

**TECHEM, INC.
NASSAU COUNTY
NEW HYDE PARK, NEW YORK**

SITE MANAGEMENT PLAN

NYSDEC Site Number: 130097

Prepared by:

NYSDEC
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Revisions to Final Approved Site Management Plan:

Revision No.	Date Submitted	Summary of Revision	NYSDEC Approval Date

FEBRUARY 2024

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List of Acronyms

CAMP	Community Air Monitoring Plan
C/D	Construction and Demolition
CFR	Code of Federal Regulation
CP	Commissioner Policy
DER	Division of Environmental Remediation
ECL	Environmental Conservation Law
ELAP	Environmental Laboratory Approval Program
EWP	Excavation Work Plan
HASP	Health and Safety Plan
IC	Institutional Control
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
NYCRR	New York Codes, Rules and Regulations
OSHA	Occupational Safety and Health Administration
PID	Photoionization Detector
PRP	Potentially Responsible Party
PRR	Periodic Review Report
QA/QC	Quality Assurance/Quality Control
RAO	Remedial Action Objective
RCRA	Resource Conservation and Recovery Act
RI/FS	Remedial Investigation/Feasibility Study
ROD	Record of Decision
RP	Remedial Party
SCG	Standards, Criteria and Guidelines
SCO	Soil Cleanup Objective
SPDES	State Pollutant Discharge Elimination System
TAL	Target Analyte List
TCL	Target Compound List
TCLP	Toxicity Characteristic Leachate Procedure
USEPA	United States Environmental Protection Agency

ES Executive Summary

The following provides a brief summary of the controls implemented for the Site, as well as the inspections, monitoring and reporting activities required by this Site Management Plan:

Site Identification: 130097 Techem, Inc. 1840 Falmouth Avenue, New Hyde Park

Institutional Controls:	1. Site owner periodic certification of controls.	
	2. Compliance with Site Management Plan.	
	3. The property may be used for commercial and industrial use.	
	4. Restrict the use of groundwater.	
	5. Prohibits agriculture or vegetable gardens at the site.	
Engineering Controls:	1. Cover System	
Inspections:		Frequency
Site-Wide Inspection		Annually
Monitoring:		
Groundwater Monitoring		Annual
Maintenance:		
Cover System		As needed
Reporting:		
Inspections & Groundwater Monitoring		Annually
Certification/Periodic Review Report		Every 3 years

Further descriptions of the above requirements are provided in detail in the subsequent sections of this Site Management Plan.

1.0 Introduction

This Site Management Plan (SMP) is a required element of the remedial program for the Techem, Inc. located in New Hyde Park, Nassau County New York (hereinafter referred to as the “Site”). See Figure 1. The Site is currently in the New York State (NYS) Inactive Hazardous Waste Disposal Site Remedial Program Site No. 130097 which is administered by New York State Department of Environmental Conservation (NYSDEC).

A figure showing the site location and boundaries of this site is provided as Figure 2. The boundaries of the site are more fully described in the metes and bounds site description that is part of the Environmental Easement provided in Appendix A.

After completion of the remedial work, some contamination remains at this site, which is hereafter referred to as “remaining contamination”. Institutional and Engineering Controls (IC/ECs) have been incorporated into the site remedy to control exposure to remaining contamination to ensure protection of public health and the environment. An Environmental Easement granted to the NYSDEC, and recorded with the Nassau County Clerk, requires compliance with this SMP and all IC/ECs placed on the site.

This SMP was prepared to manage remaining contamination at the site until the Environmental Easement is extinguished in accordance with ECL Article 71, Title 36. This plan has been approved by the NYSDEC, and compliance with this plan is required by the grantor of the Environmental Easement and the grantor’s successors and assigns. This SMP may only be revised with the approval of the NYSDEC.

It is important to note that:

- This SMP details the site-specific implementation procedures that are required by the Environmental Easement. Failure to properly implement the SMP is a violation of the Environmental Easement.

- Failure to comply with this SMP is also a violation of Environmental Conservation Law, 6NYCRR Part 375 and thereby subject to applicable penalties.

All reports associated with the site can be viewed by contacting the NYSDEC or its successor agency managing environmental issues in New York State. A list of contacts for persons involved with the site is provided in Appendix B of this SMP. Site responsibilities are identified in Appendix C.

This SMP was prepared in accordance with the requirements of the NYSDEC's DER-10 ("Technical Guidance for Site Investigation and Remediation"), dated April 2019, and the guidelines provided by the NYSDEC. This SMP addresses the means for implementing the IC/ECs that are required by the Environmental Easement for the site.

1.1 Revisions

Revisions to this plan will be proposed in writing to the NYSDEC's project manager. Revisions will be necessary upon, but not limited to, the following occurring: a post-remedial removal of contaminated soil, or other significant change to the site conditions. In accordance with the Environmental Easement for the site, the NYSDEC will provide a notice of any approved changes to the SMP and append these notices to the SMP that is retained in its files.

1.2 Notifications

Notifications will be submitted by the property owner to the NYSDEC, as needed, in accordance with NYSDEC's DER-10 for the following reasons:

- Written 60-day advance notice of any proposed changes in site use that are required under Environmental Conservation Law.
- 7-day advance notice of any field activity associated with the remedial program.

- Written 15-day advance notice of any proposed ground-intrusive activity pursuant to the Excavation Work Plan (EWP) included in Appendix D.

Any change in the ownership of the site or the responsibility for implementing this SMP will include the following notifications*:

- At least 60 days prior to the change, the NYSDEC will be notified in writing of the proposed change. This will include a certification that the prospective purchaser has been provided with a copy of all approved work plans and reports, including this SMP.
- Within 15 days after the transfer of all or part of the site, the new owner's name, contact representative, and contact information will be confirmed in writing to the NYSDEC.

Appendix B includes NYSDEC contact information for the above notification. The information on this Appendix will be updated as necessary to provide accurate contact information.

* Note: Notifications are subject to change and will be updated as necessary.

2.0 Summary of Site Conditions and Remedial Activities

Details regarding the property and site remedial activities conducted to date are include in the following sections.

2.1 Site Location and Description

The site is located in New Hyde Park, Nassau County, New York and is identified as Section 8 Block 190 and Lots 20 to 23 on the Nassau County Tax Map (see Figure 3). The site is an approximately 0.18-acre. The boundaries of the site are more fully described in Appendix A – Environmental Easement. The owner(s) of the site parcel(s) at the time of issuance of this SMP is:

1840 Falmouth, LLC – contact: Ajayvir Sondhi

2.2 Physical Setting

Site conditions regarding land use, geology, and hydrogeology are provided in the following sections.

2.2.1 Land Use

The Site consists of the following: a one-story slab on-grade masonry block building, a chain-link fence surrounding the southern and eastern perimeter of the site, and an attached metal enclosure on its south side. The Site is zoned for mixed commercial and industrial use and is currently utilized for commercial use.

The properties adjoining the Site and in the neighborhood surrounding the Site primarily include industrial and commercial properties.

2.2.2 Geology

According to the Lower Hudson Geologic Map of New York, the region is underlain by Coastal Plain Deposits from the upper Cretaceous consisting of silty clay, glauconitic sandy clay, sand, and gravel ranging in thickness from 0-2000 feet thick (Fisher et al., 1970). Also, surficial sediment consists of well-rounded and stratified coarse to fine pro-glacial fluvial outwash sand and gravel with finer texture away from ice boarder (i.e. to the south). Soil borings completed near the site encountered fine to medium silty sand with fine gravel. Soil borings were advanced to approximately 40 feet below ground surface, see Appendix E.

2.2.3 Hydrogeology

The Upper Glacial Aquifer (UGA) present beneath the site is a shallow, unconsolidated aquifer (water bearing area) of variable thickness. The water table occurs at varying depths because of the irregular inland topography, and ranges in elevation from approximately 10 to 150 feet above mean sea level. The UGA is underlain by the Magothy Aquifer which is composed of unconsolidated sands with discontinuous layers of silts and clays, with a bottom unit of coarse sand and gravel. Groundwater at the site is generally encountered within about 25 feet and flows south to southwest.

The site is connected to the municipal water supply system. The nearest public well is located approximately 100 ft upgradient of the site.

Historical groundwater measurement are shown on Table 1 and a groundwater contour map, along with elevation data is shown in Figure 4. Groundwater monitoring well construction logs are provided in Appendix E.

2.3 Investigation and Remedial History

The following narrative provides a remedial history timeline and a brief summary of the available project records to document key investigative and remedial milestones for

the Site. Full titles for each of the reports referenced below are provided in Section 6.0 - References.

Investigations and Remedial Reports

The investigation and remedial work were performed by the now closed Malcolm Pirnie, Inc. and Lawler, Matusky, & Skelly Engineers LLP. The available reports for the site include the following:

- Several Spill Reports (May 1993 – October 1994)
- Preliminary Site Assessment Report: Volumes 1-3 (May 2000)
- Remedial Investigation/ Feasibility Study Report (January 2011)
- IRM Construction Completion Report (March 2011)
- Institutional Control Area - Groundwater Monitoring Well Installation and Sampling Summary Report (October 2012)

Site History

The Techem facility formerly manufactured acid-based chromium, cadmium, cyanide, nickel, and zinc electroplating solutions. Materials used in the manufacturing solutions included: chromic acid, hydrochloric acid, sulfuric acid, cadmium oxide, caustic soda, sodium cyanide, sodium stannate, copper cyanide, ethylenediamine, and ammonium hydroxide. The site had a history of several spills and poor housekeeping that caused the release of solutions containing heavy metals that resulted in various actions by local, state and federal regulatory agencies.

Based on previous sampling and investigations at the site between 1982 and 1993, past activities at the site have contributed to impacts to soil and groundwater at the site, including the metals cadmium, chromium, iron, copper, lead, nickel, and selenium. A limited Phase II Environmental Site Assessment was conducted at the Techem site in 1998 found that nickel and zinc were present in subsurface soil in the vicinity of the cesspool.

In 1999, a NYSDEC Preliminary Site Assessment confirmed the presence of metals (arsenic, beryllium, cadmium, chromium, cobalt, mercury, nickel, selenium, and zinc) in soil and/or groundwater greater than the applicable NYSDEC Standards. In

addition, 1,1,1-TCA was present at low levels in groundwater samples collected from temporary wells located in the vicinity of the former sump at concentrations greater than the applicable NYSDEC Class GA Standard. On May 21, 2001, the site was included on New York State Registry of Inactive Hazardous Waste Disposal Sites as a Class 2 site.

Soil

A two-phase removal was conducted by the USEPA. In 1994, the USEPA removed approximately 1,500 small containers and 1,250 drums of hazardous chemicals from the building and storage area. In 1995, the USEPA excavated soil beneath the former sump and several other areas containing metals impacted soil. The excavations were backfilled with clean soil and resurfaced with concrete. Figure 5 shows the locations where USEPA soil removal activities were performed.

In 2010, Remedial Investigation (RI) soil sampling detected metals above commercial SCOs. RI soil results are shown on Figure 6 and summarized below:

- Subsurface soil samples collected from the interval from 0 to 5 feet below ground surface (bgs) near the cesspool, former sump/drywell, and the access way on the east side of the building, indicated the presence of cadmium, chromium, copper, nickel and/or cyanide greater than the commercial soil cleanup objectives (SCOs).
- Subsurface soil samples contained concentrations of cadmium greater than the commercial SCOs up to 25 feet bgs from the northeast corner of the site near the cesspool; up to 15 feet bgs in the access way on the east side of the building; and up to 35 feet bgs near the former sump/dry well.
- Surface soils (depth of 0 to 2 inches) in an unpaved area in front of the former Techem building contained concentrations of cadmium, chromium, copper, and nickel greater than the commercial SCOs. This area was approximately 400 square feet total.

In February 2011, an interim remedial measure (IRM) was conducted to remove the surficial metal contamination at the front of the building, see Figure 7.

Approximately 30 cubic yards of soil was excavated from the north side of the site, between the sidewalk and the building, and disposed of off-site as non-hazardous waste in accordance with applicable federal, state, and local regulations. Confirmatory soil samples were collected at the bottom of the excavations to verify that soil containing metals at concentrations greater than 6 NYCRR Part 375 Commercial SCOs did not remain, see Table 2. Certified fill was used to backfill the excavation and was seeded to restore the area. Remaining subsurface soils identified as having levels of metals above the commercial SCOs are covered by concrete or asphalt.

Groundwater

In April 2010, groundwater samples were obtained during the RI. None of the samples contained concentrations of volatile organic compounds (VOCs) or semi-volatile organic compounds (SVOCs) greater than the applicable NYSDEC Class GA Standards. Pesticides / polychlorinated biphenols (PCBs) were not analyzed in groundwater, as they were not detected in soils, and were not a concern at the site based on previous investigations.

Groundwater samples collected during the RI indicated the presence of several metals at concentrations greater than the applicable NYSDEC Class GA Standards; including cadmium, chromium, copper, iron, lead, manganese, nickel, selenium, and sodium. Analysis of filtered samples detected dissolved metals (cadmium, chromium, iron, nickel, selenium, and sodium) above the corresponding NYSDEC Class GA Groundwater Standards, see Figure 8. Iron is present in the environment naturally and is not a result of historical activities. Sodium is likely a result of road deicing activities. The remaining metals are believed to have been contained in acid solutions that were discharged at the site. In 2012, groundwater sampling only detected two site related metals, chromium and selenium, above groundwater standards, see Table 3. Metal concentrations are decreasing downgradient of the site, which is likely due to the increase in pH within the aquifer that causes the metals to precipitate out of solution. Some fluctuation is occurring as groundwater results in 2022, see Table 4, did detect cadmium

and chromium at higher concentrations than 2012. Locations of monitoring wells sampled in 2022 are shown on Figure 9.

The area around the site is served by a public water supply and therefore, the potential for exposure to site groundwater from ingestion is minimal. Dermal contact with groundwater is a potential exposure pathway. The depth of groundwater at the site, approximately 25 feet below ground surface, which makes it unlikely that incidental contact with groundwater during construction activities would occur as construction activities most commonly occur at significantly shallower depths.

Soil Vapor

In February 2010, soil vapor intrusion samples were collected during the RI, see Figure 10. The primary contaminant detected in soil vapor was tetrachloroethene (PCE). PCE was not detected in the indoor air above the air guideline value. Soil vapor intrusion was evaluated, and no further actions were warranted for the on-site building. Off-site migration of site related contaminants is not a concern.

2.4 Remedial Action Objectives

The Remedial Action Objectives (RAOs) for the Site as listed in the Record of Decision dated March 31, 2011 are as follows.

- Eliminate, to the extent practicable, exposures to metals in contaminated soil.
- Remove, to the extent practicable, the source of soil and groundwater contamination.
- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of, volatiles from contaminated groundwater.
- Prevent migration of contaminants that would result in groundwater or surface water contamination.

3.0 Institutional and Engineering Control Plan

Since remaining contamination exists at the site, Institutional Controls (ICs) and Engineering Controls (ECs) are required to protect human health and the environment. This IC/EC Plan describes the procedures for the implementation and management of all IC/ECs at the site. The IC/EC Plan is one component of the SMP and is subject to revision by the NYSDEC.

This plan provides:

- A description of all IC/ECs on the site;
- The basic implementation and intended role of each IC/EC;
- A description of the key components of the ICs set forth in the Environmental Easement;
- A description of the controls to be evaluated during each required inspection and periodic review;
- A description of plans and procedures to be followed for implementation of IC/ECs, such as the implementation of the EWP (as provided in Appendix D) for the proper handling of remaining contamination that may be disturbed during maintenance or redevelopment work on the site; and
- Any other provisions necessary to identify or establish methods for implementing the IC/ECs required by the site remedy, as determined by the NYSDEC.

3.1 Institutional Controls

A series of ICs is required by the ROD to: (1) prevent future exposure to remaining contamination; and, (2) limit the use and development of the site to commercial/industrial uses. Adherence to these ICs on the site is required by the Environmental Easement and will be implemented under this SMP. ICs identified in the Environmental Easement may not be discontinued without an amendment to or extinguishment of the Environmental Easement. The IC boundaries are shown on Figure 2. These ICs are:

- The site owner must submit periodic certifications of ICs and ECs;
- The property may be used for: commercial use and industrial use;
- All ECs must be maintained as specified in the SMP;
- All ECs must be inspected at a frequency and in a manner defined in the SMP.
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Nassau County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department.
- Groundwater and other environmental or public health monitoring must be performed as defined in this SMP;
- Data and information pertinent to site management must be reported at the frequency and in a manner as defined in this SMP;
- All future activities that will disturb remaining contaminated material must be conducted in accordance with this SMP;
- Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in this SMP;
- Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement;
- Vegetable gardens and farming on the site are prohibited; and
- Requires compliance with the SMP.

3.2 Engineering Controls - Cover

Exposure to remaining contamination at the site is prevented by a cover system placed over the site. This cover system is comprised of a minimum of 12 inches of clean soil, asphalt pavement, concrete-covered sidewalks, and concrete building slabs. The cover system is located over the entire site, see Figure 2 Institutional Control Boundary. The EWP provided in Appendix D outlines the procedures required to be implemented in the

event the cover system is breached, penetrated or temporarily removed, and any underlying remaining contamination is disturbed. Procedures for the inspection of this cover are provided in the Monitoring and Sampling Plan included in Section 4.0 of this SMP.

The composite cover system is a permanent control and the quality and integrity of this system will be inspected at defined, regular intervals in accordance with this SMP in perpetuity.

4.0 Monitoring and Sampling Plan

This Monitoring and Sampling Plan describes the measures for evaluating the overall performance and effectiveness of the remedy. This Monitoring and Sampling Plan may only be revised with the approval of the NYSDEC. All field activities shall be performed under a Health and Safety Plan developed by the party conducting the work. Details regarding inspection and sampling activities for the site are included in the following sections.

4.1 Site – Wide Inspection

Site-wide inspections will be performed at a minimum of once per year to monitor site conditions. Modification to the frequency or duration of the inspections will require approval from the NYSDEC. Site-wide inspections will also be performed after all severe weather conditions that may affect ECs or monitoring devices. During these inspections, the Site-Wide Inspection Form, provided in Appendix F, will be completed. The form will compile sufficient information to assess the following:

- Compliance with all ICs, including site usage to determine if these controls continue to be protective of human health and the environment;
- An evaluation of the condition and continued effectiveness of ECs;
- Compliance with requirements of this SMP and the Environmental Easement;
- General site conditions at the time of the inspection;
- The site management activities being conducted; and
- Confirm that site records are up to date.

The completed Site-Wide Inspection Form will be provided to the NYSDEC. Reporting requirements are outlined in Section 5.0 of this plan.

Inspections will also be performed in the event of an emergency. If an emergency, such as a natural disaster or an unforeseen failure of any of the ECs occurs that reduces or has the potential to reduce the effectiveness of ECs in place at the site, verbal notice to the NYSDEC must be given by noon of the following day. In addition, an inspection of the site will be conducted within 5 days of the event to verify the effectiveness of the IC/ECs implemented at the site by a qualified environmental professional, as determined by the NYSDEC. Written confirmation must be provided to the NYSDEC within 7 days of the event that includes a summary of actions taken, or to be taken, and the potential impact to the environment and the public.

4.2 Groundwater Sampling

Groundwater sampling will be performed annually to assess the performance of the remedy. Modification to the frequency or sampling requirements will require approval from the NYSDEC. One upgradient monitoring well and two downgradient monitoring wells will be sampled to evaluate the effectiveness of the remedial system, see Figure 4. Monitoring well construction details are included in Table 1 and construction logs are included in Appendix E.

Table 1– Monitoring Well Construction Details

Monitoring Well ID	Well Diameter (inches)	Elevation (ft - site datum)			10/17/2012	
		Top of Casing	Screen Top	Screen Bottom	Depth to Water (ft)	Groundwater Elevation (ft – site datum)
0097-1	1	88.50	62.8	52.8	24.58	63.92
0097-2	1	87.82	62.82	52.82	24.76	63.06
0097-3	1	85.83	61.83	51.83	22.98	62.85

All monitoring activities will be recorded on the monitoring well sampling logs included in Appendix F. The depth to groundwater shall be documented prior to lowering

equipment into the monitoring well. Standard purge techniques shall be performed to remove three well volumes prior to collection of groundwater samples. Standard purge techniques will remove approximately three well volumes prior to collecting a sample. Groundwater parameters (turbidity, ph, temperature, and conductivity) will be recorded after each purge volume. The goal will be to have groundwater parameters stabilize within 10% prior to collection of the sample. The goal will be to obtain clear (turbidity <50 NTUs). If groundwater samples are turbid in the field, a field filtered sample can also be collected. Use of low flow sampling procedures can be performed to obtain clear samples. Samples shall be placed immediately into a cooler with ice.

Any non-dedicated equipment (e.g. water level meter) that is placed in a monitoring well shall be decontaminated by utilizing the standard two step method which requires the use of a detergent (e.g. alconox) to clean the equipment followed by a clean water rinse to remove the detergent.

Purge water must be collected and evaluated to determine if any visual contamination (e.g. sheen) is present. If no visible contamination is present, purge water and decontamination water can be discharged to the ground surface.

Samples shall be analyzed by an Environmental Laboratory Approval Program (ELAP) certified laboratory for metals in accordance with USEPA method 6020 and per- and polyfluoroalkyl substances (PFAS) in accordance with USEPA method 1633. A duplicate and field blank samples shall be collected. A chain of custody shall be completed by the sampler and submitted with the samples to the laboratory. Category A deliverables shall be required for routine sampling. Category B deliverables shall be required for the final round of samples.

After each sampling event a letter report shall be prepared that summarizes field work performed and provides laboratory data sheets and field forms as indicated in Section 6.0.

If biofouling or silt accumulation occurs in the monitoring wells, the wells will be physically agitated/surged and redeveloped. Additionally, monitoring wells will be properly decommissioned and replaced, if an event renders the wells unusable. Repairs and/or replacement of wells in the monitoring well network will be performed based on assessments of structural integrity and overall performance.

The NYSDEC will be notified prior to any repair or decommissioning of any monitoring well for the purpose of replacement, and the repair or decommissioning and replacement process will be documented in the subsequent Periodic Review Report. Well decommissioning without replacement will be done only with the prior approval of the NYSDEC. Well abandonment will be performed in accordance with NYSDEC's guidance entitled "CP-43: Groundwater Monitoring Well Decommissioning Procedures." Monitoring wells that are decommissioned because they have been rendered unusable will be replaced in kind in the nearest available location, unless otherwise approved by the NYSDEC.

5.0 Periodic Assessments/Evaluations

5.1 Climate Change Vulnerability Assessment

Increases in both the severity and frequency of storms/weather events, an increase in sea level elevations along with accompanying flooding impacts, shifting precipitation patterns and wide temperature fluctuation, resulting from global climactic change and instability, have the potential to significantly impact the performance, effectiveness and protectiveness of a given site and associated remedial systems. Vulnerability assessments provide information so that the site and associated remedial systems are prepared for the impacts of the increasing frequency and intensity of severe storms/weather events and associated flooding.

A vulnerability assessment that evaluates the site and engineering controls to severe storms/weather events and associated flooding will be conducted during Periodic Review Reports. This assessment should include, but not be limited to, a discussion of potential vulnerabilities such as the following:

- **Flood Plain:** Identify whether the site is located in a flood plain, low-lying or low-groundwater recharge area. A flood insurance rate map could assist in that evaluation.
- **Site Drainage and Storm Water Management:** Identify areas of the site which may flood during severe rain events due to insufficient groundwater recharge capabilities or inadequate storm water management systems.
- **Erosion:** Identify any evidence of erosion at the site or areas of the site which may be susceptible to erosion during periods of severe rain events. Evaluate whether erosion is occurring on sediment caps.
- **Drought:** Identify if drought conditions are a concern that may lead to wildfires or decreased groundwater elevations, which may impact site management activities (e.g., groundwater monitoring)

5.2 Green Remediation Evaluation

NYSDEC's DER-31 Green Remediation requires that green remediation concepts and techniques be considered during all stages of the remedial program including site

management, with the goal of improving the sustainability of the cleanup and summarizing the net environmental benefit of any implemented green technology. Green remediation evaluations will be completed for the site during site management and reported in PRRs.

An Environmental Footprint Analysis will be performed to promote implementation of green and sustainable remediation principles. This analysis shall include items listed below, in relation to the implementation and operation and maintenance of the selected remedy. Where appropriate, quantification of the following items should be provided:

- Waste Generation (describe the management of waste associated with the site and any waste reduction projects implemented)
- Energy usage
- Emissions (e.g., fuel usage for transportation to and from the site for inspections and/or sampling)
- Water usage (e.g., decontamination water, purge water)
- Land and/or ecosystems (describe any disturbances and restoration of land and/or ecosystems as part of implementation/operation of the remedy)

The findings from the Environmental Footprint Analysis will be used to identify potential actions to make the remedy greener and more sustainable. Potential actions include:

- Use more “sustainable” materials
- Conserving energy and other resources (e.g., water, raw materials for materials consumed, topsoil, paper for reports and landfill space)
- Purchasing of materials and disposal of wastes should include sustainable approaches (e.g., local sources/reuse and recycling)

5.2.1 Timing of Green Remediation Evaluations

For major remedial system components, green remediation evaluations and corresponding modifications will be undertaken as part of a formal Remedial System Optimization (RSO), or at any time that the NYSDEC project manager feels appropriate, (e.g., during significant maintenance events or in conjunction with storm recovery activities).

Modifications resulting from green remediation evaluations will be routinely implemented and scheduled to occur during planned/routine operation and maintenance activities after approval from the DER project manager. Reporting of these modifications will be presented in the PRR.

5.2.2 Remedial Systems

Remedial systems will be operated properly considering the current site conditions to conserve materials and resources to the greatest extent possible. Consideration will be given to operating rates and use of reagents and consumables. Spent materials will be sent for recycling, as appropriate.

5.2.3 Frequency of System Checks, Sampling and Other Periodic Activities

Transportation to and from the Site, use of consumables in relation to visiting the Site in order to conduct system checks and/or collect samples, and shipping samples to a laboratory for analyses have direct and/or inherent energy costs. The schedule and/or means of these periodic activities have been prepared so that these tasks can be accomplished in a manner that does not impact remedy protectiveness but reduces expenditure of energy or resources.

5.2.4 Metrics and Reporting

As discussed in Section 6.0 and as shown in Appendix F – Site Management Forms, information on energy usage, solid waste generation, transportation and shipping, water usage and land use and ecosystems will be recorded to facilitate and document consistent implementation of green remediation during site management and to identify corresponding benefits. A set of metrics has been developed and will be evaluated over time to ensure that green remediation actions are achieving the desired results.

6.0 Reporting Requirements

Details regarding submissions of site inspection documents, groundwater sampling information, and periodic certifications are provided in the following sections.

6.1 Site Management Reports

All site management inspection and monitoring events will be recorded on the appropriate site management forms provided in Appendix F. These forms are subject to NYSDEC revision.

All applicable inspection forms and other records, including media sampling data generated for the site during the reporting period will be provided in electronic format to the NYSDEC in accordance with the requirements of Table 5 and summarized in the Periodic Review Report.

Table 5: Schedule of Reports

Task/Report	Reporting Frequency*
Inspection Report	Annually
Groundwater Monitoring Report	Annually
Periodic Review Report	3 Years

* The frequency of events will be conducted as specified until otherwise modified by the NYSDEC.

All inspection and monitoring reports will include, at a minimum:

- Date of event or reporting period;
- Name, company, and position of person(s) conducting monitoring/inspection activities;
- Description of the activities performed;

- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents noted (included either on the checklist/form or on an attached sheet);
- Types of samples collected (e.g. groundwater);
- Copies of all field forms completed (e.g. well sampling logs);
- Sampling results in comparison to appropriate standards/criteria;
- A figure illustrating sample type and sampling locations;
- Copies of all laboratory datasheets and the required laboratory data deliverables required for all points sampled (to be submitted electronically in the NYSDEC identified format);
- Any observations, conclusions, or recommendations; and
- A determination as to whether contaminant conditions have changed since the last reporting event.

Non-routine event reporting forms will include, at a minimum:

- Date of event;
- Name, company, and position of person(s) conducting non-routine maintenance/repair activities;
- Description of non-routine activities performed;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents (included either on the form or on an attached sheet); and

6.2 Periodic Review Report

The Periodic Review Report (PRR) will be submitted to the Department beginning sixteen months after the issuance of the SMP. After submittal of the initial PRR, the next PRR shall be submitted every three years to the Department or at another frequency as may be required by the Department. In the event that the site is subdivided into separate parcels with different ownership, a single PRR will be prepared that addresses the site described in Appendix A. The report will be prepared in accordance with NYSDEC's DER-10 and

submitted within 30 days of the end of each certification period. Media sampling results will also be incorporated into the PRR. The report will include:

- Identification, assessment and certification of all IC/ECs required by the remedy for the site.
- Results of the required annual site inspections and severe condition inspections, if applicable.
- All applicable site management forms and other records generated for the site during the reporting period in the NYSDEC-approved electronic format, if not previously submitted.
- A summary of any data and/or information generated during the reporting period, with comments and conclusions.
- Data summary tables and graphical representations of contaminants of concern by media, which include a listing of all compounds analyzed, along with the applicable standards, with all exceedances highlighted. These will include a presentation of past data as part of an evaluation of contaminant concentration trends.
- Results of all analyses, copies of all laboratory data sheets, and the required laboratory data deliverables for all samples collected during the reporting period will be submitted in digital format as determined by the NYSDEC. Currently, data is supplied electronically and submitted to the NYSDEC EQulS™ database in accordance with the requirements found at this link: <http://www.dec.ny.gov/chemical/62440.html>.
- A site evaluation, which includes the following:
 - The compliance of the remedy with the requirements of the site-specific Decision Document;
 - The effectiveness of ECs, including identification of any needed repairs or modifications;
 - Any new conclusions or observations regarding site contamination based on inspections or data generated;
 - Recommendations regarding any necessary changes to the remedy and/or Monitoring and Sampling Plan;
 - An update to the climate change vulnerability assessment if site or external conditions have changed since the previous assessment, and recommendations to address vulnerabilities;

- A summary of the Green Remediation evaluation, including a quantitative and qualitative overview of a site's environmental impacts and recommendations to improve the remedy's environmental footprint. The PRR will include the completed Summary of Green Remediation Metrics form provided in Appendix F.
- Trends in contaminant levels in the affected media will be evaluated to determine if the remedy continues to be effective in achieving remedial goals as specified by the Decision Document; and
- The overall performance and effectiveness of the remedy.

6.2.1 Certification of Institutional and Engineering Controls

In accordance with a periodic time frame determined by the NYSDEC, the owner shall periodically certify, in writing, that all Institutional Controls set forth in an Environmental Easement and SMP remain in place and the Engineering Control has not been changed without NYSDEC approval. The owner shall provide a written certification to the NYSDEC in order to include the document in the site's PRR.

The Periodic Review Report/Certification will be submitted, in electronic format, to the NYSDEC Central Office, the NYSDEC Regional Office in which the site is located and the NYSDOH Bureau of Environmental Exposure Investigation. The Periodic Review Report/Certification may need to be submitted in hard-copy format, as requested by the NYSDEC project manager.

6.3 Corrective Measures Work Plan

If any component of the remedy is found to have failed, or if the periodic certification cannot be provided due to the failure of an institutional control or engineering control, a Corrective Measures Work Plan will be submitted to the NYSDEC for approval. This plan will explain the failure and provide the details and schedule for performing work necessary to correct the failure. Unless an emergency condition exists, no work will be performed pursuant to the Corrective Measures Work Plan until it has been approved by

the NYSDEC. Upon completion of the Corrective Measure, a signed certification form must be submitted to the Department.

7.0 References

6 NYCRR Part 375, Environmental Remediation Programs. December 14, 2006.

NYSDEC DER-10 – “Technical Guidance for Site Investigation and Remediation”. May 3, 2010.

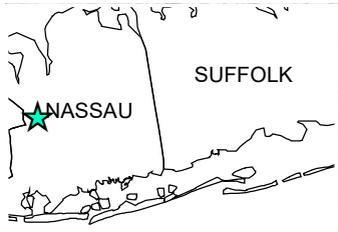
NYSDEC, 1998. Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1. June 1998 (April 2000 addendum).

Malcolm Pirnie, Inc., Remedial Investigation / Feasibility Study. January 2011

Malcolm Pirnie, Inc., Construction Completion Report. March 2011

NYSDEC, Record of Decision. March 2011

Environmental Assessment & Remediations, Groundwater Sampling. March 7, 2023

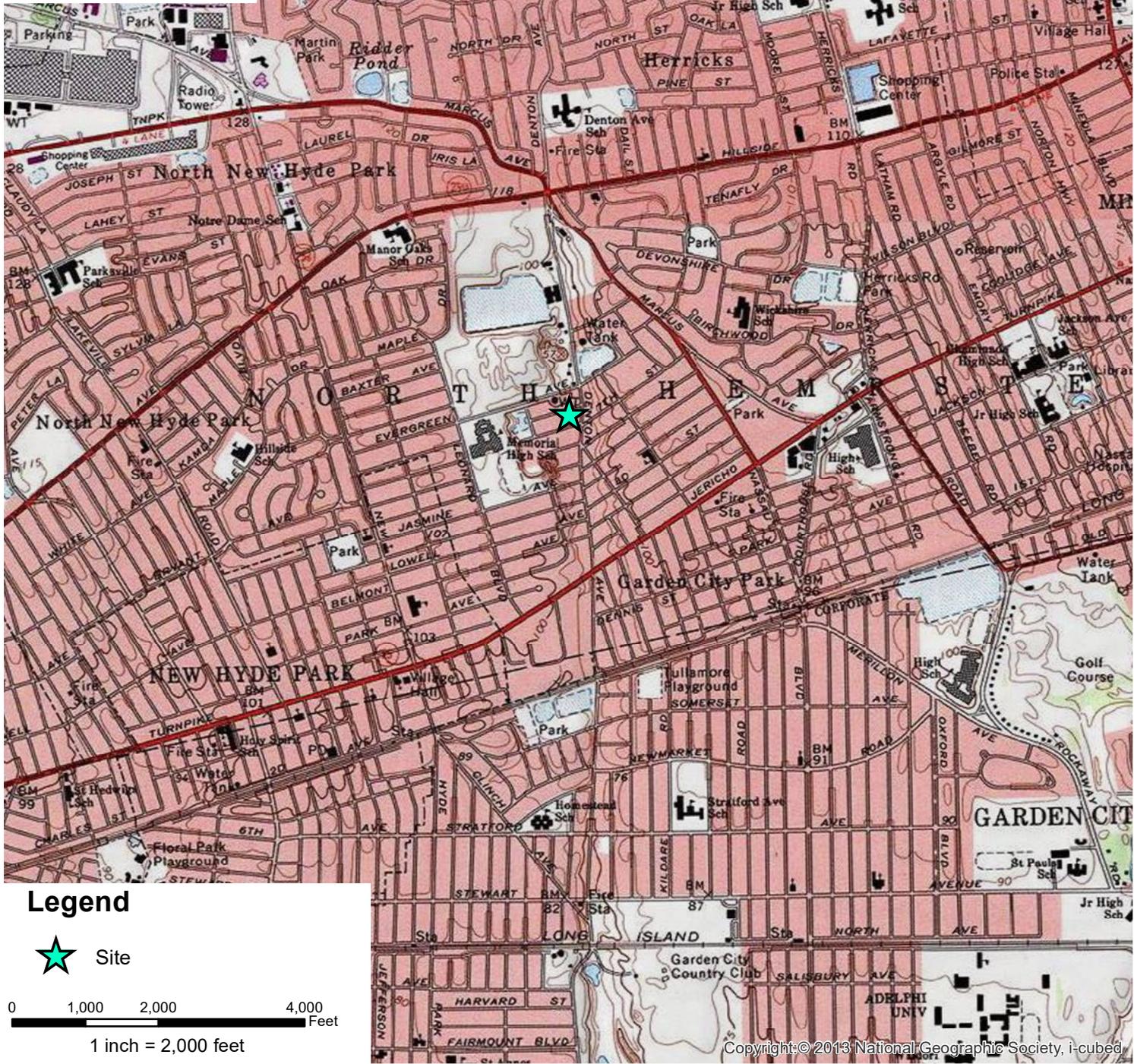


SUFFOLK

NASSAU

Key Plan

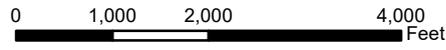
1 inch = 20 miles



Legend



Site



1 inch = 2,000 feet

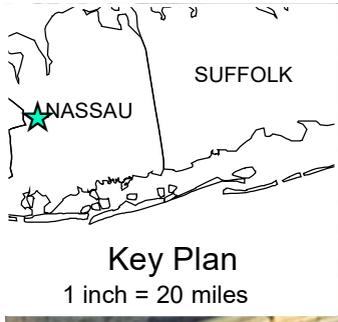
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Department of Environmental Conservation

Figure 1: Site Location Map
Techem, Inc.
Site Number: 130097
1840 Falmouth Avenue
New Hyde Park, Nassau County, New York





Legend

● Site

□ Site and IC/EC Boundary



1 inch = 50 feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



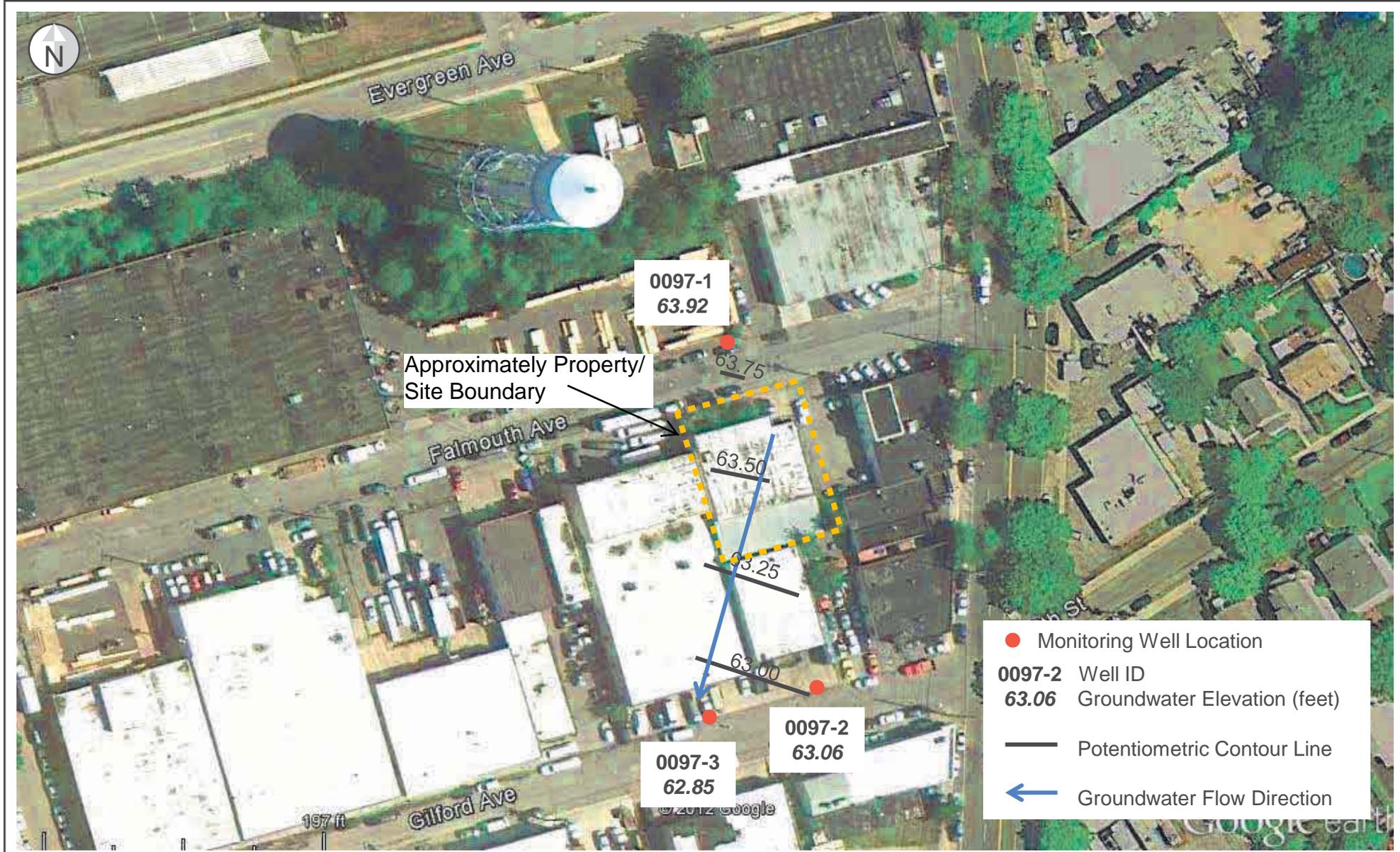
Department of Environmental Conservation

Figure 2: Site Map
Techem, Inc.
Site Number: 130097
1840 Falmouth Avenue
New Hyde Park, Nassau County, New York



Figure 4
 Potentiometric Surface Map
 (October 18, 2012)

Techem Site
 NYSDEC Site Number 130097
 New Hyde Park, New York





FALMOUTH AVENUE

Approximate Property/Site Boundary

2-4 - FOOT EXCAVATION

U.S. LIMOUSINE SERVICE LTD.

TECHEM

MARTACK

0-5½ - FOOT EXCAVATION
Cd PRESENT IN
SAMPLES > TAGM 4046
FROM 6-11 FEET BGS.

4 SEASONS FIRE RESTORATIONS

SIDEWALK

DENTON AVENUE

0-2 - FOOT EXCAVATION

TIP TOP DIESEL AND FLEET SERVICE

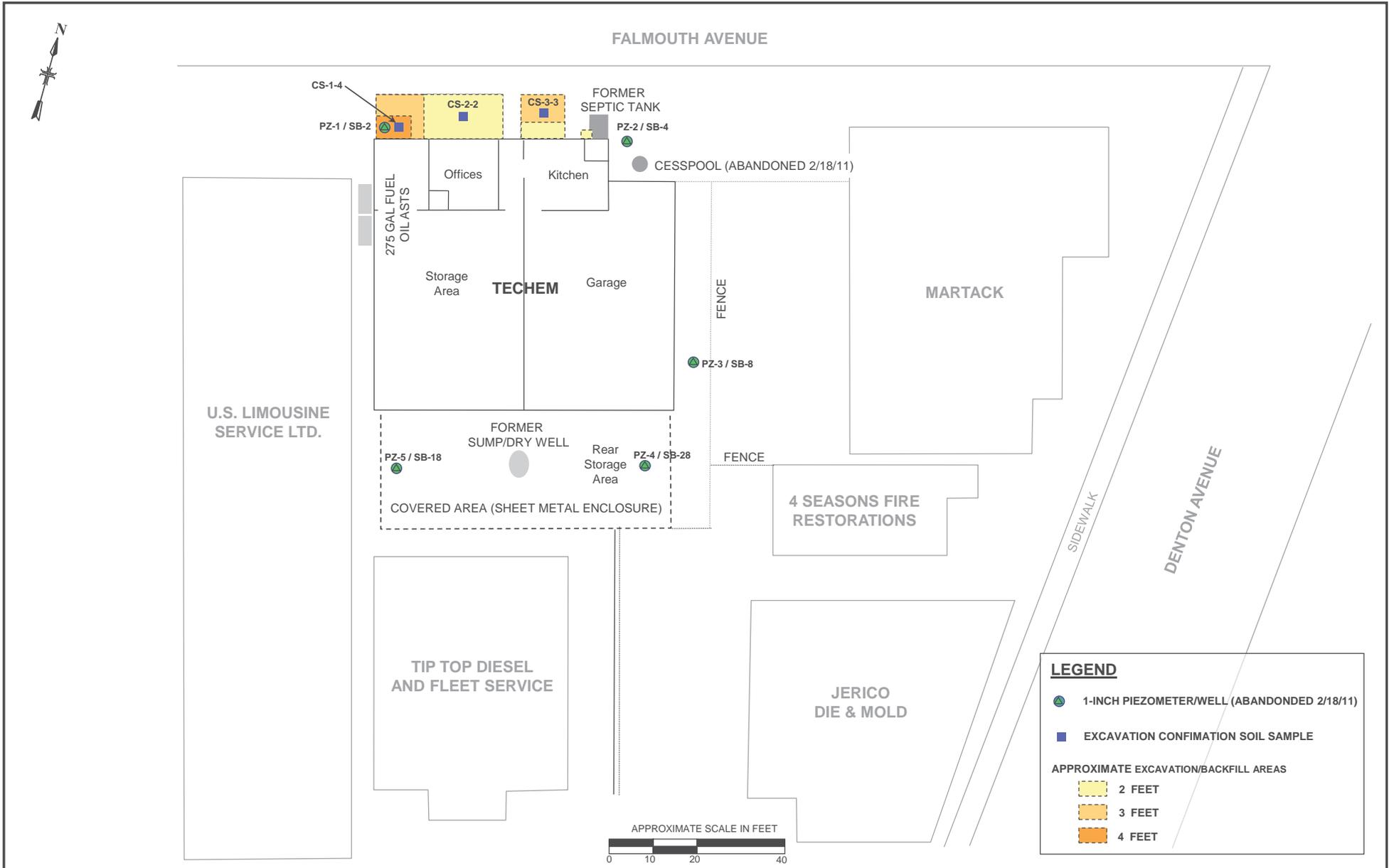
JERICO DIE & MOLD



LEGEND

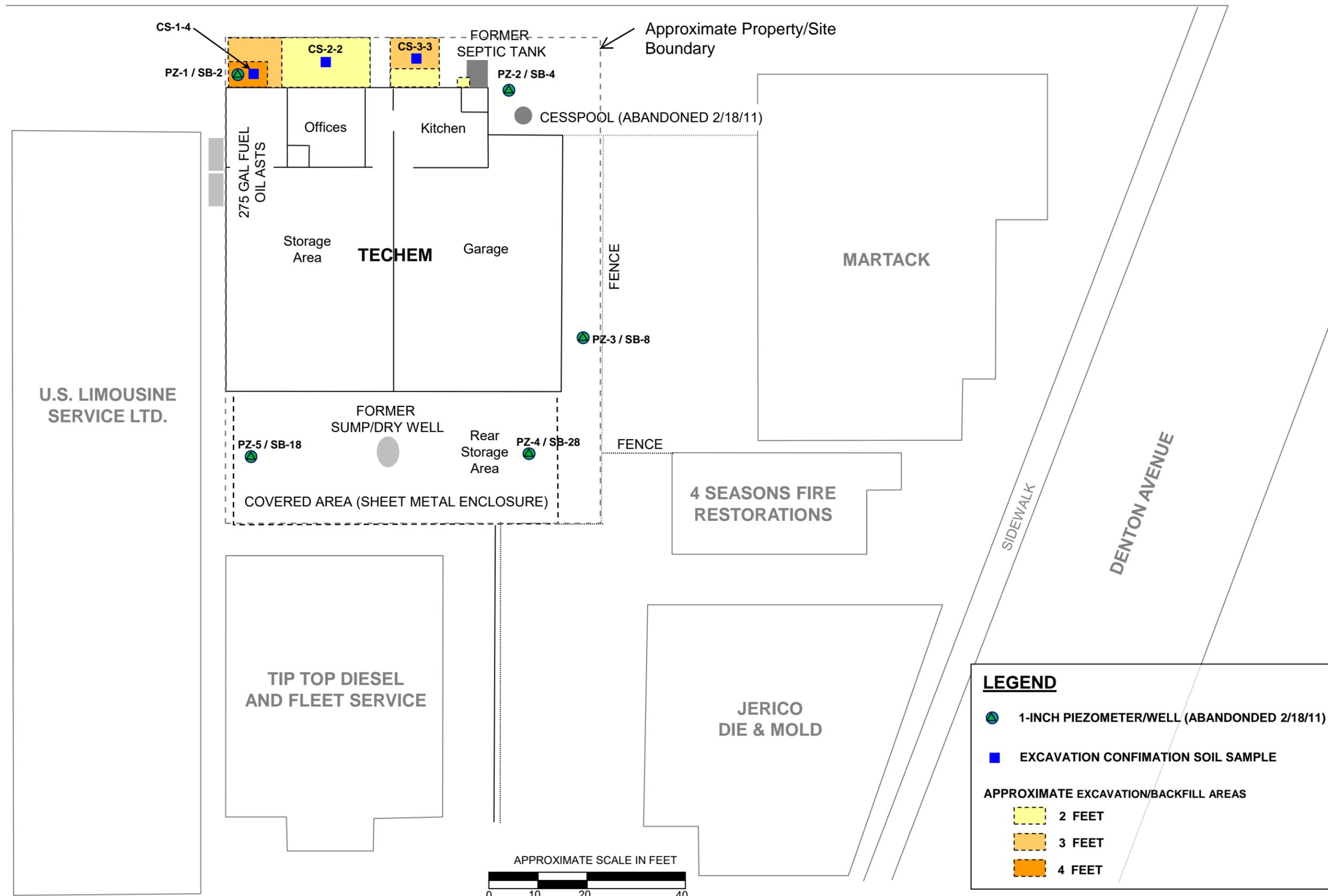
- SB-01 ● NYSDEC PSA SOIL BORING LOCATIONS (1999)
- CP-1 ● GCI PHASE II CESSPOOL SAMPLE LOCATION (1998)
- TS-11 ● USEPA SOIL BORING SAMPLING LOCATIONS WITH AVAILBLE DATA (1995)
- TS-15 ● USEPA SAMPLING LOCATIONS (1995)
- USEPA SOIL REMOVAL AREA (APPROXIMATE)

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FALMOUTH AVENUE



U.S. LIMOUSINE SERVICE LTD.

275 GAL FUEL OIL ASTS

Offices

Kitchen

Storage Area

TECHEM

Garage

FORMER SEPTIC TANK

Approximate Property/Site Boundary

CESSPOOL (ABANDONED 2/18/11)

MARTACK

FORMER SUMP/DRY WELL

Rear Storage Area

FENCE

4 SEASONS FIRE RESTORATIONS

TIP TOP DIESEL AND FLEET SERVICE

JERICO DIE & MOLD

SIDEWALK

DENTON AVENUE

LEGEND

- 1-INCH PIEZOMETER/WELL (ABANDONED 2/18/11)
- EXCAVATION CONFIRMATION SOIL SAMPLE

APPROXIMATE EXCAVATION/BACKFILL AREAS

- 2 FEET
- 3 FEET
- 4 FEET

APPROXIMATE SCALE IN FEET



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Approximate Property/Site Boundary

FALMOUTH AVENUE

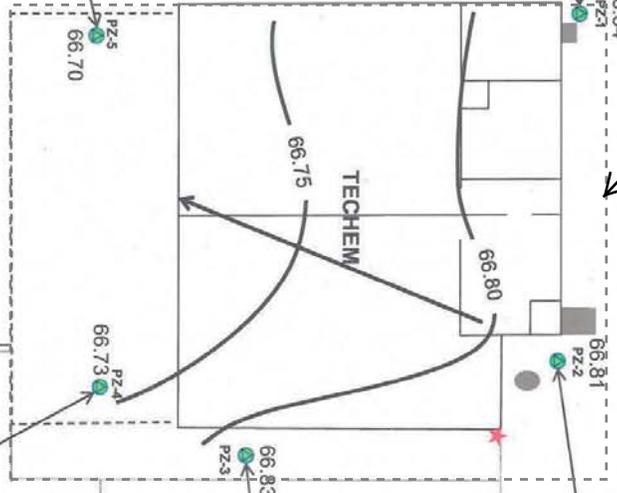


SAMPLE ID:	PZ-1
DATE SAMPLED:	4/20/2010
UNIT:	ug/L
Cadmium	5 U
Chromium	10 U
Iron	59.1 J
Nickel	0.766 J
Selenium	35 U
Sodium	28,700 U

SAMPLE ID:	PZ-5
DATE SAMPLED:	4/21/2010
UNIT:	ug/L
Cadmium	16.3 J
Chromium	384 J
Iron	84.5 J
Nickel	130 J
Selenium	5.83 J
Sodium	32,900 J

U.S. LIMOUSINE SERVICE LTD.

TIP TOP DIESEL AND FLEET SERVICE



SAMPLE ID:	PZ-2
DATE SAMPLED:	4/20/2010
UNIT:	ug/L
Cadmium	4.05 J
Chromium	1.17 J
Iron	31.9 J
Nickel	7.92 J
Selenium	17.6 J
Sodium	99,100 J

SAMPLE ID:	PZ-3
DATE SAMPLED:	4/21/2010
UNIT:	ug/L
Cadmium	2.91 J
Chromium	3.27 J
Iron	1110 J
Nickel	6.93 J
Selenium	35 U
Sodium	39,400 U

4 SEASONS FIRE RESTORATIONS

SAMPLE ID:	PZ-4
DATE SAMPLED:	4/21/2010
UNIT:	ug/L
Cadmium	0.811 J
Chromium	64.6 J
Iron	1030 J
Nickel	11.6 J
Selenium	25.1 J
Sodium	48,300 J

JERICO DIE & MOLD



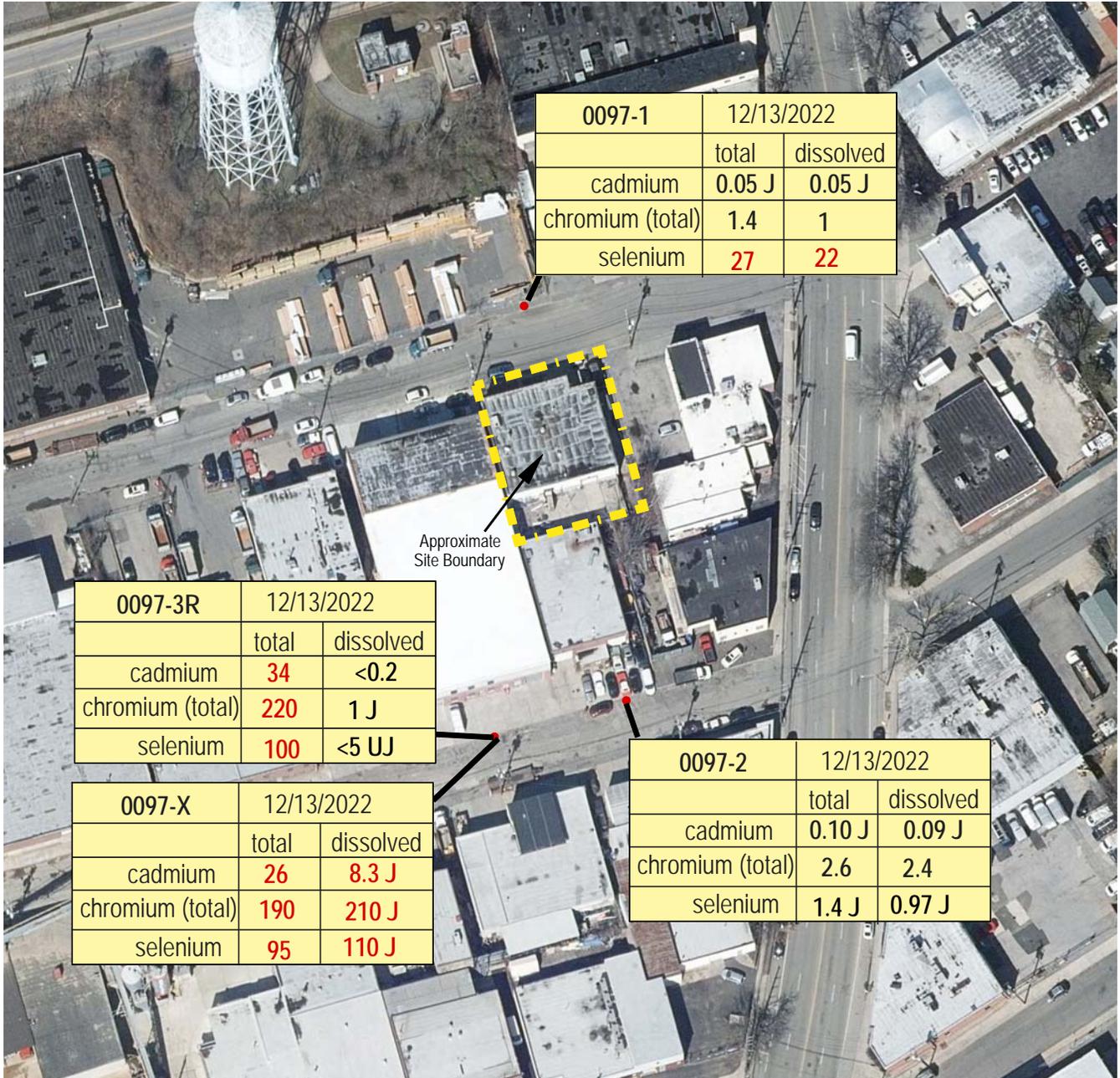
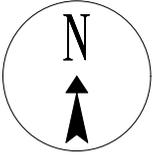
- LEGEND**
- 1-INCH PIEZOMETERWELL
 - POTENTIOMETRIC CONTOUR LINE
 - GROUNDWATER ELEVATION (FEET AMSL)
 - GROUNDWATER FLOW DIRECTION
 - CONCENTRATION EXCEEDS NYSDEC CLASS GA STANDARD
 - SITE DATUM ESTIMATED AT 100 FEET AMSL



TECHEM, INC.
1840 FALMOUTH AVENUE
NEW HYDE PARK, NEW YORK
NYSDEC SITE NUMBER 1-30-097

NATURE AND EXTENT OF GROUNDWATER CONTAMINATION
DISSOLVED METALS

FIGURE 9



0 100

SCALE IN FEET *MW locations are approximate*

monitoring well
 Concentrations reported in ug/L
 Value exceeds TOGGS GW
 standard/guidance value



ENVIRONMENTAL
 ASSESSMENT &
 REMEDIATIONS

Groundwater Results

December 13, 2022
 Groundwater Analytical Results

Techem, Inc
 1840 Falmouth Avenue
 New Hyde Park, NY
 Site ID# 130097

Approximate Property/ Site Boundary

FALMOUTH AVENUE

DENTON AVENUE

Sample Date	Units	2/10/2010	IA-4
Carbon Tetrachloride	µg/m³	0.63 U	0.4
1,1-Dichloroethylene	µg/m³	0.4 U	0.14 U
cis-1,2-Dichloroethylene	µg/m³	0.4 U	0.14 U
Tetrachloroethylene	µg/m³	56	4.8
1,1,1-Trichloroethane	µg/m³	16	0.19 U
Trichloroethylene	µg/m³	0.54 U	0.19 U
Vinyl Chloride	µg/m³	0.26 U	0.09 U

Sample Date	Units	2/10/2010	IA-3
Carbon Tetrachloride	µg/m³	0.63 U	0.45
1,1-Dichloroethylene	µg/m³	0.4 U	0.14 U
cis-1,2-Dichloroethylene	µg/m³	0.4 U	0.14 U
Tetrachloroethylene	µg/m³	94	3.1
1,1,1-Trichloroethane	µg/m³	30	0.19 U
Trichloroethylene	µg/m³	0.54 U	0.19 U
Vinyl Chloride	µg/m³	0.26 U	0.09 U

Sample Date	Units	2/10/2010	SV-6
Carbon Tetrachloride	µg/m³	0.63 U	0.4 U
1,1-Dichloroethylene	µg/m³	0.4 U	0.14 U
cis-1,2-Dichloroethylene	µg/m³	0.4 U	0.14 U
Tetrachloroethylene	µg/m³	4.3	0.55 U
1,1,1-Trichloroethane	µg/m³	0.54 U	0.19 U
Trichloroethylene	µg/m³	0.54 U	0.19 U
Vinyl Chloride	µg/m³	0.26 U	0.09 U

Sample Date	Units	2/10/2010	SV-5
Carbon Tetrachloride	µg/m³	0.63 U	0.4 U
1,1-Dichloroethylene	µg/m³	0.4 U	0.14 U
cis-1,2-Dichloroethylene	µg/m³	0.4 U	0.14 U
Tetrachloroethylene	µg/m³	2.1	0.55 U
1,1,1-Trichloroethane	µg/m³	0.54 U	0.19 U
Trichloroethylene	µg/m³	0.54 U	0.19 U
Vinyl Chloride	µg/m³	0.26 U	0.09 U

Sample Date	Units	2/10/2010	IA-5
Carbon Tetrachloride	µg/m³	0.63 U	0.39
1,1-Dichloroethylene	µg/m³	0.14 U	0.14 U
cis-1,2-Dichloroethylene	µg/m³	0.14 U	0.14 U
Tetrachloroethylene	µg/m³	90	4.2
1,1,1-Trichloroethane	µg/m³	5.7	0.19 U
Trichloroethylene	µg/m³	0.54 U	0.19 U
Vinyl Chloride	µg/m³	0.26 U	0.09 U

Sample Date	Units	2/10/2010	AA-2
Carbon Tetrachloride	µg/m³	0.49 J	0.4 U
1,1-Dichloroethylene	µg/m³	0.4 U	0.4 U
cis-1,2-Dichloroethylene	µg/m³	0.4 U	0.4 U
Tetrachloroethylene	µg/m³	5.6 J	2.9
1,1,1-Trichloroethane	µg/m³	0.19 U	0.55 U
Trichloroethylene	µg/m³	0.19 U	0.54 U
Vinyl Chloride	µg/m³	0.09 U	0.26 U

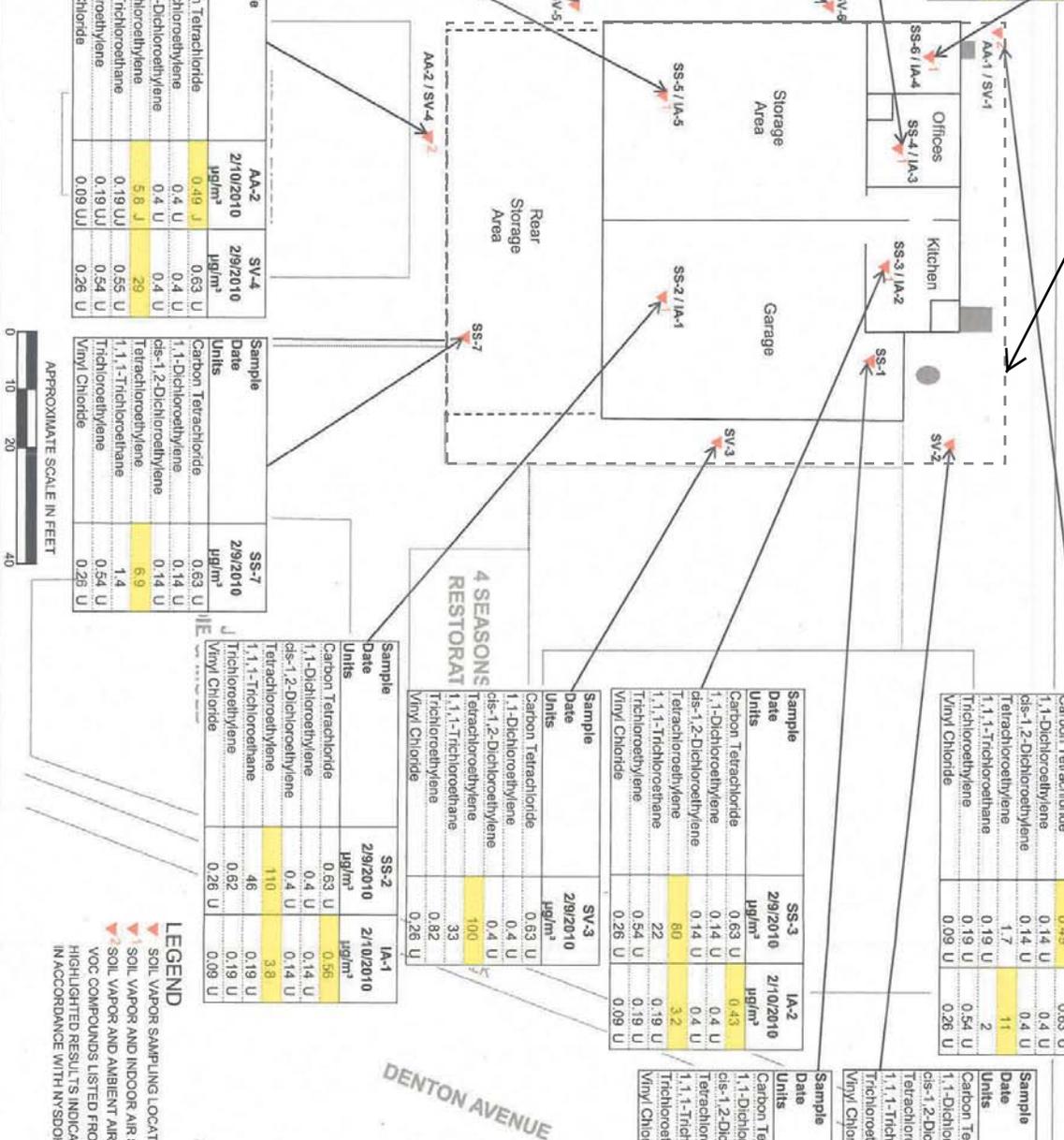
Sample Date	Units	2/10/2010	SV-4
Carbon Tetrachloride	µg/m³	0.63 U	0.4 U
1,1-Dichloroethylene	µg/m³	0.4 U	0.4 U
cis-1,2-Dichloroethylene	µg/m³	0.4 U	0.4 U
Tetrachloroethylene	µg/m³	6.9	1.4
1,1,1-Trichloroethane	µg/m³	1.4	0.54 U
Trichloroethylene	µg/m³	0.54 U	0.19 U
Vinyl Chloride	µg/m³	0.26 U	0.09 U

Sample Date	Units	2/10/2010	IA-1
Carbon Tetrachloride	µg/m³	0.63 U	0.56
1,1-Dichloroethylene	µg/m³	0.4 U	0.14 U
cis-1,2-Dichloroethylene	µg/m³	0.4 U	0.14 U
Tetrachloroethylene	µg/m³	110	3.8
1,1,1-Trichloroethane	µg/m³	46	0.19 U
Trichloroethylene	µg/m³	0.62	0.19 U
Vinyl Chloride	µg/m³	0.26 U	0.09 U

Sample Date	Units	2/10/2010	SV-3
Carbon Tetrachloride	µg/m³	0.63 U	0.4 U
1,1-Dichloroethylene	µg/m³	0.4 U	0.4 U
cis-1,2-Dichloroethylene	µg/m³	0.4 U	0.4 U
Tetrachloroethylene	µg/m³	100	3.2
1,1,1-Trichloroethane	µg/m³	33	0.19 U
Trichloroethylene	µg/m³	0.82	0.19 U
Vinyl Chloride	µg/m³	0.26 U	0.09 U

Sample Date	Units	2/10/2010	SV-1
Carbon Tetrachloride	µg/m³	0.49	0.63 U
1,1-Dichloroethylene	µg/m³	0.14 U	0.4 U
cis-1,2-Dichloroethylene	µg/m³	0.14 U	0.4 U
Tetrachloroethylene	µg/m³	1.7	1.1
1,1,1-Trichloroethane	µg/m³	0.19 U	2
Trichloroethylene	µg/m³	0.19 U	0.54 U
Vinyl Chloride	µg/m³	0.09 U	0.26 U

Sample Date	Units	2/10/2010	SV-2
Carbon Tetrachloride	µg/m³	0.63 U	0.4 U
1,1-Dichloroethylene	µg/m³	0.4 U	0.4 U
cis-1,2-Dichloroethylene	µg/m³	0.4 U	0.4 U
Tetrachloroethylene	µg/m³	29	3.6
1,1,1-Trichloroethane	µg/m³	12	0.54 U
Trichloroethylene	µg/m³	82	0.54 U
Vinyl Chloride	µg/m³	0.26 U	0.09 U



LEGEND

- ▲ SOIL VAPOR SAMPLING LOCATION
- ▲ SOIL VAPOR AND AMBIENT AIR SAMPLING LOCATION
- ▲ VOC COMPOUNDS LISTED FROM NYSDOC AIR MATRIX 1 AND 2
- HIGHLIGHTED RESULTS INDICATE THAT ACTION IS REQUIRED IN ACCORDANCE WITH NYSDOC AIR MATRIX 1 AND/OR 2.

**Table 2: Summary of Confirmatory Soil Sampling Results
 - Metals Interim Remedial Measure
 Techem Site No. 1-30-097**

Sample Date Units	NYCRR Part 375 Unrestricted Use Soil Cleanup Objective	NYCRR Part 375 Commercial Soil Cleanup Objective	CS-1-4 2/16/2011 mg/Kg	CS-2-2 2/16/2011 mg/Kg	CS-3-3 2/17/2011 mg/Kg
Compound					
Aluminum			4520	3030	7010
Antimony			0.46 J	0.367 J	0.716 J
Arsenic	13	16	3.26	2	5.22
Barium	350	400	33.7	20.3	33.9
Beryllium	7.2	590	0.214 J	0.156 J	0.316 J
Cadmium	2.5	9.3	0.556	0.563	1.08
Calcium			966	1020	3120
Chromium	30	400	6.37	6.91	16.3
Cobalt			2.57 J	2.28 J	4.36 J
Copper	50	270	8.44	6.41	24.9
Cyanide	27	27	--	--	--
Iron			8040	7910	14300
Lead	63	1,000	21.8	11.8	26.8
Magnesium			726	944	1470
Manganese	1,600	10,000	96	138	189
Mercury	0.81	2.8	0.08 J	0.12 U	0.05 J
Nickel	30	310	7.58	5.71	11.4
Potassium			193 J	262 J	347 J
Selenium	3.9	1,500	3.74 U	3.18 U	0.504 J
Silver	2	1,500	1.07 U	0.909 U	1.75
Sodium			54.9 J	19 J	69.3 J
Thallium			2.67 U	2.27 U	2.35 U
Vanadium			7.54	7.26	15.9
Zinc	109	10,000	65.5	24.7	41.5

Qualifiers

U - Compound not detected below the indicated reporting limit.

J - Analyte identified, but associated concentration is an approximate value.

UJ - Compound not detected. Reported quantitation limit is an estimate.

- Exceeds 6 NYCRR PART 375 Soil Cleanup Objective (SCO)

Table 3
 Summary of Groundwater Sample Analysis - Dissolved Metals
 Techem
 NYSDEC Site Number 130097

Sample ID	NYSDEC Class	0097-1 7/27/2012 Total ug/L	0097-1 7/27/2012 Dissolved ug/L	0092-2 7/27/2012 Total ug/L	0092-2 7/27/2012 Dissolved ug/L	0097-3 7/26/2012 Total ug/L	0097-3 7/26/2012 Dissolved ug/L
Aluminum		50.7 J	34.4 J	18.4 J	16.7 J	371	200 U
Antimony	3	60 U	60 U	60 U	60 U	60 U	60 U
Arsenic	25	10 U	10 U	10 U	10 U	10 U	10 U
Barium	1000	287	303	228	243	50.4 J	43.2 J
Beryllium	3*	5 U	5 U	5 U	5 U	5 U	5 U
Cadmium	5	0.643 J	0.661 J	5 U	5 U	0.558 J	0.397 J
Calcium		218000	226000	48000	50500	17900	17400
Chromium	50	10 UC	10 UC	10 UC	10 UC	169 Q	174 Q
Cobalt		28.3 J	29.3 J	50 U	50 U	3.62 J	3.29 J
Copper	200	2.65 J	25 U	10.8 J	8.28 J	7.73 J	4.74 J
Iron	300	7670	7610	72 J	55 J	517	100 U
Lead	25	3.76 J	3.3 J	10 U	10 U	10 U	10 U
Magnesium		26200	27300	6430	6600	1970 J	1890 J
Manganese	300	3000	3270	735	839	145	111
Mercury	0.7	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U
Nickel	100	20.9 J	20.7 J	7.23 J	8.56 J	13.6 J	11.4 J
Potassium		16400	17200	7280	7630	3630 J	3600 J
Selenium	10	2.82 J	35 U	35 U	35 U	20.7 J	22 J
Silver	50	10 U	10 U	10 U	10 U	10 U	10 U
Sodium	20000	101000	107000	143000	151000	14300	14000
Thallium	0.5*	25 U	25 U	25 U	25 U	25 U	25 U
Vanadium		50 U	2.47 J	3.72 J	50 U	50 U	50 U
Zinc	2000*	278	273	53.1 J	31.5 J	26 J	13.2 J

Qualifiers

- * - NYSDEC Guidance Value
- U - The compound was not detected at the indicated concentration.
- Q - LCS control criteria did not meet requirements.
- J - Data indicates the presence of a compound that meets the identification criteria.
 The result is less than the quantitation limit but greater than MDL. The concentration given is an approximate value.

TABLE 2

Techem, Inc.
1840 Falmouth Avenue
New Hyde Park, NY
Site ID# 130097



Groundwater Analytical Results
Con-Test Analytical Laboratory
Methods: 6010C, 6020A, 7471B, SW7470

Location Screen Depth (ft. bgs)	0097-1				0097-2				0097-3R		0097-X		NYSDEC_TOGS11_ClassGA_Standard	NYSDEC_TOGS111_ClassGA_Guidance
	25.7-35.7				25-35				24-34		Blind duplicate of 0097-3R			
	6/1/2022		12/13/2022		6/1/2022		12/13/2022		12/13/2022		12/13/2022			
Lab	Con-Test		Pace-MA		Con-Test		Pace-MA		Pace-MA		Pace-MA			
Parameter	total	dissolved	total	dissolved	total	dissolved	total	dissolved	total	dissolved	total	dissolved	n/a	n/a
Reported in mg/L														
Aluminum	<0.05	<0.05	<0.05	0.04 J	<0.05	<0.05	0.14	0.19	4.4 J	0.016 J	1.1 J	0.066	-	-
Calcium	150	170	160	160	29	33	18	19	16	17	15	17	-	-
Iron	0.13 U	0.052 U	0.064 U	0.06	0.02 U	0.032 U	0.38	0.41	12 J	0.03 J	3.1 J	0.17	0.3	-
Magnesium	10	9.9	11	11	5.2	6	3.8	3.6	2.9	2.2	2.2	2	-	35
Mercury	<0.0001	<0.0001	<0.0001 UJ	0.00013	<0.0001	<0.0001	<0.0001 UJ	0.00011	<0.0001 UJ	0.00011	<0.0001 UJ	0.00011	0.0007	-
Potassium	12	11	12	13	4.9	5.4	4.5	4.4	4.3	3.8	3.9	4.3	-	-
Sodium	110	130	150	160	120	140	110	110	50	52	48	49	20	-
Reported in ug/L														
Antimony	0.41 J	0.32 J	0.25 U	<1	<1	<1	<1	<1	0.39 U	<1	0.28 U	<1	3	-
Arsenic	<0.8	<0.8	1.1	0.52 J	<0.8	<0.8	<0.8	<0.8	4.1 J	<0.8	2.4 J	0.65 J	25	-
Barium	160	170	170 J	150	160	170	100	91	130 J	26 J	76 J	47 J	1,000	-
Beryllium	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	0.36 J	<0.4	0.096 J	<0.4	-	3
Cadmium	0.03 J	0.04 J	0.05 J	0.05 J	0.05 J	0.07 J	0.10 J	0.09 J	34	<0.2	26	8.3 J	5	-
Chromium (total)	<1	<1	1.4	1	<1	<1	2.6	2.4	220	1 J	190	210 J	50	-
Cobalt	2.5	2.7	2.5	2	0.17 J	0.18 J	0.29 J	0.20 J	14 J	<1	7.3 J	4.6	-	-
Copper	4.2	4.6 U	4	3.5	2.3 U	2.3 U	2.3	3.7	22 J	23 J	4.5 J	1.7 J	200	-
Lead	0.40 J	0.29 J	0.48 J	0.38 J	<0.5	<5	0.62	0.54	6.7 J	3.5 J	1.9 J	0.23 J	25	-
Manganese	0.89 U	0.81 U	3.6	2.3 U	2.6 U	2.9 U	9.4	7.3	480 J	15 J	130 J	23 J	300	-
Nickel	5.9	6.2	7.8	2 J	1.40 J	1.40 J	2.20 J	1.80 J	45 J	<5 UJ	27 J	14 J	100	-
Selenium	17	19	27	22	1.60 J	2.10 J	1.40 J	0.97 J	100	<5 UJ	95	110 J	10	-
Silver	<0.2	0.095 J	<0.2	<0.2	<0.2	0.04 J	0.19 J	0.09 J	0.049 J	<0.2	0.03 J	<0.2	50	-
Thallium	<0.2	<0.2	<0.2	0.10 J	<0.2	<0.2	<0.2	<0.2	0.11 J	<0.2	<0.2	<0.2	-	0.5
Vanadium	<5	<5	<5	<5	<5	<5	<5	<5	7	<5	<5	<5	-	-
Zinc	7.40 U	8.50 U	38	12	2.30 U	6.50 U	5.60 J	10 J	21 J	25 J	11 J	54 J	-	2,000

Note:

J-qualifier reported by laboratory

U-qualifier updated by DUSR

Grey shading indicates values exceeds TOGGS standard/guidance value

Analytical results for blind duplicate sample 0097-X are shown for reference due to difference reported in dissolved concentrations from parent sample

TABLE 4

Techem, Inc.
1840 Falmouth Avenue
New Hyde Park, NY
Site ID# 130097



Groundwater Analytical Results
Con-Test Analytical Laboratory
Methods: 6010C, 6020A, 7471B, SW7470

Location Screen Depth (ft. bgs)	0097-1				0097-2				0097-3R		0097-X		NYSDEC_TOGS11_ClassGA_Standard	NYSDEC_TOGS111_ClassGA_Guidance	
	25.7-35.7				25-35				24-34		Blind duplicate of 0097-3R				
	6/1/2022		12/13/2022		6/1/2022		12/13/2022		12/13/2022		12/13/2022				
Date_Collected	Con-Test		Pace-MA		Con-Test		Pace-MA		Pace-MA		Pace-MA				
Lab	total	dissolved	total	dissolved	total	dissolved	total	dissolved	total	dissolved	total	dissolved	n/a	n/a	
Reported in mg/L	Aluminum	<0.05	<0.05	<0.05	0.04 J	<0.05	<0.05	0.14	0.19	4.4 J	0.016 J	1.1 J	0.066	-	-
	Calcium	150	170	160	160	29	33	18	19	16	17	15	17	-	-
	Iron	0.13 U	0.052 U	0.064 U	0.06	0.02 U	0.032 U	0.38	0.41	12 J	0.03 J	3.1 J	0.17	0.3	-
	Magnesium	10	9.9	11	11	5.2	6	3.8	3.6	2.9	2.2	2.2	2	-	35
	Mercury	<0.0001	<0.0001	<0.0001 UJ	0.00013	<0.0001	<0.0001	<0.0001 UJ	0.00011	<0.0001 UJ	0.00011	<0.0001 UJ	0.00011	0.0007	-
	Potassium	12	11	12	13	4.9	5.4	4.5	4.4	4.3	3.8	3.9	4.3	-	-
	Sodium	110	130	150	160	120	140	110	110	50	52	48	49	20	-
Reported in ug/L	Antimony	0.41 J	0.32 J	0.25 U	<1	<1	<1	<1	<1	0.39 U	<1	0.28 U	<1	3	-
	Arsenic	<0.8	<0.8	1.1	0.52 J	<0.8	<0.8	<0.8	<0.8	4.1 J	<0.8	2.4 J	0.65 J	25	-
	Barium	160	170	170 J	150	160	170	100	91	130 J	26 J	76 J	47 J	1,000	-
	Beryllium	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	0.36 J	<0.4	0.096 J	<0.4	-	3
	Cadmium	0.03 J	0.04 J	0.05 J	0.05 J	0.05 J	0.07 J	0.10 J	0.09 J	34	<0.2	26	8.3 J	5	-
	Chromium (total)	<1	<1	1.4	1	<1	<1	2.6	2.4	220	1 J	190	210 J	50	-
	Cobalt	2.5	2.7	2.5	2	0.17 J	0.18 J	0.29 J	0.20 J	14 J	<1	7.3 J	4.6	-	-
	Copper	4.2	4.6 U	4	3.5	2.3 U	2.3 U	2.3	3.7	22 J	23 J	4.5 J	1.7 J	200	-
	Lead	0.40 J	0.29 J	0.48 J	0.38 J	<0.5	<5	0.62	0.54	6.7 J	3.5 J	1.9 J	0.23 J	25	-
	Manganese	0.89 U	0.81 U	3.6	2.3 U	2.6 U	2.9 U	9.4	7.3	480 J	15 J	130 J	23 J	300	-
	Nickel	5.9	6.2	7.8	2 J	1.40 J	1.40 J	2.20 J	1.80 J	45 J	<5 UJ	27 J	14 J	100	-
	Selenium	17	19	27	22	1.60 J	2.10 J	1.40 J	0.97 J	100	<5 UJ	95	110 J	10	-
	Silver	<0.2	0.095 J	<0.2	<0.2	<0.2	0.04 J	0.19 J	0.09 J	0.049 J	<0.2	0.03 J	<0.2	50	-
	Thallium	<0.2	<0.2	<0.2	0.10 J	<0.2	<0.2	<0.2	<0.2	0.11 J	<0.2	<0.2	<0.2	-	0.5
	Vanadium	<5	<5	<5	<5	<5	<5	<5	<5	7	<5	<5	<5	-	-
	Zinc	7.40 U	8.50 U	38	12	2.30 U	6.50 U	5.60 J	10 J	21 J	25 J	11 J	54 J	-	2,000

Note:

J-qualifier reported by laboratory

U-qualifier updated by DUSR

Grey shading indicates values exceeds TOGGS standard/guidance value

Analytical results for blind duplicate sample 0097-X are shown for reference due to difference reported in dissolved concentrations from parent sample

APPENDIX A – ENVIRONMENTAL EASEMENT

**** Electronically Filed Document ****

Instrument Number: 2022-118602

Recorded As: EX-D06 - DEED AGREEM

Recorded On: December 21, 2022

Recorded At: 12:49:31 pm

Receipt Number: 2765359

Number of Pages: 10

Processed By: 001 DMF

Book-VI/Pg: Bk-D VI-14332 Pg-597

Total Rec Fee(s): \$395.00

** Examined and Charged as Follows **

06 - DEED AGREEMENT	\$ 90.00	EX-Blocks - Deeds - \$300	\$ 300.00	EX-TP-584 Affidavit Fee	\$ 5.00
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	Tax Amount	Consid Amt	RS#/CS#		
Tax-Transfer	\$ 0	\$ 0	RE 10627	Basic	\$ 0.00
N. HEMPSTEAD				Local NY CITY	\$ 0.00
				Additional MTA	\$ 0.00
				Spec ASST	\$ 0.00
				Spec ADDL SONYMA	\$ 0.00
				Transfer	\$ 0.00

Tax Charge: \$ 0

Property Information:

Section	Block	Lot	Unit	Town Name
8	190	20		N. HEMPSTEAD
8	190	21		N. HEMPSTEAD
8	190	22		N. HEMPSTEAD
8	190	23		N. HEMPSTEAD

*****THIS PAGE IS PART OF THE INSTRUMENT*****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.



Maureen O'Connell
County Clerk Maureen O'Connell

STATE OF NEW YORK
COUNTY OF NASSAU
COUNTY CLERK'S OFFICE }

SS:

I, MAUREEN O'CONNELL, County Clerk of the County of Nassau and the Supreme and County Courts, Courts of Record thereof,

DO HEREBY CERTIFY, that I have compared the annexed with the original

DEED AGREEMENT D 14332 PAGE(S) 597

FILED AND RECORDED in my office 12/21/2022 and the same is a true transcript thereof and of the whole of such original.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed THE OFFICIAL SEAL OF SAID COUNTY AT MINEOLA, N.Y. this 21st day, March 2023.



County Clerk

ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW

S: 8
B: 190
L: 20-23

^{As of} THIS INDENTURE made this 18th day of ~~September~~ ^{October}, 2022, between Owner, VARS RE2, LLC, having an office at 88-55 76th Avenue, Glendale, New York, 11385 (the "Grantor"), and The People of the State of New York (the "Grantee"), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of 1840 Falmouth Avenue in the Village of New Hyde Park, County of Nassau and State of New York, known and designated on the tax map of the County Clerk of Nassau as tax map parcel number: Section 8 Block 190 Lot Grouping 20-23, being the same as that property conveyed to Grantor by deed dated April 9, 2021 ("being and intended to be the same property as conveyed to [John T. Walsh Enterprises, LLC] by deed from Boccio, Referee by Referee's Deed in Foreclosure dated 7/9/2019, recorded 8/23/2019 in Liber 13842 at Page 562, in the Office of the Nassau County Clerk") and recorded in the Nassau County Clerk's Office in Book D, Volume 14068, Pg 975. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately .1836 +/- acres, and is hereinafter more fully described in the Land Title Survey dated January 22, 2018, April 18, 2019 and updated on February 04, 2022 prepared by Arkadiusz Jusiega, P.L.S. of Arek Surveying P.C., which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the

protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. **Purposes.** Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. **Institutional and Engineering Controls.** The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Nassau County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) The Controlled Property shall not be used for agriculture or vegetable gardens;

(8) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(9) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(10) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(11) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Residential or Restricted Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i) and (ii), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:

(i) are in-place;
(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to: Site Number: 130097
Office of General Counsel
NYSDEC
625 Broadway, 14th FL
Albany New York 12233-1500

With a copy to: Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

11. Consistency with the SMP. To the extent there is any conflict or inconsistency between the terms of this Environmental Easement and the SMP, regarding matters specifically addressed by the SMP, the terms of the SMP will control.

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SCHEDULE "A" PROPERTY DESCRIPTION

SCHEDULE A

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING AT NEW HYDE PARK, IN THE TOWN OF NORTH HEMPSTEAD, COUNTY OF NASSAU AND STATE OF NEW YORK, KNOWN AS DESIGNATED AS LOT NOS. 20 TO 23 INCLUSIVE IN BLOCK NO. 3 ON A CERTAIN MAP ENTITLED "MAP OF NEW HYDE PARK ESTATES, SITUATED AT NEW HYDE PARK ESTATES, INC., MAPPED JUNE 26, 1926 BY PAUL ROSE, C.E. & S. " FILED IN THE OFFICE OF THE NASSAU COUNTY CLERK ON SEPTEMBER 16, 1926 AS OLD MAP NO. 615, NEW MAP NO. 682, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF FALMOUTH AVENUE, DISTANT 119.98 FEET (ACTUAL), 120.31 FEET (DEED) WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF FALMOUTH AVENUE WITH THE WESTERLY SIDE OF DENTON AVENUE AS WIDENED;
RUNNING THENCE SOUTH 14 DEGREES 58 MINUTES EAST, 100 FEET;
THENCE SOUTH 75 DEGREES 02 MINUTES WEST, 80 FEET;
THENCE NORTH 14 DEGREES 58 MINUTES WEST, 100 FEET TO THE SOUTHERLY SIDE OF FALMOUTH AVENUE;
THENCE ALONG THE SOUTHERLY SIDE OF FALMOUTH AVENUE, NORTH 75 DEGREES 02 MINUTES EAST, 80 FEET TO THE POINT OF PLACE OF BEGINNING.
THE METES AND BOUNDS DESCRIPTION INCLUDES THE ENVIRONMENTAL EASEMENT METES AND BOUNDS ALSO.

APPENDIX B – LIST OF SITE CONTACTS

Name	Phone/Email Address
Owner 1840 Falmouth, LLC Ajayvir Sondhi	<u>(917) 295-5718, (646) 912-3772</u> <u>ajaysondhi@aol.com</u> <u>INFO@TILEDECORNY.COM</u>
NYSDEC Project Manager: Brian Jankauskas	<u>(518) 402-9620</u> <u>brian.jankauskas@dec.ny.gov</u>
NYSDEC Regional HW Engineer: Girish Desai	<u>(631) 444-0243</u> <u>girish.desai@dec.ny.gov</u>
NYSDEC Site Control: Kelly Lewandowski	<u>(518) 402-9553</u> <u>kelly.lewandowski@dec.ny.gov</u>
NYSDOH Project Manager: Arunesh Ghosh	<u>(518) 402-7860</u> <u>arunesh.ghosh@health.ny.gov</u>

APPENDIX C
RESPONSIBILITIES of
OWNER and REMEDIAL PARTY

Responsibilities

The responsibilities for implementing the Site Management Plan (SMP) for the Techem, Inc. site (the “site”), number 130097, are divided between the site owner(s) and a Remedial Party, as defined below. The owner(s) is/are currently listed as: 1840 Falmouth, LLC (the “owner”).

Solely for the purposes of this document and based upon the facts related to a particular site and the remedial program being carried out, the term Remedial Party (“RP”) refers to any of the following: certificate of completion holder, volunteer, applicant, responsible party, and, in the event the New York State Department of Environmental Conservation (“NYSDEC”) is carrying out remediation or site management, the NYSDEC and/or an agent acting on its behalf. The RP is: NYSDEC.

Nothing on this page shall supersede the provisions of an Environmental Easement, Consent Order, Consent Decree, agreement, or other legally binding document that affects rights and obligations relating to the site.

Site Owner’s Responsibilities:

- 1) The owner shall follow the provisions of the SMP as they relate to future construction and excavation at the site.
- 2) In accordance with a periodic time frame determined by the NYSDEC, the owner shall periodically certify, in writing, that all Institutional Controls set forth in an Environmental Easement remain in place and continue to be complied with. The owner shall provide a written certification to the RP, upon the RP’s request, in order to allow the RP to include the certification in the site’s Periodic Review Report (PRR) certification to the NYSDEC.
- 3) In the event the site is delisted, the owner remains bound by the Environmental Easement and shall submit, upon request by the NYSDEC, a written certification that the Environmental Easement, is still in place and has been complied with.

- 4) The owner shall grant access to the site to the RP and the NYSDEC and its agents for the purposes of performing activities required under the SMP and assuring compliance with the SMP.
- 5) The owner is responsible for assuring the security of the remedial components located on its property to the best of its ability. In the event that damage to the remedial components or vandalism is evident, the owner shall notify the site's RP and the NYSDEC in accordance with the timeframes indicated in Section 1.3-Notifications.
- 6) In the event some action or inaction by the owner adversely impacts the site, the owner must notify the site's RP and the NYSDEC in accordance with the time frame indicated in Section 1.3- Notifications and (ii) coordinate the performance of necessary corrective actions with the RP.
- 7) The owner must notify the RP and the NYSDEC of any change in ownership of the site property (identifying the tax map numbers in any correspondence) and provide contact information for the new owner of the site property. 6 NYCRR Part contains notification requirements applicable to any construction or activity changes and changes in ownership. Among the notification requirements is the following: Sixty days prior written notification must be made to the NYSDEC. Notification is to be submitted to the NYSDEC Division of Environmental Remediation's Site Control Section. Notification requirements for a change in use are detailed in Section 2.4 of the SMP. A 60-Day Advance Notification Form and Instructions are found at <http://www.dec.ny.gov/chemical/76250.html>.
- 8) The owner will maintain cover materials (e.g. asphalt, building, and soil) on behalf of the RP. The owner remains ultimately responsible for maintaining the cover materials. Any repairs to the cover materials will be performed by the site owner.
- 9) The owner must follow the SMP provisions regarding any construction and/or excavation it undertakes at the site.
- 10) The owner shall notify the NYSDEC of any damage to or modification of the cover system as required under Section 1.3-Notifications of the SMP.

Remedial Party Responsibilities

- 1) The RP must follow the SMP provisions regarding any construction and/or excavation it undertakes at the site.
- 2) The RP shall report to the NYSDEC all activities required for remediation, operation, maintenance, monitoring, and reporting. Such reporting includes, but is not limited to,

periodic review reports and certifications, electronic data deliverables, corrective action work plans and reports, and updated SMPs.

- 3) Before accessing the site property to undertake a specific activity, the RP shall provide the owner advance notification that shall include an explanation of the work expected to be completed. The RP shall provide to (i) the owner, upon the owner's request, (ii) the NYSDEC, and (iii) other entities, if required by the SMP, a copy of any data generated during the site visit and/or any final report produced.
- 4) If the NYSDEC determines that an update of the SMP is necessary, the RP shall update the SMP and obtain final approval from the NYSDEC. Within 5 business days after NYSDEC approval, the RP shall submit a copy of the approved SMP to the owner(s).
- 5) The RP shall notify the NYSDEC and the owner of any changes in RP ownership and/or control and of any changes in the party/entity responsible for the operation, maintenance, and monitoring of and reporting with respect to any remedial system (Engineering Controls).
- 6) Prior to a change in use that impacts the remedial system or requirements and/or responsibilities for implementing the SMP, the RP shall submit to the NYSDEC for approval an amended SMP.
- 7) Any change in use, change in ownership, change in site classification (*e.g.*, delisting), reduction or expansion of remediation, and other significant changes related to the site may result in a change in responsibilities and, therefore, necessitate an update to the SMP and/or updated legal documents. The RP shall contact the Department to discuss the need to update such documents.

Change in RP ownership and/or control and/or site ownership does not affect the RP's obligations with respect to the site unless a legally binding document executed by the NYSDEC releases the RP of its obligations.

Future site owners and RPs and their successors and assigns are required to carry out the activities set forth above.

APPENDIX D – EXCAVATION WORK PLAN

D-1 NOTIFICATION

At least 15 days prior to the start of any activity that is anticipated to encounter remaining contamination, the site owner or their representative will notify the contacts included in Appendix B. As part of this notification, site documents will be submitted to the NYSDEC for review and approval.

This notification will include:

- A detailed description of the work to be performed, including the location and areal extent of excavation, plans/drawings for site re-grading, intrusive elements or utilities to be installed below the soil cover, estimated volumes of contaminated soil to be excavated and any work that may impact an engineering control;
- A summary of environmental conditions anticipated to be encountered in the work areas, including the nature and concentration levels of contaminants of concern, potential presence of grossly contaminated media, and plans for any pre-construction sampling (e.g. Field Sampling Plan that details sampling methods and laboratory analysis);
- A schedule for the work, detailing the start and completion of all intrusive work;
- A summary of the applicable components of this EWP;
- A statement that the work will be performed in compliance with this EWP and 29 CFR 1910.120;
- A copy of the contractor's health and safety plan (HASP) in electronic format;
- Identification of disposal facilities for potential waste streams; and
- Identification of sources of any anticipated backfill, along with all required chemical testing results.

D-2 SOIL SCREENING METHODS

Visual, olfactory and instrument-based (e.g. photoionization detector) soil screening will be performed by a qualified environmental professional during all excavations into known or potentially contaminated material (remaining contamination). Soil screening will be performed when invasive work is done and will include all excavation and invasive work performed during development, such as excavations for foundations and utility work.

Soils will be segregated based on environmental data and screening results into material that requires off-site disposal and material that requires testing to determine if the material can be reused on-site as soil beneath a cover or if the material can be used as cover soil. Further discussion of off-site disposal of materials and on-site reuse is provided in Sections D-5 and D-6 of this Appendix.

D-3 MATERIALS EXCAVATION AND LOAD-OUT

A qualified environmental professional or person under their supervision will oversee all invasive work and the excavation and load-out of all excavated material.

The owner of the property and remedial party (if applicable) and its contractors are responsible for safe execution of all invasive and other work performed under this Plan.

The presence of utilities and easements on the site will be investigated by the qualified environmental professional. It will be determined whether a risk or impediment to the planned work under this SMP is posed by utilities or easements on the site.

Loaded vehicles leaving the site will be appropriately lined, tarped, securely covered, manifested, and placarded in accordance with appropriate Federal, State, local, and New York State Department of Transportation requirements (and all other applicable transportation requirements).

A truck wash will be operated on-site, as appropriate. The qualified environmental professional will be responsible for ensuring that all outbound trucks will be washed at the truck wash before leaving the site. Truck wash waters will be collected and disposed of off-site in an appropriate manner.

Locations where vehicles enter or exit the site shall be inspected daily for evidence of off-site soil tracking.

The qualified environmental professional will be responsible for ensuring that all egress points for truck and equipment transport from the site are clean of dirt and other materials derived from the site during intrusive excavation activities. Cleaning of the adjacent streets will be performed as needed to maintain a clean condition with respect to site-derived materials.

D-4 MATERIALS TRANSPORT OFF-SITE

All transport of materials will be performed by licensed haulers in accordance with appropriate local, State, and Federal regulations, including 6 NYCRR Part 364. Haulers will be appropriately licensed and trucks properly placarded.

Material transported by trucks exiting the site will be secured with tight-fitting covers. Loose-fitting canvas-type truck covers will be prohibited. If loads contain wet material capable of producing free liquid, truck liners will be used.

Truck transport routes will be identified in the pre-excavation notification for NYSDEC review and approval. All trucks loaded with site materials will exit the vicinity of the site using only these approved truck routes. This is the most appropriate route and takes into account: (a) limiting transport through residential areas and past sensitive sites; (b) use of city mapped truck routes; (c) prohibiting off-site queuing of trucks entering the

facility; (d) limiting total distance to major highways; (e) promoting safety in access to highways; and (f) overall safety in transport.

Queuing of trucks will be performed on-site in order to minimize off-site disturbance. Off-site queuing will be prohibited.

D-5 MATERIALS DISPOSAL OFF-SITE

All material excavated and removed from the site will be treated as contaminated and regulated material and will be transported and disposed in accordance with all local, State (including 6NYCRR Part 360) and Federal regulations. Off-site disposal locations for excavated soils will be identified in the pre-excavation notification for NYSDEC review and approval. This will include estimated quantities and a breakdown by class of disposal facility if appropriate, i.e. hazardous waste disposal facility, solid waste landfill, petroleum treatment facility, C/D recycling facility, etc. Actual disposal quantities and associated documentation will be reported to the NYSDEC. This documentation will include: waste profiles, test results, facility acceptance letters, manifests, bills of lading and facility receipts.

Non-hazardous historic fill and contaminated soils taken off-site will be handled, at minimum, as a Municipal Solid Waste per 6NYCRR Part 360-1.2. Material that does not meet Unrestricted SCOs is prohibited from being taken to a New York State recycling facility (6NYCRR Part 360-16 Registration Facility).

D-6 MATERIALS REUSE ON-SITE

The qualified environmental professional will ensure that procedures defined for materials reuse in the SMP are followed and that unacceptable material does not remain on-site. Contaminated on-site material, including historic fill and contaminated soil, that is acceptable for reuse on-site will be placed below the demarcation layer or impervious

surface, and will not be reused within a cover soil layer, within landscaping berms, or as backfill for subsurface utility lines.

Any demolition material proposed for reuse on-site will be sampled for asbestos and the results will be reported to the NYSDEC for acceptance. Concrete crushing or processing on-site will not be performed without prior NYSDEC approval. Organic matter (wood, roots, stumps, etc.) or other solid waste derived from clearing and grubbing of the site will not be reused on-site.

D-7 FLUIDS MANAGEMENT

All liquids to be removed from the site, including but not limited to, excavation dewatering, decontamination waters and groundwater monitoring well purge and development waters, will be handled, transported and disposed in accordance with applicable local, State, and Federal regulations. Dewatering, purge and development fluids will not be recharged back to the land surface or subsurface of the site, and will be managed off-site, unless prior approval is obtained from NYSDEC.

Discharge of water generated during large-scale construction activities to surface waters (i.e. a local pond, stream or river) will be performed under a SPDES permit.

D-8 COVER SYSTEM

This site requires a cover system, which is already in place. If additional site cover becomes necessary, then the NYSDEC will be notified and a cover system design will be submitted.

Cover system inspections will be performed by a qualified environmental professional on a regular schedule at a minimum of once a year and following any severe weather or other conditions that could affect the cover. During these inspections, an inspection form will be completed. The form will require sufficient information to ensure

the integrity of all the different elements of the cover system described above and should document any cover disturbance activities.

D-9 BACKFILL FROM OFF-SITE SOURCES

All materials proposed for import onto the site will be approved by the qualified environmental professional and will be in compliance with provisions in this SMP prior to receipt at the site. A Request to Import/Reuse Fill or Soil form, which can be found at <http://www.dec.ny.gov/regulations/67386.html>, will be prepared and submitted to the NYSDEC project manager allowing a minimum of 5 business days for review.

Material from industrial sites, spill sites, or other environmental remediation sites or potentially contaminated sites will not be imported to the site.

All imported soils will meet the backfill and cover soil quality standards established in 6NYCRR 375-6.7(d) for commercial use. Soils that meet 'exempt' fill requirements under 6 NYCRR Part 360, but do not meet backfill or cover soil objectives for this site, will not be imported onto the site without prior approval by NYSDEC. Solid waste will not be imported onto the site.

Trucks entering the site with imported soils will be securely covered with tight fitting covers. Imported soils will be stockpiled separately from excavated materials and covered to prevent dust releases.

D-10 EXCAVATION CONTINGENCY PLAN

If underground tanks or other previously unidentified contaminant sources are found during post-remedial subsurface excavations or development related construction, excavation activities will be suspended until sufficient equipment is mobilized to address the condition.

Sampling will be performed on product, sediment and surrounding soils, etc. as necessary to determine the nature of the material and proper disposal method. Chemical analysis will be performed for a full list of analytes (TAL metals; TCL volatiles and semi-volatiles, TCL pesticides and PCBs), unless the site history and previous sampling results provide a sufficient justification to limit the list of analytes. In this case, a reduced list of analytes will be proposed to the NYSDEC for approval prior to sampling.

Identification of unknown or unexpected contaminated media identified by screening during invasive site work will be promptly communicated by phone to NYSDEC's Project Manager. Reportable quantities of petroleum product will also be reported to the NYSDEC spills hotline. These findings will be also included in the Periodic Review Report.

D-11 COMMUNITY AIR & DUST MONITORING PLAN

To provide a measure of protection for any potential downwind receptors, and to confirm that work activities do not generate airborne contaminants, the site owner or their representative will conduct continuous monitoring for particulate matter (dust) during all ground intrusive activities at the site. In order to ensure the validity of the fugitive dust measurements performed, there must be appropriate Quality Assurance/Quality Control (QA/QC). It is the responsibility of the site owner or their representative conducting the work to adequately supplement site plans to include the following: action levels (see below), periodic instrument calibration, operator training, daily instrument performance (span) checks, and a record keeping plan.

Particulate concentrations will be monitored continuously at the upwind and downwind perimeter of the work area during all ground intrusive activities. Real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) will be used for the particulate monitoring. The equipment will be equipped with an audible alarm to

indicate exceedance of the action levels summarized below. Any fugitive dust migration will also be visually assessed during all work activities.

1. If the downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m³) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques must be employed. Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed 150 mcg/m³ above the upwind level and provided that no visible dust is migrating from the work area.
2. If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 mcg/m³ above the upwind level, work must be stopped and a re-evaluation of activities initiated. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 mcg/m³ of the upwind level and in preventing visible dust migration.
3. Under some circumstances, the contaminant concentration and/or toxicity may require additional monitoring to protect site personnel and the public.

The location of air sampling stations will be adjusted on a daily or more frequent basis based on actual wind directions to provide an upwind and at least two downwind monitoring stations. If a sensitive receptor, such as a school, day care or residential area is adjacent to the site, a fixed monitoring station should be located at that site perimeter, regardless of wind direction, and discussed in the text.

Exceedances of action levels listed in the CAMP will be reported to NYSDEC and NYSDOH Project Managers on the day of exceedance. All data is to be reported in the final report for the excavation activity.

D-12 DUST CONTROL PLAN

The following techniques will be used to control the generation and migration of dust during construction activities:

- (a) Applying water on haul roads;
- (b) Wetting equipment and excavation faces;
- (c) Spraying water on buckets during excavation and dumping;
- (d) Hauling materials in properly tarped or watertight containers;
- (e) Restricting vehicle speeds to 10 mph;
- (f) Covering excavated areas and material after excavation activity ceases; and
- (g) Reducing the excavation size and/or number of excavations.

Experience has shown that the chance of exceeding the 150 ug/m³ action level is remote when the above-mentioned techniques are used. Additional dust suppression methods can be used. When techniques involving water application are used, care must be taken not to use excess water, which can result in unacceptably wet conditions. Using atomizing sprays will prevent overly wet conditions, conserve water, and provide an effective means of suppressing the fugitive dust. When extreme wind conditions make dust control ineffective, site activities may need to be suspended.

D-13 REPORTING

A report is to be submitted to the NYSDEC within 90 days of completion of the activities performed under this EWP. This report shall contain a summary of the activities performed; a summary of all data gathered and results; information about any media that was removed from the site: volume, contamination levels, area from which removed; and any other information that may indicate a change to the “remaining contamination” that is at the site. Such changes may require revision of the SMP.

APPENDIX E
MONITORING WELL BORING AND CONSTRUCTION LOGS

Sample Log

Well/Boring 0097-1 Project Name and No. Techem

Site Location New Hyde Park, NY. Drilling Started 7/9/12 Drilling Completed 7/9/12

Total Depth Drilled 35 feet Hole Diameter 2 inches Sampling Interval continuous feet

Length and Diameter of Sampling Device 5' / 2" ϕ Type of Sampling Device Geoprobe

Drilling Method Direct-pust Drilling Fluid Used _____

Drilling Contractor ADT Driller Jeremy Moyers Helper _____

Prepared By Sunny Xu Hammer Weight _____ Hammer Drop _____ inches

Sample Depth (feet below land surface)		Sample Recovery (feet)	Time/Hydraulic Pressure or Blows per 6 inches	Sample Description	PID (ppm)
From	To				
0	5	5		hand-clear (0-1') : asphalt	
				(1'-2') : SW-SM; fine sand, poorly sorted, angular to subrounded; and medium sand, poorly sorted, angular and subangular; some silt; little coarse sand, subangular, poorly sorted; little small pebbles, subangular; dry; dark brown; loose	0
				(2'-5') : SW; medium sand, poorly sorted, subangular; little coarse sand, poorly sorted, subangular; little small pebbles, rounded and subrounded; light brown, dry; loose	0
5	10	1-7		(5'-5.8') SW-SM; fine sand, poorly sorted, subangular and subrounded; and medium sand, poorly sorted, subangular and subrounded; some silt; moist; little small pebbles, rounded	0

Sample Log (Cont.d)

Well/Boring 0097-1

Project Name and No. Tedem Inc.

Prepared By Sunny Xu

Sample Depth (feet below land surface)		Sample Recovery (feet)	Time/Hydraulic Pressure or Blows per 6 inches	Sample Description	PID (ppm)
From	To				
				dark brown;	
				(5.8-6) SW; medium sand, poorly sorted	
				subangular	
				(6-6.3) SM; silt and medium sand,	0
				poorly sorted, subrounded; little fine	
				sand, poorly sorted, subrounded, moist.	
				dark brown; little small pebbles;	
				rounded;	
				(6.3-6.7) SW; medium sand, poorly sorted,	0
				subrounded and subangular; some	
				small pebbles, rounded; and some	
				rock pieces; moist; dark brown.	
10	15	2	10	(10'-12') SW; medium sand, poorly sorted,	0
				subangular; and coarse sand, poorly sorted	0
				subangular; some fine sand, poorly sorted,	
				subrounded; moist; light brown; loose	
15	20	2	—	2' fluff slough	
				(15-17) SW; same as above; moist;	0
				light brown; loose.	0
20	25	3.5	—	1' fluff slough	
				(20-20.5') SW, same as above; moist;	0

Well/Boring 0097-1

Project Name and No. Techem Inc.

Prepared By Sunny Xu

Sample Depth (feet below land surface)		Sample Recovery (feet)	Time/Hydraulic Pressure or Blows per 6 inches	Sample Description	PID (ppm)
From	To				
				light brown; loose;	
				(20.5-23.5) SW; medium sand, poorly sorted,	0
				subangular and subrounded; and	0
				fine sand, poorly sorted, subangular	0
				and subrounded; little coarse sand,	
				poorly sorted, subangular; tan;	
				moist; dense;	
25	30	2.5	—	(25'-26') SW; same as above; moist;	0
		2.5' slough		dense; tan;	
				(26'-27.5') SW; same as above; wet;	0
				dense; light brown;	0
30	35	3'	—	1.5' slough	
				(30-33') SW; medium sand, poorly sorted,	0
				subangular & subrounded; little	0
				fine sand, poorly sorted, subrounded;	0
				little coarse sand, poorly sorted,	
				subangular; wet; tan; dense	

Sample Log

Well/Boring 1097-2 Project Name and No. Techem Inc.
 Site Location New Hyde Park Drilling Started 7/11/12 Drilling Completed 7/11/12
 Total Depth Drilled 40 feet Hole Diameter 3 1/4 inches Sampling Interval CONTINUOUS feet
 Length and Diameter of Sampling Device 5' ~~4.5'~~ / 3" ϕ Type of Sampling Device core barrel
 Drilling Method SONIC Drilling Fluid Used water
 Drilling Contractor ADT Driller Chris S. Helper Jeremy M.
 Prepared By Sunny Xu Hammer Weight Hammer Drop inches

Sample Depth (feet below land surface)		Sample Recovery (feet)	Time/Hydraulic Pressure or Blows per 6 inches	Sample Description	PID (ppm)
From	To				
0	5	5	hand dig	0-0.3: asphalt	
				0.3-5: SW; coarse sand, poorly sorted, angular to subangular; some medium sand, poorly sorted, subangular & subrounded; little fine sand, dry; little small pebbles, rounded; dry; light brown, loose	0
5	10	2.7	—	5-7.7, SW; medium sand, poorly sorted, subangular to rounded; some coarse sand, poorly sorted, subangular; little fine sand; little small pebbles, rounded; dry; light brown; loose	0
10	15	3	—	10-11, SW; same as above; dry; light brown.	0
				11-13; SW; medium sand, poorly sorted, subrounded;	0

Sample Log (Cont.d)

Well/Boring 0097-2

Project Name and No. Techam

Prepared

By

Sunny Xu

Sample Depth (feet below land surface)		Sample Recovery (feet)	Time/Hydraulic Pressure or Blows per 6 inches	Sample Description	PID (ppm)
From	To				
				some fine sand, poorly sorted, subrounded and rounded; little coarse sand; dry; light brown	0
15	20	4		1' slough	
				15-15.5; SM; silt and fine sand, well sorted, rounded; little medium sand, poorly sorted, subrounded; dry; tan	
				15.5-17.5; SW; fine sand, poorly sorted, subrounded; and medium sand, poorly sorted, subangular and subrounded; little coarse sand and small pebbles; moist; brown;	
				17.5-18; SM; silt and fine sand, well sorted, rounded; little medium sand, poorly sorted, subrounded; little small pebbles, subrounded; dry; tan.	
20	30	4		1' slough	
				20-21.5; SP; medium sand, well sorted, subrounded; little fine sand, well sorted, subrounded; little coarse sand; moist; brown;	0
					0

Sample Log (Cont.d)

Well/Boring 0097-2

Project Name and No. _____

Prepared By Sunny Xu

Sample Depth (feet below land surface)		Sample Recovery (feet)	Time/Hydraulic Pressure or Blows per 6 inches	Sample Description	PID (ppm)
From	To				
				21.5-22.5M; silt and fine sand, poorly sorted, subrounded; moist; light gray	0
				22-23.5 SW; medium sand, poorly sorted, subangular & subrounded; some fine subrounded sand, poorly sorted, a little coarse sand, wet; grey.	0
				* Drilled note that the core barrel is full, meaning recovery is 10 ft; Because core barrel is 3" & plastic bag is ~4" dia , the measured recovery is less than actual recovery, therefore the depth doesn't reflect actual depth.	
30	40	5	/	30-31: SW; same as above, wet; grey	0
				31-35: SW; medium sand, poorly sorted, subangular and subrounded; some coarse sand and very coarse sand, poorly sorted;	0
				subangular, little small pebbles; wet, brown.	0
				* full recovery in core barrel.	
				* groundwater is measured at ~27ft inside outer casing.	

Sample Log

Well/Boring 0097-3 Project Name and No. Teckem Inc.

Site Location New Hyde Park, NY Drilling Started 7/11/12 Drilling Completed 7/11/12

Total Depth Drilled _____ feet Hole Diameter 3 inches Sampling Interval continuous feet

Length and Diameter of Sampling Device 5' / 3" ϕ Type of Sampling Device core barrel

Drilling Method Sonic Drilling Fluid Used water

Drilling Contractor ADT Driller Chris S. Helper Jeremy Mayers

Prepared By Sunny Xu Hammer Weight _____ Hammer Drop _____ inches

Sample Depth (feet below land surface)		Sample Recovery (feet)	Time/Hydraulic Pressure or Blows per 6 inches	Sample Description	PID (ppm)
From	To				
0	5	5	Hand dig	0 - 0.3 : asphalt	
				0.3 - 5 : SW, medium sand, poorly sorted, subangular & subrounded; some coarse sand, poorly sorted, subangular; little fine sand and little small pebbles; dry; brown.	0
5	10	2	—	5-6 : SW, same as above; dry; brown.	0
				6-7 : SP; medium sand, well sorted, subangular and subrounded; little fine sand; dry; bright brown;	0
10	15	2	—	10-12 : SW, medium sand, poorly sorted, subangular and subrounded; some coarse sand, poorly sorted, angular and subangular; little fine sand; little	0

Sample Log (Cont.d)

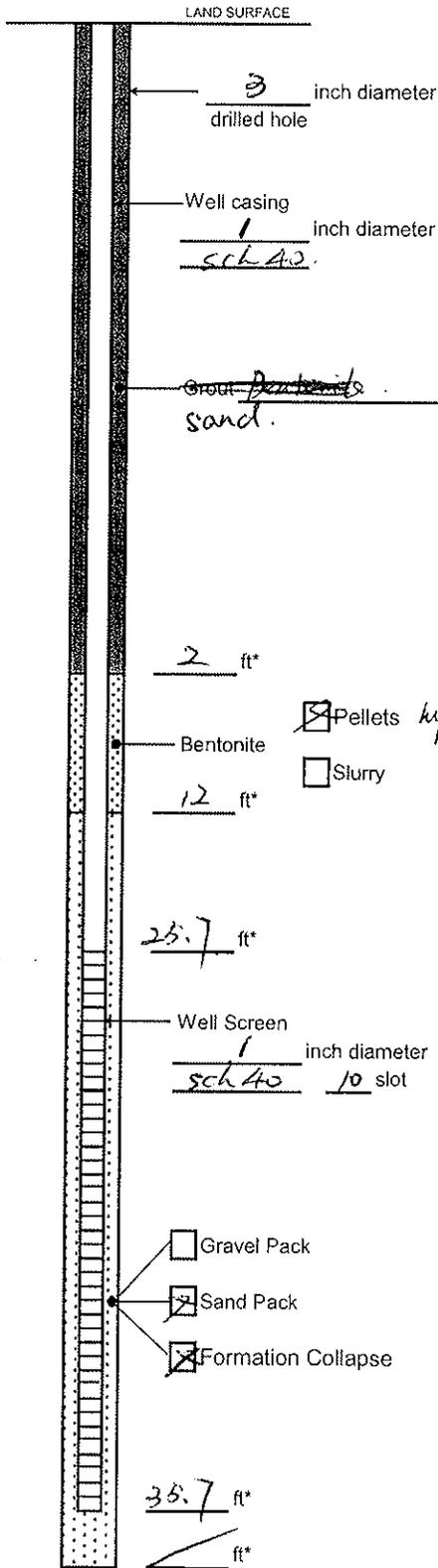
Well/Boring 0097-3

Project Name and No. Techem

Prepared

By Sunny Xu

Sample Depth (feet below land surface)		Sample Recovery (feet)	Time/Hydraulic Pressure or Blows per 6 inches	Sample Description	PID (ppm)
From	To				
				granule; dry; brown	
15	20	2.5		15-16; SW; medium sand, poorly sorted, subangular; some coarse sand, poorly sorted; subangular; little fine sand; little granula; dry; grey	0
				16-16.5; SW; same as above; dry; brown;	0
				16.5-17.5; submedium sand, poorly sorted, subangular and subrounded; some fine sand, poorly sorted, subrounded; little coarse sand; dry; grey	0
20	30	7		20-21.5; SW; medium sand, poorly sorted, subangular and subrounded; some coarse sand, poorly sorted, angular to rounded, little fine sand; moist; brown;	0
				21.5-25; SW; medium sand, poorly sorted subangular and subrounded, some fine sand, poorly sorted, subrounded, moist; light brown;	0
				25-27; SW; coarse sand, poorly sorted, subangular and subrounded; some medium	0



Project Teckam Inc. Well 0097-1

Town/City New Hyde Park,

County _____ State NY

Permit No. _____

Land Surface and Measuring Point Elevation: _____ Datum: _____

Land Surface _____ feet Surveyed

Measuring Point _____ feet Estimated

Installation Date(s) 7/10/12

Drilling Method Sonic

Drilling Contractor ADT

Drilling Fluid water.

Development Technique(s) and Date(s) _____

Fluid Loss During Drilling 200 gallons

Static Depth to Water _____ feet below M.P.

Water Removed During Development _____ gallons

Pumping Duration _____ hours

Well Purpose monitoring well

Remarks flash mount;

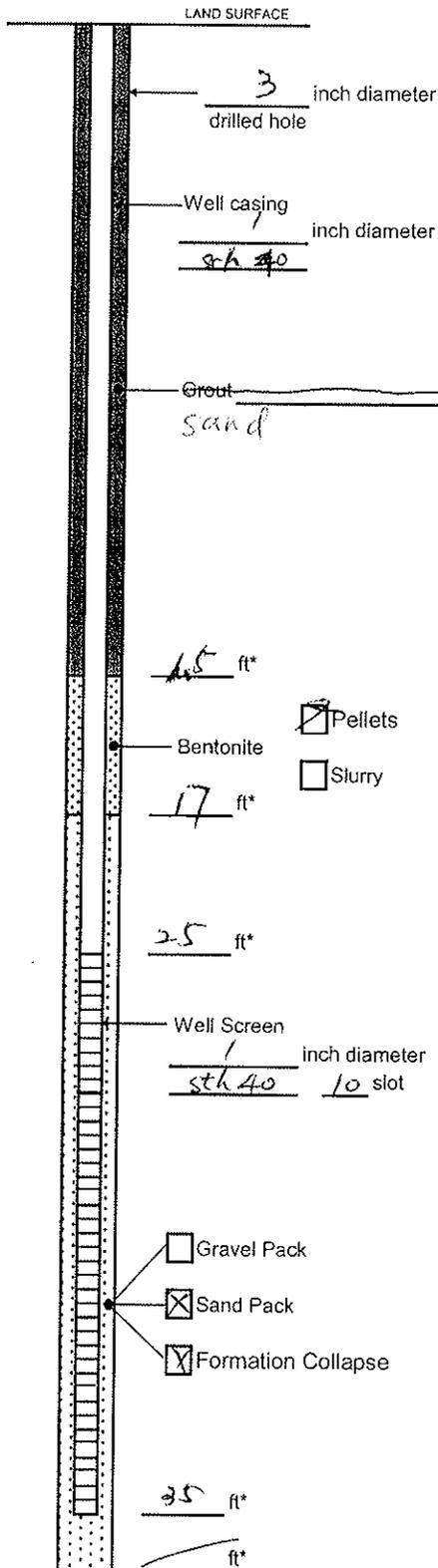
10ft pre-packed screen;

formation collapsed to 12 ft.

Prepared by Sunny Xu

Measuring Point is
Top of Well Casing
Unless Otherwise Noted.

* Depth Below Land Surface



Project Techem Inc. Well 0097-2

Town/City New Hyde Park

County _____ State NY

Permit No. _____

Land Surface and Measuring Point Elevation: Datum: _____

Land Surface _____ feet Surveyed

Measuring Point _____ feet Estimated

Installation Date(s) 7/11/12

Drilling Method SONIC

Drilling Contractor ADT

Drilling Fluid water

Development Technique(s) and Date(s)

Fluid Loss During Drilling 100 gallons

Static Depth to Water _____ feet below M.P.

Water Removed During Development _____ gallons

Pumping Duration _____ hours

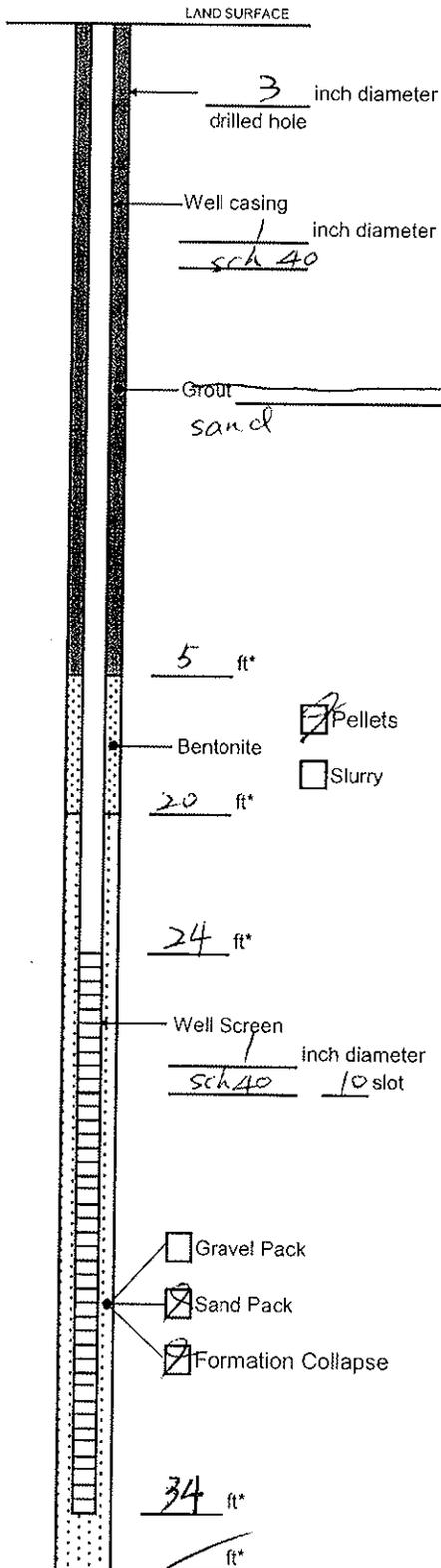
Well Purpose monitoring well

Remarks formation collapsed to 17 ft.
10ft pre-packed screen;
flashpoint

Prepared by Sunny Xu

Measuring Point is
Top of Well Casing
Unless Otherwise Noted.

* Depth Below Land Surface



Project Techem Well 0097-3

Town/City New Hyde Park

County _____ State NY

Permit No. _____

Land Surface and Measuring Point Elevation: Datum: _____

Land Surface _____ feet Surveyed

Measuring Point _____ feet Estimated

Installation Date(s) 7/11/12

Drilling Method SONIC

Drilling Contractor ADT

Drilling Fluid water

Development Technique(s) and Date(s)

Fluid Loss During Drilling 100 gallons

Static Depth to Water _____ feet below M.P.

Water Removed During Development _____ gallons

Pumping Duration _____ hours

Well Purpose monitoring well

Remarks formation collapsed to 20 ft, flushmount; 10-ft pre-packed screen

Prepared by Sunny Xu

Measuring Point is Top of Well Casing Unless Otherwise Noted.

* Depth Below Land Surface



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Installation Date 11/28//22
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DRILLING LOG - Monitoring Well Installation

DRILLING DETAILS	WELL CONSTRUCTION
PROJECT/SITE NAME <u>Techem, Inc.</u>	CASING Type <u>PVC</u> Diameter <u>1"</u> Length <u>24'</u>
SITE ADDRESS <u>1840 Falmouth Ave</u> <u>New Hyde Park, NY</u>	SCREEN Type <u>PVC</u> Diameter <u>1"</u> Slot <u>0.010"</u> Length <u>10'</u>
NYSDEC SITE NUMBER <u>130097</u>	GRAVEL PACK <u>Well Gravel #1</u>
WELL I.D. <u>0097-3R</u>	BACKFILL <u>Native/ Well Gravel #1 (0'-2' BG) & (3.5'-34')</u>
DRILLING METHOD <u>Direct Push (Geoprobe 7822DT)</u>	CASING SEAL <u>Bentonite (2'-3.5' BGS)</u>
DRILLING COMPANY <u>Environmental Assessment & Remediations</u>	SECURITY <u>5' Steel bolt down Manhole, 1" Dome Cap</u>
HEAD DRILLER <u>E. Lucero</u>	<u>Manhole</u>
LOGGED BY <u>S. DelGaudio</u>	FINISH <u>Concrete Pad</u>
BOREHOLE DIAMETER <u>3"</u>	COMMENTS <u>53'11" SE of SW corner of 1833 Gilford Ave</u>
SAMPLE METHOD <u>N/A</u>	<u>81'6" W of 0097-02</u>
DEPTH-TO-WATER <u>28.20'</u>	<u>47'10" SW of SE corner of 1833 Gilford Ave</u>
TOTAL WELL DEPTH <u>34.20'</u>	

Depth Below Grade	Well Installation Diagram	Depth Below Grade	Soil Lithology/Field Observations				
			Description/Classification	Sample Type	Screening Interval	PID Reading	Percent Recovery
			No Lithology Logged during well installation				
28.20'							
TWD 34.20'							

Backfill Bentonite Gravel

"Trace", 1 - 10% "Some", 20 - 30%
 "Little", 10 - 20% "And", 30 - 50%

APPENDIX F
SITE MANAGEMENT FORMS

Site-Wide Inspection Form
Techem, Inc. Site
1840 Falmouth Ave, New Hyde Park, NY

Date of Inspection: _____

Inspection by: _____

Site-wide inspections will be performed to assess the following:

1. Reason for inspection? _____

2. Is the Site Management Plan present at the site? _____

3. Verify owner contact information for the site? _____

4. Is the site occupied and if so used for? _____

5. Has the building footprint changed? _____

6. Is the cover system maintained? _____

7. Is a potable well present onsite? _____

8. Is a vegetable garden present? _____

9. Are site controls protective of human health and the environment? _____

10. Condition of monitoring wells? _____

11. Any sampling or testing performed? _____

12. Provide any details regarding site conditions and attach photographs as needed. _____

Summary of Green Remediation Metrics for Site Management

Site Name: _____ Site Code: _____
 Address: _____ City: _____
 State: _____ Zip Code: _____ County: _____

Initial Report Period (Start Date of period covered by the Initial Report submittal)

Start Date: _____

Current Reporting Period

Reporting Period From: _____ To: _____

Contact Information

Preparer’s Name: _____ Phone No.: _____
 Preparer’s Affiliation: _____

I. Energy Usage: Quantify the amount of energy used directly on-site and the portion of that derived from renewable energy sources.

	Current Reporting Period	Total to Date
Fuel Type 1 (e.g. natural gas (cf))		
Fuel Type 2 (e.g. fuel oil, propane (gals))		
Electricity (kWh)		
Of that Electric usage, provide quantity:		
Derived from renewable sources (e.g. solar, wind)		
Other energy sources (e.g. geothermal, solar thermal (Btu))		

Provide a description of all energy usage reduction programs for the site in the space provided on Page 3.

II. Solid Waste Generation: Quantify the management of solid waste generated on-site.

	Current Reporting Period (tons)	Total to Date (tons)
Total waste generated on-site		
OM&M generated waste		
Of that total amount, provide quantity:		
Transported off-site to landfills		
Transported off-site to other disposal facilities		
Transported off-site for recycling/reuse		
Reused on-site		

Provide a description of any implemented waste reduction programs for the site in the space provided on Page 3.

III. Transportation/Shipping: Quantify the distances travelled for delivery of supplies and lab-supplied bottles, shipping of laboratory samples, and the removal of waste.

	Current Reporting Period (miles)	Total to Date (miles)
Standby Engineer/Contractor		
Laboratory Courier/Delivery Service (bottle and sample delivery)		
Waste Removal/Hauling		

Provide a description of all mileage reduction programs for the site in the space provided on Page 3. Include specifically any local vendor/services utilized that are within 50 miles of the site.

IV. Water Usage: Quantify the volume of water used on-site from various sources.

	Current Reporting Period (gallons)	Total to Date (gallons)
Total quantity of water used on-site (not including treated water)		
Of that total amount, provide quantity:		
Public potable water supply usage		
Surface water usage		
On-site groundwater usage		
Collected or diverted storm water usage		

Provide a description of any implemented water consumption reduction programs for the site in the space provided on Page 3.

V. Land Use and Ecosystems: Quantify the amount of land and/or ecosystems disturbed and the area of land and/or ecosystems restored to a pre-development condition (i.e. Green Infrastructure).

	Current Reporting Period (acres)	Total to Date (acres)
Land disturbed		
Land restored		

Provide a description of any implemented land restoration/green infrastructure programs for the site in the space provided on Page 3.

<p>Description of green remediation programs reported above (Attach additional sheets if needed)</p>
<p>Energy Usage:</p>
<p>Waste Generation:</p>
<p>Transportation/Shipping:</p>
<p>Water usage:</p>
<p>Land Use and Ecosystems:</p>
<p>Recommendations/Other:</p>

<p>CONTRACTOR CERTIFICATION</p> <p>I, _____ (Name) do hereby certify that I am _____ (Title) of _____ (Contractor Name), which is responsible for the work documented on this form. According to my knowledge and belief, all of the information provided in this form is accurate and the site management program complies with the DER-10, DER-31, and CP-49 policies.</p> <p>_____</p> <p>Date Contractor</p>
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