Lockheed Martin Corporation 6801 Rockledge Drive, Bethesda, MD 20817 Telephone 301-535-9500 Fax 865-777-0676

LOCKHEED MARTIN

November 18, 2010

Mr. George Mullen Winthrop Management L.P. 1111 Marcus Avenue Lake Success, NY 11042

RE: Vapor Intrusion Sampling Test Results



Dear Mr. Mullen:

Indoor air (IA) samples were collected from the Allstate and Leased spaces at 1111 Marcus Avenue, Lake Success, New York, on September 11, 2010. The overall goal of this sampling event was to continue to monitor indoor air quality. This letter presents all available test results validated after the October 22, 2010 letter sent to you.

Test results for Allstate and Leased spaces are provided in Table 1. All sample locations are shown on Figure 1. We have provided these results to the New York State Departments of Environmental Conservation (NYSDEC) and Health (NYSDOH). As Winthrop has agreed with Lockheed Martin, for each tenant space sampled, we have included an individual letter, table and figure for your distribution.

The primary constituents of concern potentially related to historical activities at the former Unisys Facility are the solvents trichloroethene (TCE), tetrachloroethene (PCE) and cis-1,2-dichloroethene (DCE) used for degreasing, and Freon 113, although there were other chemicals used at the site. NYSDOH Vapor Intrusion Guidance (October 2006) provides a matrix to evaluate future actions, based in part on the TCE and PCE indoor air guidelines of 5 micrograms per cubic meter (µg/m³) and 100 µg/m³, respectively. The indoor air results for TCE, PCE and carbon tetrachloride (carbon tet) are presented below.

Allstate - September 11	, 2010		
Location ID	TCE (µg/m³)	PCE (µg/m³)	Carbon Tet (µg/m³)
IA-15	ND	ND	0.48
IA-16	ND	ND	0.46
IA-41	ND	ND	0.47
Leased - September 11,	2010		
Location ID	TCE (µg/m³)	PCE (µg/m³)	Carbon Tet (µg/m³)
IA-3M	ND	ND	0.38

Note: ND = Not detected.

In addition to the NYSDOH air guidelines, for comparison purposes, Table 1 provides the results of site-specific ambient air sampling conducted outside the building during this sampling period.

Mr. George Mullen November 18, 2010 Page 2

Please feel free to contact Renata Ockerby of the NYSDOH at 1-518-402-7880 (reo02@health.state.ny.us) or Girish Desai of the NYSDEC at 631-444-0243 (gvdesai@gw.dec.state.ny.us) regarding the indoor air results. If you are interested, you can obtain a copy of the NYSDOH October 2006 Final Guidance for Soil Vapor Intrusion from their website at http://www.health.state.ny.us/environmental/investigations/soil_gas/svi_guidance/. If you have questions about these sample results or the on-going environmental investigations and cleanup at 1111 Marcus, please contact me at 1-800-449-4486 or via e-mail at gail.rymer@lmco.com.

Sincerely,

Gail E. Reymer

cc: Renata Ockerby/ NYSDOH Girish Desai/ NYSDEC

R. Stan Phillips/ Lockheed Martin

Scott Morris/ ARCADIS Nick Valkenburg/ ARCADIS Nadine Weinberg/ ARCADIS



Table 1. Indoor Air Sample Results - Other Tenant Spaces Former Unisys Facility, Great Neck, New York

Location ID:		AA-07	IA-3M	IA-15	IA-16	IA-41
Date Collected:	Guideline	09/11/10	09/11/10	09/11/10	09/11/10	09/11/10
Area:	Value (1)	Ambient Air (2)	Leased	Allstate	Allstate	Allstate
Units:	μg/m3	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3
1,1,1-Trichloroethane 1,1,2,2-Tetrachloroethane		0.67 U 0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113)	••	0.67 U	0.71 U 0.71 U	0.74 U 0.74 U	0.72 U 0.72 U	0.80 U 0.80 U
1,1,2-Trichloroethane		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
1,1-Dichloroethane		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
1.1-Dichloroethene		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
1,1-Difluoroethane (Freon 152a)	••	0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
1,2,4-Trichlorobenzene	•••	0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
1.2.4-Trimethylbenzene	••	0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
1,2-Dibromo-3-chloropropane		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
1,2-Dibromoethane		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
1,2-Dichlorobenzene	••	0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
1,2-Dichloroethane	••	0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
1,2-Dichloroethene (cis)		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
1,2-Dichloroethene (total)		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
1,2-Dichlorcethene (trans)		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
1,2-Dichloropropane		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
1,2-Dichlorotetrafluoroethane (Freon 114)	••	0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
1,3,5-Trimethylbenzene		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
1,3-Butadiene		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
1,3-Dichlorobenzene		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
1,3-Dichloropropene (cis)	••	0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
1,3-Dichloropropene (trans)	•	0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
1,4-Dichlorobenzene		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
1,4-Dioxane		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
2,2-Dichloro-1,1,1-trifluoroethane (Freon 123)		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
2-Butanone (Methyl ethyl ketone)		6.7 U	7.1 U	7.4 U	7.2 U	8.0 U
3-Chloropropene (Allyl Chloride)		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
4-Ethyltoluene		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
4-Methyl-2-pentanone (MIBK)		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
Acetone (2-propanone)		7.5	7.3	7.4 U	7.2 U	8.0
Benzene		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
Bromodichloromethane		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
Bromoform		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U 0.80 U
Bromomethane (Methyl bromide) Carbon disulfide	••	0.67 U 6.7 U	0.71 U 7.1 U	0.74 U 7.4 U	0.72 U 7.2 U	8.0 U
Carbon distillide Carbon tetrachloride		0.46	0.38	0.48	0.46	0.47
Chlorobenzene		0.45 0.67 U	0.71 U	0.74 U	0.48 0.72 U	0.80 U
Chlorodifluoromethane (Freon 22)		0.67 U	1.3	1.6	2.0	1.8
Chloroethane		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
Chloroform		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
Chloromethane (Methyl chloride)		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
Chloropentafluoroethane (Freon 115)		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
Cyclohexane		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
Dibromochloromethane		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
Dichlorodifluoromethane (Freon 12)		2.6	2.2	2.7	2.7	2.7
Ethylbenzene		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
Hexachlorobutadiene		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
Isopropyl Alcohol (2-Propanol)		1.3 U	1.4 U	4.7	1.4 U	4.4
Isopropyibenzene (Cumene)		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
Methyl Acetate		0.67 U	0.71 U	0.74 Ų	0.72 U	0.80 U
Methyl Butyl Ketone (2-Hexanone)	•	0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
Methyl cyclohexane		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
Methyl tert-Butyl Ether (MTBE)	• •	0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
Methylene chloride	60	0.67 U	0.71 U	0.74 U	0.72 U	0.80 Ü
n-Hexane		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
Styrene		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
Tetrachloroethene (PCE)	100	0.67 U	0.71 U	0.74 U	0.72 U	0.80 U
Toluene		3.6	0.98	1.8	1.8	1.3
Trichloroethene (TCE)	5	0.13 U	0.14 U	0.15 U	0.14 U	0.16 U
Trichlorofluoromethane (Freon 11)	••	1.4	1.1	1.3	1.3	1.4
Vinyl chloride		0.67 U	0.71 Ü	0.74 U	0.72 U	0.80 U
		0.67 U	0.71 U	1.3	0.72 U	0.80 U
Xylenes (m&p) Xylenes (o)		0.67 U	0.71 U	0.74 U	0.72 U	0.80 U

⁽¹⁾ Guideline values referenced from: Guidance for Evaluating Soil Vapor Intrusion in the State of New York. NYSDOH, October 2006.

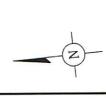
⁽²⁾ Ambient air values were collected at locations outside the main facility at 1111 Marcus Avenue, Lake Success, New York.

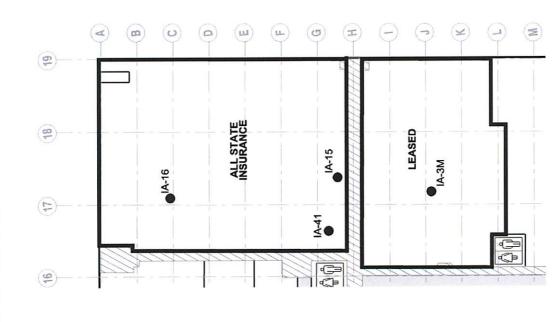
U = The compound was analyzed for but not detected. The associated value is the compound quantitation limit. ug/m3 = Micrograms per cubic meter.

NYSDOH = New York State Department of Health.

^{- - =} Criteria value not available.

KEY MAP





SCALE IN FEET

200,

100

SAMPLE LOCATION

IA-15

LEGEND:

ALLSTATE AND LEASED VI SAMPLE LOCATIONS LOCKHEED MARTIN CORPORATION GREAT NECK, NEW YORK



PAIRED INDOOR AIR AND SUB-SLAB SOIL GAS SAMPLES. ONLY. ALL OTHER LOCATIONS ARE

INDOOR AIR SAMPLE LOCATIONS SAMPLES IDENTIFIED AS IA ARE

NOTE:





FIGURE

Lockheed Martin Corporation 6801 Rockledge Drive, Bethesda, MD 20817 Telephone 301-535-9500 Fax 865-777-0676



November 18, 2010

Mr. Bill Nawrath Allstate C\O Winthrop Management 1111 Marcus Avenue Lake Success, NY 11042

RE: Vapor Intrusion Sampling Test Results

Dear Mr. Nawrath:

Thank you for your cooperation in allowing our contractor, ARCADIS, to collect indoor air samples from your leasehold at 1111 Marcus Avenue. Samples were collected on September 11, 2010. I am pleased to report that the sampling results indicate there is not a current soil vapor intrusion issue at your leasehold.

As you are aware, the primary chemicals of concern related to historical activities at the former Unisys facility are the solvents trichloroethene (TCE), tetrachloroethene (PCE), and cis-1,2-dichloroethene (DCE) used for degreasing, and Freon 113, although there were other chemicals used at the site. These chemicals are present in groundwater located more than 100 feet below ground surface and may also be present in soils located under the slab at 1111 Marcus Avenue. Vapors from soil or groundwater may move into the indoor air through a process referred to as soil vapor intrusion.

Lockheed Martin, in consultation with the New York State Departments of Environmental Conservation (NYSDEC) and Health (NYSDOH), has reviewed the results from your leasehold consistent with NYSDOH's October 2006 *Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York.* A copy of this guidance is available on NYSDOH's website at http://www.health.state.ny.us/environmental/indoors/vapor_intrusion/. The test results indicate that indoor air concentrations of TCE and PCE are below the NYSDOH indoor air guidelines of 5 micrograms per cubic meter (μg/m³) and 100 μg/m³, respectively (see Table 1 and Figure 1, enclosed).

On Table 1, we have identified as "Group A" the chemicals that are potentially associated with the former Unisys Facility, and we have identified as "Group B" the other volatile organic compounds that were detected in the air or soil vapor samples. The indoor air quality of your leasehold is comparable to that of buildings not affected by environmental contamination. The volatile organic chemicals detected in indoor air are at levels usually found in indoor air in an urban area and do not represent a concern.

A more detailed discussion of your results can be provided by contacting Renata Ockerby of the NYSDOH at 1-518-402-7880 (reo02@health.state.ny.us) or Girish Desai of the NYSDEC at 631-444-0243 (gvdesai@gw.dec.state.ny.us). If you have questions about these sample results or the on-going environmental investigations and cleanup at the former Unisys Facility, please contact me at 1-800-449-4486 or via e-mail at gail.rymer@lmco.com.

Mr. Bill Nawrath November 18, 2010 Page 2

Again, thank you for allowing us access to your leasehold to evaluate the air quality. We appreciate your assistance in our environmental investigation.

Sincerely,

Gail Rymer

Gail E. Reymer

Enclosures

cc: Renata Ockerby/ NYSDOH
Girish Desai/ NYSDEC
Nick Valkenburg/ ARCADIS
R. Stan Phillips/ Lockheed Martin



Table 1. Indoor Air Sample Results - Allstate Former Unisys Facility, Great Neck, New York

	Location ID: Typical Indoor		IA-15	IA-16	IA-41
	Air Background		09/11/10	09/11/10	09/11/10
Lab Sample ID:	(1)	Units	P1003382-004	P1003382-003	P1003382-005
Group A					
1,1,1-Trichloroethane	20.6	ug/m3	0.74 U	0.72 U	0.80 U
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113)		ug/m3	0.74 U	0.72 U	0.80 U
1,1,2-Trichloroethane	1.5	ug/m3	0.74 U	0.72 U	0.80 U
1,1-Dichloroethane	0.7	ug/m3	0.74 U	0.72 U	0.80 U
1,1-Dichloroethene	1.4	ug/m3	0.74 U	0.72 U	0.80 U
1,2-Dichloroethane	0.9	ug/m3	0.74 U	0.72 U	0.80 U
1,2-Dichloroethene (cis) (DCE)	1.9	ug/m3	0.74 U	0.72 U	0.80 U
1,2-Dichloroethene (total)	4.4	ug/m3	0.74 U	0.72 U	0.80 U
1,2-Dichloroethene (trans)		ug/m3	0.74 U	0.72 U	0.80 U
Chloroform	1.1	ug/m3	0.74 U	0.72 U	0.80 U
Methyl tert-Butyl Ether (MTBE)	11.5	ug/m3	0.74 U	0.72 U	0.80 U
Tetrachloroethene (PCE)	15.9	ug/m3	0.74 U	0.72 U	0.80 U
Toluene	43	ug/m3	1.8	1.8	1.3
Trichloroethene (TCE)	4.2	ug/m3	0.15 U	0.14 U	0.16 U
Trichlorofluoromethane (Freon 11)	18.1	ug/m3	1.3	1.3	1.4
Vinyl chloride	1.9	ug/m3	0.74 U	0.72 U	0.80 U
Detected Group B					
Acetone (2-propanone)	98.9	ug/m3	7.4 U	7.2 U	8.0
Carbon tetrachloride	1.3	ug/m3	0.48	0.46	0.47
Chlorodifluoromethane (Freon 22)		ug/m3	1.6	2.0	1.8
Dichlorodifluoromethane (Freon 12)	16.5	ug/m3	2.7	2.7	2.7
Isopropyl Alcohol (2-Propanol)	250	ug/m3	4.7	1.4 U	4.4
Xylenes (m&p)	22.2	ug/m3	1.3	0.72 U	0.80 U

Group A = Constituents associated with historical activities at the Former Unisys Site and present in groundwater. Group B = Other volatile organic compounds detected in indoor air or sub-slab soil vapor.

⁽¹⁾ Background is defined as the 90th percentile values from the U.S. Environmental Protection Agency (USEPA 2001) Building Assessment and Survey Evaluation.

U = The compound was analyzed for but not detected. The associated value is the compound quantitation limit.

ug/m3 = micrograms per cubic meter

^{- - =} Criteria value not available.

Lockheed Martin Corporation 6801 Rockledge Drive, Bethesda, MD 20817 Telephone 301-535-9500 Fax 865-777-0676

LOCKHEED MARTIN

November 18, 2010

Mr. Pat Conti NY Mercantile Exchange C\O Winthrop Management 1111 Marcus Avenue Lake Success. NY 11042

RE: Vapor Intrusion Sampling Test Results

Dear Mr. Conti:

Thank you for your cooperation in allowing our contractor, ARCADIS, to collect an indoor air sample from your leasehold at 1111 Marcus Avenue. The sample was collected on September 11, 2010. I am pleased to report that the sampling results indicate there is not a current soil vapor intrusion issue at your leasehold.

As you are aware, the primary chemicals of concern related to historical activities at the former Unisys facility are the solvents trichloroethene (TCE), tetrachloroethene (PCE), and cis-1,2-dichloroethene (DCE) used for degreasing, and Freon 113, although there were other chemicals used at the site. These chemicals are present in groundwater located more than 100 feet below ground surface and may also be present in soils located under the slab at 1111 Marcus Avenue. Vapors from soil or groundwater may move into the indoor air through a process referred to as soil vapor intrusion.

Lockheed Martin, in consultation with the New York State Departments of Environmental Conservation (NYSDEC) and Health (NYSDOH), has reviewed the results from your leasehold consistent with NYSDOH's October 2006 *Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York.* A copy of this guidance is available on NYSDOH's website at http://www.health.state.ny.us/environmental/indoors/vapor_intrusion/. The test results indicate that indoor air concentrations of TCE and PCE are below the NYSDOH indoor air guidelines of 5 micrograms per cubic meter (μg/m³) and 100 μg/m³, respectively (see Table 1 and Figure 1, enclosed).

On Table 1, we have identified as "Group A" the chemicals that are potentially associated with the former Unisys Facility, and we have identified as "Group B" the other volatile organic compounds that were detected in the air samples. The indoor air quality of your leasehold is comparable to that of buildings not affected by environmental contamination. The volatile organic chemicals detected in indoor air are at levels usually found in indoor air in an urban area and do not represent a concern.

A more detailed discussion of your results can be provided by contacting Renata Ockerby of the NYSDOH at 1-518-402-7880 (reo02@health.state.ny.us) or Girish Desai of the NYSDEC at 631-444-0243 (gvdesai@gw.dec.state.ny.us). If you have questions about these sample results or the on-going environmental investigations and cleanup at the former Unisys Facility, please contact me at 1-800-449-4486 or via e-mail at gail.rymer@lmco.com.

Mr. Pat Conti November 18, 2010 Page 2

Again, thank you for allowing us access to your leasehold to evaluate the air quality. We appreciate your assistance in our environmental investigation.

Sincerely,

Gail Rymer

Gail E. Reymer

Enclosures

cc: Renata Ockerby/ NYSDOH
Girish Desai/ NYSDEC
Nick Valkenburg/ ARCADIS
R. Stan Phillips/ Lockheed Martin



Table 1. Indoor Air Sample Results - Leased Former Unisys Facility, Great Neck, New York

Location Date Collect Lab Sample	ed: Typical Indoor Air	Units	IA-3M 09/11/10 P1003382-001
Group A			
1,1,1-Trichloroethane	20.6	ug/m3	0.71 U
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113)		ug/m3	0.71 U
1,1,2-Trichloroethane	1.5	ug/m3	0.71 U
1,1-Dichloroethane	0.7	ug/m3	0.71 U
1,1-Dichloroethene	1.4	ug/m3	0.71 U
1,2-Dichloroethane	0.9	ug/m3	0.71 U
1,2-Dichloroethene (cis) (DCE)	1.9	ug/m3	0.71 U
1,2-Dichloroethene (total)		ug/m3	0.71 U
1,2-Dichloroethene (trans)		ug/m3	0.71 U
Chloroform	1.1	ug/m3	0.71 U
Methyl tert-Butyl Ether (MTBE)	11.5	ug/m3	0.71 U
Tetrachloroethene (PCE)	15.9	ug/m3	0.71 U
Toluene	43	ug/m3	0.98
Trichloroethene (TCE)	4.2	ug/m3	0.14 U
Trichlorofluoromethane (Freon 11)	18.1	ug/m3	1.1
Vinyl chloride	1.9	ug/m3	0.71 U
Detected Group B			
Acetone (2-propanone)	98.9	ug/m3	7.3
Carbon tetrachloride	1.3	ug/m3	0.38
Chlorodifluoromethane (Freon 22)	***	ug/m3	1.3
Dichlorodifluoromethane (Freon 12)	16.5	ug/m3	2.2
Total VOCs		ug/m3	13

Notes:

Group A = Constituents associated with historical activities at the Former Unisys Site and present

Group A = Constituents associated with historical activities at the Pornier Unisys site and present
Group B = Other volatile organic compounds detected in indoor air or sub-slab soil vapor.

(1) Background is defined as the 90th percentile values from the U.S. Environmental Protection Agency
(USEPA 2001) Building Assessment and Survey Evaluation.

U = The compound was analyzed for but not detected. The associated value is the compound quantitation limit.

ug/m3 = micrograms per cubic meter

^{- - =} Criteria value not available.