleanup Levels; NYCRR Subpart 375-6 - Remedial Program Soil Cleanup Objectives; and Guidance for Evaluating Soil Vapor Intrusion in New York.

^c IRM = interim remedial measure
 MDL = laboratory minimum detection limit
 SB = site background
 GV = guidance value

TABLE 2
Plattsburgh Gateway Project/Durkee Street Site
Post-IRM^c Confirmatory Soil Sampling Results
 October -December 2005

SUBSURFACE SOIL (Post-IRM^c)	Contaminants of Concern	Concentration Range Detected (ppm)^a	SCG^b (ppm)^a	Frequency of Exceeding SCG
Semivolatile Organic Compounds	Benzo(a)anthracene	1.1 to 16	1	10 of 72
	Benzo(a)pyrene	0.085 to 15	1	9 of 72
	Benzo(b)fluoranthene	1.3 to 16	1	12 of 72
	Benzo(k)fluoranthene	1.2 to 5.9	1	5 of 72
	Chrysene	1.1 to 15	1	10 of 72
	Dibenzo(a,h)anthracene	0.39 to 1.1	0.33	3 of 72
	Indeno(1,2,3-cd)pyrene	0.65 to 7.9	0.5	6 of 72

^a ppb = parts per billion, which is equivalent to micrograms per liter, ug/L, in water;
 ppm = parts per million, which is equivalent to milligrams per kilogram, mg/kg, in soil;
 ug/m³ = micrograms per cubic meter

^b SCG = standards, criteria, and guidance values: Ambient Water Quality Standards and Guidance Values and Part 5 of the New York State Sanitary Code; Technical and Administrative Guidance Memorandum (TAGM) 4046, Determination of Soil Cleanup Objectives and Cleanup Levels; NYCRR Subpart 375-6 - Remedial Program Soil Cleanup Objectives; and Guidance for Evaluating Soil Vapor Intrusion in New York.

^c IRM = interim remedial measure
 MDL = laboratory minimum detection limit
 SB = site background
 GV = guidance value

TABLE 3
Plattsburgh Gateway Project/Durkee Street Site
Groundwater Nature and Extent of Contamination
 July 2004

GROUNDWATER	Contaminants of Concern	Concentration Range Detected (ppb)^a	SCG^b (ppb)^a	Frequency of Exceeding SCG
Volatile Organic Compounds (VOCs)	Methyl Tert-Butyl Ether	57	10	1 of 12
	Vinyl Chloride	2.2 to 170	2	3 of 12
	1,1-Dichloroethene	6.0	5	1 of 12
	Trans-1,2-Dichloroethene	8.0 to 410	5	2 of 12
	Cis-1,2-Dichloroethene	6.0 to 180	5	4 of 12
	Trichloroethene	11 to 99	5	1 of 12
Semivolatile Organic Compounds (SVOCs)	Bis(2-Ethylhexyl) Phthalate	5.3	5	1 of 12
Inorganic Compounds	Iron	1,380 to 38,200	300	6 of 7
	Lead	80.5	25	1 of 7
	Magnesium	50,400 to 128,000	35,000(GV ^c)	7 of 7
	Manganese	713 to 1,720	300	6 of 7
	Sodium	224,000 to 1,790,000	20,000	6 of 7

^a ppb = parts per billion, which is equivalent to micrograms per liter, ug/L, in water;
 ppm = parts per million, which is equivalent to milligrams per kilogram, mg/kg, in soil;
 ug/m³ = micrograms per cubic meter

^b SCG = standards, criteria, and guidance values: Ambient Water Quality Standards and Guidance Values and Part 5 of the New York State Sanitary Code; Technical and Administrative Guidance Memorandum (TAGM) 4046, Determination of Soil Cleanup Objectives and Cleanup Levels; NYCRR Subpart 375-6 - Remedial Program Soil Cleanup Objectives; and Guidance for Evaluating Soil Vapor Intrusion in New York.

^c IRM = interim remedial measure
 MDL = laboratory minimum detection limit
 SB = site background
 GV = guidance value

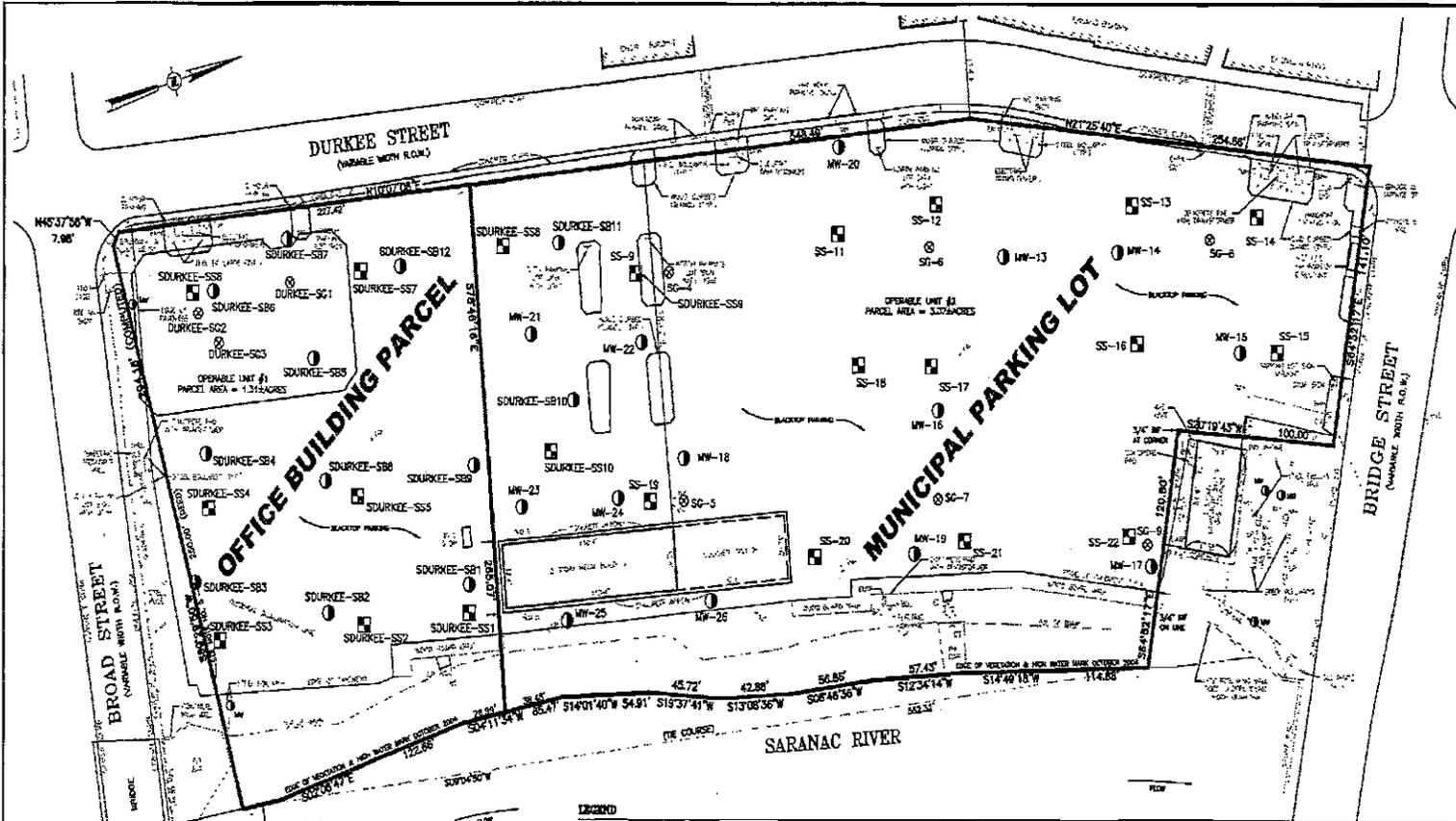
TABLE 4
Plattsburgh Gateway Project/Durkee Street Site
Post-IRM^c Groundwater Sampling Results
 December 2006

GROUNDWATER (Post-IRM^c)	Contaminants of Concern	Concentration Range Detected (ppb)^a	SCG^b (ppb)^a	Frequency of Exceeding SCG
Volatile Organic Compounds (VOCs)	Methyl Tert-Butyl Ether	57	10	1 of 6
	Vinyl Chloride	1.7 to 13	2	1 of 6
	Cis-1,2-Dichloroethene	4.1 to 32	5	3 of 6

^a ppb = parts per billion, which is equivalent to micrograms per liter, ug/L, in water;
 ppm = parts per million, which is equivalent to milligrams per kilogram, mg/kg, in soil;
 ug/m³ = micrograms per cubic meter

^b SCG = standards, criteria, and guidance values: Ambient Water Quality Standards and Guidance Values and Part 5 of the New York State Sanitary Code; Technical and Administrative Guidance Memorandum (TAGM) 4046, Determination of Soil Cleanup Objectives and Cleanup Levels; NYCRR Subpart 375-6 - Remedial Program Soil Cleanup Objectives; and Guidance for Evaluating Soil Vapor Intrusion in New York.

^c IRM = interim remedial measure
 MDL = laboratory minimum detection limit
 SB = site background
 GV = guidance value



LEGEND		
⊙	IRON REBAR FOUND	
⊙	BOLLARD	
⊙	ELECTRIC MANHOLE	
⊙	ELECTRIC MANHOLE	
⊙	END SECTION	
⊙	FIRE HYDRANT	
⊙	LIGHT POLE	
⊙	STREET SIGN	
⊙	SEWERY SINKER MANHOLE	
⊙	TELEPHONE MANHOLE	
⊙	UTILITY POLE	
⊙	WATER VALVE	
⊙	SQRKEE-SB1	APPROXIMATE LOCATION AND IDENTIFICATION OF C.T. MALE SOIL BORING/MONITORING WELL
⊙	SQRKEE-SG1	APPROXIMATE LOCATION AND IDENTIFICATION OF C.T. MALE SURFACE SOIL SAMPLE
⊙	DURKEE-SG1	APPROXIMATE LOCATION AND IDENTIFICATION OF C.T. MALE SOIL GAS SAMPLE
⊙	MW	APPROXIMATE LOCATION OF EXISTING MONITORING WELL BY OTHERS
⊙	SS-8	APPROXIMATE LOCATION AND IDENTIFICATION OF SURFACE SOIL SAMPLE
⊙	MW-10	APPROXIMATE LOCATION OF SOIL BORING THAT WAS CONVERTED TO MONITORING WELL
⊙	SG-4	APPROXIMATE LOCATION AND IDENTIFICATION OF SOIL GAS SAMPLE

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SCALE : ±1"=60'

DATE : JAN. 2007

FIGURE 2
SITE PLAN & SAMPLING LOCATIONS MAP

PLATTSBURGH GATEWAY PROJECT
DURKEE STREET SITE

CITY OF PLATTSBURGH
CLINTON COUNTY, NY

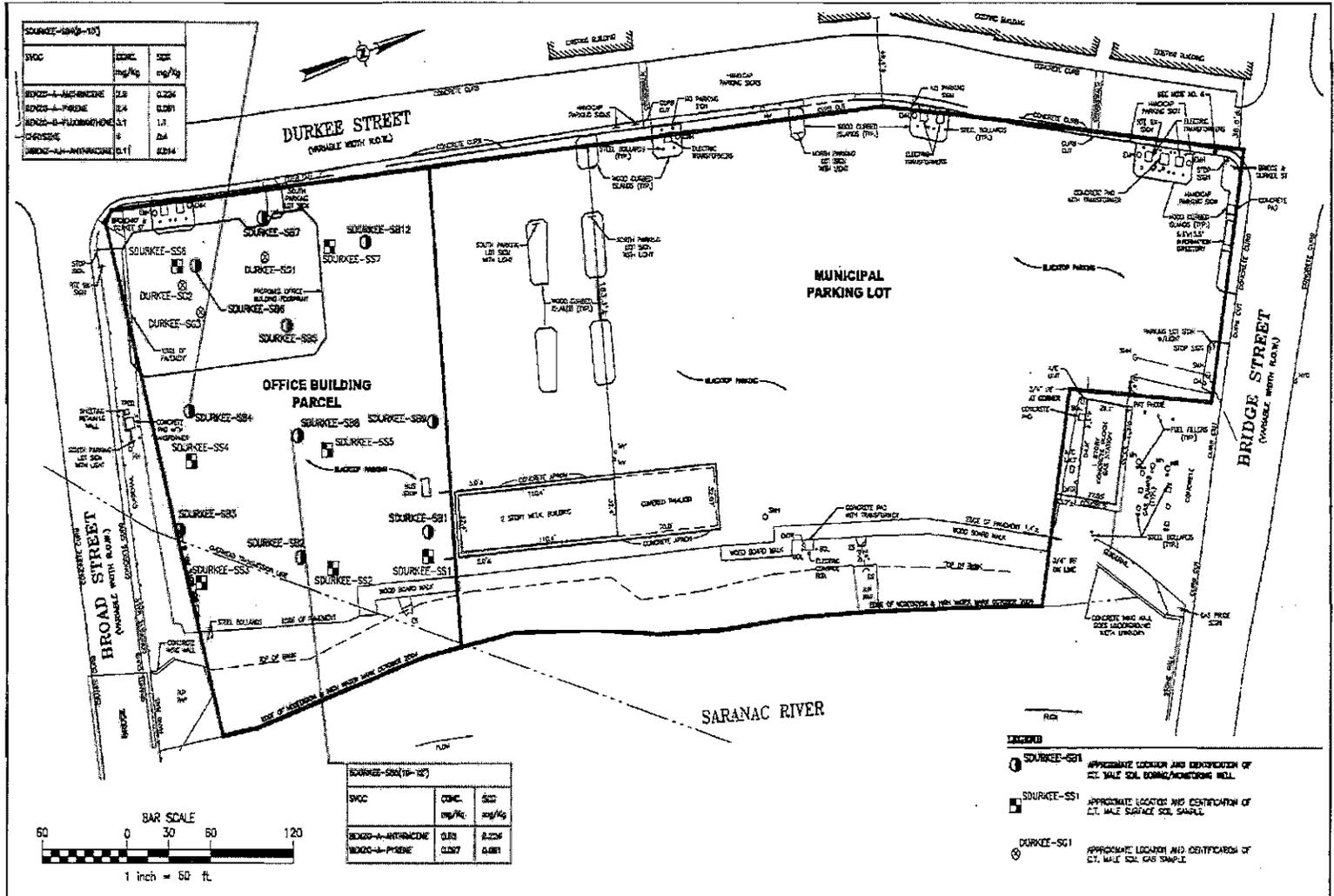
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FIG2
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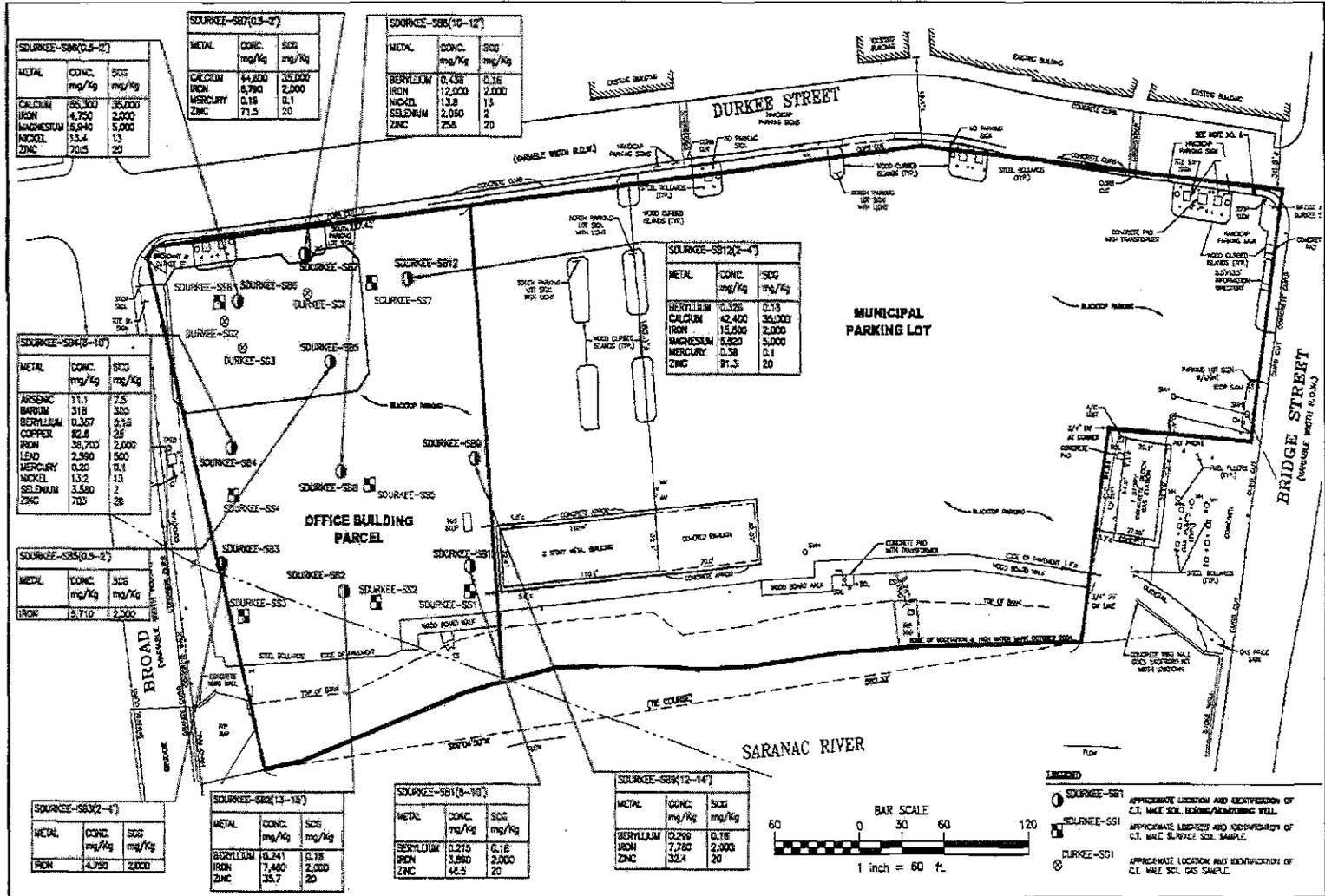
FIGURE 3
SVOCs ABOVE SCGs IN SUBSURFACE SOIL/FILL LOCATIONS MAP
PLATTSBURGH GATEWAY PROJECT
DURKEE STREET SITE

CITY OF PLATTSBURGH
 CLINTON COUNTY, NY

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FIG3
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**FIGURE 4
 METALS ABOVE SCGs IN
 SUBSURFACE SOILS LOCATIONS MAP**

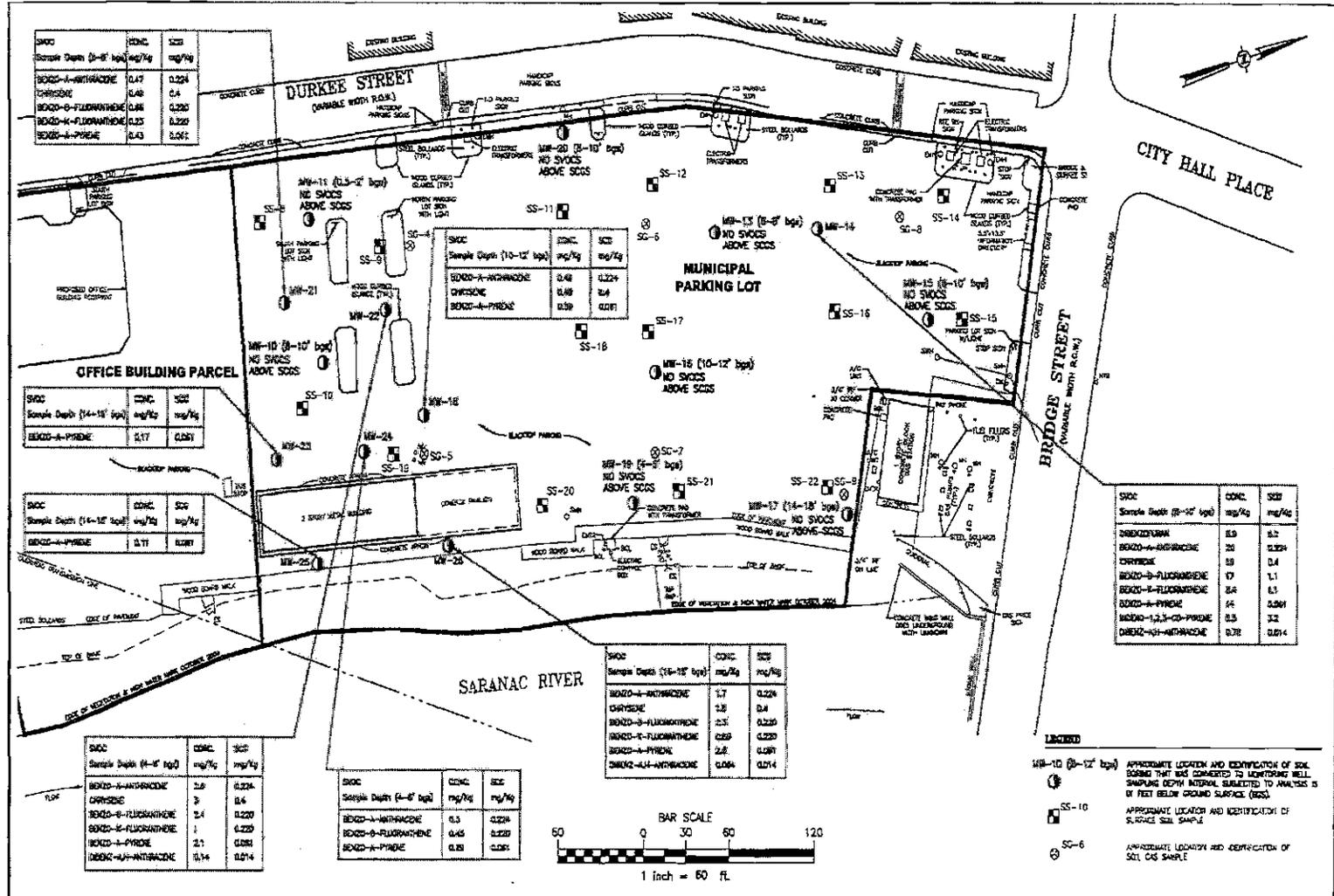
**PLATTSBURGH GATEWAY PROJECT
 DURKEE STREET SITE**

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FIG4
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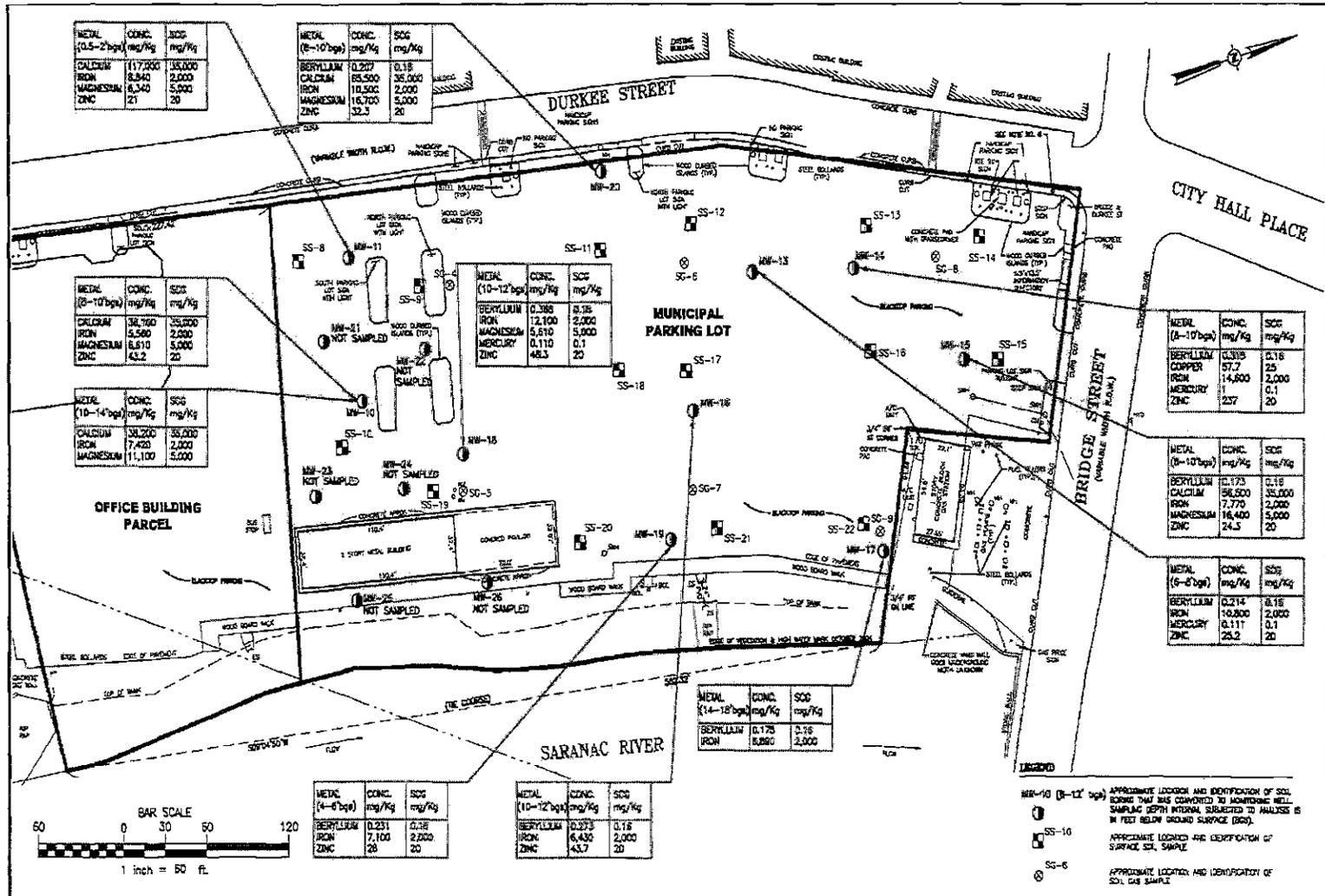
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FIGURE 5
SVOCs ABOVE SCGs IN SUBSURFACE SOIL/FILL LOCATIONS MAP
PLATTSBURGH GATEWAY PROJECT
DURKEE STREET SITE

CITY OF PLATTSBURGH
 CLINTON COUNTY, NY

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FIG5
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 2. BOUNDARY SURVEY, PORTION OF LANDS OF CITY OF PLATTSBURGH DURKEE STREET PARKING LOT, PREPARED BY C.T. MALE ASSOCIATES, P.C., DWG NO. 04-0870, DATED OCTOBER 5, 2004, REVISED 11/30/04.

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTED	CHECK	APPR.

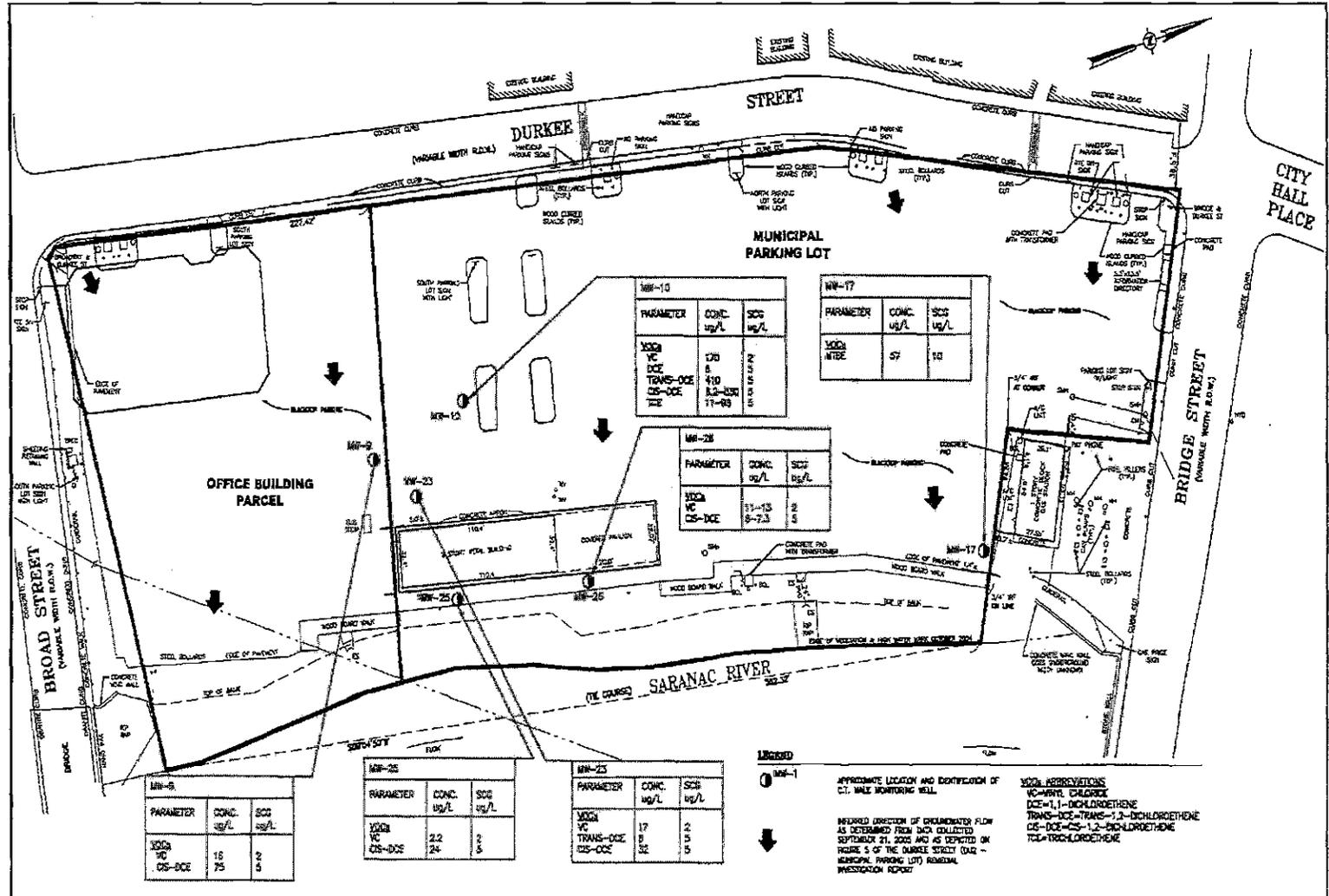
FIGURE 6
METALS ABOVE SCGs IN
SUBSURFACE SOILS LOCATIONS MAP
PLATTSBURGH GATEWAY PROJECT
DURKEE STREET SITE

CITY OF PLATTSBURGH
 CLINTON COUNTY, NY

C.T. MALE ASSOCIATES, P.C.
 50 CENTURY HILL DRIVE, P.O. BOX 727, LATHAM, NY 12110
 518.788.7400 • FAX 518.788.7289

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FIG6
 SHEET 5 OF 6
 DWS. NO: 07-0119



NOTE:
 1. THE LOCATIONS AND FEATURES DEPICTED ON THIS MAP ARE APPROXIMATE AND DO NOT REPRESENT AN ACTUAL FIELD SURVEY.

MAP REFERENCE:
 1. SHEET SA-1, PREPARED BY BUREAU ARCHITECTS OF BURLINGTON, VT, DATED 12/15/03, LAST REVISED 3/17/04.

2. BOUNDARY SURVEY, PORTION OF LANDS OF CITY OF PLATTSBURGH DURKEE STREET PARKING LOT, PREPARED BY C.T. MALE ASSOCIATES, P.C., DWG NO. 04-0570, DATED OCTOBER 5, 2004, REVISED 11/30/04.

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTED	CHECK	APPR.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

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 C.T. MALE ASSOCIATES, P.C.

DESIGNED:

DRAFTED : J.MARK

CHECKED : S.BIEBER

PROJ. NO: 04-9498

SCALE : ±1"=60'

DATE : JAN. 2007

FIGURE 7
EXTENT OF VOCs ABOVE SCGs IN
GROUNDWATER LOCATIONS MAP
PLATTSBURGH GATEWAY PROJECT
DURKEE STREET SITE

CITY OF PLATTSBURGH
 CLINTON COUNTY, NY

C.T. MALE ASSOCIATES, P.C.
 30 CENTURY HILL DRIVE, P.O. BOX 727, LATHAM, NY 12110
 518.788.7400 * FAX 518.788.7299

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FIG7
 SHEET 6 OF 6
 DWG. NO:07-0119

APPENDIX A

Responsiveness Summary

RESPONSIVENESS SUMMARY
Plattsburgh Gateway Project/Durkee Street Environmental Restoration Site
City of Plattsburgh, Clinton County, New York

Site No. E510020

The Proposed Remedial Action Plan (PRAP) for the Plattsburgh Gateway Project/Durkee Street site, was prepared by the New York State Department of Environmental Conservation (the Department) in consultation with the New York State Department of Health (NYSDOH) and was issued to the document repositories on February 7, 2007. The PRAP outlined the remedial measure proposed for the contaminated soil and groundwater media at the Plattsburgh Gateway Project/Durkee Street site.

The release of the PRAP was announced by sending a notice to the public contact list, informing the public of the opportunity to comment on the proposed remedy.

A public meeting was held on February 27, 2007, which included a presentation of the Remedial Investigation (RI) and the Remedial Alternatives Report (RAR), as well as a discussion of the proposed remedy. The meeting provided an opportunity for citizens to discuss their concerns, ask questions and comment on the proposed remedy. These comments have become part of the Administrative Record for this site. The public comment period for the PRAP ended on March 25, 2007.

This responsiveness summary responds to all questions and comments raised during the public comment period. The following are the comments received, with the Department's responses:

COMMENT 1: Where are the HVAC intakes on the office building in comparison to the vapor vents?

RESPONSE 1: The vapor vent is located on the easteru side or leeward side of the building. The building code requires a minimum of ten feet of separation between the HVAC intake and the vapor discharge point. However, the actual distance will be more than ten feet by nature of the HVAC unit being located in the center of the building.

COMMENT 2: Is testing of the vapor part of the ongoing management of the project?

RESPONSE 2: The vapor ventilation system will be managed pursuant to the Site Management Plan to be developed for the site. The Site Management Plan will outline the specific testing and monitoring of the system's operating components, including the vapor exhaust system.

COMMENT 3: Is the sub-slab system difficult to maintain?

RESPONSE 3: No, the system generally requires that a negative pressure be maintained under the building slab and is typically monitored by a pressure gauge. A qualified contractor will be required to maintain the system according to the Site Management Plan.

COMMENT 4: Could you elaborate on the periodic certification of institutional and engineering controls requirement?

RESPONSE 4: The periodic certifications will need to be prepared and submitted by a professional engineer or such other expert acceptable to the Department. The expert will certify that the institutional and engineering controls put in place are still in place and are either unchanged from the previous certification or are compliant with Department-approved modifications.

COMMENT 5: Will the management requirements be described in detail in the final project plans?

RESPONSE 5: The Site Management Plan will further elaborate, specify and document the operation, long term maintenance and monitoring requirements for the site.

COMMENT 6: When will the project plan be finalized?

RESPONSE 6: It is expected that the proposed remedy will be selected and documented in the Record of Decision, which is expected to be finalized by March 31, 2007. The Site Management Plan will be developed shortly after the execution of the Record of Decision.

COMMENT 7: Will the requirements of the management plan be essentially the same as what has been described in the PRAP?

RESPONSE 7: Correct, the specifics of the management plan will be further documented in the Site Management Plan.

COMMENT 8: How high are the vapor vents on top of the office building?

RESPONSE 8: The vapor discharge vent is being incorporated into the design of the building in that it will not protrude from the rooftop and cannot be seen from the surrounding landscape.

APPENDIX B

Administrative Record

Administrative Record

Plattsburgh Gateway Project/Durkee Street Site Site No. E510020

1. Proposed Remedial Action Plan for the Plattsburgh Gateway Project/Durkee Street site, dated February 2007, prepared by the Department.
2. PRAP Availability Fact Sheet, February 2007, prepared by the Department.
3. "Remedial Investigation Work Plan", December 2004, prepared by C.T. Male Associates.
4. Site Investigation Fact Sheet, May 2005, prepared by the Department.
5. Interim Remedial Measures Fact Sheet, July 2005, prepared by the Department.
6. "Final Remedial Investigation Report, Operable Unit No. 1", January 2007, prepared by C.T. Male Associates.
7. "Final Remedial Investigation Report, Operable Unit No. 2", January 2007, prepared by C.T. Male Associates.
8. "Final Remedial Alternatives Analysis Report, Operable Unit No. 1", January 2007, prepared by C.T. Male Associates.
9. "Remedial Alternatives Analysis Report, Operable Unit No. 2", January 2007, prepared by C.T. Male Associates.

EXHIBIT 2

**DEED RESTRICTION AND/OR
ENVIRONMENTAL EASEMENT**



Woman Owned Business

Aztech Environmental

TECHNOLOGIES

5 McCrea Hill Road • Ballston Spa, New York 12020

November 10, 2016

Mr. Chris Round, AICP
V.P. of Planning Services
The Chazen Companies
375 Bay Road
Queensbury, NY 12804

**RE: Phase II Environmental Site Assessment
Former Highway Oil
40 Bridge Street
Plattsburgh, Clinton County, New York**

Dear Mr. Round:

Aztech Environmental Technologies (Aztech) has prepared the attached Phase II Environmental Site Assessment (ESA) for the property located at 40 Bridge Street, Plattsburgh, New York (Site). The purpose of the Phase II ESA was to investigate the potential for soil and/or groundwater impacts at this property as the result of historical land use as a retail gasoline station and repair facility. Additionally, the soil analytical results were compared to guidelines outlined in New York State Department of Environmental Conservation (NYSDEC) DER-10 Technical Guidance for Site Investigation and Remediation (May 3, 2010) to determine if the soil could be reused onsite during future development.

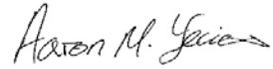
Based on the comparison of the soil analytical results to the NYSDEC guidelines, it appears that the soil can be reused onsite or offsite as long as no nuisance odors are present during development.

Three (3) compounds detected in the groundwater samples obtained during this Phase II ESA were above the NYSDEC groundwater standards. These compounds included benzene, total xylenes and methyl tert-butyl ether (MtBE). In reviewing historical documents related to the Plattsburgh Gateway Project/Durkee Street Site, MtBE was detected in a nearby offsite monitoring well (MW-17). It was presumed that this offsite detection of MtBE was related to the Former Highway Oil property (Site).

Based on the concentrations of the detected VOCs in the groundwater samples, Aztech recommends that the NYSDEC Region 5 office should be contacted to determine if the VOC concentrations reported herein require additional work or if these are not a concern given the history of the Site and adjacent parcel.

If you have any questions or comments regarding the attached report or the Site in general, please contact Aztech at (518) 885-5383.

Sincerely,
AZTECH ENVIRONMENTAL TECHNOLOGIES



Aaron Yecies, CPG
Sr. Project Manager

 For:

William Toran
Senior Hydrogeologist

Enclosure

Phase II Environmental Site Assessment

PREPARED FOR:

Mr. Chris Round, AICP
V.P. of Planning Services
The Chazen Companies
375 Bay Road
Queensbury, NY 12804

SUBJECT SITE:

Former Highway Oil
40 Bridge Street
Plattsburgh, Clinton County, New York

November 10, 2016



Woman Owned Business

Aztech Environmental

TECHNOLOGIES

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APPENDICES

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APPENDIX B	Boring Logs
APPENDIX C	Tables
APPENDIX D	Laboratory Analysis Reports

1.0 INTRODUCTION

Aztech Environmental Technologies (Aztech) was contracted by The Chazen Companies (Chazen) to perform a Phase II Environmental Site Assessment (ESA) at the former Highway Oil location at 40 Bridge Street, Plattsburgh, Clinton County, New York (Site). The purpose of the Phase II ESA was to investigate the potential for soil and/or groundwater impacts at this property as the result of historical land use as a retail petroleum fueling station and repair facility.

2.0 BACKGROUND

The Site is an approximate 0.30 acre parcel of land located at 40 Bridge Street, Plattsburgh, Clinton County, New York (**Appendix A - Figure 1**). The Site topography is relatively flat except for a grass covered slope on the south side of the property. The Site is currently owned by the City of Plattsburgh and is improved with an unoccupied single story building constructed in approximately 1955. At the time of this Phase II ESA, the Site was being used as a municipal parking lot.

The Site is located in a commercial area. The site is bordered to the north by Bridge Street and to the east by the Saranac River. A municipal parking lot is adjacent south and west of the Site. The municipal parking lot is referred to as the Plattsburgh Gateway Project/Durkee Street Site.

Aztech was contracted by Chazen to complete a Phase I ESA for the Site. However, during follow-up conversations with Chazen and the City of Plattsburgh, it was determined that a Phase I ESA was not required by the funding source. Additionally, due the abundance of historical data previously collected at the Site and based on its historical use a Phase I ESA would provide redundant identification of recognized environmental concerns (RECs). Therefore the April 29, 2016 Modified Environmental Site Assessment was prepared by Aztech.

The Modified ESA indicates that prior to 1930 the Site was vacant. In 1940, a taxi station occupied the Site. Working Man's Friends Oil Inc. operated a retail gasoline and automobile service station from approximately 1950 through 1991. Sometime after 1991, the building was renovated and automobile repairs were no longer conducted at the Site. However, retail gasoline sales continued until 2011. According to historical documents, at least one (1) 2,000-gallon and one (1) 5,000-gallon underground storage tanks (USTs) were installed in 1955. The location of these USTs is unknown.

According to a New York State Department of Environmental Conservation (NYSDEC) petroleum bulk storage (PBS) application, three (3) 12,000-gallon single walled gasoline USTs were installed in 1986. Additionally, one (1) 275-gallon double bottom kerosene aboveground storage tank was installed in 1998. In November 2014, Op-Tech Environmental Services of Massena, New York (Op-Tech), on behalf of the NYSDEC, completed underground storage tank removal/closure, impacted soil removal, and soil sampling activities at the Site. Op-Tech removed the three (3) 12,000 gallon USTs, the 275-gallon kerosene aboveground storage tanks (AST), and approximately 491 cubic yards of soil from the Site. Post excavation soil samples were collected from the limits of the excavation as well as in the location of the former pump islands. The soil samples were submitted to Accutest of Marlborough, Massachusetts. Based on the information reviewed by Aztech, there is no indication in the Op-Tech report that groundwater was encountered during the excavation/tank removal activities.

Laboratory analysis of the post excavation soil samples indicated that several volatile organic compounds (VOCs) were detected above the NYSDEC Final Commissioner Policy, CP-51, and Subpart 375-6 Soil Cleanup Objectives (SCOs) for unrestricted use. However, these compounds were below Residential Use SCOs.

Two (2) historical NYSDEC spills were noted for the Site. NYSDEC spill number 86-02150 was assigned to the Site when a leaking tank was discovered during a tank test. The spill was closed on June 24, 1986. No further details were provided in the spill report. NYSDEC spill number 07-12864 was assigned to the Site as a result of a customer gas tank leak. The spill was cleaned up and closed on March 7, 2008.

Numerous subsurface investigations and remediation activities have been completed at the property adjoining the Site to the west and south (Plattsburgh Gateway Project/Durkee Street Site). According to the Record of Decision (dated March 2007) completed by the NYSDEC, no further action is needed at this property with the exception of completion of a site management plan and implementation of institutional and engineering controls. As part of previous subsurface investigations, groundwater monitoring wells were installed on the adjoining parcel. Monitoring well MW-17 was installed in close proximity to the southeastern property border of the Site (Figure 1). Historically, methyl tert-butyl ether (MtBE) was detected in the groundwater in this well. The NYSDEC determined that the MtBE detection was likely associated with the Former Highway Oil property (Site).

Recommendations from the April 29, 2016 Modified ESA included performing a ground penetrating radar (GPR) survey to determine if the 1955 USTs or other tanks, piping, etc. are still present on the Site. A Phase II ESA was also proposed to determine the current soil and groundwater conditions at the Site and to determine if soils can be re-used during future site development or if soils had to be disposed of at a permitted offsite disposal facility. At the time of this report, the City of Plattsburgh waived the GPR survey but proceeded with the Phase II ESA. The following sections summarize the scope of work and analytical results of the Phase II ESA.

3.0 SCOPE OF WORK

This investigation was conducted to identify the potential for petroleum and/or hazardous material impacts to soil and groundwater at the Site from the use as a retail petroleum filling station and repair facility. The soil analytical results are compared to guidelines outlined in NYSDEC DER-10 Technical Guidance for Site Investigation and Remediation (May 3, 2010) for the potential to reuse the soil during future development. The tasks performed during this subsurface investigation included:

- Advancing three (3) soil borings (B-1, B-2 and B-3) to determine the potential impacts to soil and groundwater from current and historical Site use;
- Converting each of the three (3) soil borings into temporary monitoring wells to collect groundwater samples;
- Photoionization detector (PID) headspace analysis of soil samples for total volatile organic compounds (VOCs);

- Laboratory analysis of the soil samples for the following:
 - VOCs using United States Environmental Protection Agency (EPA) Method 8260;
 - NYSDEC CP-51 listed semi-volatile organic compounds (SVOCs) using EPA Method 8270;
 - Polychlorinated Biphenyls (PCBs) using EPA Method 8082;
 - The eight (8) Resource Conservation and Recovery Act (RCRA) Metals using EPA Methods 6010 and 7471;
- Gauging depth to groundwater from three (3) temporary monitoring wells;
- Collecting groundwater samples from the three (3) temporary monitoring wells. The groundwater samples were analyzed for:
 - VOCs using EPA Method 8260;
 - NYSDEC CP-51 listed SVOCs using EPA Method 8270;
 - Dissolved phase eight (8) RCRA Metals using EPA Methods 6010 and 7471; and,
- Reporting the findings of the investigation.

4.0 METHODOLOGIES AND RESULTS

4.1 Soil Boring/Monitoring Well Installation

Aztech advanced three (3) soil borings (B-1, B-2 and B-3) on October 13, 2016 at the Site to determine if soil impacts to Site are present and if the soils can be re-used onsite during future development. All soil borings were installed on the Site under the supervision of an Aztech geologist. The soil boring locations are depicted on **Figure 1**.

The soil borings were advanced to total depths ranging from approximately 21 to 21.9 feet below grade (fbg). At all soil borings, soil sampler refusal was presumed to be top of bedrock beneath the Site. All soil borings were advanced in the overburden material using a track-mounted Geoprobe®. Depth discrete soil samples were collected using direct-push technology (DPT).

All three (3) soil borings were converted into one-inch inside diameter temporary monitoring wells using 2.25-inch diameter DPT tooling. All of the monitoring wells were constructed using one-inch inside diameter PVC well screen and riser. A sand filter pack was placed in the annular space surrounding the well screen to least one foot above the screened interval and a bentonite seal placed immediately above the sand pack. Non-impacted (via PID screening) native soils were placed above the bentonite seal. The monitoring wells were finished with an expandable plug and buried in the gravel parking lot. Refer to the drilling logs in **Appendix B** for details.

4.2 Soil Sampling and Photoionization Analysis

Continuous soil core samples were obtained at each borehole. The samples are described on drilling logs contained in Appendix B. Soil encountered generally consists of gravel and sand fill from grade to approximately 10 to 15 fbg. A clay with silt layer was present below the fill in B-1 and B-2, but not in B-3. Till consisting of sand and gravel with varying amounts of silt was present from approximately 18 fbg to probe refusal at 21 fbg in B-1. In B-2 and B-3, an organic peat layer was observed below the till. Probe refusal was presumed to be the top of bedrock at all location. Bedrock was observed in the base of the Saranac River, located adjacent to the site. Details regarding the soils observed are provided in the drilling logs (Appendix B).

Soil samples were screened for total VOCs during boring operations using a MiniRae 3000 PID equipped with a 10.6eV lamp and calibrated to a 100 parts per million (ppm) isobutylene standard. Representative portions of the soil core samples obtained during the boring program were sealed in clean plastic bags and classified by the onsite geologist. After allowing for equilibration of the samples, the headspace in each sample was scanned with the PID by inserting the probe tip into the plastic bag. Low PID responses (less than 5.0 ppm) were observed in the soil samples from B-1. Soil headspace readings in B-2 ranged from 1.0 ppm to 77 ppm; while soil PID readings in B-3 ranged from 2.4 ppm to 6.5 ppm. A petroleum odor was observed in the soil sample from 19 to 21 fbg in B-2. Refer to the drilling logs in Appendix B for additional details.

4.3 Soil Sample Laboratory Analysis

Soil samples retained from the borings were submitted for the aforementioned analyses (Section 3.0). The soil samples were refrigerated and delivered to Test America, Inc. in Buffalo, New York (Test America) under a chain of custody (COC) for analyses. The laboratory analytical results were compared to the Unrestricted SCO defined in 6 New York Codes, Rules, and Regulations (NYCRR) Subpart 375-6.8(a) and NYSDEC CP-51, the NYSDEC Commercial SCO and Protection of Groundwater SCO (6 NYCRR Subpart 375-6.8[b]). According to NYSDEC DER-10 Table 5.4(e)4 Reuse of Soil for Paragraph 5.4(e)4, soils that meet the Unrestricted Use SCO can be used onsite or offsite without any restrictions. The soil analytical results compared to the NYSDEC SCOs are summarized in **Appendix C - Table 1**. The laboratory reports are presented in **Appendix D**.

Shallow soil samples (0-5 fbg) were analyzed for PCBs and the 8 RCRA metals. These analyses were performed to determine if the fill material could be re-used onsite if the property was to be redeveloped. VOC and SVOC analyses were performed on soil samples exhibiting positive identification for VOC impacts via field headspace screening with the PID, and visual or olfactory indicators of petroleum impacts. The soil analytical results are summarized below:

- PCBs were not detected above the laboratory detection limits in all samples analyzed.
- SVOCs were not detected above laboratory detection limits in all samples analyzed.
- Concentrations of the 8 RCRA metals were below the applicable NYSDEC Unrestricted Use SCOs in all samples analyzed.

- Several VOCs were detected in the soil samples analyzed. However, none of the detections were above the NYSDEC Unrestricted Use SCO. It should be noted that acetone was detected in the soil sample from B-2 at 170 micrograms per kilogram ($\mu\text{g}/\text{kg}$), but this compound was also detected in the laboratory method blank and therefore is considered a laboratory contaminant.

Based on the VOC concentrations detected in the soil samples, it appears that historical releases at the site have naturally attenuated to levels below the most stringent NYSDEC cleanup objectives. Further, the soils at the site can be either reused onsite or offsite without any restrictions given that no nuisance odors are observed during site work.

4.4 Monitoring Well Gauging and Groundwater Flow

On October 13, 2016, the top of casing elevations for temporary monitoring wells B-1, B-2 and B-3 were surveyed by Aztech. The elevations were determined relative to an arbitrary Site datum of 100.00 feet. Relative top of casing elevations are presented in **Table 2**.

The liquid levels in B-1, B-2 and B-3 were gauged on October 13, 2016 using an electronic water level meter. Gauging data from October 13, 2016 are presented in Table 2. The Groundwater Elevation Map for this data is shown on **Figure 2**. Temporary monitoring well B-1 was determined to be dry on October 13, 2016. Both temporary monitoring wells B-2 and B-3 had very little water in the wells. Groundwater flow on this date was inferred to be in an easterly direction toward the Saranac River (Figure 2).

4.5 Groundwater Sampling and Analysis

On October 13, 2016, groundwater samples were collected from B-2 and B-3 for the analyses listed in Section 3.0. Temporary monitoring well B-1 was measured to be dry on that date. Prior to sample collection the monitoring wells were purged using dedicated, disposable bailers.

The temporary monitoring wells were allowed to recharge prior to sample collection. All samples were acidified (if required), refrigerated for preservation, and delivered to Test America under a COC.

The laboratory analytical results compared to the NYSDEC groundwater standards outlined in the Technical Operation Guidance Series (TOGS) 1.1.1 are summarized in **Table 3**. The groundwater laboratory report is presented in Appendix D.

The following VOCs were detected above the NYSDEC groundwater standards in the samples collected on October 13, 2016:

- Benzene was detected at 13 micrograms per liter ($\mu\text{g}/\text{l}$) in the sample from B-2. The NYSDEC groundwater standard is 1.0 $\mu\text{g}/\text{l}$.
- MtBE was detected at 14 $\mu\text{g}/\text{l}$ in the sample obtained from B-2 and at 25 $\mu\text{g}/\text{l}$ in the sample obtained from B-3. The NYSDEC groundwater standard is 10 $\mu\text{g}/\text{l}$.

- Total xylenes were detected at 14 µg/l in the sample obtained from B-2. The NYSDEC groundwater standard is 5.0 µg/l.

The detections of MtBE in the groundwater samples at the Site appear to be consistent with historical information collected during the investigations associated with the Plattsburgh Gateway Project/Durkee Street Site. The benzene, MtBE and total xylene detections would be consistent with historical spills associated with the retail petroleum storage and filling stations.

No target SVOCs or dissolved metals were detected above the NYSDEC groundwater standards in the samples collected from B-2 or B-3.

5.0 DISCUSSION

The subject of this Phase II ESA is a former retail gasoline station and automobile repair facility located at 40 Bridge Street, Plattsburgh, Clinton County, New York. The property was utilized for automobile repairs and retail petroleum storage and sales from at least 1950 through 1991, and retail gasoline storage and sale from 1991 through 2011. Retail petroleum storage associated with the Site formerly included at least one (1) 2,000-gallon and one (1) 5,000-gallon USTs that were installed in 1955. Three (3) 12,000-gallon single wall steel USTs with cathodic protection were installed in 1986 and subsequently removed in 2014 by Op-Tech (under contract with the NYSDEC). During UST removal in 2014, approximately 491 cubic yards of soil from the Site were removed from the Site. Post excavation soil samples indicated that several VOCs were detected above the NYSDEC CP-51 and Subpart 375-6 SCOs for Unrestricted Use, but were below the NYSDEC Residential Use SCOs.

Soil borings B-1 through B-3 were installed by Aztech to determine if soil and groundwater impacts are present at the Site related to the historical Site usage and to determine if soils can be re-used during future site development or if soils had to be disposed of at an approved, permitted offsite disposal facility. The soil analytical results from the October 13, 2016 sampling program indicated that there are no restrictions for reusing the soil onsite or offsite provided there are no nuisance odors present at the time of development.

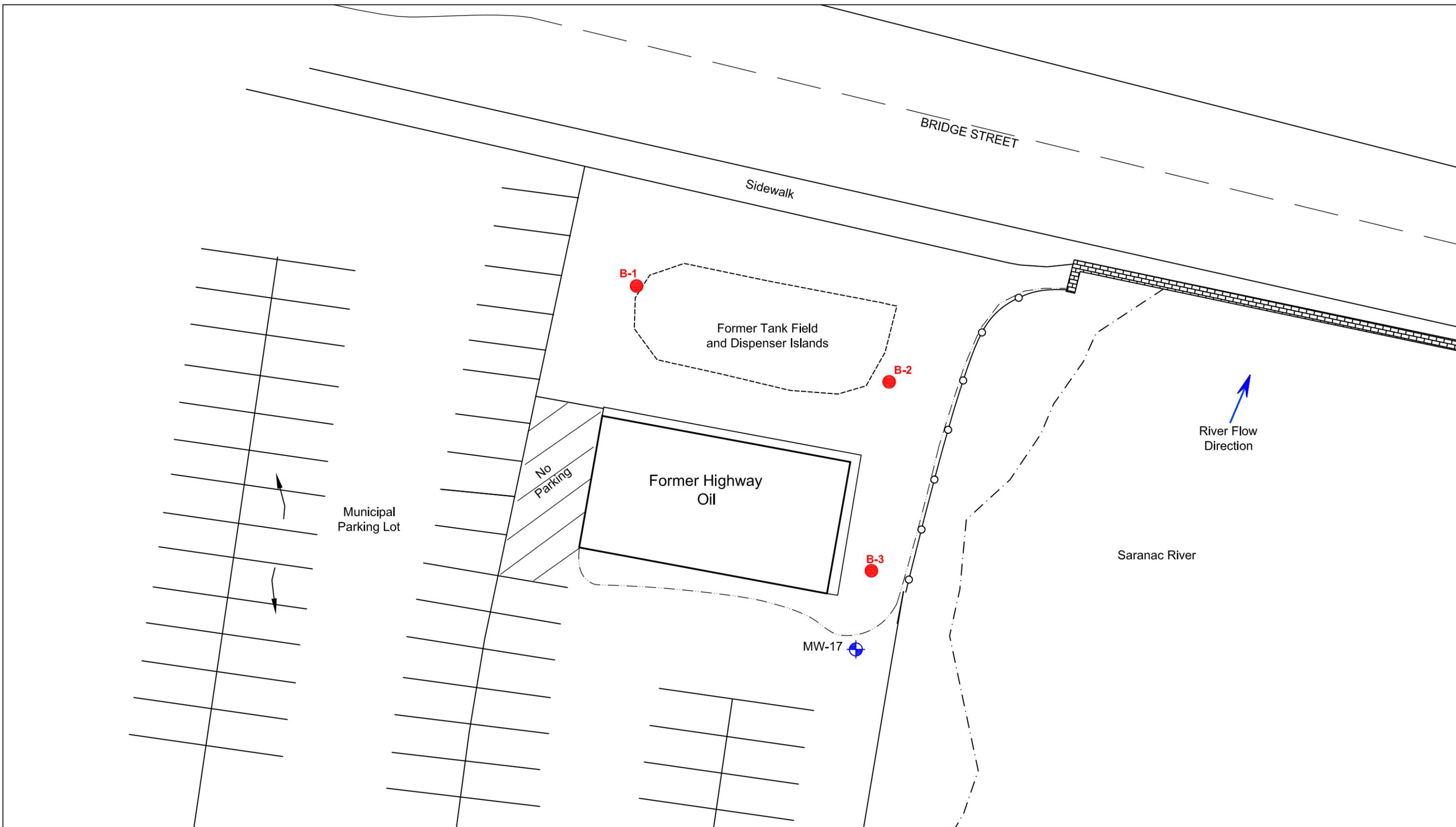
Groundwater samples obtained on October 13, 2016 from temporary monitoring wells B-2 and B-3 indicate three (3) VOCs (benzene, total xylenes and MtBE) were detected above the NYSDEC groundwater standards. It should be noted that during investigations related to the Plattsburgh Gateway Project/Durkee Street Site, MtBE was detected in the groundwater samples from an offsite, nearby monitoring well (MW-17). Temporary monitoring well B-1 was recorded as being dry on October 13, 2016.

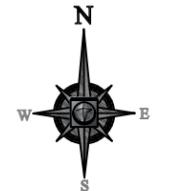
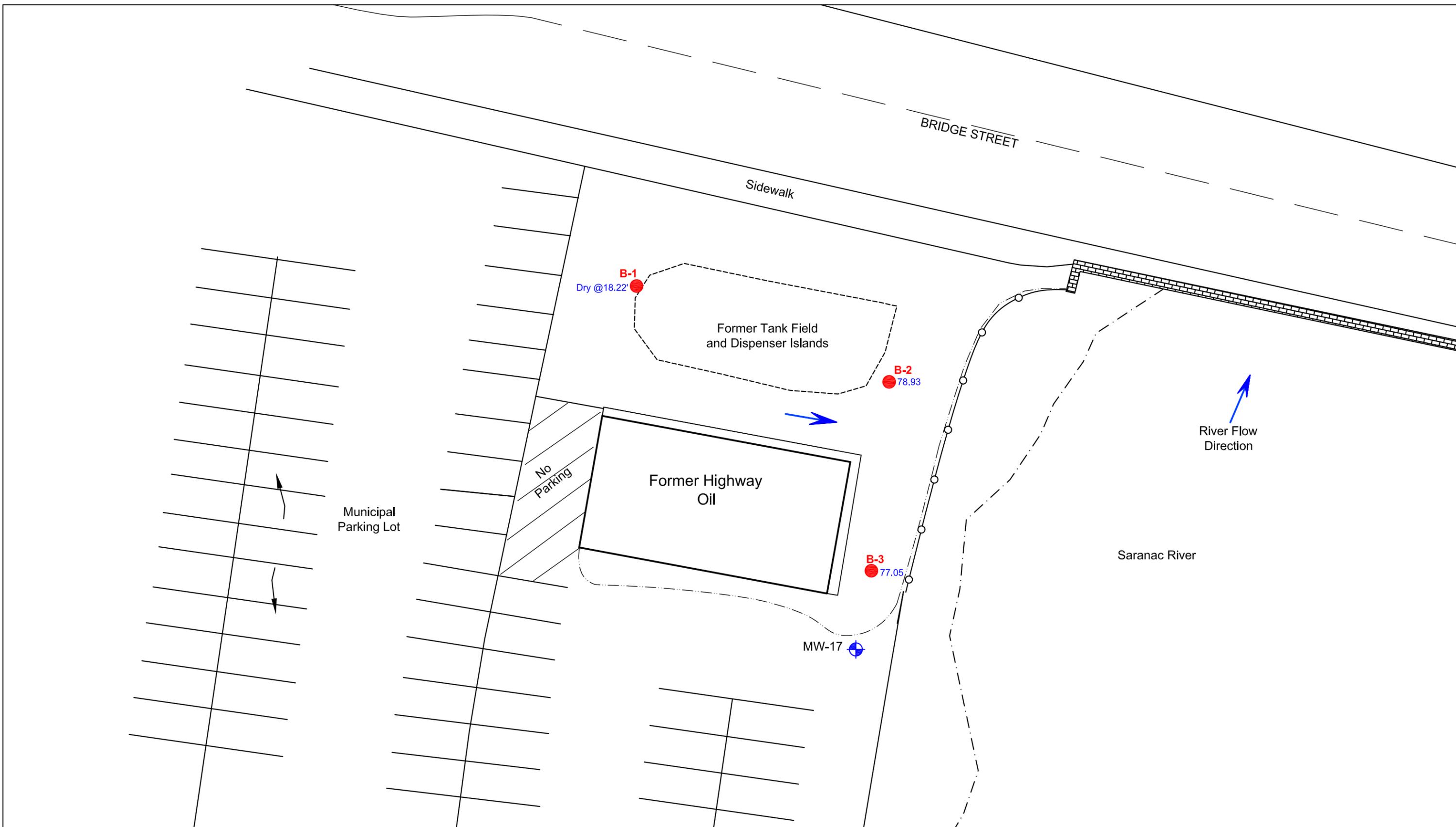
6.0 RECOMMENDATIONS

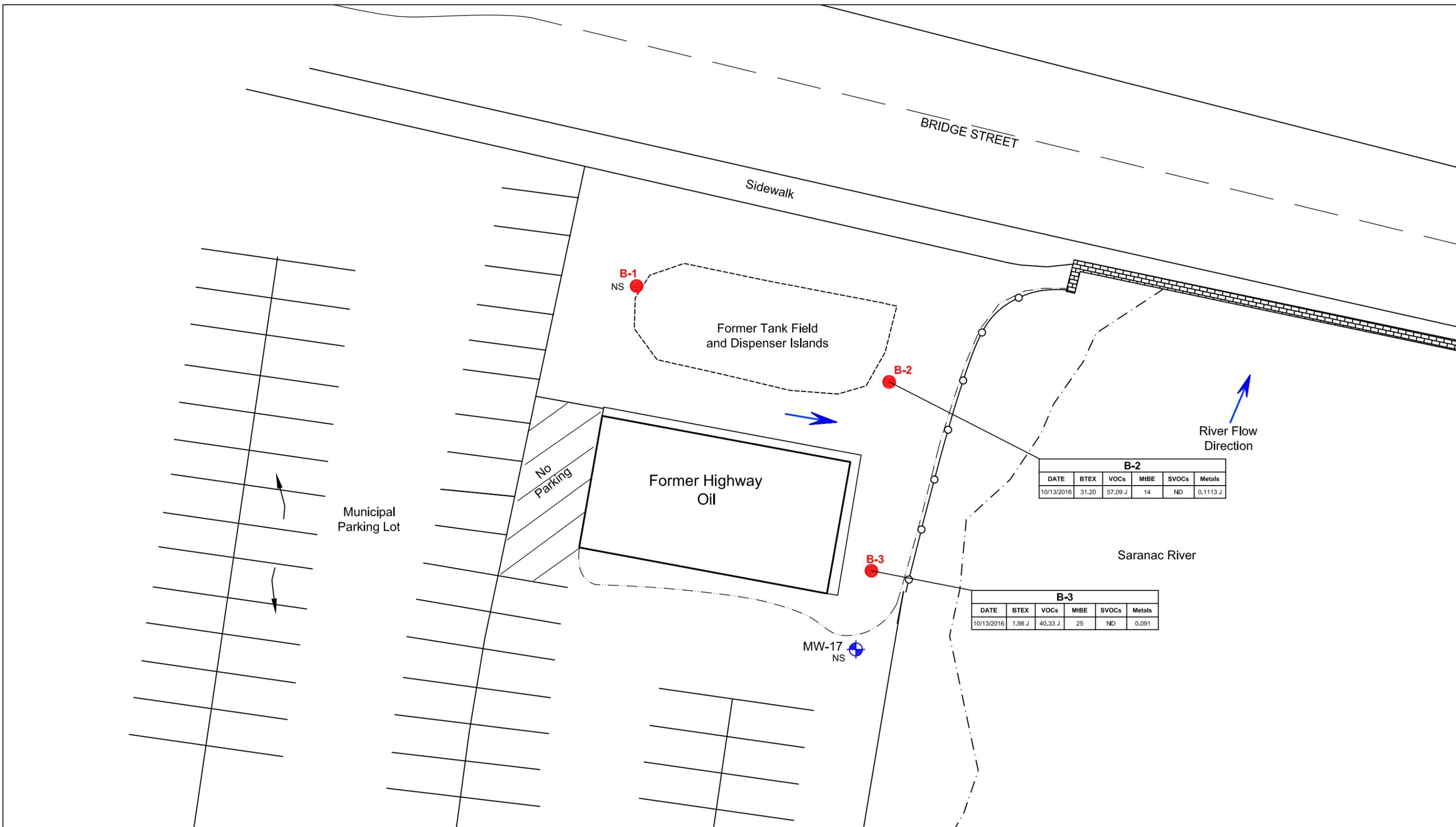
The NYSDEC Region 5 office should be contacted regarding the VOC detections above the NYSDEC groundwater standards to determine if additional work is required or if this is not a concern given the history of the Site and the adjacent investigated property.

APPENDIX A

Figures







APPENDIX B

Boring Logs

Client: The Chazen Companies

Project: Durkee Street - Former Highway Oil

Street Address: 40 Bridge Street

City / State: Plattsburgh, New York

Drilling Company: Aztech Environmental Technologies

Driller: R. Gannon

Logged By: A. Yecies

Drilling Method: Direct Push

Borehole Diameter: 2.25"

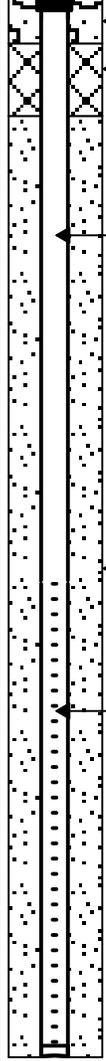
Borehole Depth: 22.3'

Ground Elevation: NA

Depth to Water: 18.50

Start Date: 10/13/16

Finish Date: 10/13/16

Depth (Feet)	Sample ID	Sample Interval (Feet)	Recovery (Feet)	Headspace PID (ppm)	Description	Depth (Feet)	Well Construction Diagram	Annotation
1	Lab Sample	0-5	2/5	5.4	Brown, dry, fine GRAVEL and fine to medium SAND (FILL)	1		Native Fill
2								
3						3		Bentonite Seal
4						4		
5		5-10	1.5/5	4.0		5		1" Riser
6								
7						7		
8						8		
9						9		
10		10-15	2/5	3.0		10		
11								
12						12		
13						13		Sand Pack
14						14		
15		15-20	0.25/5	2.4	Very little recovery, rock in tip of sampler	15		1" 10-Slot Screen
16								
17						17		
18						18		
19						19		
20	Lab Sample	20-21	1.9/5	6.5	Brown, moist, fine GRAVEL and fine to medium SAND (TILL)	20		
21								
22					GRAVEL (TILL)	22		
23					Black, wet, organic PEAT	23		
24					Probe Refusal at 21.9'	24		
25						25		

Notes:

PID - Photoionization Detector

ppm - Parts Per Million

' - Feet

" - Inches

Client: The Chazen Companies

Project: Durkee Street - Former Highway Oil

Street Address: 40 Bridge Street

City / State: Plattsburgh, New York

Drilling Company: Aztech Environmental Technologies

Driller: R. Gannon

Logged By: A. Yecies

Drilling Method: Direct Push

Borehole Diameter: 2.25"

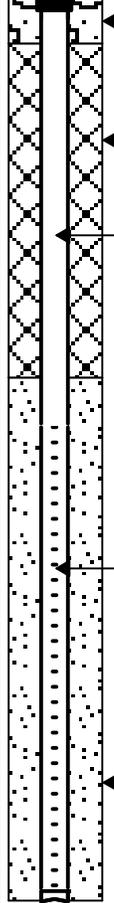
Borehole Depth: 21'

Ground Elevation: NA

Depth to Water: NA

Start Date: 10/13/16

Finish Date: 10/13/16

Depth (Feet)	Sample ID	Sample Interval (Feet)	Recovery (Feet)	Headspace PID (ppm)	Description	Depth (Feet)	Well Construction Diagram	Annotation		
1	Lab Sample	0-5	3/5	1.1	Light brown, dry, fine GRAVEL and fine to medium SAND (FILL)	1		Native Fill Bentonite Seal 1" Riser 1" 10-Slot Screen Sand Pack		
2										
3										
4										
5		5-10	2/5	4.1		6				
7										
8										
9										
10										
11	Lab Sample	10-15	2/5	2.4	Gray/Black, moist, CLAY, trace silt	12				
12				1.9		13				
13										
14		15-20	3/5	1.9	Brown, moist, fine SAND, some Clay, trace silt	15				
15										
16	17	3/5	1.7	Brown, wet, fine to medium SAND, SILT and CLAY (TILL)	16					
17										
18	20-25	1/5	2.6	Gray/brown, moist, fine GRAVEL, SILT, CLAY (TILL)	18					
19										
20										
21					Probe Refusal @ 21'					
22										
23										
24										
25										

Notes:

PID - Photoionization Detector

ppm - Parts Per Million

' - Feet

" - Inches

Woman Owned Business

5 McCrea Hill Road, Ballston Spa, NY 12020
518.885-5383 | aztechenv.com

Client: The Chazen Companies

Project: Durkee Street - Former Highway Oil

Street Address: 40 Bridge Street

City / State: Plattsburgh, New York

Drilling Company: Aztech Environmental Technologies

Driller: R. Gannon

Logged By: A. Yecies

Drilling Method: Direct Push

Borehole Diameter: 2.25"

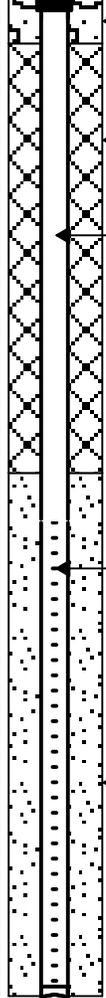
Borehole Depth: 21'

Ground Elevation: NA

Depth to Water: 18.50

Start Date: 10/13/16

Finish Date: 10/13/16

Depth (Feet)	Sample ID	Sample Interval (Feet)	Recovery (Feet)	Headspace PID (ppm)	Description	Depth (Feet)	Well Construction Diagram	Annotation			
1	Lab Sample	0-5	2/5	1.8	Brown, dry, fine GRAVEL and fine to medium SAND (FILL)	1		Native Fill			
2											
3						3		Bentonite Seal			
4						4					
5		5-10	1/5	1.5		5		1" Riser			
6									6		
7						7					
8						8					
9						9					
10		10-15	3.5/5	20	Gray, moist, CLAY, some Silt	10					
11							11				
12						15	Brown, moist, fine GRAVEL and fine to medium SAND (TILL)	12			
13						13					
14				1.0	GRAVEL and weathered BEDROCK (TILL)	14					
15		15-20	2.5/5	3.5	Weathered BEDROCK and TILL	15					
16									16		
17									17		
18						18					
19						19					
20	Lab Sample	20-21	1/5	77	Black, wet, organic PEAT, petroleum odor	20					
21					Probe Refusal at 21'	21					
22						22					
23						23					
24						24					
25						25					

Notes:

PID - Photoionization Detector

ppm - Parts Per Million

' - Feet

" - Inches

APPENDIX C

Tables

SOIL ANALYTICAL RESULTS
Volatile Organic Compounds
TABLE - 1
Former Highway Oil
40 Bridge Street
Plattsburgh, Clinton County, New York

Sample ID:	B-1 (15'-18')	SB-2 (19'-21')	SB-3 (20'-21')	Unrestricted Use SCO Subpart 375-6.8 (a) or CP-51	Commercial Use SCO Subpart 375-6.8 (b)
Soil Headspace Reading:	1.9	77.0	6.5		
Sample Date:	10/13/16	10/13/16	10/13/16		
VOCs (EPA Method 8260)	Results in µg/kg			µg/kg	
1,1,1,2-Tetrachloroethane	ND	ND	ND		
1,1,1-Trichloroethane	ND	ND	ND	680	500,000
1,1,2,2-Tetrachloroethane	ND	ND	ND		
1,1,2-Trichloro-1,2,2-trifluoroethane	ND	ND	ND		
1,1,2-Trichloroethane	ND	ND	ND		
1,1-Dichloroethane	ND	ND	ND	270	240,000
1,1-Dichloroethene	ND	ND	ND	330	500,000
1,1-Dichloropropene	ND	ND	ND		
1,2,3-Trichlorobenzene	ND	ND	ND		
1,2,3-Trichloropropane	ND	ND	ND		
1,2,4-Trichlorobenzene	ND *	ND	ND		
1,2,4-Trimethylbenzene	ND	16	4.7 J	3,600	190,000
1,2-Dibromo-3-Chloropropane	ND	ND	ND		
1,2-Dibromoethane	ND	ND	ND		
1,2-Dichlorobenzene	ND	ND	ND	1,100	500,000
1,2-Dichloroethane	ND	ND	ND	20	30,000
1,2-Dichloropropane	ND	ND	ND		
1,3,5-Trimethylbenzene	ND	3.9 J	1.2 J	8,400	190,000
1,3-Dichlorobenzene	ND	ND	ND	2,400	280,000
1,3-Dichloropropane	ND	ND	ND		
1,4-Dichlorobenzene	ND	ND	ND	1,800	130,000
2,2-Dichloropropane	ND	ND	ND		
2-Butanone (MEK)	ND	35 J	ND	120	500,000
2-Chlorotoluene	ND	ND	ND		
2-Hexanone	ND	ND	ND		
4-Chlorotoluene	ND	ND	ND		
4-Methyl-2-pentanone (MIBK)	ND	ND	ND		
Acetone	ND	170 B	14 J B	50	500,000
Benzene	ND	ND	ND	60	44,000
Bromobenzene	ND	ND	ND		
Bromochloromethane	ND	ND	ND		
Bromodichloromethane	ND	ND	ND		
Bromoform	ND	ND	ND		
Bromomethane	ND	ND	ND		
Carbon disulfide	ND	ND	ND		
Carbon tetrachloride	ND	ND	ND	760	22,000
Chlorobenzene	ND	ND	ND	1,100	500,000
Chloroethane	ND	ND	ND		
Chloroform	0.53 J	ND	0.42 J	370	350,000
Chloromethane	ND	ND	ND		
cis-1,2-Dichloroethene	ND	ND	ND	250	500,000
cis-1,3-Dichloropropene	ND	ND	ND		
Cyclohexane	ND	ND	ND		
Dibromochloromethane	ND	ND	ND		
Dichlorodifluoromethane	ND	ND	ND		
Ethylbenzene	ND	3.9 J	ND	1,000	390,000
Hexachlorobutadiene	ND	ND	ND		
Isopropylbenzene	ND	4.1 J	ND	2,300	
Methyl acetate	ND	ND	ND		
Methyl tert-butyl ether	ND	1.9 J	ND	930	500,000
Methylcyclohexane	ND	ND	ND		
Methylene Chloride	19 *	ND	ND	50	500,000
Naphthalene	ND	2.5 J	ND	12,000	
n-Butylbenzene	ND	9.0	ND	12,000	
N-Propylbenzene	ND	23	ND	3,900	500,000
p-Isopropyltoluene	ND	1.7 J	ND	10,000	
sec-Butylbenzene	ND	14	ND	11,000	500,000
Styrene	ND	ND	ND		
tert-Butylbenzene	ND	1.4 J	ND	5,900	500,000
Tetrachloroethene	ND	ND	ND	1,300	150,000
Toluene	ND	6.4 J	ND	700	500,000
trans-1,2-Dichloroethene	ND	ND	ND	190	500,000
trans-1,3-Dichloropropene	ND	ND	ND		
Trichloroethene	ND	ND	ND	470	200,000
Trichlorofluoromethane	ND	ND	ND		
Vinyl chloride	ND	ND	ND	20	13,000
Xylenes, Total	ND	17	ND	260	500000

Notes:
All results presented in micrograms per kilogram (µg/kg)
Volatile Organic Compounds analyzed using USEPA Method 8260
Bold Value = analytical result detected above laboratory detection limit
ND = Not Detected
* = LCS or LCSD is outside acceptable limits for Methylene Chloride
* = The %RPD of the laboratory control sample (LCS) and laboratory control sample duplicate (LCSD) recovered outside control limits for 1,2,4-Trichlorobenzene and Methylene Chloride
J = Result is less than the laboratory reporting limit but greater than or equal to the method detection limit and the concentration is an approximate value
B = Compound was found in the method blank and the sample
Blank cells = no SCO available

SOIL ANALYTICAL RESULTS
 Metals, PCBs, Semivolatile Organic Compounds
 TABLE - 1
 Former Highway Oil
 40 Bridge Street
 Plattsburgh, Clinton County, New York

Sample ID:	B-1 (0-5')	SB-2 (0-5')	SB-3 (0-5')	Unrestricted Use SCO Subpart 375-6.8 (a) or CP-51	Commercial Use SCO Subpart 375-6.8 (b)
Soil Headspace Reading:	1.1	1.0	5.4		
Sample Date:	10/13/16	10/13/16	10/13/16		
8 RCRA Metals	Results in mg/kg			mg/kg	
Arsenic	0.72 J	1.5 J	2.4	13	16
Barium	10.4	16.5	25.2	350	400
Cadmium	ND	0.077 J	0.12 J	2.5	9.3
Chromium	2.5	5.6	9.3	30	1,500
Lead	0.94 J	4.3	15.9	63	1,000
Mercury	ND	ND	ND	0.18	2.8
Selenium	ND	ND	ND	3.9	1,500
Silver	ND	ND	ND	2.0	1,500
Notes:					
8 RCRA Metals analyzed by EPA Method 6010; Mercury analyzed by EPA Method 7471					
All results presented in milligrams per kilogram (mg/kg)					
Bold Value = analytical result detected above laboratory detection limit					
J = Result is less than the laboratory reporting limit but greater than or equal to the method detection limit and the concentration is an approximate value					

Sample ID:	B-1 (0-5')	SB-2 (0-5')	SB-3 (0-5')	Unrestricted Use SCO Subpart 375-6.8 (a) or CP-51	Commercial Use SCO Subpart 375-6.8 (b)
Soil Headspace Reading:	1.1	1.0	5.4		
Sample Date:	10/13/16	10/13/16	10/13/16		
PCBs	Results in mg/kg			mg/kg	
PCB-1254	ND	ND	ND	0.1	1.0
PCB-1248	ND	ND	ND	0.1	1.0
PCB-1242	ND	ND	ND	0.1	1.0
PCB-1260	ND	ND	ND	0.1	1.0
PCB-1232	ND	ND	ND	0.1	1.0
PCB-1221	ND	ND	ND	0.1	1.0
PCB-1016	ND	ND	ND	0.1	1.0
Notes:					
All results presented in milligrams per kilogram (mg/kg)					
PCBs analyzed by EPA Method 8082					

Sample ID:	B-1 (15'-18')	SB-2 (19'-21')	SB-3 (20'-21')	Unrestricted Use SCO Subpart 375-6.8 (a) or CP-51	Commercial Use SCO Subpart 375-6.8 (b)
Soil Headspace Reading:	1.9	77.0	6.5		
Sample Date:	10/13/16	10/13/16	10/13/16		
SVOCS	Results in µg/kg			µg/kg	
Acenaphthene	ND	ND	ND	20,000	500,000
Acenaphthylene	ND	ND	ND	100,000	500,000
Anthracene	ND	ND	ND	100,000	500,000
Benzo(a)anthracene	ND	ND	ND	1,000	5,600
Benzo(a)pyrene	ND	ND	ND	1,000	1,000
Benzo(b)fluoranthene	ND	ND	ND	1,000	5,600
Benzo(g,h,i)perylene	ND	ND	39 J	100,000	500,000
Benzo(k)fluoranthene	ND	ND	ND	800	56,000
Chrysene	ND	ND	ND	1,000	56,000
Dibenz(a,h)anthracene	ND	ND	ND	330	560
Fluoranthene	ND	ND	ND	100,000	500,000
Fluorene	ND	ND	ND	30,000	500,000
Indeno(1,2,3-cd)pyrene	ND	ND	ND	500	5,600
Naphthalene	ND	ND	ND	12,000	500,000
Phenanthrene	ND	ND	ND	100,000	500,000
Pyrene	ND	ND	ND	100,000	500,000
Notes:					
Semi-Volatile Organic Compounds analyzed using USEPA Method 8270 for the NYSDEC STARS list of analytes					
All results presented in micrograms per kilogram (µg/kg)					
J = Result is less than the laboratory reporting limit but greater than or equal to the method detection limit and the concentration is an approximate value					

GROUNDWATER ELEVATION DATA
 TABLE - 2
 Former Highway Oil
 40 Bridge Street
 Plattsburgh, Clinton County, New York

Well ID		B-1	B-2	B-3
TOP OF CASING		98.70	97.43	99.55
TOP OF SCREENED INTERVAL		89.70	86.43	87.25
BOTTOM OF MONITORING WELL		79.70	76.43	77.25
GAUGING DATE		Corrected Groundwater Elevations		
10/13/2016	GW Elev	DRY	78.93	77.05
	DTW	DRY @ 18.22'	18.50	22.50
Notes: GW Elev = Groundwater Elevation (ft.) DTW = Depth to water (ft.) PT = Product thickness (ft) Survey conducted by Aztech Technologies Inc. on 10/13/16 Survey used an arbitrary site benchmark of 100.00 feet				

GROUNDWATER ANALYTICAL RESULTS
Volatile Organic Compounds
TABLE - 3
Former Highway Oil
40 Birdge Street
Plattsburgh, Clinton County, New York

Sample ID:	B-1	B-2	B-3	NYSDEC Groundwater Standard
Sample Date:	10/13/16	10/13/16	10/13/16	
VOCs	Values in µg/l			
1,1,1,2-Tetrachloroethane	NS	ND	ND	5
1,1,1-Trichloroethane	NS	ND	ND	5
1,1,2,2-Tetrachloroethane	NS	ND	ND	5
1,1,2-Trichloro-1,2,2-trifluoroethane	NS	ND	ND	5
1,1,2-Trichloroethane	NS	ND	ND	1
1,1-Dichloroethane	NS	ND	ND	5
1,1-Dichloroethene	NS	ND	ND	0.7
1,1-Dichloropropene	NS	ND	ND	5
1,2,3-Trichlorobenzene	NS	ND	ND	5
1,2,3-Trichloropropane	NS	ND	ND	0.04
1,2,4-Trichlorobenzene	NS	ND	ND	5
1,2,4-Trimethylbenzene	NS	2.4	ND	5
1,2-Dibromo-3-Chloropropane	NS	ND	ND	0.04
1,2-Dibromoethane (EDB)	NS	ND	ND	0.0006
1,2-Dichlorobenzene	NS	ND	ND	3
1,2-Dichloroethane	NS	ND	ND	0.6
1,2-Dichloropropane	NS	ND	ND	1
1,3,5-Trimethylbenzene	NS	ND	ND	5
1,3-Dichlorobenzene	NS	ND	ND	3
1,3-Dichloropropane	NS	ND	ND	5
1,4-Dichlorobenzene	NS	ND	ND	3
2,2-Dichloropropane	NS	ND	ND	5
2-Butanone (MEK)	NS	ND	ND	50
2-Chlorotoluene	NS	ND	ND	5
2-Hexanone	NS	ND	ND	50
4-Chlorotoluene	NS	ND	ND	5
4-Methyl-2-pentanone (MIBK)	NS	ND	ND	
Acetone	NS	6.3 J	9.1 J	50
Benzene	NS	13	0.75 J	1
Bromobenzene	NS	ND	ND	5
Bromochloromethane	NS	ND	ND	5
Bromodichloromethane	NS	ND	ND	5
Bromoform	NS	ND	ND	50
Bromomethane	NS	ND	ND	5
Carbon disulfide	NS	0.41 J	ND	60
Carbon tetrachloride	NS	ND	ND	5
Chlorobenzene	NS	ND	ND	5
Chloroethane	NS	ND	ND	5
Chloroform	NS	0.43 J	ND	7
Chloromethane	NS	ND	ND	5
cis-1,2-Dichloroethene	NS	ND	ND	5
cis-1,3-Dichloropropene	NS	ND	ND	0.4*
Cyclohexane	NS	ND	3.5	
Dibromomethane	NS	ND	ND	5
Dibromochloromethane	NS	ND	ND	50
Dichlorodifluoromethane	NS	ND	ND	5
Ethylbenzene	NS	3.2	ND	5
Hexachlorobutadiene	NS	ND	ND	0.01
Isopropylbenzene	NS	ND	ND	5
Methyl acetate	NS	ND	ND	
Methyl tert-butyl ether	NS	14	25	10
Methylcyclohexane	NS	0.55 J	ND	
Methylene Chloride	NS	ND	ND	5
Naphthalene	NS	ND	ND	10
n-Butylbenzene	NS	ND	ND	5
N-Propylbenzene	NS	1.8	ND	5
p-Isopropyltoluene	NS	ND	ND	5
sec-Butylbenzene	NS	ND	ND	5
Styrene	NS	ND	ND	5
tert-Butylbenzene	NS	ND	ND	5
Tetrachloroethene	NS	ND	ND	5
Toluene	NS	1.0	0.88 J	5
trans-1,2-Dichloroethene	NS	ND	ND	5
trans-1,3-Dichloropropene	NS	ND	ND	0.4*
Trichloroethene	NS	ND	ND	5
Trichlorofluoromethane	NS	ND	ND	5
Vinyl chloride	NS	ND	ND	2
Xylenes, Total	NS	14	1.1 J	5

Notes:

Volatile Organic Compounds analyzed using USEPA Method 8260

All results presented in micrograms per liter (µg/l)

* = NYSDEC standard of 0.4 µg/l applies to the sum of cis- and trans-1,3-dichloropropene

Bold Value = analytical result detected above laboratory detection limit

ND = Not Detected

NS = Not Sampled

Red = Detected above NYSDEC groundwater standard

J = Result is less than the laboratory reporting limit but greater than or equal to the method detection limit and the concentration is an approximate value

GROUNDWATER ANALYTICAL RESULTS
Semivolatile Organic Compounds and 8 RCRA Metals (Dissolved Phase)

TABLE - 3
Former Highway Oil
40 Bridge Street
Plattsburgh, Clinton County, New York

Sample ID:	B-1	B-2	B-3	NYSDEC Groundwater Standard
Sample Date:	10/13/16	10/13/16	10/13/16	
SVOCS	Values in µg/l			
Acenaphthene	NS	ND	ND	20
Acenaphthylene	NS	ND	ND	
Anthracene	NS	ND	ND	50
Benzo[a]anthracene	NS	ND	ND	0.002
Benzo[a]pyrene	NS	ND	ND	ND
Benzo[b]fluoranthene	NS	ND	ND	0.002
Benzo[g,h,i]perylene	NS	ND	ND	
Benzo[k]fluoranthene	NS	ND	ND	0.002
Chrysene	NS	ND	ND	0.002
Dibenz(a,h)anthracene	NS	ND	ND	
Fluoranthene	NS	ND	ND	50
Fluorene	NS	ND	ND	50
Indeno[1,2,3-cd]pyrene	NS	ND	ND	0.002
Naphthalene	NS	ND	ND	10
Phenanthrene	NS	ND	ND	50
Pyrene	NS	ND	ND	50
Notes:				
Semi-Volatile Organic Compounds analyzed using USEPA Method 8270 for the NYSDEC STARS Memo # 1 list of analytes				
All results presented in micrograms per liter (µg/l)				
Blank cells = no groundwater standard available				
ND = Not Detected				
NS = Not Sampled				

Sample ID:	B-1	B-2	B-3	NYSDEC Groundwater Standard
Sample Date:	10/13/16	10/13/16	10/13/16	
8 RCRA METALS	Values in mg/l			
Arsenic	NS	ND	ND	0.025
Barium	NS	0.11	0.091	1.0
Cadmium	NS	ND	ND	0.005
Chromium	NS	0.0013 J	ND	0.05
Lead	NS	ND	ND	0.025
Mercury	NS	ND	ND	0.0007
Selenium	NS	ND	ND	0.01
Notes:				
8 RCRA Metals analyzed by EPA Method 6010; Mercury analyzed by EPA Method 7471. Samples were filtered in the laboratory for dissolved phase concentrations				
All results presented in milligrams per liter (mg/l)				
Bold Value = analytical result detected above laboratory detection limit				
ND = Not Detected				
NS = Not Sampled				
J = Result is less than the laboratory reporting limit but greater than or equal to the method detection limit and the concentration is an approximate value				

APPENDIX D

Laboratory Analytical Reports

TestAmerica

THE LEADER IN ENVIRONMENTAL TESTING

ANALYTICAL REPORT

TestAmerica Laboratories, Inc.

TestAmerica Buffalo

10 Hazelwood Drive

Amherst, NY 14228-2298

Tel: (716)691-2600

TestAmerica Job ID: 480-107747-1

Client Project/Site: Durkee Street, Plattsburgh

Revision: 1

For:

Aztech Technologies Inc

5 McCrea Hill Road

Ballston Spa, New York 12020

Attn: Mr. Aaron Yecies



Authorized for release by:

10/27/2016 7:28:39 PM

Judy Stone, Senior Project Manager

(484)685-0868

judy.stone@testamericainc.com

LINKS

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results through
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The test results in this report meet all 2003 NELAC and 2009 TNI requirements for accredited parameters, exceptions are noted in this report. This report may not be reproduced except in full, and with written approval from the laboratory. For questions please contact the Project Manager at the e-mail address or telephone number listed on this page.

This report has been electronically signed and authorized by the signatory. Electronic signature is intended to be the legally binding equivalent of a traditionally handwritten signature.

Results relate only to the items tested and the sample(s) as received by the laboratory.

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Definitions/Glossary

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Qualifiers

GC/MS VOA

Qualifier	Qualifier Description
X	Surrogate is outside control limits
J	Result is less than the RL but greater than or equal to the MDL and the concentration is an approximate value.
B	Compound was found in the blank and sample.
*	RPD of the LCS and LCSD exceeds the control limits
*	LCS or LCSD is outside acceptance limits.

GC/MS Semi VOA

Qualifier	Qualifier Description
J	Result is less than the RL but greater than or equal to the MDL and the concentration is an approximate value.

Metals

Qualifier	Qualifier Description
J	Result is less than the RL but greater than or equal to the MDL and the concentration is an approximate value.

Glossary

Abbreviation	These commonly used abbreviations may or may not be present in this report.
α	Listed under the "D" column to designate that the result is reported on a dry weight basis
%R	Percent Recovery
CFL	Contains Free Liquid
CNF	Contains no Free Liquid
DER	Duplicate error ratio (normalized absolute difference)
Dil Fac	Dilution Factor
DL, RA, RE, IN	Indicates a Dilution, Re-analysis, Re-extraction, or additional Initial metals/anion analysis of the sample
DLC	Decision level concentration
MDA	Minimum detectable activity
EDL	Estimated Detection Limit
MDC	Minimum detectable concentration
MDL	Method Detection Limit
ML	Minimum Level (Dioxin)
NC	Not Calculated
ND	Not detected at the reporting limit (or MDL or EDL if shown)
PQL	Practical Quantitation Limit
QC	Quality Control
RER	Relative error ratio
RL	Reporting Limit or Requested Limit (Radiochemistry)
RPD	Relative Percent Difference, a measure of the relative difference between two points
TEF	Toxicity Equivalent Factor (Dioxin)
TEQ	Toxicity Equivalent Quotient (Dioxin)

Case Narrative

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Job ID: 480-107747-1

Laboratory: TestAmerica Buffalo

Narrative

**Job Narrative
480-107747-1**

Revision (1)

The report was revised as requested by the client to include additional VOA analytes.

Receipt

The samples were received on 10/15/2016 1:15 AM; the samples arrived in good condition, properly preserved and, where required, on ice. The temperature of the cooler at receipt was 0.9° C.

GC/MS VOA

Method(s) 8260C: Reported analyte concentrations in the following samples are below 200 ug/kg and may be biased low due to the samples not being collected according to 5035-L/5035A-L low-level specifications: B-2 (19-21') (480-107747-2) and B-3 (20-21') (480-107747-4).

Method(s) 8260C: Surrogate recovery for the following sample was outside control limits: B-2 (19-21') (480-107747-2). Evidence of matrix interference is present; therefore, re-analysis was not performed.

Method(s) 8260C: The %RPD of the laboratory control sample (LCS) and laboratory control standard duplicate (LCSD) for preparation batch 480-326405 recovered outside control limits for the following analyte: 1,2,4-Trichlorobenzene and Methylene Chloride: B-1 (15-18') (480-107747-6).

Method(s) 8260C: Reported analyte concentrations in the following samples are below 200 ug/kg and may be biased low due to the samples not being collected according to 5035-L/5035A-L low-level specifications: B-1 (15-18') (480-107747-6).

Method(s) 8260C: The laboratory control sample duplicate (LCSD) for preparation batch 480-326405 and analytical batch 480-326411 recovered outside control limits for the following analyte: Methylene Chloride. This analyte is a common laboratory contaminant therefore the data has been reported. B-1 (15-18') (480-107747-6)

No additional analytical or quality issues were noted, other than those described above or in the Definitions/Glossary page.

GC/MS Semi VOA

No analytical or quality issues were noted, other than those described in the Definitions/Glossary page.

GC Semi VOA

No analytical or quality issues were noted, other than those described in the Definitions/Glossary page.

Metals

No analytical or quality issues were noted, other than those described in the Definitions/Glossary page.

Organic Prep

Method(s) 3550C: The following sample: B-1 (0-5') (480-107747-5) was decanted prior to preparation.

No additional analytical or quality issues were noted, other than those described above or in the Definitions/Glossary page.

Detection Summary

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Client Sample ID: B-2 (0-5')

Lab Sample ID: 480-107747-1

Analyte	Result	Qualifier	RL	MDL	Unit	Dil Fac	D	Method	Prep Type
Arsenic	1.5	J	2.2	0.44	mg/Kg	1	☒	6010C	Total/NA
Barium	16.5		0.54	0.12	mg/Kg	1	☒	6010C	Total/NA
Cadmium	0.077	J	0.22	0.033	mg/Kg	1	☒	6010C	Total/NA
Chromium	5.6		0.54	0.22	mg/Kg	1	☒	6010C	Total/NA
Lead	4.3		1.1	0.26	mg/Kg	1	☒	6010C	Total/NA

Client Sample ID: B-2 (19-21')

Lab Sample ID: 480-107747-2

Analyte	Result	Qualifier	RL	MDL	Unit	Dil Fac	D	Method	Prep Type
1,2,4-Trimethylbenzene	16		8.0	1.5	ug/Kg	1	☒	8260C	Total/NA
1,3,5-Trimethylbenzene	3.9	J	8.0	0.52	ug/Kg	1	☒	8260C	Total/NA
2-Butanone (MEK)	35	J	40	2.9	ug/Kg	1	☒	8260C	Total/NA
Acetone	170	B	40	6.8	ug/Kg	1	☒	8260C	Total/NA
Ethylbenzene	3.9	J	8.0	0.55	ug/Kg	1	☒	8260C	Total/NA
Isopropylbenzene	4.1	J	8.0	1.2	ug/Kg	1	☒	8260C	Total/NA
Methyl tert-butyl ether	1.9	J	8.0	0.79	ug/Kg	1	☒	8260C	Total/NA
Naphthalene	2.5	J	8.0	1.1	ug/Kg	1	☒	8260C	Total/NA
n-Butylbenzene	9.0		8.0	0.70	ug/Kg	1	☒	8260C	Total/NA
N-Propylbenzene	23		8.0	0.64	ug/Kg	1	☒	8260C	Total/NA
p-Isopropyltoluene	1.7	J	8.0	0.64	ug/Kg	1	☒	8260C	Total/NA
sec-Butylbenzene	14		8.0	0.70	ug/Kg	1	☒	8260C	Total/NA
tert-Butylbenzene	1.4	J	8.0	0.84	ug/Kg	1	☒	8260C	Total/NA
Toluene	6.4	J	8.0	0.61	ug/Kg	1	☒	8260C	Total/NA
Xylenes, Total	17		16	1.4	ug/Kg	1	☒	8260C	Total/NA

Client Sample ID: B-3 (0-5')

Lab Sample ID: 480-107747-3

Analyte	Result	Qualifier	RL	MDL	Unit	Dil Fac	D	Method	Prep Type
Arsenic	2.4		2.0	0.41	mg/Kg	1	☒	6010C	Total/NA
Barium	25.2		0.51	0.11	mg/Kg	1	☒	6010C	Total/NA
Cadmium	0.12	J	0.20	0.031	mg/Kg	1	☒	6010C	Total/NA
Chromium	9.3		0.51	0.20	mg/Kg	1	☒	6010C	Total/NA
Lead	15.9		1.0	0.24	mg/Kg	1	☒	6010C	Total/NA

Client Sample ID: B-3 (20-21')

Lab Sample ID: 480-107747-4

Analyte	Result	Qualifier	RL	MDL	Unit	Dil Fac	D	Method	Prep Type
1,2,4-Trimethylbenzene	4.7	J	6.3	1.2	ug/Kg	1	☒	8260C	Total/NA
1,3,5-Trimethylbenzene	1.2	J	6.3	0.40	ug/Kg	1	☒	8260C	Total/NA
Acetone	14	J B	31	5.3	ug/Kg	1	☒	8260C	Total/NA
Chloroform	0.42	J	6.3	0.39	ug/Kg	1	☒	8260C	Total/NA
Benzo[g,h,i]perylene	39	J	210	22	ug/Kg	1	☒	8270D	Total/NA

Client Sample ID: B-1 (0-5')

Lab Sample ID: 480-107747-5

Analyte	Result	Qualifier	RL	MDL	Unit	Dil Fac	D	Method	Prep Type
Arsenic	0.72	J	2.2	0.45	mg/Kg	1	☒	6010C	Total/NA
Barium	10.4		0.56	0.12	mg/Kg	1	☒	6010C	Total/NA
Chromium	2.5		0.56	0.22	mg/Kg	1	☒	6010C	Total/NA
Lead	0.94	J	1.1	0.27	mg/Kg	1	☒	6010C	Total/NA

This Detection Summary does not include radiochemical test results.

TestAmerica Buffalo

Detection Summary

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Client Sample ID: B-1 (15-18')

Lab Sample ID: 480-107747-6

Analyte	Result	Qualifier	RL	MDL	Unit	Dil Fac	D	Method	Prep Type
Chloroform	0.53	J	6.1	0.37	ug/Kg	1	☼	8260C	Total/NA
Methylene Chloride	19	*	6.1	2.8	ug/Kg	1	☼	8260C	Total/NA

This Detection Summary does not include radiochemical test results.

TestAmerica Buffalo

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Client Sample Results

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Client Sample ID: B-2 (0-5')

Date Collected: 10/13/16 08:50

Date Received: 10/15/16 01:15

Lab Sample ID: 480-107747-1

Matrix: Solid

Percent Solids: 96.8

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		0.19	0.038	mg/Kg	☼	10/18/16 12:22	10/18/16 21:34	1
PCB-1221	ND		0.19	0.038	mg/Kg	☼	10/18/16 12:22	10/18/16 21:34	1
PCB-1232	ND		0.19	0.038	mg/Kg	☼	10/18/16 12:22	10/18/16 21:34	1
PCB-1242	ND		0.19	0.038	mg/Kg	☼	10/18/16 12:22	10/18/16 21:34	1
PCB-1248	ND		0.19	0.038	mg/Kg	☼	10/18/16 12:22	10/18/16 21:34	1
PCB-1254	ND		0.19	0.090	mg/Kg	☼	10/18/16 12:22	10/18/16 21:34	1
PCB-1260	ND		0.19	0.090	mg/Kg	☼	10/18/16 12:22	10/18/16 21:34	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
Tetrachloro-m-xylene	125		60 - 154	10/18/16 12:22	10/18/16 21:34	1
DCB Decachlorobiphenyl	129		65 - 174	10/18/16 12:22	10/18/16 21:34	1

Method: 6010C - Metals (ICP)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	1.5	J	2.2	0.44	mg/Kg	☼	10/21/16 15:36	10/23/16 13:04	1
Barium	16.5		0.54	0.12	mg/Kg	☼	10/21/16 15:36	10/23/16 13:04	1
Cadmium	0.077	J	0.22	0.033	mg/Kg	☼	10/21/16 15:36	10/23/16 13:04	1
Chromium	5.6		0.54	0.22	mg/Kg	☼	10/21/16 15:36	10/23/16 13:04	1
Lead	4.3		1.1	0.26	mg/Kg	☼	10/21/16 15:36	10/23/16 13:04	1
Selenium	ND		4.4	0.44	mg/Kg	☼	10/21/16 15:36	10/23/16 13:04	1
Silver	ND		0.65	0.22	mg/Kg	☼	10/21/16 15:36	10/23/16 13:04	1

Method: 7471B - Mercury (CVAA)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Mercury	ND		0.021	0.0084	mg/Kg	☼	10/17/16 10:15	10/17/16 13:09	1

Client Sample ID: B-2 (19-21')

Date Collected: 10/13/16 09:20

Date Received: 10/15/16 01:15

Lab Sample ID: 480-107747-2

Matrix: Solid

Percent Solids: 59.6

Method: 8260C - Volatile Organic Compounds by GC/MS

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
1,1,1,2-Tetrachloroethane	ND		8.0	0.80	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
1,1,1-Trichloroethane	ND		8.0	0.58	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
1,1,2,2-Tetrachloroethane	ND		8.0	1.3	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
1,1,2-Trichloro-1,2,2-trifluoroethane	ND		8.0	1.8	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
1,1,2-Trichloroethane	ND		8.0	1.0	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
1,1-Dichloroethane	ND		8.0	0.98	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
1,1-Dichloroethene	ND		8.0	0.98	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
1,1-Dichloropropene	ND		8.0	1.1	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
1,2,3-Trichlorobenzene	ND		8.0	0.85	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
1,2,3-Trichloropropane	ND		8.0	0.82	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
1,2,4-Trichlorobenzene	ND		8.0	0.49	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
1,2,4-Trimethylbenzene	16		8.0	1.5	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
1,2-Dibromo-3-Chloropropane	ND		8.0	4.0	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
1,2-Dibromoethane	ND		8.0	1.0	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
1,2-Dichlorobenzene	ND		8.0	0.63	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
1,2-Dichloroethane	ND		8.0	0.40	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
1,2-Dichloropropane	ND		8.0	4.0	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
1,3,5-Trimethylbenzene	3.9	J	8.0	0.52	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1

TestAmerica Buffalo

Client Sample Results

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Client Sample ID: B-2 (19-21')

Lab Sample ID: 480-107747-2

Date Collected: 10/13/16 09:20

Matrix: Solid

Date Received: 10/15/16 01:15

Percent Solids: 59.6

Method: 8260C - Volatile Organic Compounds by GC/MS (Continued)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
1,3-Dichlorobenzene	ND		8.0	0.41	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
1,3-Dichloropropane	ND		8.0	0.48	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
1,4-Dichlorobenzene	ND		8.0	1.1	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
2,2-Dichloropropane	ND		8.0	1.4	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
2-Butanone (MEK)	35	J	40	2.9	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
2-Chlorotoluene	ND		8.0	0.53	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
2-Hexanone	ND		40	4.0	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
4-Chlorotoluene	ND		8.0	0.95	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
4-Methyl-2-pentanone (MIBK)	ND		40	2.6	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Acetone	170	B	40	6.8	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Benzene	ND		8.0	0.39	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Bromobenzene	ND		8.0	1.4	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Bromochloromethane	ND		8.0	0.58	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Bromodichloromethane	ND		8.0	1.1	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Bromoform	ND		8.0	4.0	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Bromomethane	ND		8.0	0.72	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Carbon disulfide	ND		8.0	4.0	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Carbon tetrachloride	ND		8.0	0.78	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Chlorobenzene	ND		8.0	1.1	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Chlorodibromomethane	ND		8.0	1.0	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Chloroethane	ND		8.0	1.8	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Chloroform	ND		8.0	0.50	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Chloromethane	ND		8.0	0.49	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
cis-1,2-Dichloroethene	ND		8.0	1.0	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
cis-1,3-Dichloropropene	ND		8.0	1.2	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Cyclohexane	ND		8.0	1.1	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Dibromomethane	ND		8.0	0.83	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Dichlorodifluoromethane	ND		8.0	0.66	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Ethylbenzene	3.9	J	8.0	0.55	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Hexachlorobutadiene	ND		8.0	0.94	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Isopropylbenzene	4.1	J	8.0	1.2	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Methyl acetate	ND		40	4.9	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Methyl tert-butyl ether	1.9	J	8.0	0.79	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Methylcyclohexane	ND		8.0	1.2	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Methylene Chloride	ND		8.0	3.7	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Naphthalene	2.5	J	8.0	1.1	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
n-Butylbenzene	9.0		8.0	0.70	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
N-Propylbenzene	23		8.0	0.64	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
p-Isopropyltoluene	1.7	J	8.0	0.64	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
sec-Butylbenzene	14		8.0	0.70	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Styrene	ND		8.0	0.40	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
tert-Butylbenzene	1.4	J	8.0	0.84	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Tetrachloroethene	ND		8.0	1.1	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Toluene	6.4	J	8.0	0.61	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
trans-1,2-Dichloroethene	ND		8.0	0.83	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
trans-1,3-Dichloropropene	ND		8.0	3.5	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Trichloroethene	ND		8.0	1.8	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Trichlorofluoromethane	ND		8.0	0.76	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Vinyl chloride	ND		8.0	0.98	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1

TestAmerica Buffalo

Client Sample Results

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Client Sample ID: B-2 (19-21')

Date Collected: 10/13/16 09:20

Date Received: 10/15/16 01:15

Lab Sample ID: 480-107747-2

Matrix: Solid

Percent Solids: 59.6

Method: 8260C - Volatile Organic Compounds by GC/MS (Continued)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Xylenes, Total	17		16	1.4	ug/Kg	☼	10/18/16 21:09	10/19/16 04:07	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
<i>Toluene-d8 (Surr)</i>	110		71 - 125				10/18/16 21:09	10/19/16 04:07	1
<i>1,2-Dichloroethane-d4 (Surr)</i>	289	X	64 - 126				10/18/16 21:09	10/19/16 04:07	1
<i>4-Bromofluorobenzene (Surr)</i>	86		72 - 126				10/18/16 21:09	10/19/16 04:07	1
<i>Dibromofluoromethane (Surr)</i>	97		60 - 140				10/18/16 21:09	10/19/16 04:07	1

Method: 8270D - Semivolatile Organic Compounds (GC/MS)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Acenaphthene	ND		280	41	ug/Kg	☼	10/18/16 18:49	10/20/16 20:31	1
Acenaphthylene	ND		280	36	ug/Kg	☼	10/18/16 18:49	10/20/16 20:31	1
Anthracene	ND		280	69	ug/Kg	☼	10/18/16 18:49	10/20/16 20:31	1
Benzo[a]anthracene	ND		280	28	ug/Kg	☼	10/18/16 18:49	10/20/16 20:31	1
Benzo[a]pyrene	ND		280	41	ug/Kg	☼	10/18/16 18:49	10/20/16 20:31	1
Benzo[b]fluoranthene	ND		280	44	ug/Kg	☼	10/18/16 18:49	10/20/16 20:31	1
Benzo[g,h,i]perylene	ND		280	29	ug/Kg	☼	10/18/16 18:49	10/20/16 20:31	1
Benzo[k]fluoranthene	ND		280	36	ug/Kg	☼	10/18/16 18:49	10/20/16 20:31	1
Chrysene	ND		280	62	ug/Kg	☼	10/18/16 18:49	10/20/16 20:31	1
Dibenz(a,h)anthracene	ND		280	49	ug/Kg	☼	10/18/16 18:49	10/20/16 20:31	1
Fluoranthene	ND		280	29	ug/Kg	☼	10/18/16 18:49	10/20/16 20:31	1
Fluorene	ND		280	33	ug/Kg	☼	10/18/16 18:49	10/20/16 20:31	1
Indeno[1,2,3-cd]pyrene	ND		280	34	ug/Kg	☼	10/18/16 18:49	10/20/16 20:31	1
Naphthalene	ND		280	36	ug/Kg	☼	10/18/16 18:49	10/20/16 20:31	1
Pyrene	ND		280	33	ug/Kg	☼	10/18/16 18:49	10/20/16 20:31	1
Phenanthrene	ND		280	41	ug/Kg	☼	10/18/16 18:49	10/20/16 20:31	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
<i>2,4,6-Tribromophenol (Surr)</i>	97		39 - 146				10/18/16 18:49	10/20/16 20:31	1
<i>2-Fluorobiphenyl</i>	73		37 - 120				10/18/16 18:49	10/20/16 20:31	1
<i>2-Fluorophenol (Surr)</i>	60		18 - 120				10/18/16 18:49	10/20/16 20:31	1
<i>Phenol-d5 (Surr)</i>	63		11 - 120				10/18/16 18:49	10/20/16 20:31	1
<i>p-Terphenyl-d14 (Surr)</i>	80		65 - 153				10/18/16 18:49	10/20/16 20:31	1
<i>Nitrobenzene-d5 (Surr)</i>	72		34 - 132				10/18/16 18:49	10/20/16 20:31	1

Client Sample ID: B-3 (0-5')

Date Collected: 10/13/16 10:43

Date Received: 10/15/16 01:15

Lab Sample ID: 480-107747-3

Matrix: Solid

Percent Solids: 98.7

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		0.18	0.036	mg/Kg	☼	10/18/16 12:22	10/18/16 21:50	1
PCB-1221	ND		0.18	0.036	mg/Kg	☼	10/18/16 12:22	10/18/16 21:50	1
PCB-1232	ND		0.18	0.036	mg/Kg	☼	10/18/16 12:22	10/18/16 21:50	1
PCB-1242	ND		0.18	0.036	mg/Kg	☼	10/18/16 12:22	10/18/16 21:50	1
PCB-1248	ND		0.18	0.036	mg/Kg	☼	10/18/16 12:22	10/18/16 21:50	1
PCB-1254	ND		0.18	0.087	mg/Kg	☼	10/18/16 12:22	10/18/16 21:50	1
PCB-1260	ND		0.18	0.087	mg/Kg	☼	10/18/16 12:22	10/18/16 21:50	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
<i>Tetrachloro-m-xylene</i>	104		60 - 154				10/18/16 12:22	10/18/16 21:50	1

TestAmerica Buffalo

Client Sample Results

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Client Sample ID: B-3 (0-5')

Date Collected: 10/13/16 10:43

Date Received: 10/15/16 01:15

Lab Sample ID: 480-107747-3

Matrix: Solid

Percent Solids: 98.7

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography (Continued)

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
DCB Decachlorobiphenyl	110		65 - 174	10/18/16 12:22	10/18/16 21:50	1

Method: 6010C - Metals (ICP)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	2.4		2.0	0.41	mg/Kg	☼	10/21/16 15:36	10/23/16 13:07	1
Barium	25.2		0.51	0.11	mg/Kg	☼	10/21/16 15:36	10/23/16 13:07	1
Cadmium	0.12	J	0.20	0.031	mg/Kg	☼	10/21/16 15:36	10/23/16 13:07	1
Chromium	9.3		0.51	0.20	mg/Kg	☼	10/21/16 15:36	10/23/16 13:07	1
Lead	15.9		1.0	0.24	mg/Kg	☼	10/21/16 15:36	10/23/16 13:07	1
Selenium	ND		4.1	0.41	mg/Kg	☼	10/21/16 15:36	10/23/16 13:07	1
Silver	ND		0.61	0.20	mg/Kg	☼	10/21/16 15:36	10/23/16 13:07	1

Method: 7471B - Mercury (CVAA)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Mercury	ND		0.020	0.0082	mg/Kg	☼	10/17/16 10:15	10/17/16 13:11	1

Client Sample ID: B-3 (20-21')

Date Collected: 10/13/16 11:00

Date Received: 10/15/16 01:15

Lab Sample ID: 480-107747-4

Matrix: Solid

Percent Solids: 79.7

Method: 8260C - Volatile Organic Compounds by GC/MS

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
1,1,1,2-Tetrachloroethane	ND		6.3	0.63	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
1,1,1-Trichloroethane	ND		6.3	0.45	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
1,1,2,2-Tetrachloroethane	ND		6.3	1.0	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
1,1,2-Trichloro-1,2,2-trifluoroethane	ND		6.3	1.4	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
1,1,2-Trichloroethane	ND		6.3	0.81	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
1,1-Dichloroethane	ND		6.3	0.76	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
1,1-Dichloroethene	ND		6.3	0.77	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
1,1-Dichloropropene	ND		6.3	0.89	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
1,2,3-Trichlorobenzene	ND		6.3	0.66	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
1,2,3-Trichloropropane	ND		6.3	0.64	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
1,2,4-Trichlorobenzene	ND		6.3	0.38	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
1,2,4-Trimethylbenzene	4.7	J	6.3	1.2	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
1,2-Dibromo-3-Chloropropane	ND		6.3	3.1	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
1,2-Dibromoethane	ND		6.3	0.80	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
1,2-Dichlorobenzene	ND		6.3	0.49	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
1,2-Dichloroethane	ND		6.3	0.31	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
1,2-Dichloropropane	ND		6.3	3.1	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
1,3,5-Trimethylbenzene	1.2	J	6.3	0.40	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
1,3-Dichlorobenzene	ND		6.3	0.32	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
1,3-Dichloropropane	ND		6.3	0.38	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
1,4-Dichlorobenzene	ND		6.3	0.88	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
2,2-Dichloropropane	ND		6.3	1.1	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
2-Butanone (MEK)	ND		31	2.3	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
2-Chlorotoluene	ND		6.3	0.41	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
2-Hexanone	ND		31	3.1	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
4-Chlorotoluene	ND		6.3	0.74	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
4-Methyl-2-pentanone (MIBK)	ND		31	2.1	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Acetone	14	J B	31	5.3	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1

TestAmerica Buffalo

Client Sample Results

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Client Sample ID: B-3 (20-21')

Lab Sample ID: 480-107747-4

Date Collected: 10/13/16 11:00

Matrix: Solid

Date Received: 10/15/16 01:15

Percent Solids: 79.7

Method: 8260C - Volatile Organic Compounds by GC/MS (Continued)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Benzene	ND		6.3	0.31	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Bromobenzene	ND		6.3	1.1	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Bromochloromethane	ND		6.3	0.45	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Bromodichloromethane	ND		6.3	0.84	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Bromoform	ND		6.3	3.1	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Bromomethane	ND		6.3	0.56	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Carbon disulfide	ND		6.3	3.1	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Carbon tetrachloride	ND		6.3	0.61	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Chlorobenzene	ND		6.3	0.83	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Chlorodibromomethane	ND		6.3	0.80	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Chloroethane	ND		6.3	1.4	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Chloroform	0.42	J	6.3	0.39	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Chloromethane	ND		6.3	0.38	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
cis-1,2-Dichloroethene	ND		6.3	0.80	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
cis-1,3-Dichloropropene	ND		6.3	0.90	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Cyclohexane	ND		6.3	0.88	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Dibromomethane	ND		6.3	0.64	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Dichlorodifluoromethane	ND		6.3	0.52	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Ethylbenzene	ND		6.3	0.43	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Hexachlorobutadiene	ND		6.3	0.73	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Isopropylbenzene	ND		6.3	0.94	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Methyl acetate	ND		31	3.8	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Methyl tert-butyl ether	ND		6.3	0.61	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Methylcyclohexane	ND		6.3	0.95	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Methylene Chloride	ND		6.3	2.9	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Naphthalene	ND		6.3	0.84	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
n-Butylbenzene	ND		6.3	0.54	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
N-Propylbenzene	ND		6.3	0.50	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
p-Isopropyltoluene	ND		6.3	0.50	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
sec-Butylbenzene	ND		6.3	0.54	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Styrene	ND		6.3	0.31	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
tert-Butylbenzene	ND		6.3	0.65	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Tetrachloroethene	ND		6.3	0.84	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Toluene	ND		6.3	0.47	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
trans-1,2-Dichloroethene	ND		6.3	0.65	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
trans-1,3-Dichloropropene	ND		6.3	2.8	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Trichloroethene	ND		6.3	1.4	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Trichlorofluoromethane	ND		6.3	0.59	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Vinyl chloride	ND		6.3	0.76	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1
Xylenes, Total	ND		13	1.1	ug/Kg	☼	10/18/16 21:09	10/19/16 04:32	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
Toluene-d8 (Surr)	105		71 - 125	10/18/16 21:09	10/19/16 04:32	1
1,2-Dichloroethane-d4 (Surr)	103		64 - 126	10/18/16 21:09	10/19/16 04:32	1
4-Bromofluorobenzene (Surr)	98		72 - 126	10/18/16 21:09	10/19/16 04:32	1
Dibromofluoromethane (Surr)	102		60 - 140	10/18/16 21:09	10/19/16 04:32	1

Method: 8270D - Semivolatile Organic Compounds (GC/MS)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Acenaphthene	ND		210	31	ug/Kg	☼	10/18/16 18:49	10/20/16 20:06	1

TestAmerica Buffalo

Client Sample Results

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Client Sample ID: B-3 (20-21')

Date Collected: 10/13/16 11:00

Date Received: 10/15/16 01:15

Lab Sample ID: 480-107747-4

Matrix: Solid

Percent Solids: 79.7

Method: 8270D - Semivolatile Organic Compounds (GC/MS) (Continued)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Acenaphthylene	ND		210	27	ug/Kg	☼	10/18/16 18:49	10/20/16 20:06	1
Anthracene	ND		210	51	ug/Kg	☼	10/18/16 18:49	10/20/16 20:06	1
Benzo[a]anthracene	ND		210	21	ug/Kg	☼	10/18/16 18:49	10/20/16 20:06	1
Benzo[a]pyrene	ND		210	31	ug/Kg	☼	10/18/16 18:49	10/20/16 20:06	1
Benzo[b]fluoranthene	ND		210	33	ug/Kg	☼	10/18/16 18:49	10/20/16 20:06	1
Benzo[g,h,i]perylene	39	J	210	22	ug/Kg	☼	10/18/16 18:49	10/20/16 20:06	1
Benzo[k]fluoranthene	ND		210	27	ug/Kg	☼	10/18/16 18:49	10/20/16 20:06	1
Chrysene	ND		210	46	ug/Kg	☼	10/18/16 18:49	10/20/16 20:06	1
Dibenz(a,h)anthracene	ND		210	37	ug/Kg	☼	10/18/16 18:49	10/20/16 20:06	1
Fluoranthene	ND		210	22	ug/Kg	☼	10/18/16 18:49	10/20/16 20:06	1
Fluorene	ND		210	24	ug/Kg	☼	10/18/16 18:49	10/20/16 20:06	1
Indeno[1,2,3-cd]pyrene	ND		210	26	ug/Kg	☼	10/18/16 18:49	10/20/16 20:06	1
Naphthalene	ND		210	27	ug/Kg	☼	10/18/16 18:49	10/20/16 20:06	1
Pyrene	ND		210	24	ug/Kg	☼	10/18/16 18:49	10/20/16 20:06	1
Phenanthrene	ND		210	31	ug/Kg	☼	10/18/16 18:49	10/20/16 20:06	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
2,4,6-Tribromophenol (Surr)	86		39 - 146				10/18/16 18:49	10/20/16 20:06	1
2-Fluorobiphenyl	79		37 - 120				10/18/16 18:49	10/20/16 20:06	1
2-Fluorophenol (Surr)	58		18 - 120				10/18/16 18:49	10/20/16 20:06	1
Phenol-d5 (Surr)	64		11 - 120				10/18/16 18:49	10/20/16 20:06	1
p-Terphenyl-d14 (Surr)	77		65 - 153				10/18/16 18:49	10/20/16 20:06	1
Nitrobenzene-d5 (Surr)	68		34 - 132				10/18/16 18:49	10/20/16 20:06	1

Client Sample ID: B-1 (0-5')

Date Collected: 10/13/16 12:30

Date Received: 10/15/16 01:15

Lab Sample ID: 480-107747-5

Matrix: Solid

Percent Solids: 85.4

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		0.22	0.043	mg/Kg	☼	10/18/16 12:22	10/18/16 22:05	1
PCB-1221	ND		0.22	0.043	mg/Kg	☼	10/18/16 12:22	10/18/16 22:05	1
PCB-1232	ND		0.22	0.043	mg/Kg	☼	10/18/16 12:22	10/18/16 22:05	1
PCB-1242	ND		0.22	0.043	mg/Kg	☼	10/18/16 12:22	10/18/16 22:05	1
PCB-1248	ND		0.22	0.043	mg/Kg	☼	10/18/16 12:22	10/18/16 22:05	1
PCB-1254	ND		0.22	0.10	mg/Kg	☼	10/18/16 12:22	10/18/16 22:05	1
PCB-1260	ND		0.22	0.10	mg/Kg	☼	10/18/16 12:22	10/18/16 22:05	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
Tetrachloro-m-xylene	133		60 - 154				10/18/16 12:22	10/18/16 22:05	1
DCB Decachlorobiphenyl	139		65 - 174				10/18/16 12:22	10/18/16 22:05	1

Method: 6010C - Metals (ICP)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	0.72	J	2.2	0.45	mg/Kg	☼	10/21/16 15:36	10/23/16 13:11	1
Barium	10.4		0.56	0.12	mg/Kg	☼	10/21/16 15:36	10/23/16 13:11	1
Cadmium	ND		0.22	0.033	mg/Kg	☼	10/21/16 15:36	10/23/16 13:11	1
Chromium	2.5		0.56	0.22	mg/Kg	☼	10/21/16 15:36	10/23/16 13:11	1
Lead	0.94	J	1.1	0.27	mg/Kg	☼	10/21/16 15:36	10/23/16 13:11	1
Selenium	ND		4.5	0.45	mg/Kg	☼	10/21/16 15:36	10/23/16 13:11	1

TestAmerica Buffalo

Client Sample Results

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Client Sample ID: B-1 (0-5')

Date Collected: 10/13/16 12:30

Date Received: 10/15/16 01:15

Lab Sample ID: 480-107747-5

Matrix: Solid

Percent Solids: 85.4

Method: 6010C - Metals (ICP) (Continued)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Silver	ND		0.67	0.22	mg/Kg	☼	10/21/16 15:36	10/23/16 13:11	1

Method: 7471B - Mercury (CVAA)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Mercury	ND		0.023	0.0092	mg/Kg	☼	10/17/16 10:15	10/17/16 13:13	1

Client Sample ID: B-1 (15-18')

Date Collected: 10/13/16 12:45

Date Received: 10/15/16 01:15

Lab Sample ID: 480-107747-6

Matrix: Solid

Percent Solids: 82.5

Method: 8260C - Volatile Organic Compounds by GC/MS

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
1,1,1,2-Tetrachloroethane	ND		6.1	0.61	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
1,1,1-Trichloroethane	ND		6.1	0.44	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
1,1,2,2-Tetrachloroethane	ND		6.1	0.98	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
1,1,2-Trichloro-1,2,2-trifluoroethane	ND		6.1	1.4	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
1,1,2-Trichloroethane	ND		6.1	0.79	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
1,1-Dichloroethane	ND		6.1	0.74	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
1,1-Dichloroethene	ND		6.1	0.74	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
1,1-Dichloropropene	ND		6.1	0.86	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
1,2,3-Trichlorobenzene	ND		6.1	0.64	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
1,2,3-Trichloropropane	ND		6.1	0.62	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
1,2,4-Trichlorobenzene	ND *		6.1	0.37	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
1,2,4-Trimethylbenzene	ND		6.1	1.2	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
1,2-Dibromo-3-Chloropropane	ND		6.1	3.0	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
1,2-Dibromoethane	ND		6.1	0.78	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
1,2-Dichlorobenzene	ND		6.1	0.47	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
1,2-Dichloroethane	ND		6.1	0.30	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
1,2-Dichloropropane	ND		6.1	3.0	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
1,3,5-Trimethylbenzene	ND		6.1	0.39	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
1,3-Dichlorobenzene	ND		6.1	0.31	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
1,3-Dichloropropane	ND		6.1	0.36	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
1,4-Dichlorobenzene	ND		6.1	0.85	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
2,2-Dichloropropane	ND		6.1	1.0	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
2-Butanone (MEK)	ND		30	2.2	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
2-Chlorotoluene	ND		6.1	0.40	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
2-Hexanone	ND		30	3.0	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
4-Chlorotoluene	ND		6.1	0.72	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
4-Methyl-2-pentanone (MIBK)	ND		30	2.0	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Acetone	ND		30	5.1	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Benzene	ND		6.1	0.30	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Bromobenzene	ND		6.1	1.1	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Bromochloromethane	ND		6.1	0.44	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Bromodichloromethane	ND		6.1	0.81	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Bromoform	ND		6.1	3.0	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Bromomethane	ND		6.1	0.55	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Carbon disulfide	ND		6.1	3.0	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Carbon tetrachloride	ND		6.1	0.59	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Chlorobenzene	ND		6.1	0.80	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Chlorodibromomethane	ND		6.1	0.78	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1

TestAmerica Buffalo

Client Sample Results

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Client Sample ID: B-1 (15-18')

Lab Sample ID: 480-107747-6

Date Collected: 10/13/16 12:45

Matrix: Solid

Date Received: 10/15/16 01:15

Percent Solids: 82.5

Method: 8260C - Volatile Organic Compounds by GC/MS (Continued)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Chloroethane	ND		6.1	1.4	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Chloroform	0.53	J	6.1	0.37	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Chloromethane	ND		6.1	0.37	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
cis-1,2-Dichloroethene	ND		6.1	0.78	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
cis-1,3-Dichloropropene	ND		6.1	0.87	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Cyclohexane	ND		6.1	0.85	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Dibromomethane	ND		6.1	0.62	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Dichlorodifluoromethane	ND		6.1	0.50	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Ethylbenzene	ND		6.1	0.42	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Hexachlorobutadiene	ND		6.1	0.71	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Isopropylbenzene	ND		6.1	0.91	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Methyl acetate	ND		30	3.7	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Methyl tert-butyl ether	ND		6.1	0.60	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Methylcyclohexane	ND		6.1	0.92	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Methylene Chloride	19	*	6.1	2.8	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Naphthalene	ND		6.1	0.81	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
n-Butylbenzene	ND		6.1	0.53	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
N-Propylbenzene	ND		6.1	0.48	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
p-Isopropyltoluene	ND		6.1	0.49	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
sec-Butylbenzene	ND		6.1	0.53	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Styrene	ND		6.1	0.30	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
tert-Butylbenzene	ND		6.1	0.63	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Tetrachloroethene	ND		6.1	0.81	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Toluene	ND		6.1	0.46	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
trans-1,2-Dichloroethene	ND		6.1	0.63	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
trans-1,3-Dichloropropene	ND		6.1	2.7	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Trichloroethene	ND		6.1	1.3	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Trichlorofluoromethane	ND		6.1	0.57	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Vinyl chloride	ND		6.1	0.74	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1
Xylenes, Total	ND		12	1.0	ug/Kg	☼	10/19/16 08:49	10/19/16 14:46	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
<i>Toluene-d8 (Surr)</i>	102		71 - 125	10/19/16 08:49	10/19/16 14:46	1
<i>1,2-Dichloroethane-d4 (Surr)</i>	103		64 - 126	10/19/16 08:49	10/19/16 14:46	1
<i>4-Bromofluorobenzene (Surr)</i>	102		72 - 126	10/19/16 08:49	10/19/16 14:46	1
<i>Dibromofluoromethane (Surr)</i>	102		60 - 140	10/19/16 08:49	10/19/16 14:46	1

Method: 8270D - Semivolatile Organic Compounds (GC/MS)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Acenaphthene	ND		210	30	ug/Kg	☼	10/18/16 18:49	10/20/16 19:40	1
Acenaphthylene	ND		210	27	ug/Kg	☼	10/18/16 18:49	10/20/16 19:40	1
Anthracene	ND		210	51	ug/Kg	☼	10/18/16 18:49	10/20/16 19:40	1
Benzo[a]anthracene	ND		210	21	ug/Kg	☼	10/18/16 18:49	10/20/16 19:40	1
Benzo[a]pyrene	ND		210	30	ug/Kg	☼	10/18/16 18:49	10/20/16 19:40	1
Benzo[b]fluoranthene	ND		210	33	ug/Kg	☼	10/18/16 18:49	10/20/16 19:40	1
Benzo[g,h,i]perylene	ND		210	22	ug/Kg	☼	10/18/16 18:49	10/20/16 19:40	1
Benzo[k]fluoranthene	ND		210	27	ug/Kg	☼	10/18/16 18:49	10/20/16 19:40	1
Chrysene	ND		210	46	ug/Kg	☼	10/18/16 18:49	10/20/16 19:40	1
Dibenz(a,h)anthracene	ND		210	36	ug/Kg	☼	10/18/16 18:49	10/20/16 19:40	1
Fluoranthene	ND		210	22	ug/Kg	☼	10/18/16 18:49	10/20/16 19:40	1

TestAmerica Buffalo

Client Sample Results

Client: Aztech Technologies Inc
 Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Client Sample ID: B-1 (15-18')

Lab Sample ID: 480-107747-6

Date Collected: 10/13/16 12:45

Matrix: Solid

Date Received: 10/15/16 01:15

Percent Solids: 82.5

Method: 8270D - Semivolatile Organic Compounds (GC/MS) (Continued)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Fluorene	ND		210	24	ug/Kg	☼	10/18/16 18:49	10/20/16 19:40	1
Indeno[1,2,3-cd]pyrene	ND		210	25	ug/Kg	☼	10/18/16 18:49	10/20/16 19:40	1
Naphthalene	ND		210	27	ug/Kg	☼	10/18/16 18:49	10/20/16 19:40	1
Pyrene	ND		210	24	ug/Kg	☼	10/18/16 18:49	10/20/16 19:40	1
Phenanthrene	ND		210	30	ug/Kg	☼	10/18/16 18:49	10/20/16 19:40	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
2,4,6-Tribromophenol (Surr)	83		39 - 146	10/18/16 18:49	10/20/16 19:40	1
2-Fluorobiphenyl	71		37 - 120	10/18/16 18:49	10/20/16 19:40	1
2-Fluorophenol (Surr)	57		18 - 120	10/18/16 18:49	10/20/16 19:40	1
Phenol-d5 (Surr)	60		11 - 120	10/18/16 18:49	10/20/16 19:40	1
p-Terphenyl-d14 (Surr)	89		65 - 153	10/18/16 18:49	10/20/16 19:40	1
Nitrobenzene-d5 (Surr)	66		34 - 132	10/18/16 18:49	10/20/16 19:40	1

Surrogate Summary

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Method: 8260C - Volatile Organic Compounds by GC/MS

Matrix: Solid

Prep Type: Total/NA

Lab Sample ID	Client Sample ID	Percent Surrogate Recovery (Acceptance Limits)			
		TOL (71-125)	12DCE (64-126)	BFB (72-126)	DBFM (60-140)
480-107747-2	B-2 (19-21')	110	289 X	86	97
480-107747-4	B-3 (20-21')	105	103	98	102
480-107747-6	B-1 (15-18')	102	103	102	102
LCS 480-326333/1-A	Lab Control Sample	94	93	97	97
LCS 480-326405/1-A	Lab Control Sample	102	100	105	105
LCSD 480-326405/13-A	Lab Control Sample Dup	102	103	108	106
MB 480-326333/2-A	Method Blank	102	103	103	102
MB 480-326405/2-A	Method Blank	102	102	103	102

Surrogate Legend

TOL = Toluene-d8 (Surr)
12DCE = 1,2-Dichloroethane-d4 (Surr)
BFB = 4-Bromofluorobenzene (Surr)
DBFM = Dibromofluoromethane (Surr)

Method: 8270D - Semivolatile Organic Compounds (GC/MS)

Matrix: Solid

Prep Type: Total/NA

Lab Sample ID	Client Sample ID	Percent Surrogate Recovery (Acceptance Limits)					
		TBP (39-146)	FBP (37-120)	2FP (18-120)	PHL (11-120)	TPH (65-153)	NBZ (34-132)
480-107747-2	B-2 (19-21')	97	73	60	63	80	72
480-107747-4	B-3 (20-21')	86	79	58	64	77	68
480-107747-6	B-1 (15-18')	83	71	57	60	89	66
LCS 480-326321/2-A	Lab Control Sample	98	87	63	70	89	83
MB 480-326321/1-A	Method Blank	86	78	61	67	86	77

Surrogate Legend

TBP = 2,4,6-Tribromophenol (Surr)
FBP = 2-Fluorobiphenyl
2FP = 2-Fluorophenol (Surr)
PHL = Phenol-d5 (Surr)
TPH = p-Terphenyl-d14 (Surr)
NBZ = Nitrobenzene-d5 (Surr)

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Matrix: Solid

Prep Type: Total/NA

Lab Sample ID	Client Sample ID	Percent Surrogate Recovery (Acceptance Limits)	
		TCX2 (60-154)	DCB2 (65-174)
480-107747-1	B-2 (0-5')	125	129
480-107747-3	B-3 (0-5')	104	110
480-107747-5	B-1 (0-5')	133	139
LCS 480-326244/2-A	Lab Control Sample	137	144
MB 480-326244/1-A	Method Blank	129	132

Surrogate Legend

TCX = Tetrachloro-m-xylene
DCB = DCB Decachlorobiphenyl

TestAmerica Buffalo

QC Sample Results

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Method: 8260C - Volatile Organic Compounds by GC/MS

Lab Sample ID: MB 480-326333/2-A

Matrix: Solid

Analysis Batch: 326336

Client Sample ID: Method Blank

Prep Type: Total/NA

Prep Batch: 326333

Analyte	MB Result	MB Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
1,1,1,2-Tetrachloroethane	ND		4.9	0.49	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
1,1,1-Trichloroethane	ND		4.9	0.36	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
1,1,2,2-Tetrachloroethane	ND		4.9	0.80	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
1,1,2-Trichloro-1,2,2-trifluoroethane	ND		4.9	1.1	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
1,1,2-Trichloroethane	ND		4.9	0.64	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
1,1-Dichloroethane	ND		4.9	0.60	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
1,1-Dichloroethene	ND		4.9	0.60	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
1,1-Dichloropropene	ND		4.9	0.70	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
1,2,3-Trichlorobenzene	ND		4.9	0.52	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
1,2,3-Trichloropropane	ND		4.9	0.50	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
1,2,4-Trichlorobenzene	ND		4.9	0.30	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
1,2,4-Trimethylbenzene	ND		4.9	0.95	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
1,2-Dibromo-3-Chloropropane	ND		4.9	2.5	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
1,2-Dibromoethane	ND		4.9	0.63	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
1,2-Dichlorobenzene	ND		4.9	0.39	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
1,2-Dichloroethane	ND		4.9	0.25	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
1,2-Dichloropropane	ND		4.9	2.5	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
1,3,5-Trimethylbenzene	ND		4.9	0.32	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
1,3-Dichlorobenzene	ND		4.9	0.25	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
1,3-Dichloropropane	ND		4.9	0.30	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
1,4-Dichlorobenzene	ND		4.9	0.69	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
2,2-Dichloropropane	ND		4.9	0.84	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
2-Butanone (MEK)	ND		25	1.8	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
2-Chlorotoluene	ND		4.9	0.32	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
2-Hexanone	ND		25	2.5	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
4-Chlorotoluene	ND		4.9	0.58	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
4-Methyl-2-pentanone (MIBK)	ND		25	1.6	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Acetone	16.7	J	25	4.2	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Benzene	ND		4.9	0.24	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Bromobenzene	ND		4.9	0.87	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Bromochloromethane	ND		4.9	0.36	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Bromodichloromethane	ND		4.9	0.66	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Bromoform	ND		4.9	2.5	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Bromomethane	ND		4.9	0.44	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Carbon disulfide	ND		4.9	2.5	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Carbon tetrachloride	ND		4.9	0.48	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Chlorobenzene	ND		4.9	0.65	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Chlorodibromomethane	ND		4.9	0.63	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Chloroethane	ND		4.9	1.1	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Chloroform	ND		4.9	0.30	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Chloromethane	ND		4.9	0.30	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
cis-1,2-Dichloroethene	ND		4.9	0.63	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
cis-1,3-Dichloropropene	ND		4.9	0.71	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Cyclohexane	ND		4.9	0.69	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Dibromomethane	ND		4.9	0.51	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Dichlorodifluoromethane	ND		4.9	0.41	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Ethylbenzene	ND		4.9	0.34	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Hexachlorobutadiene	ND		4.9	0.58	ug/Kg		10/18/16 21:09	10/19/16 00:43	1

TestAmerica Buffalo

QC Sample Results

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Method: 8260C - Volatile Organic Compounds by GC/MS (Continued)

Lab Sample ID: MB 480-326333/2-A
Matrix: Solid
Analysis Batch: 326336

Client Sample ID: Method Blank
Prep Type: Total/NA
Prep Batch: 326333

Analyte	MB	MB	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
	Result	Qualifier							
Isopropylbenzene	ND		4.9	0.74	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Methyl acetate	ND		25	3.0	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Methyl tert-butyl ether	ND		4.9	0.48	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Methylcyclohexane	ND		4.9	0.75	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Methylene Chloride	ND		4.9	2.3	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Naphthalene	ND		4.9	0.66	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
n-Butylbenzene	ND		4.9	0.43	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
N-Propylbenzene	ND		4.9	0.39	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
p-Isopropyltoluene	ND		4.9	0.40	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
sec-Butylbenzene	ND		4.9	0.43	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Styrene	ND		4.9	0.25	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
tert-Butylbenzene	ND		4.9	0.51	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Tetrachloroethene	ND		4.9	0.66	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Toluene	ND		4.9	0.37	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
trans-1,2-Dichloroethene	ND		4.9	0.51	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
trans-1,3-Dichloropropene	ND		4.9	2.2	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Trichloroethene	ND		4.9	1.1	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Trichlorofluoromethane	ND		4.9	0.47	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Vinyl chloride	ND		4.9	0.60	ug/Kg		10/18/16 21:09	10/19/16 00:43	1
Xylenes, Total	ND		9.9	0.83	ug/Kg		10/18/16 21:09	10/19/16 00:43	1

Surrogate	MB	MB	Limits	Prepared	Analyzed	Dil Fac
	%Recovery	Qualifier				
Toluene-d8 (Surr)	102		71 - 125	10/18/16 21:09	10/19/16 00:43	1
1,2-Dichloroethane-d4 (Surr)	103		64 - 126	10/18/16 21:09	10/19/16 00:43	1
4-Bromofluorobenzene (Surr)	103		72 - 126	10/18/16 21:09	10/19/16 00:43	1
Dibromofluoromethane (Surr)	102		60 - 140	10/18/16 21:09	10/19/16 00:43	1

Lab Sample ID: LCS 480-326333/1-A
Matrix: Solid
Analysis Batch: 326336

Client Sample ID: Lab Control Sample
Prep Type: Total/NA
Prep Batch: 326333

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	Limits
1,1,1-Trichloroethane	48.1	50.2		ug/Kg		104	77 - 121
1,1,2,2-Tetrachloroethane	48.1	46.8		ug/Kg		97	80 - 120
1,1,2-Trichloro-1,2,2-trifluoroethane	48.1	51.8		ug/Kg		108	60 - 140
1,1,2-Trichloroethane	48.1	49.5		ug/Kg		103	78 - 122
1,1-Dichloroethane	48.1	49.9		ug/Kg		104	73 - 126
1,1-Dichloroethene	48.1	51.4		ug/Kg		107	59 - 125
1,1-Dichloropropene	48.1	51.5		ug/Kg		107	72 - 128
1,2,3-Trichlorobenzene	48.1	49.5		ug/Kg		103	60 - 120
1,2,3-Trichloropropane	48.1	46.8		ug/Kg		97	73 - 128
1,2,4-Trichlorobenzene	48.1	49.9		ug/Kg		104	64 - 120
1,2,4-Trimethylbenzene	48.1	50.2		ug/Kg		104	74 - 120
1,2-Dibromo-3-Chloropropane	48.1	44.3		ug/Kg		92	63 - 124
1,2-Dibromoethane	48.1	50.8		ug/Kg		106	78 - 120
1,2-Dichlorobenzene	48.1	48.9		ug/Kg		102	75 - 120

TestAmerica Buffalo

QC Sample Results

Client: Aztech Technologies Inc
 Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Method: 8260C - Volatile Organic Compounds by GC/MS (Continued)

Lab Sample ID: LCS 480-326333/1-A
Matrix: Solid
Analysis Batch: 326336

Client Sample ID: Lab Control Sample
Prep Type: Total/NA
Prep Batch: 326333

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec. Limits
1,2-Dichloroethane	48.1	48.3		ug/Kg		100	77 - 122
1,2-Dichloropropane	48.1	48.8		ug/Kg		101	75 - 124
1,3,5-Trimethylbenzene	48.1	50.0		ug/Kg		104	74 - 120
1,3-Dichlorobenzene	48.1	49.9		ug/Kg		104	74 - 120
1,3-Dichloropropane	48.1	49.5		ug/Kg		103	72 - 127
1,4-Dichlorobenzene	48.1	49.5		ug/Kg		103	73 - 120
2,2-Dichloropropane	48.1	48.6		ug/Kg		101	67 - 132
2-Butanone (MEK)	240	253		ug/Kg		105	70 - 134
2-Chlorotoluene	48.1	49.1		ug/Kg		102	74 - 121
2-Hexanone	240	241		ug/Kg		100	59 - 130
4-Chlorotoluene	48.1	49.7		ug/Kg		103	72 - 123
4-Methyl-2-pentanone (MIBK)	240	229		ug/Kg		95	65 - 133
Acetone	240	304		ug/Kg		126	61 - 137
Benzene	48.1	51.5		ug/Kg		107	79 - 127
Bromobenzene	48.1	49.1		ug/Kg		102	76 - 120
Bromochloromethane	48.1	52.0		ug/Kg		108	75 - 134
Bromodichloromethane	48.1	50.0		ug/Kg		104	80 - 122
Bromoform	48.1	51.7		ug/Kg		108	68 - 126
Bromomethane	48.1	45.6		ug/Kg		95	37 - 149
Carbon disulfide	48.1	50.0		ug/Kg		104	64 - 131
Carbon tetrachloride	48.1	51.6		ug/Kg		107	75 - 135
Chlorobenzene	48.1	51.2		ug/Kg		106	76 - 124
Chlorodibromomethane	48.1	52.6		ug/Kg		109	76 - 125
Chloroethane	48.1	46.8		ug/Kg		97	69 - 135
Chloroform	48.1	50.5		ug/Kg		105	80 - 118
Chloromethane	48.1	42.5		ug/Kg		88	63 - 127
cis-1,2-Dichloroethene	48.1	51.2		ug/Kg		107	81 - 117
cis-1,3-Dichloropropene	48.1	50.6		ug/Kg		105	82 - 120
Cyclohexane	48.1	47.5		ug/Kg		99	65 - 106
Dibromomethane	48.1	50.2		ug/Kg		104	73 - 130
Dichlorodifluoromethane	48.1	43.7		ug/Kg		91	57 - 142
Ethylbenzene	48.1	51.2		ug/Kg		107	80 - 120
Hexachlorobutadiene	48.1	51.0		ug/Kg		106	53 - 127
Isopropylbenzene	48.1	48.8		ug/Kg		101	72 - 120
Methyl acetate	240	238		ug/Kg		99	55 - 136
Methyl tert-butyl ether	48.1	47.4		ug/Kg		98	63 - 125
Methylcyclohexane	48.1	51.4		ug/Kg		107	60 - 140
Methylene Chloride	48.1	50.7		ug/Kg		106	61 - 127
Naphthalene	48.1	48.4		ug/Kg		101	38 - 137
n-Butylbenzene	48.1	49.2		ug/Kg		102	70 - 120
N-Propylbenzene	48.1	49.6		ug/Kg		103	70 - 130
p-Isopropyltoluene	48.1	49.9		ug/Kg		104	74 - 120
sec-Butylbenzene	48.1	49.1		ug/Kg		102	74 - 120
Styrene	48.1	50.1		ug/Kg		104	80 - 120
tert-Butylbenzene	48.1	48.2		ug/Kg		100	73 - 120
Tetrachloroethene	48.1	53.0		ug/Kg		110	74 - 122
Toluene	48.1	49.6		ug/Kg		103	74 - 128
trans-1,2-Dichloroethene	48.1	51.6		ug/Kg		107	78 - 126

TestAmerica Buffalo

QC Sample Results

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Method: 8260C - Volatile Organic Compounds by GC/MS (Continued)

Lab Sample ID: LCS 480-326333/1-A
Matrix: Solid
Analysis Batch: 326336

Client Sample ID: Lab Control Sample
Prep Type: Total/NA
Prep Batch: 326333

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec. Limits
trans-1,3-Dichloropropene	48.1	49.5		ug/Kg		103	73 - 123
Trichloroethene	48.1	51.0		ug/Kg		106	77 - 129
Trichlorofluoromethane	48.1	45.3		ug/Kg		94	65 - 146
Vinyl chloride	48.1	43.6		ug/Kg		91	61 - 133

Surrogate	LCS %Recovery	LCS Qualifier	Limits
Toluene-d8 (Surr)	94		71 - 125
1,2-Dichloroethane-d4 (Surr)	93		64 - 126
4-Bromofluorobenzene (Surr)	97		72 - 126
Dibromofluoromethane (Surr)	97		60 - 140

Lab Sample ID: MB 480-326405/2-A
Matrix: Solid
Analysis Batch: 326411

Client Sample ID: Method Blank
Prep Type: Total/NA
Prep Batch: 326405

Analyte	MB Result	MB Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
1,1,1,2-Tetrachloroethane	ND		4.9	0.49	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
1,1,1-Trichloroethane	ND		4.9	0.35	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
1,1,2,2-Tetrachloroethane	ND		4.9	0.79	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
1,1,2-Trichloro-1,2,2-trifluoroethane	ND		4.9	1.1	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
1,1,2-Trichloroethane	ND		4.9	0.63	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
1,1-Dichloroethane	ND		4.9	0.60	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
1,1-Dichloroethene	ND		4.9	0.60	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
1,1-Dichloropropene	ND		4.9	0.69	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
1,2,3-Trichlorobenzene	ND		4.9	0.52	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
1,2,3-Trichloropropane	ND		4.9	0.50	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
1,2,4-Trichlorobenzene	ND		4.9	0.30	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
1,2,4-Trimethylbenzene	ND		4.9	0.94	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
1,2-Dibromo-3-Chloropropane	ND		4.9	2.4	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
1,2-Dibromoethane	ND		4.9	0.63	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
1,2-Dichlorobenzene	ND		4.9	0.38	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
1,2-Dichloroethane	ND		4.9	0.25	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
1,2-Dichloropropane	ND		4.9	2.4	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
1,3,5-Trimethylbenzene	ND		4.9	0.31	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
1,3-Dichlorobenzene	ND		4.9	0.25	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
1,3-Dichloropropane	ND		4.9	0.29	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
1,4-Dichlorobenzene	ND		4.9	0.68	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
2,2-Dichloropropane	ND		4.9	0.83	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
2-Butanone (MEK)	ND		24	1.8	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
2-Chlorotoluene	ND		4.9	0.32	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
2-Hexanone	ND		24	2.4	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
4-Chlorotoluene	ND		4.9	0.58	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
4-Methyl-2-pentanone (MIBK)	ND		24	1.6	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Acetone	13.4	J	24	4.1	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Benzene	ND		4.9	0.24	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Bromobenzene	ND		4.9	0.86	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Bromochloromethane	ND		4.9	0.35	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Bromodichloromethane	ND		4.9	0.65	ug/Kg		10/19/16 08:49	10/19/16 12:04	1

TestAmerica Buffalo

QC Sample Results

Client: Aztech Technologies Inc
 Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Method: 8260C - Volatile Organic Compounds by GC/MS (Continued)

Lab Sample ID: MB 480-326405/2-A
Matrix: Solid
Analysis Batch: 326411

Client Sample ID: Method Blank
Prep Type: Total/NA
Prep Batch: 326405

Analyte	MB	MB	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
	Result	Qualifier							
Bromoform	ND		4.9	2.4	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Bromomethane	ND		4.9	0.44	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Carbon disulfide	ND		4.9	2.4	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Carbon tetrachloride	ND		4.9	0.47	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Chlorobenzene	ND		4.9	0.64	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Chlorodibromomethane	ND		4.9	0.63	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Chloroethane	ND		4.9	1.1	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Chloroform	ND		4.9	0.30	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Chloromethane	ND		4.9	0.29	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
cis-1,2-Dichloroethene	ND		4.9	0.63	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
cis-1,3-Dichloropropene	ND		4.9	0.70	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Cyclohexane	ND		4.9	0.68	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Dibromomethane	ND		4.9	0.50	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Dichlorodifluoromethane	ND		4.9	0.40	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Ethylbenzene	ND		4.9	0.34	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Hexachlorobutadiene	ND		4.9	0.57	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Isopropylbenzene	ND		4.9	0.74	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Methyl acetate	ND		24	2.9	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Methyl tert-butyl ether	ND		4.9	0.48	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Methylcyclohexane	ND		4.9	0.74	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Methylene Chloride	ND		4.9	2.2	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Naphthalene	ND		4.9	0.65	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
n-Butylbenzene	ND		4.9	0.42	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
N-Propylbenzene	ND		4.9	0.39	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
p-Isopropyltoluene	ND		4.9	0.39	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
sec-Butylbenzene	ND		4.9	0.42	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Styrene	ND		4.9	0.24	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
tert-Butylbenzene	ND		4.9	0.51	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Tetrachloroethene	ND		4.9	0.66	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Toluene	ND		4.9	0.37	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
trans-1,2-Dichloroethene	ND		4.9	0.50	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
trans-1,3-Dichloropropene	ND		4.9	2.1	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Trichloroethene	ND		4.9	1.1	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Trichlorofluoromethane	ND		4.9	0.46	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Vinyl chloride	ND		4.9	0.60	ug/Kg		10/19/16 08:49	10/19/16 12:04	1
Xylenes, Total	ND		9.8	0.82	ug/Kg		10/19/16 08:49	10/19/16 12:04	1

Surrogate	MB	MB	Limits	Prepared	Analyzed	Dil Fac
	%Recovery	Qualifier				
Toluene-d8 (Surr)	102		71 - 125	10/19/16 08:49	10/19/16 12:04	1
1,2-Dichloroethane-d4 (Surr)	102		64 - 126	10/19/16 08:49	10/19/16 12:04	1
4-Bromofluorobenzene (Surr)	103		72 - 126	10/19/16 08:49	10/19/16 12:04	1
Dibromofluoromethane (Surr)	102		60 - 140	10/19/16 08:49	10/19/16 12:04	1

TestAmerica Buffalo

QC Sample Results

Client: Aztech Technologies Inc
 Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Method: 8260C - Volatile Organic Compounds by GC/MS (Continued)

Lab Sample ID: LCS 480-326405/1-A

Matrix: Solid

Analysis Batch: 326411

Client Sample ID: Lab Control Sample

Prep Type: Total/NA

Prep Batch: 326405

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	Limits
1,1,1,2-Tetrachloroethane	49.0	48.4		ug/Kg		99	74 - 127
1,1,1-Trichloroethane	49.0	47.0		ug/Kg		96	77 - 121
1,1,2,2-Tetrachloroethane	49.0	45.3		ug/Kg		92	80 - 120
1,1,2-Trichloro-1,2,2-trifluoroethane	49.0	46.7		ug/Kg		95	60 - 140
1,1,2-Trichloroethane	49.0	48.2		ug/Kg		98	78 - 122
1,1-Dichloroethane	49.0	47.0		ug/Kg		96	73 - 126
1,1-Dichloroethene	49.0	47.2		ug/Kg		96	59 - 125
1,1-Dichloropropene	49.0	47.0		ug/Kg		96	72 - 128
1,2,3-Trichlorobenzene	49.0	47.0		ug/Kg		96	60 - 120
1,2,3-Trichloropropane	49.0	46.2		ug/Kg		94	73 - 128
1,2,4-Trichlorobenzene	49.0	46.6		ug/Kg		95	64 - 120
1,2,4-Trimethylbenzene	49.0	44.8		ug/Kg		91	74 - 120
1,2-Dibromo-3-Chloropropane	49.0	44.8		ug/Kg		91	63 - 124
1,2-Dibromoethane	49.0	49.6		ug/Kg		101	78 - 120
1,2-Dichlorobenzene	49.0	45.6		ug/Kg		93	75 - 120
1,2-Dichloroethane	49.0	47.8		ug/Kg		98	77 - 122
1,2-Dichloropropane	49.0	46.9		ug/Kg		96	75 - 124
1,3,5-Trimethylbenzene	49.0	45.1		ug/Kg		92	74 - 120
1,3-Dichlorobenzene	49.0	46.0		ug/Kg		94	74 - 120
1,3-Dichloropropane	49.0	47.7		ug/Kg		97	72 - 127
1,4-Dichlorobenzene	49.0	45.9		ug/Kg		94	73 - 120
2,2-Dichloropropane	49.0	45.0		ug/Kg		92	67 - 132
2-Butanone (MEK)	245	255		ug/Kg		104	70 - 134
2-Chlorotoluene	49.0	45.0		ug/Kg		92	74 - 121
2-Hexanone	245	237		ug/Kg		97	59 - 130
4-Chlorotoluene	49.0	45.2		ug/Kg		92	72 - 123
4-Methyl-2-pentanone (MIBK)	245	229		ug/Kg		93	65 - 133
Acetone	245	297		ug/Kg		121	61 - 137
Benzene	49.0	48.9		ug/Kg		100	79 - 127
Bromobenzene	49.0	46.2		ug/Kg		94	76 - 120
Bromochloromethane	49.0	50.9		ug/Kg		104	75 - 134
Bromodichloromethane	49.0	48.3		ug/Kg		98	80 - 122
Bromoform	49.0	50.2		ug/Kg		102	68 - 126
Bromomethane	49.0	45.7		ug/Kg		93	37 - 149
Carbon disulfide	49.0	45.1		ug/Kg		92	64 - 131
Carbon tetrachloride	49.0	47.4		ug/Kg		97	75 - 135
Chlorobenzene	49.0	47.8		ug/Kg		98	76 - 124
Chlorodibromomethane	49.0	49.9		ug/Kg		102	76 - 125
Chloroethane	49.0	46.8		ug/Kg		95	69 - 135
Chloroform	49.0	48.2		ug/Kg		98	80 - 118
Chloromethane	49.0	41.1		ug/Kg		84	63 - 127
cis-1,2-Dichloroethene	49.0	49.0		ug/Kg		100	81 - 117
cis-1,3-Dichloropropane	49.0	48.7		ug/Kg		99	82 - 120
Cyclohexane	49.0	43.6		ug/Kg		89	65 - 106
Dibromomethane	49.0	50.3		ug/Kg		103	73 - 130
Dichlorodifluoromethane	49.0	41.7		ug/Kg		85	57 - 142
Ethylbenzene	49.0	46.8		ug/Kg		95	80 - 120

TestAmerica Buffalo

QC Sample Results

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Method: 8260C - Volatile Organic Compounds by GC/MS (Continued)

Lab Sample ID: LCS 480-326405/1-A
Matrix: Solid
Analysis Batch: 326411

Client Sample ID: Lab Control Sample
Prep Type: Total/NA
Prep Batch: 326405

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec. Limits	
							Limits	
Hexachlorobutadiene	49.0	46.2		ug/Kg		94	53 - 127	
Isopropylbenzene	49.0	44.5		ug/Kg		91	72 - 120	
Methyl acetate	245	238		ug/Kg		97	55 - 136	
Methyl tert-butyl ether	49.0	46.8		ug/Kg		95	63 - 125	
Methylcyclohexane	49.0	45.4		ug/Kg		93	60 - 140	
Methylene Chloride	49.0	49.0		ug/Kg		100	61 - 127	
Naphthalene	49.0	47.2		ug/Kg		96	38 - 137	
n-Butylbenzene	49.0	43.6		ug/Kg		89	70 - 120	
N-Propylbenzene	49.0	44.8		ug/Kg		91	70 - 130	
p-Isopropyltoluene	49.0	45.2		ug/Kg		92	74 - 120	
sec-Butylbenzene	49.0	44.7		ug/Kg		91	74 - 120	
Styrene	49.0	46.8		ug/Kg		95	80 - 120	
tert-Butylbenzene	49.0	44.1		ug/Kg		90	73 - 120	
Tetrachloroethene	49.0	47.1		ug/Kg		96	74 - 122	
Toluene	49.0	45.8		ug/Kg		93	74 - 128	
trans-1,2-Dichloroethene	49.0	47.7		ug/Kg		97	78 - 126	
trans-1,3-Dichloropropene	49.0	47.5		ug/Kg		97	73 - 123	
Trichloroethene	49.0	47.5		ug/Kg		97	77 - 129	
Trichlorofluoromethane	49.0	42.7		ug/Kg		87	65 - 146	
Vinyl chloride	49.0	40.9		ug/Kg		83	61 - 133	

Surrogate	LCS LCS		Limits
	%Recovery	Qualifier	
Toluene-d8 (Surr)	102		71 - 125
1,2-Dichloroethane-d4 (Surr)	100		64 - 126
4-Bromofluorobenzene (Surr)	105		72 - 126
Dibromofluoromethane (Surr)	105		60 - 140

Lab Sample ID: LCSD 480-326405/13-A
Matrix: Solid
Analysis Batch: 326411

Client Sample ID: Lab Control Sample Dup
Prep Type: Total/NA
Prep Batch: 326405

Analyte	Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec. RPD		Limit
							Limits	RPD	
1,1,1,2-Tetrachloroethane	49.3	47.1		ug/Kg		96	74 - 127	3	20
1,1,1-Trichloroethane	49.3	45.6		ug/Kg		92	77 - 121	3	20
1,1,2,2-Tetrachloroethane	49.3	45.8		ug/Kg		93	80 - 120	1	20
1,1,2-Trichloro-1,2,2-trifluoroethane	49.3	43.5		ug/Kg		88	60 - 140	7	20
1,1,2-Trichloroethane	49.3	48.8		ug/Kg		99	78 - 122	1	20
1,1-Dichloroethane	49.3	46.6		ug/Kg		94	73 - 126	1	20
1,1-Dichloroethene	49.3	45.3		ug/Kg		92	59 - 125	4	20
1,1-Dichloropropene	49.3	45.8		ug/Kg		93	72 - 128	3	20
1,2,3-Trichlorobenzene	49.3	40.7		ug/Kg		83	60 - 120	14	20
1,2,3-Trichloropropane	49.3	49.3		ug/Kg		100	73 - 128	6	20
1,2,4-Trichlorobenzene	49.3	37.2	*	ug/Kg		75	64 - 120	23	20
1,2,4-Trimethylbenzene	49.3	41.5		ug/Kg		84	74 - 120	8	20
1,2-Dibromo-3-Chloropropane	49.3	44.3		ug/Kg		90	63 - 124	1	20
1,2-Dibromoethane	49.3	49.2		ug/Kg		100	78 - 120	1	20
1,2-Dichlorobenzene	49.3	42.8		ug/Kg		87	75 - 120	6	20

TestAmerica Buffalo

QC Sample Results

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Method: 8260C - Volatile Organic Compounds by GC/MS (Continued)

Lab Sample ID: LCSD 480-326405/13-A

Matrix: Solid

Analysis Batch: 326411

Client Sample ID: Lab Control Sample Dup

Prep Type: Total/NA

Prep Batch: 326405

Analyte	Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec.	RPD	RPD
							Limits	RPD	Limit
1,2-Dichloroethane	49.3	47.9		ug/Kg		97	77 - 122	0	20
1,2-Dichloropropane	49.3	46.8		ug/Kg		95	75 - 124	0	20
1,3,5-Trimethylbenzene	49.3	41.7		ug/Kg		85	74 - 120	8	20
1,3-Dichlorobenzene	49.3	41.3		ug/Kg		84	74 - 120	11	20
1,3-Dichloropropane	49.3	47.3		ug/Kg		96	72 - 127	1	20
1,4-Dichlorobenzene	49.3	41.2		ug/Kg		84	73 - 120	11	20
2,2-Dichloropropane	49.3	41.5		ug/Kg		84	67 - 132	8	20
2-Butanone (MEK)	247	260		ug/Kg		105	70 - 134	2	20
2-Chlorotoluene	49.3	42.4		ug/Kg		86	74 - 121	6	20
2-Hexanone	247	241		ug/Kg		98	59 - 130	2	20
4-Chlorotoluene	49.3	41.1		ug/Kg		83	72 - 123	9	20
4-Methyl-2-pentanone (MIBK)	247	237		ug/Kg		96	65 - 133	3	20
Acetone	247	299		ug/Kg		121	61 - 137	1	20
Benzene	49.3	48.1		ug/Kg		97	79 - 127	2	20
Bromobenzene	49.3	44.6		ug/Kg		91	76 - 120	3	20
Bromochloromethane	49.3	50.4		ug/Kg		102	75 - 134	1	20
Bromodichloromethane	49.3	47.5		ug/Kg		96	80 - 122	2	20
Bromoform	49.3	49.8		ug/Kg		101	68 - 126	1	20
Bromomethane	49.3	43.1		ug/Kg		87	37 - 149	6	20
Carbon disulfide	49.3	42.5		ug/Kg		86	64 - 131	6	20
Carbon tetrachloride	49.3	45.7		ug/Kg		93	75 - 135	4	20
Chlorobenzene	49.3	46.0		ug/Kg		93	76 - 124	4	20
Chlorodibromomethane	49.3	49.0		ug/Kg		99	76 - 125	2	20
Chloroethane	49.3	43.1		ug/Kg		87	69 - 135	8	20
Chloroform	49.3	47.1		ug/Kg		95	80 - 118	2	20
Chloromethane	49.3	38.9		ug/Kg		79	63 - 127	6	20
cis-1,2-Dichloroethene	49.3	48.0		ug/Kg		97	81 - 117	2	20
cis-1,3-Dichloropropene	49.3	47.7		ug/Kg		97	82 - 120	2	20
Cyclohexane	49.3	41.9		ug/Kg		85	65 - 106	4	20
Dibromomethane	49.3	49.3		ug/Kg		100	73 - 130	2	20
Dichlorodifluoromethane	49.3	34.4		ug/Kg		70	57 - 142	19	20
Ethylbenzene	49.3	44.5		ug/Kg		90	80 - 120	5	20
Hexachlorobutadiene	49.3	40.8		ug/Kg		83	53 - 127	12	20
Isopropylbenzene	49.3	42.7		ug/Kg		87	72 - 120	4	20
Methyl acetate	247	250		ug/Kg		101	55 - 136	5	20
Methyl tert-butyl ether	49.3	47.0		ug/Kg		95	63 - 125	0	20
Methylcyclohexane	49.3	43.3		ug/Kg		88	60 - 140	5	20
Methylene Chloride	49.3	64.2 *		ug/Kg		130	61 - 127	27	20
Naphthalene	49.3	45.3		ug/Kg		92	38 - 137	4	20
n-Butylbenzene	49.3	37.8		ug/Kg		77	70 - 120	14	20
N-Propylbenzene	49.3	41.7		ug/Kg		85	70 - 130	7	20
p-Isopropyltoluene	49.3	40.9		ug/Kg		83	74 - 120	10	20
sec-Butylbenzene	49.3	41.6		ug/Kg		84	74 - 120	7	20
Styrene	49.3	44.7		ug/Kg		91	80 - 120	5	20
tert-Butylbenzene	49.3	42.5		ug/Kg		86	73 - 120	4	20
Tetrachloroethene	49.3	44.0		ug/Kg		89	74 - 122	7	20
Toluene	49.3	44.1		ug/Kg		89	74 - 128	4	20
trans-1,2-Dichloroethene	49.3	46.4		ug/Kg		94	78 - 126	3	20

TestAmerica Buffalo

QC Sample Results

Client: Aztech Technologies Inc
 Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Method: 8260C - Volatile Organic Compounds by GC/MS (Continued)

Lab Sample ID: LCSD 480-326405/13-A
Matrix: Solid
Analysis Batch: 326411

Client Sample ID: Lab Control Sample Dup
Prep Type: Total/NA
Prep Batch: 326405

Analyte	Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec. Limits	RPD	RPD Limit
trans-1,3-Dichloropropene	49.3	46.1		ug/Kg		94	73 - 123	3	20
Trichloroethene	49.3	46.6		ug/Kg		95	77 - 129	2	20
Trichlorofluoromethane	49.3	39.7		ug/Kg		80	65 - 146	7	20
Vinyl chloride	49.3	39.0		ug/Kg		79	61 - 133	5	20

Surrogate	LCSD %Recovery	LCSD Qualifier	Limits
Toluene-d8 (Surr)	102		71 - 125
1,2-Dichloroethane-d4 (Surr)	103		64 - 126
4-Bromofluorobenzene (Surr)	108		72 - 126
Dibromofluoromethane (Surr)	106		60 - 140

Method: 8270D - Semivolatile Organic Compounds (GC/MS)

Lab Sample ID: MB 480-326321/1-A
Matrix: Solid
Analysis Batch: 326655

Client Sample ID: Method Blank
Prep Type: Total/NA
Prep Batch: 326321

Analyte	MB Result	MB Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Acenaphthene	ND		170	24	ug/Kg		10/18/16 18:49	10/20/16 12:05	1
Acenaphthylene	ND		170	21	ug/Kg		10/18/16 18:49	10/20/16 12:05	1
Anthracene	ND		170	41	ug/Kg		10/18/16 18:49	10/20/16 12:05	1
Benzo[a]anthracene	ND		170	17	ug/Kg		10/18/16 18:49	10/20/16 12:05	1
Benzo[a]pyrene	ND		170	24	ug/Kg		10/18/16 18:49	10/20/16 12:05	1
Benzo[b]fluoranthene	ND		170	26	ug/Kg		10/18/16 18:49	10/20/16 12:05	1
Benzo[g,h,i]perylene	ND		170	18	ug/Kg		10/18/16 18:49	10/20/16 12:05	1
Benzo[k]fluoranthene	ND		170	21	ug/Kg		10/18/16 18:49	10/20/16 12:05	1
Chrysene	ND		170	37	ug/Kg		10/18/16 18:49	10/20/16 12:05	1
Dibenz(a,h)anthracene	ND		170	29	ug/Kg		10/18/16 18:49	10/20/16 12:05	1
Fluoranthene	ND		170	18	ug/Kg		10/18/16 18:49	10/20/16 12:05	1
Fluorene	ND		170	20	ug/Kg		10/18/16 18:49	10/20/16 12:05	1
Indeno[1,2,3-cd]pyrene	ND		170	20	ug/Kg		10/18/16 18:49	10/20/16 12:05	1
Naphthalene	ND		170	21	ug/Kg		10/18/16 18:49	10/20/16 12:05	1
Pyrene	ND		170	20	ug/Kg		10/18/16 18:49	10/20/16 12:05	1
Phenanthrene	ND		170	24	ug/Kg		10/18/16 18:49	10/20/16 12:05	1

Surrogate	MB %Recovery	MB Qualifier	Limits	Prepared	Analyzed	Dil Fac
2,4,6-Tribromophenol (Surr)	86		39 - 146	10/18/16 18:49	10/20/16 12:05	1
2-Fluorobiphenyl	78		37 - 120	10/18/16 18:49	10/20/16 12:05	1
2-Fluorophenol (Surr)	61		18 - 120	10/18/16 18:49	10/20/16 12:05	1
Phenol-d5 (Surr)	67		11 - 120	10/18/16 18:49	10/20/16 12:05	1
p-Terphenyl-d14 (Surr)	86		65 - 153	10/18/16 18:49	10/20/16 12:05	1
Nitrobenzene-d5 (Surr)	77		34 - 132	10/18/16 18:49	10/20/16 12:05	1

TestAmerica Buffalo

QC Sample Results

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Method: 8270D - Semivolatile Organic Compounds (GC/MS) (Continued)

Lab Sample ID: LCS 480-326321/2-A
Matrix: Solid
Analysis Batch: 326655

Client Sample ID: Lab Control Sample
Prep Type: Total/NA
Prep Batch: 326321

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	Limits
Acenaphthene	1640	1480		ug/Kg		90	53 - 120
Acenaphthylene	1640	1440		ug/Kg		88	58 - 121
Anthracene	1640	1490		ug/Kg		91	62 - 129
Benzo[a]anthracene	1640	1380		ug/Kg		85	65 - 133
Benzo[a]pyrene	1640	1460		ug/Kg		89	64 - 127
Benzo[b]fluoranthene	1640	1400		ug/Kg		85	64 - 135
Benzo[g,h,i]perylene	1640	1490		ug/Kg		91	50 - 152
Benzo[k]fluoranthene	1640	1520		ug/Kg		93	58 - 138
Chrysene	1640	1460		ug/Kg		89	64 - 131
Dibenz(a,h)anthracene	1640	1470		ug/Kg		90	54 - 148
Fluoranthene	1640	1450		ug/Kg		88	62 - 131
Fluorene	1640	1460		ug/Kg		89	63 - 126
Indeno[1,2,3-cd]pyrene	1640	1480		ug/Kg		91	56 - 149
Naphthalene	1640	1280		ug/Kg		78	46 - 120
Pyrene	1640	1510		ug/Kg		92	51 - 133
Phenanthrene	1640	1480		ug/Kg		91	60 - 130

Surrogate	LCS %Recovery	LCS Qualifier	Limits
2,4,6-Tribromophenol (Surr)	98		39 - 146
2-Fluorobiphenyl	87		37 - 120
2-Fluorophenol (Surr)	63		18 - 120
Phenol-d5 (Surr)	70		11 - 120
p-Terphenyl-d14 (Surr)	89		65 - 153
Nitrobenzene-d5 (Surr)	83		34 - 132

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Lab Sample ID: MB 480-326244/1-A
Matrix: Solid
Analysis Batch: 326309

Client Sample ID: Method Blank
Prep Type: Total/NA
Prep Batch: 326244

Analyte	MB Result	MB Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		0.22	0.043	mg/Kg		10/18/16 12:22	10/18/16 19:01	1
PCB-1221	ND		0.22	0.043	mg/Kg		10/18/16 12:22	10/18/16 19:01	1
PCB-1232	ND		0.22	0.043	mg/Kg		10/18/16 12:22	10/18/16 19:01	1
PCB-1242	ND		0.22	0.043	mg/Kg		10/18/16 12:22	10/18/16 19:01	1
PCB-1248	ND		0.22	0.043	mg/Kg		10/18/16 12:22	10/18/16 19:01	1
PCB-1254	ND		0.22	0.10	mg/Kg		10/18/16 12:22	10/18/16 19:01	1
PCB-1260	ND		0.22	0.10	mg/Kg		10/18/16 12:22	10/18/16 19:01	1

Surrogate	MB %Recovery	MB Qualifier	Limits	Prepared	Analyzed	Dil Fac
Tetrachloro-m-xylene	129		60 - 154	10/18/16 12:22	10/18/16 19:01	1
DCB Decachlorobiphenyl	132		65 - 174	10/18/16 12:22	10/18/16 19:01	1

TestAmerica Buffalo

QC Sample Results

Client: Aztech Technologies Inc
 Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography (Continued)

Lab Sample ID: LCS 480-326244/2-A
Matrix: Solid
Analysis Batch: 326309

Client Sample ID: Lab Control Sample
Prep Type: Total/NA
Prep Batch: 326244

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	Limits
PCB-1016	2.06	2.56		mg/Kg		124	51 - 185
PCB-1260	2.06	2.95		mg/Kg		143	61 - 184

Surrogate	LCS %Recovery	LCS Qualifier	Limits
Tetrachloro-m-xylene	137		60 - 154
DCB Decachlorobiphenyl	144		65 - 174

Method: 6010C - Metals (ICP)

Lab Sample ID: MB 480-326966/1-A
Matrix: Solid
Analysis Batch: 327222

Client Sample ID: Method Blank
Prep Type: Total/NA
Prep Batch: 326966

Analyte	MB Result	MB Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	ND		2.1	0.43	mg/Kg		10/21/16 15:36	10/23/16 11:26	1
Barium	ND		0.53	0.12	mg/Kg		10/21/16 15:36	10/23/16 11:26	1
Cadmium	ND		0.21	0.032	mg/Kg		10/21/16 15:36	10/23/16 11:26	1
Chromium	ND		0.53	0.21	mg/Kg		10/21/16 15:36	10/23/16 11:26	1
Lead	ND		1.1	0.26	mg/Kg		10/21/16 15:36	10/23/16 11:26	1
Selenium	ND		4.3	0.43	mg/Kg		10/21/16 15:36	10/23/16 11:26	1
Silver	ND		0.64	0.21	mg/Kg		10/21/16 15:36	10/23/16 11:26	1

Lab Sample ID: LCDSRM 480-326966/3-A
Matrix: Solid
Analysis Batch: 327222

Client Sample ID: Lab Control Sample Dup
Prep Type: Total/NA
Prep Batch: 326966

Analyte	Spike Added	LCDSRM Result	LCDSRM Qualifier	Unit	D	%Rec	Limits	RPD	RPD Limit
Arsenic	221	202.0		mg/Kg		91.4	71.0 - 133.5	2	20
Barium	428	400.9		mg/Kg		93.7	74.3 - 125.5	5	20
Cadmium	126	120.5		mg/Kg		95.6	73.3 - 126.2	4	20
Chromium	74.7	69.51		mg/Kg		93.1	68.5 - 131.3	4	20
Lead	76.9	84.98		mg/Kg		110.5	68.8 - 131.3	3	20
Selenium	111	102.0		mg/Kg		91.9	65.7 - 134.2	4	20
Silver	59.6	58.14		mg/Kg		97.5	66.8 - 133.1	4	20

Lab Sample ID: LCSSRM 480-326966/2-A
Matrix: Solid
Analysis Batch: 327222

Client Sample ID: Lab Control Sample
Prep Type: Total/NA
Prep Batch: 326966

Analyte	Spike Added	LCSSRM Result	LCSSRM Qualifier	Unit	D	%Rec	Limits
Arsenic	221	197.6		mg/Kg		89.4	71.0 - 133.5

TestAmerica Buffalo

QC Sample Results

Client: Aztech Technologies Inc
 Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Method: 6010C - Metals (ICP) (Continued)

Lab Sample ID: LCSSRM 480-326966/2-A
Matrix: Solid
Analysis Batch: 327222

Client Sample ID: Lab Control Sample
Prep Type: Total/NA
Prep Batch: 326966

Analyte	Spike Added	LCSSRM Result	LCSSRM Qualifier	Unit	D	%Rec	%Rec. Limits
Barium	428	382.4		mg/Kg		89.3	74.3 - 125.5
Cadmium	126	115.6		mg/Kg		91.7	73.3 - 126.2
Chromium	74.7	67.08		mg/Kg		89.8	68.5 - 131.3
Lead	76.9	82.56		mg/Kg		107.4	68.8 - 131.3
Selenium	111	97.97		mg/Kg		88.3	65.7 - 134.2
Silver	59.6	55.94		mg/Kg		93.9	66.8 - 133.1

Method: 7471B - Mercury (CVAA)

Lab Sample ID: MB 480-325981/1-A
Matrix: Solid
Analysis Batch: 326036

Client Sample ID: Method Blank
Prep Type: Total/NA
Prep Batch: 325981

Analyte	MB Result	MB Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Mercury	ND		0.020	0.0081	mg/Kg		10/17/16 10:15	10/17/16 12:55	1

Lab Sample ID: LCSSRM 480-325981/2-A ^5
Matrix: Solid
Analysis Batch: 326036

Client Sample ID: Lab Control Sample
Prep Type: Total/NA
Prep Batch: 325981

Analyte	Spike Added	LCSSRM Result	LCSSRM Qualifier	Unit	D	%Rec	%Rec. Limits
Mercury	7.10	6.23		mg/Kg		87.7	51.3 - 149.3

QC Association Summary

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

GC/MS VOA

Prep Batch: 326333

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
480-107747-2	B-2 (19-21')	Total/NA	Solid	5035A	
480-107747-4	B-3 (20-21')	Total/NA	Solid	5035A	
MB 480-326333/2-A	Method Blank	Total/NA	Solid	5035A	
LCS 480-326333/1-A	Lab Control Sample	Total/NA	Solid	5035A	

Analysis Batch: 326336

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
480-107747-2	B-2 (19-21')	Total/NA	Solid	8260C	326333
480-107747-4	B-3 (20-21')	Total/NA	Solid	8260C	326333
MB 480-326333/2-A	Method Blank	Total/NA	Solid	8260C	326333
LCS 480-326333/1-A	Lab Control Sample	Total/NA	Solid	8260C	326333

Prep Batch: 326405

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
480-107747-6	B-1 (15-18')	Total/NA	Solid	5035A	
MB 480-326405/2-A	Method Blank	Total/NA	Solid	5035A	
LCS 480-326405/1-A	Lab Control Sample	Total/NA	Solid	5035A	
LCSD 480-326405/13-A	Lab Control Sample Dup	Total/NA	Solid	5035A	

Analysis Batch: 326411

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
480-107747-6	B-1 (15-18')	Total/NA	Solid	8260C	326405
MB 480-326405/2-A	Method Blank	Total/NA	Solid	8260C	326405
LCS 480-326405/1-A	Lab Control Sample	Total/NA	Solid	8260C	326405
LCSD 480-326405/13-A	Lab Control Sample Dup	Total/NA	Solid	8260C	326405

GC/MS Semi VOA

Prep Batch: 326321

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
480-107747-2	B-2 (19-21')	Total/NA	Solid	3550C	
480-107747-4	B-3 (20-21')	Total/NA	Solid	3550C	
480-107747-6	B-1 (15-18')	Total/NA	Solid	3550C	
MB 480-326321/1-A	Method Blank	Total/NA	Solid	3550C	
LCS 480-326321/2-A	Lab Control Sample	Total/NA	Solid	3550C	

Analysis Batch: 326655

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
480-107747-2	B-2 (19-21')	Total/NA	Solid	8270D	326321
480-107747-4	B-3 (20-21')	Total/NA	Solid	8270D	326321
480-107747-6	B-1 (15-18')	Total/NA	Solid	8270D	326321
MB 480-326321/1-A	Method Blank	Total/NA	Solid	8270D	326321
LCS 480-326321/2-A	Lab Control Sample	Total/NA	Solid	8270D	326321

GC Semi VOA

Prep Batch: 326244

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
480-107747-1	B-2 (0-5')	Total/NA	Solid	3550C	
480-107747-3	B-3 (0-5')	Total/NA	Solid	3550C	

TestAmerica Buffalo

QC Association Summary

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

GC Semi VOA (Continued)

Prep Batch: 326244 (Continued)

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
480-107747-5	B-1 (0-5')	Total/NA	Solid	3550C	
MB 480-326244/1-A	Method Blank	Total/NA	Solid	3550C	
LCS 480-326244/2-A	Lab Control Sample	Total/NA	Solid	3550C	

Analysis Batch: 326309

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
480-107747-1	B-2 (0-5')	Total/NA	Solid	8082A	326244
480-107747-3	B-3 (0-5')	Total/NA	Solid	8082A	326244
480-107747-5	B-1 (0-5')	Total/NA	Solid	8082A	326244
MB 480-326244/1-A	Method Blank	Total/NA	Solid	8082A	326244
LCS 480-326244/2-A	Lab Control Sample	Total/NA	Solid	8082A	326244

Metals

Prep Batch: 325981

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
480-107747-1	B-2 (0-5')	Total/NA	Solid	7471B	
480-107747-3	B-3 (0-5')	Total/NA	Solid	7471B	
480-107747-5	B-1 (0-5')	Total/NA	Solid	7471B	
MB 480-325981/1-A	Method Blank	Total/NA	Solid	7471B	
LCSSRM 480-325981/2-A ^5	Lab Control Sample	Total/NA	Solid	7471B	

Analysis Batch: 326036

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
480-107747-1	B-2 (0-5')	Total/NA	Solid	7471B	325981
480-107747-3	B-3 (0-5')	Total/NA	Solid	7471B	325981
480-107747-5	B-1 (0-5')	Total/NA	Solid	7471B	325981
MB 480-325981/1-A	Method Blank	Total/NA	Solid	7471B	325981
LCSSRM 480-325981/2-A ^5	Lab Control Sample	Total/NA	Solid	7471B	325981

Prep Batch: 326966

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
480-107747-1	B-2 (0-5')	Total/NA	Solid	3050B	
480-107747-3	B-3 (0-5')	Total/NA	Solid	3050B	
480-107747-5	B-1 (0-5')	Total/NA	Solid	3050B	
MB 480-326966/1-A	Method Blank	Total/NA	Solid	3050B	
LCDSRM 480-326966/3-A	Lab Control Sample Dup	Total/NA	Solid	3050B	
LCSSRM 480-326966/2-A	Lab Control Sample	Total/NA	Solid	3050B	

Analysis Batch: 327222

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
480-107747-1	B-2 (0-5')	Total/NA	Solid	6010C	326966
480-107747-3	B-3 (0-5')	Total/NA	Solid	6010C	326966
480-107747-5	B-1 (0-5')	Total/NA	Solid	6010C	326966
MB 480-326966/1-A	Method Blank	Total/NA	Solid	6010C	326966
LCDSRM 480-326966/3-A	Lab Control Sample Dup	Total/NA	Solid	6010C	326966
LCSSRM 480-326966/2-A	Lab Control Sample	Total/NA	Solid	6010C	326966

TestAmerica Buffalo

QC Association Summary

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

General Chemistry

Analysis Batch: 325965

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
480-107747-1	B-2 (0-5')	Total/NA	Solid	Moisture	
480-107747-2	B-2 (19-21')	Total/NA	Solid	Moisture	
480-107747-3	B-3 (0-5')	Total/NA	Solid	Moisture	
480-107747-4	B-3 (20-21')	Total/NA	Solid	Moisture	
480-107747-5	B-1 (0-5')	Total/NA	Solid	Moisture	
480-107747-6	B-1 (15-18')	Total/NA	Solid	Moisture	

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Lab Chronicle

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Client Sample ID: B-2 (0-5')

Date Collected: 10/13/16 08:50

Date Received: 10/15/16 01:15

Lab Sample ID: 480-107747-1

Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	Moisture		1	325965	10/17/16 08:40	CW	TAL BUF

Client Sample ID: B-2 (0-5')

Date Collected: 10/13/16 08:50

Date Received: 10/15/16 01:15

Lab Sample ID: 480-107747-1

Matrix: Solid

Percent Solids: 96.8

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3550C			326244	10/18/16 12:22	MAS	TAL BUF
Total/NA	Analysis	8082A		1	326309	10/18/16 21:34	KS	TAL BUF
Total/NA	Prep	3050B			326966	10/21/16 15:36	MVZ	TAL BUF
Total/NA	Analysis	6010C		1	327222	10/23/16 13:04	AMH	TAL BUF
Total/NA	Prep	7471B			325981	10/17/16 10:15	RMZ	TAL BUF
Total/NA	Analysis	7471B		1	326036	10/17/16 13:09	RMZ	TAL BUF

Client Sample ID: B-2 (19-21')

Date Collected: 10/13/16 09:20

Date Received: 10/15/16 01:15

Lab Sample ID: 480-107747-2

Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	Moisture		1	325965	10/17/16 08:40	CW	TAL BUF

Client Sample ID: B-2 (19-21')

Date Collected: 10/13/16 09:20

Date Received: 10/15/16 01:15

Lab Sample ID: 480-107747-2

Matrix: Solid

Percent Solids: 59.6

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	5035A			326333	10/18/16 21:09	NMD1	TAL BUF
Total/NA	Analysis	8260C		1	326336	10/19/16 04:07	CDC	TAL BUF
Total/NA	Prep	3550C			326321	10/18/16 18:49	ARS	TAL BUF
Total/NA	Analysis	8270D		1	326655	10/20/16 20:31	LMW	TAL BUF

Client Sample ID: B-3 (0-5')

Date Collected: 10/13/16 10:43

Date Received: 10/15/16 01:15

Lab Sample ID: 480-107747-3

Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	Moisture		1	325965	10/17/16 08:40	CW	TAL BUF

Lab Chronicle

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Client Sample ID: B-3 (0-5')

Date Collected: 10/13/16 10:43

Date Received: 10/15/16 01:15

Lab Sample ID: 480-107747-3

Matrix: Solid

Percent Solids: 98.7

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3550C			326244	10/18/16 12:22	MAS	TAL BUF
Total/NA	Analysis	8082A		1	326309	10/18/16 21:50	KS	TAL BUF
Total/NA	Prep	3050B			326966	10/21/16 15:36	MVZ	TAL BUF
Total/NA	Analysis	6010C		1	327222	10/23/16 13:07	AMH	TAL BUF
Total/NA	Prep	7471B			325981	10/17/16 10:15	RMZ	TAL BUF
Total/NA	Analysis	7471B		1	326036	10/17/16 13:11	RMZ	TAL BUF

Client Sample ID: B-3 (20-21')

Date Collected: 10/13/16 11:00

Date Received: 10/15/16 01:15

Lab Sample ID: 480-107747-4

Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	Moisture		1	325965	10/17/16 08:40	CW	TAL BUF

Client Sample ID: B-3 (20-21')

Date Collected: 10/13/16 11:00

Date Received: 10/15/16 01:15

Lab Sample ID: 480-107747-4

Matrix: Solid

Percent Solids: 79.7

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	5035A			326333	10/18/16 21:09	NMD1	TAL BUF
Total/NA	Analysis	8260C		1	326336	10/19/16 04:32	CDC	TAL BUF
Total/NA	Prep	3550C			326321	10/18/16 18:49	ARS	TAL BUF
Total/NA	Analysis	8270D		1	326655	10/20/16 20:06	LMW	TAL BUF

Client Sample ID: B-1 (0-5')

Date Collected: 10/13/16 12:30

Date Received: 10/15/16 01:15

Lab Sample ID: 480-107747-5

Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	Moisture		1	325965	10/17/16 08:40	CW	TAL BUF

Client Sample ID: B-1 (0-5')

Date Collected: 10/13/16 12:30

Date Received: 10/15/16 01:15

Lab Sample ID: 480-107747-5

Matrix: Solid

Percent Solids: 85.4

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3550C			326244	10/18/16 12:22	MAS	TAL BUF
Total/NA	Analysis	8082A		1	326309	10/18/16 22:05	KS	TAL BUF
Total/NA	Prep	3050B			326966	10/21/16 15:36	MVZ	TAL BUF
Total/NA	Analysis	6010C		1	327222	10/23/16 13:11	AMH	TAL BUF
Total/NA	Prep	7471B			325981	10/17/16 10:15	RMZ	TAL BUF
Total/NA	Analysis	7471B		1	326036	10/17/16 13:13	RMZ	TAL BUF

TestAmerica Buffalo

Lab Chronicle

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Client Sample ID: B-1 (15-18')

Date Collected: 10/13/16 12:45

Date Received: 10/15/16 01:15

Lab Sample ID: 480-107747-6

Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	Moisture		1	325965	10/17/16 08:40	CW	TAL BUF

Client Sample ID: B-1 (15-18')

Date Collected: 10/13/16 12:45

Date Received: 10/15/16 01:15

Lab Sample ID: 480-107747-6

Matrix: Solid

Percent Solids: 82.5

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	5035A			326405	10/19/16 08:49	CDC	TAL BUF
Total/NA	Analysis	8260C		1	326411	10/19/16 14:46	NMD1	TAL BUF
Total/NA	Prep	3550C			326321	10/18/16 18:49	ARS	TAL BUF
Total/NA	Analysis	8270D		1	326655	10/20/16 19:40	LMW	TAL BUF

Laboratory References:

TAL BUF = TestAmerica Buffalo, 10 Hazelwood Drive, Amherst, NY 14228-2298, TEL (716)691-2600

Certification Summary

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Laboratory: TestAmerica Buffalo

Unless otherwise noted, all analytes for this laboratory were covered under each certification below.

Authority	Program	EPA Region	Certification ID	Expiration Date
New York	NELAP	2	10026	03-31-17

The following analytes are included in this report, but certification is not offered by the governing authority:

Analysis Method	Prep Method	Matrix	Analyte
Moisture		Solid	Percent Moisture
Moisture		Solid	Percent Solids

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Method Summary

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Method	Method Description	Protocol	Laboratory
8260C	Volatile Organic Compounds by GC/MS	SW846	TAL BUF
8270D	Semivolatile Organic Compounds (GC/MS)	SW846	TAL BUF
8082A	Polychlorinated Biphenyls (PCBs) by Gas Chromatography	SW846	TAL BUF
6010C	Metals (ICP)	SW846	TAL BUF
7471B	Mercury (CVAA)	SW846	TAL BUF
Moisture	Percent Moisture	EPA	TAL BUF

Protocol References:

EPA = US Environmental Protection Agency

SW846 = "Test Methods For Evaluating Solid Waste, Physical/Chemical Methods", Third Edition, November 1986 And Its Updates.

Laboratory References:

TAL BUF = TestAmerica Buffalo, 10 Hazelwood Drive, Amherst, NY 14228-2298, TEL (716)691-2600



Sample Summary

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107747-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received
480-107747-1	B-2 (0-5')	Solid	10/13/16 08:50	10/15/16 01:15
480-107747-2	B-2 (19-21')	Solid	10/13/16 09:20	10/15/16 01:15
480-107747-3	B-3 (0-5')	Solid	10/13/16 10:43	10/15/16 01:15
480-107747-4	B-3 (20-21')	Solid	10/13/16 11:00	10/15/16 01:15
480-107747-5	B-1 (0-5')	Solid	10/13/16 12:30	10/15/16 01:15
480-107747-6	B-1 (15-18')	Solid	10/13/16 12:45	10/15/16 01:15

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Login Sample Receipt Checklist

Client: Aztech Technologies Inc

Job Number: 480-107747-1

Login Number: 107747

List Number: 1

Creator: Williams, Christopher S

List Source: TestAmerica Buffalo

Question	Answer	Comment
Radioactivity either was not measured or, if measured, is at or below background	True	
The cooler's custody seal, if present, is intact.	True	
The cooler or samples do not appear to have been compromised or tampered with.	True	
Samples were received on ice.	True	
Cooler Temperature is acceptable.	True	
Cooler Temperature is recorded.	True	
COC is present.	True	
COC is filled out in ink and legible.	True	
COC is filled out with all pertinent information.	True	
Is the Field Sampler's name present on COC?	True	
There are no discrepancies between the sample IDs on the containers and the COC.	True	
Samples are received within Holding Time (Excluding tests with immediate HTs)..	True	
Sample containers have legible labels.	True	
Containers are not broken or leaking.	True	
Sample collection date/times are provided.	True	
Appropriate sample containers are used.	True	
Sample bottles are completely filled.	True	
Sample Preservation Verified	True	
There is sufficient vol. for all requested analyses, incl. any requested MS/MSDs	True	
VOA sample vials do not have headspace or bubble is <6mm (1/4") in diameter.	True	
If necessary, staff have been informed of any short hold time or quick TAT needs	True	
Multiphasic samples are not present.	True	
Samples do not require splitting or compositing.	True	
Sampling Company provided.	True	AZTECH
Samples received within 48 hours of sampling.	True	
Samples requiring field filtration have been filtered in the field.	N/A	
Chlorine Residual checked.	N/A	



TestAmerica

THE LEADER IN ENVIRONMENTAL TESTING

ANALYTICAL REPORT

TestAmerica Laboratories, Inc.

TestAmerica Buffalo

10 Hazelwood Drive

Amherst, NY 14228-2298

Tel: (716)691-2600

TestAmerica Job ID: 480-107748-1

Client Project/Site: Durkee Street, Plattsburgh

Revision: 1

For:

Aztech Technologies Inc

5 McCrea Hill Road

Ballston Spa, New York 12020

Attn: Mr. Aaron Yecies



Authorized for release by:

10/27/2016 7:33:53 PM

Judy Stone, Senior Project Manager

(484)685-0868

judy.stone@testamericainc.com

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The test results in this report meet all 2003 NELAC and 2009 TNI requirements for accredited parameters, exceptions are noted in this report. This report may not be reproduced except in full, and with written approval from the laboratory. For questions please contact the Project Manager at the e-mail address or telephone number listed on this page.

This report has been electronically signed and authorized by the signatory. Electronic signature is intended to be the legally binding equivalent of a traditionally handwritten signature.

Results relate only to the items tested and the sample(s) as received by the laboratory.

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Definitions/Glossary

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107748-1

Qualifiers

GC/MS VOA

Qualifier	Qualifier Description
J	Result is less than the RL but greater than or equal to the MDL and the concentration is an approximate value.

Metals

Qualifier	Qualifier Description
J	Result is less than the RL but greater than or equal to the MDL and the concentration is an approximate value.

Glossary

Abbreviation	These commonly used abbreviations may or may not be present in this report.
α	Listed under the "D" column to designate that the result is reported on a dry weight basis
%R	Percent Recovery
CFL	Contains Free Liquid
CNF	Contains no Free Liquid
DER	Duplicate error ratio (normalized absolute difference)
Dil Fac	Dilution Factor
DL, RA, RE, IN	Indicates a Dilution, Re-analysis, Re-extraction, or additional Initial metals/anion analysis of the sample
DLC	Decision level concentration
MDA	Minimum detectable activity
EDL	Estimated Detection Limit
MDC	Minimum detectable concentration
MDL	Method Detection Limit
ML	Minimum Level (Dioxin)
NC	Not Calculated
ND	Not detected at the reporting limit (or MDL or EDL if shown)
PQL	Practical Quantitation Limit
QC	Quality Control
RER	Relative error ratio
RL	Reporting Limit or Requested Limit (Radiochemistry)
RPD	Relative Percent Difference, a measure of the relative difference between two points
TEF	Toxicity Equivalent Factor (Dioxin)
TEQ	Toxicity Equivalent Quotient (Dioxin)

Case Narrative

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107748-1

Job ID: 480-107748-1

Laboratory: TestAmerica Buffalo

Narrative

Job Narrative 480-107748-1

Revision (1)

The report was revised as requested by the client to include additional VOA analytes.

Receipt

The samples were received on 10/15/2016 1:15 AM; the samples arrived in good condition, properly preserved and, where required, on ice. The temperature of the cooler at receipt was 0.9° C.

GC/MS VOA

Method(s) 8260C: The continuing calibration verification (CCV) associated with batch 480-326165 recovered outside acceptance criteria, low biased, for Naphthalene. A reporting limit (RL) standard was analyzed, and the target analyte was detected. Since the associated sample was non-detect for this analyte, the data have been reported. The following samples are impacted: B-2 (480-107748-1) and B-3 (480-107748-2).

Method(s) 8260C: The following sample was collected in properly preserved vials for analysis of volatile organic compounds (VOCs). However, the pH was outside the required criteria when verified by the laboratory, and corrective action was not possible: B-3 (480-107748-2). The sample was analyzed within 7 days per EPA recommendation.

Method(s) 8260C: The continuing calibration verification (CCV) associated with batch 480-326165 recovered above the upper control limit for 2,2-Dichloropropane. The samples associated with this CCV were non-detects for the affected analytes; therefore, the data have been reported. The following samples are impacted: B-2 (480-107748-1) and B-3 (480-107748-2).

No additional analytical or quality issues were noted, other than those described above or in the Definitions/Glossary page.

GC/MS Semi VOA

No analytical or quality issues were noted, other than those described in the Definitions/Glossary page.

Metals

No analytical or quality issues were noted, other than those described in the Definitions/Glossary page.

Organic Prep

Method(s) 3510C: Due to the matrix, the initial volume(s) used for the following samples deviated from the standard procedure: B-2 (480-107748-1) and B-3 (480-107748-2). The reporting limits (RLs) have been adjusted proportionately.

No additional analytical or quality issues were noted, other than those described above or in the Definitions/Glossary page.

Detection Summary

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107748-1

Client Sample ID: B-2

Lab Sample ID: 480-107748-1

Analyte	Result	Qualifier	RL	MDL	Unit	Dil	Fac	D	Method	Prep Type
1,2,4-Trimethylbenzene	2.4		1.0	0.75	ug/L			1	8260C	Total/NA
Acetone	6.3	J	10	3.0	ug/L			1	8260C	Total/NA
Benzene	13		1.0	0.41	ug/L			1	8260C	Total/NA
Carbon disulfide	0.41	J	1.0	0.19	ug/L			1	8260C	Total/NA
Chloroform	0.43	J	1.0	0.34	ug/L			1	8260C	Total/NA
Ethylbenzene	3.2		1.0	0.74	ug/L			1	8260C	Total/NA
Methyl tert-butyl ether	14		1.0	0.16	ug/L			1	8260C	Total/NA
Methylcyclohexane	0.55	J	1.0	0.16	ug/L			1	8260C	Total/NA
N-Propylbenzene	1.8		1.0	0.69	ug/L			1	8260C	Total/NA
Toluene	1.0		1.0	0.51	ug/L			1	8260C	Total/NA
Xylenes, Total	14		2.0	0.66	ug/L			1	8260C	Total/NA
Barium	0.11		0.0020	0.00070	mg/L			1	6010C	Dissolved
Chromium	0.0013	J	0.0040	0.0010	mg/L			1	6010C	Dissolved

Client Sample ID: B-3

Lab Sample ID: 480-107748-2

Analyte	Result	Qualifier	RL	MDL	Unit	Dil	Fac	D	Method	Prep Type
Acetone	9.1	J	10	3.0	ug/L			1	8260C	Total/NA
Benzene	0.75	J	1.0	0.41	ug/L			1	8260C	Total/NA
Cyclohexane	3.5		1.0	0.18	ug/L			1	8260C	Total/NA
Methyl tert-butyl ether	25		1.0	0.16	ug/L			1	8260C	Total/NA
Toluene	0.88	J	1.0	0.51	ug/L			1	8260C	Total/NA
Xylenes, Total	1.1	J	2.0	0.66	ug/L			1	8260C	Total/NA
Barium	0.091		0.0020	0.00070	mg/L			1	6010C	Dissolved

This Detection Summary does not include radiochemical test results.

TestAmerica Buffalo

Client Sample Results

Client: Aztech Technologies Inc
 Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107748-1

Client Sample ID: B-2

Date Collected: 10/13/16 14:40

Date Received: 10/15/16 01:15

Lab Sample ID: 480-107748-1

Matrix: Water

Method: 8260C - Volatile Organic Compounds by GC/MS

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
1,1,1,2-Tetrachloroethane	ND		1.0	0.35	ug/L			10/18/16 17:17	1
1,1,1-Trichloroethane	ND		1.0	0.82	ug/L			10/18/16 17:17	1
1,1,2,2-Tetrachloroethane	ND		1.0	0.21	ug/L			10/18/16 17:17	1
1,1,2-Trichloro-1,2,2-trifluoroethane	ND		1.0	0.31	ug/L			10/18/16 17:17	1
1,1,2-Trichloroethane	ND		1.0	0.23	ug/L			10/18/16 17:17	1
1,1-Dichloroethane	ND		1.0	0.38	ug/L			10/18/16 17:17	1
1,1-Dichloroethene	ND		1.0	0.29	ug/L			10/18/16 17:17	1
1,1-Dichloropropene	ND		1.0	0.72	ug/L			10/18/16 17:17	1
1,2,3-Trichlorobenzene	ND		1.0	0.41	ug/L			10/18/16 17:17	1
1,2,3-Trichloropropane	ND		1.0	0.89	ug/L			10/18/16 17:17	1
1,2,4-Trichlorobenzene	ND		1.0	0.41	ug/L			10/18/16 17:17	1
1,2,4-Trimethylbenzene	2.4		1.0	0.75	ug/L			10/18/16 17:17	1
1,2-Dibromo-3-Chloropropane	ND		1.0	0.39	ug/L			10/18/16 17:17	1
1,2-Dibromoethane	ND		1.0	0.73	ug/L			10/18/16 17:17	1
1,2-Dichlorobenzene	ND		1.0	0.79	ug/L			10/18/16 17:17	1
1,2-Dichloroethane	ND		1.0	0.21	ug/L			10/18/16 17:17	1
1,2-Dichloropropane	ND		1.0	0.72	ug/L			10/18/16 17:17	1
1,3,5-Trimethylbenzene	ND		1.0	0.77	ug/L			10/18/16 17:17	1
1,3-Dichlorobenzene	ND		1.0	0.78	ug/L			10/18/16 17:17	1
1,3-Dichloropropane	ND		1.0	0.75	ug/L			10/18/16 17:17	1
1,4-Dichlorobenzene	ND		1.0	0.84	ug/L			10/18/16 17:17	1
2,2-Dichloropropane	ND		1.0	0.40	ug/L			10/18/16 17:17	1
2-Butanone (MEK)	ND		10	1.3	ug/L			10/18/16 17:17	1
2-Chlorotoluene	ND		1.0	0.86	ug/L			10/18/16 17:17	1
2-Hexanone	ND		5.0	1.2	ug/L			10/18/16 17:17	1
4-Chlorotoluene	ND		1.0	0.84	ug/L			10/18/16 17:17	1
4-Methyl-2-pentanone (MIBK)	ND		5.0	2.1	ug/L			10/18/16 17:17	1
Acetone	6.3	J	10	3.0	ug/L			10/18/16 17:17	1
Benzene	13		1.0	0.41	ug/L			10/18/16 17:17	1
Bromobenzene	ND		1.0	0.80	ug/L			10/18/16 17:17	1
Bromochloromethane	ND		1.0	0.87	ug/L			10/18/16 17:17	1
Bromodichloromethane	ND		1.0	0.39	ug/L			10/18/16 17:17	1
Bromoform	ND		1.0	0.26	ug/L			10/18/16 17:17	1
Bromomethane	ND		1.0	0.69	ug/L			10/18/16 17:17	1
Carbon disulfide	0.41	J	1.0	0.19	ug/L			10/18/16 17:17	1
Carbon tetrachloride	ND		1.0	0.27	ug/L			10/18/16 17:17	1
Chlorobenzene	ND		1.0	0.75	ug/L			10/18/16 17:17	1
Chlorodibromomethane	ND		1.0	0.32	ug/L			10/18/16 17:17	1
Chloroethane	ND		1.0	0.32	ug/L			10/18/16 17:17	1
Chloroform	0.43	J	1.0	0.34	ug/L			10/18/16 17:17	1
Chloromethane	ND		1.0	0.35	ug/L			10/18/16 17:17	1
cis-1,2-Dichloroethene	ND		1.0	0.81	ug/L			10/18/16 17:17	1
cis-1,3-Dichloropropene	ND		1.0	0.36	ug/L			10/18/16 17:17	1
Cyclohexane	ND		1.0	0.18	ug/L			10/18/16 17:17	1
Dibromomethane	ND		1.0	0.41	ug/L			10/18/16 17:17	1
Dichlorodifluoromethane	ND		1.0	0.68	ug/L			10/18/16 17:17	1
Ethylbenzene	3.2		1.0	0.74	ug/L			10/18/16 17:17	1
Hexachlorobutadiene	ND		1.0	0.28	ug/L			10/18/16 17:17	1
Isopropylbenzene	ND		1.0	0.79	ug/L			10/18/16 17:17	1

TestAmerica Buffalo

Client Sample Results

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107748-1

Client Sample ID: B-2

Lab Sample ID: 480-107748-1

Date Collected: 10/13/16 14:40

Matrix: Water

Date Received: 10/15/16 01:15

Method: 8260C - Volatile Organic Compounds by GC/MS (Continued)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Methyl acetate	ND		2.5	1.3	ug/L			10/18/16 17:17	1
Methyl tert-butyl ether	14		1.0	0.16	ug/L			10/18/16 17:17	1
Methylcyclohexane	0.55	J	1.0	0.16	ug/L			10/18/16 17:17	1
Methylene Chloride	ND		1.0	0.44	ug/L			10/18/16 17:17	1
Naphthalene	ND		1.0	0.43	ug/L			10/18/16 17:17	1
n-Butylbenzene	ND		1.0	0.64	ug/L			10/18/16 17:17	1
N-Propylbenzene	1.8		1.0	0.69	ug/L			10/18/16 17:17	1
p-Isopropyltoluene	ND		1.0	0.31	ug/L			10/18/16 17:17	1
sec-Butylbenzene	ND		1.0	0.75	ug/L			10/18/16 17:17	1
Styrene	ND		1.0	0.73	ug/L			10/18/16 17:17	1
tert-Butylbenzene	ND		1.0	0.81	ug/L			10/18/16 17:17	1
Tetrachloroethene	ND		1.0	0.36	ug/L			10/18/16 17:17	1
Toluene	1.0		1.0	0.51	ug/L			10/18/16 17:17	1
trans-1,2-Dichloroethene	ND		1.0	0.90	ug/L			10/18/16 17:17	1
trans-1,3-Dichloropropene	ND		1.0	0.37	ug/L			10/18/16 17:17	1
Trichloroethene	ND		1.0	0.46	ug/L			10/18/16 17:17	1
Trichlorofluoromethane	ND		1.0	0.88	ug/L			10/18/16 17:17	1
Vinyl chloride	ND		1.0	0.90	ug/L			10/18/16 17:17	1
Xylenes, Total	14		2.0	0.66	ug/L			10/18/16 17:17	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
<i>Toluene-d8 (Surr)</i>	100		80 - 120		10/18/16 17:17	1
<i>1,2-Dichloroethane-d4 (Surr)</i>	103		77 - 120		10/18/16 17:17	1
<i>4-Bromofluorobenzene (Surr)</i>	92		73 - 120		10/18/16 17:17	1
<i>Dibromofluoromethane (Surr)</i>	103		75 - 123		10/18/16 17:17	1

Method: 8270D - Semivolatile Organic Compounds (GC/MS)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Acenaphthene	ND		25	2.1	ug/L		10/17/16 06:48	10/18/16 20:50	1
Acenaphthylene	ND		25	1.9	ug/L		10/17/16 06:48	10/18/16 20:50	1
Anthracene	ND		25	1.4	ug/L		10/17/16 06:48	10/18/16 20:50	1
Benzo[a]anthracene	ND		25	1.8	ug/L		10/17/16 06:48	10/18/16 20:50	1
Benzo[a]pyrene	ND		25	2.4	ug/L		10/17/16 06:48	10/18/16 20:50	1
Benzo[b]fluoranthene	ND		25	1.7	ug/L		10/17/16 06:48	10/18/16 20:50	1
Benzo[g,h,i]perylene	ND		25	1.8	ug/L		10/17/16 06:48	10/18/16 20:50	1
Benzo[k]fluoranthene	ND		25	3.7	ug/L		10/17/16 06:48	10/18/16 20:50	1
Chrysene	ND		25	1.7	ug/L		10/17/16 06:48	10/18/16 20:50	1
Dibenz(a,h)anthracene	ND		25	2.1	ug/L		10/17/16 06:48	10/18/16 20:50	1
Fluoranthene	ND		25	2.0	ug/L		10/17/16 06:48	10/18/16 20:50	1
Fluorene	ND		25	1.8	ug/L		10/17/16 06:48	10/18/16 20:50	1
Indeno[1,2,3-cd]pyrene	ND		25	2.4	ug/L		10/17/16 06:48	10/18/16 20:50	1
Naphthalene	ND		25	3.8	ug/L		10/17/16 06:48	10/18/16 20:50	1
Pyrene	ND		25	1.7	ug/L		10/17/16 06:48	10/18/16 20:50	1
Phenanthrene	ND		25	2.2	ug/L		10/17/16 06:48	10/18/16 20:50	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
<i>2,4,6-Tribromophenol (Surr)</i>	81		52 - 132	10/17/16 06:48	10/18/16 20:50	1
<i>2-Fluorobiphenyl</i>	84		48 - 120	10/17/16 06:48	10/18/16 20:50	1
<i>2-Fluorophenol (Surr)</i>	69		20 - 120	10/17/16 06:48	10/18/16 20:50	1
<i>Phenol-d5 (Surr)</i>	52		16 - 120	10/17/16 06:48	10/18/16 20:50	1

TestAmerica Buffalo

Client Sample Results

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107748-1

Client Sample ID: B-2

Date Collected: 10/13/16 14:40

Date Received: 10/15/16 01:15

Lab Sample ID: 480-107748-1

Matrix: Water

Method: 8270D - Semivolatile Organic Compounds (GC/MS) (Continued)

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
<i>p</i> -Terphenyl-d14 (Surr)	90		67 - 150	10/17/16 06:48	10/18/16 20:50	1
Nitrobenzene-d5 (Surr)	77		46 - 120	10/17/16 06:48	10/18/16 20:50	1

Method: 6010C - Metals (ICP) - Dissolved

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	ND		0.015	0.0056	mg/L		10/24/16 08:09	10/25/16 00:56	1
Barium	0.11		0.0020	0.00070	mg/L		10/24/16 08:09	10/25/16 00:56	1
Cadmium	ND		0.0020	0.00050	mg/L		10/24/16 08:09	10/25/16 00:56	1
Chromium	0.0013	J	0.0040	0.0010	mg/L		10/24/16 08:09	10/25/16 00:56	1
Lead	ND		0.010	0.0030	mg/L		10/24/16 08:09	10/25/16 00:56	1
Selenium	ND		0.025	0.0087	mg/L		10/24/16 08:09	10/25/16 00:56	1
Silver	ND		0.0060	0.0017	mg/L		10/24/16 08:09	10/25/16 00:56	1

Method: 7470A - Mercury (CVAA) - Dissolved

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Mercury	ND		0.00020	0.00012	mg/L		10/25/16 08:25	10/25/16 11:33	1

Client Sample ID: B-3

Date Collected: 10/13/16 15:15

Date Received: 10/15/16 01:15

Lab Sample ID: 480-107748-2

Matrix: Water

Method: 8260C - Volatile Organic Compounds by GC/MS

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
1,1,1,2-Tetrachloroethane	ND		1.0	0.35	ug/L			10/18/16 17:40	1
1,1,1-Trichloroethane	ND		1.0	0.82	ug/L			10/18/16 17:40	1
1,1,2,2-Tetrachloroethane	ND		1.0	0.21	ug/L			10/18/16 17:40	1
1,1,2-Trichloro-1,2,2-trifluoroethane	ND		1.0	0.31	ug/L			10/18/16 17:40	1
1,1,2-Trichloroethane	ND		1.0	0.23	ug/L			10/18/16 17:40	1
1,1-Dichloroethane	ND		1.0	0.38	ug/L			10/18/16 17:40	1
1,1-Dichloroethene	ND		1.0	0.29	ug/L			10/18/16 17:40	1
1,1-Dichloropropene	ND		1.0	0.72	ug/L			10/18/16 17:40	1
1,2,3-Trichlorobenzene	ND		1.0	0.41	ug/L			10/18/16 17:40	1
1,2,3-Trichloropropane	ND		1.0	0.89	ug/L			10/18/16 17:40	1
1,2,4-Trichlorobenzene	ND		1.0	0.41	ug/L			10/18/16 17:40	1
1,2,4-Trimethylbenzene	ND		1.0	0.75	ug/L			10/18/16 17:40	1
1,2-Dibromo-3-Chloropropane	ND		1.0	0.39	ug/L			10/18/16 17:40	1
1,2-Dibromoethane	ND		1.0	0.73	ug/L			10/18/16 17:40	1
1,2-Dichlorobenzene	ND		1.0	0.79	ug/L			10/18/16 17:40	1
1,2-Dichloroethane	ND		1.0	0.21	ug/L			10/18/16 17:40	1
1,2-Dichloropropane	ND		1.0	0.72	ug/L			10/18/16 17:40	1
1,3,5-Trimethylbenzene	ND		1.0	0.77	ug/L			10/18/16 17:40	1
1,3-Dichlorobenzene	ND		1.0	0.78	ug/L			10/18/16 17:40	1
1,3-Dichloropropane	ND		1.0	0.75	ug/L			10/18/16 17:40	1
1,4-Dichlorobenzene	ND		1.0	0.84	ug/L			10/18/16 17:40	1
2,2-Dichloropropane	ND		1.0	0.40	ug/L			10/18/16 17:40	1
2-Butanone (MEK)	ND		10	1.3	ug/L			10/18/16 17:40	1
2-Chlorotoluene	ND		1.0	0.86	ug/L			10/18/16 17:40	1
2-Hexanone	ND		5.0	1.2	ug/L			10/18/16 17:40	1
4-Chlorotoluene	ND		1.0	0.84	ug/L			10/18/16 17:40	1
4-Methyl-2-pentanone (MIBK)	ND		5.0	2.1	ug/L			10/18/16 17:40	1

TestAmerica Buffalo

Client Sample Results

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107748-1

Client Sample ID: B-3

Lab Sample ID: 480-107748-2

Date Collected: 10/13/16 15:15

Matrix: Water

Date Received: 10/15/16 01:15

Method: 8260C - Volatile Organic Compounds by GC/MS (Continued)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Acetone	9.1	J	10	3.0	ug/L			10/18/16 17:40	1
Benzene	0.75	J	1.0	0.41	ug/L			10/18/16 17:40	1
Bromobenzene	ND		1.0	0.80	ug/L			10/18/16 17:40	1
Bromochloromethane	ND		1.0	0.87	ug/L			10/18/16 17:40	1
Bromodichloromethane	ND		1.0	0.39	ug/L			10/18/16 17:40	1
Bromoform	ND		1.0	0.26	ug/L			10/18/16 17:40	1
Bromomethane	ND		1.0	0.69	ug/L			10/18/16 17:40	1
Carbon disulfide	ND		1.0	0.19	ug/L			10/18/16 17:40	1
Carbon tetrachloride	ND		1.0	0.27	ug/L			10/18/16 17:40	1
Chlorobenzene	ND		1.0	0.75	ug/L			10/18/16 17:40	1
Chlorodibromomethane	ND		1.0	0.32	ug/L			10/18/16 17:40	1
Chloroethane	ND		1.0	0.32	ug/L			10/18/16 17:40	1
Chloroform	ND		1.0	0.34	ug/L			10/18/16 17:40	1
Chloromethane	ND		1.0	0.35	ug/L			10/18/16 17:40	1
cis-1,2-Dichloroethene	ND		1.0	0.81	ug/L			10/18/16 17:40	1
cis-1,3-Dichloropropene	ND		1.0	0.36	ug/L			10/18/16 17:40	1
Cyclohexane	3.5		1.0	0.18	ug/L			10/18/16 17:40	1
Dibromomethane	ND		1.0	0.41	ug/L			10/18/16 17:40	1
Dichlorodifluoromethane	ND		1.0	0.68	ug/L			10/18/16 17:40	1
Ethylbenzene	ND		1.0	0.74	ug/L			10/18/16 17:40	1
Hexachlorobutadiene	ND		1.0	0.28	ug/L			10/18/16 17:40	1
Isopropylbenzene	ND		1.0	0.79	ug/L			10/18/16 17:40	1
Methyl acetate	ND		2.5	1.3	ug/L			10/18/16 17:40	1
Methyl tert-butyl ether	25		1.0	0.16	ug/L			10/18/16 17:40	1
Methylcyclohexane	ND		1.0	0.16	ug/L			10/18/16 17:40	1
Methylene Chloride	ND		1.0	0.44	ug/L			10/18/16 17:40	1
Naphthalene	ND		1.0	0.43	ug/L			10/18/16 17:40	1
n-Butylbenzene	ND		1.0	0.64	ug/L			10/18/16 17:40	1
N-Propylbenzene	ND		1.0	0.69	ug/L			10/18/16 17:40	1
p-Isopropyltoluene	ND		1.0	0.31	ug/L			10/18/16 17:40	1
sec-Butylbenzene	ND		1.0	0.75	ug/L			10/18/16 17:40	1
Styrene	ND		1.0	0.73	ug/L			10/18/16 17:40	1
tert-Butylbenzene	ND		1.0	0.81	ug/L			10/18/16 17:40	1
Tetrachloroethene	ND		1.0	0.36	ug/L			10/18/16 17:40	1
Toluene	0.88	J	1.0	0.51	ug/L			10/18/16 17:40	1
trans-1,2-Dichloroethene	ND		1.0	0.90	ug/L			10/18/16 17:40	1
trans-1,3-Dichloropropene	ND		1.0	0.37	ug/L			10/18/16 17:40	1
Trichloroethene	ND		1.0	0.46	ug/L			10/18/16 17:40	1
Trichlorofluoromethane	ND		1.0	0.88	ug/L			10/18/16 17:40	1
Vinyl chloride	ND		1.0	0.90	ug/L			10/18/16 17:40	1
Xylenes, Total	1.1	J	2.0	0.66	ug/L			10/18/16 17:40	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
<i>Toluene-d8 (Surr)</i>	98		80 - 120					10/18/16 17:40	1
<i>1,2-Dichloroethane-d4 (Surr)</i>	101		77 - 120					10/18/16 17:40	1
<i>4-Bromofluorobenzene (Surr)</i>	89		73 - 120					10/18/16 17:40	1
<i>Dibromofluoromethane (Surr)</i>	99		75 - 123					10/18/16 17:40	1

TestAmerica Buffalo

Client Sample Results

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107748-1

Client Sample ID: B-3

Lab Sample ID: 480-107748-2

Date Collected: 10/13/16 15:15

Matrix: Water

Date Received: 10/15/16 01:15

Method: 8270D - Semivolatile Organic Compounds (GC/MS)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Acenaphthene	ND		25	2.1	ug/L		10/17/16 06:48	10/18/16 21:19	1
Acenaphthylene	ND		25	1.9	ug/L		10/17/16 06:48	10/18/16 21:19	1
Anthracene	ND		25	1.4	ug/L		10/17/16 06:48	10/18/16 21:19	1
Benzo[a]anthracene	ND		25	1.8	ug/L		10/17/16 06:48	10/18/16 21:19	1
Benzo[a]pyrene	ND		25	2.4	ug/L		10/17/16 06:48	10/18/16 21:19	1
Benzo[b]fluoranthene	ND		25	1.7	ug/L		10/17/16 06:48	10/18/16 21:19	1
Benzo[g,h,i]perylene	ND		25	1.8	ug/L		10/17/16 06:48	10/18/16 21:19	1
Benzo[k]fluoranthene	ND		25	3.7	ug/L		10/17/16 06:48	10/18/16 21:19	1
Chrysene	ND		25	1.7	ug/L		10/17/16 06:48	10/18/16 21:19	1
Dibenz(a,h)anthracene	ND		25	2.1	ug/L		10/17/16 06:48	10/18/16 21:19	1
Fluoranthene	ND		25	2.0	ug/L		10/17/16 06:48	10/18/16 21:19	1
Fluorene	ND		25	1.8	ug/L		10/17/16 06:48	10/18/16 21:19	1
Indeno[1,2,3-cd]pyrene	ND		25	2.4	ug/L		10/17/16 06:48	10/18/16 21:19	1
Naphthalene	ND		25	3.8	ug/L		10/17/16 06:48	10/18/16 21:19	1
Pyrene	ND		25	1.7	ug/L		10/17/16 06:48	10/18/16 21:19	1
Phenanthrene	ND		25	2.2	ug/L		10/17/16 06:48	10/18/16 21:19	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
2,4,6-Tribromophenol (Surr)	82		52 - 132	10/17/16 06:48	10/18/16 21:19	1
2-Fluorobiphenyl	76		48 - 120	10/17/16 06:48	10/18/16 21:19	1
2-Fluorophenol (Surr)	62		20 - 120	10/17/16 06:48	10/18/16 21:19	1
Phenol-d5 (Surr)	49		16 - 120	10/17/16 06:48	10/18/16 21:19	1
p-Terphenyl-d14 (Surr)	84		67 - 150	10/17/16 06:48	10/18/16 21:19	1
Nitrobenzene-d5 (Surr)	69		46 - 120	10/17/16 06:48	10/18/16 21:19	1

Method: 6010C - Metals (ICP) - Dissolved

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	ND		0.015	0.0056	mg/L		10/24/16 08:09	10/25/16 01:00	1
Barium	0.091		0.0020	0.00070	mg/L		10/24/16 08:09	10/25/16 01:00	1
Cadmium	ND		0.0020	0.00050	mg/L		10/24/16 08:09	10/25/16 01:00	1
Chromium	ND		0.0040	0.0010	mg/L		10/24/16 08:09	10/25/16 01:00	1
Lead	ND		0.010	0.0030	mg/L		10/24/16 08:09	10/25/16 01:00	1
Selenium	ND		0.025	0.0087	mg/L		10/24/16 08:09	10/25/16 01:00	1
Silver	ND		0.0060	0.0017	mg/L		10/24/16 08:09	10/25/16 01:00	1

Method: 7470A - Mercury (CVAA) - Dissolved

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Mercury	ND		0.00020	0.00012	mg/L		10/25/16 08:25	10/25/16 11:40	1

Surrogate Summary

Client: Aztech Technologies Inc
 Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107748-1

Method: 8260C - Volatile Organic Compounds by GC/MS

Matrix: Water

Prep Type: Total/NA

Lab Sample ID	Client Sample ID	Percent Surrogate Recovery (Acceptance Limits)			
		TOL (80-120)	12DCE (77-120)	BFB (73-120)	DBFM (75-123)
480-107748-1	B-2	100	103	92	103
480-107748-2	B-3	98	101	89	99
LCS 480-326165/6	Lab Control Sample	101	96	93	102
MB 480-326165/8	Method Blank	100	100	92	105

Surrogate Legend

TOL = Toluene-d8 (Surr)
 12DCE = 1,2-Dichloroethane-d4 (Surr)
 BFB = 4-Bromofluorobenzene (Surr)
 DBFM = Dibromofluoromethane (Surr)

Method: 8270D - Semivolatile Organic Compounds (GC/MS)

Matrix: Water

Prep Type: Total/NA

Lab Sample ID	Client Sample ID	Percent Surrogate Recovery (Acceptance Limits)					
		TBP (52-132)	FBP (48-120)	2FP (20-120)	PHL (16-120)	TPH (67-150)	NBZ (46-120)
480-107748-1	B-2	81	84	69	52	90	77
480-107748-2	B-3	82	76	62	49	84	69
LCS 480-325919/2-A	Lab Control Sample	96	89	79	61	97	87
MB 480-325919/1-A	Method Blank	82	84	74	57	98	80

Surrogate Legend

TBP = 2,4,6-Tribromophenol (Surr)
 FBP = 2-Fluorobiphenyl
 2FP = 2-Fluorophenol (Surr)
 PHL = Phenol-d5 (Surr)
 TPH = p-Terphenyl-d14 (Surr)
 NBZ = Nitrobenzene-d5 (Surr)

QC Sample Results

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107748-1

Method: 8260C - Volatile Organic Compounds by GC/MS

Lab Sample ID: MB 480-326165/8

Matrix: Water

Analysis Batch: 326165

Client Sample ID: Method Blank

Prep Type: Total/NA

Analyte	MB Result	MB Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
1,1,1,2-Tetrachloroethane	ND		1.0	0.35	ug/L			10/18/16 12:13	1
1,1,1-Trichloroethane	ND		1.0	0.82	ug/L			10/18/16 12:13	1
1,1,2,2-Tetrachloroethane	ND		1.0	0.21	ug/L			10/18/16 12:13	1
1,1,2-Trichloro-1,2,2-trifluoroethane	ND		1.0	0.31	ug/L			10/18/16 12:13	1
1,1,2-Trichloroethane	ND		1.0	0.23	ug/L			10/18/16 12:13	1
1,1-Dichloroethane	ND		1.0	0.38	ug/L			10/18/16 12:13	1
1,1-Dichloroethene	ND		1.0	0.29	ug/L			10/18/16 12:13	1
1,1-Dichloropropene	ND		1.0	0.72	ug/L			10/18/16 12:13	1
1,2,3-Trichlorobenzene	ND		1.0	0.41	ug/L			10/18/16 12:13	1
1,2,3-Trichloropropane	ND		1.0	0.89	ug/L			10/18/16 12:13	1
1,2,4-Trichlorobenzene	ND		1.0	0.41	ug/L			10/18/16 12:13	1
1,2,4-Trimethylbenzene	ND		1.0	0.75	ug/L			10/18/16 12:13	1
1,2-Dibromo-3-Chloropropane	ND		1.0	0.39	ug/L			10/18/16 12:13	1
1,2-Dibromoethane	ND		1.0	0.73	ug/L			10/18/16 12:13	1
1,2-Dichlorobenzene	ND		1.0	0.79	ug/L			10/18/16 12:13	1
1,2-Dichloroethane	ND		1.0	0.21	ug/L			10/18/16 12:13	1
1,2-Dichloropropane	ND		1.0	0.72	ug/L			10/18/16 12:13	1
1,3,5-Trimethylbenzene	ND		1.0	0.77	ug/L			10/18/16 12:13	1
1,3-Dichlorobenzene	ND		1.0	0.78	ug/L			10/18/16 12:13	1
1,3-Dichloropropane	ND		1.0	0.75	ug/L			10/18/16 12:13	1
1,4-Dichlorobenzene	ND		1.0	0.84	ug/L			10/18/16 12:13	1
2,2-Dichloropropane	ND		1.0	0.40	ug/L			10/18/16 12:13	1
2-Butanone (MEK)	ND		10	1.3	ug/L			10/18/16 12:13	1
2-Chlorotoluene	ND		1.0	0.86	ug/L			10/18/16 12:13	1
2-Hexanone	ND		5.0	1.2	ug/L			10/18/16 12:13	1
4-Chlorotoluene	ND		1.0	0.84	ug/L			10/18/16 12:13	1
4-Methyl-2-pentanone (MIBK)	ND		5.0	2.1	ug/L			10/18/16 12:13	1
Acetone	ND		10	3.0	ug/L			10/18/16 12:13	1
Benzene	ND		1.0	0.41	ug/L			10/18/16 12:13	1
Bromobenzene	ND		1.0	0.80	ug/L			10/18/16 12:13	1
Bromochloromethane	ND		1.0	0.87	ug/L			10/18/16 12:13	1
Bromodichloromethane	ND		1.0	0.39	ug/L			10/18/16 12:13	1
Bromoform	ND		1.0	0.26	ug/L			10/18/16 12:13	1
Bromomethane	ND		1.0	0.69	ug/L			10/18/16 12:13	1
Carbon disulfide	ND		1.0	0.19	ug/L			10/18/16 12:13	1
Carbon tetrachloride	ND		1.0	0.27	ug/L			10/18/16 12:13	1
Chlorobenzene	ND		1.0	0.75	ug/L			10/18/16 12:13	1
Chlorodibromomethane	ND		1.0	0.32	ug/L			10/18/16 12:13	1
Chloroethane	ND		1.0	0.32	ug/L			10/18/16 12:13	1
Chloroform	ND		1.0	0.34	ug/L			10/18/16 12:13	1
Chloromethane	ND		1.0	0.35	ug/L			10/18/16 12:13	1
cis-1,2-Dichloroethene	ND		1.0	0.81	ug/L			10/18/16 12:13	1
cis-1,3-Dichloropropene	ND		1.0	0.36	ug/L			10/18/16 12:13	1
Cyclohexane	ND		1.0	0.18	ug/L			10/18/16 12:13	1
Dibromomethane	ND		1.0	0.41	ug/L			10/18/16 12:13	1
Dichlorodifluoromethane	ND		1.0	0.68	ug/L			10/18/16 12:13	1
Ethylbenzene	ND		1.0	0.74	ug/L			10/18/16 12:13	1
Hexachlorobutadiene	ND		1.0	0.28	ug/L			10/18/16 12:13	1

TestAmerica Buffalo

QC Sample Results

Client: Aztech Technologies Inc
 Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107748-1

Method: 8260C - Volatile Organic Compounds by GC/MS (Continued)

Lab Sample ID: MB 480-326165/8
Matrix: Water
Analysis Batch: 326165

Client Sample ID: Method Blank
Prep Type: Total/NA

Analyte	MB	MB	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
	Result	Qualifier							
Isopropylbenzene	ND		1.0	0.79	ug/L			10/18/16 12:13	1
Methyl acetate	ND		2.5	1.3	ug/L			10/18/16 12:13	1
Methyl tert-butyl ether	ND		1.0	0.16	ug/L			10/18/16 12:13	1
Methylcyclohexane	ND		1.0	0.16	ug/L			10/18/16 12:13	1
Methylene Chloride	ND		1.0	0.44	ug/L			10/18/16 12:13	1
Naphthalene	ND		1.0	0.43	ug/L			10/18/16 12:13	1
n-Butylbenzene	ND		1.0	0.64	ug/L			10/18/16 12:13	1
N-Propylbenzene	ND		1.0	0.69	ug/L			10/18/16 12:13	1
p-Isopropyltoluene	ND		1.0	0.31	ug/L			10/18/16 12:13	1
sec-Butylbenzene	ND		1.0	0.75	ug/L			10/18/16 12:13	1
Styrene	ND		1.0	0.73	ug/L			10/18/16 12:13	1
tert-Butylbenzene	ND		1.0	0.81	ug/L			10/18/16 12:13	1
Tetrachloroethene	ND		1.0	0.36	ug/L			10/18/16 12:13	1
Toluene	ND		1.0	0.51	ug/L			10/18/16 12:13	1
trans-1,2-Dichloroethene	ND		1.0	0.90	ug/L			10/18/16 12:13	1
trans-1,3-Dichloropropene	ND		1.0	0.37	ug/L			10/18/16 12:13	1
Trichloroethene	ND		1.0	0.46	ug/L			10/18/16 12:13	1
Trichlorofluoromethane	ND		1.0	0.88	ug/L			10/18/16 12:13	1
Vinyl chloride	ND		1.0	0.90	ug/L			10/18/16 12:13	1
Xylenes, Total	ND		2.0	0.66	ug/L			10/18/16 12:13	1

Surrogate	MB	MB	Limits	Prepared	Analyzed	Dil Fac
	%Recovery	Qualifier				
Toluene-d8 (Surr)	100		80 - 120		10/18/16 12:13	1
1,2-Dichloroethane-d4 (Surr)	100		77 - 120		10/18/16 12:13	1
4-Bromofluorobenzene (Surr)	92		73 - 120		10/18/16 12:13	1
Dibromofluoromethane (Surr)	105		75 - 123		10/18/16 12:13	1

Lab Sample ID: LCS 480-326165/6
Matrix: Water
Analysis Batch: 326165

Client Sample ID: Lab Control Sample
Prep Type: Total/NA

Analyte	Spike Added	LCS	LCS	Unit	D	%Rec	%Rec. Limits
		Result	Qualifier				
1,1,1,2-Tetrachloroethane	25.0	25.8		ug/L		103	80 - 120
1,1,1-Trichloroethane	25.0	22.8		ug/L		91	73 - 126
1,1,2,2-Tetrachloroethane	25.0	22.9		ug/L		92	76 - 120
1,1,2-Trichloro-1,2,2-trifluoroethane	25.0	19.6		ug/L		79	61 - 148
1,1,2-Trichloroethane	25.0	22.8		ug/L		91	76 - 122
1,1-Dichloroethane	25.0	23.2		ug/L		93	77 - 120
1,1-Dichloroethene	25.0	17.4		ug/L		69	66 - 127
1,1-Dichloropropene	25.0	19.2		ug/L		77	72 - 122
1,2,3-Trichlorobenzene	25.0	22.2		ug/L		89	75 - 123
1,2,3-Trichloropropane	25.0	20.9		ug/L		83	68 - 122
1,2,4-Trichlorobenzene	25.0	23.5		ug/L		94	79 - 122
1,2,4-Trimethylbenzene	25.0	22.6		ug/L		90	76 - 121
1,2-Dibromo-3-Chloropropane	25.0	21.0		ug/L		84	56 - 134
1,2-Dibromoethane	25.0	23.0		ug/L		92	77 - 120
1,2-Dichlorobenzene	25.0	24.0		ug/L		96	80 - 124

TestAmerica Buffalo

QC Sample Results

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107748-1

Method: 8260C - Volatile Organic Compounds by GC/MS (Continued)

Lab Sample ID: LCS 480-326165/6

Matrix: Water

Analysis Batch: 326165

Client Sample ID: Lab Control Sample

Prep Type: Total/NA

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec. Limits
1,2-Dichloroethane	25.0	22.7		ug/L		91	75 - 120
1,2-Dichloropropane	25.0	24.6		ug/L		99	76 - 120
1,3,5-Trimethylbenzene	25.0	22.6		ug/L		90	77 - 121
1,3-Dichlorobenzene	25.0	23.7		ug/L		95	77 - 120
1,3-Dichloropropane	25.0	22.3		ug/L		89	75 - 120
1,4-Dichlorobenzene	25.0	24.0		ug/L		96	80 - 120
2,2-Dichloropropane	25.0	28.0		ug/L		112	63 - 136
2-Butanone (MEK)	125	111		ug/L		89	57 - 140
2-Chlorotoluene	25.0	22.0		ug/L		88	76 - 121
2-Hexanone	125	105		ug/L		84	65 - 127
4-Chlorotoluene	25.0	23.2		ug/L		93	77 - 121
4-Methyl-2-pentanone (MIBK)	125	106		ug/L		85	71 - 125
Acetone	125	126		ug/L		101	56 - 142
Benzene	25.0	22.1		ug/L		88	71 - 124
Bromobenzene	25.0	23.0		ug/L		92	78 - 120
Bromochloromethane	25.0	24.3		ug/L		97	72 - 130
Bromodichloromethane	25.0	24.2		ug/L		97	80 - 122
Bromoform	25.0	23.5		ug/L		94	61 - 132
Bromomethane	25.0	19.6		ug/L		78	55 - 144
Carbon disulfide	25.0	18.7		ug/L		75	59 - 134
Carbon tetrachloride	25.0	21.1		ug/L		85	72 - 134
Chlorobenzene	25.0	22.7		ug/L		91	80 - 120
Chlorodibromomethane	25.0	26.4		ug/L		105	75 - 125
Chloroethane	25.0	20.0		ug/L		80	69 - 136
Chloroform	25.0	22.3		ug/L		89	73 - 127
Chloromethane	25.0	21.8		ug/L		87	68 - 124
cis-1,2-Dichloroethene	25.0	22.8		ug/L		91	74 - 124
cis-1,3-Dichloropropene	25.0	23.7		ug/L		95	74 - 124
Cyclohexane	25.0	18.0		ug/L		72	59 - 135
Dibromomethane	25.0	24.2		ug/L		97	76 - 127
Dichlorodifluoromethane	25.0	17.5		ug/L		70	59 - 135
Ethylbenzene	25.0	20.8		ug/L		83	77 - 123
Hexachlorobutadiene	25.0	21.9		ug/L		88	68 - 131
Isopropylbenzene	25.0	21.1		ug/L		85	77 - 122
Methyl acetate	125	109		ug/L		87	74 - 133
Methyl tert-butyl ether	25.0	23.5		ug/L		94	77 - 120
Methylcyclohexane	25.0	19.1		ug/L		76	68 - 134
Methylene Chloride	25.0	30.5		ug/L		122	75 - 124
Naphthalene	25.0	20.1		ug/L		80	66 - 125
n-Butylbenzene	25.0	22.4		ug/L		90	71 - 128
N-Propylbenzene	25.0	21.4		ug/L		86	75 - 127
p-Isopropyltoluene	25.0	22.6		ug/L		90	73 - 120
sec-Butylbenzene	25.0	21.6		ug/L		86	74 - 127
Styrene	25.0	22.0		ug/L		88	80 - 120
tert-Butylbenzene	25.0	22.2		ug/L		89	75 - 123
Tetrachloroethene	25.0	20.6		ug/L		82	74 - 122
Toluene	25.0	22.1		ug/L		88	80 - 122
trans-1,2-Dichloroethene	25.0	22.3		ug/L		89	73 - 127

TestAmerica Buffalo

QC Sample Results

Client: Aztech Technologies Inc
 Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107748-1

Method: 8260C - Volatile Organic Compounds by GC/MS (Continued)

Lab Sample ID: LCS 480-326165/6
Matrix: Water
Analysis Batch: 326165

Client Sample ID: Lab Control Sample
Prep Type: Total/NA

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec. Limits
trans-1,3-Dichloropropene	25.0	24.8		ug/L		99	80 - 120
Trichloroethene	25.0	20.1		ug/L		80	74 - 123
Trichlorofluoromethane	25.0	18.0		ug/L		72	62 - 150
Vinyl chloride	25.0	18.0		ug/L		72	65 - 133

Surrogate	LCS %Recovery	LCS Qualifier	Limits
Toluene-d8 (Surr)	101		80 - 120
1,2-Dichloroethane-d4 (Surr)	96		77 - 120
4-Bromofluorobenzene (Surr)	93		73 - 120
Dibromofluoromethane (Surr)	102		75 - 123

Method: 8270D - Semivolatile Organic Compounds (GC/MS)

Lab Sample ID: MB 480-325919/1-A
Matrix: Water
Analysis Batch: 326185

Client Sample ID: Method Blank
Prep Type: Total/NA
Prep Batch: 325919

Analyte	MB Result	MB Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Acenaphthene	ND		1.3	0.10	ug/L		10/17/16 06:48	10/18/16 17:25	1
Acenaphthylene	ND		1.3	0.095	ug/L		10/17/16 06:48	10/18/16 17:25	1
Anthracene	ND		1.3	0.070	ug/L		10/17/16 06:48	10/18/16 17:25	1
Benzo[a]anthracene	ND		1.3	0.090	ug/L		10/17/16 06:48	10/18/16 17:25	1
Benzo[a]pyrene	ND		1.3	0.12	ug/L		10/17/16 06:48	10/18/16 17:25	1
Benzo[b]fluoranthene	ND		1.3	0.085	ug/L		10/17/16 06:48	10/18/16 17:25	1
Benzo[g,h,i]perylene	ND		1.3	0.088	ug/L		10/17/16 06:48	10/18/16 17:25	1
Benzo[k]fluoranthene	ND		1.3	0.18	ug/L		10/17/16 06:48	10/18/16 17:25	1
Chrysene	ND		1.3	0.083	ug/L		10/17/16 06:48	10/18/16 17:25	1
Dibenz(a,h)anthracene	ND		1.3	0.11	ug/L		10/17/16 06:48	10/18/16 17:25	1
Fluoranthene	ND		1.3	0.10	ug/L		10/17/16 06:48	10/18/16 17:25	1
Fluorene	ND		1.3	0.090	ug/L		10/17/16 06:48	10/18/16 17:25	1
Indeno[1,2,3-cd]pyrene	ND		1.3	0.12	ug/L		10/17/16 06:48	10/18/16 17:25	1
Naphthalene	ND		1.3	0.19	ug/L		10/17/16 06:48	10/18/16 17:25	1
Pyrene	ND		1.3	0.085	ug/L		10/17/16 06:48	10/18/16 17:25	1
Phenanthrene	ND		1.3	0.11	ug/L		10/17/16 06:48	10/18/16 17:25	1

Surrogate	MB %Recovery	MB Qualifier	Limits	Prepared	Analyzed	Dil Fac
2,4,6-Tribromophenol (Surr)	82		52 - 132	10/17/16 06:48	10/18/16 17:25	1
2-Fluorobiphenyl	84		48 - 120	10/17/16 06:48	10/18/16 17:25	1
2-Fluorophenol (Surr)	74		20 - 120	10/17/16 06:48	10/18/16 17:25	1
Phenol-d5 (Surr)	57		16 - 120	10/17/16 06:48	10/18/16 17:25	1
p-Terphenyl-d14 (Surr)	98		67 - 150	10/17/16 06:48	10/18/16 17:25	1
Nitrobenzene-d5 (Surr)	80		46 - 120	10/17/16 06:48	10/18/16 17:25	1

TestAmerica Buffalo

QC Sample Results

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107748-1

Method: 8270D - Semivolatile Organic Compounds (GC/MS) (Continued)

Lab Sample ID: LCS 480-325919/2-A
Matrix: Water
Analysis Batch: 326185

Client Sample ID: Lab Control Sample
Prep Type: Total/NA
Prep Batch: 325919

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	Limits
Acenaphthene	4.00	3.66		ug/L		92	60 - 120
Acenaphthylene	4.00	3.66		ug/L		92	63 - 120
Anthracene	4.00	3.72		ug/L		93	58 - 148
Benzo[a]anthracene	4.00	3.79		ug/L		95	55 - 151
Benzo[a]pyrene	4.00	3.65		ug/L		91	60 - 145
Benzo[b]fluoranthene	4.00	3.88		ug/L		97	54 - 140
Benzo[g,h,i]perylene	4.00	3.72		ug/L		93	66 - 152
Benzo[k]fluoranthene	4.00	3.69		ug/L		92	51 - 153
Chrysene	4.00	3.82		ug/L		95	69 - 140
Dibenz(a,h)anthracene	4.00	3.65		ug/L		91	57 - 148
Fluoranthene	4.00	3.89		ug/L		97	55 - 147
Fluorene	4.00	3.79		ug/L		95	55 - 143
Indeno[1,2,3-cd]pyrene	4.00	3.64		ug/L		91	69 - 146
Naphthalene	4.00	3.73		ug/L		93	35 - 130
Pyrene	4.00	4.01		ug/L		100	58 - 136
Phenanthrene	4.00	3.79		ug/L		95	57 - 147

Surrogate	LCS %Recovery	LCS Qualifier	Limits
2,4,6-Tribromophenol (Surr)	96		52 - 132
2-Fluorobiphenyl	89		48 - 120
2-Fluorophenol (Surr)	79		20 - 120
Phenol-d5 (Surr)	61		16 - 120
p-Terphenyl-d14 (Surr)	97		67 - 150
Nitrobenzene-d5 (Surr)	87		46 - 120

Method: 6010C - Metals (ICP)

Lab Sample ID: MB 480-327108/1-B
Matrix: Water
Analysis Batch: 327461

Client Sample ID: Method Blank
Prep Type: Dissolved
Prep Batch: 327240

Analyte	MB Result	MB Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Arsenic	ND		0.015	0.0056	mg/L		10/24/16 08:09	10/25/16 00:31	1
Barium	ND		0.0020	0.00070	mg/L		10/24/16 08:09	10/25/16 00:31	1
Cadmium	ND		0.0020	0.00050	mg/L		10/24/16 08:09	10/25/16 00:31	1
Chromium	ND		0.0040	0.0010	mg/L		10/24/16 08:09	10/25/16 00:31	1
Lead	ND		0.010	0.0030	mg/L		10/24/16 08:09	10/25/16 00:31	1
Selenium	ND		0.025	0.0087	mg/L		10/24/16 08:09	10/25/16 00:31	1
Silver	ND		0.0060	0.0017	mg/L		10/24/16 08:09	10/25/16 00:31	1

Lab Sample ID: LCS 480-327108/2-B
Matrix: Water
Analysis Batch: 327461

Client Sample ID: Lab Control Sample
Prep Type: Dissolved
Prep Batch: 327240

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	Limits
Arsenic	0.200	0.199		mg/L		100	80 - 120
Barium	0.200	0.201		mg/L		101	80 - 120
Cadmium	0.200	0.205		mg/L		103	80 - 120

TestAmerica Buffalo

QC Sample Results

Client: Aztech Technologies Inc
 Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107748-1

Method: 6010C - Metals (ICP) (Continued)

Lab Sample ID: LCS 480-327108/2-B
Matrix: Water
Analysis Batch: 327461

Client Sample ID: Lab Control Sample
Prep Type: Dissolved
Prep Batch: 327240

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec. Limits
Chromium	0.200	0.207		mg/L		104	80 - 120
Lead	0.200	0.203		mg/L		102	80 - 120
Selenium	0.200	0.206		mg/L		103	80 - 120
Silver	0.0500	0.0502		mg/L		100	80 - 120

Method: 7470A - Mercury (CVAA)

Lab Sample ID: MB 480-327108/1-C
Matrix: Water
Analysis Batch: 327586

Client Sample ID: Method Blank
Prep Type: Dissolved
Prep Batch: 327278

Analyte	MB Result	MB Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Mercury	ND		0.00020	0.00012	mg/L		10/25/16 08:25	10/25/16 11:30	1

Lab Sample ID: LCS 480-327108/2-C
Matrix: Water
Analysis Batch: 327586

Client Sample ID: Lab Control Sample
Prep Type: Dissolved
Prep Batch: 327278

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec. Limits
Mercury	0.00667	0.00677		mg/L		101	80 - 120

Lab Sample ID: 480-107748-1 MS
Matrix: Water
Analysis Batch: 327586

Client Sample ID: B-2
Prep Type: Dissolved
Prep Batch: 327278

Analyte	Sample Result	Sample Qualifier	Spike Added	MS Result	MS Qualifier	Unit	D	%Rec	%Rec. Limits
Mercury	ND		0.00667	0.00688		mg/L		103	80 - 120

Lab Sample ID: 480-107748-1 MSD
Matrix: Water
Analysis Batch: 327586

Client Sample ID: B-2
Prep Type: Dissolved
Prep Batch: 327278

Analyte	Sample Result	Sample Qualifier	Spike Added	MSD Result	MSD Qualifier	Unit	D	%Rec	Limits	RPD	RPD Limit
Mercury	ND		0.00667	0.00678		mg/L		102	80 - 120	1	20

QC Association Summary

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107748-1

GC/MS VOA

Analysis Batch: 326165

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
480-107748-1	B-2	Total/NA	Water	8260C	
480-107748-2	B-3	Total/NA	Water	8260C	
MB 480-326165/8	Method Blank	Total/NA	Water	8260C	
LCS 480-326165/6	Lab Control Sample	Total/NA	Water	8260C	

GC/MS Semi VOA

Prep Batch: 325919

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
480-107748-1	B-2	Total/NA	Water	3510C	
480-107748-2	B-3	Total/NA	Water	3510C	
MB 480-325919/1-A	Method Blank	Total/NA	Water	3510C	
LCS 480-325919/2-A	Lab Control Sample	Total/NA	Water	3510C	

Analysis Batch: 326185

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
480-107748-1	B-2	Total/NA	Water	8270D	325919
480-107748-2	B-3	Total/NA	Water	8270D	325919
MB 480-325919/1-A	Method Blank	Total/NA	Water	8270D	325919
LCS 480-325919/2-A	Lab Control Sample	Total/NA	Water	8270D	325919

Metals

Filtration Batch: 327108

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
480-107748-1	B-2	Dissolved	Water	FILTRATION	
480-107748-2	B-3	Dissolved	Water	FILTRATION	
MB 480-327108/1-B	Method Blank	Dissolved	Water	FILTRATION	
MB 480-327108/1-C	Method Blank	Dissolved	Water	FILTRATION	
LCS 480-327108/2-B	Lab Control Sample	Dissolved	Water	FILTRATION	
LCS 480-327108/2-C	Lab Control Sample	Dissolved	Water	FILTRATION	
480-107748-1 MS	B-2	Dissolved	Water	FILTRATION	
480-107748-1 MSD	B-2	Dissolved	Water	FILTRATION	

Prep Batch: 327240

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
480-107748-1	B-2	Dissolved	Water	3005A	327108
480-107748-2	B-3	Dissolved	Water	3005A	327108
MB 480-327108/1-B	Method Blank	Dissolved	Water	3005A	327108
LCS 480-327108/2-B	Lab Control Sample	Dissolved	Water	3005A	327108

Prep Batch: 327278

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
480-107748-1	B-2	Dissolved	Water	7470A	327108
480-107748-2	B-3	Dissolved	Water	7470A	327108
MB 480-327108/1-C	Method Blank	Dissolved	Water	7470A	327108
LCS 480-327108/2-C	Lab Control Sample	Dissolved	Water	7470A	327108
480-107748-1 MS	B-2	Dissolved	Water	7470A	327108
480-107748-1 MSD	B-2	Dissolved	Water	7470A	327108

TestAmerica Buffalo

QC Association Summary

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107748-1

Metals (Continued)

Analysis Batch: 327461

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
480-107748-1	B-2	Dissolved	Water	6010C	327240
480-107748-2	B-3	Dissolved	Water	6010C	327240
MB 480-327108/1-B	Method Blank	Dissolved	Water	6010C	327240
LCS 480-327108/2-B	Lab Control Sample	Dissolved	Water	6010C	327240

Analysis Batch: 327586

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
480-107748-1	B-2	Dissolved	Water	7470A	327278
480-107748-2	B-3	Dissolved	Water	7470A	327278
MB 480-327108/1-C	Method Blank	Dissolved	Water	7470A	327278
LCS 480-327108/2-C	Lab Control Sample	Dissolved	Water	7470A	327278
480-107748-1 MS	B-2	Dissolved	Water	7470A	327278
480-107748-1 MSD	B-2	Dissolved	Water	7470A	327278

Lab Chronicle

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107748-1

Client Sample ID: B-2

Date Collected: 10/13/16 14:40

Date Received: 10/15/16 01:15

Lab Sample ID: 480-107748-1

Matrix: Water

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	8260C		1	326165	10/18/16 17:17	SWO	TAL BUF
Total/NA	Prep	3510C			325919	10/17/16 06:48	SMP	TAL BUF
Total/NA	Analysis	8270D		1	326185	10/18/16 20:50	LMW	TAL BUF
Dissolved	Filtration	FILTRATION			327108	10/22/16 09:56	RMZ	TAL BUF
Dissolved	Prep	3005A			327240	10/24/16 08:09	MVZ	TAL BUF
Dissolved	Analysis	6010C		1	327461	10/25/16 00:56	LMH	TAL BUF
Dissolved	Filtration	FILTRATION			327108	10/22/16 09:56	RMZ	TAL BUF
Dissolved	Prep	7470A			327278	10/25/16 08:25	RMZ	TAL BUF
Dissolved	Analysis	7470A		1	327586	10/25/16 11:33	RMZ	TAL BUF

Client Sample ID: B-3

Date Collected: 10/13/16 15:15

Date Received: 10/15/16 01:15

Lab Sample ID: 480-107748-2

Matrix: Water

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	8260C		1	326165	10/18/16 17:40	SWO	TAL BUF
Total/NA	Prep	3510C			325919	10/17/16 06:48	SMP	TAL BUF
Total/NA	Analysis	8270D		1	326185	10/18/16 21:19	LMW	TAL BUF
Dissolved	Filtration	FILTRATION			327108	10/22/16 09:56	RMZ	TAL BUF
Dissolved	Prep	3005A			327240	10/24/16 08:09	MVZ	TAL BUF
Dissolved	Analysis	6010C		1	327461	10/25/16 01:00	LMH	TAL BUF
Dissolved	Filtration	FILTRATION			327108	10/22/16 09:56	RMZ	TAL BUF
Dissolved	Prep	7470A			327278	10/25/16 08:25	RMZ	TAL BUF
Dissolved	Analysis	7470A		1	327586	10/25/16 11:40	RMZ	TAL BUF

Laboratory References:

TAL BUF = TestAmerica Buffalo, 10 Hazelwood Drive, Amherst, NY 14228-2298, TEL (716)691-2600

Certification Summary

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107748-1

Laboratory: TestAmerica Buffalo

The certifications listed below are applicable to this report.

Authority	Program	EPA Region	Certification ID	Expiration Date
New York	NELAP	2	10026	03-31-17

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Method Summary

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107748-1

Method	Method Description	Protocol	Laboratory
8260C	Volatile Organic Compounds by GC/MS	SW846	TAL BUF
8270D	Semivolatile Organic Compounds (GC/MS)	SW846	TAL BUF
6010C	Metals (ICP)	SW846	TAL BUF
7470A	Mercury (CVAA)	SW846	TAL BUF

Protocol References:

SW846 = "Test Methods For Evaluating Solid Waste, Physical/Chemical Methods", Third Edition, November 1986 And Its Updates.

Laboratory References:

TAL BUF = TestAmerica Buffalo, 10 Hazelwood Drive, Amherst, NY 14228-2298, TEL (716)691-2600



Sample Summary

Client: Aztech Technologies Inc
Project/Site: Durkee Street, Plattsburgh

TestAmerica Job ID: 480-107748-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received
480-107748-1	B-2	Water	10/13/16 14:40	10/15/16 01:15
480-107748-2	B-3	Water	10/13/16 15:15	10/15/16 01:15

1

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Chain of Custody Record

Albany Service Center
25 Kraft Avenue
Albany, NY 12205
Phone (518) 428-8140

TestAmerica Buffalo
10 Hazelwood Drive, Suite 106
Amherst, New York 14228
Phone (716) 691-2600

Client Information Client Contact: <u>Aaron Yecies</u> Phone: 518-885-5383 E-Mail: <u>ayecies@aztechenv.com</u>		Lab P.M.: <u>Judy Stone</u> E-Mail: <u>ayecies@aztechenv.com</u>		COC No: 1 Page: 1 of 1 Job #: 480-107748 COC	
Aztech Environmental Technologies Address: <u>5 McCrea Hill Rd.</u> City: <u>Ballston Spa NY</u> State, Zip: <u>New York</u> Phone: <u>518 885 5383</u> Email: <u>ayecies@aztech.com</u> Project Name/number: <u>Durkee Street</u> Site: <u>Highway Oil</u>		Due Date Requested: TAT Requested (days): <u>Standard</u> Quote #: PO #: WO #: SSOW#:		Analysis Request: 8 RCRA Metals <u>Dissolve</u> CP-51 SVOCs by EPA 8270 VOCs by EPA 8260 Perform MS/MSD? Field Filtered Sampler? Sampler's Initials	
Sample Identification <u>B-2</u> <u>B-3</u>		Sample Date <u>10/13/16</u> <u>10/13/16</u>		Sample Time <u>1440</u> <u>1515</u>	
Sample Type (C=Comp, G=grab) <u>G</u> <u>G</u>		Matrix (W=water, S=solid, O=waste/oil, BT=Tissue, A=Air) <u>GC</u> <u>GC</u>		Preservation Code: J - DI Water A - HCL B - NaOH C - Zn Acetate D - Nitric Acid E - NaHSO4 F - MeOH H - Ascorbic Acid I - Ice M - Hexane N - None P - Na2O4S Q - Na2SO3 R - Na2S2SO3 S - H2SO4 Z - other (specify)	
Regulatory programs: MCP <input type="checkbox"/> GW1/S1 <input type="checkbox"/> RCP <input type="checkbox"/> CT RSR <input type="checkbox"/> DEP Form <input type="checkbox"/> EDD Required <input type="checkbox"/>		Total Number of containers:		Special Instructions/Note: <u>LAB Filter for Metals</u> <u>LAB Filter for Metals</u>	
Possible Hazard Identification <input checked="" type="checkbox"/> Non-Hazard <input type="checkbox"/> Flammable <input type="checkbox"/> Skin Irritant <input type="checkbox"/> Poison B <input type="checkbox"/> Unknown <input type="checkbox"/> Radiological					
Deliverable Requested: I, II, III, IV, Other (specify)					
Relinquished by: <u>[Signature]</u> Date/Time: <u>10/13/16 1940</u>		Received by: <u>[Signature]</u> Date/Time: <u>10/14/16 0810</u>		Company: <u>TH-ALB</u>	
Relinquished by: <u>[Signature]</u> Date/Time: <u>10/14/16 1800</u>		Received by: <u>[Signature]</u> Date/Time: <u>10-15-16 0115</u>		Company: <u>TH-ALB</u>	
Relinquished by: <u>[Signature]</u> Date/Time:		Received by:		Company:	
Custody Seals Intact: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Cooler Temperature(s) °C and Other Remarks: <u>0.9 #1</u>					



Login Sample Receipt Checklist

Client: Aztech Technologies Inc

Job Number: 480-107748-1

Login Number: 107748

List Source: TestAmerica Buffalo

List Number: 1

Creator: Williams, Christopher S

Question	Answer	Comment
Radioactivity either was not measured or, if measured, is at or below background	True	
The cooler's custody seal, if present, is intact.	True	
The cooler or samples do not appear to have been compromised or tampered with.	True	
Samples were received on ice.	True	
Cooler Temperature is acceptable.	True	
Cooler Temperature is recorded.	True	
COC is present.	True	
COC is filled out in ink and legible.	True	
COC is filled out with all pertinent information.	True	
Is the Field Sampler's name present on COC?	True	
There are no discrepancies between the sample IDs on the containers and the COC.	True	
Samples are received within Holding Time (Excluding tests with immediate HTs)..	True	
Sample containers have legible labels.	True	
Containers are not broken or leaking.	True	
Sample collection date/times are provided.	True	
Appropriate sample containers are used.	True	
Sample bottles are completely filled.	True	
Sample Preservation Verified	True	
There is sufficient vol. for all requested analyses, incl. any requested MS/MSDs	True	
VOA sample vials do not have headspace or bubble is <6mm (1/4") in diameter.	True	
If necessary, staff have been informed of any short hold time or quick TAT needs	True	
Multiphasic samples are not present.	True	
Samples do not require splitting or compositing.	True	
Sampling Company provided.	True	AZTECH
Samples received within 48 hours of sampling.	True	
Samples requiring field filtration have been filtered in the field.	N/A	
Chlorine Residual checked.	N/A	



Appendix G

Durkee Street Real Estate Market Analysis & Financial Feasibility Study
prepared by Camoin Associates dated November 2016

Durkee Street Real Estate Market Analysis & Financial Feasibility Study

November 2016

Prepared for:

City of Plattsburgh, NY



120 West Avenue, Suite 303
Saratoga Springs, NY 12866

518.899.2608

www.camoinassociates.com

Funded in partnership with Empire State Development.

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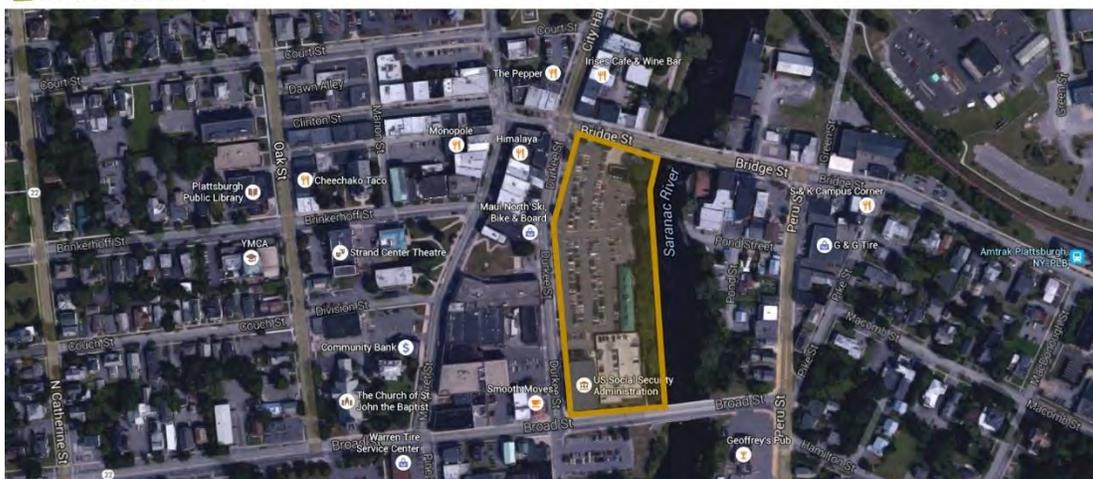
Summary Report

This report presents the results of a market analysis and financial feasibility study to determine the viability of a mixed-use concept development on the City-owned Durkee Street site in Downtown Plattsburgh, NY. The City of Plattsburgh retained the team of Camoin Associates and The Chazen Companies for assistance in the completion of a feasibility study for the Durkee Street development area. Camoin produced the following components of the analysis:

- Analysis of local and regional real estate markets, including residential, office and retail
- A market summary of the opportunities and challenges facing Plattsburgh
- A look towards future trends in downtown redevelopment
- A financial feasibility analysis of the redevelopment concept

The overall objective of this project is to provide the City and potential developers the information needed to make sound decisions regarding future development of Durkee Street. This plan is grounded in information and analysis around market conditions, financial viability, site realities, and has support from City and community leaders. This analysis works in conjunction with the goals of the Downtown Revitalization Initiative (DRI), to bring vibrancy and more activity to downtowns across the state. Plattsburgh was awarded \$10 million as the winner of the DRI competition in the North Country in Fall 2016.

 Durkee Street Site



Financial Feasibility

The financial feasibility analysis of the current redevelopment concept found that while the project is technically bankable from a lending institution’s perspective, the internal rate of return (IRR), or what the developer could expect to make back on their investment, is below the threshold that would attract interest from the private sector. Pursuing public sector assistance by utilizing DRI grant funds could bridge the funding gap that currently exists in the project. For example, including a public subsidy of \$1 million to the redevelopment concept boosts the IRR to a level that will be more appealing to the private sector.

The report is organized into an executive summary-style report, with a brief summary of the process and conclusions for the preferred redevelopment scenario provided in the following pages. Detailed results of the research and analysis are attached as appendices.

Process & Methods

This market analysis is comprised of both primary and secondary data. Our analysis seeks to identify market trends at the regional level that are impacting real estate development, as well as trends at the local and even site level that may impact development opportunities at Durkee Street and Downtown Plattsburgh. Together, the market analysis will provide a snapshot of the strengths and weaknesses of the Plattsburgh region in moving forward with development at the Durkee Street site.

Camoin conducted in-person and telephone interviews with commercial and/or mixed-use property developers, economic development professionals, and licensed real estate professionals to further understand the current economic and real estate environment. Interviews focused on the projected demand for different types of space (commercial, residential, retail, mixed-use, etc.), price points, recent developments, and amenities. Key economic development officials at the county and regional level, as well as local officials and private business leaders were also interviewed to gauge on-the-ground perspectives of the true opportunities for real estate development and redevelopment.

Additional information was collected from businesses owners in the Plattsburgh area through a survey that was distributed by the Community Development Office. Survey results were aggregated into three categories based on where the business was located: downtown, city or town.

The City was successful in obtaining several grants from public agencies through the last rounds of the Consolidated Funding Application (CFA) process in 2014 & 2015. Opportunities to build on the momentum that these grant awards create will be further explored in the Durkee Street buildout scenarios. An example of a recently awarded grant is the New York Street Main Street Grant that was presented to the North Country Food Co-op, located at 25 Bridge Street. This popular, and growing co-op is a unique draw for locals and could act as a key component to further activities downtown.

The recent CFA awards also compliment the ongoing efforts of the Local Waterfront Revitalization Program (LWRP), funded by the Department of State, to create greater access to Plattsburgh's waterfront. While the LWRP includes a variety of proposals, the broad goal of the program is to envision projects that allow visitors and local residents to engage more with waterfront resources while expanding opportunities at other sites where activities or programs already occur.

Finally, the Downtown Revitalization Initiatives planning process is well underway as the City is currently working with its consultant team to identify priority projects and initiatives.

Market Analysis Summary: Opportunities & Challenges

Based on the analysis of the real estate market in Plattsburgh, the following redevelopment opportunities and challenges have been identified. It is important to note at this stage in the project that while the following uses may present market opportunities for downtown Plattsburgh, they may not all be desired uses for the Durkee Street site. The Plattsburgh community and future private sector investment partners will make the ultimate decisions.

General Opportunities & Challenges

Opportunities

- **Public sector leadership** - One of the most important opportunities for Durkee Street is the ongoing leadership by the City and steering committee who are taking action and guiding this project. They will be champions for redevelopment of the site moving forward.
- **Saranac River** – Situated along the bank of the Saranac River, development at Durkee Street could offer views and access to the river.

- **New-build** – This site is one of few remaining developable properties in the city’s urban core, which gives this site a unique opportunity for new construction, as most others in the downtown area would entail rehabilitation of existing buildings.
- **Competitive price points** – Real estate prices in Plattsburgh are much lower compared to larger cities in the Northeast. Your dollar can go a long way in this region, which is attractive to outside investors.
- **Low electricity prices:** Inexpensive electricity rates within the city, as compared to the rest of the county and the nation, is also a positive factor for developers considering sites in the region. City residents pay between 2.5 and 4 cents per kilowatt hour, which is about 75% less than the national average of 15 cents per kilowatt hour. Inexpensive electricity is also beneficial to the manufacturers in the region who consume large amounts for their operations.
- **Connectivity** – This site is well positioned in Plattsburgh’s urban fabric and has the potential to be a node of activity for amenities and assets throughout the city.
- **Well-known property** – As the home of the farmer’s market and public parking, this site is highly visible and well known among the community. Investment and activity at this site will easily generate interest and buzz.

Challenges

- **Parking** – The primary use of the site today is parking. Nearly any future use of the site will contribute to parking demand and the City must be willing to collaborate with the private sector on this issue. Maintaining the parking supply is imperative for maintaining support from the resident and business community.
- **Car-centric culture** – Related to the parking challenge, Plattsburgh’s dominate mode of transportation is the car. Most people are simply not used to walking for a few blocks downtown or biking to get somewhere, and most of the community completely forgets about the train station. Plattsburgh is certainly not alone in this challenge, and things are beginning to change as the perception of urban areas is changing, but it will be a notable challenge.
- **Low price points** – While attractive to buyers, low price points in the market can make it challenging for investors to attain a desired return on their investment (ROI).
- **Need more “feet on the street”** – When people come downtown it is typically for a single reason – have a meal, visit a specific store, go to the office, etc. The restaurants are doing quite well, but there is not yet a critical mass of activities happening downtown that invite people to explore the area.

Downtown Rental Units

Throughout the United States, there is a growing trend of people moving back to urban centers, which is changing the housing market landscape. The trend has moved away from single-family owner-occupied houses to an array of other projects. Trends driving this transition include:

- Empty nesters looking to downsize into less maintenance-intensive properties,
- Senior housing for those looking for amenities tailored to the needs of retirees,
- 20- and 30- year olds rediscovering the benefits of living in a downtown setting close to amenities,
- Families displaced by foreclosure looking for an alternative to home ownership, and
- Young people just starting out their careers and professionals looking for upscale housing options.

Together, these trends are driving a substantial change in the attitudes, tastes, and market choices of individuals. Residential re-urbanization is just beginning in Plattsburgh but it has not completely “hit” yet. The Durkee Street site presents an opportunity to capitalize on this trend.

Opportunities

- **Growing demand for the urban experience** – There is a renewed interest in the local urban environment in Plattsburgh and regional residents are beginning to move closer to the city. College students, local professionals, and “baby boomers” looking to downsize are all market segments that would be potentially interested in modern urban rental units.
- **Lead the market** – Over the past few years, the market for rental units has been creeping upward in terms of price and quality. New, high-quality residential units would support continued growth in a positive direction (1.5 and 2 bedrooms at the \$1,200 to \$1,500 price range).
- **Create a 24/7 environment** – Currently people work, eat and do some limited shopping downtown. The next step in Plattsburgh’s urban revitalization is to get more people living downtown that can support continued business growth.
- **Offer something new and different in the market** – There are some apartments downtown, but most have not been renovated in some time and tend to be at the lower end of the market in terms of quality and price.
- **Conversions to condominiums** - A potential development opportunity for downtown Plattsburgh is market rate rental units that may be converted to condominium units in the future (as market allows).

Challenges

- **Limited population growth = Limited demand** - While the region is not shedding residents, it is not growing substantially either, which means demand for new housing is limited. The residential market is only able to absorb small-scale projects. Development would likely need to occur in phases. However, residential development is *crucial* to instigate a change in the downtown landscape. There must be “more feet on the street” from downtown residents with discretionary income to incite demand for commercial development in the same areas.
- **Need to prove the local urban market potential** – The first project is always the hardest because it has not been done before and there will be skeptics. However, the good news is that there are countless successful urban residential development projects in similarly sized communities across New York and the Northeast. Plattsburgh is actually a bit behind the re-urbanization trend.

Class A Office Space

Class A Office space is high-quality, top-of-the-line space that competes for prominent users. Rents for Class A space are typically above average for the area (currently \$10-\$12 per square foot in the region). Plattsburgh does not have any available Class A space.

Opportunities

- **Support regional economic development growth in manufacturing** – Over the past few years there have been examples where manufacturing companies moving to the area were also in the market for office space to cover their back-office operations. These companies were forced either to make due with lower quality space than what they were hoping for or look in other markets such as Burlington, VT. This current market situation can actually inhibit growth of companies or force them to relocate.
- **Low vacancy rate** – Vacancy in the office market for quality office is extremely low, which is a good thing for property owners whose spaces are full, but a challenge for buyers who have very few options.

- **Projected growth** – Office utilizing industries are showing growth in the region and based on projections and standard space requirements we estimate that by 2025 there will be demand for about 89,000 square feet of commercial office space.
- **Medical Office Space** – Ambulatory care or outpatient care service industries have been growing in Clinton County and, as the regional population continues to age, these industries are expected to continue to grow. This growth will create a demand for specialized medical office space for dentists, chiropractors, physical therapists, etc.
- **Fiscal Impact** – Commercial office space projects tend to have the greatest fiscal benefits through direct and indirect tax revenue generation for a community.
- **New space design trends (National)** – Today’s employees are less tied to their office space or “cube” than in the past and new work-styles are creating demand for a different type of space. Emerging trends in office space include standing/adjustable desks and conference tables, shared workspaces, open collaboration space such as conference rooms in common areas, booths for private conversations, and “touchdown” spaces where employees who are frequently on the road can quickly set up a laptop when in the office.

Challenges

- **Risk** – While the market is growing slowly, there is not necessarily pent-up demand for office space in Plattsburgh. The market is relatively stagnant. The ideal situation would be to identify a tenant committed to occupy at least some of the new space to reduce the uncertainty and risk involved for a developer.

Small Scale Retail/Services/Amenities Offering an Experience

Downtown needs a draw; something to keep people in the area beyond checking off an item on a to-do list. Something that engages the visitors’ senses for a memorable, meaningful experience by creating an inviting environment that helps visitors escape from the over-sensitized, frantic pace of life. The retail and services industry is getting very creative in this space, as competition from online retailers increases. Small downtown settings, like Plattsburgh, are great opportunities for local independent establishments, as larger chains will typically want to locate in a higher traffic commercial area. Examples of businesses that offer unique experiences include:

- [Paint N’ Sip](#): where amateur painters are guided through creating a painting while enjoying a drink and often food (one location offers a Mac Cheese bar). These types of businesses connect people with their creative side in a low-key environment.
- [Fleet Feet Sports](#): where they analyze a runner’s stride and let them test out several brands to help customers find the perfect pair of shoes.
- [Elements](#): which is a book store, coffee shop, and bar that offers plenty of seating and fast Wi-Fi that draws college students out of their dorms and professionals out of their offices.
- [Lake George Olive Oil](#): where customers not only get to taste all of the olive oil and balsamic vinegar they want but learn about the products, get recipes and cooking tips, and partake in live chef demonstrations and cooking classes.

These are just a few examples of the types of businesses, beyond restaurants, that are succeeding in small downtowns throughout the northeast.

Opportunities

- **Extended stays** – Offer a second activity for visitors, which can keep them in the area longer, boost spending, and contribute to the overall vibrancy of downtown.

- **Create a story** – Much of community marketing is about storytelling, and when people have a memorable experience, they help tell that story.
- **Connect with arts and culture** – This type of space could offer local artists an opportunity to connect on a personal level to new customers and audiences who may not typically visit an art gallery or show at the theater. The recently restored Strand Theatre is also a potential hub for the arts and culture community.

Challenges

- **Low household income** – City residents tend to have low household income and limited discretionary income so their ability to support new businesses in the downtown is limited. Like the current business community downtown, any new business will need to be able to draw regional residents and visitors.
- **Low price points** – The average rent for retail space downtown now is too low for a developer to build new retail space and generate a reasonable return on their investment. It will be difficult for a project to attract tenants and expect them to pay rent well above market rate unless the space has been specifically customized for them in some way.
- **Consumer perception: “Closed on Sunday”** – There is not a lot of activity on the weekends in downtown, particularly on Sundays. The business community is trying to change this and bring more people downtown with events and are seeing limited success.

Access to the Saranac River & Public Space

Opportunities

- **Public benefit** – A small park would offer a downtown gathering place with great views of the river, contributing to the overall quality of life in the area.
- **Place for community events** – The park could be designed to create an open-air venue for hosting community events.

Challenges

- **Limited opportunities for consumer spending** – Though parks can help attract visitors, they do not directly generate significant spending or direct economic impacts.
- **No tax revenue** – As a public amenity, a park will not directly generate tax revenue for the City.
- **Required maintenance** – Maintenance of public spaces requires staff-time and financial resources. A Business Improvement District (BID) may work with the City to cover maintenance.
- **Safety** – As with any public space, insuring safety is an important concern.
- **Ample existing public space** – Plattsburgh has many public parks and recreational opportunities.

Food Movement

The national discussion around the source, production, and quality of food is growing and this trend is really just starting to take hold in Plattsburgh, with the strong restaurant cluster downtown and recent success of the North Country Food Co-Op. With its diverse agricultural economy and growing interest in quality, regionally sourced food, this is an emerging opportunity for Plattsburgh.

Opportunities

- **Wineries, Distilleries, Breweries, & Cideries** - This industry is a good fit for Plattsburgh as it is surrounded by several large apple orchards and vineyards. There is already a successful tasting room downtown and

through partnerships with other regional growers and producers, there may be an opportunity to expand this sector in the downtown.

- **Refresh the Farmers Market** – The site is already known as a hub for local farmers to sell their produce and this can be expanded upon.
- **College students** – College students typically do not have a lot of discretionary income, but they will spend money on food that they cannot get on campus.

Challenges

- **Limited consumer market** – While there seems to be room for growth in this sector, it will need to occur incrementally to avoid over-saturating the market and jeopardizing the existing business community.
- **Local perception** – While students and visitors appreciate the local food movement and are big supporters of the existing businesses in this sector, it is not as widespread among the regional consumer market.

Embrace the Sharing Economy

The sharing economy is built around the sharing of human and physical resources and when it comes to real estate, it can take many forms. During the research for this project, several sharing economy ideas were discussed, many which relate to other opportunities described above.

Opportunities

- **Co-working space** – As mentioned above, there is very little quality office space available in Plattsburgh. An opportunity to address this issue at a small scale could be to create co-working space, where people working for different companies rent office space in a shared environment. It might just be a desk or more amenities like conference rooms, equipment, etc. Typically, the rental terms are flexible and are customized based on different needs. Example: [BEAHIVE](http://beahivebzzz.com/), <http://beahivebzzz.com/>
- **Shared kitchen** – Some communities have fully equipped kitchens that can be rented for events, cooking demonstrations, training, and pop-up restaurants (see below). This ties in well with the farm-to-table trends noted above. Example: [Hoosick Kitchen](http://hayc3.org/category/hoosick-kitchen/), <http://hayc3.org/category/hoosick-kitchen/>
- **Pop-up space** – One day it is an empty storefront, the next someone is selling custom made hats normally only sold online. Pop up shops and restaurants work great for small businesses who have large online networks and dedicated customers who are willing to travel for a chance to engage with these businesses in-person. These spaces are used to test products or recipes, sell seasonal products, access new markets, or just do something different. Example: [3 Chefs and a Baker](https://www.facebook.com/3chefsandabaker/), <https://www.facebook.com/3chefsandabaker/>
- **Residential rentals** – Companies like [Home Away](http://www.homeway.com) and [Airbnb](http://www.airbnb.com) that allow people to rent out their residences are increasing in popularity. This is not typically a market traditional developers enter, but important to note as many owners of upscale condos and apartments rent their space using these sites as a way to supplement their income making these higher-end living units more affordable. It is important for the City and property owners to find ways to accommodate this trend and avoid legislating against it. More information can be found at: www.homeway.com and www.airbnb.com

Challenges

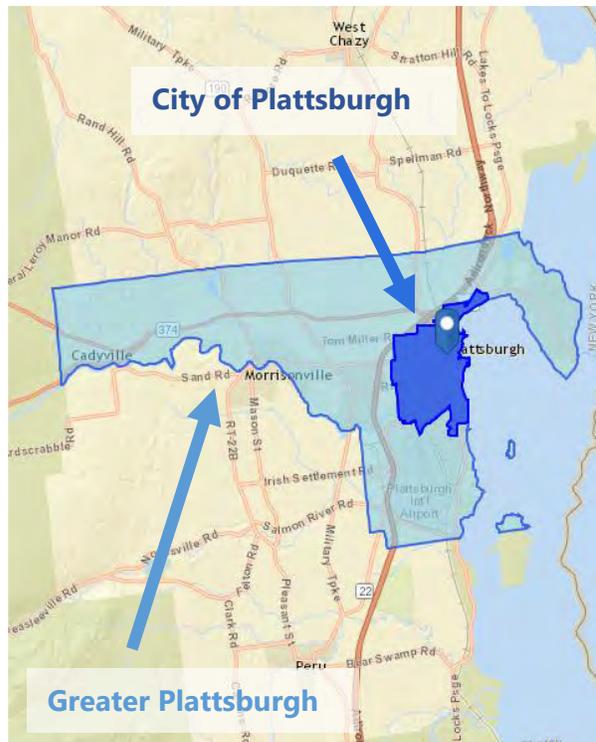
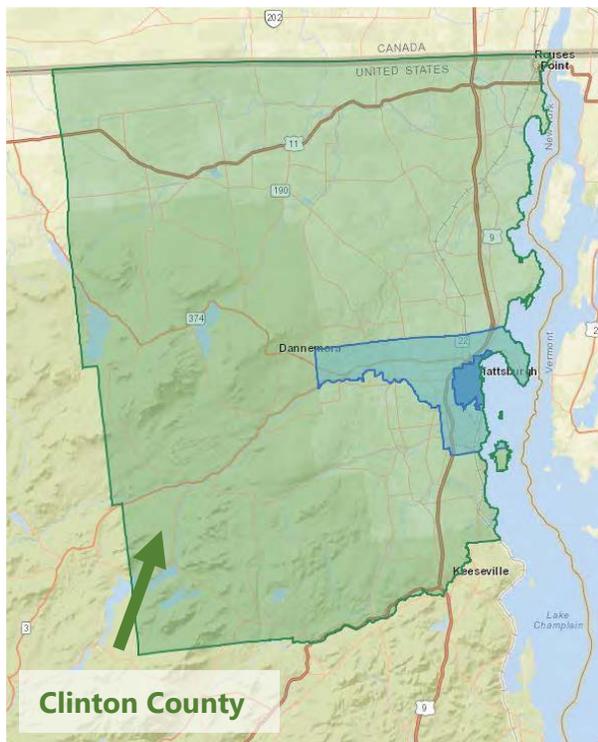
- **Collaboration is challenging** – The sharing economy relies on getting several people or groups to work together when nobody is an elected leader or “the boss”, which can be a challenge. Successful collaboration at this level takes practice and patience and, most importantly, trust among all stakeholders.
- **Regulatory environment** – Most communities do not have the regulatory structure to accommodate sharing economy businesses because in most cases the technology did not exist to allow these things to happen. As a result, good ideas and proposals are sometimes shot down or put through a costly and time-intensive regulatory review. For these types of businesses to work, the City needs to be a willing partner.

Socioeconomic Profile

Geographies Studied

The maps below illustrate the various geographic regions from which demographic and socio-economic data was collected.

Study Area Geographies



Demographic Snapshot

Demographic data for the three study area geographies illustrates the clear demographic and socioeconomic differences between the city and surrounding regions. On average, city residents are considerably younger and earn much less than their neighbors in the surrounding areas. We dig deeper into these differences in the subsequent pages and explore what this means in terms of market demand and redevelopment opportunities for Durkee Street.

Demographic Profile, 2015			
	City	Greater Plattsburgh	Clinton County
Population	19,741	31,591	81,849
Households	8,134	12,916	31,897
Average Household Size	2.05	2.17	2.35
Median Age	31	35	40.1
Median Household Income	\$ 37,296	\$ 42,089	\$ 50,010

Source: ESRI

Population Trends

Within all three geographies, there was little change in population since 2010. Although the change was small, every geography did lose residents between 2010 and 2015. It appears that most of this decline occurred as residents left the city. In the coming years, the city is expected to continue to shrink in population while Greater Plattsburgh and Clinton County are projected to grow slightly.

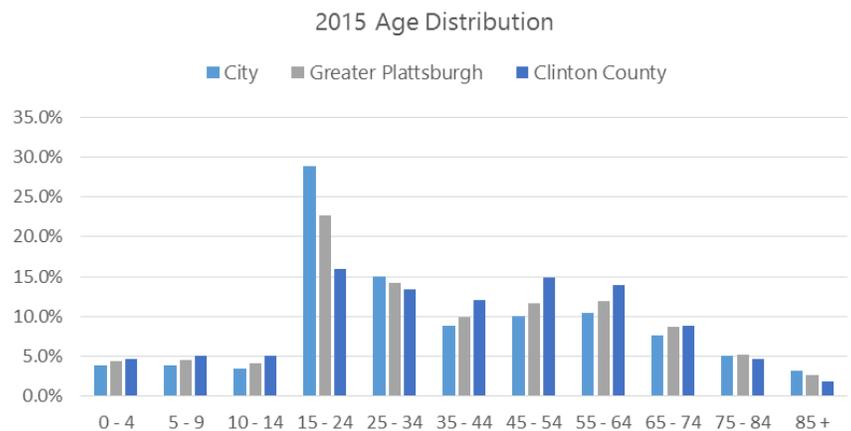
Historic and Projected Population							
	2010	2015	2020 (proj.)	2010-2015		2015-2020	
				# Change	%Change	# Change	%Change
City	19,989	19,741	19,732	-248	-1%	-9	-0.05%
Greater Plattsburgh	31,859	31,591	31,600	-268	-1%	9	0.03%
Clinton County	82,128	81,849	82,126	-279	0%	277	0.34%

Source: ESRI

About 30% of city residents are between the ages of 15 and 24. The concentration of young adults living in the city reflects the large college student population combined with the lower housing costs for living in the city compared to the surrounding region.

College students represent a large market segment that is being overlooked by the community. Undergraduate enrollment at SUNY Plattsburgh is about 5,375 and Graduate enrollment is about 340.¹ Clinton Community College, is located just south of the city near the former Plattsburgh Air Force Base and has an enrollment around 2,000.

The population in Greater Plattsburgh and Clinton County is more distributed by age. Clinton County, in particular, has a more "typical" population distribution with includes large baby boomer (age 45-64) and millennial (age 15-34) market segments.



Age Range (years)	2015 Age Distribution					
	City		Greater Plattsburgh		Clinton County	
0 - 4	3.80%	750	4.4%	1,390	4.6%	3,765
5 - 9	3.80%	750	4.5%	1,422	5.0%	4,092
10 - 14	3.50%	691	4.1%	1,295	5.0%	4,092
15 - 24	28.80%	5,685	22.7%	7,171	16.0%	13,096
25 - 34	15.00%	2,961	14.2%	4,486	13.4%	10,968
35 - 44	8.80%	1,737	9.9%	3,128	12.0%	9,822
45 - 54	10.00%	1,974	11.7%	3,696	14.9%	12,196
55 - 64	10.40%	2,053	12.0%	3,791	13.9%	11,377
65 - 74	7.60%	1,500	8.7%	2,748	8.8%	7,203
75 - 84	5.10%	1,007	5.2%	1,643	4.6%	3,765
85 +	3.20%	632	2.7%	853	1.8%	1,473
Total	100%	19,741	100%	31,591	100%	81,849

Source: ESRI

¹ Source: SUNY Plattsburgh website: <http://web.plattsburgh.edu/admissions/fastfacts.php>

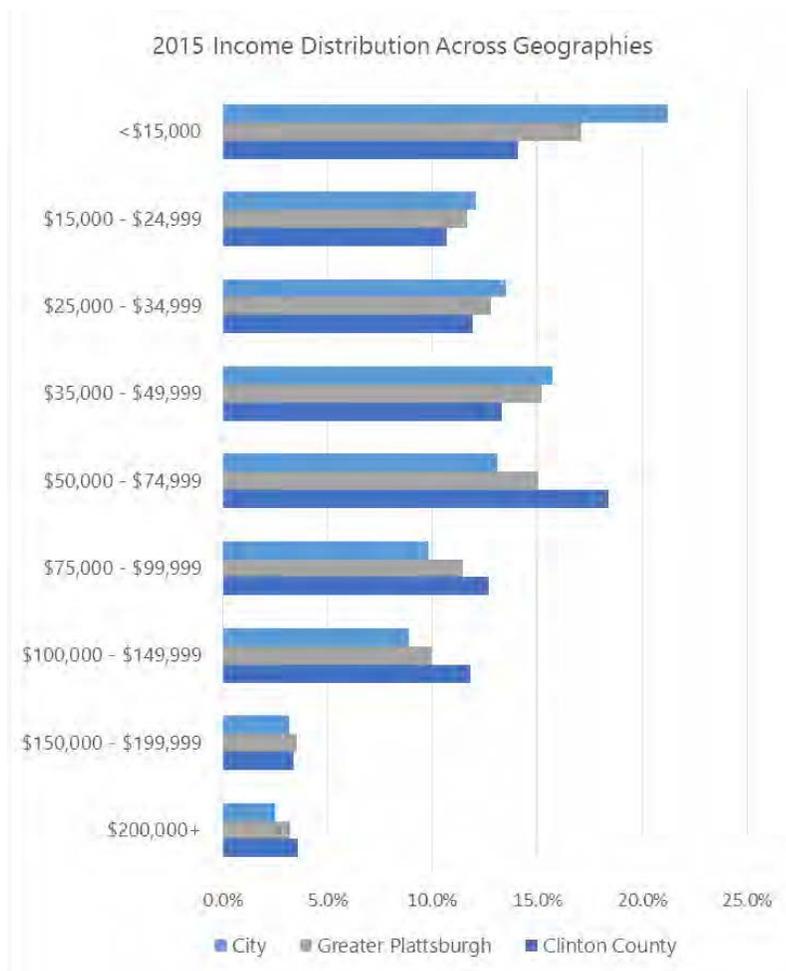
Household Income

In both the city and Greater Plattsburgh, the lowest income bracket, less than \$15,000, captured the greatest percentage of households, 21.2% and 17.1%, respectively. Nearly half of the households in the city earn less than \$35,000 annually. In the county, the largest income bracket is \$50,000-\$74,999 and includes just over 18% of the population.

In general, incomes in the county trend towards higher earnings than incomes in the city and Greater Plattsburgh Region.

2015 Income Distribution, Comparison Geographies			
	City	Greater Plattsburgh	Clinton County
<\$15,000	21.2%	17.1%	14.1%
\$15,000 - \$24,999	12.1%	11.7%	10.7%
\$25,000 - \$34,999	13.5%	12.8%	11.9%
\$35,000 - \$49,999	15.7%	15.2%	13.3%
\$50,000 - \$74,999	13.1%	15.0%	18.4%
\$75,000 - \$99,999	9.8%	11.5%	12.7%
\$100,000 - \$149,999	8.9%	9.9%	11.8%
\$150,000 - \$199,999	3.2%	3.5%	3.4%
\$200,000+	2.5%	3.2%	3.6%
Total Households	8,134	12,916	31,897

Source: ESRI



Based on income distribution figures, residents of the city generally have lower spending power than residents of the Greater Plattsburgh Region or the county.

Resident Education

Relative to the other geographies, the city's population is the most educated when looking at post-secondary degree attainment. While all geographies fall within similar ranges, the city exceeds the Greater Plattsburgh area and the county in the percentage of the population with higher education training, including college, Associate's degrees, Bachelor's degrees and Graduate or Professional degrees. Nearly a third of the city's population has a Bachelor's degree or higher, and 15% of the population has a Graduate or professional degree. An educated population is vital to fulfilling workforce requirements of local employers and anticipating whether populations will be suitable for potential employers in the area.

2015 Population 25+ by Educational Attainment			
	City	Greater Plattsburgh	Clinton County
Less than 9th Grade	3.9%	4.6%	5.7%
9th - 12th Grade, No Diploma	6.7%	8.0%	9.0%
High School Graduate	21.4%	23.7%	27.6%
GED/Alternative Credential	6.1%	6.2%	8.2%
Some College, No Degree	19.8%	18.9%	17.2%
Associate Degree	10.1%	9.5%	9.1%
Bachelor's Degree	17.4%	15.4%	12.7%
Graduate/Professional Degree	14.5%	13.6%	10.5%
Total 25+ Population:	11,881	20,295	56,748

Source: ESRI

Educational Attainment Summary			
	City	Greater Plattsburgh	Clinton County
High school diploma or higher	89%	87%	85%
Bachelor's degree or higher	32%	29%	23%
Graduate or professional degree	15%	14%	11%

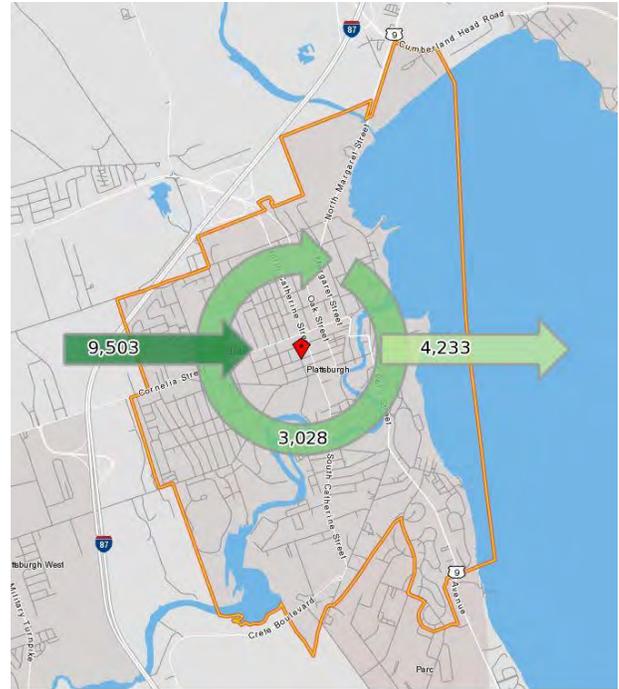
Source: ESRI

Commuting Patterns & Labor Shed

The adjacent map illustrates the inflow and outflow of workers in the City of Plattsburgh (data covers primary jobs only). According to US Census data, about 9,500 workers are employed within the city but reside outside city boundaries. Another 4,200 workers live in the city but commute out for their job. More than double the number of people come into the city for work than are leaving for work, indicating the employment opportunities in the city are likely greater than those outside of the city. The smallest proportion of workers, 3,000 people, are employed and live within the city boundaries.

The table below on the left shows where the city's workforce lives. A majority of workers, nearly 78%, live and work in Clinton County (this figure includes the City of Plattsburgh), while the other 22% of workers are disbursed across Upstate New York counties and Chittenden County, VT across Lake Champlain.

The table on the right shows where residents of the city work. A majority of city residents work in Clinton County (this figure includes the City of Plattsburgh), over 68%, while the remaining 32% are also scattered at jobs across neighboring counties and Chittenden County, VT.



Source: On the Map

Where City Workers Live - Primary Jobs, 2014		
	#	%
Clinton County, NY	9,748	77.8%
Essex County, NY	768	6.1%
Franklin County, NY	565	4.5%
St. Lawrence County, NY	189	1.5%
Chittenden County, VT	162	1.3%
Oneida County, NY	81	0.6%
Onondaga County, NY	68	0.5%
Saratoga County, NY	61	0.5%
Albany County, NY	52	0.4%
Jefferson County, NY	50	0.4%
All Other Locations	787	6.3%
Total	12,531	100%

Source: On the Map

Where City Residents Work - Primary Jobs, 2014		
	#	%
Clinton County, NY	4,942	68.1%
Albany County, NY	217	3.0%
Franklin County, NY	197	2.7%
Essex County, NY	195	2.7%
St. Lawrence County, NY	192	2.6%
Chittenden County, VT	172	2.4%
Warren County, NY	102	1.4%
Saratoga County, NY	97	1.3%
Monroe County, NY	94	1.3%
Oneida County, NY	93	1.3%
All Other Locations	960	13.2%
Total	7,261	100%

Source: On the Map

This data shows that Plattsburgh is a magnet for employment within the regional labor market. In addition to the resident population, the city has a strong workforce population, which may present market opportunities.

½ Mile Workforce

To better understand characteristics of the workforce within immediate vicinity of the project site, we examined the labor shed within a ½ mile of Durkee Street. This distance represents roughly a 15-minute walk or a few minute commute by car.

The workforce population within a ½ mile radius of the Durkee Street site is about 3,850 and is relatively diverse in terms of age and earnings. Roughly 60%, or 2,000 workers, are between the ages of 30 to 54 and about 800 workers aged 29 or younger and about 900 workers aged 55 or older.

Regarding earnings, 75% earn at least \$1,250 per month and about 40% earn more than \$3,333 per month. Top industry sectors employing these workers include Public Administration (32%), Educational Services (15%), Accommodations and Food Services (10%), and Health Care and Social Assistance (10%).

Other demographic information collected on the ½ mile workforce show that the population is predominately white (96.7%) not Hispanic or Latino (98.4%); most have some college (70%); and just over half are female (57.8%).

Labor force Profile within 1/2 Mile of Durkee St., 2014

Jobs by Worker Age	#	%
Age 29 or younger	788	20.5%
Age 30 to 54	2,152	56.0%
Age 55 or older	902	23.5%

Jobs by Earnings	#	%
\$1,250 per month or less	964	25.1%
\$1,251 to \$3,333 per month	1,330	34.6%
More than \$3,333 per month	1,548	40.3%

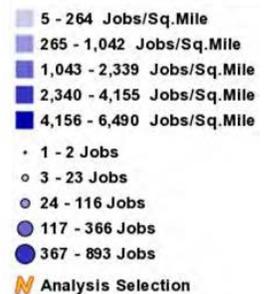
Jobs by Worker Sex	#	%
Male	1,622	42.2%
Female	2,220	57.8%

Source: On the Map

Workforce within 1/2 Mile of Durkee St.



Source: On the Map



While not an incredibly large population, this group – along with the local resident population - includes the people that likely pass near by the project site on a daily basis and will see first-hand any development that takes place. Any future development that takes place at Durkee St. has the potential to draw these workers.

Economic Development Projects

Public and private investment is occurring throughout the Greater Plattsburgh region. Collectively, these projects are strengthening Plattsburgh's economy, elevating its quality of life, and building on local assets and strengths. Some of these projects are summarized below.

- Plattsburgh was awarded \$300,000 in AHC funding to revive its **housing rehabilitation** efforts. Plattsburgh will use AHC funds for the moderate rehabilitation of 12 owner-occupied, single-family homes (1-4 units) scattered throughout Plattsburgh.
- The **Saranac Street Bridge**, funded by the New York State Office of Parks, Recreation and Historic Preservation, will be repurposed into a hub of activity that enhances the walkability for local pedestrians, cyclists and visitors alike. The project will address the crucial structural issues needed to get the bridge open once again, and transform it into a Science, Technology, Engineering, Arts and Math (STEAM) learning station for children that will include a variety of hands-on, museum quality exhibits that engage users with their natural surroundings.
- Grant funds awarded by the New York Main Street Anchor Program will assist in the renovation of **the North Country Food Co-Op** in downtown Plattsburgh. North Country Food Co-op (NCFC), a natural foods grocery store in downtown Plattsburgh, New York, is beginning the process of renovation of NCFC property at 25 Bridge Street – around the corner from Durkee Street. Construction will be confined to the building façade, which is approximately 58 feet long by 40 feet high, and the building first floor, which is approximately 2,400 square feet.
- Expansion of the **Plattsburgh International Airport Terminal** will allow the area to capitalize on its proximity to Canada and compete with Canadian airports. In 2013, 85% of airport passengers were Canadian, the goal is to double activity with this project.
- CVPH Medical Center is now part of University of Vermont Healthcare Network, which has created a new **residency program for Plattsburgh Hospital**. Access to quality healthcare is crucial for small communities who are challenged with attracting and retaining talent.
- Significant investments in the **tourism-accommodations sector**, including the newly constructed Hampton Inn and New Fairfield Marriott that is under construction, are drawing vacation and business travelers that formerly stayed at hotels in Burlington, VT.
- Restoration of the **Strand Theater** not only provides an events venue for people living in the community, but an attraction for Canadian visitors who come to Plattsburgh for shopping and recreation.
- Clinton Community College (Clinton) will receive \$12.7 million in state funding as part of the SUNY 2020 Challenge Grant Program to construct an **advanced manufacturing institute (AMI)** on Clinton's main campus. The AMI will link Clinton Community College and SUNY Plattsburgh with Clarkson University, creating a system to support the economic growth of the entire region, as well as space needed to provide timely and effective training to area residents.
- Over the past 20 years, Plattsburgh has successfully positioned itself as the **suburb of Montreal** and local leaders have created very strong relationships with their Canadian counterparts. These relationships have opened doors for foreign direct investment (FDI) by Canadian companies such as Nova Bus, and there are very real opportunities to land other Canadian, and even European, companies seeking access to U.S. markets.
- Continued residential development is successfully occurring on the **Plattsburgh Airforce Base**.

- A **mixed-use development** with 30 apartments and ground floor retail/commercial space at 460 Margaret St. was conditionally approved by City of Plattsburgh Planning Board in late March 2016. The development plan includes two buildings, both reaching nine stories, with apartment views overlooking the lake.

Details about these economic development projects as well as other projects not mentioned can be found in the [North Country Regional Economic Development Council 2015 Progress Report](#) and the [City of Plattsburgh Local Waterfront Revitalization Program](#).

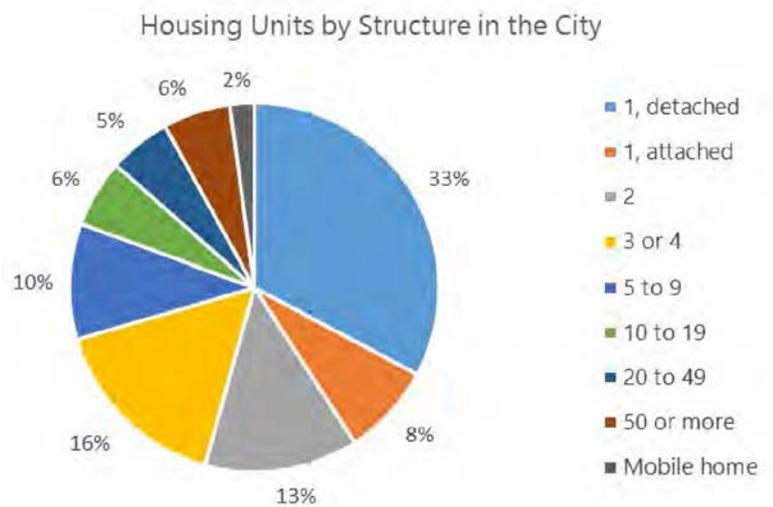
Residential Market

The purpose of the residential market analysis is to assess market trends, evaluate the types of housing that currently exist compared to what is in-demand, and identify opportunities for future redevelopment of the Durkee Street site to meet future residential demand.

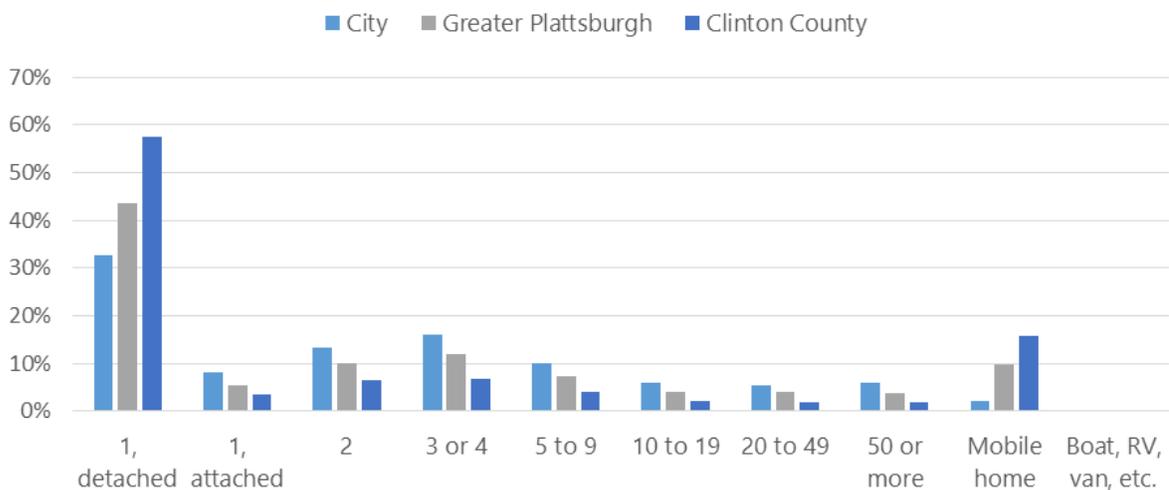
Units by Type and Tenure

In all three study area geographies, detached, single family homes comprise the largest portion of the residential housing market, covering a third of all housing in the city. The city has the most diversity in alternative housing options, with a greater number of multi-unit residences than either benchmark geography.

Through interviews, Camoin learned that several multi-unit apartment and condo buildings came online in the town and the city over the last three to five years – and most of these projects have been quite successful. We also heard that bringing more residential options to the downtown area, particularly apartment style rental options, would help to attract young professionals to the downtown area, which could in turn bring in amenities and services desired by apartment tenants. However, due to the city's relatively low-income level, building higher end apartments still holds a certain level of risk for developers. Balancing risk with the growth of market demand will be something to consider with future public and private investment.



Housing Unit by Structure

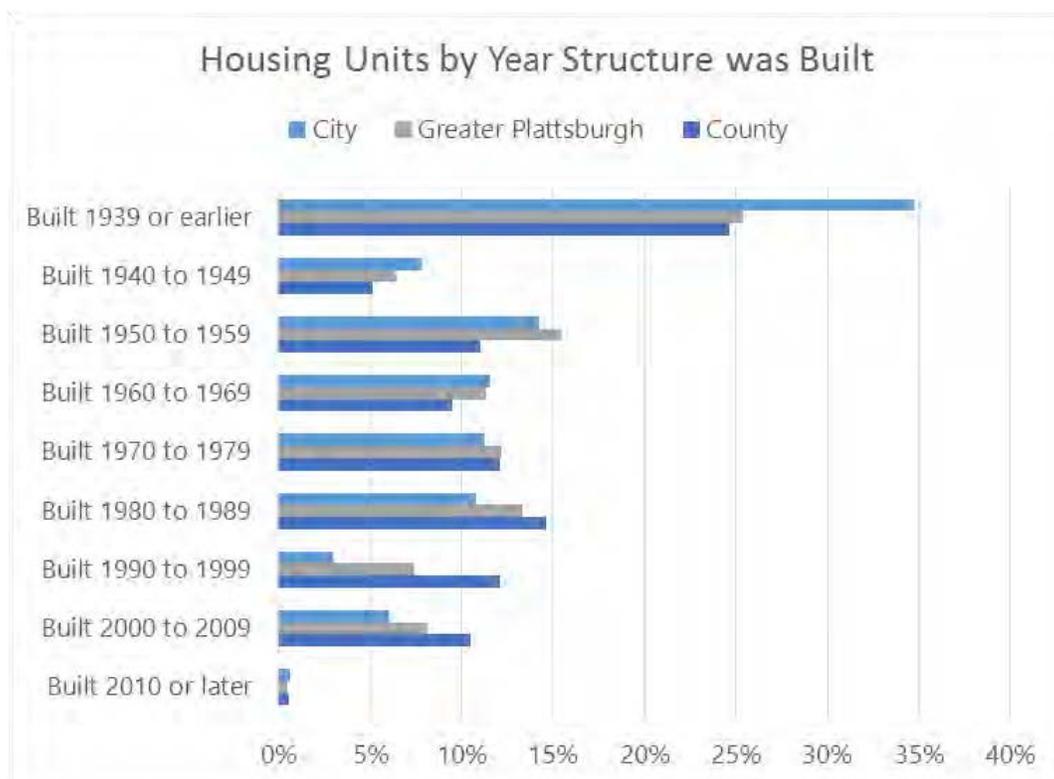


Housing Stock Condition

The age of an area's housing stock is an important indicator because it can provide a high-level estimate of the quality of the housing stock. Although well-maintained older homes can contribute to the preservation of an area's local history and community character, older houses also tend to be costlier to maintain and have more structural and environmental concerns. In many communities, substandard older housing is often occupied by those residents that are least able to afford the regular maintenance that an older home requires.

The housing stock in the city is significantly older than housing in Greater Plattsburgh or in the county. Over a third of housing in the city was built before 1940, and over 50% of housing is half a century old. Large portions of older housing is also present in Greater Plattsburgh and the county, however, newer housing is more prevalent in the county where nearly a quarter of housing was built within the last 25 years.

Since the city or Greater Plattsburgh region will not likely experience any great net population growth in the next five years, there will not be a significant new demand for housing. However, the exception would be in the case of replacement demand for the large proportion of older housing stock in the city. Further housing demand can be induced by improving quality of place or ensuring the city has the right kind of housing for the demographic composition or targeting specific populations, e.g. drawing young professionals to the downtown with different housing options not currently in the market today. These actions may cause the housing demand to shift, based on available housing alternatives on the market.



Occupancy & Vacancy Rates

The number of vacant units in the city has increased in the last five years; however, this is not necessarily a negative trend. In 2010, the overall residential vacancy rate was about 6% and the rental vacancy rate hovered around 5%. With vacancy rates this low, buyers/renters have limited options when it comes to housing. Typically, a healthy market has a vacancy rate around 10%. Over the past few years the vacancy rate in the city has crept up as the private sector responded to pent up demand for new housing, particularly modern rental units.

During the interviews, we heard that the vacancy for newer, quality rental units is currently around 5% and “good landlords” have no problem filling their space quickly. For new higher end units that go for around \$1,200 to \$1,500 per month, vacancy rates might be a little higher, but still within a healthy range as that price point is where the market is trending (more on price pints below).

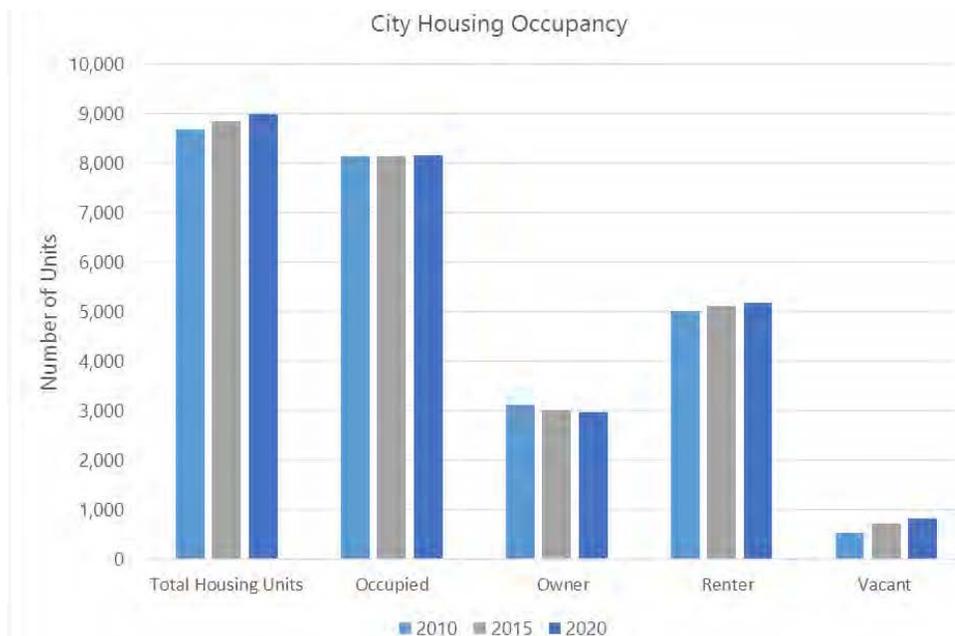
City Occupancy Trends			
	2010	2015	2020
Total Housing Units	8,691	8,858	8,998
Occupied	8,146	8,134	8,162
Owner	3,130	3,012	2,978
Renter	5,016	5,122	5,184
Vacant	545	724	836
Vacancy Rate (Own & Rent)	6%	8%	9%
Homeowner Vacancy Rate*	9%	N/A	N/A
Rental Vacancy Rate*	5%	N/A	N/A

Source: ESRI

* Includes For Migrant Workers, Seasonal, Sold-not occupied, and Other categories. Some properties in Other and Sold-not occupied include those in foreclosure or tied up in other legal proceedings (about 150 units in 2010).

Change in Units Owned/Rent in City		
	2010-2015	2015-2020
Owner	(118)	(34)
Renter	106	62
Total Occupied	(12)	28

While the total number of occupied housing units in the city has remained relatively flat, a shift is emerging from owner-occupied units to rental units.



Residential Values

About 70% of the city's owner-occupied housing units are valued between \$100,000 and \$249,000. The Greater Plattsburgh area and Clinton County also have the highest concentration of housing units within the same bracket. The city has the lowest percentage of units valued at less than \$50,000 compared to both benchmark geographies.

Owner-Occupied Housing Units by Value						
	City		Greater Plattsburgh		Clinton County	
	#	%	#	%	#	%
Less than \$50,000	91	3%	478	7%	2,297	11%
\$50,000-\$99,999	422	14%	1,144	17%	5,259	25%
\$100,000-\$249,000	2,052	68%	4,061	61%	11,635	54%
\$250,000-\$499,999	335	11%	762	11%	1,889	9%
\$500,000-\$999,999	49	2%	116	2%	236	1%
Greater than \$1,000,000	63	2%	84	1%	150	1%

Source: ESRI

Housing Affordability

Based on assumptions about the typical mortgage that a homeowner takes on when purchasing a house, the household income threshold to own a median-priced house in the City of Plattsburgh is just over \$28,000. This is the highest household income threshold compared to Greater Plattsburgh or the county, however, the difference in the income threshold between the city and the Greater Plattsburgh region is less than \$1,500.

The 2015 median household income for each geography exceeds the income threshold calculated to purchase an average priced home in their respective locations. The city exceeds the threshold by nearly \$10,000, while the county has the largest difference between median income and the threshold income, almost \$26,000. This data indicates that housing prices are not prohibitive to owning property in all three geographies.

Estimated Mortgage Payment			
	City of Plattsburgh	Greater Plattsburgh	Clinton County
Median Price of Home	\$152,865	\$145,011	\$128,073
Down Payment @ 10%	\$15,287	\$14,501	\$12,807
Loan Amount	\$137,579	\$130,510	\$115,266
Average Mtg Payment 30 Years @ 4%	\$657	\$623	\$550
HH Income Threshold	\$28,157	\$26,700	\$23,571
Median Household Income	\$37,296	\$42,089	\$50,010

Source: ESRI, Camoin Associates

Rental Market

The city's median rent price at \$659 slightly edges out the Greater Plattsburgh area by \$8 to be the highest rent among benchmark geographies. The average rent in the city is about \$40 more expensive than rent in Clinton County as a whole – likely a product of newer rental units in the city.

Median Contract Rent		
City	Greater Plattsburgh	Clinton County
\$659	\$651	\$617

Source: ESRI

Fair Market Rent in City of Plattsburgh

Studio	\$	631
One Bedroom	\$	633
Two Bedroom	\$	759
Three Bedroom	\$	964
Four Bedroom	\$	1,253

Source: U.S. Department of Housing and Urban Development

The Fair Market Rent (FMR) refers to how much rent could potentially be collected for a property if it were currently available on the real estate market and is a metric used to determine how much rent is covered by public agencies in subsidized housing units. The FMR for a one-bedroom unit in the city is \$633, which is slightly less than the median contract rent of \$659.

The 2013 rental market in the city consisted of about 4,630 units and Greater Plattsburgh as a whole contained nearly 5,900 units. Roughly 20% of the market (nearly 1,500 renters) paid over \$800 per month and about 5% of renters paid over \$1,250 per month (roughly 330 households).

A desktop analysis of asking rents for available modern apartments in Greater Plattsburgh offers some insight into where the rental market is today and where it is headed. Relatively modern and/or recently refurbished units with modern appliances are being marketed at \$895 per month and up – just over \$1/SF. Higher end, larger units are at \$1,300 to \$1,500 per month.

Asking rents do not always reflect actual rents as units are often marketed a bit higher to allow for negotiation; however, today's elevated asking prices suggest that since 2013², the Plattsburgh rental market has strengthened, pushing price points up.

Note, all of the available apartments are in buildings that are residential and, for the most part, are surrounded by other residential properties. There are very few units in Plattsburgh that offer a true mixed-use living option in the urban core.

	City		Greater Plattsburgh	
	#	%	#	%
Less than \$100	37	1%	37	1%
\$100 to \$149	15	0%	26	0%
\$150 to \$199	109	2%	109	2%
\$200 to \$249	139	3%	170	3%
\$250 to \$299	53	1%	98	2%
\$300 to \$349	234	5%	308	5%
\$350 to \$399	95	2%	192	3%
\$400 to \$449	266	6%	294	5%
\$450 to \$499	205	4%	283	5%
\$500 to \$549	278	6%	399	7%
\$550 to \$599	335	7%	418	7%
\$600 to \$649	426	9%	586	10%
\$650 to \$699	703	15%	860	15%
\$700 to \$749	177	4%	225	4%
\$750 to \$799	324	7%	398	7%
\$800 to \$899	396	9%	475	8%
\$900 to \$999	250	5%	283	5%
\$1,000 to \$1,249	313	7%	396	7%
\$1,250 to \$1,499	43	1%	49	1%
\$1,500 to \$1,999	120	3%	136	2%
\$2,000 or more	109	2%	143	2%
Renter Households paying rent	4,627	100%	5,885	100%

Source: ESRI

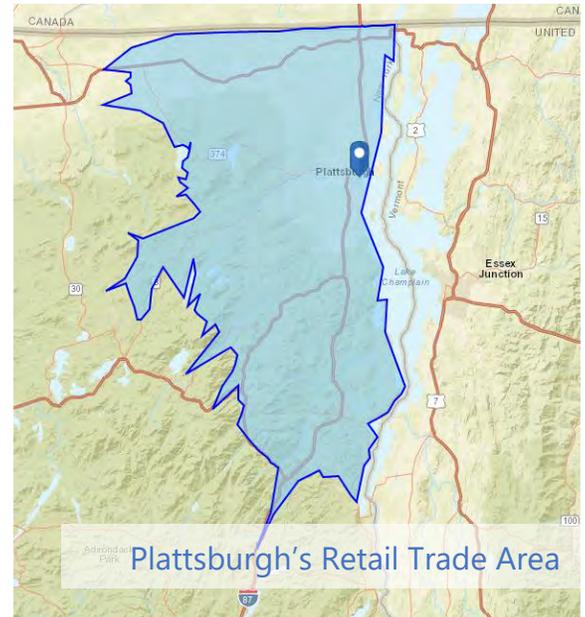
² Note: 2013 is the date of the ESRI data, which is based on the American Community Survey and is the most current available.

Retail Market

Retail market analysis examines the supply and demand for goods and services within a particular region. This process also helps to identify the unique shopping characteristics and amenities that can be expanded upon. The market analysis outlines consumer habits within the region, estimates retail demand, classifies household characteristics of the consumer market, and can help identify business opportunities or niche markets that are not being served by current offerings.

Trade Area

The retail trade area is the geographic extent within which Plattsburgh businesses generate the majority of their customers. It was delineated starting with a 60-minute drive time from the city and adjusted based on physical, government, and other boundaries, nearby hubs of retail activity, known traffic patterns, and input from local business leaders. Outside of this area, consumers would typically travel to a different location to find similar services and goods. The regional trade area extends north to the Canadian border, west to the Vermontville Hamlet, south to North Hudson, and east along Lake Champlain. The resulting trade area illustrates how Plattsburgh is the regional commercial and retail hub for a very large geographic region. It functions as a regional draw for the residents of that region. While a 60-minute drive time east would take you to Vermont via ferry, namely to the Burlington area, residents in that region would be able to find the goods provided in Plattsburgh much closer to their homes in the Greater Burlington Region, without having to travel on the ferry, and therefore would be excluded from Plattsburgh’s retail trade area.



2015 Demographic Profile Retail Trade Area			
	Retail Trade Area	City	Greater Plattsburgh
Population	99,986	19,741	31,591
Households	39,547	8,134	12,916
Average Household Size	2.34	2.05	2.17
Median Age	41.4	31	35
Median Household Income	\$ 50,203	\$ 37,296	\$ 42,089

Source: ESRI

Plattsburgh’s retail trade area has a population of nearly 100,000 and over 39,500 households. Considering it reaches just beyond the borders of Clinton County, the two geographies have similar demographic and socioeconomic characteristics. On average, residents of the Trade Area have greater household income and are older compared to residents of the city and Greater Plattsburgh region.

	2010	2015	2020
Population	100,056	99,986	100,417
Households	39,087	39,547	39,956
Average Household Size	2.36	2.34	2.33
Median Age	40.2	41.4	42.7
Median Household Income	N/A	\$ 50,203	\$ 55,152

Source: ESRI

Population	99,986	19,741	31,591
Households	39,547	8,134	12,916
Average Household Size	2.34	2.05	2.17
Median Age	41.4	31	35
Median Household Income	\$ 50,203	\$ 37,296	\$ 42,089

Source: ESRI

2015 Demographic Trends, Retail Trade Area			
	2010	2015	2020
Population	100,056	99,986	100,417
Households	39,087	39,547	39,956
Average Household Size	2.36	2.34	2.33
Median Age	40.2	41.4	42.7
Median Household Income	N/A	\$ 50,203	\$ 55,152

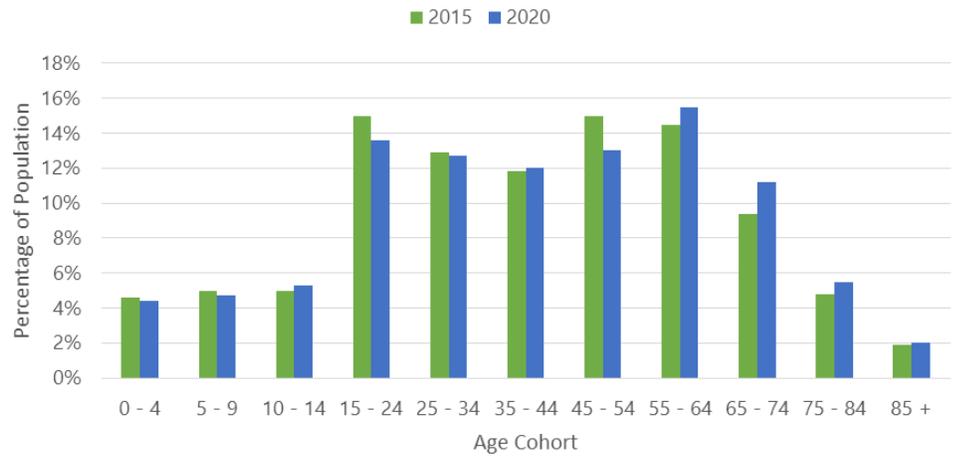
Source: ESRI

While the population in the trade area declined from 2010 to 2015, this trend is expected to reverse and the area will grow by about 430 residents by 2020. The population is projected to continue to age and see a nearly 10% increase in median household income by 2020.

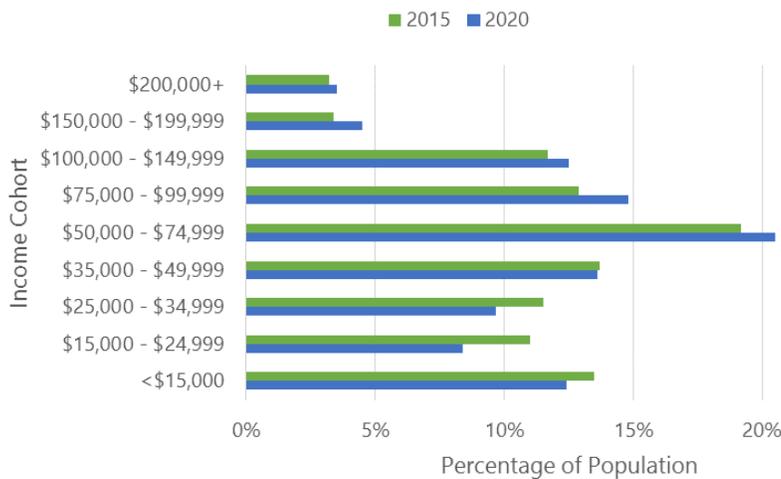
Large age groups in the trade area include 15-24 year olds, 45-54 year olds, and 55-64 year olds; each cohort makes up 15% of the total population.

However, of those three cohorts, only 55-64 year olds are expected to grow over the next five years, while the other two cohorts are expected to shrink in size.³ The older cohorts, those 55+, are also projected grow in size between 2015 and 2020 as the population ages.

Age Distribution in Retail Trade Area



Household Income Distribution in Retail Trade Area



Slightly less than 20% of households in the Trade Area earn between \$50,000 - \$74,999, but this figure is expected to exceed 21% by 2020. Considering the average annual inflation rate over the last five years was 1.7%⁴, the only income bracket that is expected to exceed growth attributed to inflation is \$75,000-\$99,999, however, only marginally.

³ Note: Considering that there are several colleges in the trade area, the decline in the 15-24 age group is likely over stated in the data. Unless enrollment fluctuates unexpectedly, this age group will remain relatively the same size as individual students cycle through their programs.

⁴ US Inflation Calculator, <http://www.usinflationcalculator.com/inflation/current-inflation-rates/>

Retail and Tourism Landscape Overview

In addition to the in-person interviews, the project team issued a digital survey asking local business leaders to contribute their own observations and ideas to the market analysis. What follows is a brief summary of some of the comments and ideas put forth in the surveys and during the interview discussions.

Retail, Services, & Accommodations

Businesses leaders generally noted that the area's business community was welcoming and friendly; however, there were comments that indicated that downtown businesses in particular felt the City could offer greater support and that there is room for better collaboration between the City government and business community.

When surveyed, downtown business owners reported a wide range of rental rates, from as low as \$1.00/square foot up to \$20.00/square foot. Out of the 21 business owners in the downtown core that were surveyed, seven businesses said they rented their space, six businesses said they owned space and nine businesses did not answer the question.

A common challenge for businesses of all types is that people only come for one particular reason and then leave, instead of strolling the streets while popping in and out of stores and restaurants. To build a more vibrant downtown community, business owners feel that downtown shops need to build a higher profile for locals and for visitors, while offering a unique experience.

There are instances of business owners collectively working together to raise the profile of downtown shops, although one of the obstacles to doing this is the significant number of stores that are closed on Sundays. While shops and restaurants feel there is not a substantial market to serve on Sundays, consumers stay away from the area because they believe stores will not be open – posing a dilemma for both parties. One interviewee noted that businesses were trying to hold more events on Sundays in order to draw people to the area and inform them that businesses were in fact open.

One of the most frequent responses to major challenges that face downtown businesses is parking. Businesses noted that at peak times during the day and evening, parking relatively close to their destination was challenging to find. Limited parking time and lack of accessibility for parking spaces throughout the downtown core was also described as a hindrance to their success. There was strong support among interviewees and survey respondents to incorporate an element of parking at the Durkee St. site, as eliminating the current parking spots from the site would only exacerbate parking problems.

To better connect the Durkee St. site with the rest of downtown, a "hub and spoke" model was suggested by multiple interviewees. In other words, the Durkee St. site would act as a hub to attract people to the downtown core, while other elements across the city would draw people from Durkee St. into the interior streets. A key theme for the future of the Durkee St. site, as well downtown in general, was *movement* and *connectivity*. This will be key to enhancing all businesses downtown and to get visitors and locals moving throughout city streets, not just one-off visits to a specific destination.

Tourism

Interviewees and survey respondents revered the city's tourism industry, which brings in many visitors from Quebec, as well as other provinces, states and other international locations. Although, the caveat to Canadian tourists is their visits are often tied to the strength of the Canadian dollar. As the Canadian dollar dropped in value over the last six

"Someone might say they are going to Burlington, VT or Saratoga Springs, NY for the day, which means they are going to spend time exploring and experiencing the community. Plattsburgh has that potential - to be a place to explore and experience."

months, Plattsburgh saw fewer visitors from the north, affecting overall sales tax collection. However, one interviewee noted that because the connection between Quebec and Plattsburgh was so strong, their tourist trade was not as hard hit as it could have been because there is such an ingrained relationship between the two locations. Many business owners noted that wintertime is financially difficult and that they rely on their summertime sales from tourists to pull them through the quiet winter months.

Tapestry Segmentation

A tool used by retail site selectors in determining the characteristics of a particular trade area is market segmentation, which is the classification of consumers according to demographic, socioeconomic, housing, and lifestyle characteristics. It is how retailers and site selectors compare consumer trends across trade areas when considering many site locations. Market segmentation is based on the concept that people with similar demographic characteristics, purchasing habits, and media preferences naturally gravitate toward each other and into the same neighborhoods. Businesses utilize market segmentation to understand their customers' lifestyle choices, purchasing preferences, and how they spend their free time. Market segmentation data for Plattsburgh's trade area were obtained from ESRI's Tapestry Segmentation model. Additional information about ESRI's model can be found here: <http://www.esri.com/landing-pages/tapestry>.

It is important to recognize that the classifications and labels that ESRI uses for defining market segments are generalizations. The descriptions of each segment are based on comparisons with the U.S. as a whole and reflect the propensity of households within that segment to exhibit certain demographic, lifestyle, and consumer characteristics relative to the overall population. The purpose of this exercise is to compare local consumer trends to those of consumers across the U.S. so businesses and developers not familiar with the Plattsburgh region can better understand consumer demand in this area.

The top ESRI Tapestry segments are listed in the table, with complete profiles of each segment, including household composition, housing type, income, age, education, and consumer habits in Appendix B.

Top ESRI Tapestry Segments in the Retail Trade Area			
Rank	Tapestry Segment	Households	
		#	%
1	Southern Satellites	5,893	15%
2	The Great Outdoors	5,616	14%
3	Heartland Communities	3,520	9%
4	Green Acres	2,689	7%
5	Rural Resort Dwellers	2,610	7%
6	Rooted Rural	2,531	6%
7	Midlife Constants	2,254	6%
8	Salt of the Earth	2,215	6%
9	Old and Newcomers	2,096	5%
10	Set to Impress	1,859	5%

Source: ESRI

The top ten tapestry segments in the regional trade area generally paint a picture of an older population with rural lifestyles and modest incomes with the exception of two segments: *Old and Newcomers* and *Set to Impress*. These two market segments are typically found in more urban neighborhoods and are primarily renters. Together they make up about 4,000 households in the trade area and most of these households are located in the Greater Plattsburgh region. Because they prefer a more urban experience and lifestyle at this stage in their lives, these two market segments would likely be early supporters of any retail or residential development in Plattsburgh's urban core. It will be more challenging to attract customers used to shopping in "big box" stores to the downtown, but communities are having success by working with their "urban dwellers" to help create a buzz around downtown activity, which over time spreads to suburban and exurban neighborhoods.

In order to spread the word - or create a "buzz" - about activities that are going on downtown outside the boundaries of the downtown core, there needs to be something to keep people in the area beyond checking off an item on a to-do list. Something that engages the visitors' senses for a memorable, meaningful experience by creating an inviting environment that helps visitors escape from the over-sensitized, frantic pace of life. The retail and services industry is getting very creative in this space, as competition from online retailers increases. Small downtown settings, like Plattsburgh, are great opportunities for local independent establishments, as larger chains will typically want to locate in a higher traffic commercial area. These experiential retail experiences can cater to a broad range of people and the tapestry segmentation can help retailers understand their target audience and preferred activities.

Retail Gap Analysis

In a retail gap analysis, the existing retail sales (“supply”) of trade area businesses are compared to the estimated retail spending of trade area residents (“demand”). The difference between demand and supply is referred to as the “retail gap.”⁵

When the demand (spending by trade area residents) for goods and services is greater than sales at trade area businesses, sales are said to “leak out” of the trade area, creating a positive retail gap (i.e. sales leakage). Conversely, if the supply of goods sold (local trade area sales) exceeds trade area demand (spending by trade area residents), it is assumed that non-residents are coming into the trade area and spending money, creating a negative retail gap (i.e. sales surplus).

Sales leakage and sales surplus carry different implications. In many cases, sales leakage presents an opportunity to capture unmet demand in a trade area since a percentage of residential spending occurs outside the trade area. This demand can be met within the trade area by opening new businesses or expanding existing businesses within retail sectors that show sales leakage. However, not all retail categories that exhibit sales leakage within a particular trade area are a good fit for the region.

A sales surplus might exist for several reasons. For example, the region might be a popular shopping destination for tourists and other out-of-towners, or a cluster of competing businesses offering a similar product or service may be located within the trade area, creating a specialty cluster that draws in spending by households from outside the trade area. Alternatively, a sales surplus could be an indicator of market saturation.

The following Retail Gap Analysis table contains a list of industry groups sorted by 3- and 4-digit NAICS codes and includes figures for sales demand (estimated spending by local trade area residents), sales supply (existing retail sales within the trade area), and retail gap (demand minus supply). Retail categories with sales leakage are in green, and those with sales surplus are in red.

Industries experiencing the greatest sales leakage include:

- Electronics and Appliance Stores
- Clothing Stores
- Other Miscellaneous Store Retailers

Industries with a large sales surplus include:

- Other Motor Vehicle Dealers
- Department Stores Excluding Leased Departments
- Other General Merchandise Stores

There are a greater number of retail industries that show leakage (figures in green), as opposed to surpluses (those figures in red). This indicates that there may be opportunities for the industries with leakage to recapture some consumer demand. However, this does not necessarily indicate that new businesses would succeed in the city. The spending demand analysis following the Retail Gap analysis provides further insight into opportunities for and feasibility of investments in different retail sectors.

⁵ Note that existing retail sales are specific to the defined trade area whereas retail spending is an estimate of gross spending by residents living in the trade area regardless of where the retail spending occurs and could include internet sales.

Retail Gap - Regional Trade Area				
NAICS	Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap
441	Motor Vehicle & Parts Dealers			
4411	Automobile Dealers	\$251,191,657	\$299,996,012	-\$48,804,355
4412	Other Motor Vehicle Dealers	\$34,668,422	\$145,173,541	-\$110,505,119
4413	Auto Parts, Accessories & Tire Stores	\$16,347,958	\$17,413,491	-\$1,065,533
442	Furniture & Home Furnishings Stores			
4421	Furniture Stores	\$23,173,054	\$16,818,882	\$6,354,172
4422	Home Furnishings Stores	\$20,173,387	\$13,199,992	\$6,973,395
443	Electronics & Appliance Stores			
4431	Electronics & Appliance Stores	\$89,737,941	\$37,307,011	\$52,430,930
444	Bldg Materials, Garden Equip. & Supply Stores			
4441	Bldg Material & Supplies Dealers	\$50,164,447	\$94,702,913	-\$44,538,466
4442	Lawn & Garden Equip & Supply Stores	\$8,610,200	\$5,863,068	\$2,747,132
445	Food & Beverage Stores			
4452	Specialty Food Stores	\$28,130,432	\$27,964,802	\$165,630
448	Clothing & Clothing Accessories Stores			
4481	Clothing Stores	\$63,296,250	\$35,954,269	\$27,341,981
4482	Shoe Stores	\$11,267,834	\$10,382,906	\$884,928
4483	Jewelry, Luggage & Leather Goods Stores	\$16,814,197	\$6,863,989	\$9,950,208
451	Sporting Goods, Hobby, Book & Music Stores			
4511	Sporting Goods/Hobby/Musical Instr Stores	\$34,351,769	\$30,716,503	\$3,635,266
4512	Book, Periodical & Music Stores	\$4,195,822	\$13,298,251	-\$9,102,429
452	General Merchandise Stores			
4521	Department Stores Excluding Leased Depts.	\$102,125,857	\$189,562,672	-\$87,436,815
4529	Other General Merchandise Stores	\$50,548,431	\$100,051,826	-\$49,503,395
453	Miscellaneous Store Retailers			
4532	Office Supplies, Stationery & Gift Stores	\$10,757,635	\$15,635,441	-\$4,877,806
4533	Used Merchandise Stores	\$4,649,481	\$3,079,071	\$1,570,410
4539	Other Miscellaneous Store Retailers	\$47,241,650	\$21,306,852	\$25,934,798
722	Food Services & Drinking Places			
7221	Full-Service Restaurants	\$79,040,147	\$86,434,297	-\$7,394,150
7223	Special Food Services	\$4,120,513	\$715,974	\$3,404,539

Source: ESRI

Retail Potential Analysis

In the following table, we compare the retail spending gap in the Plattsburgh trade area within the retail categories that have sales leakage to the average sales of similar businesses in Upstate New York. This allows us to identify which of the industries with sales leakage may have enough unmet demand to warrant opening a new store or expanding existing stores.

The table below identifies the number of new businesses that, theoretically, could be supported in the trade area, assuming:

1. 15% of the sales leakage is recaptured (this is typical among various retail categories), and
2. New businesses have sales comparable to the average sales of all Upstate New York businesses in the same retail category.

Based on the spending demand analysis, several industry sectors in the trade area show sufficient sales demand to support opening new businesses assuming the conditions noted above are met. Regionally, the single greatest potential was in the category of Electronics & Appliance Stores, followed by Clothing Stores, and Other Miscellaneous Store Retailers. It should be noted that the potential for Electronics & Appliance Stores is limited, despite having significant sales leakage, because many of these types of products are purchased online. Consumer preferences for shopping at brick and mortar stores versus online shopping is a constantly evolving trend and should be considered during any retail or commercial endeavors. To draw consumers away from online shopping and back into physical stores, retailers have begun offering specialized experiences at stores that provide the consumer with something they would not be able to enjoy online. To provide the best experience for consumers at a physical store, it is necessary for the retailer to understand their clientele's preferences and desires – showing the value in understanding the Tapestry Segmentation categories.

Spending Demand Analysis - Potential for New Retail Businesses					
NAICS	Industry Group	A Retail Sales Gap (i.e. unmet demand)	B 15% Leakage Recapture* (A x 15%)	C Avg. Sales per Business (Upstate NY)	D Potential Businesses (B/C)
Regional Trade Area					
4421	Furniture Stores	\$6,354,172	\$953,126	\$1,979,785	0.5
4422	Home Furnishings Stores	\$6,973,395	\$1,046,009	\$897,290	1.2
4431	Electronics & Appliance Stores	\$52,430,930	\$7,864,640	\$1,520,056	5.2
4442	Lawn & Garden Equip & Supply Stores	\$2,747,132	\$412,070	\$723,338	0.6
4452	Specialty Food Stores	\$165,630	\$24,845	\$948,770	0.0
4481	Clothing Stores	\$27,341,981	\$4,101,297	\$1,049,479	3.9
4482	Shoe Stores	\$884,928	\$132,739	\$884,525	0.2
4483	Jewelry, Luggage & Leather Goods Stores	\$9,950,208	\$1,492,531	\$749,829	2.0
4511	Sporting Goods/Hobby/Musical Instr Stores	\$3,635,266	\$545,290	\$964,459	0.6
4533	Used Merchandise Stores	\$1,570,410	\$235,562	\$235,807	1.0
4539	Other Miscellaneous Store Retailers	\$25,934,798	\$3,890,220	\$1,065,494	3.7
7223	Special Food Services	\$3,404,539	\$510,681	\$396,416	1.3

Source: ESRI; Camoin Associates

Color designates potential for at least 1 new retail business

Trends in Tourism

The following is a summary of trends in tourism based on Camoin Associates' experience working with communities on growing their tourism sector throughout New York and the Northeast. These trends may present opportunities for downtown Plattsburgh.

Immersion Experiences & Learning by Doing – During the interviews we heard a lot about Plattsburgh's history and how this is a significant tourism draw. Cultural and heritage leisure travelers are looking for more than information they could easily find on the internet. They are looking for an experience, a challenge, a chance to engage or give back. They want to learn-by-doing, but not feel like they are learning. Hands-on experiences formerly associated with children's museums are being incorporated into visitor experiences for all ages. Plattsburgh has the opportunity to engage visitors specifically through the city's history. Different points throughout the city could be leveraged as stopping points on a historical walking tour, highlighting key battles or events.

Growing Discussion about Food – "Foodie" Market - According to the National Association of the Specialty Food Trade, 54% of casual diners are considered "foodies" because of their desire to try new menu items when going to a restaurant. The national discussion around the source, production, and quality of food is growing. With its diverse agricultural economy and growing interest locally in quality regionally sourced food – demonstrated by the success of the Co-Op and restaurants like Blue Collar Bistro - this is an emerging opportunity for Plattsburgh.

Wineries, Distilleries, Breweries, & Cideries - This industry has grown rapidly since the 1990s with the widespread cultivation of cold hard grape varieties. Additionally, over the past several years, New York has been working to promote its micro-alcohol industry by enacting legislation to incentivize the creation of new breweries, cideries, and distilleries; streamline regulations; and reinforce linkages with agriculture and tourism. This industry is a good fit for Plattsburgh as it is surrounded by several large apple orchards and vineyards. There is already a successful tasting room downtown and through partnerships with other regional growers and producers, there may be an opportunity to expand this sector in the downtown.

Partnering and Packaging – As easy as it is to plan a trip using the internet, many people still like to have travel arrangements and itineraries laid out for them to minimize their own decision making. This is largely why the cruise line industry has experienced an annual compound growth rate of 7% despite all of the negative press in recent years.⁶ Packaging involves combining a number of products to create a visitor experience. This is a growing trend in the tourism industry as the tourism market becomes increasingly competitive. Businesses and tourism organizations are using partnerships and packages to create experiences designed to target specific visitor markets.

Digital Marketing - Marketing today is about storytelling. This is nothing new for tourism-based organizations but because businesses of all types are now using storytelling to attract customers, organizations and businesses need to find new creative ways to set themselves apart. Many are doing this with the help of digital technology such as social media, blogs, YouTube channels, interactive websites, Wi-Fi, and mobile-based applications. In addition to spreading your message to large networks, these channels naturally encourage visitors help tell the story based on their own unique experiences.

Technology to Enhance the Visitor Experience and Tell Better Stories - Emerging technologies such as Aurasma (www.aurasma.com) are being used to provide unique visitor experiences. Instead of competing with mobile phones, many sites are embracing digital technology and encouraging visitors to use their hand-held devices to enhance their experience. For example, taking a picture of a particular object or scene with a user's phone can make that object come to life. New technologies like this allow storytelling through the perspective of the characters, which is another emerging trend in tourism across the U.S.

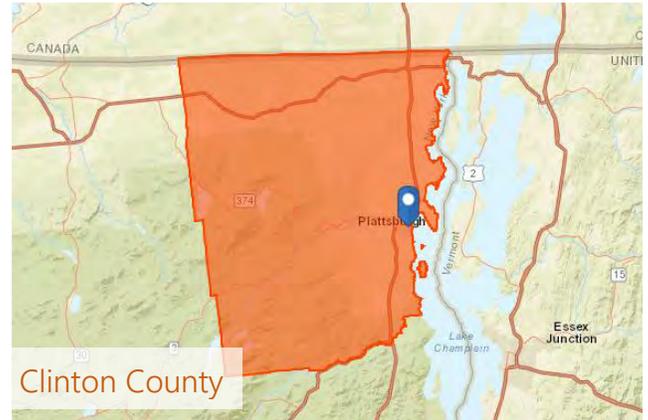
⁶ Source: Growth of the Cruise Line Industry: <http://www.cruisemarketwatch.com/growth/>

Office Market

The office space market analysis provides an overview of recent trends and projections within regional office-utilizing industries to identify potential opportunities for redevelopment at Durkee Street site.

Individuals who are knowledgeable about the local and regional commercial real estate market were interviewed, including real estate professionals, property owners, business owners, and others. The combination of interviews and research helped to refine our understanding of the current market conditions and the types of development occurring in the region.

Clinton County was used as the primary geography for data collection in the office market analysis. Data acquired from interviews about the Town or City of Plattsburgh were also considered in the analysis. The county was considered the main geography for the analysis because data for the market is most accurate at the county level. Plattsburgh is a hub of economic activity in Clinton County and therefore any trends captured in county level data are likely driven by, or reflect, office space activity in the city.



Office Space Overview

It was clear from stakeholder interviews that there is little activity in the commercial office market in the City of Plattsburgh. There were several examples of incoming manufacturing companies to the area, in the recent past and near future, where companies were satisfied and impressed with the real estate availability of industrial manufacturing sites, however officials found that locating corresponding office space to accommodate the business side of these manufacturing companies was lacking. Interviewees reported that there was not necessarily a lack of office space, but a lack of *quality* office space. This could be a potential problem in the future, as Plattsburgh is able to build a cluster of manufacturing companies based on industrial capacity, but not able to provide the necessary office space for these operations. Many of the manufacturing firms in Plattsburgh are high tech, international firms that will expect Class A office space to accompany their state of the art manufacturing activities.

Rental rates for office space across Clinton County were relatively low compared to other Northeast locations. Loopnet.com reports that an office building on Margaret Street in the city had five units available, all rentable for \$10 per square foot. This is in line with what we heard in interviews, that typical office space was renting for between \$10-\$12 per square feet.

Office Demand

Office-Utilizing Industry Growth

The demand for future office space in the county is largely a product of industry growth as measured by jobs. Job growth in industries that typically require office space drives demand that is generally proportional to the number of employees. That is, as the number of jobs increases (or decreases) in office-utilizing industries, demand for office space will respond proportionally.

The tables below shows projected 10-year job growth by 2-digit NAICS industries that utilize office space in Clinton County. Between 2015 and 2025, Clinton County is expected to have a net gain of approximately 446 "office jobs." Under a conservative assumption that each new worker will require 200 rentable square feet (RSF) of office space, new demand for space in the county will reach just over 89,200 RSF.

Project Growth of Office-Utilizing Industries - Clinton County					
NAICS	Description	2015 Jobs	2025 Jobs	2015 - 2025 Change	2015 - 2025 % Change
51	Information	434	385	(49)	(11%)
52	Finance and Insurance	462	477	15	3%
54	Professional, Scientific, and Technical Services	838	1,037	199	24%
55	Management of Companies and Enterprises	77	20	(57)	(74%)
56	Administrative and Support and Waste Management and Remediation Services	1,388	1,700	312	22%
81	Other Services (except Public Administration)	1,137	1,163	26	2%
	Total Office Utilizing Industries:	4,336	4,782	446	10%

Source: EMSI

Medical Office Buildings (MOB)

Aside from traditional office space, Medical Office Buildings (MOBs) are another classification of commercial space that may be an opportunity to pair with Plattsburgh's already strong healthcare industry. MOBs have particular characteristics and therefore have a different market than the office space referred to in the previous section.

According to Colliers International's 2015 Medical Office Outlook, nationally, medical office vacancy rates are at their lowest level since the 2008 recession, and are continuing on a downward trend, as there continues to be strong tenant demand but slowed construction activity.⁷ While the full ramifications of the Affordable Care Act cannot yet be evaluated fully, the expected increase in patients has driven demand for healthcare real estate. Additionally, the ageing population will continue to tax the healthcare system and force hospitals and their affiliates to expand their square footage if they are to keep up with the demand from the population. Colliers also reports that the healthcare sector was one of the few that managed to add jobs throughout the recession. As well, the Outpatient Care Centers subsector has expanded 4% to 6% for the last three years. This confirms the trend in lower-cost outpatient facilities closer to the target consumer base.

During the recession, MOBs were more stable than suburban or CBD office space, due in part to relatively long-term leases of 7 to 10 years. Colliers International, as well as other real estate developers, note that medical office buildings are becoming more common as investment properties.

Other significant trends in the field of MOBs include: the necessity for flexibility space and multi-specialty offices, which has resulted in the overall increasing size of MOBs. Due to technology advances and the growing amount of technological equipment being used in procedures and follow-ups, space must allow for the technology to be used efficiently. Flexible space opens the possibility for adaptability when technology changes or the needs of the patient change.

To estimate the future demand for MOBs in Clinton County, we examined employment projections for ambulatory care or outpatient care services within Clinton County. Employment in this sector is projected to grow by 380 positions over the next 10 years. Assuming an average of 200 RSF per employee, this amounts to 76,000 SF of medical office space needed.

⁷ Colliers International, Medical office Highlights, 2015 Outlook, 2015, http://www.colliers.com/-/media/files/marketresearch/unitedstates/2015-market-reports/1HMedicalOffice_d10_FINAL.pdf

Financial Feasibility Analysis

The purpose of the financial modeling is to inform decision-making around the redevelopment of the Durkee Street site and help the steering committee understand how different uses and phasing will affect the expected profitability for a perspective developer. The financial feasibility analysis provides information around what funding gaps exist and what it will take to attract private investment under the current redevelopment scenario drafted by Chazen. The current development scenario has undergone several iterations and is a compilation of feedback from the market analysis, public engagement and comments by the steering committee. Also referred to as a pro forma cash flow statement, this analysis examines the redevelopment scenario from the perspective of:

- **Developer** - To understand if the scenarios offer a reasonable return on investment
- **Lending institution** - To understand if a bank would finance the project

Financial Feasibility Assumptions

Key assumptions for the financial feasibility analysis are summarized below. Please refer to the attachments at the end of this section in Appendix C for the full pro forma statement for the redevelopment concept.

Lease Rates

Our assumptions for lease rates are based on current price points and market trends in Plattsburgh, considering that there are limited comparable sites that reflect the proposed office, retail, and residential units that are proposed in the development concept. The lease rates for each use takes into account existing Plattsburgh market conditions, how this development fits into larger downtown regeneration plans for the City of Plattsburgh, and the ability of a developer to make a profit. Note that assumptions are conservative estimations and lease rates could reach higher figures based on specialization of the property.

Lease Rate Assumptions	
Residential Rate (Unit/Month)	\$ 1,276
Office Rate (SF/Year)	\$ 15
Retail (SF/Year)	\$ 15

Note: While the development consists of a mix of uses and unit types that will likely have a range of asking rents, for modeling purposes the projected lease rates reflect the average rate for the project. The residential unit lease rate is a weighted average calculated based on the number of units with 1, 2, and 3 bedrooms and their respective rents.

Acquisition Costs

The cost to the developer for acquiring the property is a key assumption. One way that the City could incentivize a developer to build on the site is to offer the land for only \$1. Agreements like this typically require the builder to pay a certain amount of property tax over a certain period, or guarantee that they will build a minimum number of units/square feet.

Site Work and Remediation

The Chazen Companies conducted environmental investigations of the project site and developed cost estimates for remediation and site work. Please refer to their environmental investigation report for a detailed breakdown of those cost estimates. For the financial model, landscaping improvements of public spaces and additional projects like the river-walk along the bank of the Saranac River are assumed to be projects that the public sector will take on and, therefore, not included in the cash flow statements herein.

Public Parking

Parking is a major concern of residents and downtown business. The redevelopment of the Durkee Street site would require off-site parking to accommodate displaced parking spaces from the existing Durkee Street lot, as well as add new parking spaces based on additional commercial space. The Durkee Street site is a prime downtown location and public engagement and steering committee feedback confirmed that a parking structure would not be the highest and best use for the lot. Therefore, to accommodate current and future parking demand, a parking garage will need to be built off site, potentially at the corner of Durkee and Broad Street (see concept attached) or through the pedestrian connection and in between Durkee Street and Margaret street. At this point in the concept design, it is assumed that the parking structure would be a municipal lot that would not charge for parking, consistent with other downtown parking. To incentivize private sector investment at Durkee Street and other downtown properties, the public sector will need to take on the cost of this structure. Therefore, the cost of developing structured parking is not included in this pro forma analysis.

Construction Phasing and Costs

Chazen divided the redevelopment concept into logical construction phases, which are modeled in the financial feasibility analysis. Our analysis demonstrates financial feasibility in two scenarios, one where the project is built over three phases and one where it is built over two phases. The residential component of the site is built first in both scenarios to support the retail and office space to be built in later phases. We assume that the office and retail space would not be 100% absorbed as it is delivered to market and therefore an incremental uptake of office and retail space is accounted for in the pro forma analysis. This more accurately models the rents that a developer can expect to collect over time.

Note: *The probable costs summarized include soft costs but do not include contingency funds. Total construction costs are shown in the financial feasibility summary table that follows on the next page. Costs and square footage estimates will continue to evolve as the renderings are advanced during the planning process.*

Development Cost Estimates

The adjacent tables show a breakdown of costs by phase.

Table A exhibits costs and square footages if the current concept were built in three phases.

A. Durkee Street Redevelopment, Three Phases

Phase I	SF	Cost per SF	Cost
Residential	35,200	\$ 165	\$ 5,808,000
Office Space	10,560	\$ 125	\$ 1,320,000
Retail	10,560.00	\$ 150	\$ 1,584,000
Other (Mech)	14080	\$ 75	\$ 1,056,000
Site work			\$ 390,720
TOTAL			\$ 10,158,720
Phase II	SF	Cost per SF	Cost
Residential	0	\$ 165	\$ -
Office Space	3,600	\$ 125	\$ 450,000
Retail	15,920	\$ 150	\$ 2,388,000
Other (Mech)	4,880	\$ 75	\$ 366,000
Site work			\$ 128,160
TOTAL			\$ 3,332,160
Phase III	SF	Cost per SF	Cost
Residential	0	\$ 165	\$ -
Office Space	3375	\$ 125	\$ 421,875
Retail	3375	\$ 150	\$ 506,250
Other (Mech)	1800	\$ 75	\$ 135,000
Site work			\$ 42,520
TOTAL			\$ 1,105,645
Total Cost:			\$ 14,596,525

Table B shows the same figures adjusted to a building schedule in two phases.

B. Durkee Street Redevelopment, Two Phases

Phase I	SF	Cost per SF	Cost
Residential	35,200	\$ 165	\$ 5,808,000
Office Space	10,560	\$ 125	\$ 1,320,000
Retail	10,560.00	\$ 150	\$ 1,584,000
Other (Mech)	14080	\$ 75	\$ 1,056,000
Site work			\$ 390,720
TOTAL			\$ 10,158,720
Phase II	SF	Cost per SF	Cost
Residential	0	\$ 165	\$ -
Office Space	6,975	\$ 125	\$ 871,875
Retail	19,295	\$ 150	\$ 2,894,250
Other (Mech)	6,680	\$ 75	\$ 501,000
Site work			\$ 170,680
TOTAL			\$ 4,437,805
Total Cost:			\$ 14,596,525

Financial Feasibility Tests

When considering the financial feasibility of a project, it must be examined from the perspective of all stakeholders, which generally includes the bank (source of financing), developer (source of risk equity), and public agency (potential source of public assistance). Results of the financial feasibility tests for the Durkee Street redevelopment concept are summarized below. Refer to the attachments at the end of this report for the full list of assumptions and pro forma statements for each model. Perspective

Bank: The debt service coverage ratio (DSCR) is a measure of the financial resources available to pay debt service (calculated as the ratio of net operating income to debt service payments). Most lending institutions require a minimum ratio of least 1.25.

The debt service coverage in Year 10 for both scenarios exceeds 1.25, which means the project is feasible in the eyes of a bank. However, DSCR is 1 or below 1 in the first couple years of each scenario, which means the project will not be generating enough income to satisfy its debt payments and will require other sources of funding in the startup years.

Developer: The internal rate of return (IRR) is a formula used to calculate the rate of return for investments that create different amounts of annual cash flow. It is a good measure of the developer's return-on-investment for undertaking a project (on a pre-tax basis only). Depending on the risk profile of a project, the minimum benchmark IRR will change. Given current market conditions, a benchmark of 10% has been selected as the minimum IRR.

The internal rate of return for the concept divided into three phases is just over 8% and the concept built over two phases has a lower IRR of 6.7%. While it is encouraging that the redevelopment concept produces a positive IRR, the private sector will likely seek a minimum of 10-12% IRR to make the project a worthwhile investment. This test demonstrates that the private sector is unlikely to take on the project alone.

Financial Feasibility Summary: No Public Involvement		
	Three Phases	Two Phases
Redevelopment Cost	\$ 14,596,525	\$ 14,596,525
SF of leasable space		
Residential (units)	45	45
Office	17,535	17,535
Retail	29,855	29,855
Internal Rate of Return	8.1%	6.7%
Debt Service Coverage Year 10	1.39	1.75

Public-Private Partnerships: Public involvement and assistance is often a key factor in successful redevelopment projects as public investment helps to close the funding gap; this is the case for Durkee Street. Including a public subsidy of \$1 million to the three-phase scenario bumps up the IRR to over 15%. The potential to achieve this elevated rate of return would make the project much more attract to the private sector. Without some form of public sector involvement to close the funding gap and incentivize private sector investment, the project will not move forward.

The City of Plattsburgh was recently awarded \$10 million by New York State under the Downtown Revitalization Initiative (DRI) competition and is in the fortunate position of having access to substantial public funds, some of which could be dedicated to this project. However, we recognize that there are also several other priority projects vying for DRI funds and the Durkee Street site will need to show significant return on investment to acquire DRI money. To mitigate the risk associated with the project for the private sector, tactics might include public sector involvement in the form of grants, loan guarantees, incentives and/or tax breaks.

Appendix A. Data Sources

Camoin Associates derived the data for this analysis from several different sources. Proprietary data providers such as EMSI, described below, pull raw data from local, state, and national government data sources as well as private and non-profit research organizations. Individual data providers apply adjustments and corrections to the data based on proprietary models, which can sometimes cause discrepancies when comparing data points from different sources.

Brief summaries of the proprietary and public data sources used in this analysis are provided below along with links to where additional information can be found.

American Community Survey (ACS)

The American Community Survey (ACS) is a yearly survey that asks about: age, sex, race, family and relationships, income and benefits, health insurance, education, veteran status, disabilities, where you work and how you get there, and where you live and how much you pay for some essential items. The survey is mandatory to fill out, but the survey is only sent to a small percentage of the population on a rotating basis. The survey is crucial to major planning decisions, like vital services and infrastructure investments, made by municipalities and cities. The questions on the ACS are different than those asked on the decennial census, and help to create yearly snapshots of the nation as a whole, as well as our smaller communities.

Bureau of Labor Statistics (BLS)

The BLS collects data on monthly unemployment figures using the Current Population Survey (CPS). The survey reaches approximately 110,000 individuals, or 60,000 households, each month. The sample is chosen to represent the United States population as a whole, which means about 800 geographic areas are chosen to represent each state and the District of Columbia. The sample includes urban and rural areas, industrial and farming lands, and major geographic divisions of each state. The live interview survey is conducted by a Census Bureau employee every month. The respondent's answers are input into a computer where individuals are then classified as employed, unemployed, or not in the labor force. Additional information can be found at: http://www.bls.gov/cps/cps_htgm.pdf

Economic Modeling Specialists International (EMSI)

To analyze the industrial makeup of a study area, industry data organized by the North American Industrial Classification System (NAICS) is assessed. Camoin Associates subscribes to Economic Modeling Specialists Intl. (EMSI), a proprietary data provider that aggregates economic data from approximately 90 sources. EMSI industry data, in our experience, is more complete than most or perhaps all local data sources (for more information on EMSI, please see www.economicmodeling.com). This is because local data sources typically miss significant employment counts by industry because data on sole proprietorships and contractual employment (i.e. 1099 contractor positions) is not included and because certain employment counts are suppressed from BLS/BEA figures for confidentiality reasons when too few establishments exist within a single NAICS code.

The U.S. Census Bureau maintains NAICS codes, which are the standard used by Federal statistical agencies in classifying business establishments. 2-digit codes are the highest aggregate NAICS code level and represent broad categories such as "retail", whereas 4-digit industry codes present a finer level of detail such as "grocery stores". For those interested in understanding the composition of the NAICS and for more detail about what is included in each industry, the reader is directed to <http://www.census.gov/eos/www/naics/>.

Environmental Systems Research Institute, Business Analyst Online (ESRI BAO)

ESRI's base data are the 2000 and 2010 Census. It uses proprietary statistical models and updated data from the U.S. Census Bureau, the U.S. Postal Service, and various other sources to project current statistics and future trends. ESRI

data are used for economic development, marketing, site selection, and strategic decision-making. For more information, visit www.esri.com.

U.S. Census On-the-Map

OnTheMap helps to visualize US Census and Local Employment Dynamics (LED) data about where workers are employed and where they live. There are also visual mapping capabilities for data on age, earnings, industry distributions, race, ethnicity, educational attainment, and sex.

Appendix B. Tapestry Segmentation Definitions

Southern Satellites (15%)

- Average Household Size: 2.65
- Median Age: 39.7
- Median Household Income: \$44,000

This market is typically non-diverse, slightly older, settled married-couple families, who own their homes. Almost two-thirds of the homes are single-family structures; a third are mobile homes. Median household income and home value are below average. Workers are employed in a variety of industries, such as manufacturing, health care, retail trade, and construction, with higher proportions in mining and agriculture than the US. Residents enjoy country living, preferring outdoor activities and DIY home projects. [Read more>>](#)

The Great Outdoors (14%)

- Average Household Size: 2.43
- Median Age: 46.3
- Median Household Income: \$53,000

These neighborhoods are found in pastoral settings throughout the United States. Consumers are educated empty nesters living an active but modest lifestyle. Their focus is land. They are more likely to invest in real estate or a vacation home than stocks. They are active gardeners and partial to homegrown and home-cooked meals. Although retirement beckons, most of these residents still work, with incomes slightly above the US level. [Read more>>](#)

Heartland Communities (9%)

- Average Household Size: 2.38
- Median Age: 41.5
- Median Household Income: \$39,000

Well settled and close-knit, Heartland Communities are semirural and semiretired. These older householders are primarily homeowners, and many have paid off their mortgages. Their children have moved away, but they have no plans to leave their

homes. Their hearts are with the country; they embrace the slower pace of life here but actively participate in outdoor activities and community events. Traditional and patriotic, these residents support their local businesses, always buy American, and favor domestic driving vacations over foreign plane trips. [Read more>>](#)

Green Acres (7%)

- Average Household Size: 2.69
- Median Age: 43
- Median Household Income: \$72,000

The Green Acres lifestyle features country living and self-reliance. They are avid do-it-yourselfers, maintaining and remodeling their homes, with all the necessary power tools to accomplish the jobs. Gardening, especially growing vegetables, is also a priority, again with the right tools, tillers, tractors, and riding mowers. Outdoor living also features a variety of sports: hunting and fishing, motorcycling, hiking and camping, and even golf. Self-described conservatives, residents of Green Acres remain pessimistic about the near future yet are heavily invested in it. [Read more>>](#)

Rural Resort Dwellers (7%)

- Average Household Size: 2.21
- Median Age: 52.4
- Median Household Income: \$46,000

Although the Great Recession forced many owners of second homes to sell, Rural Resort Dwellers residents remain an active market, just a bit smaller. These communities are centered in resort areas, many in the Midwest, where the change in seasons supports a variety of outdoor activities. Retirement looms for many of these blue collar, older householders, but workers are postponing retirement or returning to work to maintain their current lifestyles. Workers are traveling further to maintain employment. They are passionate about their hobbies, like freshwater fishing and hunting, but otherwise have very simple tastes. [Read more>>](#)

Rooted Rural (6%)

- Average Household Size: 2.47
- Median Age: 44.1
- Median Household Income: \$38,000

Rooted Rural is heavily concentrated in the Appalachian mountain range as well as in Texas and Arkansas. Employment in the forestry industry is common, and Rooted Rural residents live in many of the heavily forested regions of the country. Nearly 9 of 10 residents are non-Hispanic whites. This group enjoys time spent outdoors, hunting, fishing, or working in their gardens. Indoors, they enjoy watching television with a spouse and spending time with their pets. When shopping, they look for American-made and generic products. These communities are heavily influenced by religious faith, traditional gender roles, and family history.

[Read more>>](#)

Midlife Constants (6%)

- Average Household Size: 2.30
- Median Age: 45.9
- Median Household Income: \$48,000

Midlife Constants residents are seniors, at or approaching retirement, with below average labor force participation and above average net worth. Although located in predominantly metropolitan areas, they live outside the central cities, in smaller communities. Their lifestyle is more country than urban. They are generous, but not spendthrifts.

[Read more>>](#)

Salt of the Earth (6%)

- Average Household Size: 2.58
- Median Age: 43.1
- Median Household Income: \$53,000

Salt of the Earth residents are entrenched in their traditional, rural lifestyles. Citizens here are older, and many have grown children that have moved away. They still cherish family time and also tending to their vegetable gardens and preparing homemade meals. Residents embrace the outdoors; they spend most of

their free time preparing for their next fishing, boating, or camping trip. The majority has at least a high school diploma or some college education; many have expanded their skill set during their years of employment in the manufacturing and related industries. They may be experts with DIY projects, but the latest technology is not their forte. They use it when absolutely necessary, but seek face-to-face contact in their routine activities. [Read more>>](#) Old and Newcomers (5%)

- Average Household Size: 2.11
- Median Age: 38.5
- Median Household Income: \$39,000

This market features singles' lifestyles, on a budget. The focus is more on convenience than consumerism, economy over acquisition. Old and Newcomers is composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring. Some are still in college; some are taking adult education classes. They support environmental causes and Starbucks. Age is not always obvious from their choices. [Read more>>](#)

Set to Impress (5%)

- Average Household Size: 2.10
- Median Age: 33.1
- Median Household Income: \$29,000

Set to Impress is depicted by medium to large multiunit apartments with lower than average rents. These apartments are often nestled into neighborhoods with other businesses or single-family housing. Nearly one in three residents is 20 to 34 years old, and over half of the homes are nonfamily households. Although many residents live alone, they preserve close connections with their family. Income levels are low; many work in food service while they are attending college. This group is always looking for a deal. They are very conscious of their image and seek to bolster their status with the latest fashion. Set to Impress residents are tapped into popular music and the local music scene. [Read more>>](#)

Appendix C. Pro Forma Attachments

Pro Forma for Durkee Street Development -Two Phases

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Income											
Residential Rental Income		\$352,053	\$536,039	\$730,748	\$752,670	\$775,250	\$798,508	\$822,463	\$847,137	\$872,551	\$898,728
Office Income		\$79,200	\$101,970	\$168,047	\$287,415	\$296,037	\$304,918	\$314,066	\$323,488	\$333,192	\$343,188
Retail Income		\$79,200	\$163,152	\$168,047	\$489,350	\$504,031	\$519,152	\$534,726	\$550,768	\$567,291	\$584,310
Parking Income		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rental Income	\$0	\$510,453	\$801,161	\$1,066,841	\$1,529,435	\$1,575,318	\$1,622,578	\$1,671,255	\$1,721,393	\$1,773,035	\$1,826,226
Vacancy and Credit Loss											
Residential Vacancy Allowance		(\$17,603)	(\$26,802)	(\$36,537)	(\$37,634)	(\$38,763)	(\$39,925)	(\$41,123)	(\$42,357)	(\$43,628)	(\$44,936)
Office Vacancy Allowance		(\$3,960)	(\$5,099)	(\$8,402)	(\$14,371)	(\$14,802)	(\$15,246)	(\$15,703)	(\$16,174)	(\$16,660)	(\$17,159)
Retail Vacancy Allowance		(\$3,960)	(\$8,158)	(\$8,402)	(\$24,468)	(\$25,202)	(\$25,958)	(\$26,736)	(\$27,538)	(\$28,365)	(\$29,216)
Parking Vacancy Allowance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effective Gross Income	\$0	\$484,931	\$761,103	\$1,013,499	\$1,452,964	\$1,496,552	\$1,541,449	\$1,587,693	\$1,635,323	\$1,684,383	\$1,734,914
Operating Expenses											
Operating Expenses (inc. mgmt, util, ins, RE tax)	\$0	(\$178,924)	(\$279,255)	(\$373,471)	(\$507,393)	(\$522,615)	(\$538,293)	(\$554,442)	(\$571,075)	(\$588,207)	(\$605,853)
Net Operating Income	\$0	\$306,006	\$481,849	\$640,028	\$945,571	\$973,938	\$1,003,156	\$1,033,251	\$1,064,248	\$1,096,176	\$1,129,061
Debt Service											
Debt Service	\$0	(\$483,865)	(\$483,865)	(\$483,865)	(\$644,171)	(\$644,171)	(\$644,171)	(\$644,171)	(\$644,171)	(\$644,171)	(\$644,171)
Permanent Financing Draw		\$7,032,375			\$2,329,848						
Construction Financing Draw	\$6,603,169	(\$6,603,169)		\$2,218,903	(\$2,218,903)						
Sale Proceeds											\$7,754,641
	\$6,603,169	\$251,347	(\$2,017)	\$2,375,065	\$412,345	\$329,767	\$358,985	\$389,079	\$420,077	\$452,004	\$8,239,531
Capital Outlays											
Subsidy	\$	-									
Land Cost		(\$1)									
Construction		(\$10,158,721)		(\$4,437,805)							
Loan Origination Fee		(\$198,095)		(\$66,567)							
Construction Period Interest		(\$462,222)		(\$155,323)							
Pre-Tax Cash Flow	(\$4,215,870)	\$251,347	(\$2,017)	(\$2,284,630)	\$412,345	\$329,767	\$358,985	\$389,079	\$420,077	\$452,004	\$8,239,531
Debt Service Coverage											
		0.63	1.00	1.32	1.47	1.51	1.56	1.60	1.65	1.70	1.75
Internal Rate of Return (IRR)											
		6.7%									

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