FPM group Engineering and Environmental Science

An Olgoonik Company

CORPORATE HEADQUARTERS
640 Johnson Avenue, Suite 101
Bohemia, NY 11716
Tel: 631-737-6200
Fax: 631-737-2410

VIA EMAIL

September 25, 2025

Mr. Tom Marasco
67 Sylvester Street Holdings, LLC
c/o Zircana Surfaces
67 Sylvester Street
Westbury, NY 11590

Re: **Phase II Investigation Report**
67 Sylvester Street, Westbury NY
FPM File No. 1477g-25-01

Dear Mr. Marasco:

FPM Group, Ltd. (FPM) has completed a Phase II investigation at the above-referenced property in accordance with our August 28, 2025 proposal. The scope of work was developed to evaluate sub-slab vapor conditions to assess whether the potential for soil vapor intrusion (SVI) is present. This report documents the investigation procedures, summarizes the analytical results, and provides a discussion, conclusions, and recommendations. Figure 1 presents the property layout and sample locations.

Phase II Investigation Procedures and Results

Sampling Procedures

On September 18, 2025, FPM conducted sub-slab soil vapor sampling in accordance with New York State Department of Health (NYSDOH) protocols. A total of four (4) sub-slab soil vapor samples (SV-01, SV-02, SV-03, and SV-04) were collected. Two samples (SV-01 and SV-02) were collected from beneath the slab of the autobody shop located at 67 Sylvester Street, and two samples (SV-03 and SV-04) were collected from beneath the slabs of the stone mason's shop at 62/62A Kinkel Street.

Each sub-slab sampling port was installed with dedicated polyethylene tubing extending above grade, sealed at the slab surface with bentonite, and helium-tested to confirm the absence of leaks in accordance with NYSDOH soil vapor intrusion guidance. The tubing for each sample was purged of at least three system volumes at a flow rate less than 0.2 liters per minute and then connected to a laboratory-supplied Summa canister equipped with a calibrated 8-hour flow controller. Upon completion of the sampling, the canisters were sealed with residual vacuum remaining, consistent with NYSDOH requirements, and then submitted under proper chain of custody to a NYSDOH-approved laboratory for analysis of volatile organic compounds (VOCs) by Method TO-15. The complete laboratory report is included as Attachment 1.

Analytical Results

The analytical results are summarized in Table 1 and were evaluated against the NYSDOH *Soil Vapor Intrusion Guidance Matrices* (revised February 2024). Key findings are as follows:

- Eight (8) VOCs for which NYSDOH provides guidance were detected in the samples: 1,1,1-trichloroethane, benzene, heptane, hexane, m/p-xylenes, tetrachloroethene (PCE), toluene, and trichloroethene (TCE);
- The concentrations of TCE in SV-02 and SV-03 (152 and 250 micrograms per cubic meter, or ug/m^3, respectively) are in the range for which mitigation for potential SVI is required in accordance with NYSDOH guidance;
- The concentrations of TCE in SV-01 and SV-04 (39.2 and 29.2 ug/m^3, respectively) are in the range for which monitoring or mitigation may be required, depending on the indoor air concentrations;
- The concentrations of PCE at SV-02, SV-03 and SV-04 ranged from 157 to 725 ug/m^3 and are in the range for which monitoring or mitigation may be required, depending on the indoor air concentrations;
- 1,1,1-Trichloroethane, benzene, heptane, hexane, m/p-xylenes, and toluene were detected at generally low levels, below the levels that the NYSDOH considers may present an SVI concern; and
- Several additional VOCs were identified; however, these detections do not present a concern.

Discussion, Conclusions, and Recommendations

Discussion

As discussed in our proposal, prior SVI testing conducted at the subject property in 2010 identified PCE in sub-slab vapor at up to 1,500 ug/m^3 and TCE at up to 10,000 ug/m^3. In the 15 years that have passed since the 2010 sampling was conducted the levels of TCE in sub-slab soil vapor have decreased by two orders of magnitude to a maximum of 250 ug/m^3 and the levels of PCE (which is a breakdown product from TCE) have declined by approximately 50% to a maximum of 725 ug/m^3. These results indicate that no significant source of TCE or PCE is present beneath the subject property and that the TCE and PCE in sub-slab soil vapor can be expected to continue to naturally attenuate with time.

As reported by the NYSDOH, indoor air testing conducted in 2010 indicated that there was no indoor air concern at that time. As the levels of PCE and TCE in sub-slab soil vapor have decreased considerably since 2010, it is unlikely that indoor air concerns resulting from SVI are currently present at the subject property. We note that an auto repair business and a stone manufacturing business operate at the subject property and ordinary operations by these two businesses may affect indoor air conditions.

Conclusions

Based on the findings of this investigation and NYSDOH guidance, and considering the history of sub-slab vapor and indoor air conditions at this property, FPM has the following conclusions:

- Although sub-slab soil vapor conditions have improved considerably in the past 15 years, the current concentrations of TCE at the SV-02 and SV-03 locations are in the range for which the NYSDOH indicates that mitigation for potential SVI is required regardless of indoor air quality;
- The concentrations of TCE at SV-01 and SV-04 and the concentrations of PCE at SV-02 through SV-04 are in the range for which monitoring or mitigation for SVI may be required, depending on the indoor air concentrations; and

- As indoor air quality was not impacted by SVI in 2010 when sub-slab vapor conditions were much more elevated, it is unlikely that indoor air quality is impacted by SVI at present. Indoor air quality may be impacted by ordinary chemical usage by the auto repair and stone manufacturing operations that are ongoing at the subject property.

Recommendations

Based on the current sub-slab vapor conditions at the subject property, mitigation for potential SVI is needed for the SV-02 and SV-03 areas. This will require a sub-slab depressurization system (SSDS) to be installed and operated. Additional information will be needed to design the SSDS and our recommendations were developed accordingly.

- Indoor air testing and concurrent ambient air testing are recommended to assess current indoor air conditions and the potential for SVI, particularly in the SV-01 and SV-04 areas where the need for mitigation is unclear. During this testing a comprehensive inventory of chemicals stored and/or in use at the property should be obtained to assess whether ongoing ordinary business operations affect indoor air conditions. The resulting information should be considered in SSDS design; and
- As mitigation for potential SVI is indicated for the SV-02 and SV-03 locations, vacuum radius of influence testing should be conducted so that a sub-slab depressurization system (SSDS) can be designed for these areas. Based on the property configuration and history of building construction, vacuum radius of influence testing is recommended for both the eastern and western portions of the property.

Feel free to contact either of us should you have any questions.

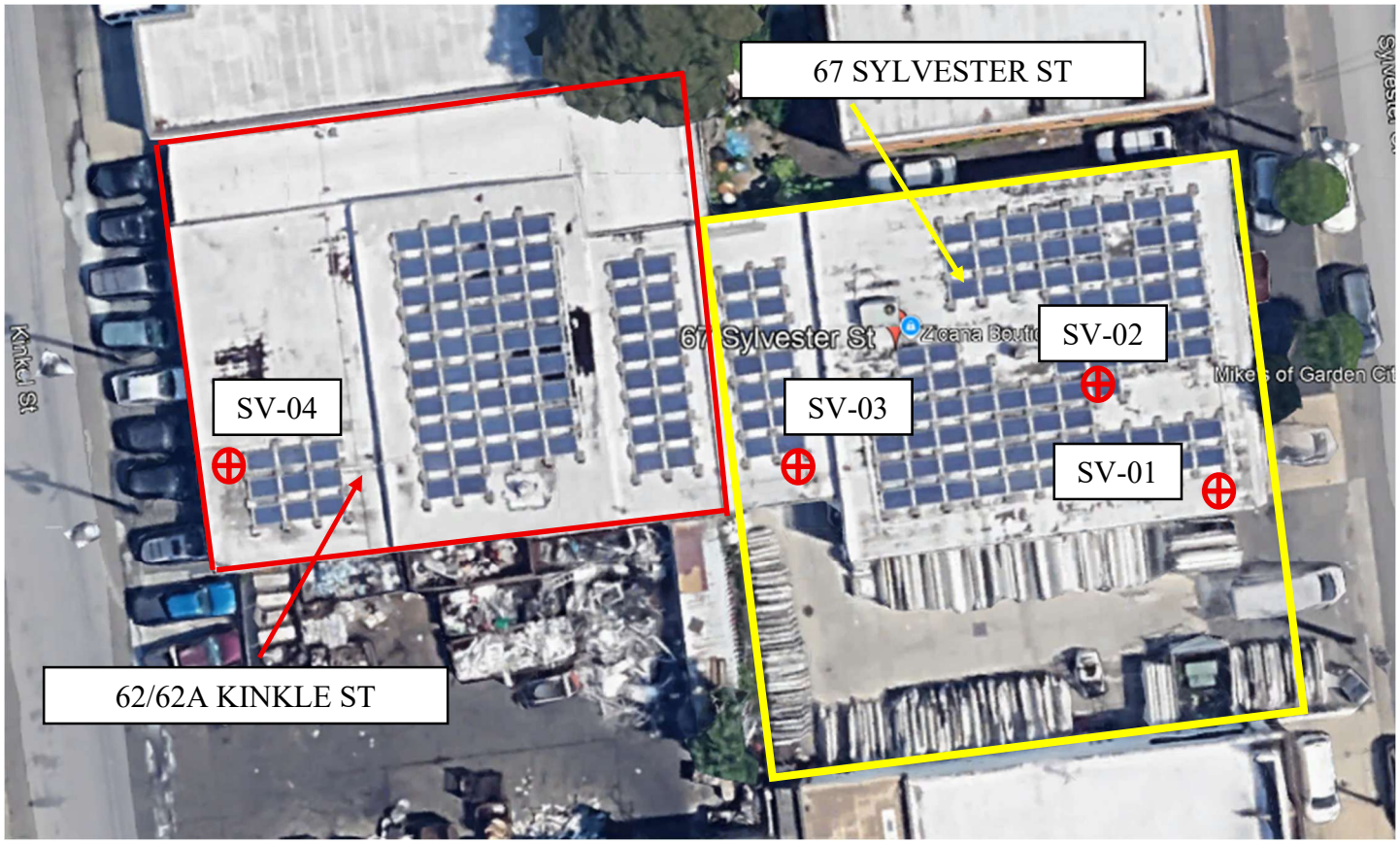
Very truly yours,

Robert J. Ferguson
Sr. Hydrogeologist

Very truly yours,

Ben T. Cancemi, PG
Department Manager
Vice President

RJF/BTC:btc
C:\Users\Stephanie\Documents\67 Sylvester- Phase Iireport-2025-09-25.Docx



FPM GROUP

FIGURE 1

SAMPLE LOCATION MAP
67 SYLVESTER STREET
WESTBURY, NEW YORK

Drawn by: RJF Checked By: BC Date: 09/22/25

FPM

TABLE 1
SUB-SOIL VAPOR SAMPLING RESULTS
67 SYLVESTER STREET, WESTBURY, NEW YORK

Sample No.	SV-01	SV-02	SV-03	SV-04
Sample Type	**Sub-slab**	**Sub-slab**	**Sub-slab**	**Sub-slab**
Sample Date	**September 18, 2025**			
Volatile Organic Compounds in ug/m^3				
1,1,1-Trichloroethane	**22.2**	**83.4**	**35.2**	**6.92**
1,1-Dichloroethane	**10.4**	**6.47**	< 5.02	< 5.02
1,3-Butadiene	<5.00	**14.7**	<5.00	<5.00
Acetone	**368**	**382**	**77.4**	**159**
Benzene	<5.01	**22.1**	<5.01	<5.01
Carbon Disulfide	**15.1**	**11.4**	< 5.01	< 5.01
Chloroform	**54.2**	**39.7**	< 4.98	**10.8**
Ethanol	**38.0**	**30.9**	**38.8**	**13.8**
Heptane	< 5.00	**5.45**	< 5.00	< 5.00
Hexane	<5.00	**5.14**	<5.00	<5.00
Isopropylalcohol	**5.11**	**9.26**	< 5.01	< 5.01
m,p-Xylene	**6.51**	**10.5**	< 4.99	< 4.99
Methyl Ethyl Ketone	**55.4**	**63.7**	< 5.01	< 5.01
Propylene	< 5.01	**43.7**	< 5.01	< 5.01
Tetrachloroethene	**58.9**	**725**	**224**	**157**
Toluene	**14.7**	**23.3**	< 5.01	< 5.01
Trichloroethene	**39.2**	**152**	**250**	**24.2**

Notes:

All samples analyzed using Method TO-15

ug/m^3 = micrograms per cubic meter

Blue-shaded VOCs = NYSDOH provides guidance.

Bold Values = Detections

Yellow-shaded values may require moniotring or mitigation.

Orange shaded values indicate mitigation is required.

ATTACHMENT 1
LABORATORY REPORT

PHOENIX
Environmental Laboratories, Inc.

Monday, September 22, 2025

Attn: Mr Ben Cancemi
FPM Group
640 Johnson Avenue, Suite 101
Bohemia, NY 11716

Project ID: 67-69 SYLVESTER STREET
SDG ID: GCU29745
Sample ID#s: CU29745 - CU29748

This laboratory is in compliance with the NELAC requirements of procedures used except where indicated.

This report contains results for the parameters tested, under the sampling conditions described on the Chain Of Custody, as received by the laboratory. This report is incomplete unless all pages indicated in the pagination at the bottom of the page are included.

A scanned version of the COC form accompanies the analytical report and is an exact duplicate of the original.

The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.

Sincerely yours,



Phyllis Shiller
Laboratory Director

NELAC - #NY11301
CT Lab Registration #PH-0618
MA Lab Registration #M-CT007
ME Lab Registration #CT-007
NH Lab Registration #213693-A,B
NJ Lab Registration #CT-003
NY Lab Registration #11301
PA Lab Registration #68-03530
RI Lab Registration #63
VT Lab Registration #VT11301

Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

ACCREDITED IN ACCORDANCE WITH nelac NY # 11301

Sample Id Cross Reference

September 22, 2025

SDG I.D.: GCU29745

Project ID: 67-69 SYLVESTER STREET

Client Id	Lab Id	Matrix	Col Date
SV-01	CU29745	AIR	09/18/25 16:05
SV-04	CU29746	AIR	09/18/25 16:15
SV-03	CU29747	AIR	09/18/25 16:10
SV-02	CU29748	AIR	09/18/25 16:00

Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102

ACCREDITED IN ACCORDANCE WITH nelac NY # 11301

Analysis Report

September 22, 2025

FOR: Attn: Mr Ben Cancemi
FPM Group
640 Johnson Avenue, Suite 101
Bohemia, NY 11716

Sample Information		Custody Information		Date	Time
Matrix:	AIR	Collected by:	MS/RF	09/18/25	16:05
Location Code:	FPMGROUP	Received by:	SW	09/19/25	18:10
Rush Request:	Standard	Analyzed by:	see "By" below		
P.O.#:					
Canister Id:	17160				

Laboratory Data

SDG ID: GCU29745
Phoenix ID: CU29745

Project ID: 67-69 SYLVESTER STREET
Client ID: SV-01

Parameter	ppbv Result	ppbv RL	ug/m3 Result	ug/m3 RL	Date/Time	By	Dilution	
Volatiles (TO15)								
1,1,1,2-Tetrachloroethane	ND	*0.729*	ND	*5.00*	09/20/25	KCA	5	1
1,1,1-Trichloroethane	4.07	*0.917*	22.2	*5.00*	09/20/25	KCA	5	
1,1,2,2-Tetrachloroethane	ND	*0.729*	ND	*5.00*	09/20/25	KCA	5	
1,1,2-Trichloroethane	ND	*0.917*	ND	*5.00*	09/20/25	KCA	5	
1,1-Dichloroethane	2.57	*1.24*	10.4	*5.02*	09/20/25	KCA	5	
1,1-Dichloroethene	ND	*0.252*	ND	*1.00*	09/20/25	KCA	5	
1,2,4-Trichlorobenzene	ND	*0.674*	ND	*5.00*	09/20/25	KCA	5	
1,2,4-Trimethylbenzene	ND	*1.02*	ND	*5.01*	09/20/25	KCA	5	
1,2-Dibromoethane(EDB)	ND	*0.651*	ND	*5.00*	09/20/25	KCA	5	
1,2-Dichlorobenzene	ND	*0.832*	ND	*5.00*	09/20/25	KCA	5	
1,2-Dichloroethane	ND	*1.24*	ND	*5.02*	09/20/25	KCA	5	
1,2-dichloropropane	ND	*1.08*	ND	*4.99*	09/20/25	KCA	5	
1,2-Dichlorotetrafluoroethane	ND	*0.716*	ND	*5.00*	09/20/25	KCA	5	
1,3,5-Trimethylbenzene	ND	*1.02*	ND	*5.01*	09/20/25	KCA	5	
1,3-Butadiene	ND	*2.26*	ND	*5.00*	09/20/25	KCA	5	
1,3-Dichlorobenzene	ND	*0.832*	ND	*5.00*	09/20/25	KCA	5	
1,4-Dichlorobenzene	ND	*0.832*	ND	*5.00*	09/20/25	KCA	5	
1,4-Dioxane	ND	*1.39*	ND	*5.01*	09/20/25	KCA	5	
2-Hexanone(MBK)	ND	*1.22*	ND	*4.99*	09/20/25	KCA	5	1
4-Ethyltoluene	ND	*1.02*	ND	*5.01*	09/20/25	KCA	5	1
4-Isopropyltoluene	ND	*0.911*	ND	*5.00*	09/20/25	KCA	5	1
4-Methyl-2-pentanone(MIBK)	ND	*1.22*	ND	*4.99*	09/20/25	KCA	5	
Acetone	155	*2.11*	368	*5.01*	09/20/25	KCA	5	
Acrylonitrile	ND	*2.31*	ND	*5.01*	09/20/25	KCA	5	
Benzene	ND	*1.57*	ND	*5.01*	09/20/25	KCA	5	
Benzyl chloride	ND	*0.966*	ND	*5.00*	09/20/25	KCA	5	

Project ID: 67-69 SYLVESTER STREET
Client ID: SV-01

Phoenix I.D.: CU29745

Parameter	ppbv Result	ppbv RL	ug/m3 Result	ug/m3 RL	Date/Time	By	Dilution	
Bromodichloromethane	ND	*0.747*	ND	*5.00*	09/20/25	KCA	5	
Bromoform	ND	*0.484*	ND	*5.00*	09/20/25	KCA	5	
Bromomethane	ND	*1.29*	ND	*5.01*	09/20/25	KCA	5	
Carbon Disulfide	4.84	*1.61*	15.1	*5.01*	09/20/25	KCA	5	
Carbon Tetrachloride	ND	*0.159*	ND	*1.00*	09/20/25	KCA	5	
Chlorobenzene	ND	*1.09*	ND	*5.01*	09/20/25	KCA	5	
Chloroethane	ND	*1.90*	ND	*5.01*	09/20/25	KCA	5	
Chloroform	11.1	*1.02*	54.2	*4.98*	09/20/25	KCA	5	
Chloromethane	ND	*2.42*	ND	*4.99*	09/20/25	KCA	5	
Cis-1,2-Dichloroethene	ND	*0.252*	ND	*1.00*	09/20/25	KCA	5	
cis-1,3-Dichloropropene	ND	*1.10*	ND	*4.99*	09/20/25	KCA	5	
Cyclohexane	ND	*1.45*	ND	*4.99*	09/20/25	KCA	5	
Dibromochloromethane	ND	*0.587*	ND	*5.00*	09/20/25	KCA	5	
Dichlorodifluoromethane	ND	*1.01*	ND	*4.99*	09/20/25	KCA	5	
Ethanol	20.2	*2.66*	38.0	*5.01*	09/20/25	KCA	5	1
Ethyl acetate	ND	*1.39*	ND	*5.01*	09/20/25	KCA	5	1
Ethylbenzene	ND	*1.15*	ND	*4.99*	09/20/25	KCA	5	
Heptane	ND	*1.22*	ND	*5.00*	09/20/25	KCA	5	
Hexachlorobutadiene	ND	*0.469*	ND	*5.00*	09/20/25	KCA	5	
Hexane	ND	*1.42*	ND	*5.00*	09/20/25	KCA	5	
Isooctane	ND	*1.07*	ND	*4.99*	09/20/25	KCA	5	
Isopropylalcohol	2.08	*2.04*	5.11	*5.01*	09/20/25	KCA	5	
Isopropylbenzene	ND	*1.02*	ND	*5.01*	09/20/25	KCA	5	
m,p-Xylene	1.50	*1.15*	6.51	*4.99*	09/20/25	KCA	5	
Methyl Ethyl Ketone	18.8	*1.70*	55.4	*5.01*	09/20/25	KCA	5	
Methyl tert-butyl ether(MTBE)	ND	*1.39*	ND	*5.01*	09/20/25	KCA	5	
Methylene Chloride	ND	*4.32*	ND	*15.0*	09/20/25	KCA	5	
Naphthalene	ND	*1.00*	ND	*5.23*	09/20/25	KCA	5	
n-Butylbenzene	ND	*0.911*	ND	*5.00*	09/20/25	KCA	5	1
o-Xylene	ND	*1.15*	ND	*4.99*	09/20/25	KCA	5	
Propylene	ND	*2.91*	ND	*5.01*	09/20/25	KCA	5	1
sec-Butylbenzene	ND	*0.911*	ND	*5.00*	09/20/25	KCA	5	1
Styrene	ND	*1.17*	ND	*4.98*	09/20/25	KCA	5	
Tetrachloroethene	8.69	*0.184*	58.9	*1.25*	09/20/25	KCA	5	
Tetrahydrofuran	ND	*1.70*	ND	*5.01*	09/20/25	KCA	5	1
Toluene	3.91	*1.33*	14.7	*5.01*	09/20/25	KCA	5	
Trans-1,2-Dichloroethene	ND	*1.26*	ND	*4.99*	09/20/25	KCA	5	
trans-1,3-Dichloropropene	ND	*1.10*	ND	*4.99*	09/20/25	KCA	5	
Trichloroethene	7.29	*0.185*	39.2	*0.99*	09/20/25	KCA	5	
Trichlorofluoromethane	ND	*0.891*	ND	*5.00*	09/20/25	KCA	5	
Trichlorotrifluoroethane	ND	*0.653*	ND	*5.00*	09/20/25	KCA	5	
Vinyl Chloride	ND	*0.390*	ND	*1.00*	09/20/25	KCA	5	
QA/QC Surrogates/Internals								
% Bromofluorobenzene (5x)	105	*%*	105	*%*	09/20/25	KCA	5	
% IS-1,4-Difluorobenzene (5x)	117	*%*	117	*%*	09/20/25	KCA	5	
% IS-Bromochloromethane (5x)	116	*%*	116	*%*	09/20/25	KCA	5	
% IS-Chlorobenzene-d5 (5x)	118	*%*	118	*%*	09/20/25	KCA	5	

Ver 1

Project ID: 67-69 SYLVESTER STREET
Client ID: SV-01

Phoenix I.D.: CU29745

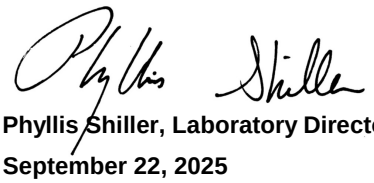
Parameter	ppbv Result	ppbv RL	ug/m3 Result	ug/m3 RL	Date/Time	By	Dilution

1 = This parameter is not certified by the primary accrediting authority (NY NELAC) for this matrix. NY NELAC does not offer certification for all parameters at this time.

RL/PQL=Reporting/Practical Quantitation Level (Equivalent to NELAC LOQ, Limit of Quantitation) ND=Not Detected at RL/PQL
BRL=Below Reporting Level L=Biased Low
QA/QC Surrogates: Surrogates are compounds (preceeded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200.
The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.



Phyllis Shiller, Laboratory Director

September 22, 2025

Reviewed and Released by: Greg Lawrence, Assistant Lab Director

Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102

NY # 11301

Analysis Report

September 22, 2025

FOR: Attn: Mr Ben Cancemi
FPM Group
640 Johnson Avenue, Suite 101
Bohemia, NY 11716

Sample Information		Custody Information		Date	Time
Matrix:	AIR	Collected by:	MS/RF	09/18/25	16:15
Location Code:	FPMGROUP	Received by:	SW	09/19/25	18:10
Rush Request:	Standard	Analyzed by:	see "By" below		
P.O.#:					
Canister Id:	19933				

Laboratory Data

SDG ID: GCU29745
Phoenix ID: CU29746

Project ID: 67-69 SYLVESTER STREET
Client ID: SV-04

Parameter	ppbv Result	ppbv RL	ug/m3 Result	ug/m3 RL	Date/Time	By	Dilution	
Volatiles (TO15)								
1,1,1,2-Tetrachloroethane	ND	*0.729*	ND	*5.00*	09/20/25	KCA	5	1
1,1,1-Trichloroethane	1.27	*0.917*	6.92	*5.00*	09/20/25	KCA	5	
1,1,2,2-Tetrachloroethane	ND	*0.729*	ND	*5.00*	09/20/25	KCA	5	
1,1,2-Trichloroethane	ND	*0.917*	ND	*5.00*	09/20/25	KCA	5	
1,1-Dichloroethane	ND	*1.24*	ND	*5.02*	09/20/25	KCA	5	
1,1-Dichloroethene	ND	*0.252*	ND	*1.00*	09/20/25	KCA	5	
1,2,4-Trichlorobenzene	ND	*0.674*	ND	*5.00*	09/20/25	KCA	5	
1,2,4-Trimethylbenzene	ND	*1.02*	ND	*5.01*	09/20/25	KCA	5	
1,2-Dibromoethane(EDB)	ND	*0.651*	ND	*5.00*	09/20/25	KCA	5	
1,2-Dichlorobenzene	ND	*0.832*	ND	*5.00*	09/20/25	KCA	5	
1,2-Dichloroethane	ND	*1.24*	ND	*5.02*	09/20/25	KCA	5	
1,2-dichloropropane	ND	*1.08*	ND	*4.99*	09/20/25	KCA	5	
1,2-Dichlorotetrafluoroethane	ND	*0.716*	ND	*5.00*	09/20/25	KCA	5	
1,3,5-Trimethylbenzene	ND	*1.02*	ND	*5.01*	09/20/25	KCA	5	
1,3-Butadiene	ND	*2.26*	ND	*5.00*	09/20/25	KCA	5	
1,3-Dichlorobenzene	ND	*0.832*	ND	*5.00*	09/20/25	KCA	5	
1,4-Dichlorobenzene	ND	*0.832*	ND	*5.00*	09/20/25	KCA	5	
1,4-Dioxane	ND	*1.39*	ND	*5.01*	09/20/25	KCA	5	
2-Hexanone(MBK)	ND	*1.22*	ND	*4.99*	09/20/25	KCA	5	1
4-Ethyltoluene	ND	*1.02*	ND	*5.01*	09/20/25	KCA	5	1
4-Isopropyltoluene	ND	*0.911*	ND	*5.00*	09/20/25	KCA	5	1
4-Methyl-2-pentanone(MIBK)	ND	*1.22*	ND	*4.99*	09/20/25	KCA	5	
Acetone	67.0	*2.11*	159	*5.01*	09/20/25	KCA	5	
Acrylonitrile	ND	*2.31*	ND	*5.01*	09/20/25	KCA	5	
Benzene	ND	*1.57*	ND	*5.01*	09/20/25	KCA	5	
Benzyl chloride	ND	*0.966*	ND	*5.00*	09/20/25	KCA	5	

Project ID: 67-69 SYLVESTER STREET
Client ID: SV-04

Phoenix I.D.: CU29746

Parameter	ppbv Result	ppbv RL	ug/m3 Result	ug/m3 RL	Date/Time	By	Dilution	
Bromodichloromethane	ND	*0.747*	ND	*5.00*	09/20/25	KCA	5	
Bromoform	ND	*0.484*	ND	*5.00*	09/20/25	KCA	5	
Bromomethane	ND	*1.29*	ND	*5.01*	09/20/25	KCA	5	
Carbon Disulfide	ND	*1.61*	ND	*5.01*	09/20/25	KCA	5	
Carbon Tetrachloride	ND	*0.159*	ND	*1.00*	09/20/25	KCA	5	
Chlorobenzene	ND	*1.09*	ND	*5.01*	09/20/25	KCA	5	
Chloroethane	ND	*1.90*	ND	*5.01*	09/20/25	KCA	5	
Chloroform	2.21	*1.02*	10.8	*4.98*	09/20/25	KCA	5	
Chloromethane	ND	*2.42*	ND	*4.99*	09/20/25	KCA	5	
Cis-1,2-Dichloroethene	ND	*0.252*	ND	*1.00*	09/20/25	KCA	5	
cis-1,3-Dichloropropene	ND	*1.10*	ND	*4.99*	09/20/25	KCA	5	
Cyclohexane	ND	*1.45*	ND	*4.99*	09/20/25	KCA	5	
Dibromochloromethane	ND	*0.587*	ND	*5.00*	09/20/25	KCA	5	
Dichlorodifluoromethane	ND	*1.01*	ND	*4.99*	09/20/25	KCA	5	
Ethanol	7.33	*2.66*	13.8	*5.01*	09/20/25	KCA	5	1
Ethyl acetate	ND	*1.39*	ND	*5.01*	09/20/25	KCA	5	1
Ethylbenzene	ND	*1.15*	ND	*4.99*	09/20/25	KCA	5	
Heptane	ND	*1.22*	ND	*5.00*	09/20/25	KCA	5	
Hexachlorobutadiene	ND	*0.469*	ND	*5.00*	09/20/25	KCA	5	
Hexane	ND	*1.42*	ND	*5.00*	09/20/25	KCA	5	
Isooctane	ND	*1.07*	ND	*4.99*	09/20/25	KCA	5	
Isopropylalcohol	ND	*2.04*	ND	*5.01*	09/20/25	KCA	5	
Isopropylbenzene	ND	*1.02*	ND	*5.01*	09/20/25	KCA	5	
m,p-Xylene	ND	*1.15*	ND	*4.99*	09/20/25	KCA	5	
Methyl Ethyl Ketone	ND	*1.70*	ND	*5.01*	09/20/25	KCA	5	
Methyl tert-butyl ether(MTBE)	ND	*1.39*	ND	*5.01*	09/20/25	KCA	5	
Methylene Chloride	ND	*4.32*	ND	*15.0*	09/20/25	KCA	5	
Naphthalene	ND	*1.00*	ND	*5.23*	09/20/25	KCA	5	
n-Butylbenzene	ND	*0.911*	ND	*5.00*	09/20/25	KCA	5	1
o-Xylene	ND	*1.15*	ND	*4.99*	09/20/25	KCA	5	
Propylene	ND	*2.91*	ND	*5.01*	09/20/25	KCA	5	1
sec-Butylbenzene	ND	*0.911*	ND	*5.00*	09/20/25	KCA	5	1
Styrene	1.32	*1.17*	5.62	*4.98*	09/20/25	KCA	5	
Tetrachloroethene	23.2	*0.184*	157	*1.25*	09/20/25	KCA	5	
Tetrahydrofuran	ND	*1.70*	ND	*5.01*	09/20/25	KCA	5	1
Toluene	ND	*1.33*	ND	*5.01*	09/20/25	KCA	5	
Trans-1,2-Dichloroethene	ND	*1.26*	ND	*4.99*	09/20/25	KCA	5	
trans-1,3-Dichloropropene	ND	*1.10*	ND	*4.99*	09/20/25	KCA	5	
Trichloroethene	4.50	*0.185*	24.2	*0.99*	09/20/25	KCA	5	
Trichlorofluoromethane	ND	*0.891*	ND	*5.00*	09/20/25	KCA	5	
Trichlorotrifluoroethane	ND	*0.653*	ND	*5.00*	09/20/25	KCA	5	
Vinyl Chloride	ND	*0.390*	ND	*1.00*	09/20/25	KCA	5	
QA/QC Surrogates/Internals								
% Bromofluorobenzene (5x)	104	*%*	104	*%*	09/20/25	KCA	5	
% IS-1,4-Difluorobenzene (5x)	98	*%*	98	*%*	09/20/25	KCA	5	
% IS-Bromochloromethane (5x)	104	*%*	104	*%*	09/20/25	KCA	5	
% IS-Chlorobenzene-d5 (5x)	101	*%*	101	*%*	09/20/25	KCA	5	

Project ID: 67-69 SYLVESTER STREET
Client ID: SV-04

Phoenix I.D.: CU29746

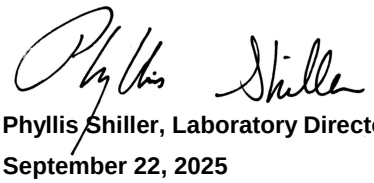
Parameter	ppbv Result	ppbv RL	ug/m3 Result	ug/m3 RL	Date/Time	By	Dilution

1 = This parameter is not certified by the primary accrediting authority (NY NELAC) for this matrix. NY NELAC does not offer certification for all parameters at this time.

RL/PQL=Reporting/Practical Quantitation Level (Equivalent to NELAC LOQ, Limit of Quantitation) ND=Not Detected at RL/PQL
BRL=Below Reporting Level L=Biased Low
QA/QC Surrogates: Surrogates are compounds (preceeded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200.
The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.



Phyllis Shiller, Laboratory Director

September 22, 2025

Reviewed and Released by: Greg Lawrence, Assistant Lab Director

Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102

ACCREDITED IN ACCORDANCE WITH nelac NY # 11301

Analysis Report

September 22, 2025

FOR: Attn: Mr Ben Cancemi
FPM Group
640 Johnson Avenue, Suite 101
Bohemia, NY 11716

Sample Information		Custody Information		Date	Time
Matrix:	AIR	Collected by:	MS/RF	09/18/25	16:10
Location Code:	FPMGROUP	Received by:	SW	09/19/25	18:10
Rush Request:	Standard	Analyzed by:	see "By" below		
P.O.#:					
Canister Id:	244				

Laboratory Data

SDG ID: GCU29745
Phoenix ID: CU29747

Project ID: 67-69 SYLVESTER STREET
Client ID: SV-03

Parameter	ppbv Result	ppbv RL	ug/m3 Result	ug/m3 RL	Date/Time	By	Dilution	
Volatiles (TO15)								
1,1,1,2-Tetrachloroethane	ND	*0.729*	ND	*5.00*	09/20/25	KCA	5	1
1,1,1-Trichloroethane	6.46	*0.917*	35.2	*5.00*	09/20/25	KCA	5	
1,1,2,2-Tetrachloroethane	ND	*0.729*	ND	*5.00*	09/20/25	KCA	5	
1,1,2-Trichloroethane	ND	*0.917*	ND	*5.00*	09/20/25	KCA	5	
1,1-Dichloroethane	ND	*1.24*	ND	*5.02*	09/20/25	KCA	5	
1,1-Dichloroethene	ND	*0.252*	ND	*1.00*	09/20/25	KCA	5	
1,2,4-Trichlorobenzene	ND	*0.674*	ND	*5.00*	09/20/25	KCA	5	
1,2,4-Trimethylbenzene	ND	*1.02*	ND	*5.01*	09/20/25	KCA	5	
1,2-Dibromoethane(EDB)	ND	*0.651*	ND	*5.00*	09/20/25	KCA	5	
1,2-Dichlorobenzene	ND	*0.832*	ND	*5.00*	09/20/25	KCA	5	
1,2-Dichloroethane	ND	*1.24*	ND	*5.02*	09/20/25	KCA	5	
1,2-dichloropropane	ND	*1.08*	ND	*4.99*	09/20/25	KCA	5	
1,2-Dichlorotetrafluoroethane	ND	*0.716*	ND	*5.00*	09/20/25	KCA	5	
1,3,5-Trimethylbenzene	ND	*1.02*	ND	*5.01*	09/20/25	KCA	5	
1,3-Butadiene	ND	*2.26*	ND	*5.00*	09/20/25	KCA	5	
1,3-Dichlorobenzene	ND	*0.832*	ND	*5.00*	09/20/25	KCA	5	
1,4-Dichlorobenzene	ND	*0.832*	ND	*5.00*	09/20/25	KCA	5	
1,4-Dioxane	ND	*1.39*	ND	*5.01*	09/20/25	KCA	5	
2-Hexanone(MBK)	ND	*1.22*	ND	*4.99*	09/20/25	KCA	5	1
4-Ethyltoluene	ND	*1.02*	ND	*5.01*	09/20/25	KCA	5	1
4-Isopropyltoluene	ND	*0.911*	ND	*5.00*	09/20/25	KCA	5	1
4-Methyl-2-pentanone(MIBK)	ND	*1.22*	ND	*4.99*	09/20/25	KCA	5	
Acetone	32.6	*2.11*	77.4	*5.01*	09/20/25	KCA	5	
Acrylonitrile	ND	*2.31*	ND	*5.01*	09/20/25	KCA	5	
Benzene	ND	*1.57*	ND	*5.01*	09/20/25	KCA	5	
Benzyl chloride	ND	*0.966*	ND	*5.00*	09/20/25	KCA	5	

Project ID: 67-69 SYLVESTER STREET
Client ID: SV-03

Phoenix I.D.: CU29747

Parameter	ppbv Result	ppbv RL	ug/m3 Result	ug/m3 RL	Date/Time	By	Dilution	
Bromodichloromethane	ND	*0.747*	ND	*5.00*	09/20/25	KCA	5	
Bromoform	ND	*0.484*	ND	*5.00*	09/20/25	KCA	5	
Bromomethane	ND	*1.29*	ND	*5.01*	09/20/25	KCA	5	
Carbon Disulfide	ND	*1.61*	ND	*5.01*	09/20/25	KCA	5	
Carbon Tetrachloride	ND	*0.159*	ND	*1.00*	09/20/25	KCA	5	
Chlorobenzene	ND	*1.09*	ND	*5.01*	09/20/25	KCA	5	
Chloroethane	ND	*1.90*	ND	*5.01*	09/20/25	KCA	5	
Chloroform	ND	*1.02*	ND	*4.98*	09/20/25	KCA	5	
Chloromethane	ND	*2.42*	ND	*4.99*	09/20/25	KCA	5	
Cis-1,2-Dichloroethene	ND	*0.252*	ND	*1.00*	09/20/25	KCA	5	
cis-1,3-Dichloropropene	ND	*1.10*	ND	*4.99*	09/20/25	KCA	5	
Cyclohexane	ND	*1.45*	ND	*4.99*	09/20/25	KCA	5	
Dibromochloromethane	ND	*0.587*	ND	*5.00*	09/20/25	KCA	5	
Dichlorodifluoromethane	ND	*1.01*	ND	*4.99*	09/20/25	KCA	5	
Ethanol	20.6	*2.66*	38.8	*5.01*	09/20/25	KCA	5	1
Ethyl acetate	1.56	*1.39*	5.62	*5.01*	09/20/25	KCA	5	1
Ethylbenzene	ND	*1.15*	ND	*4.99*	09/20/25	KCA	5	
Heptane	ND	*1.22*	ND	*5.00*	09/20/25	KCA	5	
Hexachlorobutadiene	ND	*0.469*	ND	*5.00*	09/20/25	KCA	5	
Hexane	ND	*1.42*	ND	*5.00*	09/20/25	KCA	5	
Isooctane	ND	*1.07*	ND	*4.99*	09/20/25	KCA	5	
Isopropylalcohol	ND	*2.04*	ND	*5.01*	09/20/25	KCA	5	
Isopropylbenzene	ND	*1.02*	ND	*5.01*	09/20/25	KCA	5	
m,p-Xylene	ND	*1.15*	ND	*4.99*	09/20/25	KCA	5	
Methyl Ethyl Ketone	ND	*1.70*	ND	*5.01*	09/20/25	KCA	5	
Methyl tert-butyl ether(MTBE)	ND	*1.39*	ND	*5.01*	09/20/25	KCA	5	
Methylene Chloride	ND	*4.32*	ND	*15.0*	09/20/25	KCA	5	
Naphthalene	ND	*1.00*	ND	*5.23*	09/20/25	KCA	5	
n-Butylbenzene	ND	*0.911*	ND	*5.00*	09/20/25	KCA	5	1
o-Xylene	ND	*1.15*	ND	*4.99*	09/20/25	KCA	5	
Propylene	ND	*2.91*	ND	*5.01*	09/20/25	KCA	5	1
sec-Butylbenzene	ND	*0.911*	ND	*5.00*	09/20/25	KCA	5	1
Styrene	ND	*1.17*	ND	*4.98*	09/20/25	KCA	5	
Tetrachloroethene	33.1	*0.184*	224	*1.25*	09/20/25	KCA	5	
Tetrahydrofuran	ND	*1.70*	ND	*5.01*	09/20/25	KCA	5	1
Toluene	ND	*1.33*	ND	*5.01*	09/20/25	KCA	5	
Trans-1,2-Dichloroethene	ND	*1.26*	ND	*4.99*	09/20/25	KCA	5	
trans-1,3-Dichloropropene	ND	*1.10*	ND	*4.99*	09/20/25	KCA	5	
Trichloroethene	46.6	*0.185*	250	*0.99*	09/20/25	KCA	5	
Trichlorofluoromethane	ND	*0.891*	ND	*5.00*	09/20/25	KCA	5	
Trichlorotrifluoroethane	ND	*0.653*	ND	*5.00*	09/20/25	KCA	5	
Vinyl Chloride	ND	*0.390*	ND	*1.00*	09/20/25	KCA	5	
QA/QC Surrogates/Internals								
% Bromofluorobenzene (5x)	106	*%*	106	*%*	09/20/25	KCA	5	
% IS-1,4-Difluorobenzene (5x)	108	*%*	108	*%*	09/20/25	KCA	5	
% IS-Bromochloromethane (5x)	113	*%*	113	*%*	09/20/25	KCA	5	
% IS-Chlorobenzene-d5 (5x)	109	*%*	109	*%*	09/20/25	KCA	5	

Ver 1

Project ID: 67-69 SYLVESTER STREET
Client ID: SV-03

Phoenix I.D.: CU29747

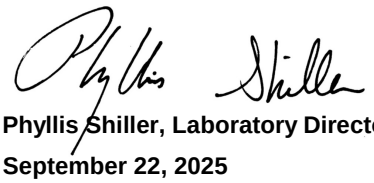
Parameter	ppbv Result	ppbv RL	ug/m3 Result	ug/m3 RL	Date/Time	By	Dilution

1 = This parameter is not certified by the primary accrediting authority (NY NELAC) for this matrix. NY NELAC does not offer certification for all parameters at this time.

RL/PQL=Reporting/Practical Quantitation Level (Equivalent to NELAC LOQ, Limit of Quantitation) ND=Not Detected at RL/PQL
BRL=Below Reporting Level L=Biased Low
QA/QC Surrogates: Surrogates are compounds (preceeded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200.
The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.



Phyllis Shiller, Laboratory Director

September 22, 2025

Reviewed and Released by: Greg Lawrence, Assistant Lab Director

Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102

NY # 11301

Analysis Report

September 22, 2025

FOR: Attn: Mr Ben Cancemi
FPM Group
640 Johnson Avenue, Suite 101
Bohemia, NY 11716

Sample Information		Custody Information		Date	Time
Matrix:	AIR	Collected by:	MS/RF	09/18/25	16:00
Location Code:	FPMGROUP	Received by:	SW	09/19/25	18:10
Rush Request:	Standard	Analyzed by:	see "By" below		
P.O.#:					
Canister Id:	28605				

Laboratory Data

SDG ID: GCU29745
Phoenix ID: CU29748

Project ID: 67-69 SYLVESTER STREET
Client ID: SV-02

Parameter	ppbv Result	ppbv RL	ug/m3 Result	ug/m3 RL	Date/Time	By	Dilution	
Volatiles (TO15)								
1,1,1,2-Tetrachloroethane	ND	*0.729*	ND	*5.00*	09/20/25	KCA	5	1
1,1,1-Trichloroethane	15.3	*0.917*	83.4	*5.00*	09/20/25	KCA	5	
1,1,2,2-Tetrachloroethane	ND	*0.729*	ND	*5.00*	09/20/25	KCA	5	
1,1,2-Trichloroethane	ND	*0.917*	ND	*5.00*	09/20/25	KCA	5	
1,1-Dichloroethane	1.60	*1.24*	6.47	*5.02*	09/20/25	KCA	5	
1,1-Dichloroethene	ND	*0.252*	ND	*1.00*	09/20/25	KCA	5	
1,2,4-Trichlorobenzene	ND	*0.674*	ND	*5.00*	09/20/25	KCA	5	
1,2,4-Trimethylbenzene	ND	*1.02*	ND	*5.01*	09/20/25	KCA	5	
1,2-Dibromoethane(EDB)	ND	*0.651*	ND	*5.00*	09/20/25	KCA	5	
1,2-Dichlorobenzene	ND	*0.832*	ND	*5.00*	09/20/25	KCA	5	
1,2-Dichloroethane	ND	*1.24*	ND	*5.02*	09/20/25	KCA	5	
1,2-dichloropropane	ND	*1.08*	ND	*4.99*	09/20/25	KCA	5	
1,2-Dichlorotetrafluoroethane	ND	*0.716*	ND	*5.00*	09/20/25	KCA	5	
1,3,5-Trimethylbenzene	ND	*1.02*	ND	*5.01*	09/20/25	KCA	5	
1,3-Butadiene	6.64	*2.26*	14.7	*5.00*	09/20/25	KCA	5	
1,3-Dichlorobenzene	ND	*0.832*	ND	*5.00*	09/20/25	KCA	5	
1,4-Dichlorobenzene	ND	*0.832*	ND	*5.00*	09/20/25	KCA	5	
1,4-Dioxane	ND	*1.39*	ND	*5.01*	09/20/25	KCA	5	
2-Hexanone(MBK)	ND	*1.22*	ND	*4.99*	09/20/25	KCA	5	1
4-Ethyltoluene	ND	*1.02*	ND	*5.01*	09/20/25	KCA	5	1
4-Isopropyltoluene	ND	*0.911*	ND	*5.00*	09/20/25	KCA	5	1
4-Methyl-2-pentanone(MIBK)	1.48	*1.22*	6.06	*4.99*	09/20/25	KCA	5	
Acetone	161	*2.11*	382	*5.01*	09/20/25	KCA	5	
Acrylonitrile	ND	*2.31*	ND	*5.01*	09/20/25	KCA	5	
Benzene	6.92	*1.57*	22.1	*5.01*	09/20/25	KCA	5	
Benzyl chloride	ND	*0.966*	ND	*5.00*	09/20/25	KCA	5	

Ver 1

Project ID: 67-69 SYLVESTER STREET
Client ID: SV-02

Phoenix I.D.: CU29748

Parameter	ppbv Result	ppbv RL	ug/m3 Result	ug/m3 RL	Date/Time	By	Dilution	
Bromodichloromethane	ND	*0.747*	ND	*5.00*	09/20/25	KCA	5	
Bromoform	ND	*0.484*	ND	*5.00*	09/20/25	KCA	5	
Bromomethane	ND	*1.29*	ND	*5.01*	09/20/25	KCA	5	
Carbon Disulfide	3.67	*1.61*	11.4	*5.01*	09/20/25	KCA	5	
Carbon Tetrachloride	ND	*0.159*	ND	*1.00*	09/20/25	KCA	5	
Chlorobenzene	ND	*1.09*	ND	*5.01*	09/20/25	KCA	5	
Chloroethane	ND	*1.90*	ND	*5.01*	09/20/25	KCA	5	
Chloroform	8.14	*1.02*	39.7	*4.98*	09/20/25	KCA	5	
Chloromethane	ND	*2.42*	ND	*4.99*	09/20/25	KCA	5	
Cis-1,2-Dichloroethene	ND	*0.252*	ND	*1.00*	09/20/25	KCA	5	
cis-1,3-Dichloropropene	ND	*1.10*	ND	*4.99*	09/20/25	KCA	5	
Cyclohexane	ND	*1.45*	ND	*4.99*	09/20/25	KCA	5	
Dibromochloromethane	ND	*0.587*	ND	*5.00*	09/20/25	KCA	5	
Dichlorodifluoromethane	ND	*1.01*	ND	*4.99*	09/20/25	KCA	5	
Ethanol	16.4	*2.66*	30.9	*5.01*	09/20/25	KCA	5	1
Ethyl acetate	ND	*1.39*	ND	*5.01*	09/20/25	KCA	5	1
Ethylbenzene	ND	*1.15*	ND	*4.99*	09/20/25	KCA	5	
Heptane	1.33	*1.22*	5.45	*5.00*	09/20/25	KCA	5	
Hexachlorobutadiene	ND	*0.469*	ND	*5.00*	09/20/25	KCA	5	
Hexane	1.46	*1.42*	5.14	*5.00*	09/20/25	KCA	5	
Isooctane	ND	*1.07*	ND	*4.99*	09/20/25	KCA	5	
Isopropylalcohol	3.77	*2.04*	9.26	*5.01*	09/20/25	KCA	5	
Isopropylbenzene	ND	*1.02*	ND	*5.01*	09/20/25	KCA	5	
m,p-Xylene	2.43	*1.15*	10.5	*4.99*	09/20/25	KCA	5	
Methyl Ethyl Ketone	21.6	*1.70*	63.7	*5.01*	09/20/25	KCA	5	
Methyl tert-butyl ether(MTBE)	ND	*1.39*	ND	*5.01*	09/20/25	KCA	5	
Methylene Chloride	ND	*4.32*	ND	*15.0*	09/20/25	KCA	5	
Naphthalene	ND	*1.00*	ND	*5.23*	09/20/25	KCA	5	
n-Butylbenzene	ND	*0.911*	ND	*5.00*	09/20/25	KCA	5	1
o-Xylene	ND	*1.15*	ND	*4.99*	09/20/25	KCA	5	
Propylene	25.4	*2.91*	43.7	*5.01*	09/20/25	KCA	5	1
sec-Butylbenzene	ND	*0.911*	ND	*5.00*	09/20/25	KCA	5	1
Styrene	7.27	*1.17*	30.9	*4.98*	09/20/25	KCA	5	
Tetrachloroethene	107	*0.184*	725	*1.25*	09/20/25	KCA	5	
Tetrahydrofuran	ND	*1.70*	ND	*5.01*	09/20/25	KCA	5	1
Toluene	6.18	*1.33*	23.3	*5.01*	09/20/25	KCA	5	
Trans-1,2-Dichloroethene	ND	*1.26*	ND	*4.99*	09/20/25	KCA	5	
trans-1,3-Dichloropropene	ND	*1.10*	ND	*4.99*	09/20/25	KCA	5	
Trichloroethene	28.3	*0.185*	152	*0.99*	09/20/25	KCA	5	
Trichlorofluoromethane	ND	*0.891*	ND	*5.00*	09/20/25	KCA	5	
Trichlorotrifluoroethane	ND	*0.653*	ND	*5.00*	09/20/25	KCA	5	
Vinyl Chloride	ND	*0.390*	ND	*1.00*	09/20/25	KCA	5	
QA/QC Surrogates/Internals								
% Bromofluorobenzene (5x)	107	*%*	107	*%*	09/20/25	KCA	5	
% IS-1,4-Difluorobenzene (5x)	100	*%*	100	*%*	09/20/25	KCA	5	
% IS-Bromochloromethane (5x)	101	*%*	101	*%*	09/20/25	KCA	5	
% IS-Chlorobenzene-d5 (5x)	100	*%*	100	*%*	09/20/25	KCA	5	

Project ID: 67-69 SYLVESTER STREET
Client ID: SV-02

Phoenix I.D.: CU29748

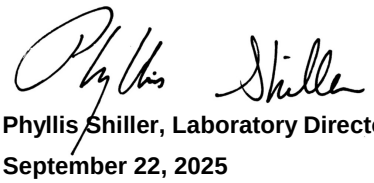
Parameter	ppbv Result	ppbv RL	ug/m3 Result	ug/m3 RL	Date/Time	By	Dilution

1 = This parameter is not certified by the primary accrediting authority (NY NELAC) for this matrix. NY NELAC does not offer certification for all parameters at this time.

RL/PQL=Reporting/Practical Quantitation Level (Equivalent to NELAC LOQ, Limit of Quantitation) ND=Not Detected at RL/PQL
BRL=Below Reporting Level L=Biased Low
QA/QC Surrogates: Surrogates are compounds (preceeded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200.
The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.



Phyllis Shiller, Laboratory Director

September 22, 2025

Reviewed and Released by: Greg Lawrence, Assistant Lab Director

Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

ACCREDITED IN ACCORDANCE WITH nelac NY # 11301

Canister Sampling Information

September 22, 2025

FOR: Attn: Mr Ben Cancemi
FPM Group
640 Johnson Avenue, Suite 101
Bohemia, NY 11716

Location Code: FPMGROUP

SDG I.D.: GCU29745

Project ID: 67-69 SYLVESTER STREET

						Laboratory					Field			
Client Id	Lab Id	Canister Id	Canister Type	Reg. Id	Chk Out Date	Out Hg	In Hg	Out Flow	In Flow	Flow RPD	Start Hg	End Hg	Sampling Start Date	Sampling End Date
SV-01	CU29745	17160	6.0L	10561	09/15/25	-30	-13	11.4			-30	-13	09/18/25 10:30	09/18/25 16:05
SV-04	CU29746	19933	6.0L	10637	09/15/25	-30	-14	10.8			-30	-14	09/18/25 10:45	09/18/25 16:15
SV-03	CU29747	244	6.0L	2932	09/15/25	-30	-11	11.4			-28	-10	09/18/25 10:40	09/18/25 16:10
SV-02	CU29748	28605	6.0L	10760	09/15/25	-30	-13	10.9			-28	-12	09/18/25 10:35	09/18/25 16:00

Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102

NY # 11301

QA/QC Report

September 22, 2025

QA/QC Data

SDG I.D.: GCU29745

Parameter	Blk ppbv	Blk RL ppbv	Blk ug/m3	Blk RL ug/m3	LCS %	Sample Result ug/m3	Sample Dup ug/m3	Sample Result ppbv	Sample Dup ppbv	DUP RPD	% Rec Limits	% RPD Limits
QA/QC Batch 804229 (ppbv), QC Sample No: CU29178 (CU29745 (5X) , CU29746 (5X) , CU29747 (5X) , CU29748 (5X))												
Volatiles												
1,1,1,2-Tetrachloroethane	ND	0.250	ND	1.72	96	ND	ND	ND	ND	NC	70 - 130	25
1,1,1-Trichloroethane	ND	0.250	ND	1.36	96	ND	ND	ND	ND	NC	70 - 130	25
1,1,2,2-Tetrachloroethane	ND	0.005	ND	0.03	101	ND	ND	ND	ND	NC	70 - 130	25
1,1,2-Trichloroethane	ND	0.010	ND	0.05	99	ND	ND	ND	ND	NC	70 - 130	25
1,1-Dichloroethane	ND	0.075	ND	0.30	97	ND	ND	ND	ND	NC	70 - 130	25
1,1-Dichloroethene	ND	0.100	ND	0.40	93	ND	ND	ND	ND	NC	70 - 130	25
1,2,4-Trichlorobenzene	ND	0.027	ND	0.20	98	ND	ND	ND	ND	NC	70 - 130	25
1,2,4-Trimethylbenzene	ND	0.250	ND	1.23	107	ND	ND	ND	ND	NC	70 - 130	25
1,2-Dibromoethane(EDB)	ND	0.005	ND	0.04	100	ND	ND	ND	ND	NC	70 - 130	25
1,2-Dichlorobenzene	ND	0.050	ND	0.30	105	ND	ND	ND	ND	NC	70 - 130	25
1,2-Dichloroethane	ND	0.010	ND	0.04	96	ND	ND	ND	ND	NC	70 - 130	25
1,2-dichloropropane	ND	0.010	ND	0.05	99	ND	ND	ND	ND	NC	70 - 130	25
1,2-Dichlorotetrafluoroethane	ND	0.250	ND	1.75	98	ND	ND	ND	ND	NC	70 - 130	25
1,3,5-Trimethylbenzene	ND	0.250	ND	1.23	102	ND	ND	ND	ND	NC	70 - 130	25
1,3-Butadiene	ND	0.250	ND	0.55	98	ND	ND	ND	ND	NC	70 - 130	25
1,3-Dichlorobenzene	ND	0.050	ND	0.30	101	ND	ND	ND	ND	NC	70 - 130	25
1,4-Dichlorobenzene	ND	0.040	ND	0.24	105	ND	ND	ND	ND	NC	70 - 130	25
1,4-Dioxane	ND	0.065	ND	0.23	102	ND	ND	ND	ND	NC	70 - 130	25
2,2,4-Trimethylpentane	ND	0.100	ND	0.47	101	ND	ND	ND	ND	NC	70 - 130	25
2-Hexanone(MBK)	ND	0.250	ND	1.02	102	ND	ND	ND	ND	NC	70 - 130	25
4-Ethyltoluene	ND	0.250	ND	1.23	107	ND	ND	ND	ND	NC	70 - 130	25
4-Isopropyltoluene	ND	0.250	ND	1.37	101	ND	ND	ND	ND	NC	70 - 130	25
4-Methyl-2-pentanone(MIBK)	ND	0.250	ND	1.02	100	ND	ND	ND	ND	NC	70 - 130	25
Acetone	ND	0.375	ND	0.89	92	6.96	7.50	2.93	3.16	7.6	70 - 130	25
Acrylonitrile	ND	0.250	ND	0.54	113	ND	ND	ND	ND	NC	70 - 130	25
Benzene	ND	0.100	ND	0.32	99	0.47	0.47	0.146	0.148	NC	70 - 130	25
Benzyl chloride	ND	0.250	ND	1.29	116	ND	ND	ND	ND	NC	70 - 130	25
Bromodichloromethane	ND	0.010	ND	0.07	98	ND	ND	ND	ND	NC	70 - 130	25
Bromoform	ND	0.075	ND	0.77	100	ND	ND	ND	ND	NC	70 - 130	25
Bromomethane	ND	0.070	ND	0.27	97	ND	ND	ND	ND	NC	70 - 130	25
Carbon Disulfide	ND	0.250	ND	0.78	94	ND	ND	ND	ND	NC	70 - 130	25
Carbon Tetrachloride	ND	0.043	ND	0.27	99	0.38	0.40	0.061	0.063	NC	70 - 130	25
Chlorobenzene	ND	0.100	ND	0.46	98	ND	ND	ND	ND	NC	70 - 130	25
Chloroethane	ND	0.250	ND	0.66	95	ND	ND	ND	ND	NC	70 - 130	25
Chloroform	ND	0.100	ND	0.49	96	ND	ND	ND	ND	NC	70 - 130	25
Chloromethane	ND	0.250	ND	0.52	98	0.94	0.96	0.454	0.467	NC	70 - 130	25
Cis-1,2-Dichloroethene	ND	0.100	ND	0.40	95	ND	ND	ND	ND	NC	70 - 130	25
cis-1,3-Dichloropropene	ND	0.050	ND	0.23	100	ND	ND	ND	ND	NC	70 - 130	25
Cyclohexane	ND	0.250	ND	0.86	93	ND	ND	ND	ND	NC	70 - 130	25
Dibromochloromethane	ND	0.010	ND	0.09	99	ND	ND	ND	ND	NC	70 - 130	25
Dichlorodifluoromethane	ND	0.250	ND	1.24	100	1.99	2.09	0.402	0.423	NC	70 - 130	25

QA/QC Data

SDG I.D.: GCU29745

Parameter	Blk ppbv	Blk RL ppbv	Blk ug/m3	Blk RL ug/m3	LCS %	Sample Result ug/m3	Sample Dup ug/m3	Sample Result ppbv	Sample Dup ppbv	DUP RPD	% Rec Limits	% RPD Limits
Ethanol	ND	0.375	ND	0.71	107	9.9	10.2	5.28	5.42	2.6	70 - 130	25
Ethyl acetate	ND	0.250	ND	0.90	111	ND	ND	ND	ND	NC	70 - 130	25
Ethylbenzene	ND	0.250	ND	1.08	104	ND	ND	ND	ND	NC	70 - 130	25
Heptane	ND	0.250	ND	1.02	102	ND	ND	ND	ND	NC	70 - 130	25
Hexachlorobutadiene	ND	0.005	ND	0.05	103	ND	ND	ND	ND	NC	70 - 130	25
Hexane	ND	0.225	ND	0.79	102	0.83	1.27	0.237	0.360	NC	70 - 130	25
Isopropylalcohol	ND	0.375	ND	0.92	99	ND	ND	ND	ND	NC	70 - 130	25
Isopropylbenzene	ND	0.250	ND	1.23	97	ND	ND	ND	ND	NC	70 - 130	25
m,p-Xylene	ND	0.500	ND	2.17	106	ND	ND	ND	ND	NC	70 - 130	25
Methyl Ethyl Ketone	ND	0.225	ND	0.66	97	ND	ND	ND	ND	NC	70 - 130	25
Methyl tert-butyl ether(MTBE)	ND	0.250	ND	0.90	99	ND	ND	ND	ND	NC	70 - 130	25
Methylene Chloride	ND	1.50	ND	5.21	89	ND	ND	ND	ND	NC	70 - 130	25
Naphthalene	ND	2.50	ND	13.1	101	ND	ND	ND	ND	NC	70 - 130	25
n-Butylbenzene	ND	0.250	ND	1.37	102	ND	ND	ND	ND	NC	70 - 130	25
o-Xylene	ND	0.250	ND	1.08	104	ND	ND	ND	ND	NC	70 - 130	25
Propylene	ND	0.250	ND	0.43	98	ND	ND	ND	ND	NC	70 - 130	25
sec-Butylbenzene	ND	0.250	ND	1.37	100	ND	ND	ND	ND	NC	70 - 130	25
Styrene	ND	0.100	ND	0.43	109	ND	ND	ND	ND	NC	70 - 130	25
Tetrachloroethene	ND	0.050	ND	0.34	96	ND	ND	ND	ND	NC	70 - 130	25
Tetrahydrofuran	ND	0.250	ND	0.74	98	ND	ND	ND	ND	NC	70 - 130	25
Toluene	ND	0.250	ND	0.94	101	ND	0.95	ND	0.252	NC	70 - 130	25
Trans-1,2-Dichloroethene	ND	0.100	ND	0.40	100	ND	ND	ND	ND	NC	70 - 130	25
trans-1,3-Dichloropropene	ND	0.250	ND	1.13	101	ND	ND	ND	ND	NC	70 - 130	25
Trichloroethene	ND	0.025	ND	0.13	98	ND	ND	ND	ND	NC	70 - 130	25
Trichlorofluoromethane	ND	0.250	ND	1.40	94	ND	1.56	ND	0.277	NC	70 - 130	25
Trichlorotrifluoroethane	ND	0.250	ND	1.91	94	ND	ND	ND	ND	NC	70 - 130	25
Vinyl Chloride	ND	0.050	ND	0.13	98	ND	ND	ND	ND	NC	70 - 130	25
% Bromofluorobenzene	104	%	104	%	104	105	106	105	106	NC	70 - 130	25
% IS-1,4-Difluorobenzene	104	%	104	%	100	98	92	98	92	NC	60 - 140	25
% IS-Bromochloromethane	107	%	107	%	97	100	95	100	95	NC	60 - 140	25
% IS-Chlorobenzene-d5	105	%	105	%	106	99	93	99	93	NC	60 - 140	25

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.

RPD - Relative Percent Difference
LCS - Laboratory Control Sample
LCSD - Laboratory Control Sample Duplicate
MS - Matrix Spike
MS Dup - Matrix Spike Duplicate
NC - No Criteria
Intf - Interference
(ISO) - Isotope Dilution

Phyllis Shiller, Laboratory Director
September 22, 2025

Monday, September 22, 2025

Criteria: NY: AIRSV

State: NY

Sample Criteria Exceedances Report

GCU29745 - FPMGROUP

SampNo	Acode	Phoenix Analyte	Criteria	Result	RL	Criteria	RL Criteria	Analysis Units
CU29745	$AIR_NYTO15	Trichloroethene	NY / Air Guideline Values / Sub-Slab Vapor	7.29	0.185	1.12	1.12	ppbv
CU29746	$AIR_NYTO15	Trichloroethene	NY / Air Guideline Values / Sub-Slab Vapor	4.50	0.185	1.12	1.12	ppbv
CU29746	$AIR_NYTO15	Tetrachloroethene	NY / Air Guideline Values / Sub-Slab Vapor	23.2	0.184	14.8	14.8	ppbv
CU29747	$AIR_NYTO15	Trichloroethene	NY / Air Guideline Values / Sub-Slab Vapor	46.6	0.185	1.12	1.12	ppbv
CU29747	$AIR_NYTO15	Tetrachloroethene	NY / Air Guideline Values / Sub-Slab Vapor	33.1	0.184	14.8	14.8	ppbv
CU29748	$AIR_NYTO15	Trichloroethene	NY / Air Guideline Values / Sub-Slab Vapor	28.3	0.185	1.12	1.12	ppbv
CU29748	$AIR_NYTO15	Tetrachloroethene	NY / Air Guideline Values / Sub-Slab Vapor	107	0.184	14.8	14.8	ppbv

Phoenix Laboratories does not assume responsibility for the data contained in this exceedance report. It is provided as an additional tool to identify requested criteria exceedences. All efforts are made to ensure the accuracy of the data (obtained from appropriate agencies). A lack of exceedence information does not necessarily suggest conformance to the criteria. It is ultimately the site professional's responsibility to determine appropriate compliance.

Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

ACCREDITED IN ACCORDANCE WITH nelac NY # 11301

Analysis Comments

September 22, 2025 SDG I.D.: GCU29745

The following analysis comments are made regarding exceptions to criteria not already noted in the Analysis Report or QA/QC Report:

AIRSIM

CHEM20 09/19/25-1: CU29745, CU29746, CU29747, CU29748

The following Initial Calibration compounds did not meet RSD% criteria: Chloroform(sim) 31% (30%)
The following Initial Calibration compounds did not meet maximum RSD% criteria: Chloroform(sim) 31% (30%)

PHOENIX
Environmental Laboratories, Inc.

587 East Middle Turnpike, P.O. Box 370, Manchester, CT 06040
Telephone: 860.645.1102 • Fax: 860.645.0823

FPMGROUP

CHAIN OF CUSTODY RECORD
AIR ANALYSES

860-645-1102
email: greg@phoenixlabs.com

P.O. #

Data Delivery:
- ☐ Fax #:
- ☐ Email:
- ☐ Phone #:

Report to: Ben Cancemi
Customer: FPM Group
Address: 640 Johnson Avenue, Suite 101
17963 Bohemia, NY 11716

Project Name: 67-69 Sylvester Street
Invoice to: Ben Cancemi
Sampled by: MS/RF

Data Format: (Circle) Equis (Excel) Other:
Requested Deliverable: RCP ASP CAT B
STD MCP NJ Deliverables
Quote Number:

Phoenix ID #	Client Sample ID	Canister ID #	Canister Size (L)	Outgoing Canister Pressure ("Hg)	Incoming Canister Pressure ("Hg)	Flow Regulator ID #	Flow Controller Setting (mL/min)	Sampling Start Time	Sampling End Time	Sample Start Date	Canister Pressure at Start (" Hg)	Canister Pressure at End ("Hg)	Ambient/Indoor Air (MATRIX)	Soil Gas (MATRIX)	Grab (G) Composite (C) (MATRIX)	TO-15 (ANALYSES)	APH (ANALYSES)
		THIS SECTION FOR LAB USE ONLY															
29745	SV-01	17160	6.0L	-30	-13	10561	11.4	10:30	16:05	10-18-25	-30	-13	X			X	
	* UNUSED	49200	6.0L	-30		5657	10.7			10-18-25							
29746	SV-04	19933	6.0L	-30	-14	10637	10.8	10:45	16:15	10-18-25	-30	-14	X			X	
29747	SV-03	244	6.0L	-28	-11	2932	11.4	10:40	16:10	10-18-25	-28	-10	X			X	
29748	SV-02	28605	6.0L	-28	-13	10760	10.9	10:35	16:00	10-18-25	-28	-12	X			X	

Relinquished by: Maxwell Lightner — Date: 10-9-2025 — Time: 0950

Accepted by: — Date: 9/9/25 — Time: 18:10

I attest that all media released by Phoenix Environmental Laboratories, Inc. have been received in good working condition and agree to the terms and conditions as listed on the back of this document:

Signature: Maxwell Lightner Date: 10-18-25

State Where Samples Collected: New York (NY)

SPECIAL INSTRUCTIONS, QC REQUIREMENTS, REGULATORY INFORMATION:

(5) - 6.0L 8 hr, 15ft Tubing, 5 Connectors

* CAN 49200 Rec unused

Turnaround Time:
- 1 Day* ☐
- 2 Day* ☐
- 3 Day* ☐
- 4 Day* ☐
- 5 Day* ☐
- Standard ☒

*SURCHARGES MAY APPLY

Requested Criteria: (Please Circle)

CT:	MA:	NJ:	NY:	PA:	VT:
TAC I/C	**Indoor Air:** Residential Ind/Commercial	**Indoor Air:** Residential Ind/Commercial	Vapor Intrusion	**Indoor Air** Residential Non-residential	**Indoor Air** Residential Industrial
TAC RES	**Soil Gas:** Residential Ind/Commercial	**Soil Gas:** Residential Ind/Commercial			**Sub-slab** Residential Industrial
SVVC I/C					
SVVC RES					
GWV I/C					
GWV CES					