
PERIODIC REVIEW REPORT

**7503 NIAGARA FALLS BOULEVARD SITE
(BCP SITE NO. C932126)**

NIAGARA FALLS, NEW YORK

May 2010

0101-002-601

Prepared for:

GLR Holdings, LLC

Prepared By:



Benchmark Environmental Engineering & Science, PLLC
2558 Hamburg Turnpike, Suite 300
Buffalo, NY 14218
(716)856-0599

PERIODIC REVIEW REPORT

7503 Niagara Falls Blvd Site

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1.0 INTRODUCTION

Benchmark Environmental Engineering and Science, PLLC (Benchmark) has prepared this Periodic Review Report (PRR), on behalf of GLR Holdings, LLC, to summarize the post-remedial status of New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C932126.

GLR Holdings, LLC redeveloped two adjoining parcels (i.e. 7503 and 7543-7555 Niagara Falls Blvd, respectively) as a fast food restaurant. The 7503 Niagara Falls Boulevard parcel (Site) was investigated and subsequently deemed acceptable by the NYSDEC for admission into the Brownfield Cleanup Program (BCP). The former 7543-7555 Niagara Falls Blvd parcel was not part of the BCP application, and is not subject to the Site Management Plan.

This PRR has been prepared for the 7503 Niagara Falls Boulevard Site in accordance with NYSDEC draft DER-10 *Technical Guidance for Site Investigation and Remediation* (Nov 2009). The NYSDEC's auto-generated Institutional and Engineering Controls Certification Form has been completed for the Site (see Appendix A). This PRR and the associated inspections form has been completed for the May 16, 2009 to May 16, 2010 reporting period.

1.1 Background

The 7503 Niagara Falls Boulevard Site encompasses approximately 0.89-acres of land which was redeveloped as part of a fast food restaurant (Wendy's) (see Figures 1 and 2). Based on the historical use of the site, soil/fill and groundwater were impacted with volatile organic compounds (VOCs) requiring cleanup. Interim Remedial Measures (IRMs) including in-situ groundwater treatment and excavation followed by off-site disposal of contaminated soil/fill were completed at the site. An active sub-slab depressurization system (ASD) system was installed in the newly constructed building and long-term groundwater monitoring was initiated on-site, as part of the Site Management Plan (SMP).

1.2 Compliance and Recommendations

At the time of the site inspection, the site was fully compliant with the SMP. No modification to the current SMP is recommended at this time.

2.0 SITE OVERVIEW

Beginning in the late 1960s and continuing through the mid-1990s, the Site was occupied by several commercial establishments. These included various restaurants, auto parts sales and auto repair facilities. The property was vacant since approximately 1998.

Prior to remediation, the Site was generally bounded by Niagara Falls Boulevard to the north, a vacant lot and former apartment buildings to the east (i.e., 7543-7555 Niagara Falls Blvd owned by GLR), private residences to the south, and a commercial (fast-food restaurant) property to the west (i.e., 7403 Niagara Falls Blvd.). A concrete slab remnant from a former building foundation is present across the majority of the western portion of the property. The remainder of the Site was generally covered by asphalt.

Environmental site investigations were conducted at the Site between July 2004 and October 2005, and revealed the presence of certain halogenated volatile organic compounds (VOCs), including tetrachloroethene (PCE); trichloroethene (TCE); cis-1,2-dichloroethene (cis-1,2-DCE); trans-1,2-dichloroethene (trans-1,2-DCE); vinyl chloride (VC); and 1,1,2-trichloroethane (1,1,2-TCA) in on-Site soil and groundwater.

In May 2006, a Brownfield Cleanup Agreement (BCA) was executed by GLR Holdings, LLC with the Department, and remedial efforts under the BCP began in June 2006 with the Remedial Investigation (RI).

Based on the findings of the ongoing RI, and Interim Remedial Measures (IRM) work plan to immediately address impacted media on-Site was initiated in November 2006. Groundwater treatment utilizing in-situ enhanced bioremediation of impacted groundwater and saturated soils via direct injection of hydrogen releasing compounds (HRC®) into the impacted zones. HRC® is a specially formulated lactic acid-based compound developed by Regenesys Corporation for in-situ treatment of chlorinated VOC contamination in groundwater.

Excavation and off-site disposal of approximately 120-cy of contaminated soil/fill, and backfilling of excavation with clean material was conducted during redevelopment activities. Remedial activities were completed in October 2007. The RI/AA/IRM report and Site Management Plan for the Site were approved by the Department in December 2007. The Certificate of Completion (COC) was issued for the Site in February 2008.

3.0 SITE MANAGEMENT PLAN

A Site Management Plan (SMP) was prepared for the Site, and approved by the Department in December 2007. The SMP includes an Operation, Monitoring and Maintenance Plan, a Soil/Fill Management Plan, and a copy of the Environmental Easements. A brief description of the components of the SMP is presented below.

3.1 Operation, Monitoring and Maintenance Plan

The Operation, Monitoring and Maintenance (OM&M) Plan consists of three major components, including the Active Sub-slab Depressurization System (ASD); the Long-Term Groundwater Monitoring (LTGWM) Plan; and the Annual Inspection & Certification Program.

3.1.1 Active Sub-slab Depressurization System

An ASD system was installed within the newly constructed fast food restaurant building. As required by the Department approved SMP, the ASD system must: (1) be operated continuously to provide a negative pressure field; (2) be visually inspected periodically to verify proper operation; and (3) annually inspected and certified that the system is performing properly and remains an effective engineering control (EC).

During the annual Site Inspection, the inspector verified that the ASD system was operating properly. A vacuum reading of 0.5 inches water column (WC) was noted on the magnehelic vacuum gauge. Copies of the ASD periodic visual inspection logs are included in Appendix C.

3.1.2 Long-Term Groundwater Monitoring Plan

A Long-Term Groundwater Monitoring (LTGWM) Plan is required to monitor the effectiveness of the source area removals, treatment, and controls implemented in accordance with the Brownfield Cleanup Agreement.

Annual groundwater monitoring was conducted during this reporting period. Groundwater monitoring was conducted on April 23, 2010. The annual groundwater monitoring report for this reporting period is included in Appendix D. The analytical results

for the 2010 monitoring event indicate fluctuating concentrations related to the degradation of constituents by in-situ enhanced bioremediation. Continued annual groundwater monitoring is recommended, with the next monitoring event to be conducted in the second quarter of 2011.

3.1.3 Annual Inspection and Certification Program

The Annual Inspection and Certification Program outlines the requirements for the Site, to certify and attest that the institutional controls and/or engineering controls employed at the Site are unchanged from the previous certification. The Annual Certification will primarily consist of an annual Site Inspection to complete the auto-generated NYSDEC Institutional and Engineering Controls (IC/EC) Certification Form. The site inspection will verify that the IC/ECs:

- Are in place and effective.
- Are performing as designed.
- That nothing has occurred that would impair the ability of the controls to protect the public health and environment.
- That nothing has occurred that would constitute a violation or failure to comply with any operation and maintenance plan for such controls.
- Access is available to the Site to evaluate continued maintenance of such controls.

A Site Inspection of the property was conducted by a Benchmark Qualified Environmental Professional (QEP) on April 23, 2010. At the time of the inspection, the property was being used as a fast food restaurant (Wendy's), with surface parking, paved walkways and landscaped areas. No observable indication of intrusive activities was noted during the Site Inspection. The restaurant is on municipal water supply, and no observable use of groundwater was noted during the site inspection.

The completed Site Management Periodic Review Report Notice – Institutional and Engineering Controls Certification Form is included in Appendix A. A photolog of the site inspection is included in Appendix B.

3.2 Soil/Fill Management Plan

A Soil/Fill Management Plan (SFMP) was included in the approved-SMP for the Site. The SFMP provides guidelines for the management of soil and fill material during any future intrusive activities.

No intrusive activities requiring management of on-Site soil or fill material; or the placement of backfill materials occurred during the monitoring period.

3.3 Engineering and Institutional Control Requirements and Compliance

As detailed in the Environmental Easements, several Institutional and Engineering Controls (IC/ECs) need to be maintained as a requirement of the BCAs for the Site.

3.3.1 Institutional Controls

- Groundwater-Use Restriction – the use of groundwater for potable and non-potable purposes is prohibited; and
- Land-Use Restriction: The controlled property may be used for commercial and/or industrial use; and
- Implementation of the SMP including the Groundwater Monitoring Plan, Soil/Fill Management Plan, and Monitoring Plan.

3.3.2 Engineering Controls

- Vapor Mitigation – ASD System operated continuously and maintained. The ASD system is operational.

4.0 CONCLUSIONS AND RECOMMENDATIONS

- At the time of the site inspection, the Site was in compliance with the Site Management Plan.
- Long-term Groundwater Monitoring will be continued, with the next annual monitoring event to occur in the second quarter of 2011.

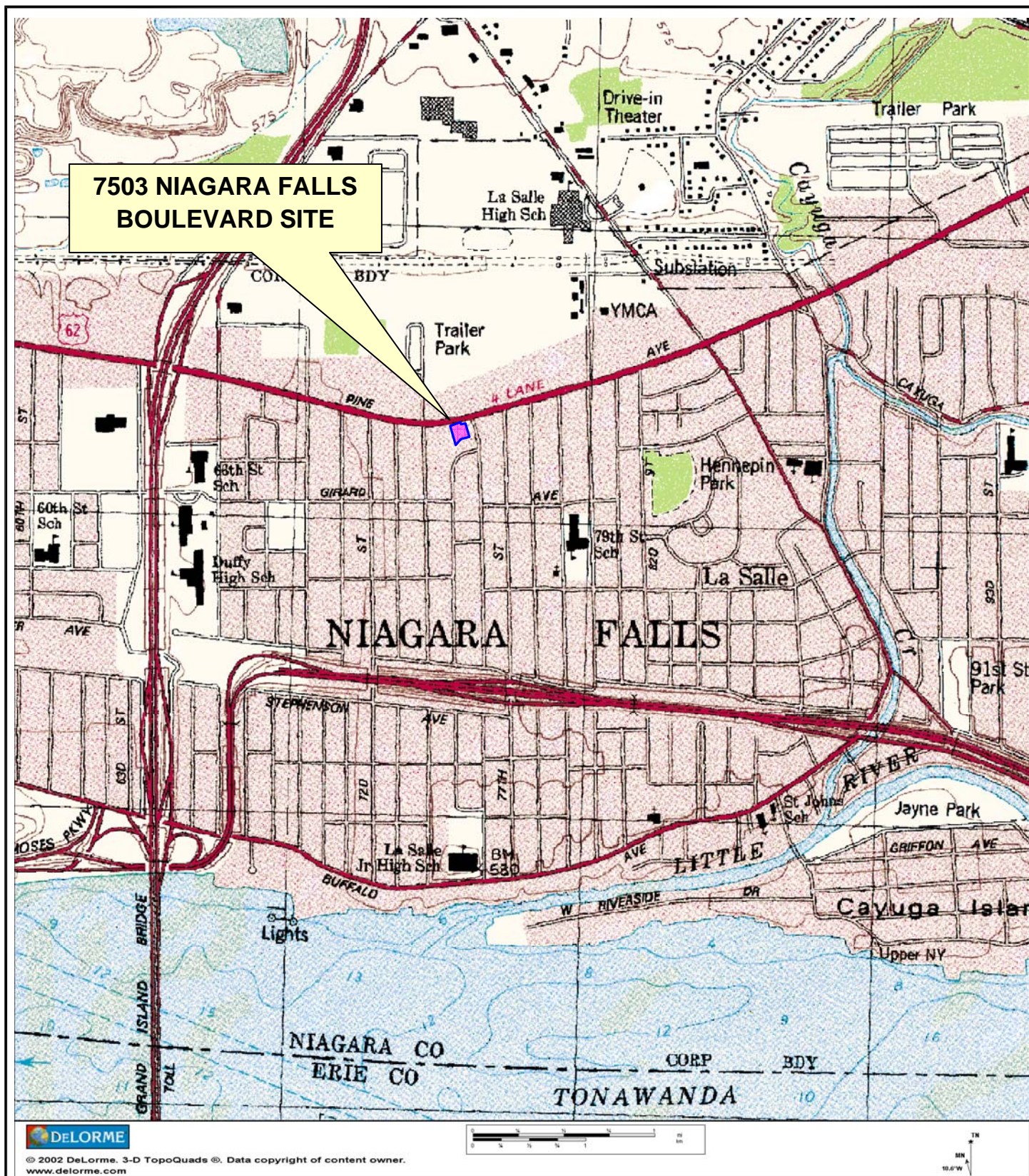
5.0 DECLARATION/LIMITATION

Benchmark Environmental Engineering and Science, PLLC, personnel conducted the annual site inspections for Brownfield Cleanup Program Site No. C932126, Niagara Falls, New York, according to generally accepted practices. This report complied with the scope of work provided to GLR Holdings, LLC by Benchmark Environmental Engineering and Science, PLLC.

This report has been prepared for the exclusive use of GLR Holdings, LLC. The contents of this report are limited to information available at the time of the site inspection. The findings herein may be relied upon only at the discretion of GLR Holdings, LLC. Use of or reliance upon this report or its findings by any other person or entity is prohibited without written permission of Benchmark Environmental Engineering and Science, PLLC.

FIGURES

FIGURE 1



2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0599

SITE LOCATION AND VICINITY MAP

PERIODIC REVIEW REPORT

7503 NIAGARA FALLS BOULEVARD SITE

NIAGARA FALLS, NEW YORK

PREPARED FOR

GLR HOLDINGS, LLC

PROJECT NO.: 0101-002-601

DATE: MAY 2010

DRAFTED BY: NTM



2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0599

SITE MAP (PRE-REMEDIATION)

PERIODIC REVIEW REPORT

7503 NIAGARA FALLS BOULEVARD SITE

NIAGARA FALLS, NEW YORK

PREPARED FOR

GLR HOLDINGS, LLC

PROJECT NO.: 0101-002-601

DATE: MAY 2010

DRAFTED BY: AJZ/NTM

FIGURE 2

FIGURE 3



LEGEND:

- BCP PROPERTY BOUNDARY
- REVISED PARCEL BOUNDARY
- PARCEL BOUNDARY
- WENDY'S STORE & PAVEMENT



SCALE: 1 INCH = 60 FEET
SCALE IN FEET
(approximate)



2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0599

PROJECT NO.: 0101-002-601

DATE: MAY 2010

DRAFTED BY: BCH/NTM

SITE PLAN (POST-REMEDIATION)

PERIODIC REVIEW REPORT

7503 NIAGARA FALLS BOULEVARD SITE

NIAGARA FALLS, NEW YORK

PREPARED FOR
GLR HOLDINGS, LLC

APPENDIX A

INSTITUTIONAL & ENGINEERING CONTROLS CERTIFICATION FORM



Enclosure 1
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



	Site Details	Box 1
Site No.	C932126	
Site Name 7503 Niagara Falls Blvd.		
Site Address: 7515 Niagara Falls Blvd		Zip Code: 14302
City/Town: Niagara Falls		
County: Niagara		
Allowable Use(s) (if applicable, does not address local zoning): Commercial and Industrial		
Site Acreage: 0.9		
Owner: GLR Holdings, LLC		
20 North Union Street, Rochester, NY 14607		
Reporting Period: May 16, 2009 to May 16, 2010		

	Box 2	
Verification of Site Details	YES	NO
1. Is the information in Box 1 correct?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If NO, are changes handwritten above or included on a separate sheet?	<input type="checkbox"/>	
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If YES, is documentation or evidence that documentation has been previously submitted included with this certification?	<input type="checkbox"/>	
3. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If YES, is documentation (or evidence that documentation has been previously submitted) included with this certification?	<input type="checkbox"/>	
4. If use of the site is restricted, is the current use of the site consistent with those restrictions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If NO, is an explanation included with this certification?	<input type="checkbox"/>	
5. For non-significant-threat Brownfield Cleanup Program Sites subject to ECL 27-1415.7(c), has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If YES, is the new information or evidence that new information has been previously submitted included with this Certification?	<input type="checkbox"/>	
6. For non-significant-threat Brownfield Cleanup Program Sites subject to ECL 27-1415.7(c), are the assumptions in the Qualitative Exposure Assessment still valid (must be certified every five years)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If NO, are changes in the assessment included with this certification?	<input type="checkbox"/>	

SITE NO. C932126

Box 3

Description of Institutional Controls

Parcel

Institutional Control

S_B_L Image: **160.12-2-5**

Ground Water Use Restriction
Landuse Restriction
Site Management Plan

Box 4

Description of Engineering Controls

Parcel

Engineering Control

S_B_L Image: **160.12-2-5**

Vapor Mitigation

Attach documentation if IC/ECs cannot be certified or why IC/ECs are no longer applicable.
(See instructions)

Control Description for Site No. C932126

Control Description for Site No. C932126

Parcel: 160.12-2-5

2. Institutional and Engineering Controls. The following controls apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees, and any person using the Controlled Property:

A. The Controlled Property may be used for commercial or industrial use as long as the following long-term engineering controls are employed:

1. Site surfaces will be constructed and maintained appropriately to prevent contact with potentially contaminated soils or groundwater. Various site cover materials (stone, concrete, asphalt pavement, vegetated soil, landscaping, etc) may function as a barrier to prevent human contact with contaminated site soils or groundwater.

2. Excavations below site cover materials must be performed in accordance with applicable provisions of the Soil Fill Management section(s) of the 7503 Niagara Falls Blvd. Site Management Plan, dated October 2007 ("SMP") (or subsequent revisions thereof). Soil and fill below the cover materials must be handled and disposed in accordance with the SIVIP. Soil and fill material from off-site sources which is proposed for use as backfill must meet applicable provisions of the SMP.

3. An active sub-slab depressurization (ASD) system under the building floor is one of the engineering controls to prevent potential releases of contaminated soil vapors into the building indoor air. This ASD system will be tested, and as long as the building is occupied (or as otherwise directed by the New York State Departments of Environmental Conservation and Health), will be continuously operated and maintained in accordance with the provisions of the SMP.

4. Site groundwater quality will be periodically monitored according to the provisions of the Groundwater Monitoring Program section(s) of the SMP. The groundwater monitoring well(s) will be maintained and sampled, and the data reported in accordance with the provisions of the SMP.

The Grantor hereby acknowledges receipt of a copy of the NYSDEC-approved SMP dated October 2007. The SMP describes obligations that Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system on the Controlled Property, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. Upon notice of not less than thirty (30) days the Department in exercise of its discretion and consistent with applicable law may revise the SMP. This notice shall be a final agency determination. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Regional Remediation Engineer
Region 9
NYSDEC
270 Michigan Avenue
Buffalo, NY 14203-2999

or

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

B. The Controlled Property may not be used for a higher level of use such as unrestricted, residential, or restricted residential use and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

Control Description for Site No. C932126

This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation Law.

D. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

E. Grantor covenants and agrees that it shall annually, or such time as NYSDEC may allow, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury that the controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls employed at the Controlled Property were approved by the NYSDEC, and that nothing has occurred that would impair the ability of such control to protect the public health and environment or constitute a violation or failure to comply with any Site Management Plan for such controls and giving access to such Controlled Property to evaluate continued maintenance of such controls.

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

- a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;
- b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO



2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

- (a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;
- (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;
- (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;
- (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and
- (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO



3. If this site has an Operation and Maintenance (O&M) Plan (or equivalent as required in the Decision Document);

I certify by checking "YES" below that the O&M Plan Requirements (or equivalent as required in the Decision Document) are being met.

YES NO



4. If this site has a Monitoring Plan (or equivalent as required in the remedy selection document);

I certify by checking "YES" below that the requirements of the Monitoring Plan (or equivalent as required in the Decision Document) is being met.

YES NO



IC CERTIFICATIONS
SITE NO. C932126

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 2 and/or 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Richard C. Fox at 20 W. Union St Rochester, NY
print name Managing member print business address 1460
am certifying as Owner (Owner or Remedial Party)

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

Richard C. Fox MANAGING MEMBER 5/24/10
Signature of Owner or Remedial Party Rendering Certification Date

IC/EC CERTIFICATIONS

Box 7

QUALIFIED ENVIRONMENTAL PROFESSIONAL (QEP) SIGNATURE

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Michael Lesakowski at 2558 Hamburg Turnpike, Buffalo, NY
print name print business address
am certifying as a Qualified Environmental Professional for the Remedial Party

(Owner or Remedial Party) for the Site named in the Site Details Section of this form.

[Signature]
Signature of Qualified Environmental Professional, for
the Owner or Remedial Party, Rendering Certification

NA
Stamp (if Required)

5/24/10
Date

Enclosure 2

Certification Instructions

I. Verification of Site Details (Box 1 and Box 2):

Answer the six questions in the Verification of Site Details Section. Questions 5 and 6 only refer to sites in the Brownfield Cleanup Program. The Owner and/or Qualified Environmental Professional (QEP) may include handwritten changes and/or other supporting documentation, as necessary.

II. Certification of Institutional / Engineering Controls (Boxes 3, 4, and 5)

1. Review the listed IC/ECs, confirming that all existing controls are listed, and that all existing controls are still applicable. If there is a control that is no longer applicable the Owner / Remedial Party is to petition the Department requesting approval to remove the control.
2. In Box 5, complete certifications for all Plan components, as applicable, by checking the corresponding checkbox.
3. If you cannot certify "YES" for each Control and/or certify the other SM Plan components that are applicable, continue to complete the remainder of this **Certification** form. Attach supporting documentation that explains why the **Certification** cannot be rendered, as well as a statement of proposed corrective measures, and an associated schedule for completing the corrective measures. Note that this **Certification** form must be submitted even if an IC or EC cannot be certified; however, the certification process will not be considered complete until corrective action is completed.

If the Department concurs with the explanation, the proposed corrective measures, and the proposed schedule, a letter authorizing the implementation of those corrective measures will be issued by the Department's Project Manager. Once the corrective measures are complete, a new Periodic Review Report (with IC/EC Certification) is to be submitted within 45 days to the Department. If the Department has any questions or concerns regarding the PRR and/or completion of the IC/EC Certification, the Project Manager will contact you.

III. IC/EC Certification by Signature (Box 6 and Box 7):

If you certified "YES" for each Control, please complete and sign the IC/EC Certifications page. Where the only control is an Institutional Control on the use of the property the certification statement in Box 6 shall be completed and may be made by the property owner. Where the site has Institutional and Engineering Controls, the certification statement in Box 7 must be completed by a Professional Engineer or Qualified Environmental Professional (see table below).

Table 1. Signature Requirements for Control Certification Page

Type of Control	Example of IC/EC	Required Signatures
EC which does not include a treatment system or engineered caps.	Fence, Clean Soil Cover, Individual House Water Treatment System, Vapor Mitigation System	A site or property owner or remedial party, and a QEP. (P.E. license not required)
EC that includes treatment system or an engineered cap.	Pump & Treat System providing hydraulic control of a plume, Part 360 Cap.	A site or property owner or remedial party, and a QEP with a P.E. license.

WHERE to mail the signed Certification Form and electronic copy by **Monday, May 17, 2010:**

New York State Department of Environmental Conservation
270 Michigan Ave
Buffalo, NY 14203-2999

Attn: Brian Sadowski, Project Manager

Please note that extra postage may be required.

APPENDIX B

SITE PHOTLOG

SITE PHOTOGRAPHS

Photo 1:



Photo 2:



Photo 3:



Photo 4:



Photo 1: Site Conditions – eastern boundary (looking west from 76th Street)

Photo 2: Site Conditions – northeast drive/parking areas (looking southwest from corner of 76th and NF Blvd)

Photo 3: Site Conditions – southern drive/parking areas (looking east)

Photo 4: Site Conditions – grassy area southwest property boundary (looking west)

7503 Niagara Falls Boulevard Site
Niagara Falls, New York
April 23, 2010



SITE PHOTOGRAPHS

Photo 5:



Photo 6:



Photo 7:



Photo 5: Site Conditions - rear drive/parking area (looking east)

Photo 6: Site Conditions – western boundary (looking south from NF Blvd.)

Photo 7: ASD System – 0.5 inches-WC reading on magnahelic gauge

APPENDIX C

ASD PERIODIC VISUAL INSPECTION LOGS

Monthly Operation & Maintenance Log Active Sub-Slab Depressurization System

Project Name: GLR Holdings Project No.: 0101-002-601
Project Location: 7515 Niagara Falls Blvd. Client: GLR Holdings
Preparer's Name: Date/Time: 5/2/09

Notes:

Monthly Operating Status:

System(s) currently running? ☒ yes ☐ no

Has the system been off-line in the past month? ☒ yes ☐ no

If yes, please list the dates and brief description why (i.e. maintenance, part replacement, etc.):

What is the current Vacuum reading? .5

Visual Inspection:

Any piping disconnected?	<input checked="" type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Any cracks visible in piping?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no
Any new cracks visible in slab floor?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Magnehelic guage reading 0?	<input checked="" type="checkbox"/> yes	<input checked="" type="checkbox"/> no

If yes to any question above, please provide more information below.

Monthly Operation & Maintenance Log Active Sub-Slab Depressurization System

Change in Occupancy / Use of Space:

Please indicate general use of floor space? _____

Has this general use changed in the past month? _____

☐ yes

☒ no

If yes, please explain:

System Modifications:

Have any modifications been made to the Sub-Slab Depressurization System? _____

☐ yes

☒ no

If so, please list with date:

Monthly Operation & Maintenance Log Active Sub-Slab Depressurization System

Project Name: GLR Holdings

Project No.: 0101-002-601

Project Location: 7515 Niagara Falls Blvd.

Client: GLR Holdings

Preparer's Name:

Date/Time: 6/11/09

Notes:

Monthly Operating Status:

System(s) currently running? ☒ yes ☐ no

Has the system been off-line in the past month? ☐ yes ☒ no

If yes, please list the dates and brief description why (i.e. maintenance, part replacement, etc.):

What is the current Vacuum reading?

16.7

Visual Inspection:

Any piping disconnected? ☐ yes ☒ no

Any cracks visible in piping? ☐ yes ☒ no

Any new cracks visible in slab floor? ☐ yes ☒ no

Magnehelic guage reading 0? ☐ yes ☒ no

If yes to any question above, please provide more information below.

Monthly Operation & Maintenance Log Active Sub-Slab Depressurization System

Change in Occupancy / Use of Space:

Please indicate general use of floor space? _____

Has this general use changed in the past month? _____

☐ yes

☒ no

If yes, please explain:

System Modifications:

Have any modifications been made to the Sub-Slab Depressurization System? _____

☐ yes

☒ no

If so, please list with date:

Monthly Operation & Maintenance Log Active Sub-Slab Depressurization System

Project Name: GLR Holdings

Project No.: 0101-002-601

Project Location: 7515 Niagara Falls Blvd.

Client: GLR Holdings

Preparer's Name:

Date/Time: 7/1/09

Notes:

Monthly Operating Status:

System(s) currently running?

☒

yes

☐

no

Has the system been off-line in the past month?

☐

yes

☒

no

If yes, please list the dates and brief description why (i.e. maintenance, part replacement, etc.):

What is the current Vacuum reading?

Visual Inspection:

Any piping disconnected?

☐

yes

☒

no

Any cracks visible in piping?

☐

yes

☒

no

Any new cracks visible in slab floor?

☐

yes

☒

no

Magnehelic guage reading 0?

☐

yes

☒

no

If yes to any question above, please provide more information below.

Monthly Operation & Maintenance Log Active Sub-Slab Depressurization System

Change in Occupancy / Use of Space:

Please indicate general use of floor space? _____

Has this general use changed in the past month? _____

☐ yes

☒ no

If yes, please explain:

System Modifications:

Have any modifications been made to the Sub-Slab Depressurization System? _____

☐ yes

☒ no

If so, please list with date:

Monthly Operation & Maintenance Log Active Sub-Slab Depressurization System

Project Name: GLR Holdings

Project No.: 0101-002-601

Project Location: 7515 Niagara Falls Blvd.

Client: GLR Holdings

Preparer's Name:

Date/Time: 8/10/09

Notes:

Monthly Operating Status:

System(s) currently running? ☒ yes ☐ no

Has the system been off-line in the past month? ☐ yes ☒ no

If yes, please list the dates and brief description why (i.e. maintenance, part replacement, etc.):

What is the current Vacuum reading?

1.5

Visual Inspection:

Any piping disconnected? ☐ yes ☒ no

Any cracks visible in piping? ☐ yes ☒ no

Any new cracks visible in slab floor? ☐ yes ☒ no

Magnehelic guage reading 0? ☒ yes ☐ no

If yes to any question above, please provide more information below.

Monthly Operation & Maintenance Log Active Sub-Slab Depressurization System

Change in Occupancy / Use of Space:

Please indicate general use of floor space? _____

Has this general use changed in the past month? _____

☐ yes

☒ no

If yes, please explain:

System Modifications:

Have any modifications been made to the Sub-Slab Depressurization System? _____

☐ yes

☒ no

If so, please list with date:

Monthly Operation & Maintenance Log Active Sub-Slab Depressurization System

Project Name: GLR Holdings

Project No.: 0101-002-601

Project Location: 7515 Niagara Falls Blvd.

Client: GLR Holdings

Preparer's Name:

Date/Time: 9/12/09

Notes:

Monthly Operating Status:

System(s) currently running?

☒ yes

☐ no

Has the system been off-line in the past month?

☐ yes

☒ no

If yes, please list the dates and brief description why (i.e. maintenance, part replacement, etc.):

What is the current Vacuum reading?

1.5

Visual Inspection:

Any piping disconnected?

☐ yes

☒ no

Any cracks visible in piping?

☐ yes

☒ no

Any new cracks visible in slab floor?

☐ yes

☒ no

Magnehelic guage reading 0?

☒ yes

☐ no

If yes to any question above, please provide more information below.

Monthly Operation & Maintenance Log Active Sub-Slab Depressurization System

Change in Occupancy / Use of Space:

Please indicate general use of floor space? _____

Has this general use changed in the past month? _____

☐ yes

☒ no

If yes, please explain:

System Modifications:

Have any modifications been made to the Sub-Slab Depressurization System? _____

☐ yes

☒ no

If so, please list with date:

Monthly Operation & Maintenance Log Active Sub-Slab Depressurization System

Project Name: GLR Holdings Project No.: 0101-002-601
Project Location: 7515 Niagara Falls Blvd. Client: GLR Holdings
Preparer's Name: Date/Time: 10/5/09

Notes:

Monthly Operating Status:

System(s) currently running? ☒ yes ☐ no
Has the system been off-line in the past month? ☐ yes ☒ no

If yes, please list the dates and brief description why (i.e. maintenance, part replacement, etc.):

What is the current Vacuum reading?

5

Visual Inspection:

Any piping disconnected? ☐ yes ☒ no
Any cracks visible in piping? ☐ yes ☒ no
Any new cracks visible in slab floor? ☐ yes ☒ no
Magnehelic guage reading 0? ☐ yes ☒ no

If yes to any question above, please provide more information below.

Monthly Operation & Maintenance Log Active Sub-Slab Depressurization System

Change in Occupancy / Use of Space:

Please indicate general use of floor space? _____

Has this general use changed in the past month? _____

☐ yes

☒ no

If yes, please explain:

System Modifications:

Have any modifications been made to the Sub-Slab Depressurization System? _____

☐ yes

☒ no

If so, please list with date: _____

Monthly Operation & Maintenance Log Active Sub-Slab Depressurization System

Project Name: GLR Holdings

Project No.: 0101-002-601

Project Location: 7515 Niagara Falls Blvd.

Client: GLR Holdings

Preparer's Name:

Date/Time: 11/10/09

Notes:

Monthly Operating Status:

System(s) currently running?

☒ yes

☐ no

Has the system been off-line in the past month?

☐ yes

☒ no

If yes, please list the dates and brief description why (i.e. maintenance, part replacement, etc.):

What is the current Vacuum reading?

.5

Visual Inspection:

Any piping disconnected?

☐ yes

☒ no

Any cracks visible in piping?

☐ yes

☒ no

Any new cracks visible in slab floor?

☐ yes

☒ no

Magnehelic guage reading 0?

☐ yes

☒ no

If yes to any question above, please provide more information below.

Monthly Operation & Maintenance Log Active Sub-Slab Depressurization System

Change in Occupancy / Use of Space:

Please indicate general use of floor space? _____

Has this general use changed in the past month? _____

☐ yes

☒ no

If yes, please explain:

System Modifications:

Have any modifications been made to the Sub-Slab Depressurization System? _____

☐ yes

☒ no

If so, please list with date:

Monthly Operation & Maintenance Log Active Sub-Slab Depressurization System

Project Name: GLR Holdings Project No.: 0101-002-601
Project Location: 7515 Niagara Falls Blvd. Client: GLR Holdings
Preparer's Name: Date/Time: 12/08/09

Notes:

Monthly Operating Status:

System(s) currently running? ☒ yes ☐ no
Has the system been off-line in the past month? ☐ yes ☒ no
If yes, please list the dates and brief description why (i.e. maintenance, part replacement, etc.):

What is the current Vacuum reading?

1.5

Visual Inspection:

Any piping disconnected? ☐ yes ☒ no
Any cracks visible in piping? ☐ yes ☒ no
Any new cracks visible in slab floor? ☐ yes ☒ no
Magnehelic guage reading 0? ☐ yes ☒ no

If yes to any question above, please provide more information below.

Monthly Operation & Maintenance Log Active Sub-Slab Depressurization System

Change in Occupancy / Use of Space:

Please indicate general use of floor space? _____

Has this general use changed in the past month? _____

☐ yes

☒ no

If yes, please explain:

System Modifications:

Have any modifications been made to the Sub-Slab Depressurization System? _____

☐ yes

☒ no

If so, please list with date:

Monthly Operation & Maintenance Log Active Sub-Slab Depressurization System

Project Name: GLR Holdings

Project No.: 0101-002-601

Project Location: 7515 Niagara Falls Blvd.

Client: GLR Holdings

Preparer's Name:

Date/Time: 11/1/10

Notes:

Monthly Operating Status:

System(s) currently running? ☒ yes ☐ no

Has the system been off-line in the past month? ☐ yes ☒ no

If yes, please list the dates and brief description why (i.e. maintenance, part replacement, etc.):

What is the current Vacuum reading?

-5

Visual Inspection:

Any piping disconnected? ☐ yes ☒ no

Any cracks visible in piping? ☐ yes ☒ no

Any new cracks visible in slab floor? ☐ yes ☒ no

Magnehelic guage reading 0? ☐ yes ☒ no

If yes to any question above, please provide more information below.

Monthly Operation & Maintenance Log Active Sub-Slab Depressurization System

Change in Occupancy / Use of Space:

Please indicate general use of floor space? _____

Has this general use changed in the past month? _____

☐ yes

☒ no

If yes, please explain:

System Modifications:

Have any modifications been made to the Sub-Slab Depressurization System? _____

☐ yes

☒ no

If so, please list with date: _____

Monthly Operation & Maintenance Log Active Sub-Slab Depressurization System

Project Name: GLR Holdings

Project No.: 0101-002-601

Project Location: 7515 Niagara Falls Blvd.

Client: GLR Holdings

Preparer's Name:

Date/Time: 2/9/10

Notes:

Monthly Operating Status:

System(s) currently running? ☒ yes ☐ no

Has the system been off-line in the past month? ☐ yes ☒ no

If yes, please list the dates and brief description why (i.e. maintenance, part replacement, etc.):

What is the current Vacuum reading?

5

Visual Inspection:

Any piping disconnected? ☐ yes ☒ no

Any cracks visible in piping? ☐ yes ☒ no

Any new cracks visible in slab floor? ☐ yes ☒ no

Magnehelic guage reading 0? ☐ yes ☒ no

If yes to any question above, please provide more information below.

Monthly Operation & Maintenance Log Active Sub-Slab Depressurization System

Change in Occupancy / Use of Space:

Please indicate general use of floor space? _____

Has this general use changed in the past month? _____

☐ yes

☒ no

If yes, please explain:

System Modifications:

Have any modifications been made to the Sub-Slab Depressurization System? _____

☐ yes

☒ no

If so, please list with date:

Monthly Operation & Maintenance Log Active Sub-Slab Depressurization System

Project Name: GLR Holdings Project No.: 0101-002-601
Project Location: 7515 Niagara Falls Blvd. Client: GLR Holdings
Preparer's Name: Date/Time: 3/10/10

Notes:

Monthly Operating Status:

System(s) currently running? ☒ yes ☐ no
Has the system been off-line in the past month? ☐ yes ☒ no
If yes, please list the dates and brief description why (i.e. maintenance, part replacement, etc.):

What is the current Vacuum reading?

5

Visual Inspection:

Any piping disconnected? ☐ yes ☒ no
Any cracks visible in piping? ☐ yes ☒ no
Any new cracks visible in slab floor? ☐ yes ☒ no
Magnehelic gauge reading 0? ☐ yes ☒ no

If yes to any question above, please provide more information below.

Monthly Operation & Maintenance Log Active Sub-Slab Depressurization System

Change in Occupancy / Use of Space:

Please indicate general use of floor space? _____

Has this general use changed in the past month? _____

☐ yes

☒ no

If yes, please explain:

System Modifications:

Have any modifications been made to the Sub-Slab Depressurization System? _____

☐ yes

☒ no

If so, please list with date: _____



Monthly Operation & Maintenance Log Active Sub-Slab Depressurization System

Project Name: GLR Holdings Project No.: 0101-002-601
Project Location: 7515 Niagara Falls Blvd. Client: GLR Holdings
Preparer's Name: Date/Time: 4/12/10

Notes:

Monthly Operating Status:

System(s) currently running? ☒ yes ☐ no
Has the system been off-line in the past month? ☐ yes ☒ no
If yes, please list the dates and brief description why (i.e. maintenance, part replacement, etc.):

What is the current Vacuum reading? .5

Visual Inspection:

Any piping disconnected?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Any cracks visible in piping?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Any new cracks visible in slab floor?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Magnehelic guage reading 0?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no

If yes to any question above, please provide more information below.

Monthly Operation & Maintenance Log Active Sub-Slab Depressurization System

Change in Occupancy / Use of Space:

Please indicate general use of floor space? _____

Has this general use changed in the past month? _____

☐ yes

☒ no

If yes, please explain:

System Modifications:

Have any modifications been made to the Sub-Slab Depressurization System? _____

☐ yes

☒ no

If so, please list with date:

APPENDIX D

GROUNDWATER MONITORING REPORT

May 7, 2010

Mr. Jeffrey Konsella
Project Manager
NYSDEC Region 9
Division of Environmental Remediation
270 Michigan Ave.
Buffalo, New York 14203-2999

**Re: Annual Groundwater Monitoring Results
7503 Niagara Falls Blvd. Site
BCP Site No: C932126**

Dear Mr. Konsella:

On behalf of our client, GLR Holdings, LLC, Benchmark Environmental Engineering & Science, PLLC (Benchmark) has prepared this correspondence related to long term groundwater monitoring of MW-14R. Groundwater sampling was performed on April 23, 2010 at the Wendy's Restaurant at 7503 Niagara Falls Boulevard, Niagara Falls, NY (see Figures 1 & 2).

Sampling was performed by Benchmark personnel using a 1.5-inch polyethylene disposable bailer. After three well volumes were purged, MW-14R was then sampled for Target Compound List (TCL) volatile organic compounds (VOCs) via USEPA Method 8260. Samples were then shipped under chain of custody command to TestAmerica Laboratories in Amherst, NY.

Analytical results are summarized on Table 1 (attached), the laboratory analytical report is attached in Attachment #1. The concentrations of chlorinated VOCs have fluctuated, with several compounds continuing to decrease in concentration or remain non-detect (ND), while concentrations have increased for several compounds, related to the previous sampling events. Based on the results, continued annual monitoring is recommended with the next groundwater monitoring event to be conducted during the first half of 2011.

Please contact us with any questions.

Sincerely,
Benchmark Environmental Engineering & Science, PLLC



Michael Lesakowski
Project Manager

c. Greg Barkstrom, GLR Holdings, LLC
Matt Forcucci, NYSDOH
File: 0101-002-601

TABLE

TABLE 1
SUMMARY OF CHLORINATED VOCs GROUNDWATER ANALYTICAL DATA

Long Term Groundwater Monitoring
7503 Niagara Falls Boulevard Site

Parameter ¹	MW-14 / MW-14R								GWQS/GV ³
	Baseline ² (MW-14)	DEC 06 (MW-14)	JAN 07 (MW-14)	MAR 07 (MW-14)	JUN 07 (MW-14)	APR 08 (MW-14R)	MAY 09 (MW-14R)	APR 10 (MW-14R)	
Vinyl chloride	910 D	380	150	320	540	150 D	ND	1600 D	2
1,2-Dichloroethane	ND	ND	ND	ND	ND	ND	ND	1.4	0.6
1,1-Dichloroethene	85 D	140	21 J	21 J	60 J	3.9 J	ND	22	5
Trichloroethene	540 D	1500	300	150	330	10	ND	3.4	5
Tetrachloroethene	640	480	120	98	35	ND	ND	ND	5
trans-1,2-Dichloroethene	1300 D	520	240	500	1500	30	ND	110 D	5
cis-1,2-Dichloroethene	1100 D	570	220	370	850	310 D	ND	1200 D	5
Total cVOCs	4575	3590	1051	1459	3315	504	ND	2937	NA

Notes:

1. Only chlorinated volatile organic compounds (cVOCs) are shown.
2. Baseline concentrations were collected in June 2006. Hydrogen Release Compound (HRC) injection was completed in November 2006.
3. NYSDEC Class "GA" Groundwater Quality Standards/Guidance Values (GWQS/GV), 6 NYCRR Part 703.
4. Concentrations are in micrograms per liter (ug/L).

Definitions:

J = Estimated value; result is less than the sample quantitation limit but greater than zero.
D = Diluted sample result.
ND = parameter not detected above laboratory detection limit.
NA = Not Applicable

FIGURES

7503
NIAGARA FALLS
BOULEVARD SITE

Drive-in Theater
Trailer Park
La Salle High Sch
Substation
YMCA
Trailer Park
63th St Sch
60th St Sch
Duffy High Sch
Hennepin Park
79th St Sch
La Salle
91st St Park
Jayne Park
Cayuga Island
Upper NY
NIAGARA CO
ERIE CO
TONAWANDA

NIAGARA FALLS

4 LANE
PINE AVE
GIRARD ST
720 ST
77TH ST
BURNHAM AVE
W RIVERSIDE DR
GRIFFON AVE
CAYUGA RIVER
LITTLE RIVER
ST. JOHN'S SCH
La Salle Jr High Sch
BM 530
Lights
GRAND ISLAND BRIDGE
TOOL

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www.delorme.com



BENCHMARK
ENVIRONMENTAL
ENGINEERING &
SCIENCE, PLLC

DRAFTED BY: AJZ

SITE LOCATION AND VICINITY MAP

7503 NIAGARA FALLS BOULEVARD SITE
NIAGARA FALLS, NEW YORK

PREPARED FOR
GLR HOLDINGS, LLC

FIGURE 2



LEGEND:

MW-14R APPROXIMATE LOCATION OF LONG TERM
GROUNDWATER MONITORING WELL



726 EXCHANGE STREET
SUITE 624
BUFFALO, NEW YORK 14210
(716) 856-0599

PROJECT NO.: 0101-002-601

DATE: MAY 2009

DRAFTED BY: JCT

SITE PLAN
LONG-TERM GROUNDWATER MONITORING PLAN
7503 NIAGARA FALLS BOULEVARD SITE
NIAGARA FALLS, NEW YORK

PREPARED FOR
GLR HOLDINGS, LLC

ATTACHMENT #1

Laboratory Analytical Report

Analytical Report

Work Order: RTD1770

Project Description

Benchmark - GLR Holdings site

For:

Mike Lesakowski

Benchmark Environmental & Engineering Science

2558 Hamburg Turnpike, Suite 300

Lackawanna, NY 14218



Brian Fischer

Project Manager

Brian.Fischer@testamericainc.com

Friday, April 30, 2010

The test results in this report meet all NELAP requirements for analytes for which accreditation is required or available. Any exception to NELAP requirements are noted in this report. Pursuant to NELAP, this report may not be reproduced, except in full, without the written approval of the laboratory. All questions regarding this test report should be directed to the TestAmerica Project manager who has signed this report.

TestAmerica Buffalo Current Certifications

As of 12/21/2009

STATE	Program	Cert # / Lab ID
Arkansas	CWA, RCRA, SOIL	88-0686
California*	NELAP CWA, RCRA	01169CA
Connecticut	SDWA, CWA, RCRA, SOIL	PH-0568
Florida*	NELAP CWA, RCRA	E87672
Georgia*	SDWA, NELAP CWA, RCRA	956
Illinois*	NELAP SDWA, CWA, RCRA	200003
Iowa	SW/CS	374
Kansas*	NELAP SDWA, CWA, RCRA	E-10187
Kentucky	SDWA	90029
Kentucky UST	UST	30
Louisiana*	NELAP CWA, RCRA	2031
Maine	SDWA, CWA	NY0044
Maryland	SDWA	294
Massachusetts	SDWA, CWA	M-NY044
Michigan	SDWA	9937
Minnesota	SDWA, CWA, RCRA	036-999-337
New Hampshire*	NELAP SDWA, CWA	233701
New Jersey*	NELAP, SDWA, CWA, RCRA,	NY455
New York*	NELAP, AIR, SDWA, CWA, RCRA, CLP	10026
Oklahoma	CWA, RCRA	9421
Pennsylvania*	NELAP CWA, RCRA	68-00281
Tennessee	SDWA	02970
Texas*	NELAP CWA, RCRA	T104704412-08-TX
USDA	FOREIGN SOIL PERMIT	S-41579
Virginia	SDWA	278
Washington*	NELAP CWA, RCRA	C1677
Wisconsin	CWA, RCRA	998310390
West Virginia	CWA, RCRA	252

*As required under the indicated accreditation, the test results in this report meet all NELAP requirements for parameters for which accreditation is required or available. Any exceptions to NELAP requirements are noted in this report.

Benchmark Environmental & Engineering Science
2558 Hamburg Turnpike, Suite 300
Lackawanna, NY 14218

Work Order: RTD1770

Project: Benchmark - GLR Holdings site

Project Number: TURN-0046

Received: 04/23/10

Reported: 04/30/10 15:52

CASE NARRATIVE

According to 40CFR Part 136.3, pH, Chlorine Residual, Dissolved Oxygen, Sulfite, and Temperature analyses are to be performed immediately after aqueous sample collection. When these parameters are not indicated as field (e.g. field-pH), they were not analyzed immediately, but as soon as possible after laboratory receipt.

A pertinent document is appended to this report, 1 page, is included and is an integral part of this report.

Reproduction of this analytical report is permitted only in its entirety. This report shall not be reproduced except in full without the written approval of the laboratory.

TestAmerica Laboratories, Inc. certifies that the analytical results contained herein apply only to the samples tested as received by our Laboratory.

Benchmark Environmental & Engineering Science
2558 Hamburg Turnpike, Suite 300
Lackawanna, NY 14218

Work Order: RTD1770

Project: Benchmark - GLR Holdings site

Project Number: TURN-0046

Received: 04/23/10

Reported: 04/30/10 15:52

DATA QUALIFIERS AND DEFINITIONS

D08 Dilution required due to high concentration of target analyte(s)

NR Any inclusion of NR indicates that the project specific requirements do not require reporting estimated values below the laboratory reporting limit.

Benchmark Environmental & Engineering Science
2558 Hamburg Turnpike, Suite 300
Lackawanna, NY 14218

Work Order: RTD1770

Project: Benchmark - GLR Holdings site

Project Number: TURN-0046

Received: 04/23/10

Reported: 04/30/10 15:52

Executive Summary - Detections

Analyte	Sample Result	Data Qualifiers	RL	MDL	Units	Dil Fac	Date Analyzed	Lab Tech	Batch	Method
Sample ID: RTD1770-01 (MW-14R - Water)						Sampled: 04/23/10 11:36		Recvd: 04/23/10 12:30		
<u>Volatile Organic Compounds by EPA 8260B</u>										
1,1-Dichloroethene	22		1.0	0.29	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
1,2-Dichloroethane	1.4		1.0	0.21	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Trichloroethene	3.4		1.0	0.46	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Sample ID: RTD1770-01RE1 (MW-14R - Water)						Sampled: 04/23/10 11:36		Recvd: 04/23/10 12:30		
<u>Volatile Organic Compounds by EPA 8260B</u>										
cis-1,2-Dichloroethene	1200	D08	40	32	ug/L	40.0	04/29/10 20:06	TRB	10D2739	8260B
trans-1,2-Dichloroethene	110	D08	40	36	ug/L	40.0	04/29/10 20:06	TRB	10D2739	8260B
Vinyl chloride	1600	D08	40	36	ug/L	40.0	04/29/10 20:06	TRB	10D2739	8260B

Benchmark Environmental & Engineering Science
2558 Hamburg Turnpike, Suite 300
Lackawanna, NY 14218

Work Order: RTD1770

Project: Benchmark - GLR Holdings site

Project Number: TURN-0046

Received: 04/23/10

Reported: 04/30/10 15:52

Sample Summary

Sample Identification	Lab Number	Client Matrix	Date/Time Sampled	Date/Time Received	Sample Qualifiers
MW-14R	RTD1770-01	Water	04/23/10 11:36	04/23/10 12:30	

Benchmark Environmental & Engineering Science
2558 Hamburg Turnpike, Suite 300
Lackawanna, NY 14218

Work Order: RTD1770

Project: Benchmark - GLR Holdings site

Project Number: TURN-0046

Received: 04/23/10

Reported: 04/30/10 15:52

Analytical Report

Analyte	Sample Result	Data Qualifiers	RL	MDL	Units	Dil Fac	Date Analyzed	Lab Tech	Batch	Method
Sample ID: RTD1770-01 (MW-14R - Water)						Sampled: 04/23/10 11:36		Recvd: 04/23/10 12:30		
<u>Volatile Organic Compounds by EPA 8260B</u>										
1,1,1-Trichloroethane	ND		1.0	0.82	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
1,1,2,2-Tetrachloroethane	ND		1.0	0.21	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
1,1,2-Trichloroethane	ND		1.0	0.23	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
1,1,2-Trichloro-1,2,2-trifluoroethane	ND		1.0	0.31	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
1,1-Dichloroethane	ND		1.0	0.38	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
1,1-Dichloroethene	22		1.0	0.29	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
1,2,4-Trichlorobenzene	ND		1.0	0.41	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
1,2-Dibromo-3-chloropropane	ND		1.0	0.39	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
1,2-Dibromoethane	ND		1.0	0.73	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
1,2-Dichlorobenzene	ND		1.0	0.79	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
1,2-Dichloroethane	1.4		1.0	0.21	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
1,2-Dichloropropane	ND		1.0	0.72	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
1,3-Dichlorobenzene	ND		1.0	0.78	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
1,4-Dichlorobenzene	ND		1.0	0.84	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
2-Butanone	ND		5.0	1.3	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
2-Hexanone	ND		5.0	1.2	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
4-Methyl-2-pentanone	ND		5.0	2.1	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Acetone	ND		5.0	3.0	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Benzene	ND		1.0	0.41	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Bromodichloromethane	ND		1.0	0.39	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Bromoform	ND		1.0	0.26	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Bromomethane	ND		1.0	0.69	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Carbon disulfide	ND		1.0	0.19	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Carbon Tetrachloride	ND		1.0	0.27	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Chlorobenzene	ND		1.0	0.75	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Dibromochloromethane	ND		1.0	0.32	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Chloroethane	ND		1.0	0.32	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Chloroform	ND		1.0	0.34	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Chloromethane	ND		1.0	0.35	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
cis-1,3-Dichloropropene	ND		1.0	0.36	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Cyclohexane	ND		1.0	0.18	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Dichlorodifluoromethane	ND		1.0	0.68	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Ethylbenzene	ND		1.0	0.74	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Isopropylbenzene	ND		1.0	0.79	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Methyl Acetate	ND		1.0	0.50	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Methyl-t-Butyl Ether (MTBE)	ND		1.0	0.16	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Methylcyclohexane	ND		1.0	0.16	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Methylene Chloride	ND		1.0	0.44	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Styrene	ND		1.0	0.73	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Tetrachloroethene	ND		1.0	0.36	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Toluene	ND		1.0	0.51	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
trans-1,3-Dichloropropene	ND		1.0	0.37	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Trichloroethene	3.4		1.0	0.46	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Trichlorofluoromethane	ND		1.0	0.88	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
Xylenes, total	ND		2.0	0.66	ug/L	1.00	04/29/10 13:50	TRB	10D2739	8260B
1,2-Dichloroethane-d4	93 %		Surr Limits: (66-137%)				04/29/10 13:50	TRB	10D2739	8260B
4-Bromofluorobenzene	100 %		Surr Limits: (73-120%)				04/29/10 13:50	TRB	10D2739	8260B

TestAmerica Buffalo - 10 Hazelwood Drive Amherst, NY 14228 tel 716-691-2600 fax 716-691-7991

www.testamericainc.com

Benchmark Environmental & Engineering Science
2558 Hamburg Turnpike, Suite 300
Lackawanna, NY 14218

Work Order: RTD1770

Project: Benchmark - GLR Holdings site

Project Number: TURN-0046

Received: 04/23/10

Reported: 04/30/10 15:52

Analytical Report

Analyte	Sample Result	Data Qualifiers	RL	MDL	Units	Dil Fac	Date Analyzed	Lab Tech	Batch	Method
Sample ID: RTD1770-01 (MW-14R - Water) - cont.						Sampled: 04/23/10 11:36		Recvd: 04/23/10 12:30		
<u>Volatile Organic Compounds by EPA 8260B - cont.</u>										
Toluene-d8	104 %	Surr Limits: (71-126%)					04/29/10 13:50	TRB	10D2739	8260B

Surr Limits: (71-126%)

Benchmark Environmental & Engineering Science
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Lackawanna, NY 14218

Work Order: RTD1770

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Project Number: TURN-0046

Received: 04/23/10

Reported: 04/30/10 15:52

Analytical Report

Analyte	Sample Result	Data Qualifiers	RL	MDL	Units	Dil Fac	Date Analyzed	Lab Tech	Batch	Method
Sample ID: RTD1770-01RE1 (MW-14R - Water)						Sampled: 04/23/10 11:36		Recvd: 04/23/10 12:30		
<u>Volatile Organic Compounds by EPA 8260B</u>										
cis-1,2-Dichloroethene	1200	D08	40	32	ug/L	40.0	04/29/10 20:06	TRB	10D2739	8260B
trans-1,2-Dichloroethene	110	D08	40	36	ug/L	40.0	04/29/10 20:06	TRB	10D2739	8260B
Vinyl chloride	1600	D08	40	36	ug/L	40.0	04/29/10 20:06	TRB	10D2739	8260B
1,2-Dichloroethane-d4	89 %	D08	Surr Limits: (66-137%)				04/29/10 20:06	TRB	10D2739	8260B
4-Bromofluorobenzene	101 %	D08	Surr Limits: (73-120%)				04/29/10 20:06	TRB	10D2739	8260B
Toluene-d8	106 %	D08	Surr Limits: (71-126%)				04/29/10 20:06	TRB	10D2739	8260B

Benchmark Environmental & Engineering Science
2558 Hamburg Turnpike, Suite 300
Lackawanna, NY 14218

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Project Number: TURN-0046

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Reported: 04/30/10 15:52

SAMPLE EXTRACTION DATA

Parameter	Batch	Lab Number	Wt/Vol Extracte	Units	Extract Volume	Units	Date Prepared	Lab Tech	Extraction Method
Volatile Organic Compounds by EPA 8260B									
8260B	10D2739	RTD1770-01	5.00	mL	5.00	mL	04/29/10 10:21	TRB	5030B MS
8260B	10D2739	RTD1770-01RE	5.00	mL	5.00	mL	04/29/10 10:21	TRB	5030B MS

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Work Order: RTD1770

Project: Benchmark - GLR Holdings site

Project Number: TURN-0046

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Reported: 04/30/10 15:52

LABORATORY QC DATA

Analyte	Source Result	Spike Level	RL	MDL	Units	Result	% REC	% REC Limits	% RPD	RPD Limit	Data Qualifiers
<u>Volatiles Organic Compounds by EPA 8260B</u>											
Blank Analyzed: 04/29/10 (Lab Number:10D2739-BLK1, Batch: 10D2739)											
1,1,1-Trichloroethane			1.0	0.82	ug/L	ND					
1,1,2,2-Tetrachloroethane			1.0	0.21	ug/L	ND					
1,1,2-Trichloroethane			1.0	0.23	ug/L	ND					
1,1,2-Trichloro-1,2,2-trifluoroethane			1.0	0.31	ug/L	ND					
1,1-Dichloroethane			1.0	0.38	ug/L	ND					
1,1-Dichloroethene			1.0	0.29	ug/L	ND					
1,2,4-Trichlorobenzene			1.0	0.41	ug/L	ND					
1,2-Dibromo-3-chloropropane			1.0	0.39	ug/L	ND					
1,2-Dibromoethane			1.0	0.73	ug/L	ND					
1,2-Dichlorobenzene			1.0	0.79	ug/L	ND					
1,2-Dichloroethane			1.0	0.21	ug/L	ND					
1,2-Dichloropropane			1.0	0.72	ug/L	ND					
1,3-Dichlorobenzene			1.0	0.78	ug/L	ND					
1,4-Dichlorobenzene			1.0	0.84	ug/L	ND					
2-Butanone			5.0	1.3	ug/L	ND					
2-Hexanone			5.0	1.2	ug/L	ND					
4-Methyl-2-pentanone			5.0	2.1	ug/L	ND					
Acetone			5.0	3.0	ug/L	ND					
Benzene			1.0	0.41	ug/L	ND					
Bromodichloromethane			1.0	0.39	ug/L	ND					
Bromoform			1.0	0.26	ug/L	ND					
Bromomethane			1.0	0.69	ug/L	ND					
Carbon disulfide			1.0	0.19	ug/L	ND					
Carbon Tetrachloride			1.0	0.27	ug/L	ND					
Chlorobenzene			1.0	0.75	ug/L	ND					
Dibromochloromethane			1.0	0.32	ug/L	ND					
Chloroethane			1.0	0.32	ug/L	ND					
Chloroform			1.0	0.34	ug/L	ND					
Chloromethane			1.0	0.35	ug/L	ND					
cis-1,2-Dichloroethene			1.0	0.81	ug/L	ND					
cis-1,3-Dichloropropene			1.0	0.36	ug/L	ND					
Cyclohexane			1.0	0.18	ug/L	ND					
Dichlorodifluoromethane			1.0	0.68	ug/L	ND					
Ethylbenzene			1.0	0.74	ug/L	ND					
Isopropylbenzene			1.0	0.79	ug/L	ND					
Methyl Acetate			1.0	0.50	ug/L	ND					

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Reported: 04/30/10 15:52

LABORATORY QC DATA

Analyte	Source Result	Spike Level	RL	MDL	Units	Result	% REC	% REC Limits	% RPD	RPD Limit	Data Qualifiers
<u>Volatile Organic Compounds by EPA 8260B</u>											
Blank Analyzed: 04/29/10 (Lab Number:10D2739-BLK1, Batch: 10D2739)											
Methyl-t-Butyl Ether (MTBE)			1.0	0.16	ug/L	ND					
Methylcyclohexane			1.0	0.16	ug/L	ND					
Methylene Chloride			1.0	0.44	ug/L	ND					
Styrene			1.0	0.73	ug/L	ND					
Tetrachloroethene			1.0	0.36	ug/L	ND					
Toluene			1.0	0.51	ug/L	ND					
trans-1,2-Dichloroethene			1.0	0.90	ug/L	ND					
trans-1,3-Dichloropropene			1.0	0.37	ug/L	ND					
Trichloroethene			1.0	0.46	ug/L	ND					
Trichlorofluoromethane			1.0	0.88	ug/L	ND					
Vinyl chloride			1.0	0.90	ug/L	ND					
Xylenes, total			2.0	0.66	ug/L	ND					
Surrogate: 1,2-Dichloroethane-d4											
					ug/L		90	66-137			
Surrogate: 4-Bromofluorobenzene											
					ug/L		100	73-120			
Surrogate: Toluene-d8											
					ug/L		106	71-126			
LCS Analyzed: 04/29/10 (Lab Number:10D2739-BS1, Batch: 10D2739)											
1,1,1-Trichloroethane		25.0	1.0	0.82	ug/L	24.3	97	73-126			
1,1,2,2-Tetrachloroethane		25.0	1.0	0.21	ug/L	25.7	103	70-126			
1,1,2-Trichloroethane		25.0	1.0	0.23	ug/L	24.4	98	76-122			
1,1,2-Trichloro-1,2,2-trifluoroethane		25.0	1.0	0.31	ug/L	24.1	96	60-140			
1,1-Dichloroethane		25.0	1.0	0.38	ug/L	23.3	93	71-129			
1,1-Dichloroethene		25.0	1.0	0.29	ug/L	24.7	99	65-138			
1,2,4-Trichlorobenzene		25.0	1.0	0.41	ug/L	25.0	100	70-122			
1,2-Dibromo-3-chloropropane		25.0	1.0	0.39	ug/L	21.7	87	56-134			
1,2-Dibromoethane		25.0	1.0	0.73	ug/L	24.8	99	77-120			
1,2-Dichlorobenzene		25.0	1.0	0.79	ug/L	24.5	98	77-120			
1,2-Dichloroethane		25.0	1.0	0.21	ug/L	21.9	88	75-127			
1,2-Dichloropropane		25.0	1.0	0.72	ug/L	24.7	99	76-120			
1,3-Dichlorobenzene		25.0	1.0	0.78	ug/L	23.9	96	77-120			
1,4-Dichlorobenzene		25.0	1.0	0.84	ug/L	24.0	96	75-120			
2-Butanone		125	5.0	1.3	ug/L	117	94	57-140			
2-Hexanone		125	5.0	1.2	ug/L	124	99	65-127			
4-Methyl-2-pentanone		125	5.0	2.1	ug/L	123	99	71-125			
Acetone		125	5.0	3.0	ug/L	109	87	56-142			

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LABORATORY QC DATA

Analyte	Source Result	Spike Level	RL	MDL	Units	Result	% REC	% REC Limits	% RPD	RPD Limit	Data Qualifiers
<u>Volatile Organic Compounds by EPA 8260B</u>											
LCS Analyzed: 04/29/10 (Lab Number:10D2739-BS1, Batch: 10D2739)											
Benzene		25.0	1.0	0.41	ug/L	24.1	96	71-124			
Bromodichloromethane		25.0	1.0	0.39	ug/L	24.6	98	80-122			
Bromoform		25.0	1.0	0.26	ug/L	22.0	88	66-128			
Bromomethane		25.0	1.0	0.69	ug/L	23.2	93	36-150			
Carbon disulfide		25.0	1.0	0.19	ug/L	24.4	98	59-134			
Carbon Tetrachloride		25.0	1.0	0.27	ug/L	23.9	96	72-134			
Chlorobenzene		25.0	1.0	0.75	ug/L	23.9	96	72-120			
Dibromochloromethane		25.0	1.0	0.32	ug/L	22.0	88	75-125			
Chloroethane		25.0	1.0	0.32	ug/L	23.3	93	69-136			
Chloroform		25.0	1.0	0.34	ug/L	23.0	92	73-127			
Chloromethane		25.0	1.0	0.35	ug/L	25.7	103	49-142			
cis-1,2-Dichloroethene		25.0	1.0	0.81	ug/L	24.8	99	74-124			
cis-1,3-Dichloropropene		25.0	1.0	0.36	ug/L	26.3	105	74-124			
Cyclohexane		25.0	1.0	0.18	ug/L	24.7	99	70-130			
Dichlorodifluoromethane		25.0	1.0	0.68	ug/L	22.1	88	33-157			
Ethylbenzene		25.0	1.0	0.74	ug/L	24.3	97	77-123			
Isopropylbenzene		25.0	1.0	0.79	ug/L	26.4	105	77-122			
Methyl Acetate		25.0	1.0	0.50	ug/L	26.1	104	60-140			
Methyl-t-Butyl Ether (MTBE)		25.0	1.0	0.16	ug/L	24.0	96	64-127			
Methylcyclohexane		25.0	1.0	0.16	ug/L	26.1	104	60-140			
Methylene Chloride		25.0	1.0	0.44	ug/L	23.8	95	57-132			
Styrene		25.0	1.0	0.73	ug/L	24.6	98	70-130			
Tetrachloroethene		25.0	1.0	0.36	ug/L	24.3	97	74-122			
Toluene		25.0	1.0	0.51	ug/L	24.4	98	70-122			
trans-1,2-Dichloroethene		25.0	1.0	0.90	ug/L	24.6	98	73-127			
trans-1,3-Dichloropropene		25.0	1.0	0.37	ug/L	26.0	104	72-123			
Trichloroethene		25.0	1.0	0.46	ug/L	24.2	97	74-123			
Trichlorofluoromethane		25.0	1.0	0.88	ug/L	22.1	88	62-152			
Vinyl chloride		25.0	1.0	0.90	ug/L	25.4	102	65-133			
Xylenes, total		75.0	2.0	0.66	ug/L	74.3	99	76-122			
Surrogate: 1,2-Dichloroethane-d4					ug/L		94	66-137			
Surrogate: 4-Bromofluorobenzene					ug/L		105	73-120			
Surrogate: Toluene-d8					ug/L		108	71-126			

Temperature on Receipt

Drinking Water? Yes ☐ No ☒

THE LEADER IN ENVIRONMENTAL TESTING

TAL-411 (Rev. 11/007)
 Chain of Custody Number
 086483
 Date 4/23/10
 Lab Number
 Page 1 of 1

Project Manager
 Mike Leskouski
 Telephone Number (Area Code)/Fax Number
 (716) 856-0599
 Lab Contact
 Lab Contact
 Site Contact
 Carrier/Vendor Number

City
 Lickawick
 State
 NY
 Zip Code
 14218
 Project Name and Location (State)
 CLR Holdings
 Contract/Purchase Order/Quote No.

Sample I.D. No. and Description
 Containers for each sample may be combined on one line
 MW-14R
 Date
 4/23/10
 Time
 1136

Containers & Preservatives
 H2SO4
 HNO3
 HCl
 NaOH
 Na2CO3
 Matrix
 Ascorbic
 BSA
 Gelatin

Sample Disposed
 Return To Client
 Disposed By Lab
 Archived For
 (A fee may be assessed if samples are retained longer than 1 month)

Turn Around Time Required
 24 Hours
 48 Hours
 7 Days
 14 Days
 21 Days
 Other
 1. Requested By
 2. Requested By
 3. Requested By

Date
 4/23/10
 Time
 1230

Date
 4/23/10
 Time
 1230

Date
 4/23/10
 Time
 1230