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November 24, 2008

Ms. Vivian Knight, Esq.
Phillips Edison & Company
11501 Northlake Drive
Cincinnati, Ohio 45249

Re: Limited Site Investigation Report
Southside Plaza, 704 – 744 Foote Avenue
Jamestown, New York

Dear Ms. Knight,

Apex Companies, LLC is pleased to provide Phillips Edison & Company Ltd (PECO) with the results of a Limited Site Investigation recently conducted at the above-referenced Site. According to the information provided in the request for proposal (RFP), previous Phase 1 Assessments identified a dry cleaner and former gas station on the Site and groundwater was reported to be 20 – 40 feet below ground surface (bgs). The exact location of the dry cleaner was not known, however, it was reportedly located at the southern edge of the tenant lease areas.

The Southside Plaza is located at 704-744 Foote Avenue in Jamestown, New York (Figure 1). In accordance with the scope of work provided in the RFP, two sub surface soil gas samples and two sub-slab air samples were collected in the vicinity of the former dry cleaner. In addition, four soil borings were advanced to refusal in the area of the former gas station for the collection of soil and groundwater samples. A discussion of sampling methods and laboratory analytical results are presented below.

1. INITIAL SITE RECONNAISSANCE

On August 14, 2008, Jon Ramsier, a representative from Apex, visited the Southside Plaza to conduct a pre-mobilization reconnaissance. The purpose for the visit was to meet with tenants where sub-slab soil vapor samples were being collected, mark boring locations for utility clearance purposes, and confirm Site conditions. “Call Before You Dig” was notified at least 72

hours prior to initiating the work for the clearance of underground utilities in the vicinity of each of the sampling locations.

Each of the sub-slab, soil gas, and soil boring locations identified in the PECO RFP was found to be in an accessible area. Soil borings, sub-slab and shallow soil gas sampling locations are shown on Figure 2.

Sub-slab samples locations were within the Quality Market tenant space, located on the southernmost portion of the property, and soil vapor samples locations were directly in front and behind the tenant space. Soil borings were advanced along the northern property boundary and the northernmost portion of the eastern property boundary, to the north and east of a McDonalds restaurant.

2. SUB-SLAB AND SHALLOW SOIL GAS SAMPLING

Installation of Semi-Permanent Sampling Points

An Apex representative, Greg Mendez-Chicas, performed soil gas sampling on August 18, 2008. Sub-slab and subsurface soil vapor sampling activities were conducted in general accordance with the applicable New York State Department of Health (NYSDOH) guidance document entitled “*Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York*,” dated October of 2006, (hereinafter, the NYSDOH Guidance Document). The following provides the details of the two types of soil vapor sampling points. Upon completion of the sampling activities, the poly tubing and screens were removed, the penetrations sealed with hydrated bentonite and the surfaces repaired with concrete or asphalt, as appropriate.

Building Interior Sub-Slab Semi-Permanent Sampling Points

At each of the two building interior sampling locations (SS-SS-1 and SS-SS-2), a one-to-two-inch-diameter access hole was cut with a hammer drill equipped with a coring bit through the 6 to 8-inch-thick concrete floor. SS-SS-01 was located in the southwestern hallway on the interior of the store stocking area, behind the bakery department, and SS-SS-02 was located approximately 25 to 30 feet north east of SS-SS-01 near the fire exit door. The interior soil vapor sampling implants were installed utilizing hand-powered equipment (e.g., hand auger, post-hole digger, etc.) and each consisted of a six-inch-long stainless-steel screen with one-quarter-inch-diameter polyethylene tubing set approximately 2-inches below the bottom of the slab. Decontaminated filter pack sand was utilized to fill the annular space to two-inches above

the top of the screen, with the remaining annular space filled with hydrated bentonite and/or bentonite grout.

Exterior Soil Vapor Semi-Permanent Sampling Points

Soil vapor sample SS-SV-01 was collected directly in front of the Quality Market Store, and soil vapor sample SS-SV-2 was collected just outside the fire exit door, at the southwestern corner of the store. At each of the two exterior sampling locations (SS-SV-1 and SS-SV-2), semi-permanent soil vapor sampling points were installed to a terminal depth of five-feet bgs. The soil borings were hand augered to a depth of 5 feet, and the six-inch-long stainless-steel screen with one-quarter-inch-diameter polyethylene tubing was placed at the bottom of the boring. Decontaminated filter pack sand was utilized to fill the annular space to two-inches above the top of the screen, followed by six-inches of hydrated bentonite, followed by decontaminated filter pack sand and finally overlain by six-to-12-inches of hydrated bentonite and/or bentonite grout.

Soil Vapor/Air Sampling

The semi-permanent vapor probes were allowed to equilibrate for a minimum of one hour prior to sampling. Prior to sampling, each point was purged of a minimum of three tube volumes of soil vapor. In addition, as a quality assurance/quality control (QA/QC) measure, helium was introduced into a closed/sealed space surrounding the sampling tube as a tracer gas to confirm the integrity of the probe seals to ensure that no air intrusion impacted the soil vapor sample (e.g., no “short circuiting” occurred). The closed/sealed space around the sampling tube was formed utilizing an inverted container placed atop of the ground at the point where sampling tubing exits the subsurface. The sampling tubing was run through an air-tight fitting installed on the top of the container and another length of tubing was run from the helium supply through another air-tight fitting on the side of the container. Photographs of the soil gas sampling apparatus and setup are included in Attachment A. The sampling tube was connected to a helium detector and monitored over a period of at least 5 minutes to confirm that helium was not present in the soil gas sample and the seals associated with the semi-permanent sampling points were effective in preventing infiltration of atmospheric air into the soil vapor points.

At each soil vapor sampling point, a laboratory-supplied six-liter vacuum Summa canister was connected to the polyethylene tubing subsequent to the purging and leak testing. The samples were collected over a two-hour period at a flow rate of 0.05 liters per minute (LPM), which is less than the maximum flow rate of 0.2 LPM as established in the NYSDOH Guidance Document.

Analysis of Soil Gas Samples

The sub-slab and soil gas samples (with appropriate chain-of-custody) were submitted to York Analytical Laboratories, Inc., a NYSDOH Environmental Laboratory Accreditation Program (ELAP)-certified laboratory for analysis of Halogenated VOCs by EPA Method TO-15. The laboratory analytical report and chain-of-custody forms are included in Attachment B.

3. SOIL AND GROUNDWATER SAMPLING

Soil and Groundwater Sampling by Direct Push Technology

On August 18, 2008, SS-SB-1 through SS-SB-4 were advanced using a truck-mounted Direct Push Technology (DPT) drill rig operated by Nature Way Environmental. Before drilling, each of the borings was cleared for utilities by hand augering to a depth of 4 feet. At each boring location, soil borings were logged, screened by visual and olfactory inspection by Apex geologist Jon Ramsier, and field screened for the presence of VOCs utilizing a calibrated PID.

Moist soils were encountered at a depth of approximately 8 feet bgs and borings were terminated when refusal was met at approximately 16 feet bgs. Beneath the parking lot blacktop and sub-base, subsurface lithologies consisted of silty clay and fine grained sand with coarse gravel seams. With the exception of a discolored layer of soil at 1–2 feet bgs in SB-2, where the sample was collected, none of the soil samples collected from the four soil borings exhibited visual or olfactory evidence of a release of hydrocarbons or positive PID responses. Since no evidence of impacted soil was identified during the screening, soil samples were collected from the intervals at which the highest moisture content was observed, with the rationale that petroleum may have become perched on a higher water zone. Soil boring logs are included in Attachment C.

A temporary well screen was placed in each of the boreholes and groundwater samples were collected from the open borehole at SB-01, SB-02 and SB-03 using a peristaltic pump and polyethylene tubing. The groundwater was pumped directly into the laboratory provided sample bottles. Though moist soils were encountered, no water was produced from the borehole at soil boring SB-4 and no sample was collected. Apex attempted to field filter the water samples for dissolved lead analysis, however, the filter became quickly clogged due to the high solids content in water sample, and samples were submitted to the lab without preservative and analysis for dissolved lead was conducted on samples that were filtered in the laboratory.

Analysis of Soil and Groundwater Samples

The soil and groundwater samples collected in the vicinity of the former gas station were submitted to York Analytical Laboratories, Inc. (York), a New York State Department of Health (NYSDOH) Environmental Laboratory Accreditation Program (ELAP)-certified laboratory for analysis of STARS volatile organic compounds (VOCs) by EPA Method 8021, STARS semi-volatile organic compounds (SVOCs) by EPA Method 8270, and lead and dissolved lead by EPA Method 610. The laboratory analytical report and chain of custody forms are included in Attachment D.

4. FINDINGS

Soil Gas Samples

The NYSDOH Guidance Document provides specific contaminant thresholds for the following VOCs in sub-slab and indoor air samples: carbon tetrachloride (CT), tetrachloroethene (PCE), 1,1,1 trichloroethane (TCA) and trichloroethene (TCE). The Guidance Document provides the following recommendations based upon both the sub-slab vapor and indoor air sampling results:

- No further action;
- Monitor; or
- Mitigate.

Since sampling of indoor air was not included in the project scope of work, sub-slab and soil gas data was evaluated using the assumption that levels of these VOCs in indoor were below the lowest indoor air threshold (<0.25 ug/m³ for CT and TCE and <3 ug/m³ for PCE and TCA). This assumes the “best case scenario” as opposed to the worst case or most conservative scenario. It should also be noted that the NYSDOH Guidance Document is intended for the evaluation of sub-slab soil gas data, and does not provide contaminant thresholds for VOCs for soil vapor samples collected outside of the footprint of the building. As such, soil vapor samples collected from outside the footprint of the building were evaluated in the same manner as the sub-slab samples.

Soil gas data was also evaluated based on the USEPA OSWER Draft Guidance for Evaluation in the Vapor Intrusion to Indoor Air Pathway from Groundwater and Soils (Subsurface Vapor Intrusion Guidance). The guidance recommends using an incremental individual lifetime cancer risk of 10e-5 (EPA, 2002).

The results of soil gas sampling are presented in Table 1 along with both NYSDOH Guidance Document and USEPA Subsurface Vapor Intrusion Guidance criteria for vapor intrusion. Values that exceeded either the NYSDOH or USEPA the evaluation criteria are shown in bold and highlighted in yellow.

Exceedences of the NYSDOH guidance criteria are summarized as follows:

- TCA concentrations of 161 $\mu\text{g}/\text{m}^3$ at SS-SS-01 fell into the concentration range where the guidance recommends **monitoring**.
- PCE concentrations of 152, and 104 $\mu\text{g}/\text{m}^3$ at SS-SS-01 and SS-SS-02, respectively fell into the range where the guidance recommends **monitoring**.
- PCE concentrations of 1,310 $\mu\text{g}/\text{m}^3$ at SS-SV-01 fell within the range where the guidance recommends **mitigation**.
- TCE concentration of 224 $\mu\text{g}/\text{m}^3$ at SS-SV-01, fell into the range where the guidance recommends **monitoring**.

The NYSDOH Guidance Document is intended to provide guidance on the evaluation of soil vapor intrusion from volatile compounds. Based on results presented above, the guidance recommends additional monitoring of sub-slab vapor, lowest occupied living space air, and outdoor air.

Exceedences of USEPA guidance criteria are summarized as follows:

- PCE concentrations of 1,310 $\mu\text{g}/\text{m}^3$, 152 $\mu\text{g}/\text{m}^3$, and 104 $\mu\text{g}/\text{m}^3$ at SS-SV-01, SS-SS-01 and SS-SS-02, respectively exceeded the criteria of 81 $\mu\text{g}/\text{m}^3$.
- TCE concentrations of 224 $\mu\text{g}/\text{m}^3$, 7.65 $\mu\text{g}/\text{m}^3$, and 16.9 $\mu\text{g}/\text{m}^3$ at SS-SV-01, SS-SV-02 and SS-SS-01, respectively exceeded the criteria of 2.2 $\mu\text{g}/\text{m}^3$.

Evaluation of the soil gas sample results with respect to the USEPA guidance criteria was generally consistent with the evaluation using NYSDOH Guidance.

The levels of chlorinated solvents in soil gas, particularly levels of PCE which fall within the range of values for which NYSDOH recommends mitigation, and which exceed the USEPA generic screening criteria by more than an order of magnitude, suggest that the site has been impacted by a release from the former dry cleaners.

In addition, Method Detection Limits (MDLs) for several analytes exceeded one or both of the guidance criteria, and are shown in bold italics on Table 1. When a sample contains elevated levels of VOCs, dilution may be required before the sample can be analyzed, and as a result MDLs are higher. Higher MDLs did not present a limitation to the interpretation of the data collected for this investigation.

Soil and Groundwater Samples

Soil analytical data was compared to NYSDEC Recommended Soil Cleanup Objectives (RSCOs) included in the NYSDEC Technical Administrative Guidance Memorandum (TAGM) 4046: Determination of Soil Cleanup Objectives and Cleanup Levels, revised in April 1995, and 2000 update (TAGM – RSCO).

As summarized in Table 2, no NYSDEC TCL VOCs or STAR SVOCs were detected in soils above their laboratory Method Detection Limits (MDLs). Lead was detected in each of the soil samples at levels below the cleanup criteria. These data support the visual and olfactory observations, and PID responses that indicated that soils have not been impacted by a release of petroleum hydrocarbons at the former gas station.

Method Detection Limits (MDLs) for several analytes exceeded the cleanup criteria, and are shown in bold italics on Table 2. Since there were no detections of any VOCs or SVOCs in soil samples, it is Apex's opinion that this does not limit our ability to evaluate whether soils have been impacted by a possible release.

Since groundwater at the Site has not been classified, for the purposes of this assessment, groundwater analytical data was compared to Standards for the Protection of Source Drinking Water (groundwater) provided in NYSDEC Division of Water Technical and Operational Guidance Series (1.1.1) Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limits (TOGS111). These are conservative standards, but in the absence of a groundwater classification they provide suitable values for the initial screening of groundwater data.

As summarized in Table 3, with the exception of PCE was detected in SS-SB-01, no NYSDEC TCL VOCs or STAR SVOCs were detected in groundwater above their laboratory Method Detection Limits (MDLs). Total lead in groundwater exceeded the cleanup criteria in all samples, however these are believed to be due to the turbid nature of the samples, and are not reflective of site-related anthropogenic impacts to groundwater since lead concentrations in all filtered samples was below the cleanup criteria.

Method Detection Limits (MDLs) for several analytes exceeded the cleanup criteria, and are shown in italics on Table 3. Since there were no petroleum related detections of VOCs or SVOCs in water samples, it is Apex's opinion that this does not limit our ability to evaluate whether groundwater has been impacted by a possible release from USTs at the former gas station.

Based on Apex's evaluation of soil and groundwater data collected in the vicinity of the former gas station with respect to NYSDEC TAGM – RSCO and TOGS111, respectively:

- No TCL VOCs or STAR SVOCs are present above MDLs in the soil samples
- Levels of lead in soil are below cleanup criteria
- No petroleum-related TCL VOCs, STAR SVOCs or dissolved lead are present above MDLs in the groundwater samples

However, a groundwater sample collected at SB-1, located approximately 600 feet in the assumed downgradient direction from the presumed location of the former drycleaner identified PCE at 61 µg/l, over an order of magnitude above selected cleanup criteria (in the absence of groundwater classification).

5. REPORT LIMITATIONS

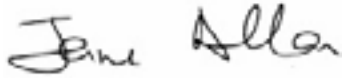
The findings presented in this report are not specific certainties; rather they are probabilities based upon professional judgment, analytical results and risk-based guidance values published by the NYSDOH, NYSDEC and USEPA. Apex is not able to represent that the Site presents no environmental conditions other than those described during this investigation.

Implementation or use of the findings in this report does not assure the elimination of present or future liability or the fulfillment of the property owner's obligations under local, state or Federal laws. This report is prepared for the benefit of PECO and may not be relied upon by any other person or entity. The findings set forth in this report are limited in time and scope to the circumstances at the time of the field investigation.

Please feel free to call me with any questions that you may have.

Sincerely,

Apex Companies, LLC.

A handwritten signature in black ink that reads "Jane Allan". The signature is written in a cursive, slightly slanted style.

Jane Allan, PhD
Project Manager

Tables	1.	Soil Vapor Analysis Results
	2.	Soil Analytical Results
	3.	Groundwater Analytical Results
Figures	1.	Topographic Map
	2.	Site Plan and Sampling Locations

Attachment A – Photos of Soil Gas Sampling

Attachment B – Laboratory Analytical Report for Soil Gas Samples

Attachment C – Soil Boring Logs

Attachment D – Laboratory Analytical Report for Soil and Groundwater Samples

TABLES

Table 1
Soil Vapor Analysis Results
Southside Plaza
704 - 744 Foote Avenue
Jamestown, New York

Analyte	Sample Number				GSL*	NYS DOH Guidance** (µg/m3)		
	SS-SV-01	SS-SV-02	SS-SS-01	SS-SS-02		NFA***	Monitor	Mitigate
VOCs TO-15 Halogenated List (µg/m ³)								
1,1,1-Trichloroethane	< 10.2	< 2.03	161	< 19.8	2.2E+04	< 100	100 to < 1,000	≥ 1,000
1,1,1,2-tetrachloroethane	< 12.8	< 2.56	< 2.46	< 25	4.2E+00			
1,1,2-Trichloroethane	< 10.2	< 2.03	< 1.95	< 19.8	1.5E+01			
1,1-Dichloroethane	< 7.51	< 1.5	< 1.44	< 14.7	5.0E+03			
1,1-Dichloroethylene	< 7.42	< 1.48	< 1.43	< 14.5	2.0E+03			
1,2,4-Trichlorobenzene	< 15.2	< 3.04	< 2.92	< 29.7	2.0E+03			
1,2-Dibromoethane	< 14.3	< 2.85	< 2.75	< 27.9	1.1E+00			
1,2-Dichlorobenzene	< 11	< 2.2	< 2.11	< 21.4	2.0E+03			
1,2-Dichloroethane	< 7.51	< 1.5	< 1.44	< 14.7	9.4E+00			
1,2-Dichloropropane	< 8.61	< 1.72	< 1.65	< 16.8	4.0E+01			
1,2-Dichlorotetrafluoroethane	< 9.16	< 1.83	< 1.76	< 17.9	N/A			
1,3-Dichlorobenzene	< 11.2	< 2.23	< 2.15	< 21.8	1.1E+03			
1,4-Dichlorobenzene	< 11.1	67.3	79.5	1280	8.0E+03			
Allyl Chloride	< 11.6	< 2.32	< 2.24	< 22.7	N/A			
Benzyl Chloride	< 10.5	< 2.1	< 2.02	< 20.6	5.0E+00			
Bromodichloromethane	< 25	< 5	< 4.8	< 48.8	1.4E+01			
Bromoform	< 38.5	< 7.69	< 7.39	< 75.1	2.2E+02			
Bromomethane	< 7.24	< 1.45	< 1.39	< 14.1	N/A			
Carbon Tetrachloride	< 11.7	< 2.34	< 2.25	< 22.9	1.6E+01	< 50	50 to < 250	≥ 250
Chlorobenzene	< 8.61	< 1.72	< 1.65	< 16.8	6.0E+02			
Chloroethane	< 4.95	< 0.988	< 0.95	< 9.65	1.0E+05			
Chloroform	< 9.07	< 1.81	< 1.74	< 17.7	1.1E+01			
Chloromethane	< 3.85	< 0.769	< 0.739	< 7.51	2.4E+02			
cis-1,2-Dichloroethylene	137	< 1.48	< 1.43	< 14.5	3.5E+02			
cis-1,3-Dichloropropylene	< 9.07	< 1.81	< 1.74	< 17.7	N/A			
Dibromochloromethane	< 31.8	< 6.35	< 6.11	< 62	N/A			
Dichlorodifluoromethane	< 9.25	< 1.85	< 1.78	< 18	2.0E+03			
Freon-113	< 14.3	< 2.85	< 2.75	< 27.9	N/A			
Hexachloro-1,3-Butadiene	< 13	< 2.6	< 2.5	< 25.4	1.1E+01			
Methylene Chloride	< 6.5	< 1.3	< 1.25	< 12.7	5.2E+02			
Tetrachloroethylene	1310	34.5	152	104	8.1E+01	< 100	100 to < 1,000	≥ 1,000
trans-1,2-Dichloroethylene	31.5	< 2.95	< 2.83	< 28.8	7.0E+02			
trans-1,3-Dichloropropylene	< 9.25	< 1.85	< 1.78	< 18	N/A			
Trichloroethylene	224	7.65	16.9	< 19.5	2.2E+00	< 50	50 to < 250	≥ 250
Trichlorofluoromethane	291	< 2.09	62.9	56.6	7.0E+03			

Table 1
Soil Vapor Analysis Results
Southside Plaza
704 - 744 Foote Avenue
Jamestown, New York

Analyte	Sample Number				GSL*	NYS DOH Guidance** (µg/m3)		
	SS-SV-01	SS-SV-02	SS-SS-01	SS-SS-02		NFA***	Monitor	Mitigate
VOCs TO-15 Halogenated List (µg/m ³)								
Vinyl Bromide	< 16.3	< 3.26	< 3.13	< 31.8	N/A			
Vinyl Chloride	< 4.76	< 0.952	< 0.915	< 9.29	2.8E+01			

* GSL = Generic Screening Levels as listed in Table 2B for Shallow Soil Gas Concentrations as listed in the EPA OSWER Draft Guidance Subsurface Vapor Intrusion Guidance

** NYSDOH Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York

*** NFA = No Further Action

152 Values in bold and highlighted in yellow exceeded either GSL or NFA

< 48.8 Values shown in italics had Method Detection Limits greater than GSL or NFA

Table 2
Soil Analysis Results
Southside Plaza
704 - 744 Foote Avenue
Jamestown, New York

Sample Number	SB-01	SB-02	SB-03	SB-04	NYDEC
Sample Depth	12-14'	1-2'	10-12'	8-10'	TAGM RSCO
VOCs (µg/L)					
Chloromethane	<10	<10	<10	<10	N/A
Bromomethane	<10	<10	<10	<10	N/A
Vinyl chloride	<10	<10	<10	<10	200
Chloroethane	<10	<10	<10	<10	1900
Methylene chloride	<10	<10	<10	<10	100
Acetone	<10	<10	<10	<10	200
Carbon disulfide	<10	<10	<10	<10	2700
1,1-Dichloroethene	<10	<10	<10	<10	400
1,1-Dichloroethane	<10	<10	<10	<10	200
1,2-Dichloroethylene (cis-)	<10	<10	<10	<10	N/A
Chloroform	<10	<10	<10	<10	300
1,2-Dichloroethane	<10	<10	<10	<10	100
2-Butanone	<10	<10	<10	<10	300
1,1,1-Trichloroethane	<10	<10	<10	<10	800
Carbon tetrachloride	<10	<10	<10	<10	600
Bromodichloromethane	<10	<10	<10	<10	N/A
1,2-Dichloropropane	<10	<10	<10	<10	N/A
cis-1,3-Dichloropropene	<10	<10	<10	<10	N/A
Trichloroethene	<10	<10	<10	<10	700
Dibromochloromethane	<10	<10	<10	<10	N/A
1,1,2-Trichloroethane	<10	<10	<10	<10	N/A
Benzene	<10	<10	<10	<10	60
trans-1,3-Dichloropropene	<10	<10	<10	<10	N/A
Bromoform	<10	<10	<10	<10	N/A
4-Methyl-2-pentanone	<10	<10	<10	<10	1000
2-Hexanone	<10	<10	<10	<10	N/A
Tetrachloroethene	<10	<10	<10	<10	1400
1,1,2,2-Tetrachloroethane	<10	<10	<10	<10	600
Toluene	<10	<10	<10	<10	1500
Chlorobenzene	<10	<10	<10	<10	1700
Ethylbenzene	<10	<10	<10	<10	5500
Styrene	<10	<10	<10	<10	N/A
Xylenes (total)	<10	<10	<10	<10	1200
1,2-Dichloroethylene(trans-)	<10	<10	<10	<10	N/A
Methyl tert-butyl Ether (MTBE)	<10	<10	<10	<10	120
Dichlorodifluoromethane	<10	<10	<10	<10	N/A
1,1,2-Trichlorotrifluoroethane (Freon 11)	<10	<10	<10	<10	N/A
Trichlorofluoromethane	<10	<10	<10	<10	N/A
1,3-Dichlorobenzene	<10	<10	<10	<10	1600
Isopropylbenzene (Cumene)	<10	<10	<10	<10	2300
1,4-Dichlorobenzene	<10	<10	<10	<10	8500
1,2-Dichlorobenzene	<10	<10	<10	<10	7900
1,2-Dibromo-3-Chloropropane	<10	<10	<10	<10	N/A
1,2,4-Trichlorobenzene	<10	<10	<10	<10	3400
1,2-Dibromoethane (ethylene dibromide)	<10	<10	<10	<10	N/A

Table 2
Soil Analysis Results
Southside Plaza
704 - 744 Foote Avenue
Jamestown, New York

Sample Number	SB-01	SB-02	SB-03	SB-04	NYDEC
Sample Depth	12-14'	1-2'	10-12'	8-10'	TAGM RSCO
SVOCs (µg/kg)					
Naphthalene	<165	<165	<165	<165	13000
Anthracene	<165	<165	<165	<165	50000
Fluorene	<165	<165	<165	<165	50000
Phenanthrene	<165	<165	<165	<165	50000
Pyrene	<165	<165	<165	<165	50000
Acenaphthene	<165	<165	<165	<165	50000
Benzo[a]anthracene	<165	<165	<165	<165	224
Fluoranthene	<165	<165	<165	<165	50000
Benzo[b]fluoranthene	<165	<165	<165	<165	220
Benzo[k]fluoranthene	<165	<165	<165	<165	220
Chrysene	<165	<165	<165	<165	400
Benzo[a]pyrene	<165	<165	<165	<165	61
Benzo[g,h,i]perylene	<165	<165	<165	<165	50000
Indeno[1,2,3-cd]pyrene	<165	<165	<165	<165	3200
Dibenz[a,h]anthracene	<165	<165	<165	<165	14.3
Acenaphthylene	<165	<165	<165	<165	50000
Metals (mg/kg)					
Lead	61.6	125	8.35	36.4	400

* NYSDEC TAGM - Recommended Soil Cleanup Objectives, HWR-94-4046, Revised 4/95 and 2000 NYSDEC STARS

67.3 Method Detection Limits in bold italics exceeded RSCO

Table 3
Groundwater Analysis Results
Southside Plaza
704 - 744 Foote Avenue
Jamestown, New York

Sample Number	SB-01	SB-02	SB-03	SB-04	NYSDEC GW Standard *
VOCs (µg/L)					
Chloromethane	<5	<5	<5	N/A	N/A
Bromomethane	<5	<5	<5	N/A	5
Vinyl chloride	<5	<5	<5	N/A	2
Chloroethane	<5	<5	<5	N/A	5
Methylene chloride	<5	<5	<5	N/A	5
Acetone	<5	<5	<5	N/A	50
Carbon disulfide	<5	<5	<5	N/A	NA
1,1-Dichloroethene	<5	<5	<5	N/A	5
1,1-Dichloroethane	<5	<5	<5	N/A	5
1,2-Dichloroethylene (cis-)	<5	<5	<5	N/A	5
Chloroform	<5	<5	<5	N/A	7
1,2-Dichloroethane	<5	<5	<5	N/A	5
2-Butanone	<5	<5	<5	N/A	NA
1,1,1-Trichloroethane	<5	<5	<5	N/A	5
Carbon tetrachloride	<5	<5	<5	N/A	5
Bromodichloromethane	<5	<5	<5	N/A	N/A
1,2-Dichloropropane	<5	<5	<5	N/A	1
cis-1,3-Dichloropropene	<5	<5	<5	N/A	0.4
Trichloroethene	<5	<5	<5	N/A	5
Dibromochloromethane	<5	<5	<5	N/A	50
1,1,2-Trichloroethane	<5	<5	<5	N/A	N/A
Benzene	<5	<5	<5	N/A	1
trans-1,3-Dichloropropene	<5	<5	<5	N/A	0.4
Bromoform	<5	<5	<5	N/A	50
4-Methyl-2-pentanone	<5	<5	<5	N/A	N/A
2-Hexanone	<5	<5	<5	N/A	50
Tetrachloroethene	62	<5	<5	N/A	5
1,1,2,2-Tetrachloroethane	<5	<5	<5	N/A	5
Toluene	<5	<5	<5	N/A	5
Chlorobenzene	<5	<5	<5	N/A	5
Ethylbenzene	<5	<5	<5	N/A	5
Styrene	<5	<5	<5	N/A	5
Xylenes (total)	<5	<5	<5	N/A	5
1,2-Dichloroethylene(trans-)	<5	<5	<5	N/A	5
Methyl tert-butyl Ether (MTBE)	<5	<5	<5	N/A	NA
Dichlorodifluoromethane	<5	<5	<5	N/A	5
1,1,2-Trichlorotrifluoroethane (Freon 11)	<5	<5	<5	N/A	N/A
Trichlorofluoromethane	<5	<5	<5	N/A	5
1,3-Dichlorobenzene	<5	<5	<5	N/A	3
Isopropylbenzene (Cumene)	<5	<5	<5	N/A	5
1,4-Dichlorobenzene	<5	<5	<5	N/A	3
1,2-Dichlorobenzene	<5	<5	<5	N/A	3
1,2-Dibromo-3-Chloropropane	<5	<5	<5	N/A	0.04
1,2,4-Trichlorobenzene	<5	<5	<5	N/A	5
1,2-Dibromoethane (ethylene dibromide)	<5	<5	<5	N/A	6.00E-04

Table 3
Groundwater Analysis Results
Southside Plaza
704 - 744 Foote Avenue
Jamestown, New York

Sample Number	SB-01	SB-02	SB-03	SB-04	NYSDEC GW Standard *
SVOCs (µg/L)					
Naphthalene	<7.1	<5.9	<7.1	N/A	10
Anthracene	<7.1	<5.9	<7.1	N/A	50
Fluorene	<7.1	<5.9	<7.1	N/A	50
Phenanthrene	<7.1	<5.9	<7.1	N/A	50
Pyrene	<7.1	<5.9	<7.1	N/A	50
Acenaphthene	<7.1	<5.9	<7.1	N/A	20
Benzo[a]anthracene	<7.1	<5.9	<7.1	N/A	NA
Fluoranthene	<7.1	<5.9	<7.1	N/A	50
Benzo[b]fluoranthene	<7.1	<5.9	<7.1	N/A	0.002
Benzo[k]fluoranthene	<7.1	<5.9	<7.1	N/A	0.002
Chrysene	<7.1	<5.9	<7.1	N/A	0.002
Benzo[a]pyrene	<7.1	<5.9	<7.1	N/A	ND
Benzo[g,h,i]perylene	<7.1	<5.9	<7.1	N/A	NA
Indeno[1,2,3-cd]pyrene	<7.1	<5.9	<7.1	N/A	0.002
Dibenz[a,h]anthracene	<7.1	<5.9	<7.1	N/A	NA
Acenaphthylene	<7.1	<5.9	<7.1	N/A	NA
Metals (mg/L)					
Lead	4.15	0.093	0.499	N/A	0.015
Lead, Dissolved	<0.005	<0.005	<0.005	N/A	0.015

* NYSDEC Class GA Ambient Water Quality Standards and Guidance Values, NYSDEC Division of Water Quality and Operational Guidance Series (1.1.1) - Ambient Water Quality and Guidance Values and Effluent Limitations Reissued June 1998.

152 Values highlighted in yellow exceeded Groundwater Standard

< 48.8 Method Detection Limits in bold italics exceeded the groundwater standard

FIGURES

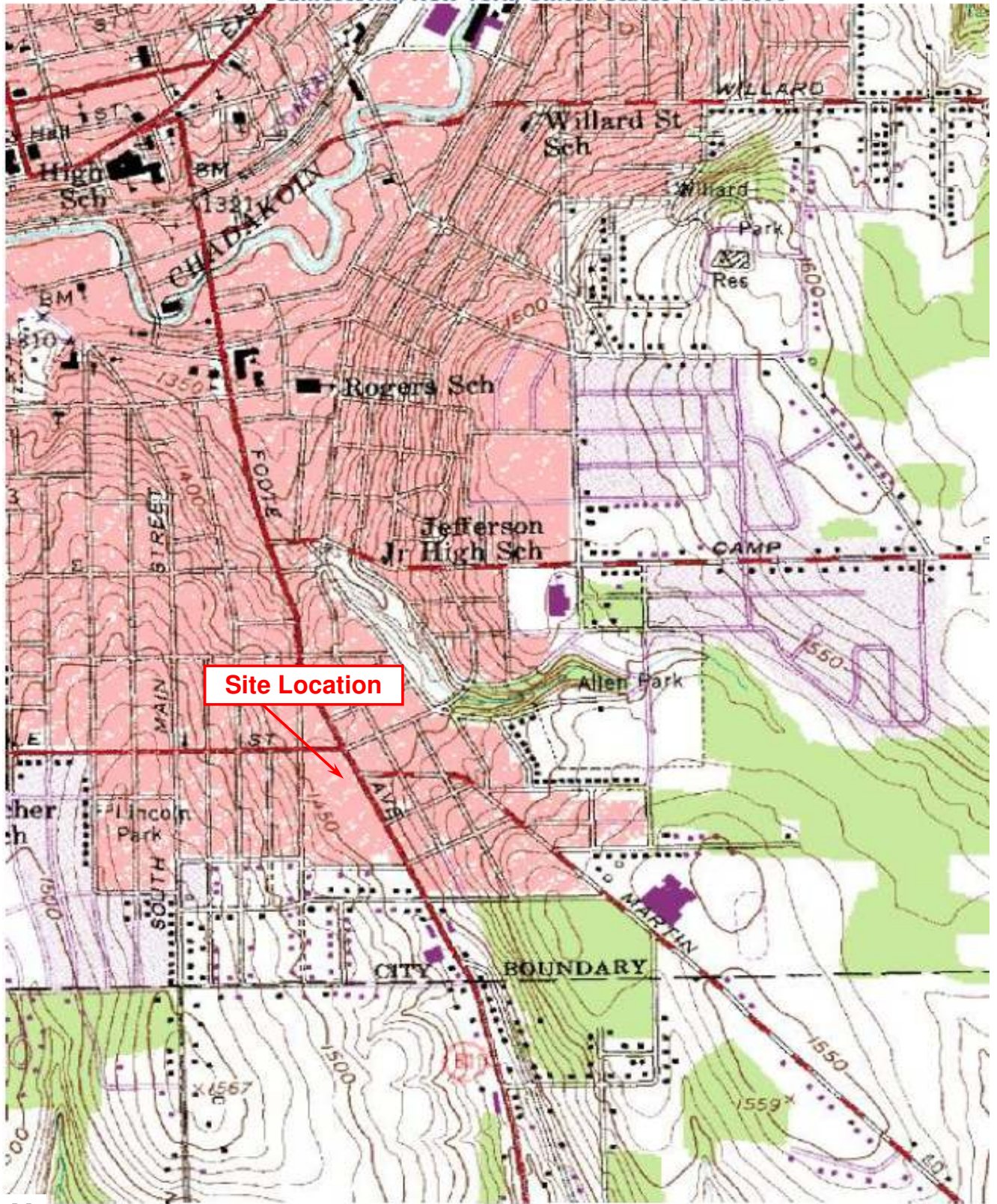


Figure 1: Topographic Map

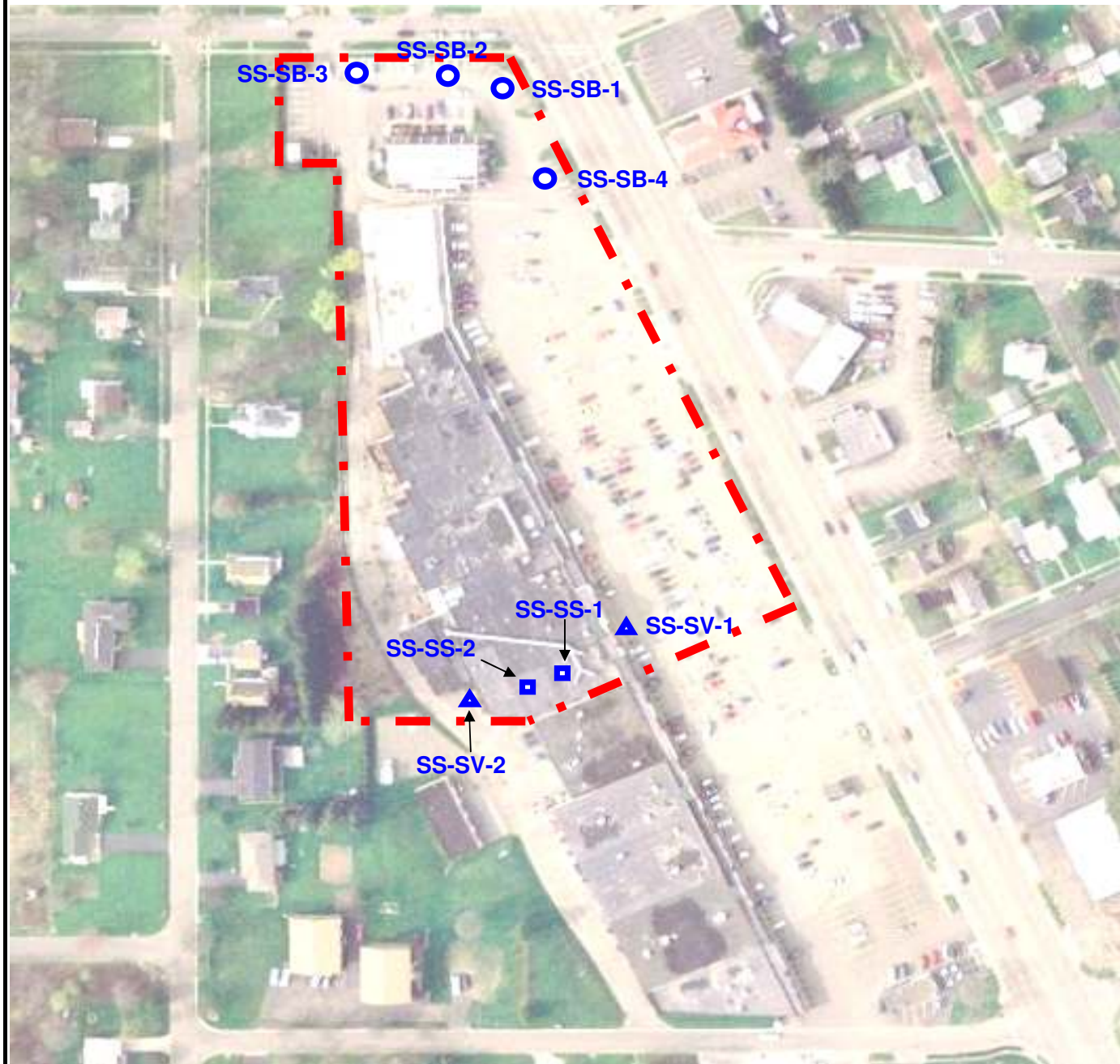
Source: terraserver-usa.com

Southside Plaza

704-744 Foote Avenue
Jamestown, New York



155 Tri County Parkway, Suite 250
Cincinnati, Ohio
Phone: (513) 771-3617






-  Soil Vapor Sampling Location
-  Sub-Slab Sampling Location
-  Soil Boring Location

Figure 2: Site Plan and Sampling Locations

Aerial image provided by:
Earth.Google.com

Southside Plaza

704 - 744 Foote Avenue
Jamestown, New York



155 Tri County Parkway, Suite 250
Cincinnati, Ohio
Phone: (513) 771-3617

Attachment A
Photos of Soil Vapor Sampling

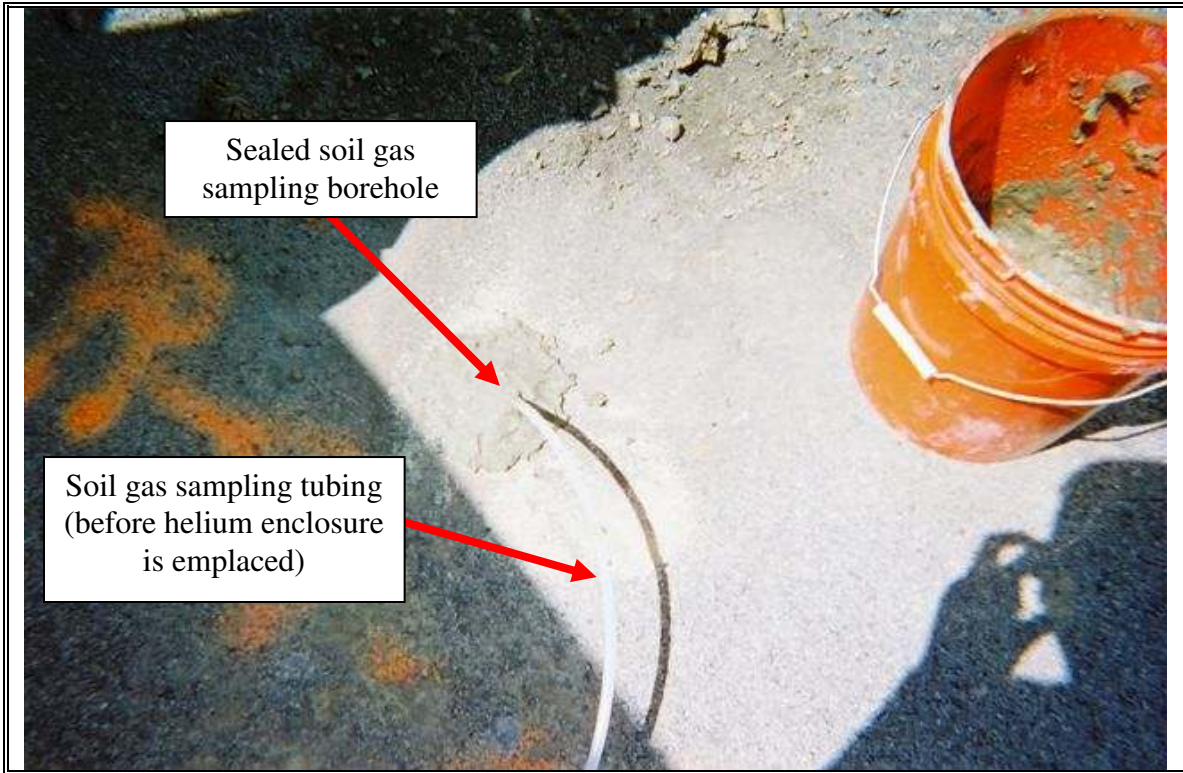


Photo No. 1

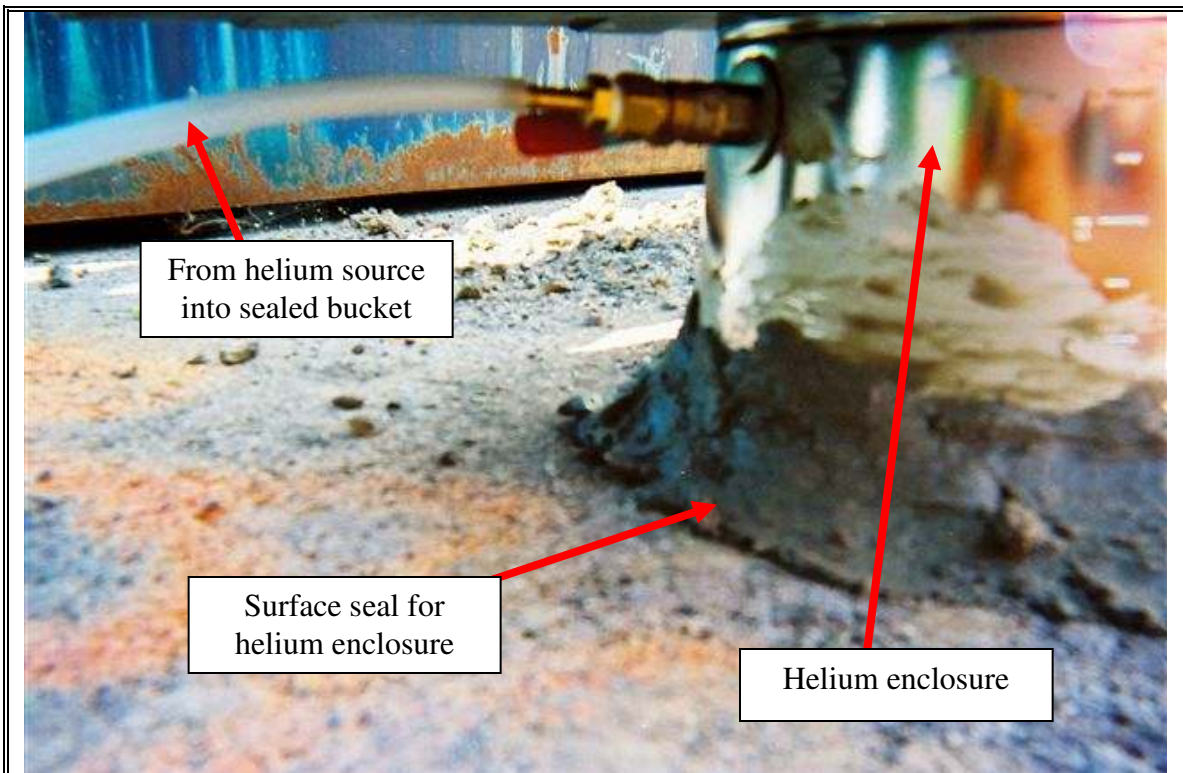


Photo No. 2

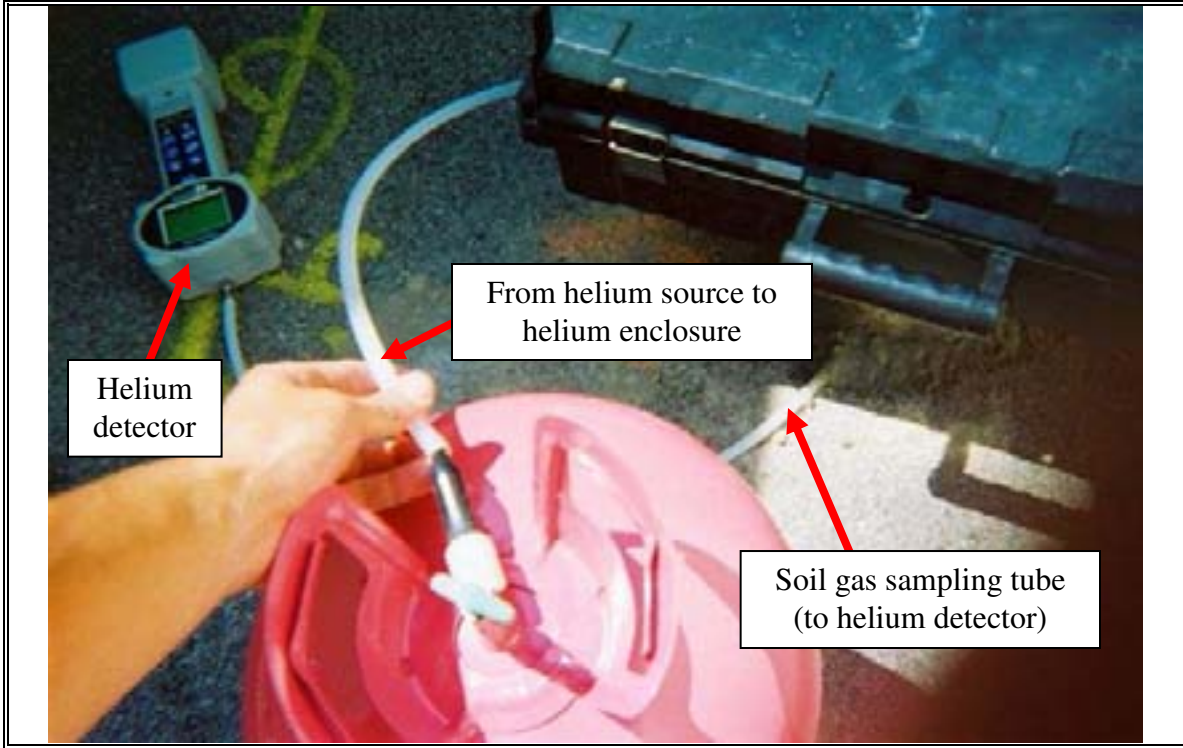


Photo No. 3

Attachment B
Laboratory Analytical Report for Soil Gas Samples

YORK

ANALYTICAL LABORATORIES, INC.
~~INCORPORATED IN THE STATE OF CONNECTICUT~~

Technical Report

prepared for:

Apex Companies, LLC
155 Tri County Parkway, Suite 250
Cincinnati, OH 45246
Attention: Jane Allan

Report Date: 8/28/2008

Re: Client Project ID: 1200081.01 / Southside Plaza
York Project No.: 08080716 A

CT License No. 06-0723

New Jersey License No. CT-003

New York License No. 20154

nelac

nelap

Apex Companies, LLC
 155 Tri County Parkway, Suite 250
 Cincinnati, OH 45246
 Attention: Jane Allan

Purpose and Results

This report contains the analytical data for the sample(s) identified on the attached chain-of-custody received in our laboratory on 08/21/08. The project was identified as your project "1200081.01 / Southside Plaza"

The analyses were conducted utilizing appropriate EPA, Standard Methods and ASTM methods as detailed in the data summary tables

All samples were received in proper condition meeting the NELAC acceptance requirements for environmental samples except those indicated under the Notes section of this report.

All the analyses met the method and laboratory standard operating procedure requirements except as indicated under the Notes section of this report, or as indicated by any data flags, the meaning of which is explained in the attachment to this report, if applicable

The results of the analyses, which are all reported on an as-received basis unless otherwise noted, are summarized in the following table(s).

Analysis Results

Client Sample ID			SS-SV-1		SS-SV-2	
York Sample ID			08080716-01		08080716-02	
Matrix			AIR		AIR	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles, TO-15 Halogenated List	EPA 8215	ppbv	---	---	---	---
1,1,1-Trichloroethane			Not detected	1.83	Not detected	0.366
1,1,2,2-tetrachloroethane			Not detected	1.83	Not detected	0.366
1,1,2-Trichloroethane			Not detected	1.83	Not detected	0.366
1,1-Dichloroethane			Not detected	1.83	Not detected	0.366
1,1-Dichloroethylene			Not detected	1.83	Not detected	0.366
1,2,4-Trichlorobenzene			Not detected	1.83	Not detected	0.366
1,2-Dibromoethane			Not detected	1.83	Not detected	0.366
1,2-Dichlorobenzene			Not detected	1.83	Not detected	0.366
1,2-Dichloroethane			Not detected	1.83	Not detected	0.366
1,2-Dichloropropane			Not detected	1.83	Not detected	0.366
1,2-Dichlorotetrafluoroethane			Not detected	1.83	Not detected	0.366
1,3-Dichlorobenzene			Not detected	1.83	Not detected	0.366
1,4-Dichlorobenzene			Not detected	1.83	11	0.366
Allyl Chloride			Not detected	1.83	Not detected	0.366
Benzyl Chloride			Not detected	1.83	Not detected	0.366
Bromodichloromethane			Not detected	1.83	Not detected	0.366

Client Sample ID			SS-SV-1		SS-SV-2	
York Sample ID			08080716-01		08080716-02	
Matrix			AIR		AIR	
Parameter	Method	Units	Results	MDL	Results	MDL
Bromodorm			Not detected	1.83	Not detected	0.366
Bromomethane			Not detected	1.83	Not detected	0.366
Carbon Tetrachloride			Not detected	1.83	Not detected	0.366
Chlorobenzene			Not detected	1.83	Not detected	0.366
Chloroethane			Not detected	1.83	Not detected	0.366
Chloroform			Not detected	1.83	Not detected	0.366
Chloromethane			Not detected	1.83	Not detected	0.366
cis-1,2-Dichloroethylene			34	1.83	Not detected	0.366
cis-1,3-Dichloropropylene			Not detected	1.83	Not detected	0.366
Dibromochloromethane			Not detected	1.83	Not detected	0.366
Dichlorodifluoromethane			Not detected	1.83	Not detected	0.366
Freon-113			Not detected	1.83	Not detected	0.366
Hexachloro-1,3-Butadiene			Not detected	1.83	Not detected	0.366
Methylene Chloride			Not detected	1.83	Not detected	0.366
Tetrachloroethylene			190	1.83	5.0	0.366
trans-1,2-Dichloroethylene			7.8	1.83	Not detected	0.366
trans-1,3-Dichloropropylene			Not detected	1.83	Not detected	0.366
Trichloroethylene			41	1.83	1.4	0.366
Trichlorofluoromethane			51	1.83	Not detected	0.366
Vinyl Bromide			Not detected	1.83	Not detected	0.366
Vinyl Chloride			Not detected	1.83	Not detected	0.366
Volatiles, TO-15 Halogenated List	EPA TO15	ng/cm.m	---	---	---	---
1,1,1-Trichloroethane			Not detected	10.2	Not detected	2.03
1,1,2,2-Tetrachloroethane			Not detected	12.8	Not detected	2.56
1,1,2-Trichloroethane			Not detected	10.2	Not detected	2.03
1,1-Dichloroethane			Not detected	7.51	Not detected	1.50
1,1-Dichloroethylene			Not detected	7.42	Not detected	1.48
1,2,4-Trichlorobenzene			Not detected	15.2	Not detected	3.04
1,2-Dibromoethane			Not detected	14.3	Not detected	2.85
1,2-Dichlorobenzene			Not detected	11.0	Not detected	2.20
1,2-Dichloroethane			Not detected	7.51	Not detected	1.50
1,2-Dichloropropane			Not detected	8.61	Not detected	1.72
1,2-Dichlorotetrafluoroethane			Not detected	9.16	Not detected	1.83
1,3-Dichlorobenzene			Not detected	11.2	Not detected	2.23
1,4-Dichlorobenzene			Not detected	11.1	67.5	2.21
Allyl Chloride			Not detected	11.6	Not detected	2.32
Benzyl Chloride			Not detected	10.5	Not detected	2.10
Bromodichloromethane			Not detected	25.0	Not detected	5.00
Bromodorm			Not detected	38.5	Not detected	7.69
Bromomethane			Not detected	7.24	Not detected	1.45
Carbon Tetrachloride			Not detected	11.7	Not detected	2.31
Chlorobenzene			Not detected	8.61	Not detected	1.72
Chloroethane			Not detected	4.95	Not detected	0.988
Chloroform			Not detected	9.07	Not detected	1.81
Chloromethane			Not detected	3.85	Not detected	0.769
cis-1,2-Dichloroethylene			137	7.42	Not detected	1.48
cis-1,3-Dichloropropylene			Not detected	9.07	Not detected	1.81
Dibromochloromethane			Not detected	11.8	Not detected	2.35
Dichlorodifluoromethane			Not detected	9.25	Not detected	1.85
Freon-113			Not detected	14.3	Not detected	2.85
Hexachloro-1,3-Butadiene			Not detected	11.0	Not detected	2.20

YORK

Client Sample ID			SS-SV-1		SS-SV-2	
York Sample ID			08080716-01		08080716-02	
Matrix			AIR		AIR	
Parameter	Method	Units	Results	MDL	Results	MDL
Methylene Chloride			Not detected	6.50	Not detected	1.30
Tetrachloroethylene			1310	12.6	34.5	2.53
trans-1,2-Dichloroethylene			11.5	14.7	Not detected	2.95
trans-1,3-Dichloropropylene			Not detected	9.25	Not detected	1.85
Trichloroethylene			224	9.98	7.65	1.99
Trichlorofluoromethane			291	10.4	Not detected	2.09
Vinyl Bromide			Not detected	16.3	Not detected	3.26
Vinyl Chloride			Not detected	4.76	Not detected	0.952

Client Sample ID			SS-SS-1		SS-SS-2	
York Sample ID			08080716-03		08080716-04	
Matrix			AIR		AIR	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles, TO-15 Halogenated List	EPA TO15	ppbv	---	---	---	---
1,1,1-Trichloroethane			29	0.2	Not detected	3.57
1,1,2,2-tetrachloroethane			Not detected	0.2	Not detected	3.57
1,1,2-Trichloroethane			Not detected	0.2	Not detected	3.57
1,1-Dichloroethane			Not detected	0.2	Not detected	3.57
1,3-Dichloroethylene			Not detected	0.2	Not detected	3.57
1,2,4-Trichlorobenzene			Not detected	0.2	Not detected	3.57
1,2-Dibromoethane			Not detected	0.2	Not detected	3.57
1,2-Dichlorobenzene			Not detected	0.2	Not detected	3.57
1,2-Dichloroethane			Not detected	0.2	Not detected	3.57
1,2-Dichloropropane			Not detected	0.2	Not detected	3.57
1,2-Dichlorotetrafluoroethane			Not detected	0.2	Not detected	3.57
1,3-Dichlorobenzene			Not detected	0.2	Not detected	3.57
1,4-Dichlorobenzene			13	0.2	210	3.57
Alyl Chloride			Not detected	0.2	Not detected	3.57
Benzyl Chloride			Not detected	0.2	Not detected	3.57
Bromodichloromethane			Not detected	0.2	Not detected	3.57
Bromoform			Not detected	0.2	Not detected	3.57
Bromomethane			Not detected	0.2	Not detected	3.57
Carbon Tetrachloride			Not detected	0.2	Not detected	3.57
Chlorobenzene			Not detected	0.2	Not detected	3.57
Chloroethane			Not detected	0.2	Not detected	3.57
Chloroform			Not detected	0.2	Not detected	3.57
Chloromethane			Not detected	0.2	Not detected	3.57
cis-1,2-Dichloroethylene			Not detected	0.2	Not detected	3.57
cis-1,3-Dichloropropylene			Not detected	0.2	Not detected	3.57
Dibromochloromethane			Not detected	0.2	Not detected	3.57
Dichlorodifluoromethane			Not detected	0.2	Not detected	3.57
Freon-113			Not detected	0.2	Not detected	3.57
Hexachloro-1,3-Butadiene			Not detected	0.2	Not detected	3.57
Methylene Chloride			Not detected	0.2	Not detected	3.57
Tetrachloroethylene			22	0.3	15	3.57
trans-1,2-Dichloroethylene			Not detected	0.2	Not detected	3.57
trans-1,3-Dichloropropylene			Not detected	0.2	Not detected	3.57
Trichloroethylene			3.1	0.2	Not detected	3.57
trichlorofluoromethane			11	0.2	9.9	3.57

YORK

Client Sample ID			SS-SS-1		SS-SS-2	
York Sample ID			08080716-03		08080716-04	
Matrix			AIR		AIR	
Parameter	Method	Units	Results	MDL	Results	MDL
Vinyl Bromide			Not detected	0.2	Not detected	3.57
Vinyl Chloride			Not detected	0.2	Not detected	3.57
Volatiles, TO-15 Halogenated List	EPA TO15	ug/cu m
1,1,1-Trichloroethane			161	1.95	Not detected	19.8
1,1,2,2-tetrachloroethane			Not detected	2.46	Not detected	25.0
1,1,2-Trichloroethane			Not detected	1.95	Not detected	19.8
1,1-Dichloroethane			Not detected	1.44	Not detected	14.7
1,1-Dichloroethylene			Not detected	1.43	Not detected	14.5
1,2,4-Trichlorobenzene			Not detected	2.92	Not detected	29.7
1,2-Dibromoethane			Not detected	2.75	Not detected	27.9
1,2-Dichlorobenzene			Not detected	2.11	Not detected	21.4
1,2-Dichloroethane			Not detected	1.44	Not detected	14.7
1,2-Dichloropropane			Not detected	1.65	Not detected	16.8
1,2-Dichlorotetrafluoroethane			Not detected	1.76	Not detected	17.9
1,3-Dichlorobenzene			Not detected	2.15	Not detected	21.8
1,4-Dichlorobenzene			79.5	2.13	1280	21.6
Allyl Chloride			Not detected	2.24	Not detected	22.7
Benzyl Chloride			Not detected	2.02	Not detected	20.6
Bromodichloromethane			Not detected	4.80	Not detected	48.8
Bromoform			Not detected	7.39	Not detected	75.1
Bromomethane			Not detected	1.39	Not detected	14.1
Carbon Tetrachloride			Not detected	2.25	Not detected	22.9
Chlorobenzene			Not detected	1.65	Not detected	16.8
Chloroethane			Not detected	0.950	Not detected	9.65
Chloroform			Not detected	1.74	Not detected	17.7
Chloromethane			Not detected	0.739	Not detected	7.51
cis-1,3-Dichloroethylene			Not detected	1.43	Not detected	14.5
cis-1,3-Dichloropropylene			Not detected	1.74	Not detected	17.7
Dibromochloromethane			Not detected	6.11	Not detected	62.0
Dichlorodifluoromethane			Not detected	1.78	Not detected	18.0
Freon-113			Not detected	2.75	Not detected	27.9
Hexachloro-1,3-Butadiene			Not detected	2.50	Not detected	25.4
Methylene Chloride			Not detected	1.25	Not detected	12.7
Tetrachloroethylene			152	2.43	104	24.7
trans-1,2-Dichloroethylene			Not detected	2.81	Not detected	28.8
trans-1,3-Dichloropropylene			Not detected	1.78	Not detected	18.0
Trichloroethylene			16.9	1.92	Not detected	19.5
Trichlorofluoromethane			62.4	2.01	56.6	20.4
Vinyl Bromide			Not detected	3.11	Not detected	31.8
Vinyl Chloride			Not detected	0.915	Not detected	9.29

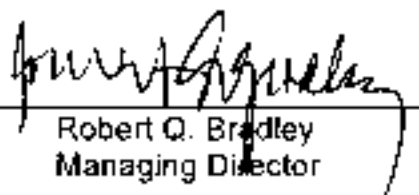
Units Key: For Waters Liquids: ug/l = ppm, ug/l = ppb For Soils Solids: mg/kg = ppm, ug/kg = ppb

YORK

Notes for York Project No. 08080716 A

1. The MDL (Minimum Detectable Limit) reported is adjusted for any dilution necessary due to the levels of target and/or non-target analytes and matrix interference. This MDL is the REPORTING LIMIT and is based upon the lowest standard utilized for calibration where applicable.
2. Samples are retained for a period of thirty days after submittal of report, unless other arrangements are made.
3. York's liability for the above data is limited to the dollar value paid to York for the referenced project.
4. This report shall not be reproduced without the written approval of York Analytical Laboratories, Inc.
5. All samples were received in proper condition for analysis with proper documentation.
6. All analyses conducted met method or Laboratory SOP requirements.
7. It is noted that no analyses reported herein were subcontracted to another laboratory.

Approved By: _____


Robert Q. Bradley
Managing Director

Date: 8/28/2008

YORK

ANALYTICAL LABORATORIES, INC.
 138 HERRICK DRIVE WINDSOR, CT 06095
 (203) 233-1337 FAX (203) 237-0149

Field Chain-of-Custody Record

Company Name: Apex Companies, LLC
Report To: Jane Allan
Invoice To: Jane Allan
Project ID/No.: 1200081.01
Samples Detected by (Signature): *[Signature]*
Name (Printed): Tony Munder-Chicas

Sample No.	Location/ID	Date Sampled				Sample Matrix			ANALYSES REQUESTED	Container Descriptions
		Water	Soil	Air	Other	Water	Soil	Air		
SS-SV-1	Southside Plaza			8/18/08				X	TD-15 Chlorinated	Summary Canister
SS-SV-2										
SS-SS-1										
SS-SS-2										
UP-SV-1	University Plaza			8/19/08						
UP-SV-2										
PP-SS-1	Pine Plaza									
PP-SS-2										
PP-SV-1										

Chain-of-Custody Record

Soils Requested from Lab by: *[Signature]* Date/Time: 8/20/08
Soils Received in Field by: *[Signature]* Date/Time: 8/21/08
Comments/Special Instructions:

Sample Requested by: *[Signature]* Date/Time: 8/21/08
Sample Received in Lab by: *[Signature]* Date/Time: 8/21/08
Turn-Around Time: Standard RUSH (define)

Attachment C
Soil Boring Logs

VISUAL CLASSIFICATION OF SOILS

SOUTH SIDE PLAZA

PROJECT NUMBER: 120081.001	PROJECT NAME: Philips Edison NY P-2 Sites (120081.001)		
BORING NUMBER: SS-SB-01	COORDINATES:	DATE: 8-18-08	
ELEVATION:	GWL: Depth	Date/Time	DATE STARTED:
ENGINEER/GEOLOGIST: RAINGER	Depth	Date/Time	DATE COMPLETED:
DRILLING METHODS: Direct Push	PAGE	CF	

DEPTH	SAMPLE TYPE & NO.	BLOWS ON SAMPLER PER	RECOVERY	DESCRIPTION	USCS SYMBOL	MEASURED CONSISTENCY (TSF)	WELL CONSTRUCTION	REMARKS
0			0-4	Fill, Subbase, Blacktop				PFD
				Brown fine grain sand				2 1/2 ft
				Silty brown stiff clay				0.00
			4-8	Brown silty clay stiff moist				4-6 ft
				Brown stiff clay				0.00
10				Wet fine grain sand				6-8 ft
				Brown moist clay (stiff)				0.00
			8-12	Brown soft clay				8-10 ft
				Brown to black coarse sand and gravel seen				0.00
				Brown silty clay with gravel				10-12 ft
20				Soft Brown Clay				0.00
				Sandy silty Brown soft clay				12-14
				Silty sandy clay with gravel				0.00
				moist silty sandy clay with gravel				0.00
30				Brown/red weathered shale				14-14
				Refusal @ 16.5 ft				0.00

NOTES:

Drilling Contractor _____
 Drilling Equipment _____
 Driller: _____

Sampled @ 1:00

Soil Sampled from 12-14 ft

No visual or olfactory markers observed.

VISUAL CLASSIFICATION OF SOILS

PROJECT NUMBER: 1200081-001	PROJECT NAME: Phillips Edison NY P-2 SITES - SOUTHSIDE PLAZA		
BORING NUMBER: SS-SB-02	COORDINATES:	DATE: 8/18/08	
ELEVATION:	GWL: Depth	Date/Time	DATE STARTED:
ENGINEER/GEOLOGIST: Rampert	Depth	Date/Time	DATE COMPLETED:
DRILLING METHODS: Push Probe	PAGE		CF

DEPTH	SAMPLE TYPE & NO.	BLOWS ON SAMPLER PER	RECOVERY	DESCRIPTION	USCS SYMBOL	MEASURED CONSISTENCY (TSF)	WELL CONSTRUCTION	REMARKS
0			0-4	Fill, gravel, silt base gravelly sand and brown clay Black Clay layer observed @ 2 ft				PID 0-2 ft
			4-8	Sandy gravelly Brown Clay Soft Brown Clay with Red mottling and organics gray Clay with Red organics				0.00 2-4 ft
10			8-12	Brown moist clay Course sand and gravel / silt moist Brown clay with sand / gravel sand and gravel moist Brown medium gravel				0.00 4-6 ft
			12-16	Brown fine to medium sand Course Brown sand and small gravel → water observed Brown stiff clay moist				0.00 6-8 ft
20				Refusal @ 16 ft				0.00 8-10 ft
30								0.00 10-12 ft

NOTES:

Drilling Contractor _____
 Drilling Equipment _____
 Drifter: _____

Sampled @ 11:30
 Soil sampled from
 1-2 ft due to observed Black
 layer.

VISUAL CLASSIFICATION OF SOILS

PROJECT NUMBER: 200061.00	PROJECT NAME: Phillips Edison NY P-2 Sites - Southside Plaza	DATE: 8/18/08
BORING NUMBER: 35-SB-02	COORDINATES:	DATE STARTED:
ELEVATION:	GWL: Depth Date/Time	DATE COMPLETED:
ENGINEER/GEOLOGIST: Ramsauer	Depth Date/Time	PAGE CF
DRILLING METHODS: Push Probe		

DEPTH	SAMPLE TYPE & NO.	BLOWS ON SAMPLER PER	RECOVERY	DESCRIPTION	USCS SYMBOL	MEASURED CONSISTENCY (TSF)	WELL CONSTRUCTION	REMARKS
0				0-4 Fill, Construction sub base				PID
5				Sandy Clay with gravel Brown Gray Clay Soft with sand seam				0-2 ft 0.00
10				4-8 Moist gray soft clay with some silty/sandy clay with some sand (Brown)				2-4 ft 0.00
15				8-12 Moist Brown Clay with gray clay streaks				4-6 ft 0.00
20				10-14 sandstone encountered wet Brown silty clay with gravel coarse gravel seen encountered				4-8 ft 0.00
				Refusal/Slake encountered				8-10 ft 0.00
								10-12 ft 0.00

NOTES:

Drilling Contractor _____
 Drilling Equipment _____
 Driller: _____

Sampled @ 10:15
 Soil Depth 10-12 ft

No visual or olfactory markers
 Depth determined based on location of ground water

VISUAL CLASSIFICATION OF SOILS

PROJECT NUMBER: 12000 B1 . 001	PROJECT NAME: Phillips Edison NY P-2 Sides - Southside Plaza		
BORING NUMBER: SS-SB-04	COORDINATES:	DATE: 8/18/08	
ELEVATION:	GWL: Depth	Date/Time	DATE STARTED:
ENGINEER/GEOLOGIST: Ramsay	Depth	Date/Time	DATE COMPLETED:
DRILLING METHODS: Push Probe	PAGE		CF

DEPTH	SAMPLE TYPE & NO.	BLOWS ON SAMPLER PER	RECOVERY	DESCRIPTION	USCS SYMBOL	MEASURED CONSISTENCY (TSF)	WELL CONSTRUCTION	REMARKS
0				gravel Subbase Course Course Brown sand and gravel Brown soft silty sandy clay Brown course sand Soft gray clay with trace gravel				PFD 0-4 ft 0.00 4-6 ft 0.00
10				4-8 Brown course silty sandy clay gray soft clay with trace gravel course sand seams				6-8 ft 0.00 8-10 ft 0.00
20				8-12 Gray soft clay course grain sand seam Fine grain silty sand gray/Brown Brown/gray silty clay Brown silty clay with gravel				10-12 ft 0.00 12-14 0.00
30				12-16 Gray silty clay with gravel gray stiff silty clay Brown/red hard clay Brown/red shale				14-16 0.00
40				Refusal @ 15.8 ft				

NOTES:

Drilling Contractor _____
 Drilling Equipment _____
 Driller: _____

Sample @ 2:30
 Soil sampled 8-10 ft based on highest observed moisture
 NO Visual, or electrolytic markers observed.

Attachment D
Laboratory Analytical Report for Soil and Groundwater Samples

YORK

ANALYTICAL LABORATORIES, INC.

Technical Report

prepared for:

Apex Companies, LLC
155 Tri County Parkway
Suite 250
Cincinnati, OH 42546
Attention: Jane Allen, PhD

Report Date: 8/26/2008
Re: Client Project ID: 1200081
York Project No.: 08080653

CT License No. P14-0221

New Jersey License No. CT 005

New York License No. 10854



120 RESEARCH DRIVE

STRATFORD, CT 06615

TEL 203 325-1171

FAX 203 325-0166

Report Date: 8/26/2008
Client Project ID: 1200081
York Project No.: 08080653

Apex Companies, LLC
155 Tri County Parkway, Suite 250
Cincinnati, OH 45246
Attention: Jane Allen, PhD

Purpose and Results

This report contains the analytical data for the sample(s) identified on the attached chain-of-custody received in our laboratory on 08/20/08. The project was identified as your project "1200081".

The analyses were conducted utilizing appropriate EPA, Standard Methods, and ASTM methods as detailed in the data summary tables.

All samples were received in proper condition meeting the NELAC acceptance requirements for environmental samples except those indicated under the Notes section of this report.

All the analyses met the method and laboratory standard operating procedure requirements except as indicated under the Notes section of this report, or as indicated by any data flags, the meaning of which is explained in the attachment to this report, if applicable.

The results of the analyses, which are all reported on an as-received basis unless otherwise noted, are summarized in the following table(s).

Analysis Results

Client Sample ID			SS-SB-03	
York Sample ID			08080653-01	
Matrix			SOIL	
Parameter	Method	Units	Results	MDL
Semi-Volatiles, STARS List	SW846-8270	ug/kg	---	---
Acenaphthene			Not detected	165
Acenaphthylene			Not detected	165
Anthracene			Not detected	165
Benzo[a]anthracene			Not detected	165
Benzo[a]pyrene			Not detected	165
Benzo[b]fluoranthene			Not detected	165
Benzo[g,h,i]perylene			Not detected	165
Benzo[k]fluoranthene			Not detected	165
Chrysene			Not detected	165
Dibenz[a,h]anthracene			Not detected	165
Fluoranthene			Not detected	165
Fluorene			Not detected	165
Indeno[1,2,3-cd]pyrene			Not detected	165
Naphthalene			Not detected	165
Phenanthrene			Not detected	165
Pyrene			Not detected	165

YORK

Client Sample ID			SS-SB-03	
York Sample ID			08080653-01	
Matrix			SOIL	
Parameter	Method	Units	Results	MDL
Volatiles, Target Cmpd. List (TCL)	SW846-8260	ug/kg	---	---
1,1,1-Trichloroethane			Not detected	10
1,1,2,2-Tetrachloroethane			Not detected	10
1,1,2-Trichloroethane			Not detected	10
1,1,2-Trichlorotrifluoroethane (Pceon 113)			Not detected	10
1,1-Dichloroethane			Not detected	10
1,1-Dichloroethene			Not detected	10
1,2,4-Trichlorobenzene			Not detected	10
1,2-Dibromo-3-Chloropropane			Not detected	10
1,2-Dibromoethane (ethylene dibromide)			Not detected	10
1,2-Dichlorobenzene			Not detected	10
1,2-Dichloroethane			Not detected	10
1,2-Dichloroethylene (cis-)			Not detected	10
1,2-Dichloroethylene(trans-)			Not detected	10
1,2-Dichloropropane			Not detected	10
1,3-Dichlorobenzene			Not detected	10
1,4-Dichlorobenzene			Not detected	10
2-Butanone			Not detected	10
2-Hexanone			Not detected	10
4-Methyl-2-pentanone			Not detected	10
Acetone			Not detected	10
Benzene			Not detected	10
Bromodichloromethane			Not detected	10
Bromoform			Not detected	10
Bromomethane			Not detected	10
Carbon disulfide			Not detected	10
Carbon tetrachloride			Not detected	10
Chlorobenzene			Not detected	10
Chloroethane			Not detected	10
Chloroform			Not detected	10
Chloromethane			Not detected	10
cis-1,3-Dichloropropene			Not detected	10
Dibromochloromethane			Not detected	10
Dichlorodifluoromethane			Not detected	10
Ethylbenzene			Not detected	10
Isopropylbenzene (Cumene)			Not detected	10
Methyl tert-butyl Ether (MTBE)			Not detected	10
Methylene chloride			Not detected	10
Styrene			Not detected	10
Tetrachloroethene			Not detected	10
Toluene			Not detected	10
trans-1,3-Dichloropropene			Not detected	10
Trichloroethene			Not detected	10
Trichlorofluoromethane			Not detected	10
Vinyl chloride			Not detected	10
Xylenes (total)			Not detected	10
Lead	SW846-6010	mg/kg	8.35	0.500

YORK

Client Sample ID			SS-SR-03	
York Sample ID			08080653-02	
Matrix			WATER	
Parameter	Method	Units	Results	MDL
Semi-Volatiles, STARS List	SW846-8270	ug/L	---	---
Acenaphthene			Not detected	7.1
Acenaphthylene			Not detected	7.1
Anthracene			Not detected	7.1
Benzo(a)anthracene			Not detected	7.1
Benzo(a)pyrene			Not detected	7.1
Benzo(b)fluoranthene			Not detected	7.1
Benzo(g,h,i)perylene			Not detected	7.1
Benzo(k)fluoranthene			Not detected	7.1
Chrysene			Not detected	7.1
Dibenz(a,h)anthracene			Not detected	7.1
Fluoranthene			Not detected	7.1
Fluorene			Not detected	7.1
Indeno(1,2,3-cd)pyrene			Not detected	7.1
Naphthalene			Not detected	7.1
Phenanthrene			Not detected	7.1
Pyrene			Not detected	7.1
Volatiles, Target Compd. List (TCL)	SW846-8260	ug/l.	---	---
1,1,1-Trichloroethane			Not detected	5.0
1,1,2,2-Tetrachloroethane			Not detected	5.0
1,1,2-Trichloroethane			Not detected	5.0
1,1,2-Trichlorotrifluoroethane (Freon 113)			Not detected	5.0
1,1-Dichloroethane			Not detected	5.0
1,1-Dichloroethene			Not detected	5.0
1,2,4-Trichlorobenzene			Not detected	5.0
1,2-Dibromo-3-Chloropropane			Not detected	5.0
1,2-Dibromoethane (ethylene dibromide)			Not detected	5.0
1,2-Dichlorobenzene			Not detected	5.0
1,2-Dichloroethane			Not detected	5.0
1,2-Dichloroethylene (cis-)			Not detected	5.0
1,2-Dichloroethylene(trans-)			Not detected	5.0
1,2-Dichloropropane			Not detected	5.0
1,3-Dichlorobenzene			Not detected	5.0
1,4-Dichlorobenzene			Not detected	5.0
2-Butanone			Not detected	5.0
2-Hexanone			Not detected	5.0
4-Methyl-2-pentanone			Not detected	5.0
Acetone			Not detected	5.0
Benzene			Not detected	5.0
Bromodichloromethane			Not detected	5.0
Bromoform			Not detected	5.0
Bromomethane			Not detected	5.0
Carbon disulfide			Not detected	5.0
Carbon tetrachloride			Not detected	5.0
Chlorobenzene			Not detected	5.0
Chloroethane			Not detected	5.0
Chloroform			Not detected	5.0
Chloromethane			Not detected	5.0
cis-1,3-Dichloropropene			Not detected	5.0

YORK

Client Sample ID			SS-SB-03	
York Sample ID			08080653-02	
Matrix			WATER	
Parameter	Method	Units	Results	MDL
Dibromochloromethane			Not detected	5.0
Dichlorodifluoromethane			Not detected	5.0
Ethylbenzene			Not detected	5.0
Isopropylbenzene (Cumene)			Not detected	5.0
Methyl tert-butyl Ether (MTBE)			Not detected	5.0
Methylene chloride			Not detected	5.0
Styrene			Not detected	5.0
Tetrachloroethene			Not detected	5.0
Toluene			Not detected	5.0
trans-1,3-Dichloropropene			Not detected	5.0
Trichloroethene			Not detected	5.0
Trichlorofluoromethane			Not detected	5.0
Vinyl chloride			Not detected	5.0
Xylenes (total)			Not detected	5.0
Lead, Dissolved	SW846-6010	mg/L	Not detected	0.005
Lead	SW846-6010	mg/L	0.499	0.005

Client Sample ID			SS-SB-02	
York Sample ID			08080653-03	
Matrix			SOIL	
Parameter	Method	Units	Results	MDL
Semi-Volatiles, STARS List	SW846-8270	ug/kg	---	---
Acenaphthene			Not detected	165
Acenaphthylene			Not detected	165
Anthracene			Not detected	165
Benzo[a]anthracene			Not detected	165
Benzo[a]pyrene			Not detected	165
Benzo[b]fluoranthene			Not detected	165
Benzo[g,h,i]perylene			Not detected	165
Benzo[k]fluoranthene			Not detected	165
Chrysene			Not detected	165
Dibenz[a,h]anthracene			Not detected	165
Fluoranthene			Not detected	165
Fluorene			Not detected	165
Indeno[1,2,3-cd]pyrene			Not detected	165
Naphthalene			Not detected	165
Phenanthrene			Not detected	165
Pyrene			Not detected	165
Volatiles, Target Compd. List (TCL)	SW846-8260	ug/kg	---	---
1,1,1-Trichloroethane			Not detected	10
1,1,2,2-Tetrachloroethane			Not detected	10
1,1,2-Trichloroethane			Not detected	10
1,1,2-Trichlorotrifluoroethane (From 113)			Not detected	10
1,1-Dichloroethane			Not detected	10
1,1-Dichloroethene			Not detected	10
1,2,4-Trichlorobenzene			Not detected	10
1,2-Dibromo-3-Chloropropane			Not detected	10
1,2-Dibromoethane (ethylene dibromide)			Not detected	10
1,2-Dichlorobenzene			Not detected	10

YORK

Client Sample ID			SS-SU-02	
York Sample ID			08080653-03	
Matrix			SOIL	
Parameter	Method	Units	Results	MDL
1,2-Dichloroethane			Not detected	10
1,2-Dichloroethylene (cis-)			Not detected	10
1,2-Dichloroethylene(trans-)			Not detected	10
1,2-Dichloropropane			Not detected	10
1,3-Dichlorobenzene			Not detected	10
1,4-Dichlorobenzene			Not detected	10
2-Butanone			Not detected	10
2-Hexanone			Not detected	10
4-Methyl-2-pentanone			Not detected	10
Acetone			Not detected	10
Benzene			Not detected	10
Bromodichloromethane			Not detected	10
Bromoform			Not detected	10
Bromomethane			Not detected	10
Carbon disulfide			Not detected	10
Carbon tetrachloride			Not detected	10
Chlorobenzene			Not detected	10
Chloroethane			Not detected	10
Chloroform			Not detected	10
Chloromethane			Not detected	10
cis-1,3-Dichloropropene			Not detected	10
Dibromochloromethane			Not detected	10
Dichlorodifluoromethane			Not detected	10
Ethylbenzene			Not detected	10
Isopropylbenzene (Cumene)			Not detected	10
Methyl tert-butyl Ether (MTBE)			Not detected	10
Methylene chloride			Not detected	10
Styrene			Not detected	10
Tetrachloroethene			Not detected	10
Toluene			Not detected	10
trans-1,3-Dichloropropene			Not detected	10
Trichloroethene			Not detected	10
Trichlorofluoromethane			Not detected	10
Vinyl chloride			Not detected	10
Xylenes (total)			Not detected	10
Lead	SW846-6010	mg/kg	125	0.500

Client Sample ID			SS-SR-02	
York Sample ID			08080653-04	
Matrix			WATER	
Parameter	Method	Units	Results	MDL
Semi-Volatiles, STARS List	SW846-8270	ug/l.	---	---
Acenaphthene			Not detected	5.9
Acenaphthylene			Not detected	5.9
Anthracene			Not detected	5.9
Benzo[a]anthracene			Not detected	5.9
Benzo[a]pyrene			Not detected	5.9
Benzo[b]fluoranthene			Not detected	5.9
Benzo[g,h,i]perylene			Not detected	5.9

YORK

Client Sample ID			SS-SB-02	
York Sample ID			08080653-04	
Matrix			WATER	
Parameter	Method	Units	Results	MDL
Benzo(k)fluoranthene			Not detected	5.9
Chrysene			Not detected	5.9
Dibenzo(a,h)anthracene			Not detected	5.9
Fluoranthene			Not detected	5.9
Fluorene			Not detected	5.9
Indeno(1,2,3-cd)pyrene			Not detected	5.9
Naphthalene			Not detected	5.9
Phenanthrene			Not detected	5.9
Pyrene			Not detected	5.9
Volatiles, Target Cmpd. List (TCL)	SW846-8261	ug/l.	---	---
1,1,1-Trichloroethane			Not detected	5.0
1,1,2,2-Tetrachloroethane			Not detected	5.0
1,1,2-Trichloroethane			Not detected	5.0
1,1,2-Trichlorotrifluoroethane (Freon 113)			Not detected	5.0
1,1-Dichloroethane			Not detected	5.0
1,1-Dichloroethene			Not detected	5.0
1,2,4-Trichlorobenzene			Not detected	5.0
1,2-Dibromo-3-Chloropropane			Not detected	5.0
1,2-Dibromoethane (ethylene dibromide)			Not detected	5.0
1,2-Dichlorobenzene			Not detected	5.0
1,2-Dichloroethane			Not detected	5.0
1,2-Dichloroethylene (cis-)			Not detected	5.0
1,2-Dichloroethylene(trans-)			Not detected	5.0
1,2-Dichloropropane			Not detected	5.0
1,3-Dichlorobenzene			Not detected	5.0
1,4-Dichlorobenzene			Not detected	5.0
2-Butanone			Not detected	5.0
2-Hexanone			Not detected	5.0
4-Methyl-2-pentanone			Not detected	5.0
Acetone			Not detected	5.0
Benzene			Not detected	5.0
Bromochloromethane			Not detected	5.0
Bromoform			Not detected	5.0
Bromomethane			Not detected	5.0
Carbon disulfide			Not detected	5.0
Carbon tetrachloride			Not detected	5.0
Chlorobenzene			Not detected	5.0
Chloromethane			Not detected	5.0
Chloroform			Not detected	5.0
Chloromethane			Not detected	5.0
cis-1,3-Dichloropropene			Not detected	5.0
Dibromochloromethane			Not detected	5.0
Dichlorodifluoromethane			Not detected	5.0
Ethylbenzene			Not detected	5.0
Isopropylbenzene (Cumene)			Not detected	5.0
Methyl tert butyl Ether (MTBE)			Not detected	5.0
Methylene chloride			Not detected	5.0
Styrene			Not detected	5.0
Tetrachloroethene			Not detected	5.0
Toluene			Not detected	5.0

YORK

Client Sample ID			SS-SR-02	
York Sample ID			08080653-04	
Matrix			WATER	
Parameter	Method	Units	Results	MDL
trans-1,3-Dichloropropene			Not detected	5.0
Trichloroethene			Not detected	5.0
Trichlorofluoromethane			Not detected	5.0
Vinyl chloride			Not detected	5.0
Xylenes (total)			Not detected	5.0
Lead, Dissolved	SW846-6010	mg/L	Not detected	0.005
Lead	SW846-6010	mg/L	0.093	0.005

Client Sample ID			SS-SB-01	
York Sample ID			08080653-05	
Matrix			SOIL	
Parameter	Method	Units	Results	MDL
Semi-Volatiles, STARS List	SW846-8270	ug/kg	---	---
Acenaphthene			Not detected	165
Acenaphthylene			Not detected	165
Anthracene			Not detected	165
Benzo[a]anthracene			Not detected	165
Benzo[a]pyrene			Not detected	165
Benzo[b]fluoranthene			Not detected	165
Benzo[g,h,i]perylene			Not detected	165
Benzo[k]fluoranthene			Not detected	165
Chrysene			Not detected	165
Dibenz[a,h]anthracene			Not detected	165
Fluoranthene			Not detected	165
Fluorene			Not detected	165
Indeno[1,2,3-cd]pyrene			Not detected	165
Naphthalene			Not detected	165
Phenanthrene			Not detected	165
Pyrene			Not detected	165
Volatiles, Target Compd. List (TCL)	SW846-8260	ug/kg	---	---
1,1,1-Trichloroethane			Not detected	10
1,1,2,2-Tetrachloroethane			Not detected	10
1,1,2-Trichloroethane			Not detected	10
1,1,2-Trichlorotrifluoroethane (Freon 113)			Not detected	10
1,1-Dichloroethane			Not detected	10
1,1-Dichloroethene			Not detected	10
1,2,4-Trichlorobenzene			Not detected	10
1,2-Dibromo-3-Chloropropane			Not detected	10
1,2-Dibromoethane (ethylene dibromide)			Not detected	10
1,2-Dichlorobenzene			Not detected	10
1,2-Dichloroethane			Not detected	10
1,2-Dichloroethylene (cis-)			Not detected	10
1,2-Dichloroethylene(trans-)			Not detected	10
1,2-Dichloropropane			Not detected	10
1,3-Dichlorobenzene			Not detected	10
1,4-Dichlorobenzene			Not detected	10
2-Butanone			Not detected	10
2-Hexanone			Not detected	10

YORK

Client Sample ID			SS-SB-01	
York Sample ID			08080653-05	
Matrix			SOIL	
Parameter	Method	Units	Results	MDL
4 Methyl 2 pentanone			Not detected	10
Acetone			Not detected	10
Benzene			Not detected	10
Bromodichloromethane			Not detected	10
Bromoform			Not detected	10
Bromomethane			Not detected	10
Carbon disulfide			Not detected	10
Carbon tetrachloride			Not detected	10
Chlorobenzene			Not detected	10
Chloroethane			Not detected	10
Chloroform			Not detected	10
Chloromethane			Not detected	10
cis-1,3-Dichloropropene			Not detected	10
Dibromochloromethane			Not detected	10
Dichlorodifluoromethane			Not detected	10
Ethylbenzene			Not detected	10
Isopropylbenzene (Cumene)			Not detected	10
Methyl tert butyl Ether (MTBE)			Not detected	10
Methylene chloride			Not detected	10
Styrene			Not detected	10
Tetrachloroethene			Not detected	10
Toluene			Not detected	10
trans-1,3-Dichloropropene			Not detected	10
Trichloroethene			Not detected	10
Trichlorofluoromethane			Not detected	10
Vinyl chloride			Not detected	10
Xylenes (total)			Not detected	10
Lead	SW846-MIH1	mg/kg	61.6	0.500

Client Sample ID			SS-SB-01	
York Sample ID			08080653-06	
Matrix			WATER	
Parameter	Method	Units	Results	MDL
Semi-Volatiles, STARS List	SW846-8270	ug/l.	---	---
Acenaphthene			Not detected	7.1
Acenaphthylene			Not detected	7.1
Anthracene			Not detected	7.1
Benzo[a]anthracene			Not detected	7.1
Benzo[a]pyrene			Not detected	7.1
Benzo[h]fluoranthene			Not detected	7.1
Benzo[g,h,i]perylene			Not detected	7.1
Benzo[k]fluoranthene			Not detected	7.1
Chrysene			Not detected	7.1
Dibenz[a,h]anthracene			Not detected	7.1
Fluoranthene			Not detected	7.1
Fluorene			Not detected	7.1
Indeno[1,2,3-cd]pyrene			Not detected	7.1
Naphthalene			Not detected	7.1
Phenanthrene			Not detected	7.1

YORK

Client Sample ID			SS-SB-01	
York Sample ID			08080653-06	
Matrix			WATER	
Parameter	Method	Units	Results	MDL
Pyrene			Not detected	7.1
Volatiles, Target Cmpd. List (TCL)	SW846-8260	ug/L	---	---
1,1,1-Trichloroethane			Not detected	5.0
1,1,2,2-Tetrachloroethane			Not detected	5.0
1,1,2-Trichloroethane			Not detected	5.0
1,1,2-Trichlorotrifluoroethane (Freon 113)			Not detected	5.0
1,1-Dichloroethane			Not detected	5.0
1,1-Dichloroethene			Not detected	5.0
1,2,4-Trichlorobenzene			Not detected	5.0
1,2-Dibromo-3-Chloropropane			Not detected	5.0
1,2-Dibromoethane (ethylene dibromide)			Not detected	5.0
1,2-Dichlorobenzene			Not detected	5.0
1,2-Dichloroethane			Not detected	5.0
1,2-Dichloroethylene (cis-)			Not detected	5.0
1,2-Dichloroethylene (trans-)			Not detected	5.0
1,2-Dichloropropane			Not detected	5.0
1,3-Dichlorobenzene			Not detected	5.0
1,4-Dichlorobenzene			Not detected	5.0
2-Butanone			Not detected	5.0
2-Hexanone			Not detected	5.0
4-Methyl-2-pentanone			Not detected	5.0
Acetone			Not detected	5.0
Benzene			Not detected	5.0
Bromo-dichloromethane			Not detected	5.0
Bromoform			Not detected	5.0
Bromoethane			Not detected	5.0
Carbon disulfide			Not detected	5.0
Carbon tetrachloride			Not detected	5.0
Chlorobenzene			Not detected	5.0
Chloroethane			Not detected	5.0
Chloroform			Not detected	5.0
Chloromethane			Not detected	5.0
cis-1,3-Dichloropropene			Not detected	5.0
Dibromochloropropane			Not detected	5.0
Dichlorodifluoromethane			Not detected	5.0
Ethylbenzene			Not detected	5.0
Isopropylbenzene (Cumene)			Not detected	5.0
Methyl tert-butyl Ether (MTBE)			Not detected	5.0
Methylene chloride			Not detected	5.0
Styrene			Not detected	5.0
Tetrachloroethene			62	5.0
Toluene			Not detected	5.0
trans-1,3-Dichloropropene			Not detected	5.0
Trichloroethene			Not detected	5.0
Trichlorofluoromethane			Not detected	5.0
Vinyl chloride			Not detected	5.0
Xylenes (total)			Not detected	5.0
Lead, Dissolved	SW846-6010	mg/L	Not detected	0.005
Lead	SW846-6010	mg/L	4.15	0.005

YORK

Client Sample ID			SS-SB-04	
York Sample ID			08080653-07	
Matrix			SOIL	
Parameter	Method	Units	Results	MDL
Semi-Volatiles, STARS List	SW846-8270	ug/kg	---	---
Acenaphthene			Not detected	165
Acenaphthylene			Not detected	165
Anthracene			Not detected	165
Benzo[a]anthracene			Not detected	165
Benzo[a]pyrene			Not detected	165
Benzo[b]fluoranthene			Not detected	165
Benzo[g,h,i]perylene			Not detected	165
Benzo[k]fluoranthene			Not detected	165
Chrysene			Not detected	165
Dibenz[a,h]anthracene			Not detected	165
Fluoranthene			Not detected	165
Fluorene			Not detected	165
Indeno[1,2,3-cd]pyrene			Not detected	165
Naphthalene			Not detected	165
Phenanthrene			Not detected	165
Pyrene			Not detected	165
Volatiles, Target Compd. List (TCL)	SW846-8260	ug/kg	---	---
1,1,1-Trichloroethane			Not detected	10
1,1,2,2-Tetrachloroethane			Not detected	10
1,1,2-Trichloroethane			Not detected	10
1,1,2-Trichlorotrifluoroethane (Freon 113)			Not detected	10
1,1-Dichloroethane			Not detected	10
1,1-Dichloroethene			Not detected	10
1,2,4-Trichlorobenzene			Not detected	10
1,2-Dibromo-3-Chloropropane			Not detected	10
1,2-Dibromoethane (ethylene dibromide)			Not detected	10
1,2-Dichlorobenzene			Not detected	10
1,2-Dichloroethane			Not detected	10
1,2-Dichloroethylene (cis)			Not detected	10
1,3-Dichloroethylene(trans)			Not detected	10
1,2-Dichloropropane			Not detected	10
1,3-Dichlorobenzene			Not detected	10
1,4-Dichlorobenzene			Not detected	10
2-Butanone			Not detected	10
2-Hexanone			Not detected	10
4-Methyl-2-pentanone			Not detected	10
Acetone			Not detected	10
Benzene			Not detected	10
Bromodichloromethane			Not detected	10
Bromofluro			Not detected	10
Bromomethane			Not detected	10
Carbon disulfide			Not detected	10
Carbon tetrachloride			Not detected	10
Chlorobenzene			Not detected	10
Chloroethane			Not detected	10
Chloroform			Not detected	10
Chloromethane			Not detected	10
cis-1,3-Dichloropropene			Not detected	10

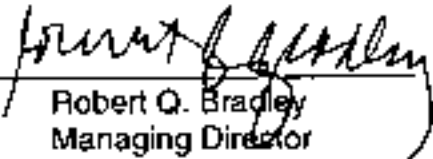
YORK

Client Sample ID			SS-SB-04	
York Sample ID			08080653-07	
Matrix			SOIL	
Parameter	Method	Units	Results	MDL
Dibromochloromethane			Not detected	10
Dichlorodifluoromethane			Not detected	10
Ethylbenzene			Not detected	10
Isopropylbenzene (Cumene)			Not detected	10
Methyl tert-butyl Ether (MTBE)			Not detected	10
Methylene chloride			Not detected	10
Styrene			Not detected	10
Tetrachloroethene			Not detected	10
Toluene			Not detected	10
trans-1,3-Dichloropropene			Not detected	10
Trichloroethene			Not detected	10
Trichlorofluoromethane			Not detected	10
Vinyl chloride			Not detected	10
Xylenes (total)			Not detected	10
Lead	SW846-6010	mg/kg	36.4	0.500

Units Key: For Waters/Liquids: mg/L = ppm ; ug/L = ppb For Soils/Solids: mg/kg = ppm ; ug/kg = ppb

Notes for York Project No. 08080653

1. The MDL (Minimum Detectable Limit) reported is adjusted for any dilution necessary due to the levels of target and/or non-target analytes and matrix interference. This MDL is the REPORTING LIMIT and is based upon the lowest standard utilized for calibration where applicable.
2. Samples are retained for a period of thirty days after submittal of report, unless other arrangements are made.
3. York's liability for the above data is limited to the dollar value paid to York for the referenced project.
4. This report shall not be reproduced without the written approval of York Analytical Laboratories, Inc.
5. All samples were received in proper condition for analysis with proper documentation.
6. All analyses conducted met method or Laboratory SOP requirements.
7. It is noted that no analyses reported herein were subcontracted to another laboratory.

Approved By: 
Robert Q. Bradley
Managing Director

Date: 8/26/2008

YORK

Field Chain-of-Custody Record

08080653

Company Name <u>Apex Companies</u>	Report To: <u>June Allan</u>	Invoice To: <u>June Allan</u>	Project ID/No <u>12000 81</u>	Samples Collected By (Signature) <u>[Signature]</u>
Name (Printed) <u>June Allan</u>				Container Description(s)

Sample No.	Location/ID	Date Sampled	Sample Matrix			ANALYSES REQUESTED	Container Description(s)
			Water	Soil	Air		
SS-SB-03	Southside Plaza	8/18/08		X		VOCs	1 Small Glass
SS-SB-03	Southside Plaza	8/18/08		X		SVOCS, Lead	1 Large Glass
SS-SB-03	Southside Plaza	8/18/08	X			VOCs	2 Small Glass
SS-SB-03	Southside Plaza	8/18/08	X			SVOCS	1 Large Amber
SS-SB-03	Southside Plaza	8/18/08	X			Undissolved Lead (Lab Filter)	1 Plastic
SS-SB-03	Southside Plaza	8/18/08	X			Dissolved Lead	1 Plastic
SS-SB-02	Southside Plaza	8/18/08		X		VOCs	1 Small Glass
SS-SB-02	Southside Plaza	8/18/08		X		SVOCS, Lead	1 Large Glass
SS-SB-02	Southside Plaza	8/18/08	X			VOCs	2 Small Glass
SS-SB-02	Southside Plaza	8/18/08	X			SVOCS	1 Large Amber

Chain-of-Custody Record

Bottles Relinquished from Lab by <u>[Signature]</u>	Date/Time <u>8/19/08 3:00</u>	Sample Relinquished by <u>[Signature]</u>	Date/Time <u>8/19/08 7:30</u>
Bottles Received in Field by <u>[Signature]</u>	Date/Time <u>8/18/08 3:00</u>	Sample Received in Lab by <u>[Signature]</u>	Date/Time <u>8/20/08 1:30</u>

Comments/Special Instructions

Lead-EPA 608/7471 VOC-TEL EPA 8260 SIOC STAR EPA 8370

42 Turn-Around Time

Standard RUSH(define)

YORK

ANALYTICAL LABORATORIES, INC.

20 Research Drive • Skaneateles, NY 13152
505-325-1371 Fax 505-325-4116

Field Chain-of-Custody Record

Page 2 of 2

08080053

Company Name <u>Apex Companies</u>	Report To: <u>Jane Allan</u>	Invoice To: <u>Jane Allan</u>	Project ID/No. <u>1200081</u>	Samples Collected By (Signature) <u>Jane Allan</u>	Name (Printed) <u>Jane Allan</u>
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Sample No.	Location/ID	Date Sampled	Sample Matrix			ANALYSES REQUESTED	Container Description(s)
			Water	Soil	Air		
SS-SB-02	South Side Plaza	8/18/08	X				Undissolved lead / Plastic
SS-SB-02	South Side Plaza	8/18/08	X				Dissolved lead / Plastic
SS-SB-01	South Side Plaza	8/18/08		X			VOCs / Small Glass
SS-SB-01	South Side Plaza	8/18/08		X			SVOCs, Lead / Large Glass
SS-SB-01	South Side Plaza	8/18/08		X			VOCs / Small Glass
SS-SB-01	South Side Plaza	8/18/08		X			SVOCs / Large Amber
SS-SB-01	South Side Plaza	8/18/08	X				Undissolved lead / Plastic
SS-SB-01	South Side Plaza	8/18/08	X				Dissolved lead (Lab Inter.) / Plastic
SS-SB-04	South Side Plaza	8/18/08		X			VOCs / Small Glass
SS-SB-04	South Side Plaza	8/18/08		X			SVOCs, Lead / Large Glass

Chain-of-Custody Record

Bottles Relinquished from Lab by: Jane Allan Date/Time: 8/18/08 3:00

Bottles Received in Field by: Jane Allan Date/Time: 8/18/08 7:50

Sample Relinquished by: Jane Allan Date/Time: 8/18/08 7:50

Sample Received in Lab by: Jane Allan Date/Time: 8/18/08

Comments/Special Instructions: Lead - EPA 606/7991 VOC - TCL EPA 8210 SVOC - STAREPA 8370

Standard: u2 Turn-Around Time: u2 RUSH(define): u2