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Attorney for Plaintiffs

By:

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Deputy Attorney General

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NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE ADMINISTRATOR OF THE NEW JERSEY SPILL COMPENSATION FUND,

Plaintiffs,

v.

HONEYWELL INTERNATIONAL, INC., OCCIDENTAL CHEMICAL CORPORATION AND PPG INDUSTRIES, INC.,

Defendants,

٧.

CITY OF JERSEY CITY, JERSEY CITY MUNICIPAL UTILITIES AUTHORITY, JERSEY CITY INCINERATOR AUTHORITY, and NEW JERSEY TURNPIKE AUTHORITY,

Third Party Defendants.

SUPERIOR COURT OF NEW JERSEY LAW DIVISION - HUDSON COUNTY

CIVIL ACTION NO.: HUD-C-77-05

CONSENT ORDER MODIFYING THE SEPTEMBER 5, 2014 ORDER

This matter having been opened to the Court by John J. Hoffman, Acting Attorney General, by Richard F. Engel, Deputy Attorney General, for the New Jersey Department of Environmental Protection ("NJDEP") and the Administrator of the New Jersey Spill Compensation Fund; and with the consent of all parties, including W. Michael McCabe, Site Administrator through his counsel Hellring Lindeman Goldstein & Siegal LLP; the City of Jersey City through its Corporation Counsel; and PPG Industries, Inc. through its counsel,

LeClairRyan, seeking modification of Exhibit 2 to the Master Schedule as set forth in the September 5, 2014 Consent Order and inclusion of a new Exhibit 3; and the parties herein having agreed to those certain revisions to the Master Schedule for the PPG Sites as defined in the June 26, 2009 Partial Consent Order ("JCO"), as amended; and the parties herein having agreed to the form and entry of this Consent Order:

- 1. The Court finds that there are good faith reasons to modify the existing Exhibit 2 and to include a new Exhibit 3 to the Master Schedule with the modified Exhibit 2 and new Exhibit 3 attached to this Consent Order;
- 2. The modified Exhibit 2 and new Exhibit 3 attached to this Consent Order are hereby incorporated into the JCO and the attached Exhibit 2 shall supersede the previous Exhibit 2 that was part of the September 5, 2014 Consent Order and the attached Exhibits 2 and 3 shall now, together, constitute the "Master Schedule" for the PPG Sites;
- 3. All other provisions set forth in the September 5, 2014 Consent Order remain in full force and effect.
- 4. A copy of this Order shall be served on all parties and the Site Administrator by Plaintiffs' counsel within five (5) days of that attorney's receipt of an executed copy of this Consent Order.

Heotor R. Velazquez, P.J. Ch.

We hereby consent to the form and entry of the within order:

City of Jersey City

Jeremy Farrell, Esq.

Corporation Counsel

JASON T. WATSON, CZQ.
FIRST ASSISTANT LORP. COUNSEL

PPG Industries, Inc.

seph F La otteria, Esq.

LeClairRyan, Attorneys for PPG

Industries, Inc.

W. Michael McCabe, Site Administrator

By: Patricia A. Staien, Esq.

Hellring Lindeman Goldstein & Siegal

LLP, Attorneys for the Site Administrator

New Jersey Department of Environmental Protection and the Administrator of the New Jersey Spill Compensation Fund

John J. Hoffman

Acting Attorney General

By: Richard F. Engel

Deputy Attorney General

## Master Schedule for the NJ Chrome Remediation Sites Date: October 13, 2015 **REVISED Exhibit 2**

regarding post-remediation issues prior to the February 29, 2016 date.  Capillary Rise TEP to be finalized and test cells installation completed such that test cell observations are performed Fall 2015, Winter 2016, Spring 2016, and Summer 2016, at a minimum. Restoration to be implemented upon direction of NIDEP following review of complete Capillary Rise Study Report to be submitted by December 31, 2016. NIDEP makes determination of capillary break methodology by March 31, 2017.			July 2016	Мау 2016	March 2016	February 2016	PPG Owned	Site 135 North (Portion of 51-99 Pacific) (PPG)	
For purposes of the Master Schedule completion deadlines, negotiations concerning post-remediation issues shall conclude on or before February 29, 2016. Nothing herein shall prevent any Party from proceeding with the pending application before the Court	November 2018	October 2017	2015	CT07/c7/nt	CT07/17/4	CTOSTESTA	Road Closure In Place	Halladay Street South (Jersey City)	GA Group
Master Schedule for Site 135 South is documented on Exhibit 3 – Post 2015.  Ltility reinstallation in Hallday Street South will hearing later than May 2016.			December	10/12/101	Aloch tel h	A/21/2016	PPG Owned	Site 133 East (22-68 Halladay) (PPG)	
Capillary Rise TEP to be finalized and test cells installation completed such that test cell observations are performed Fall 2015, Winter 2016, Spring 2016, and Summer 2016, at a minimum. Restoration to be implemented upon direction of NIDEP following review of complete Capillary Rise Study Report to be submitted by December 31, 2016. NIDEP makes determination of capillary break methodology by March 31, 2017.									of 25 Halladay)
For purposes of the Master Schedule completion deadlines, negotiations concerning post-remediation issues shall conclude on or before February 29, 2016. Nothing herein shall prevent any Party from proceeding with the pending application before the Court regarding post-remediation issues prior to the February 29, 2016 date.	November 2018	October 2017	8/3/2015	5/15/2015	7/9/2014	4/16/2014	PPG Owned	A portion of Site 137 (PPG)	Phase 3B-N (45 Halladay and a portion
Master Schedule for Phase 3B-S is documented on Exhibit 3 – Post 2015.									
Capillary Rise TEP to be finalized and test cells installation completed such that test cell observations are performed Fall 2015, Winter 2016, Spring 2016, and Summer 2016, at a minimum. Restoration to be implemented upon direction of NJDEP following review of complete Capillary Rise Study Report to be submitted by December 31, 2016. NJDEP makes determination of capillary break methodology by March 31, 2017.	November 2018	October 2017	5/15/2015	9/5/2014	3/4/2014	3/4/2014	PPG Owned	Site 143 (846 Garfield) (PPG)	Phase 3A
regarding post-remediation issues prior to the February 29, 2016 date.					2/4/2011	aladana.			GA Group
For purposes of the Master Schedule completion deadlines, negotiations concerning post-remediation issues shall conclude on or before February 29, 2016. Nothing herein shall prevent any Party from proceeding with the pending application before the Court							In litigation	Site 132 (824 Garfield) (JCRA)	
Capillary Nisse It Pr to be finalized and test cells installation completed such that test cell observations are performed Fall 2015, Winter 2016, Spring 2016, and Summer 2016, at a minimum. Restoration to be implemented upon direction of NJDEP following review of complete Capillary Rise Study Report to be submitted by December 31, 2016. NJDEP makes determination of capillary break methodology by March 31, 2017.								Hampshire)	28-2, 28-3, and 28-4
For purposes of the Master Schedule completion deadlines, negotiations concerning post-remediation issues shall conclude on or before February 29, 2016. Nothing herein shall prevent any Party from proceeding with the pending application before the Court regarding post-remediation issues prior to the February 29, 2016 date.	November 2018	October 2017	1/21/2015	11/24/2014	12/31/2013	12/31/2013	In litigation	Site 114 (JCRA /	GA Group IRM#1 and Phases 1A, 1B,
	(See Notes)	Required	Required	Required	Kequired	veduired		(occ. Base r)	
Critical Path Interim Activities / Comments	Determination	Actual OR	Actual OR	Actual OR	Actual OR	Actual OR	Remediation	(Owner)	(See Figure 1)
	Remedial	Kestoration	Complete	Complete	Start	Excavation	Access for	Description	or oup/ridse

- Notes:

  1) "Ready for Excavation" means access has been gained, building demolition and shoring installation, if required, have been completed, and there are no known impediments to prevent completion of excavation.

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  2) "uggal remedies will commence" means the initiation of court proceedings.

  3) Green shading indicates that milestones have been attained.

  4) For Garfield Avenue Group Sites, "Backfill Complete" means backfill is brought to the "pre-capillary break installation" grade of elevation ±11 feet NAVD 88.

  5) For purposes of this Exhibit, restoration is defined as capillary break installation, final grading, and in-kind replacement of existing infrastructure and/or improvements removed to implement the remedy. The Parties acknowledge that the City and PPG are currently reviewing and litigating the scope of restoration, and that this restoration definition and schedule may be subject to change.
- 6) Restoration within specific areas under/around infrastructure necessary to support on going remediation may be delayed if such a delay is acceptable to the Department and property owners.

  7) Remedial Action Report (RAR) submittals include Figures and Tables to be submitted 4 months following Excavation Complete and full RAR documentation to be submitted 8 months following Restoration Complete. RAR submittals will be reviewed first for completeness. Once an RAR submittal is deemed complete, a determination regarding the adequacy of the RAR will typically be made within 30 business days. A Draft Consent Judgement Compliance Letter will typically be issued within 30 business days of the issuance of an RAR approval.

## Master Schedule for the NJ Chrome Remediation Sites Date: October 13, 2015 REVISED Exhibit 2

All CCPW has been excavated and the Site restored. A final Consent Order Compliance Letter (NFA equivalent) was issued July 15, 2015.	4/16/2014	11/20/2013	11/1/2013	11/1/2013	8/19/2013	8/19/2013	required; Remediation Complete	Garfield Avenue #1	Site 186
City of Bayonne to be briefed on ISM remedial plan and need for deed restriction.  ISM systematic planning and field implementation complete May 2016. PPG and the City of Bayonne reach agreement on access to perform remediation by September 30, 2016 or the schedule can be reevaluated.  Implementation of the remedial action beginning in November 2016 and the totality of the remedial action (including excavation by bathrooms/playground) to be complete by April 30, 2017 assuming that access to the park for remedial activities may be limited between May 1 and October 31. If the City of Bayonne establishes an alternative seasonal restriction, the schedule can be reevaluated.	May 2018	April 2017	April 2017	April 2017	4/8/2013	3/23/2013	Access agreement in place until June 2016, to be renewed prior to expiration	Dennis Collins Park (City of Bayonne)	Site 174
Review of RAR figures/tables for Metro Towers, other than Boiler Room AOC, will be completed by December 31, 2015. Final RAR to cover soils remediation site wide.	October 2016	6/30/2014	5/30/2014	5/23/2014	3/18/2013	3/18/2013	Access agreement in place	Metro Towers (ALMA)	Site 156
The current DEP approved remedial approach is an unrestricted use remedy. If PPG and the property owner agree on an alternate remedial approach and an associated deed notice, PPG will seek a revised DEP approval within a timeframe that will achieve the excavation start date.  Schedule based on assumption that remedy includes building demolition enabling full removal/excavation of contaminated material within footprint of building.	August 2019	July 2018	June 2018	June 2018	June 2017	June 2017	Negotiated access to be obtained by September 2016 or legal remedies will commence by September 30, 2016.	Albanil Dyestuff (American Self Storage Liberte, LLC)	Site 108
The Court has ordered that access to the property and building be provided in February 2017 however other legal issues involving PPG and the property owner are still pending. Judge may permit a 60 day extension past February 2017 at the discretion of Court. If granted, this will impact subsequent milestones by 60 days.  Conrail has indicated it will not enter into an access agreenent more than 30 days prior to the start of work. Negotiated access for consideration of a discourage of the start of work.		-					In litigation	Fashionland (Greenberg)	Site 107
PPG and Jersey City to conclude negotiations regarding the possible replacement of utilities in rights of way by February 2016. Workplan for remediation in roadways to be submitted to NJDEP by May 2016.	February 2018	January 2017	January 2017	December 2016	4/28/2014	4/28/2014	PPG to coordinate road closures with City Engineering	Burma Road (Jersey City)	Site 65
Restoration has been completed as per the approved RAWP for soils.	May 2016	6/13/2015	5/19/2015	5/19/2015	4/28/2014	4/28/2014	Access agreement in place	(Nisan 12)	Site 63
If remediation is required in street, to be included in PPG/Jersey City discussions regarding road closure planning. Road Closure Plan to be agreed to by February 2016.									
Schedule based on assumption that remedy includes building demolition enabling full removal/excavation of contaminated material within footprint of building.	October 2022	September 2021	December 2020	November 2020	6/16/2014	5/6/2014	Access agreement in place	45 Linden Ave. East (Etzion)	Site 16
PPG to conclude analysis of remedial alternatives for the warehouse building, secure the property owners consent and propose a remedy to NIDEP by Contember 2018.									
Critical Path Interim Activities / Comments	Action Report Determination (See Notes)	Complete Actual OR Required	Complete Actual OR Required	Complete Actual OR Required	Start Actual OR Required	Excavation Actual OR Required	Access for Remediation	Description (Owner)	Group/Phase or Site
	Remedial	Restoration	Backfill	Excavation	Excavation	Ready for		Property	

- Notes:

  1) "Ready for Excavation" means access has been gained, building demolition and shoring installation, if required, have been completed, and there are no known impediments to prevent completion of excavation.

  2) "Legal remedies will commence" means the initiation of court proceedings.

  3) Green shading indicates that milestones have been attained.

  4) For Garfield Avenue Group Sites, "Backfill is brought to the "pre-capillary break installation, final grading, and in-kind replacement of existing infrastructure and/or improvements removed to implement the remedy. The Parties acknowledge that the City and PPG are currently reviewing and litigating the scope of restoration, and that this restoration definition and schedule may be subject to change.
- 6) Restoration within specific areas under/around infrastructure necessary to support on-going remediation may be delayed if such a delay is acceptable to the Department and property owners.

  7) Remedial Action Report (RAR) submittals include Figures and Tables to be submitted 4 months following Excavation Complete and full RAR documentation to be submitted 8 months following Restoration Complete. RAR submittals will be reviewed first for completeness. Once an RAR submittal is deemed complete, a determination regarding the adequacy of the RAR will typically be made within 30 business days. A Draft Consent Judgement Compliance Letter will typically be issued within 30 business days of the issuance of an RAR approval.

# Exhibit 3 – Post 2015 - Soils Master Schedule for the NJ Chrome Remediation Sites Date: October 13, 2015

or Site (See Figure 1)	(Owner) (See Figure 2)	Remediation	Actual OR Required	Action Report Determination (See Notes)	Critical Path Interim Activities / Comments				
GA Group Phase 3B-S	Site 133 West (PPG) and the remainder of Site 137 (PPG)	PPG Owned					100	(occ. more)	Brownfields Act litigation to gain access to Ten West Apparel filed by PPG on September 10, 2015.  Group/Phase also includes remediation of portions of Halladay Street used for access to the Ten West Apparel wavehours.
(15 Halladay the remainder of 25 Halladay with 800 and 816 Garfield Avenue added)	Fishbein (816 Garfield Avenue) (PPG) Ten West Apparel (800 Garfield Avenue) (Gadeh)	PPG Owned In litigation	October 2016	October 2016	May 2017	July 2017	October 2017	November 2018	For purposes of the Master Schedule completion deadlines, negotiations concerning post-remediation issues shall conclude on or before February 29, 2016. Nothing herein shall prevent any Party from proceeding with the pending application before the Court regarding post-remediation issues prior to the February 29, 2016 date.  Capillary Rise TEP to be finalized and test cells installation completed such that test cell observations are performed Fall 2015, Winter 2016, Spring 2016, and Summer 2016, at a minimum. Restoration to be implemented upon direction of NJDEP following review of complete Capillary Rise Study Report to be submitted by December 31, 2016. NIDEP makes determination of capillary break methodology by March 31, 2017.
GA Group Site 135 South	Site 135 South (Remainder of 51-99 Pacific) (PPG)	PPG Owned	Мау 2016	Мау 2016	October 2016	January 2017	October 2017	November 2018	Results of PPG pre-design investigation and evaluation to be provided by May 31, 2016.  Excavation in some areas may be temporarily constrained by proximity to buildings on the Al Smith Moving property.  For purposes of the Master Schedule completion deadlines, negotiations concerning post-remediation issues shall conclude on or before February 29, 2016. Nothing herein shall prevent any Party from proceeding with the pending application before the Court regarding post-remediation issues prior to the February 29, 2016 date.  Capillary Rise Tet to be finalized and test cells installation completed such that test cell observations are performed Fall 2015, Winter 2016, Spring 2016, and Summer 2016, at a minimum. Restoration to be implemented upon direction of NIDEP following review of complete Capillary Rise Study Report to be submitted by December 31, 2016. NIDEP makes determination of capillary break methodology by March 31, 2017.
GA Group Off Site Properties	Halsted Corporation (78 Halladay St) (Murphy)	Negotiated access to complete any necessary remediation to be attained or legal remedies will commence by December 2015.	March 2017	March 2017	April 2018	June 2018	December 2018	January 2020	Schedule dates assumes relocation of Halsted will be completed by March 2017.  Schedule dates assumes relocation of Halsted will be completed by March 2017.  For purposes of the Master Schedule completion deadlines, negotiations concerning post-remediation issues shall conclude on or before february 29, 2016. Nothing herein shall prevent any Party from proceeding with the pending application before the Court regarding post-remediation issues prior to the February 29, 2016 date.  Capillary Rise TEP to be finalized and test cells installation completed such that test cell observations are performed Fall 2015, Winter 2016, Spring 2016, and Summer 2016, as a minimum. Restoration to be implemented upon direction of NUDEP following review of complete Capillary Isse Study Report to be submitted by December 31, 2016. NUDEP makes determination of capillary break methodology by Marchs 2017.

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## Date: October 13, 2015

NJTransit Right-of-Way (ROW): The CCPW located beneath the ROW will be remediated concurrent with Site 199 if an agreement can be reached between Honeywell and PPG as part of remediation requirements specified in the 2011 Consent Order (Orphan Sites Agreement).	May 2020	April 2019	January 2019	November 2018	November 2017	November 2017	Road Closure Plan to be agreed to by February 2016	Garfield Avenue (Jersey City)	GA Group Phase 4 - Roadways
Auto, Suring 2/15, and Summer 2/15, at a minimum. Restoration to be implemented upon direction of NIDEP following review of complete Capillary Rise Study Report to be submitted by December 31, 2015. NIDEP makes determination of capillary break methodology by March 31, 2017  Halladay Street North to be completed in conjunction with access to Halsted.	January 2020	December 2018	December 2017	October 2017	March 2017	March 2017	Road Closure Plan to be agreed to by February 2016	Forrest Street (Jersey City)	GA Group Phase 4 - Roadways
If an agreement between the City and PPG determines that component(s) of the existing 96" steel combined sewer line within Carteret Avenue, or the existing 72" or 78" steel combined sewer lines within Garfield Avenue will be relocated or replaced, then the schedule for remediation will be revaluated.  Capillary Rise TEP to be finalized and test cells installation completed such that test cell observations are performed Fall 2015, Winter	January 2020	December 2018	June 2018	April 2018	March 2017	March 2017	February 2016	North (Jersey City)	Phase 4 - Roadways
February 29, 2016. Nothing herein shall prevent any Party from proceeding with the pending application before the Court regarding post-remediation issues prior to the February 29, 2016 date.							:	:	
	January 2020	December 2018	April 2018	February 2018	March 2017	March 2017	Partial road closure in place; Road Closure Plan for section between Halladay and Pacific to be agreed to by February 2016	Carteret Avenue (Jersey City)	GA Group Phase 4 - Roadways
Results of PPG pre-design investigation and evaluation to be provided by October 1, 2016.  Capillary Rise TEP to be finalized and test cells installation completed such that test cell observations are performed Fall 2015, Winter 2016, Spring 2016, and Summer 2016, at a minimum. Restoration to be implemented upon direction of NIDEP following review of complete Capillary Rise Study Report to be submitted by December 31, 2016. NIDEP makes determination of capillary break methodology by March 31, 2017.	March 2019	February 2018	December 2017	September 2017	June 2017	June 2017	Negotiated access to complete any necessary remediation to be attained or legal remedies will commence by March 2016.	Al Smith Moving (33 Pacific Avenue) (NJEDA c/o Al Smith Moving)	GA Group Off Site Properties
Group/Phase includes remediation of the Skyways property (Block 21501, Lot 15).  Capillary Rise TEP to be finalized and test cells installation completed such that test cell observations are performed Fall 2015, Winter 2016, Spring 2016, and Summer 2016, at a minimum. Restoration to be implemented upon direction of NIDEP following review of complete Capillary Rise Study Report to be submitted by December 31, 2016. NIDEP makes determination of capillary break methodology by March 31, 2017.	March 2019	February 2018	September 2017	July 2017	March 2017	March 2017	Access complete	Forrest Street Properties 84, 86 and, 90- 98 Forrest St and Block 21501, Lot 15 (Caragliano)	GA Group Off site Properties
Critical Path Interim Activities / Comments	Remedial Action Report Determination (See Notes)	Restoration Complete Actual OR Required	Backfill Complete Actual OR Required	Excavation Complete Actual OR Required	Excavation Start Actual OR Required	Ready for Excavation Actual OR Required	Access for Remediation	Property Description (Owner) (See Figure 2)	Group/Phase or Site (See Figure 1)

Notes:

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5) For purposes of this Exhibit, restoration is defined as capillary break installation, final grading, and in-kind replacement of existing infrastructure and/or improvements removed to implement the remedy. The Parties acknowledge that the City and PPG are currently reviewing and litigating the scope of restoration, and that this restoration definition and schedule may be subject to change.

<sup>6)</sup> Restoration within specific areas under/around infrastructure necessary to support on-going remediation may be delayed if such a delay is acceptable to the Department and property owners.

7) Remedial Action Report (RAR) submittals include Figures and Tables to be submitted 4 months following Excavation Complete and full RAR documentation to be submitted 8 months following Restoration Complete. RAR submittals will be reviewed first for completeness. Once an RAR submittal is deemed complete, a determination regarding the adequacy of the RAR will typically be made within 30 business days. A Draft Consent Judgement Compliance letter will typically be issued within 30 business days of the issuance of an RAR approval.

## Exhibit 3 – Post 2015 - Groundwater Master Schedule for the NJ Chrome Remediation Sites Date: October 13, 2015

	Site or	Damadial Investigation Damad / Damadial Action	
	Group of Sites	Work Plan Submitted	Comments
	GA Group	January 2020	On-site and off-site access for groundwater obtained during implementation of soil remedial action.  Groundwater RI work complete 1 year following excavation complete. Groundwater RIR and RAWP completion assumed 1 year post-
			Assumes that groundwater contamination does not extend into bedrock.
			On-site and off-site access for groundwater obtained during implementation of soil remedial action.
	Site 16	November 2021	Groundwater RI work complete 1 year following excavation complete. Groundwater RIR and RAWP completion assumed 1 year postsoil remedy completion.
			Assumes that groundwater contamination does not extend into bedrock.
			On-site and off-site access for groundwater obtained during implementation of soil remedial action.
	Site 63 & 65	December 2018	Groundwater RI work complete 1 year following excavation complete. Groundwater RIR and RAWP completion assumed 1 year post-soil remedy completion.
T			Assumes that groundwater contamination does not extend into bedrock.
			On-site and off-site access for groundwater obtained during implementation of soil remedial action.
	Site 107 & 108	June 2019	Groundwater RI work complete 1 year following excavation complete. Groundwater RIR and RAWP completion assumed 1 year post- soil remedy completion.
T			Assumes that groundwater contamination does not extend into bedrock.
			On-site and off-site access for groundwater obtained during implementation of soil remedial action.
	Site 156	May 2017	Groundwater RI work complete 3 years following excavation complete. Groundwater RIR and RAWP completion assumed 3 years post-soil remedy completion.
Τ			Assumes that groundwater contamination does not extend into bedrock.
			On-site and off-site access for groundwater obtained during implementation of soil remedial action.
-	Site 174	April 2018	Groundwater RI work complete 1 year following excavation complete. Groundwater RIR and RAWP completion assumed 1 year post-soil remedy completion.
Г			Assumes that groundwater contamination does not extend into bedrock.
	Site 186	Site 186 Groundwater Remedial Investigation incorporated into GAG RIWP	Site 186 groundwater investigation/remedial action part of the Garfield Avenue Group groundwater program.