

LOCKHEED MARTIN

January 3, 2011

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, Antech and Leased spaces at 1111 Marcus Avenue, Lake Success, New York, on October 23, 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 November 18, 2010 letter sent to you.

Test results for Allstate, Antech 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 – October 23, 2010 Location ID IA-15 IA-16 IA-41	TCE (µg/m³) ND ND ND (ND)	PCE (μg/m³) ND ND ND[ND]	Carbon Tet (μg/m³) 0.49 0.47 0.35 [ND]
Antech - October 23, 2010			
Location ID	TCE (µg/m³)	PCE (µg/m³)	Carbon Tet (µg/m³)
IA-17	ND	0.74	0.48
IA-J9	ND	0.72	0.47
IA-M11	ND	ND	0.49
IA-Q11	ND	0.87	0.50
Leased - October 23, 2010			_
Location ID	TCE (µg/m³)	PCE (µg/m³)	Carbon Tet (µg/m³)
IA-3M	ND	ND	0.50

Notes: ND = Not detected.

[] = Duplicate results are presented in brackets.

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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.

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,

Sail E. Reymer

Gail Rymer

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 Date Collected	: NYSDOH Air : Guideline	Ambient Air Values 10/23/10 (2)		IA-3M 10/23/10	IA-15 10/23/10	IA-16 10/23/10	IA-17 10/23/10
Area Units	: Value (1)	Average (3) ug/m3	Maximum (4) ug/m3	Leased P1003991-004	Allstate P1003991-002	Allstate P1003991-003	Antech P1003991-008
1,1,1-Trichloroethane		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
1,1,2,2-Tetrachloroethane		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113)		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
1,1,2-Trichloroethane		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
1,1-Dichloroethane		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
1,1-Dichloroethene		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
1,1-Difluoroethane (Freon 152a)		0.355	0.74 U	0.68 U	0.70 U	0.67 U	110
1,2,4-Trichlorobenzene		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
1,2,4-Trimethylbenzene		0.355	0.74 U	0.68 U	1.4	0.84	0.67 U
1,2-Dibromo-3-chloropropane		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
1,2-Dibromoethane		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
1,2-Dichlorobenzene		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
1,2-Dichloroethane		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
1,2-Dichloroethene (cis)		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
1,2-Dichloroethene (total)		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
1,2-Dichloroethene (trans)		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
1,2-Dichloropropane		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
1,2-Dichlorotetrafluoroethane (Freon 114)		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
1,3,5-Trimethylbenzene		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
1,3-Butadiene		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
1,3-Dichlorobenzene		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
1,3-Dichloropropene (cis)		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
1,3-Dichloropropene (trans)		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
1,4-Dichlorobenzene		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
1,4-Dioxane		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
2,2-Dichloro-1,1,1-trifluoroethane (Freon 123)		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
2-Butanone (Methyl ethyl ketone)		3.55	7.4 U	6.8 U	7.0 U	6.7 U	6.7 U
3-Chloropropene (Allyl Chloride)		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
4-Ethyltoluene		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
4-Methyl-2-pentanone (MIBK)		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.74
Acetone (2-propanone)		3.55	7.4 U	7.4	9.7	8.7	130
Benzene		0.54	0.74	0.72	0.72	0.76	0.73
Bromodichloromethane		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
Bromoform		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
Bromomethane (Methyl bromide)		0.355	0.74 U	0.68 U	0.70 U 7.0 U	0.67 U 6.7 U	0.67 U 6.7 U
Carbon disulfide		3.55	7.4 U	6.8 U 0.50	0.49	0.47	0.48
Carbon tetrachloride		0.405	0.50 0.74 U		0.49 0.70 U	0.47 0.67 U	0.48 0.67 U
Chlorobenzene		0.355 0.91	0.74 0	0.68 U 2.4	1.6	2.1	1.2
Chlorodifluoromethane (Freon 22)		0.355	0.92 0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
Chloroethane		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
Chloroform		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
Chloromethane (Methyl chloride) Chloropentafluoroethane (Freon 115)		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
Cyclohexane		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
Dibromochloromethane		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
Dichlorodifluoromethane (Freon 12)		2.6	2.6	2.5	2.5	2.5	2.8
Ethylbenzene		0.335	0.74 U	1.9	1.2	0.67 U	3.8
Hexachlorobutadiene		0.335	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
Isopropyl Alcohol (2-Propanol)		1.65 J	1.9 J	3.6 J	6.1 J	7.8 J	59 J
Isopropylbenzene (Cumene)		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
Methyl Acetate		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
Methyl Butyl Ketone (2-Hexanone)		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
Methyl cyclohexane		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
Methyl tert-Butyl Ether (MTBE)		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
Methylene chloride	60	0.53	0.69	0.68 U	0.70	0.68	0.90
n-Hexane		0.355	0.74 U	0.77	0.87	0.86	0.71
Styrene		0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.87
Tetrachloroethene (PCE)	100	0.355	0.74 U	0.68 U	0.70 U	0.67 U	0.74
Toluene		3.6	3.6	2.8	2.6	3.6	2.9
Trichloroethene (TCE)	5	0.0725	0.15 U	0.14 U	0.14 U	0.13 U	0.13 U
Trichlorofluoromethane (Freon 11)		1.3	1.3	1.4	1.4	1.4	1.4
Vinyl chloride		0.335	0.74 U	0.68 U	0.70 U	0.67 U	0.67 U
Xylenes (m&p)		1.25	1.3	6.4	3.6	2.0	15



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

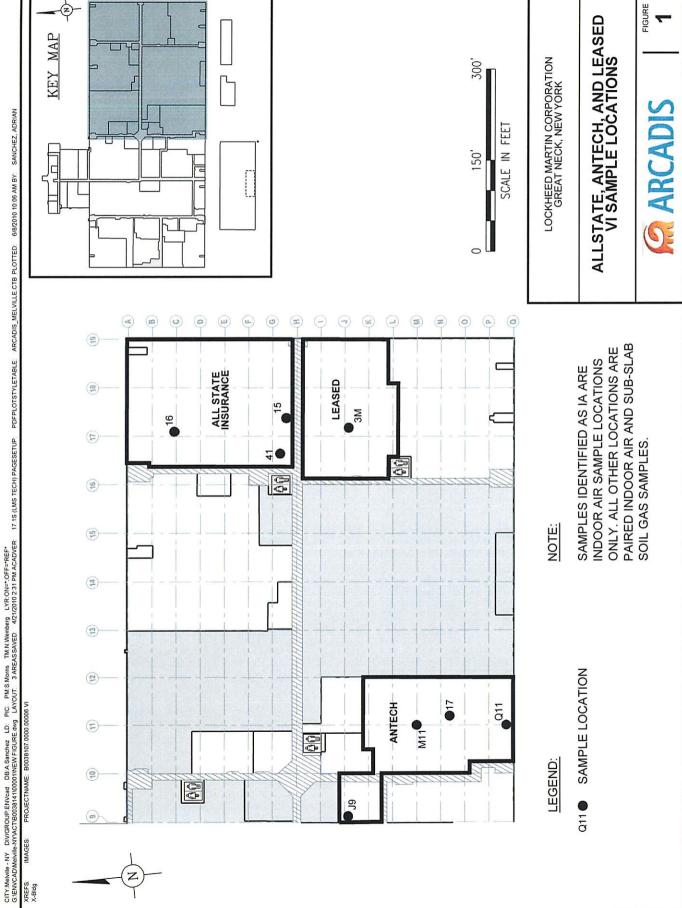
Location ID: Date Collected:	NYSDOH Air Guideline	IA-41 10/23/10	IA-J9 10/23/10	IA-M11 10/23/10	IA-Q11 10/23/10
Area:	Value (1)	Allstate	Antech	Antech	Antech
Units:	μg/m3	P1003991-001	P1003991-006	P1003991-007	P1003991-009
1,1,1-Trichloroethane		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
1,1,2,2-Tetrachloroethane		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113) 1,1,2-Trichloroethane		0.70 U [7.1 U]	0.66 U 0.66 U	0.69 U 0.69 U	0.70 U
1,1-Dichloroethane		0.70 U [7.1 U] 0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U 0.70 U
1,1-Dichloroethene		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
1,1-Difluoroethane (Freon 152a)		0.70 U [7.1 U]	0.66 U	72	230 D
1,2,4-Trichlorobenzene		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
1,2,4-Trimethylbenzene		1.2 [7.1 U]	1.3	0.74	0.70 U
1,2-Dibromo-3-chloropropane		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
1,2-Dibromoethane		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
1,2-Dichlorobenzene		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
1,2-Dichloroethane		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
1,2-Dichloroethene (cis) 1,2-Dichloroethene (total)		0.70 U [7.1 U] 0.70 U [7.1 U]	0.66 U 0.66 U	0.69 U 0.69 U	0.70 U 0.70 U
1,2-Dichloroethene (total)		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
1,2-Dichloropropane		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
1,2-Dichlorotetrafluoroethane (Freon 114)		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
1,3,5-Trimethylbenzene		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
1,3-Butadiene		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
1,3-Dichlorobenzene		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
1,3-Dichloropropene (cis)		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
1,3-Dichloropropene (trans)		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
1,4-Dichlorobenzene		0.70 U [7.1 U]	0.66 U 0.66 U	0.69 U 0.69 U	0.70 U 0.70 U
1,4-Dioxane 2,2-Dichloro-1,1,1-trifluoroethane (Freon 123)		0.70 U [7.1 U] 0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
2-Butanone (Methyl ethyl ketone)		7.0 U [71 U]	6.6 U	6.9 U	7.0 U
3-Chloropropene (Allyl Chloride)		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
4-Ethyltoluene		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
4-Methyl-2-pentanone (MIBK)		0.70 U [7.1 U]	0.66 U	2.7	0.73
Acetone (2-propanone)		9.1 [71 U]	30	130	97
Benzene		0.70 U [7.1 U]	0.74	0.76	0.72
Bromodichloromethane		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
Bromoform		0.70 U [7.1 U]	0.66 U 0.66 U	0.69 U 0.69 U	0.70 U 0.70 U
Bromomethane (Methyl bromide) Carbon disulfide		0.70 U [7.1 U] 7.0 U [71 U]	6.6 U	6.9 U	7.0 U
Carbon tetrachloride		0.35 [1.4 U]	0.47	0.49	0.50
Chlorobenzene		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
Chlorodifluoromethane (Freon 22)		1.4 [7.1 U]	1.4	5.6	1.2
Chloroethane		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
Chloroform		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
Chloromethane (Methyl chloride)		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
Chloropentafluoroethane (Freon 115)		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
Cyclohexane		0.70 U [7.1 U]	0.66 U	0.84 0.69 U	0.70 U 0.70 U
Dibromochloromethane Dichlorodifluoromethane (Freon 12)		0.70 U [7.1 U] 2.2 [7.1 U]	0.66 U 2.6	2.6	2.6
Ethylbenzene		0.91 [7.1 U]	4.0	3.8	3.4
Hexachlorobutadiene		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
Isopropyl Alcohol (2-Propanol)		5.1 J [14 UJ]	1,000 D	390 D	20 J
Isopropylbenzene (Cumene)		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
Methyl Acetate		0.70 U [7.1 U]	0.66 U	0.95	0.70 U
Methyl Butyl Ketone (2-Hexanone)		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
Methyl cyclohexane		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U 0.70 U
Methyl tert-Butyl Ether (MTBE) Methylene chloride	60	0.70 U [7.1 U] 0.70 U [7.1 U]	0.66 U 0.71	0.69 U 1.5	0.70 0
n-Hexane		0.70 U [7.1 U]	0.66 U	0.69 U	0.72
Styrene		0.70 U [7.1 U]	0.66 U	0.69 U	0.70
Tetrachloroethene (PCE)	100	0.70 U [7.1 U]	0.72	0.69 U	0.87
Toluene		2.3 [7.1 U]	3.1	2.7	3.0
Trichloroethene (TCE)	5	0.14 U [1.4 U]	0.13 U	0.14 U	0.14 U
Trichlorofluoromethane (Freon 11)		1.2 [7.1 U]	1.4	1.4	1.4
		0.70 U [7.1 U]	0.66 U	0.69 U	0.70 U
Vinyl chloride Xylenes (m&p)		2.8 [7.1 U]	16	14	13



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

Notes:

- (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.
- (3) Average value during the sampling period, calculated using one half the compound quantitation limit for non-detect samples.
- (4) Maximum detected concentration or quantitation limit if non-detect during the sampling period.
- D = Concentration is based on diluted sample analysis.
- J = The associated numerical value is an estimated concentration.
- 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.
- [] = Duplicate results presented in brackets.





January 3, 2011

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 October 23, 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 (recool2@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 January 3, 2011 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 Date Collec Lab Sample	ted: Air Background	Units	IA-15 10/23/10 P1003991-002	IA-16 10/23/10 P1003991-003	IA-41 10/23/10 P1003991-001
Group A					
1,1,1-Trichloroethane	20.6	ug/m3	0.70 U	0.67 U	0.70 U [7.1 U]
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 1	13)	ug/m3	0.70 U	0.67 U	0.70 U [7.1 U]
1,1,2-Trichloroethane	1.5	ug/m3	0.70 U	0.67 U	0.70 U [7.1 U]
1,1-Dichloroethane	0.7	ug/m3	0.70 U	0.67 U	0.70 U [7.1 U]
1,1-Dichloroethene	1.4	ug/m3	0.70 U	0.67 U	0.70 U [7.1 U]
1,2-Dichloroethane	0.9	ug/m3	0.70 U	0.67 U	0.70 U [7.1 U]
1,2-Dichloroethene (cis) (DCE)	1.9	ug/m3	0.70 U	0.67 U	0.70 U [7.1 U]
1,2-Dichloroethene (total)		ug/m3	0.70 U	0.67 U	0.70 U [7.1 U]
1,2-Dichloroethene (trans)		ug/m3	0.70 U	0.67 U	0.70 U [7.1 U]
Chloroform	1.1	ug/m3	0.70 U	0.67 U	0.70 U [7.1 U]
Methyl tert-Butyl Ether (MTBE)	11.5	ug/m3	0.70 U	0.67 U	0.70 U [7.1 U]
Tetrachloroethene (PCE)	15.9	ug/m3	0.70 U	0.67 U	0.70 U [7.1 U]
Toluene	43	ug/m3	2.6	3.6	2.3 [7.1 U]
Trichloroethene (TCE)	4.2	ug/m3	0.14 U	0.13 U	0.14 U [1.4 U]
Trichlorofluoromethane (Freon 11)	18.1	ug/m3	1.4	1.4	1.2 [7.1 U]
Vinyl chloride	1.9	ug/m3	0.70 U	0.67 U	0.70 U [7.1 U]
Detected Group B					
1,2,4-Trimethylbenzene	9.5	ug/m3	1.4	0.84	1.2 [7.1 U]
Acetone (2-propanone)	98.9	ug/m3	9.7	8.7	9.1 [71 U]
Benzene	9.4	ug/m3	0.72	0.76	0.70 U [7.1 U]
Carbon tetrachloride	1.3	ug/m3	0.49	0.47	0.35 [1.4 U]
Chlorodifluoromethane (Freon 22)		ug/m3	1.6	2.1	1.4 [7.1 U]
Dichlorodifluoromethane (Freon 12)	16.5	ug/m3	2.5	2.5	2.2 [7.1 U]
Ethylbenzene	5.7	ug/m3	1.2	0.67 U	0.91 [7.1 U]
Isopropyl Alcohol (2-Propanol)	250	ug/m3	6.1 J	7.8 J	5.1 J [14 UJ]
Methylene chloride	10	ug/m3	0.70	0.68	0.70 U [7.1 U]
n-Hexane	10.2	ug/m3	0.87	0.86	0.70 U [7.1 U]
Xylenes (m&p)	22.2	ug/m3	3.6	2.0	2.8 [7.1 U]
Xylenes (o)	7.9	ug/m3	0.87	0.67 U	0.70 [7.1 U]

Notes:

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.

J = The compound was positively identified; however, the associated numerical value is an estimated concentration only.

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.

^{[] =} Duplicate results presented in brackets.

LOCKHEED MARTIN

January 3, 2011

Mr. Mike Napolitano Antech C\O Winthrop Management 1111 Marcus Avenue Lake Success, NY 11042

RE: Vapor Intrusion Sampling Test Results

Dear Mr. Napolitano:

Thank you for your cooperation in allowing our contractor, ARCADIS, to collect indoor air samples from your leaseholds at 1111 Marcus Avenue. Samples were collected on October 23, 2010. I am pleased to report that the sampling results indicate there is not a current soil vapor intrusion issue at your leaseholds.

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 leaseholds 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 (μ g/m³) and 100 μ g/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 leaseholds 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. Acetone and isopropyl alcohol were detected in indoor air above background levels typically found in indoor air. These constituents are not associated with the former Unisys Facility and as a result, the likely sources of these chemicals are products being used in Antech spaces as a part of normal laboratory activities. The enclosed fact sheet from NYSDOH provides some information on reducing exposures to volatile chemicals associated with household products.

Mr. Mike Napolitano January 3, 2011 Page 2

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.

Again, thank you for allowing us access to your leaseholds 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 and Sub-slab Soil Vapor Sample Results - Antech Former Unisys Facility, Great Neck, New York

Location ID: Date Collected: Lab Sample ID:	Typical Indoor Air Background (1)	Units	IA-17 10/23/10 P1003991-008	IA-J9 10/23/10 P1003991-006	IA-M11 10/23/10 P1003991-007	IA-Q11 10/23/10 P1003991-009
Group A						
1,1,1-Trichloroethane	20.6	ug/m3	0.67 U	0.66 U	0.69 U	0.70 U
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113)		ug/m3	0.67 U	0.66 U	0.69 U	0.70 U
1,1,2-Trichloroethane	1.5	ug/m3	0.67 U	0.66 U	0.69 U	0.70 U
1,1-Dichloroethane	0.7	ug/m3	0.67 U	0.66 U	0.69 U	0.70 U
1,1-Dichloroethene	1.4	ug/m3	0.67 U	0.66 U	0.69 U	0.70 U
1,2-Dichloroethane	0.9	ug/m3	0.67 U	0.66 U	0.69 U	0.70 U
1,2-Dichloroethene (cis) (DCE)	1.9	ug/m3	0.67 U	0.66 U	0.69 U	0.70 U
1,2-Dichloroethene (total)		ug/m3	0.67 U	0.66 U	0.69 U	0.70 U
1,2-Dichloroethene (trans)		ug/m3	0.67 U	0.66 U	0.69 U	0.70 U
Chloroform	1.1	ug/m3	0.67 U	0.66 U	0.69 U	0.70 U
Methyl tert-Butyl Ether (MTBE)	11.5	ug/m3	0.67 U	0.66 U	0.69 U	0.70 U
Tetrachloroethene (PCE)	15.9	ug/m3	0.74	0.72	0.69 U	0.87
Toluene	43	ug/m3	2.9	3.1	2.7	3.0
Trichloroethene (TCE)	4.2	ug/m3	0.13 U	0.13 U	0.14 U	0.14 U
Trichlorofluoromethane (Freon 11)	18.1	ug/m3	1.4	1.4	1.4	1.4
Vinyl chloride	1.9	ug/m3	0.67 U	0.66 U	0.69 U	0.70 U
Detected Group B						
1,1-Difluoroethane (Freon 152a)		ug/m3	110	0.66 U	72	230 D
1,2,4-Trimethylbenzene	9.5	ug/m3	0.67 U	1.3	0.74	0.70 U
4-Methyl-2-pentanone (MIBK)	6	ug/m3	0.74	0.66 U	2.7	0.73
Acetone (2-propanone)	98.9	ug/m3	130	30	130	97
Benzene	9.4	ug/m3	0.73	0.74	0.76	0.72
Carbon tetrachloride	1.3	ug/m3	0.48	0.47	0.49	0.50
Chlorodifluoromethane (Freon 22)		ug/m3	1.2	1.4	5.6	1.2
Cyclohexane		ug/m3	0.67 U	0.66 U	0.84	0.70 U
Dichlorodifluoromethane (Freon 12)	16.5	ug/m3	2.8	2.6	2.6	2.6
Ethylbenzene	5.7	ug/m3	3.8	4.0	3.8	3.4
sopropyl Alcohol (2-Propanol)	250	ug/m3	59 J	1,000 D	390 D	20 J
Methyl Acetate		ug/m3	0.67 U	0.66 U	0.95	0.70 U
Methylene chloride	10	ug/m3	0.90	0.71	1.5	0.87
n-Hexane	10.2	ug/m3	0.71	0.66 U	0.69 U	0.72
Styrene	1.9	ug/m3	0.87	0.66 U	0.69 U	0.70
Xylenes (m&p)	22.2	ug/m3	15	16	14	13
Xylenes (o)	7.9	ug/m3	2.1	3.6	2.3	2.1

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.

D = Concentration is based on a diluted sample analysis.

J = The associated numerical value is an estimated concentration.

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.

Volatile Organic Compounds (VOCs) in Commonly Used Products

People spend most of their time indoors – at home, school and work. This makes the quality of the indoor air you breathe important. This fact sheet focuses on certain kinds of chemicals called *volatile organic compounds* or *VOCs* that are found in many products that we commonly use. It is designed to help you think about what VOCs may be present in your indoor air and steps you can take to reduce them.

What are VOCs?

VOCs are chemicals that easily enter the air as gases from some solids or liquids. They are ingredients in many commonly used products and are in the air of just about every indoor setting. The table to the right shows some examples of products that contain VOCs.

How do VOCs get into indoor air?

Products containing VOCs can release these chemicals when they are used and when they are stored. Many times you'll notice an odor when using these products. Product labels often list VOC ingredients and recommend that they should be used in well ventilated areas. *Ventilation* means bringing in fresh, outdoor air to mix with indoor air.

When you use a product containing VOCs indoors, the levels of these chemicals in the air increase, then decrease over time after you stop using them. The amount of time the chemical stays in the air depends on how quickly fresh air enters the room and the amount of the chemical used. Levels of VOCs will decrease faster if you open windows or doors, or use exhaust fans.

Building materials and furnishings, such as new carpets or furniture, slowly release VOCs over time. It may be necessary to ventilate areas with new carpeting or furniture for longer time periods because VOC levels can build up again after the windows are closed. If possible, unroll new carpets or store furniture outside your home (in a shed or detached garage) to minimize odors before bringing them in the home. If that's not possible, open windows, close doors and try to stay out of rooms until odors are reduced.

If VOC containing products are used outdoors near your home, you may want to close windows and nearby vents to prevent chemicals from coming inside.

Products used at home or work can release VOCs into the air when used and stored.







Examples of Household Products	Possible VOC Ingredients
Fuel containers or devices using gasoline, kerosene, fuel oil and products with petroleum distillates: paint thinner, oil-based stains and paint, aerosol or liquid insect pest products, mineral spirits, furniture polishes	BTEX (benzene, toluene, ethylbenzene, xylene), hexane, cyclohexane, 1,2,4-trimethylbenzene
Personal care products: nail polish, nail polish remover, colognes, perfumes, rubbing alcohol, hair spray	Acetone, ethyl alcohol, isopropyl alcohol, methacrylates (methyl or ethyl), ethyl acetate
Dry cleaned clothes, spot removers, fabric/ leather cleaners	Tetrachloroethene (perchloroethene (PERC), trichloroethene (TCE))
Citrus (orange) oil or pine oil cleaners, solvents and some odor masking products	d-limonene (citrus odor), a-pinene (pine odor), isoprene
PVC cement and primer, various adhesives, contact cement, model cement	Tetrahydrofuran, cyclohexane, methyl ethyl ketone (MEK), toluene, acetone, hexane, 1,1,1-trichloroethane, methyl-iso-butyl ketone (MIBK)
Paint stripper, adhesive (glue) removers	Methylene chloride, toluene, older products may contain carbon tetrachloride
Degreasers, aerosol penetrating oils, brake cleaner, carburetor cleaner, commercial solvents, electronics cleaners, spray lubricants	Methylene chloride, PERC, TCE, toluene, xylenes, methyl ethyl ketone, 1,1,1-trichloroethane
Moth balls, moth flakes, deodorizers, air fresheners	1,4-dichlorobenzene, naphthalene
Refrigerant from air conditioners, freezers, refrigerators, dehumidifiers	Freons (trichlorofluoromethane, dichlorodifluoromethane)
Aerosol spray products for some paints, cosmetics, automotive products, leather treatments, pesticides	Heptane, butane, pentane
Upholstered furniture, carpets, plywood, pressed wood products	Formaldehyde

VOCs can also get into indoor air from contaminated soils and groundwater under buildings. The chemicals enter buildings through cracks and openings in basements or slabs. When nearby soil or groundwater is contaminated, you might be asked for permission to investigate indoor air at your property. More information can be found at www.nyhealth.gov/environmental/indoors/vapor_intrusion/.

Should I be surprised if VOCs are in the air I breathe?

No. Because they are commonly used, some VOCs are almost always found in indoor air. The New York State Department of Health (DOH) and other agencies have studied typical levels of VOCs that may be present in indoor and outdoor air. Sometimes these levels are called "background levels".

The term "background levels" can be confusing because they can vary depending on where an air sample was collected and whether VOCs were used or stored. For example, a study of VOCs in urban areas might find higher levels than another study in rural areas. Some studies look at office environments, others examine residences. Please keep in mind study findings may or may not make sense for your setting.

More information about levels of VOCs collected by DOH is available in Appendix C of the guidance for evaluating vapor intrusion at www.nyhealth. gov/environmental/investigations/soil_gas/svi_ guidance.

How can VOCs affect human health?

Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure*. No matter how dangerous a substance or activity is, it cannot harm you without exposure.

Whether or not a person will have health effects after breathing in VOCs depends on:

- 1. The *toxicity* of the chemical (the amount of harm that can be caused by contact with the chemical).
- 2. How much of the chemical is in the air.
- 3. How long and how often the air is breathed.

Differences in age, health condition, gender and exposure to other chemicals also can affect whether or not a person will have health effects.

Short-term exposure to high levels of some VOCs can cause headaches, dizziness, light-headedness, drowsiness, nausea, and eye and respiratory irritation. These effects usually go away after the exposure stops. In laboratory animals, long-

term exposure to high levels of some VOCs has caused cancer and affected the liver, kidney and nervous system. In general, we recommend minimizing exposure to chemicals, if possible.

How can I reduce the levels of VOCs indoors?

- Find out if products used or stored in your home contain VOCs. Information about the chemicals in many household products are listed on the front of this fact sheet and a larger list is on the National Institute of Health's website at hpd.nlm.nih.gov/products.htm.
- If you must store products containing VOCs, do so in tightly sealed, original containers in a secure and wellventilated area. If possible store products in places where people do not spend much time, such as a garage or outdoor shed. Better yet, buy these products in amounts that are used quickly.
- Dispose of unneeded products containing VOCs.
 Many of these products are considered household hazardous wastes and should be disposed of at special facilities or during special household hazardous waste collection programs in your area. Contact your town or visit the New York State Department of Environmental Conservation's website at www.dec. ny.gov/chemical/8485.html for more information about disposing of these products.
- Use products containing VOCs in well-ventilated areas or outdoors. Open windows and doors or use an exhaust fan to increase ventilation. Repeated or prolonged ventilation may be necessary for reducing levels from building materials (new carpeting or furniture) that release VOCs slowly over time.
- · Carefully read labels and follow directions for use.

Where can I find out more?

- New York State Department of Health (800) 458-1158 www.nyhealth.gov/environmental/
- Indoor Air Quality and Your Home from the New York
 State Energy Research and Development Authority www.
 nyserda.org/publications/iaq.pdf
- The Inside Story: A Guide to Indoor Air Quality www.epa.gov/iaq/pubs/insidest.html
- New York State Department of Environmental Conservation website for information about household hazardous waste disposal www.dec.ny.gov/chemical/8485.html
- National Institute of Health's website for information about chemicals found in many household products. hpd.nlm.nih.gov/products.htm





January 3, 2011

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 October 23, 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 (recool2@health.state.ny.us) or Girish Desai of the NYSDEC at 631-444-0243 (qvdesai@qw.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 January 3, 2011 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. Regmer

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 ID: Date Collected: Lab Sample ID:	Background	Units	IA-3M 10/23/10 P1003991-004
Group A			
1,1,1-Trichloroethane	20.6	ug/m3	0.68 U
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113)		ug/m3	0.68 U
1,1,2-Trichloroethane	1.5	ug/m3	0.68 U
1,1-Dichloroethane	0.7	ug/m3	0.68 U
1,1-Dichloroethene	1.4	ug/m3	0.68 U
1,2-Dichloroethane	0.9	ug/m3	0.68 U
1,2-Dichloroethene (cis) (DCE)	1.9	ug/m3	0.68 U
1,2-Dichloroethene (total)		ug/m3	0.68 U
1,2-Dichloroethene (trans)		ug/m3	0.68 U
Chloroform	1.1	ug/m3	0.68 U
Methyl tert-Butyl Ether (MTBE)	11.5	ug/m3	0.68 U
Tetrachloroethene (PCE)	15.9	ug/m3	0.68 U
Toluene	43	ug/m3	2.8
Trichloroethene (TCE)	4.2	ug/m3	0.14 U
Trichlorofluoromethane (Freon 11)	18.1	ug/m3	1.4
Vinyl chloride	1.9	ug/m3	0.68 U
Detected Group B			
Acetone (2-propanone)	98.9	ug/m3	7.4
Benzene	9.4	ug/m3	0.72
Carbon tetrachloride	1.3	ug/m3	0.50
Chlorodifluoromethane (Freon 22)		ug/m3	2.4
Dichlorodifluoromethane (Freon 12)	16.5	ug/m3	2.5
Ethylbenzene	5.7	ug/m3	1.9
Isopropyl Alcohol (2-Propanol)	250	ug/m3	3.6 J
n-Hexane	10.2	ug/m3	0.77
Xylenes (m&p)	22.2	ug/m3	6.4
Xylenes (o)	7.9	ug/m3	1.2

Notes:

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.

⁽USEPA 2001) Building Assessment and Survey Evaluation.

J = The associated numerical value is an estimated concentration.

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.