

ALBANY POST RD

1300 ALBANY POST RD

Croton On Hudson, NY 10520

Inquiry Number: 3157409.4

September 06, 2011

The EDR Aerial Photo Decade Package

EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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with any questions or comments.

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Date EDR Searched Historical Sources:

Aerial Photography September 06, 2011

Target Property:

1300 ALBANY POST RD

Croton On Hudson, NY 10520

<u><i>Year</i></u>	<u><i>Scale</i></u>	<u><i>Details</i></u>	<u><i>Source</i></u>
1953	Aerial Photograph. Scale: 1"=500'	Panel #: 41073-B8, Haverstraw, NY; Flight Date: April 15, 1953	EDR
1964	Aerial Photograph. Scale: 1"=500'	Panel #: 41073-B8, Haverstraw, NY; Flight Date: March 23, 1964	EDR
1974	Aerial Photograph. Scale: 1"=750'	Panel #: 41073-B8, Haverstraw, NY; Flight Date: October 24, 1974	EDR
1984	Aerial Photograph. Scale: 1"=1000'	Panel #: 41073-B8, Haverstraw, NY; Flight Date: March 26, 1984	EDR
1989	Aerial Photograph. Scale: 1"=750'	Panel #: 41073-B8, Haverstraw, NY; Flight Date: April 20, 1989	EDR
2006	Aerial Photograph. Scale: 1"=604'	Panel #: 41073-B8, Haverstraw, NY; Flight Year: 2006	EDR



INQUIRY #: 3157409.4

YEAR: 1953

| = 500'





INQUIRY #: 3157409.4

YEAR: 1964

| = 500'





INQUIRY #: 3157409.4

YEAR: 1974

| = 750'



42720

INQUIRY #: 3157409.4

YEAR: 1984

| = 1000'





INQUIRY #: 3157409.4

YEAR: 1989

| = 750'





INQUIRY #: 3157409.4

YEAR: 2006

| = 604'





PHASE I ENVIRONMENTAL ASSESSMENT
FOR
VILLAGE OF CROTON-ON-HUDSON
AT
1300 ALBANY POST ROAD
CROTON-ON-HUDSON, NEW YORK

APPENDIX G
USGS TOPOGRAPHIC MAP



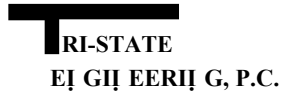
0 0.5 Mi
0 2000 Ft

Map provided by MyTopo.com



Laurel Gouveia Property
1300 Albany Post Road (15.63 Acs.)





PHASE I ENVIRONMENTAL ASSESSMENT
FOR
VILLAGE OF CROTON-ON-HUDSON
AT
1300 ALBANY POST ROAD
CROTON-ON-HUDSON, NEW YORK

APPENDIX H
SANBORN MAPS

ALBANY POST RD

1300 ALBANY POST RD

Croton On Hudson, NY 10520

Inquiry Number: 3157409.3

September 06, 2011

Certified Sanborn® Map Report

Certified Sanborn® Map Report

9/06/11

Site Name:

ALBANY POST RD
1300 ALBANY POST RD
Croton On Hudson, NY 10520

Client Name:

Tristate Engineering
1992 Commerce Street - Bldg
Yorktown Heights, NY 10598-

EDR Inquiry # 3157409.3

Contact: Liz Greene



The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Tristate Engineering were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: ALBANY POST RD
Address: 1300 ALBANY POST RD
City, State, Zip: Croton On Hudson, NY 10520
Cross Street:
P.O. # NA
Project: 11-1225
Certification # F42F-4656-8990

Maps Provided:

1942



Sanborn® Library search results
Certification # F42F-4656-8990

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

The Sanborn Library LLC Since 1866™

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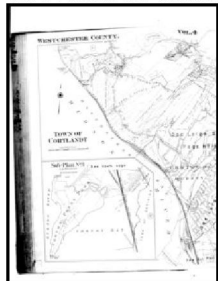
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Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1942 Source Sheets



Volume 4, Sheet xxxx

1942 Certified Sanborn Map

WESTCHESTER COUNTY.

VOL. 4

TOWN OF CORTLANDT

Scale: 800 feet to inch

Sub-Plan No 1

Scale: 800 feet to inch

See South edge

See Large S

Page No 19

See Large

See Sub Plan 1



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Certification #

F42F-4656-8990

Site Name: ALBANY POST RD
Address: 1300 ALBANY POST RD
City, ST, ZIP: Croton On Hudson NY 10520
Client: Tristate Engineering
EDR Inquiry: 3157409.3
Order Date: 9/6/2011 12:04:03 PM
Certification #: F42F-4656-8990
Copyright: 1942

1942 Certified Sanborn Map

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Certification #

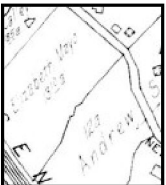
F42F-4656-8990

Site Name: ALBANY POST RD
Address: 1300 ALBANY POST RD
City, ST, ZIP: Croton On Hudson NY 10520
Client: Tristate Engineering
EDR Inquiry: 3157409.3
Order Date: 8/6/2011 12:04:03 PM
Certification #: F42F-4656-8990
Copyright: 1942



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600



Volume 4, Sheet xxxx





PHASE I ENVIRONMENTAL ASSESSMENT
FOR
VILLAGE OF CROTON-ON-HUDSON
AT
1300 ALBANY POST ROAD
CROTON-ON-HUDSON, NEW YORK

APPENDIX I
CROTON-ON-HUDSON BUILDING DEPARTMENT RECORDS

Application No. 77/67Permit No. 849

Building Department
VILLAGE OF CROTON-ON-HUDSON, N. Y.
Van Wyck St. Tel. CR 1-4783
County of Westchester

Location Albany Post RoadSection 59 Block 402 Lot 10**CERTIFICATE OF OCCUPANCY**No. 759Date October 6th 1969

THIS CERTIFIES that the building located at premises indicated above, conforms substantially to the approved plans and specifications heretofore filed in this office with Application for Building Permit dated December 15 1967, pursuant to which Building Permit was issued, and conforms to all of the requirements of the applicable provisions of the law. The occupancy for which this certificate is issued is 1 family dwelling

This certificate is issued to Edward G. Schildbach, Architect, for Dr. Edith Jurka, owner (owner, lessee or tenant)
of the aforesaid building, and replaces temporary C.O. #738 issued 9/11/69.

Philip A. Nully
Building Inspector

(The Certificate of Occupancy will be issued only after affidavits or other competent evidence is submitted to the Building Inspector; that the completion of the construction in compliance with the State Building Construction Code and with other laws, ordinances or regulations affecting the premises, and in conformity with the approved plans and specifications. A final electrical, plumbing, heating or sanitation certificate or other evidence of compliance may be required before the issuance of the Certificate of Occupancy.)

This certificate does not in any way relieve the owners, or any other person or persons in possession or control of the premises, building or any part thereof, from obtaining such other permits or licenses as may be prescribed by law for the uses or purposes for which the building or premises is designed or intended; nor from complying with any lawful order issued with the object of maintaining the premises or building in a safe or lawful condition.

No change or re-arrangement in the structural parts of the building, or in the exit facilities, shall be made and no enlargement, whether by extending on any side or by increasing in height shall be made; nor shall the building be moved from one location to another, until a permit to accomplish such change has been obtained from the Building Inspector.

This certificate supersedes each and every previously issued certificate of occupancy for these premises or this building or any part thereof and each and every such previously issued certificate shall be null and void; and this certificate in turn becomes null and void upon the issuance of a new lawful certificate.

Building Inspector

September 11th, 1969

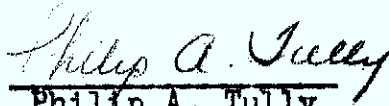
Mr. Edward G. Schildbach
P.O. Box 541
Bedford, N.Y.

Dear Mr. Schildbach:

I have inspected Dr. Jurka's residence on Albany Post Road for conformance with applicable local codes and ordinances and find and conclude that there is full compliance with the exception of the spiral stairs which require a railing on the open sides. You are directed to Section A 205-6 of the N.Y. State Bldg. Construction Code applicable to One-and Two-Family Dwellings for the specific requirements of the railing.

A permanent C.O. will be issued to replace the temporary C.O. when the railing is installed and a final survey furnished this office.

Very truly yours,


Philip A. Tully
Village Engineer

PT/br

The New York Board of Fire Underwriters

BUREAU OF ELECTRICITY
85 JOHN STREET, NEW YORK, NEW YORK 10038

Date

Application No. on file

N 732938

This Certifies,

that the electrical equipment as described below and introduced by the applicant named on the above application number in the premises of

General 170, Street 91

in the following location: ☒ Basement ☐ 1st Fl. ☐ 2nd Fl.

Section Block Lot

was examined on

and found to be in compliance with the requirements of this Board.

FIXTURE OUTLETS		RECEPTACLES	SWITCHES	FIXTURES			RANGES		COOKING DECKS		OVENS		DISH WASHERS		EXHAUST FANS			
AMT.	K. W.			INCANDESCENT	FLUORESCENT	MERCURY VAPOR	AMT.	K. W.	AMT.	K. W.	AMT.	K. W.	AMT.	K. W.	AMT.	H. P.		
DRYERS		FURNACE MOTORS				FUTURE APPLIANCE FEEDERS			SPECIAL REC. PT.		TIME CLOCKS		BELL TRANS.	UNIT HEATERS		MULTI-OUTLET SYSTEMS NO. OF FEET	DIMMERS	
AMT.	K. W.	OIL	H. P.	GAS	H. P.	AMT.	NO.	A. W. G.	AMT.	AMP.	AMT.	AMPS.		AMT.	H. P.		AMT.	WATTS
SERVICE DISCONNECT			NO. OF METER EQUIP.	S E R V I C E														
AMT.	AMP.	TYPE		1 Ø 2W	1 Ø 3W	3 Ø 3W	3 Ø 4W	NO. OF CC. COND. PER Ø	A. W. G. OF CC. COND.	NO. OF HI-LEG	A. W. G. OF HI-LEG	NO. OF NEUTRALS	A. W. G. OF NEUTRAL					

OTHER APPARATUS:

Carlton E. Shoad
STATE SUPERINTENDENT

Per _____

COPY FOR BUILDING DEPARTMENT. THIS COPY OF CERTIFICATE MUST NOT BE ALTERED IN ANY MANNER.

X Separate Sewerage System X Private Water Supply

CRZOTON-ON-HUDSON
Municipality

CERTIFICATE OF CONSTRUCTION COMPLIANCE

WCDH File No. CR267-3

Located at ALBANY POST ROAD Section 59 Block 402

Owner EDITH M. JURKA Lot 10.2 Job

Separate Sewerage System built by PETER A. CAMILLI & SONS Address 75 COOLEY ST. PLEASANTVILLE, N.Y.

Consisting of 1125 Gal. Masonry, Metal Septic Tank 204 lineal feet X 24" width trench

Other requirements 0' TO 10' DEEP ROB GRAVEL FILL IN DISPOSAL AREA

Water Supply: Public Supply From

X INTERSTATE ARTESIAN WELL CO. GREENWICH, CONN.
Private Supply Drilled By Address

Building Type ONE FAMILY RESIDENCE Number of Bedrooms THREE (3) Date Permit Issued AUG. 4, 1966

Erosion Control Completed YES Waived

Other Requirements

I certify that the system(s) as listed serving the above premises were constructed essentially as shown on the plans of the completed work (copies of which are attached), and in accordance with the standards, rules and regulations, plans filed, and the permit issued by the Westchester County Department of Health.

Date SEPTEMBER 3, 1969 Certified By Edward J. Schildbach ARCHITECT #7507

Any person occupying premises served by the above system(s) shall promptly take such action as may be necessary to secure the correction of any unsanitary conditions resulting from such usage. Approval of the separate sewerage system shall become null and void as soon as a public sanitary sewer becomes available and the approval of the private water supply shall become null and void when a public water supply becomes available. Such approvals are subject to modification or change when, in the judgment of the Commissioner of Health, such revocation, modification or change is necessary.

With proper maintenance these systems can be expected to function satisfactorily and are not likely to create an unsanitary condition.

Date 7-11-69 William A. Brumfield, Jr., M. D., Commissioner By Paul Ferraro
SD 47.64 Westchester County Department of Health

EDITH M. JURKA
Owner or Purchaser of Building

CROTON-ON-HUDSON
Municipality

PETER A. CAMILLI & SONS
Building Constructed By

59
Section - Ward

ALBANY POST ROAD
Location - Street

402
Block

ONE FAMILY RESIDENCE
Building Type

10.2
Lot

GUARANTY OF SEPARATE SEWAGE SYSTEM

I represent that I am wholly and completely responsible for the location, workmanship, material, construction and drainage of the sewage disposal system serving the above described property, and that it has been constructed as shown on the approved plan or approved amendment thereto, and in accordance with the standards, rules and regulations of the Westchester County Department of Health, and hereby guaranty to the owner, his successors, heirs or assigns, to place in good operating condition any part of said system constructed by me which fails to operate for a period of two years immediately following the date of completion of the sewage disposal system, or any repairs made by me to such system, except where the failure to operate properly is caused by the wilful or negligent act of the occupant of the building utilizing the system.

The undersigned further agrees to accept as conclusive the determination of the Director of the Division of Environmental Sanitation of the Westchester County Department of Health as to whether or not the failure of the system to operate was caused by the wilful or negligent act of the occupant of the building utilizing the system.

Dated this 9TH day of SEPT. 1969
at PLEASANTVILLE, N.Y.
Place & State

MATTHEW CAMILLI - PRESIDENT
Signature [Signature]
Title [Signature]
(If corporation, give name and address)

PETER A. CAMILLI & SONS, INC.
75 COOLEY ST., PLEASANTVILLE, N.Y.

FIVE (5) COPIES ARE REQUIRED WITH FIVE (5) COPIES OF FINAL PLANS BEFORE
CERTIFICATE OF COMPLETION WILL BE ISSUED.

GUARANTOR IS REQUIRED TO FILE NOTICE OF DATE OF FIRST USE OF SYSTEM.

Division of Environmental Sanitation, Westchester County Department of Health



Robert P. Astorino
County Executive

Cheryl Archbald, MD MPH
Acting Commissioner of Health

04 -12 - 2011

Addressed To: Daniel O'Connor
1 Van Wyck St
Croton-on-Hudson, NY 10520

**Re: Freedom of Information
Request No. MK 11-277**

Dear Mr. O'Connor,

Under the Freedom of Information law, we are providing the documents that you requested.

There is a charge of \$0.25 for these documents at \$.25 a page.

Please remit to:

**Westchester County Health Department
Attn: FOIL
145 Huguenot Street-8th FL
New Rochelle, NY 10801**

We wish to advise you of your right to appeal to Robert Meehan, County Attorney, Westchester County Dept of Law, 148 Martine Avenue, White Plains NY 10601.

Sincerely,

Caren Halbfinger
Freedom of Information Officer

CH

Department of Health
118 North Bedford Road, Suite 100
Mount Kisco, New York 10549

Telephone: (914) 864-7331
(914) 864-7333

Fax: (914) 864-7341



APR-01-2011 09:19

VILLAGE OF CROTON ENGINEER

914 271 3790

P.01/01

**WESTCHESTER COUNTY DEPARTMENT OF HEALTH
REQUEST FOR APPROVED SEPTIC SYSTEM AND WELL RECORDS**

MK11-277

DATE: 4/1/11

NAME: DANIEL O'CONNOR, VILLAGE ENGINEER, CROTON-ON-HUDSON, NY
MAILING ADDRESS 1 VAN WYCK ST. CROTON-ON-HUDSON, NY 10520
TELEPHONE NUMBER 914 271-4783

ITEMS THAT MAY BE REQUESTED FROM FILE, IF AVAILABLE

 CERT. OF CONSTRUCTION COMPLIANCE X WELL COMPLETION REPORT
 DESIGN DATA SHEET # OF BEDROOMS APPROVED FOR
 AS-BUILT PLAN

PERTINENT INFORMATION REQUIRED:

(PLEASE CONTACT TAX ASSESSOR TO OBTAIN REQUIRED INFORMATION)

PRESENT OWNER: LAUREL (THEISE) GOUVEIA
STREET ADDRESS 1300 ALBANY POST ROAD
TOWN: CROTON-ON-HUDSON, NY
ORIGINAL SECTION, BLOCK, LOT: 59-402-10
NEW SECTION, BLOCK, LOT: 67.14-3-11
YEAR HOUSE CONSTRUCTED: 1968
ORIGINAL OWNER'S/BUILDER'S NAME: A. MILANO & SONS
YEAR OF BEDROOM ADDITIONS NA

TO BE COMPLETED BY WCDOH PERSONNEL:

SECTION, BLOCK, LOT NUMBERS AT TIME SC 59 B1 402 LOT 10.2
OWNERS NAME AT TIME Junka Edith
WCDOH FILE NUMBER: CR107-3
APPROVAL DATE: 9/11/09
BOX NUMBER: H1-78

FILE ORDERED FROM RECORD CENTER

DATE: INITIALS

SKETCH BOOK NUMBER:

DATE: INITIALS

RECORDS REQUESTED MAILED TO CALLER

DATE: 4/12/2011 INITIALS MA

NO RECORD ON FILE, CALLER NOTIFIED

DATE: INITIALS

NOTES:

COMPLETED FORMS CAN BE MAILED TO:
WESTCHESTER COUNTY DEPT. OF HEALTH-BEQ
118 North Bedford Road, Mount Kisco, NY 10549

OR FAXED TO: 914-864-7341

Westchester County Department of Health
Division of Environmental Sanitation

WELL COMPLETION REPORT

This report is to be completed by well driller and submitted to Health Department, together with laboratory report of analysis of water sample indicating water is of satisfactory bacterial quality, before certificate of construction compliance is issued.

Well construction to be in accordance with Bulletin SD-62
"RULES & REGULATIONS RELATING TO INDIVIDUAL WATER SUPPLIES"

Albany Post Rd.

LOCATION: MUNICIPALITY Croton-on-Hudson SECTION _____ BLOCK _____ LOT _____

WELL OWNER: Dr. Edith Jurka, 116 E. 66th St., N. Y. C. 10021
Name _____ Street Address _____ City and Town _____

WELL DRILLER: Inter-State Artesian Well Co., Post Rd., Greenwich, Conn.
Name _____ Street Address _____ City and Town _____

CASING DETAILS		YIELD TEST		WATER LEVEL		SCREEN DETAILS	
Length,	21 Feet	Bailed		(measure from land surface)			
		or					
		x Pumped	4 Hours	Static: 11 Feet	Make:		
				When Bailed			Slot
Diameter:	6 Inches	Yield: 5	G.P.M.	or Pumped 100	Feet	Length	Ft. Size
Material:	steel				Diameter	In.	

TOTAL DEPTH OF WELL 380 FEET

WELL LOG

Depth From Ground Surface	Give description of formations penetrated, such as: peat, silt, sand, gravel, clay, hardpan, shale, sandstone, granite, etc. Include size of gravel (diameter) and sand (fine, medium, coarse), color of material, structure (Loose, packed, cemented, soft, hard). For example: 0 ft. to 27 ft. fine, packed, yellow sand; 27 ft. to 134 ft. gray granite.
0 ft. to 11 ft.	Sandy
11 ft. to 380 ft.	Bedrock

Date 8-8-66 as Completed 8-8-66 Date of Report 9-14-66

Well Driller [Signature]
Signature

WELL PIT AND PUMP EQUIPMENT DETAILS

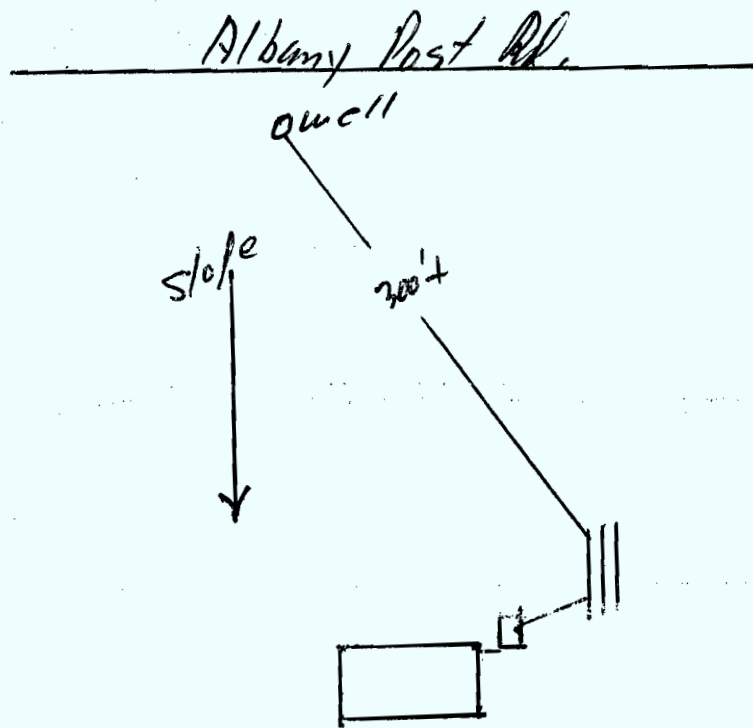
Finished Well: Check ☐ Pit with 4-inch Gravity Drain to Grade
☐ Pit with 4-inch Gravity Drain to Basement
☒ Pitless Adapter - Casing Min. 12 inches above grade
☐ Other: Describe

Pump: Make Jacuzzi Bros. Type Submersible Capacity 5 G.P.M.

Storage Tank: Type Hydro-pneumatic Capacity 1000 Gal. (42 Gal. Min.)

DIAGRAM SHOWING LOCATION OF WELL ON PREMISES

Indicate location of house, well and sewage disposal system with distances. Also indicate direction of slopes, and direction with distances to all wells and sewage disposal systems within 250 feet.



I certify that the individual water supply indicated above was installed as per the rules and regulations of Bulletin SD.62 of the Westchester County Department of Health.

Edw. J. Schuler
Edward J. Schuler
ARCHITECT
#7507



PHASE I ENVIRONMENTAL ASSESSMENT
FOR
VILLAGE OF CROTON-ON-HUDSON
AT
1300 ALBANY POST ROAD
CROTON-ON-HUDSON, NEW YORK

APPENDIX J
WELL WATER TEST RESULTS

YML ENVIRONMENTAL SERVICES
 321 Kear Street
 Yorktown Heights, N.Y. 10598
 (914) 245-2800
 Albert H. Padovani, Director
 ** TEST REPORT **

LAB #: 1.103740 CLIENT #: 62651 NON STAT PROC PAGE: 1 of 5

VILLAGE OF CROTON ON H DATE/TIME TAKEN: 08/29/11 06:00
 1 VAN WYCK STREET DATE/TIME REC'D: 08/30/11 09:00
 ATTN: DAN O'CONNOR P.E. REPORT DATE: 09/13/11
 CROTON ON HUDSON, NY 10520 PHONE: (914)-271-4783

SAMPLING SITE: 1300 ALBANY POST RD, CROTON ON HUDSON, NY SAMPLE TYPE.: POTABLE
 : STANDING: KITCHEN TAP, RUNNING: LAUNDRY PRESERVATIVES: HCL
 COL'D BY: RICHARD PADOVANI TEMPERATURE.: <20>40C
 NOTES...: COLIFORM METH: MF

DATE	FLAG PROCEDURE	RESULT	NORMAL - RANGE	METHOD
WCPW PROFILE				
08/31/11	MF T. COLIFORM	ABSENT /100 ML	ABSENT	SM 18-20 9222B
08/30/11	pH	6.7 UNITS	6.5-8.5	SM18-20 4500HB
09/01/11	CHLORIDE (Cl)	176 MG/L	0-250 mg/l	SM18-204500ClC
09/02/11	NITRATE NITROG	0.87 MG/L	0 - 10	SM18-204500NO3
09/07/11	ARSENIC (AS)	<1 PPB	0 - 10 PPB	SM 18-19 3113B
09/01/11	IRON (Fe)	<0.060 MG/L	0-0.3 mg/l	SM 18-20 3111B
09/07/11	MANGANESE (Mn)	0.393 MG/L	0-0.3 mg/l	SM 18-20 3111B
09/09/11	SODIUM (Na)	92.1 MG/L	N/A	SM 18-20 3111B
09/02/11	LEAD (IMS)	4.4 ppb	0-15 ppb	SM 18-19 3113B
09/02/11	LEAD (NMS)	<1 ppb	0-15 ppb	SM 18-19 3113B

YML ENVIRONMENTAL SERVICES
 321 Kear Street
 Yorktown Heights, N.Y. 10598
 (914) 245-2800
 Albert H. Padovani, Director
 ** TEST REPORT **

LAB #: 1.103740 CLIENT #: 62651 NON STAT PROC PAGE: 2 of 5

VILLAGE OF CROTON ON H DATE/TIME TAKEN: 08/29/11 06:00
 1 VAN WYCK STREET DATE/TIME REC'D: 08/30/11 09:00
 ATTN: DAN O'CONNOR P.E. REPORT DATE: 09/13/11
 CROTON ON HUDSON, NY 10520 PHONE: (914)-271-4783

SAMPLING SITE: 1300 ALBANY POST RD, CROTON ON HUDSON, NY SAMPLE TYPE.: POTABLE
 : STANDING: KITCHEN TAP, RUNNING: LAUNDRY PRESERVATIVES: HCl
 COL'D BY: RICHARD PADOVANI TEMPERATURE.: <20>40C
 NOTES...: COLIFORM METH: MF

DATE	FLAG PROCEDURE	RESULT	NORMAL - RANGE	METHOD
EPA524.2 POC'S				
BA 09/08/11	DICHLORODIFLUO	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	CHLOROMETHANE	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	VINYL CHLORIDE	<0.5 UG/L	0.5-2.0	EPA 524.2
BA 09/08/11	BROMOMETHANE	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	CHLOROETHANE	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	TRICHLOROFLUOR	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	1,1-DICHLOROET	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	METHYLENE CHLO	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	trans-1,2-DICH	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	1,1-DICHLOROET	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	2,2-DICHLOROPR	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	cis-1,2-DICHLO	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	CHLOROFORM	<0.5 UG/L	0.5-100	EPA 524.2
BA 09/08/11	BROMOCHLOROMET	<0.5 UG/L	0.5-100	EPA 524.2
BA 09/08/11	1,1,1-TRICHLOR	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	1,1-DICHLOROPR	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	CARBON TETRACH	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	BENZENE	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	1,2-DICHLOROET	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	TRICHLOROETHEN	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	1,2-DICHLOROPR	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	DIBROMOMETHANE	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	BROMODICHLOROM	<0.5 UG/L	0.5-100	EPA 524.2
BA 09/08/11	cis-1,3-DICHLO	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	TOLUENE	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	trans-1,3-DICH	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	1,1,2-TRICHLOR	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	TETRACHLOROETH	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	1,3-DICHLOROPR	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	DIBROMOCHLOROM	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	1,2 DIBROMOETH	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	CHLOROBENZENE	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	1,1,1,2-TETRAC	<0.5 UG/L	0.5-5.0	EPA 524.2

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 ** TEST REPORT **

LAB #: 1.103740 CLIENT #: 62651 NON STAT PROC PAGE: 3 of 5

VILLAGE OF CROTON ON H DATE/TIME TAKEN: 08/29/11 06:00
 1 VAN WYCK STREET DATE/TIME REC'D: 08/30/11 09:00
 ATTN: DAN O'CONNOR P.E. REPORT DATE: 09/13/11
 CROTON ON HUDSON, NY 10520 PHONE: (914)-271-4783

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 : STANDING: KITCHEN TAP, RUNNING: LAUNDRY PRESERVATIVES: HCl
 COL'D BY: RICHARD PADOVANI TEMPERATURE.: <20>40C
 NOTES...: COLIFORM METH: MF

DATE	FLAG PROCEDURE	RESULT	NORMAL - RANGE	METHOD
BA 09/08/11	ETHYLBENZENE	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	p/m-XYLENE	<0.5 PPB	0.5-5.0	EPA 524.2
BA 09/08/11	o-XYLENE	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	STYRENE	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	BROMOFORM (TRI	<0.5 UG/L	0.5-100	EPA 524.2
BA 09/08/11	CUMENE	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	BROMOBENZENE	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	1,1,2,2,-TETRA	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	1,2,3-TRICHLOR	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	n-PROPYLBENZEN	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	2-CHLOROTOLUEN	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	4-CHLOROTOLUEN	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	1,3,5-TRIMETHY	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	tert-BUTYLBENZ	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	1,2,4-TRIMETHY	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	sec-BUTYLBENZE	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	1,3-DICHLOROB	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	4-ISOPROPYLTOL	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	1,4-DICHLOROB	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	1,2-DICHLOROB	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	n-BUTYLBENZENE	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	1,2,4-TRICHLOR	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	HEXACHLOROBUTA	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	NAPHTHALENE	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	1,2,3-TRICHLOR	<0.5 UG/L	0.5-5.0	EPA 524.2
BA 09/08/11	MTBE	<0.5 UG/L	0.5-50.0	EPA 524.2

COMMENTS:

MFTC Total Coliform = This result indicates that the water
 (was) (was not) of a satisfactory sanitary quality according to
 the New York State and EPA federal drinking water standard for
 this parameter. This comment applies to the Total Coliform test
 only.

YML ENVIRONMENTAL SERVICES
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 ** TEST REPORT **

LAB #: 1.103740 CLIENT #: 62651 NON STAT PROC PAGE: 4 of 5

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 1 VAN WYCK STREET DATE/TIME REC'D: 08/30/11 09:00
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 COL'D BY: RICHARD PADOVANI TEMPERATURE.: <20>40C
 NOTES...: COLIFORM METH: MF

DATE	FLAG	PROCEDURE	RESULT	NORMAL - RANGE	METHOD
------	------	-----------	--------	----------------	--------

pH pH SCALE IN WATER RANGES FROM 1-14. MEASUREMENT OF pH IS ONE OF THE IMPORTANT AND FREQUENTLY USED TESTS IN WATER CHEMISTRY. WATER WITH A LOW pH MIGHT BE CORROSIVE TO METAL PIPES AND FIXTURES. THE NORMAL RANGE OF pH IS 6.5 TO 8.5. pH IS A FIELD MEASUREMENT AND IS REPORTED FOR REFERENCE ONLY.

Fe/Mn If both iron and manganese are present, their total value combined shall not exceed 0.5 mg/L.
 IMS = IMMEDIATE METAL SAMPLE. (INTERPRETATION: WATER SAMPLED AFTER SITTING UNDISTURBED A MINIMUM OF 6 HOURS OR OVERNIGHT)
 NMS = NORMAL METAL SAMPLE. (INTERPRETATION: WATER SAMPLED AFTER RUNNING FOR 10-15 MINUTES MINIMUM)

Na No limits for Sodium are proscribed. Suggested guidelines state that for people on a sodium restricted diet, the water should contain no more than 20 mg/L of Sodium. For those on a moderately restricted diet, a maximum of 270 mg/L of Sodium is suggested.

Pb/Cu LEAD limits for public schools are set at 15 ppb. EPA Lead & Copper Rule for Public Systems requires that no more than 10% of their distribution points have a LEAD value of more than 15 ppb and a COPPER value of 1.3 mg/L, else water treatment must be undertaken to reduce the waters corrosive potential.

Pb/Cu LEAD limits for public schools are set at 15 ppb. EPA Lead & Copper Rule for Public Systems requires that no more than 10% of their distribution points have a LEAD value of more than 15 ppb and a COPPER value of 1.3 mg/L, else water treatment must be undertaken to reduce the waters corrosive potential.

YML ENVIRONMENTAL SERVICES
321 Kear Street
Yorktown Heights, N.Y. 10598
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Albert H. Padovani, Director
** TEST REPORT **

LAB #: 1.103740 CLIENT #: 62651 NON STAT PROC PAGE: 5 of 5

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NOTES...: COLIFORM METH: MF

DATE	FLAG	PROCEDURE	RESULT	NORMAL - RANGE	METHOD
------	------	-----------	--------	----------------	--------

*** SAMPLE COLLECTION PERFORMED IN COMPLIANCE WITH THE
WESTCHESTER COUNTY PRIVATE WELL WATER TESTING LAW.

PERFORMED AT:
BA LAB ID# 11827
BENCHMARK ANALYTICS, INC, PA

THE ABOVE TEST PROCEDURES MEET ALL REQUIREMENTS OF NELAC,
AND RELATE ONLY TO THESE SAMPLES RECEIVED BY THE LAB

SUBMITTED BY: Albert H. Padovani
Albert H. Padovani, M.T. (ASCP)
Director

ELAP# 10323

This Form Shall Be Completed In Its Entirety By A Laboratory Employee Or Authorized Representative Upon Collection Of A Water Sample Pursuant To The Private Well-Water Testing Law, Chapter 707 Of The Laws Of Westchester County

☒ Water Testing Prior To Contract Of Sale Or Lease Of Property

By checking this box, the water test results will not be submitted by the Laboratory to the Westchester County Department of Health, and will not be subject at this time to other provisions of the Private Well-Water Testing Law, Chapter 707 of the Laws of Westchester County. Upon a contract of sale or lease of property, the seller or lessor may be required to submit the water test results to the Department in accordance with Chapter 707, Section 707.08. of the Law, along with a copy of this completed form, and will be subject to all provisions of the Law at that time.

OR

Cause for Sampling: (potential Gift)

☒ Property Sale ☐ Property Lease ☐ Existing Well not in use for over 5 years ☐ New Well
If New Well, WCDH Construction Permit File No. _____

The laboratory, within five (5) business days of the water testing results, shall submit the water test results to the person(s) who requested the test and the Department of Health along with a copy of this completed form. All provisions of the Law shall apply.

Property Owner: <u>Laurel Gouveia</u>				County WESTCHESTER	
Property Mailing Address No. & Street <u>1300 Albany Post Road</u>				City <u>Croton-on-Hudson</u>	State <u>NY</u>
				Zip Code <u>10520</u>	
Municipality <u>Village of Croton-on-Hudson</u>	Tax Map Section # <u>67.14</u>	Block # <u>003</u>	Lot # <u>011</u>	or Other Property Tax Map Designation	
Sampling Requested by: ☐ Seller ☒ Purchaser <u>(GIFT)</u> ☐ Lessor ☐ Lessee ☐ Owner (where property sale or lease does not apply)					
Name of Person Requesting Sampling: <u>Village of Croton-on-Hudson</u> <u>Att'n: Daniel O'Connor, PE</u>					
Mailing Address No. & Street <u>1 Van Wyck St</u>		City <u>Croton-on-Hudson</u>	State <u>NY</u>	Zip Code <u>10520</u>	Phone Number <u>914-271-4783</u>
Number Of Drinking Water Wells Connected To The Potable Water System <u>1</u> <u>one</u>					
Sampling Type ☒ Initial ☐ Confirmation ☐ Upon Remediation					

Water Sample Type:

☒ Untreated ☐ Treated (This option may not be used for initial or confirmation sampling)

Remediation Performed? ☐ Yes ☒ No; Date Remediation Performed: N/A

If yes, select type of remediation (check all that apply):

- ☐ Water Treatment System Installed (check all that apply) ☐ Whole House ☐ Point(s) Of Use, Number of Points Of Use _____
Water Treatment System Installed to Serve Whole House and/or Point(s) Of Use Shall Be In Accordance With Section 3.0 of the Westchester County Rules and Regulations for Private Well Water Testing.
(Note: If remediation treatment installed at Points Of Use, then separate sampling must be performed at each Point Of Use)
- ☐ Replacement of Plumbing Fixtures, Interior Plumbing and/or Service Line
- ☐ Well Repaired
- ☐ Well Disinfected Date Disinfection Completed: _____
- ☐ Abandonment of Existing Well and Construction a New Private Well
- ☐ Abandonment of Existing Well and Connection to Public Water Supply
- ☐ Other, Describe _____

Date of Sample Collection

8-29-11

Time of Sample Collection

6

AM PM

Sample Collection Point ☒ Kitchen Faucet ☐ Bathroom Faucet ☐ Outdoor Spigot ☐ Location Prior to Water Treatment System
☐ Well Head ☒ Other, Describe Laundry - Running

I hereby affirm that water testing is for the purpose of complying with the Private Well-Water Testing Law, Chapter 707 of the Laws of Westchester County and that the information provided above is true to the best of my knowledge and belief. Client acknowledges that the water sample is not being analyzed for compliance with all New York State Drinking Water Standards.

Signature of Person Requesting Sampling [Signature] Date 8/29/11

List of New York State Certified Laboratories registered with the Westchester County Department of Health to submit all required water test results and other required information; along with additional information regarding the Law, the Rules and Regulations, and all individual parameters that must be tested pursuant to the Law with their corresponding Maximum Contaminant Level (MCL). Sources in Drinking Water, Health Effects, and Recommended Treatment, may be obtained by logging onto the Department's Website at www.westchestergov.com/health or contacting the Department at (914) 813-5000. Information on home water treatment systems and how to find vendors and manufacturers of such systems may be found at the USEPA website http://www.epa.gov/safewater/faq/pdfs/fs_healthseries_filtration.pdf. The following terms may be useful in conducting searches on the web: "Drinking Water Treatment Systems", "Point Of Entry Drinking Water Treatment", "Water Filters", and "UV System". Information regarding possible lead remediation funding alternatives may be obtained by contacting Westchester County Department of Planning's Lead Safe Westchester Hotline at (914) 995-2433. Information regarding possible remediation funding alternatives associated with chemical or petroleum spills may be obtained by contacting the Department's Office of Environmental Health Risk Assessment at (914) 813-5161.

Name of New York State Certified Laboratory registered with the Westchester County Department of Health to submit all required water test results and other required information: YML

Name of Laboratory Employee or Authorized Representative Who Collected the Sample: Rich Padovani

Lab Sample ID: 1.103740

Do all analytical results meet primary and secondary contaminant standards for drinking water? ☐ Yes ☒ No

Do one or more of the analytical results do not meet primary water quality standards for drinking water? ☐ Yes ☒ No

Do one or more of the analytical results do not meet secondary contaminant standards for drinking water? ☒ Yes ☐ No

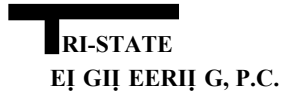
I hereby affirm that information provided on this form is true to the best of my knowledge and belief.

Name of Laboratory Representative (print) Rich Padovani

Signature of Laboratory Representative [Signature] Date 9/13/11

Water test results shall be provided by the certified laboratory in accordance with Sections 707.07.E.(2) and 707.07.E.(3)(f) of the Law and in accordance with ELAP or NELAC reporting requirements.

Laboratories should submit all required water test results and other required information via the public web application at <http://wellTesting.westchestergov.com>. Water test results and a copy of this completed form may otherwise be mailed to the Westchester County Department of Health, Bureau of Environmental Quality, 118 North Bedford Road, Mount Kisco, NY 10549 or faxed to 914-864-7341.



PHASE I ENVIRONMENTAL ASSESSMENT
FOR
VILLAGE OF CROTON-ON-HUDSON
AT
1300 ALBANY POST ROAD
CROTON-ON-HUDSON, NEW YORK

APPENDIX K
UST TIGHTNESS TEST RESULTS

ATT DAN O'CONNOR

EZY 3 LOCATOR PLUS

FINAL REPORT

DATE 8/27/11 PBS # (NEW YORK) NON/RES
 TOTAL TANK VOL. 1000 TANK # ONLY 1
 PRODUCT VOL. 761 LOCATION BOULEVARD
 ULLAGE VOL. 239 1300 Albany Post Road
 PRODUCT TYPE FUEL oil #2 Croton on Hudson 10520

THE ACOUSTIC CHARACTERISTIC OF A LEAK REVEALS
 (CHECK ONLY ONE)

TIGHT TANK

THIS UNDERGROUND STORAGE TANK PASSES THE CRITERIA SET FORTH BY THE U.S. EPA

✓ ULLAGE (DRY) PORTION LEAK

THIS UNDERGROUND STORAGE TANK FAILS THE CRITERIA SET FORTH BY THE U.S. EPA

BELOW PRODUCT LEVEL (WET) PORTION LEAK

THIS UNDERGROUND STORAGE TANK FAILS THE CRITERIA SET FORTH BY THE U.S. EPA

WATER SENSOR INDICATES:
 (CHECK ONLY ONE)

NO WATER INTRUSION _____ WATER INTRUSION _____ NOT APPLICABLE ✓

Spill # 1106479

RE PIPE AND RETEST OR REMOVE

Operator Name: Print ANTHONY CANNIZZARO Sign [Signature]
 Certification # 585270 Expiration Date 6/28/13

Testing Firm: AMERICAN TANK Address 525 SHENANDOAH ROAD

Telephone # 845-226-6666 HOPKINSON Jct. NY 12533

NEW YORK STATE REQUIREMENT A DIAGRAM OF THE TANK SYSTEM MUST BE SUBMITTED TO THE STATE
 WITH THIS REPORT



PHASE I ENVIRONMENTAL ASSESSMENT
FOR
VILLAGE OF CROTON-ON-HUDSON
AT
1300 ALBANY POST ROAD
CROTON-ON-HUDSON, NEW YORK

APPENDIX L
GENERAL PROVISIONS



VILLAGE OF CROTON-ON-HUDSON

1300 ALBANY POST ROAD
CROTON-ON-HUDSON, NEW YORK

SEPTEMBER 21, 2011

GEİ ERAL PROVISIOİ S

This report is provided by Tri-State Engineering, P.C., Inc., (Tri-State) for the benefit of our Client, and is not intended for the benefit of, nor shall it be relied on by, any third party.

Tri-State shall indemnify and hold harmless the Client against all liability, claims, suits, losses, damages, costs and demands, on account of personal injury, including death, or property damage sustained by any third person or entity to the extent such injury, death or damage is caused by the sole or contributory negligence or willful misconduct of Tri-State, its employees or officers; provided that such injury, death or damage is not occasioned by the negligence of the Client or its contractors or their respective employees, officers and agents, and provided further that Tri-State's indemnification shall be reduced proportionately to the extent that such injury, death or damage is caused by the Client or its contractors or their respective employees, officers and agents. Tri-State's obligation to indemnify the Client as stated herein, shall be limited to and shall not exceed the limits of Tri-State's insurance coverage for such liability, and shall not extend to indemnification or holding harmless of a party indemnified hereunder for any claims of loss of profits or any other indirect, special, incidental or consequential damages of any nature whatsoever.

To the extent that the claims of the Client against Tri-State are not covered by or exceed the insurance coverage and associated limits of liability which Tri-State currently maintains, then Tri-State shall not be liable in an amount which exceeds the total compensation value to Tri-State of the project.

Tri-State warrants that its services have been performed within the limits prescribed by the Client in its Agreement in a manner consistent with the standards established by the American Society for Testing and Methods and that any environmental testing will be performed in compliance with current statutory requirements. No other warranties or representations of any kind, either expressed or implied are included or intended in this Agreement or in any proposal, contract, report, opinion or other document in connection with the work.

The Client acknowledges that Tri-State has neither created nor contributed to the creation or existence of any type of hazardous or toxic waste, material, chemical, compound, or contamination or pollution, whether latent or patent, or the release thereof or the violation of any law or regulation relating thereto, at the site of the project or in connection with the performance of the project, and it is understood that Tri-State shall have no liability for any such condition, and the Client shall indemnify Tri-State for any and all loss, cost of damages actually sustained and incurred by Tri-State in connection therewith.

To the extent that any sampling shall be conducted pursuant to the Agreement, such samples shall be analyzed by a competent laboratory, licensed to perform the appropriate analysis. Tri-State does not warrant or guarantee the accuracy of the analytical results provided by this laboratory. In the event that the results of such analysis are unsatisfactory in any way, the Client agrees to seek relief solely from the laboratory.



TRI-STATE ENGINEERING, P.C.
BUILDING & ENVIRONMENTAL INSPECTIONS

April 5, 2011

Daniel O'Connor, P.E.
Village Engineer/Building Inspector
Village of Croton-on-Hudson
1 Van Wyck Street
Croton-on-Hudson, NY 10520

**Re: Phase I & Home/Property Inspection – 1300 Albany Post Road
Croton-on-Hudson, New York**

We are pleased to submit the following quotation to complete a Phase I Environmental Assessment and a Home/Property Inspection of the above referenced property.

Phase I

Please note that Phase I Assessments normally do not require any testing. No testing has been included herein, unless otherwise indicated.

The following items are included in this Phase I Assessment, but are not necessarily limited to:

1. Federal and State Regulatory Database review (i.e., NPL, Superfund, etc.)
2. Research with local state, county and municipal departments (Fire Department, Health Department, etc.).
3. Building Department search of files, violations and environmental issues.
4. Site inspection.
5. Site inspection of surrounding properties.
6. Historical investigation of site and surrounding areas.
7. Interviews with Key Personnel.
8. A formalized report with an executive summary.

All work will be completed in general accordance with the ASTM E 1527-05 standard. Report shall be submitted approximately two to three weeks from retainment. The following initial information will be required from the building owner and/or operator:

Deed
Site Survey
Tenant List
Access to building and personnel
Chain of Title
User Questionnaire
Current owner/tenant contact information

Re: Phase I & Home/Property Inspection – 1300 Albany Post Road
Croton-on-Hudson, New York

Home/Property Inspection

Inspection will be completed in general accordance with the NYS Home Inspection Guidelines for the following buildings:

Main house
Carport/shed
3 car garage
Shed
1 car garage
Quonset hut garage
Mobile home
Shed

Testing available for the above structures includes radon testing, septic dye testing and termite/wood destroying insect inspection.

Fees

PHASE I FEE - \$2,200.00

HOME II SPECTIOI FEE - \$1,200.00

OUT BUILDINGS II SPECTIOI FEE - \$1,000.00

TESTING FEES - \$525.00

Includes: Radon (main house) - \$100, Termite (house & out buildings) - \$275 and
Septic Dye (main house) - \$150.

These fees are based on a lump sum project totaling \$4,925.00.

Re: Phase I & Home/Property Inspection – 1300 Albany Post Road
Croton-on-Hudson, New York

Hopefully, Tri-State Engineering, P.C., can be of service to you. Please sign below and submit a copy to the undersigned for our records along with a 50% retainer in the amount of \$2,462.50 indicating your authorization to proceed with this work. The remaining 50% will be due at submission of finished reports.

Thank you for this opportunity and your consideration.

Very truly yours,

TRI-STATE ENGINEERING, P.C.



Bradley R. Huntington, P.E.
President

Enclosures



Authorized representative for Corporation - I have read attached Rider A - General Provisions and Limitations, and accept this agreement.

VILLAGE OF CROTON-ON-HUDSON

1300 ALBANY POST ROAD
CROTON-ON-HUDSON, NEW YORK

RIDER A
GENERAL PROVISIONS

This report is provided by Tri-State Engineering, P.C. for the benefit of our Client, and is not intended for the benefit of, nor shall it be relied on by, any third party.

Tri-State shall indemnify and hold harmless the Client against all liability, claims, suits, losses, damages, costs and demands, on account of personal injury, including death, or property damage sustained by any third person or entity to the extent such injury, death or damage is caused by the sole or contributory negligence or willful misconduct of Tri-State, its employees or officers; provided that such injury, death or damage is not occasioned by the negligence of the Client or its contractors or their respective employees, officers and agents, and provided further that Tri-State's indemnification shall be reduced proportionately to the extent that such injury, death or damage is caused by the Client or its contractors or their respective employees, officers and agents. Tri-State's obligation to indemnify the Client as stated herein, shall be limited to and shall not exceed the limits of Tri-State's insurance coverage for such liability, and shall not extend to indemnification or holding harmless of a party indemnified hereunder for any claims of loss of profits or any other indirect, special, incidental or consequential damages of any nature whatsoever.

To the extent that the claims of the Client against Tri-State are not covered by or exceed the insurance coverage and associated limits of liability which Tri-State currently maintains, then Tri-State shall not be liable in an amount which exceeds the total compensation value to Tri-State of the project.

Tri-State Engineering, P.C., warrants that its services have been performed within the limits prescribed by the Client in its Agreement in a manner generally consistent with the standards established by the American Society for Testing and Methods and that any environmental testing will be performed in compliance with current statutory requirements. No other warranties or representations of any kind, either expressed or implied are included or intended in this Agreement or in any proposal, contract, report, opinion or other document in connection with the work.

The Client acknowledges that Tri-State has neither created nor contributed to the creation or existence of any type of hazardous or toxic waste, material, chemical, compound, or contamination or pollution, whether latent or patent, or the release thereof or the violation of any law or regulation relating thereto, at the site of the project or in connection with the performance of the project, and it is understood that Tri-State shall have no liability for any such condition, and the Client shall indemnify Tri-State for any and all loss, cost of damages actually sustained and incurred by Tri-State in connection therewith.

To the extent that any sampling shall be conducted pursuant to the Agreement, such samples shall be analyzed by a competent laboratory, licensed to perform the appropriate analysis. Tri-State does not warrant or guarantee the accuracy of the analytical results provided by this laboratory. In the event that the results of such analysis are unsatisfactory in any way, the Client agrees to seek relief solely from the laboratory.

**Re: Phase I & Home/Property Inspection – 1300 Albany Post Road
Croton-on-Hudson, New York**

This inspection agreement between Tri-State Engineering, P.C., (herein after TSE or Engineer) and the above client is for inspection services at the referenced property subject to the following terms and conditions: IT IS MUTUALLY UNDERSTOOD AND AGREED THAT:

TSE shall provide this inspection report in a manner consistent with the standards established by the State of New York. No engineering calculations will be performed as part of this inspection. As an option, an exhaustive inspection report increasing our scope of services is also available for an additional fee. Environmental surveys and testing are also available for an additional fee.

The inspection report is based on the opinion of the inspector, and is not intended or to be used as a guarantee or warranty regarding the adequacy, performance, or value of any inspected structure, item, or system. The report is not intended to be used to determine the value or purchase price of the home.

Failures and/or deficiencies not obvious at the time of the inspection can manifest themselves shortly thereafter. TSE and/or its engineers cannot be held responsible for such changes.

This report is based on the examination of readily accessible areas of the structure and is limited to visual observations of conditions existing at the time of the inspection. Inspection is not made in areas that are concealed, obstructed or cluttered. Objects are not moved, which is not limited to furniture, appliances, carpeting, floor and wall coverings, siding, storage, etc. Concealed defects and deficiencies are excluded from the inspection. Cosmetic defects are also excluded.

Crawl spaces may not be entered due to unsafe or sanitary conditions at the inspector's option. This also applies to attic crawl spaces.

This report is not a compliance inspection regarding state and/or local code requirements or violations thereof.

All environmental issues are excluded from this report unless otherwise indicated in the report. Any comments made in the report regarding environmental issues are for information purposes only. Any environmental testing provided by TSE will be performed in compliance with current statutory requirements. Inspection and/or testing of any underground storage tanks on the property are not included herein. Tri-State makes no representation into the existence or non-existence of tanks on the property.

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Liability for TSE and their inspectors is strictly limited to the fee paid for the inspection. It is understood that this fee is based on this level of liability. If a higher liability is required by the client, additional fees shall be applied.

Client shall give reasonable notice to the Engineer and permit inspection of any condition which give rise to a complaint.

Any unresolved dispute that arises from this agreement shall proceed to binding arbitration conducted in accordance with the construction rules of the American Arbitration Association except that the parties shall select an arbitrator who is familiar with the real estate inspection profession.

The written report shall supersede all oral reports or comments that may have been previously rendered.