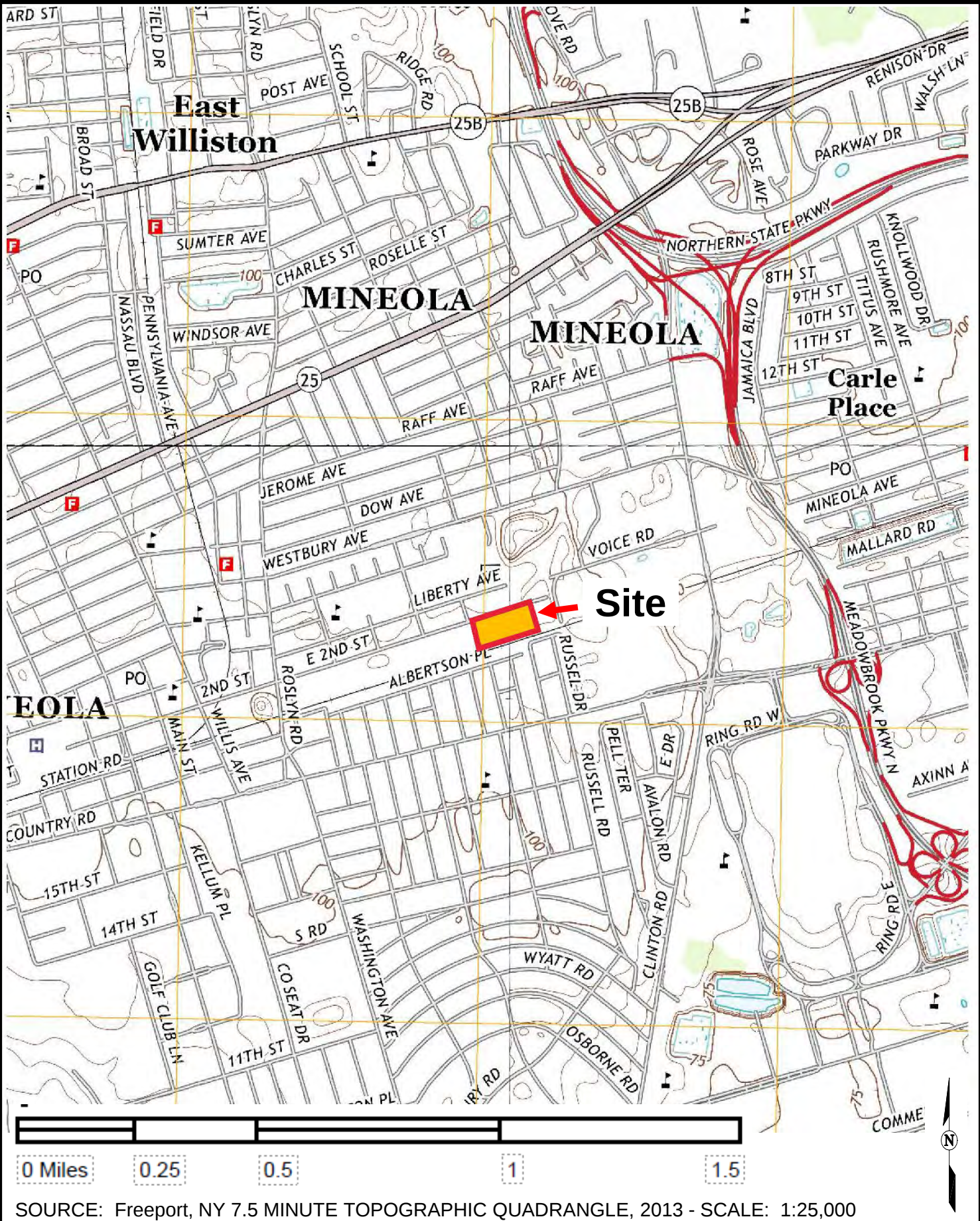
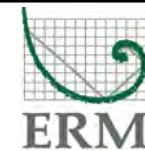




SOURCE: Freeport, NY 7.5 MINUTE TOPOGRAPHIC QUADRANGLE, 2013 - SCALE: 1:25,000



SITE LOCATION MAP
225-255 E 2nd Street
Mineola, New York

Figure
1



— Approximate Property Boundary

Approximate Distance In Feet

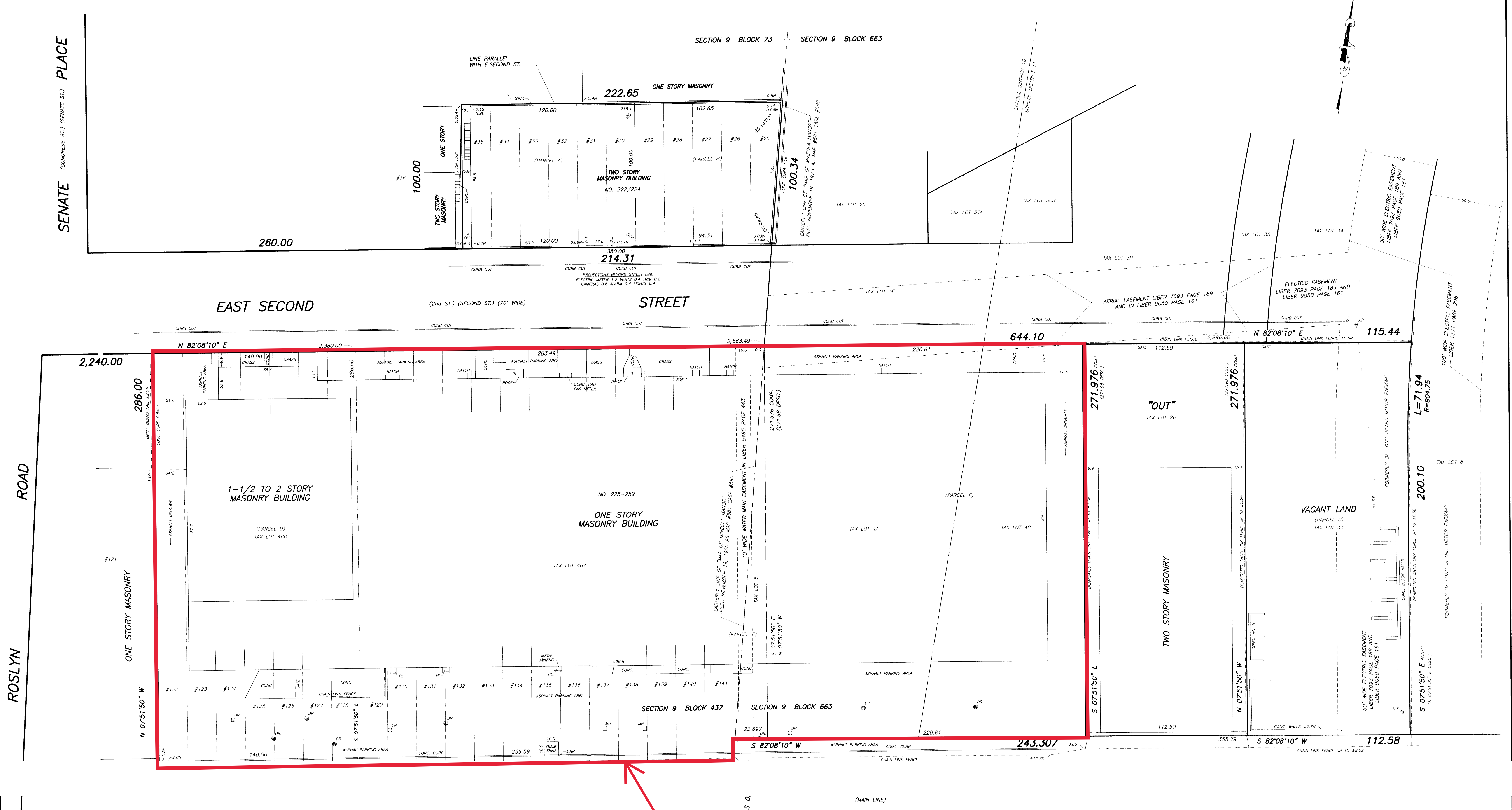
0 50 100 200



SITE LAYOUT MAP
225-255 E 2nd Street, Mineola, New York

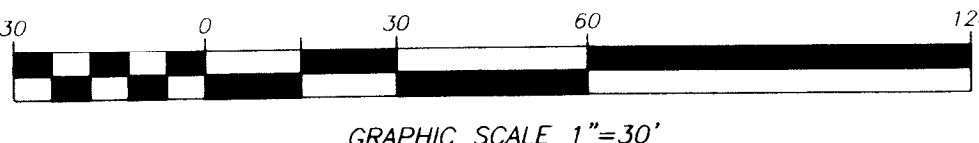
Figure

2



LOTS 25 TO 35 INCL. IN BLOCK 26 AND LOTS 122 TO 141 INCL. IN BLOCK 27 ON
"MAP OF MINEOLA MANOR" FILED NOVEMBER 19, 1925 AS MAP #581 CASE #590

UNAUTHORIZED ALTERATIONS AND/OR ADDITIONS TO THIS SURVEY BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE
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CERTIFIED TO: TITLE NO. SP42112-N
FIRST AMERICAN TITLE INSURANCE COMPANY
SPANIO ABSTRACT SERVICE CORP.
A.K. ALLEN CO., INC.
255 EAST SECOND ST. REALTY CORP.
ALKIER STEEL, LLC AND STEEL MINEOLA SECOND STREET, LLC

NO.	DATE	REVISION
		MAP OF PROPERTY SITUATED IN MINEOLA NASSAU COUNTY, N.Y. TAX SECT.: 9 TAX BLOCK: 73 TAX LOT(S) 25 TO 35 INCL. TAX SECT.: 9 TAX BLOCK: 433 TAX LOT(S): 466 & 467 TAX SECT.: 9 TAX BLOCK: 663 TAX LOT(S): 4A, 4B & 33
		Empire State Land Surveyor, P.C. Frank L. Galluzzo Professional Land Surveyor Records of Albert A. Bianco Stephen J. Reid - M. Berry Carman - G. W. Haviland Vandewater & Lapp - Robert E. Carlin - William J. Daly 1005 Glen Cove Avenue, Glen Head, NY, 11545 (516)-240-6901
SURVEYED: MAY 24, 2019		

FIGURE 3
225-255 E 2nd Street, Mineola, New York

NORTH

LONG ISLAND

SOUTH

CT

NY

N

Long Island Sound

UPPER GLACIAL AQUIFER

SITE

Barrier Island

Bay

Atlantic Ocean

MAGOTHY AQUIFER

GARDINERS CLAY

MONMOUTH GREENSAND

LLOYD AQUIFER

RARITAN CLAY

CRYSTALLINE
BEDROCK

LEGEND



CLAY

LAYERED SAND AND CLAY

SAND AND GRAVEL

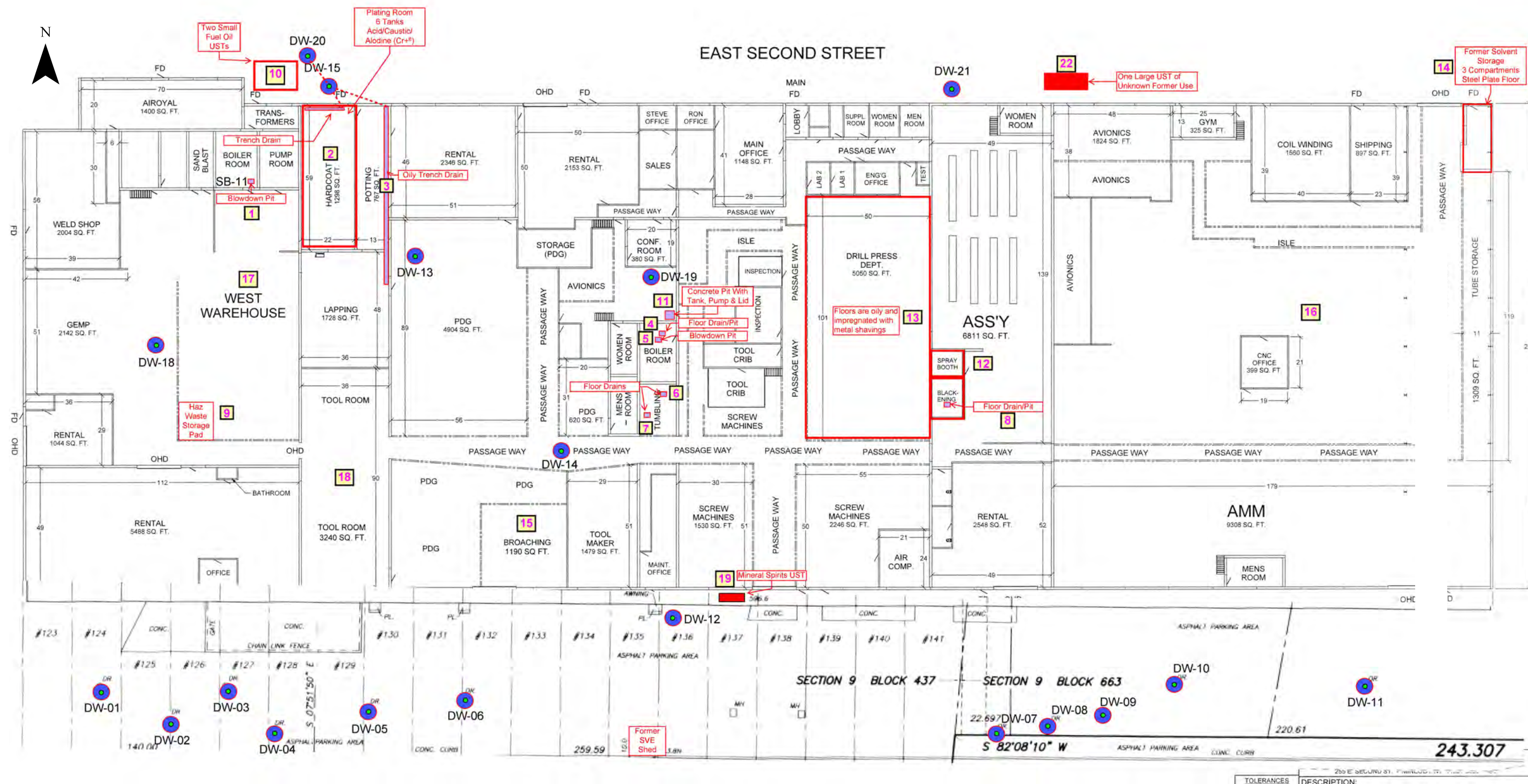


GENERALIZED HYDROGEOLOGIC CROSS SECTION OF LONG ISLAND

225-255 E 2nd Street, Mineola, New York

Figure

4



Legend

-  Storm Water Drywell

Notes:
1. Not to Scale

Figure 5
Areas of Concern Location Map

225-255 E 2nd St
Mineola, New York



Source: Google Earth Pro, 2018

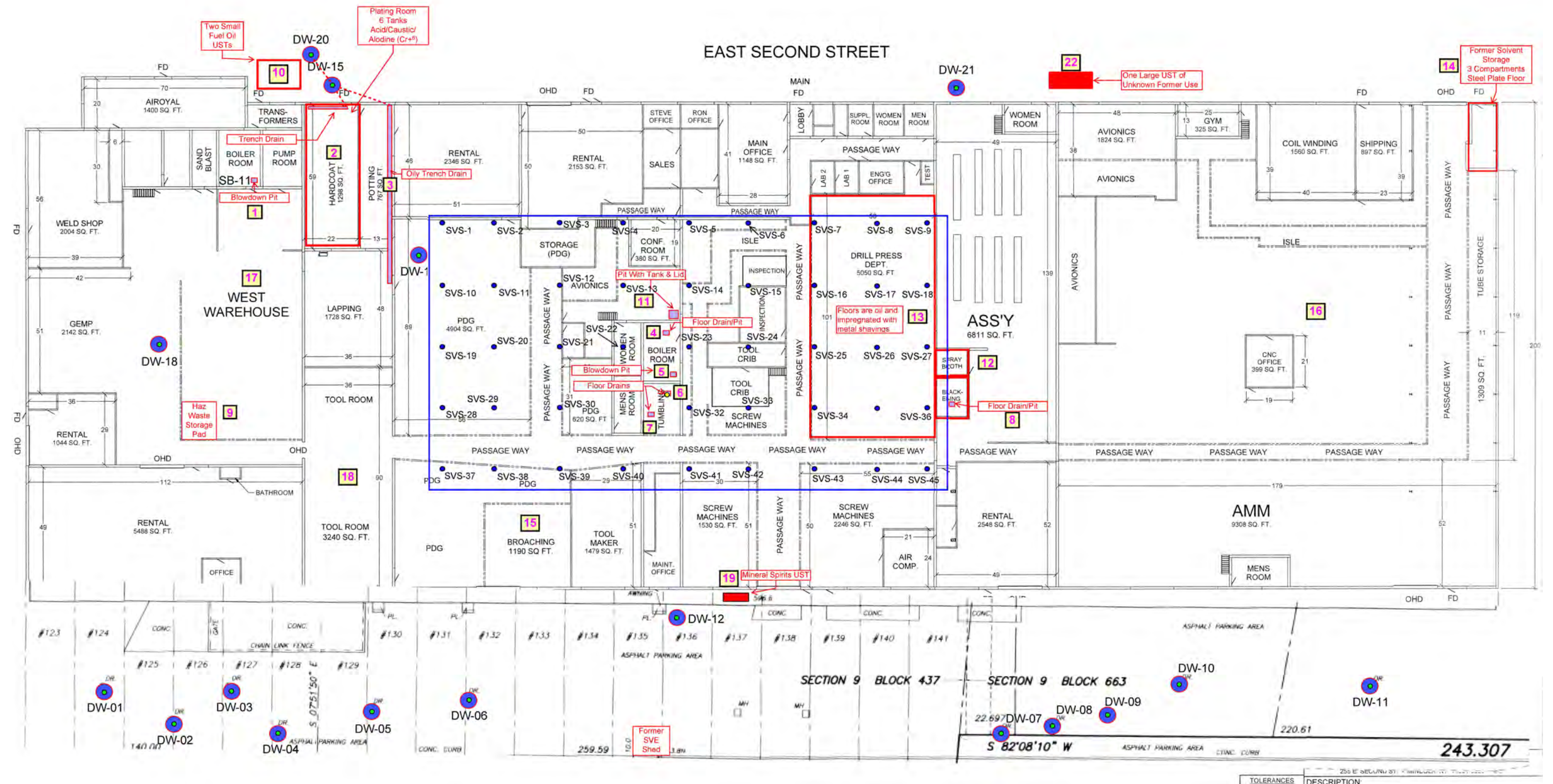


June 2019 Sub-Slab Vapor & Indoor Air Sampling Location Map
225-255 E 2nd Street
Mineola, New York

Figure

6

J:\Projects\Misc\Steel Equities\MXD\Figure2-SubslabSofVaporLocationMap_20190919.mxd, REVISED: 09/19/2019, SCALE: 1:29 when printed at 11x17



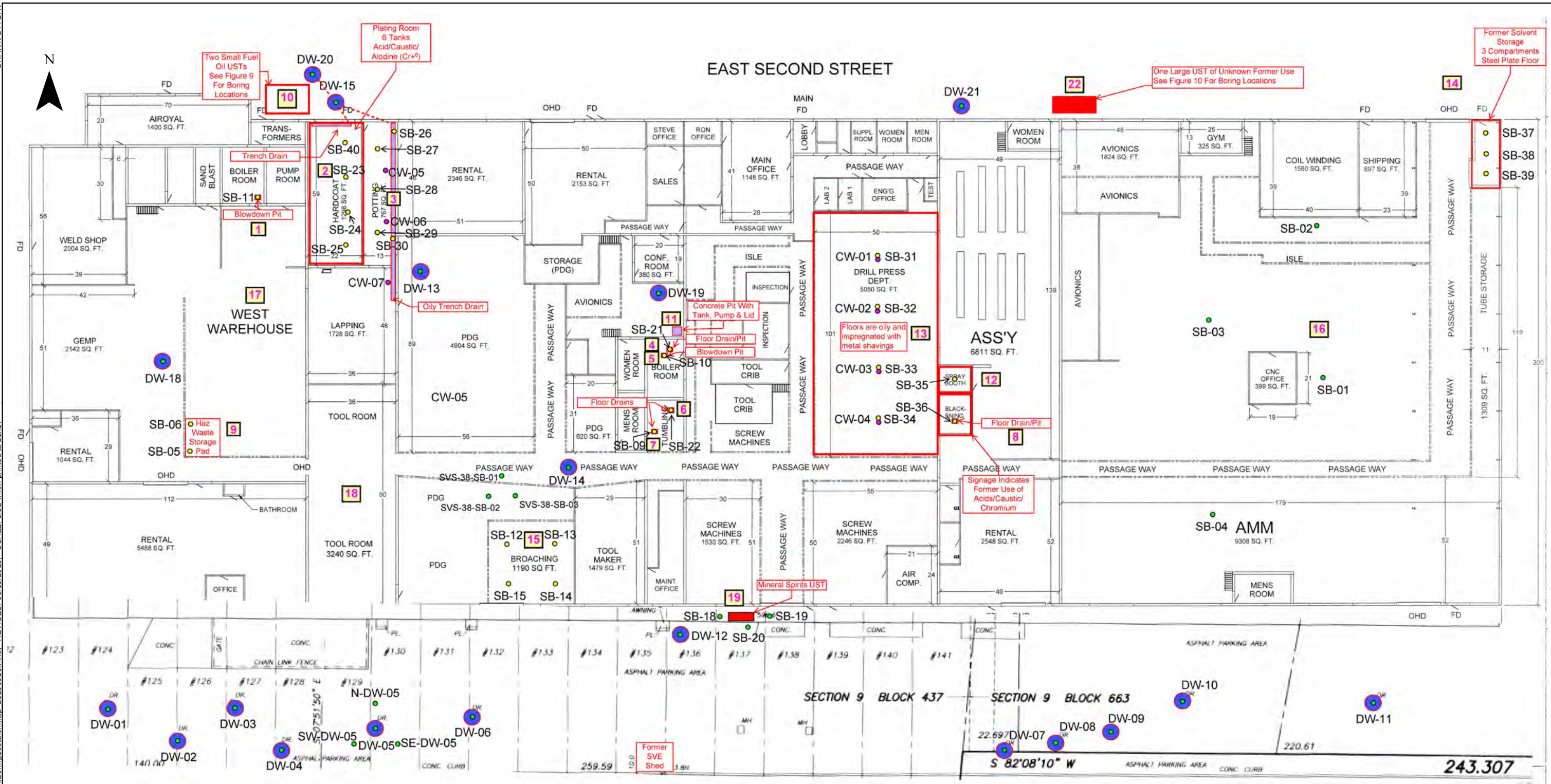
Legend

- AGI Sampling Area 100' x 200' @ 25' Grid = 9 x 5 or 45 Points
- Passive Soil Vapor Sample Location

Notes:
1. Not to Scale

Figure 7
Passive Vapor Survey Location Map

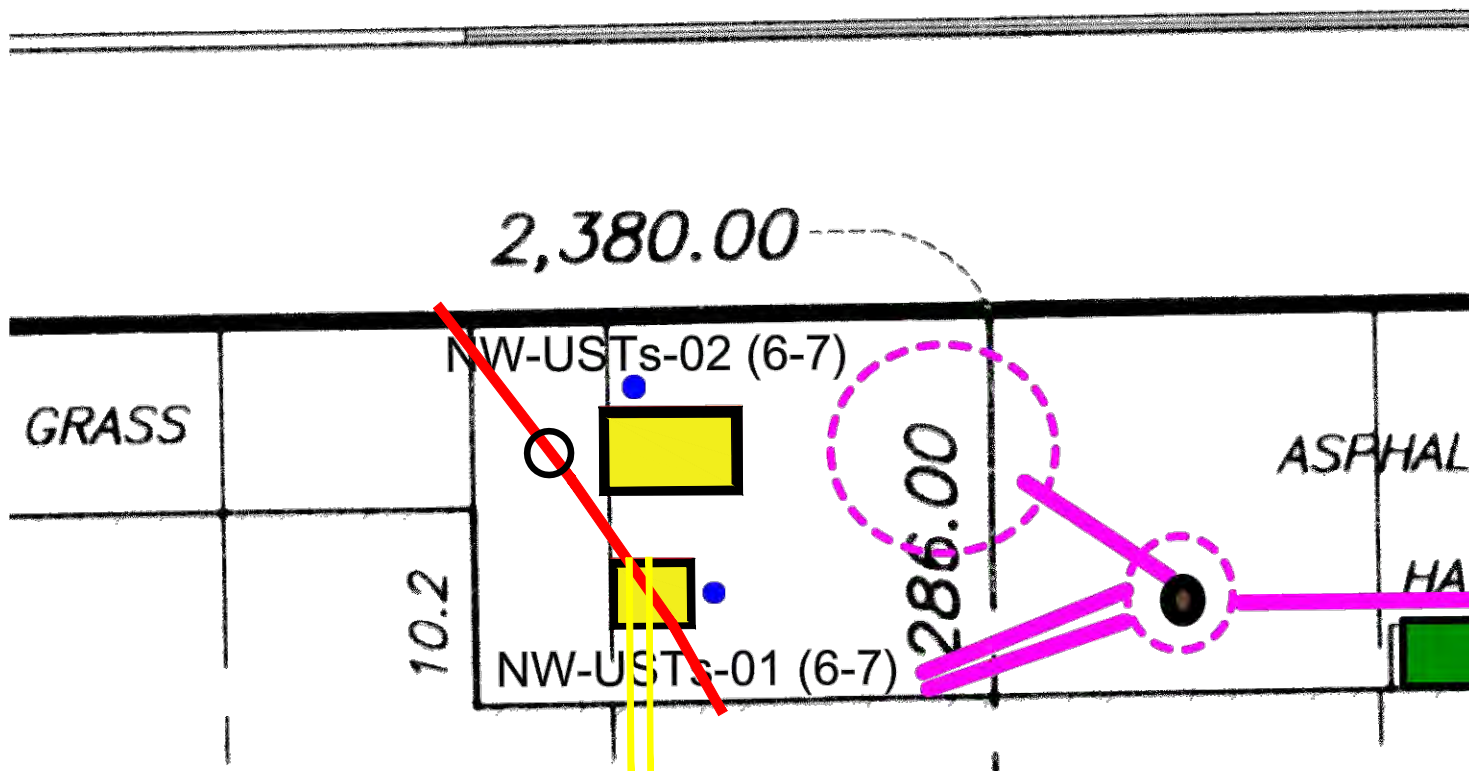
225-255 E 2nd St
Mineola, New York

**Legend**

- Concrete Wipe Sample
- Shallow Soil Sample (0-12")
- Geoprobe Boring (Depth Varies)
- Storm Water Drywell

Notes:
1. Not to Scale

Figure 8
Concrete Wipe Sample, Dry Well & Soil Boring Location Map
225-255 E 2nd St
Mineola, New York

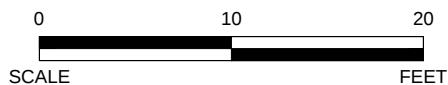


LEGEND

-  Drywell
-  Electric
-  Sewer
-  Water
-  Gas/Sewer
-  Drainage
-  Soil Boring Location

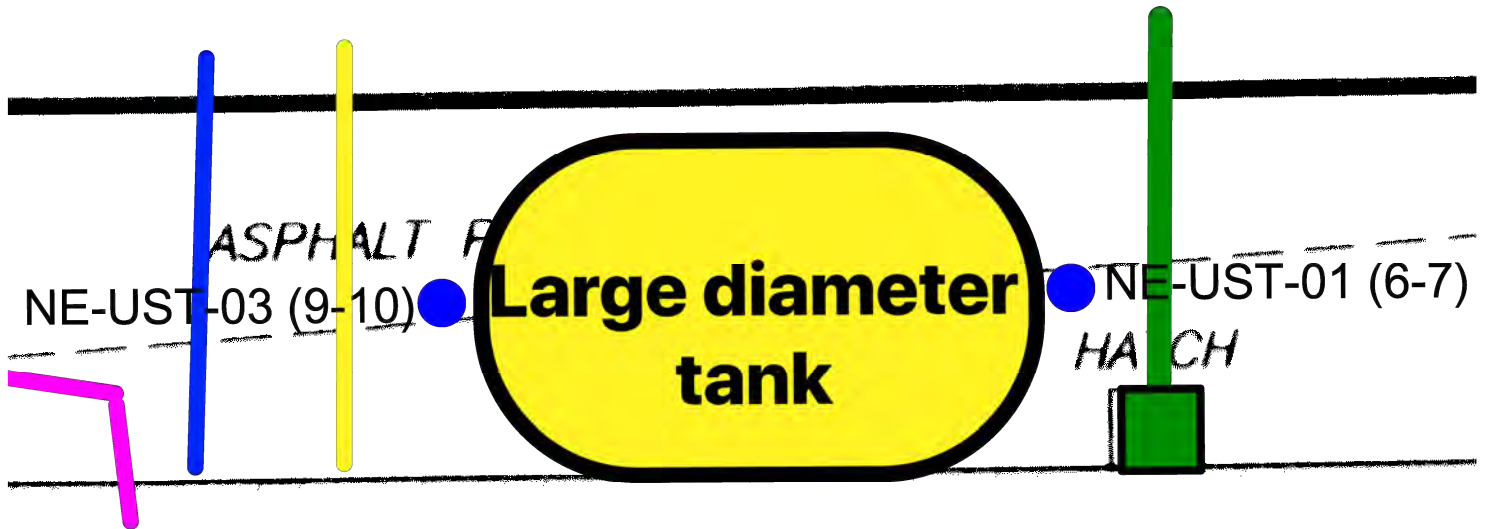
Figure 9
UST Locations (West)

225-255 East 2nd Street
Mineola, New York





CURB CUT



LEGEND



Drywell



Electric



Sewer



Water



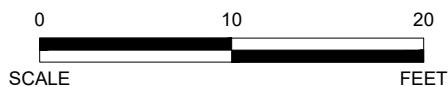
Gas / Fuel

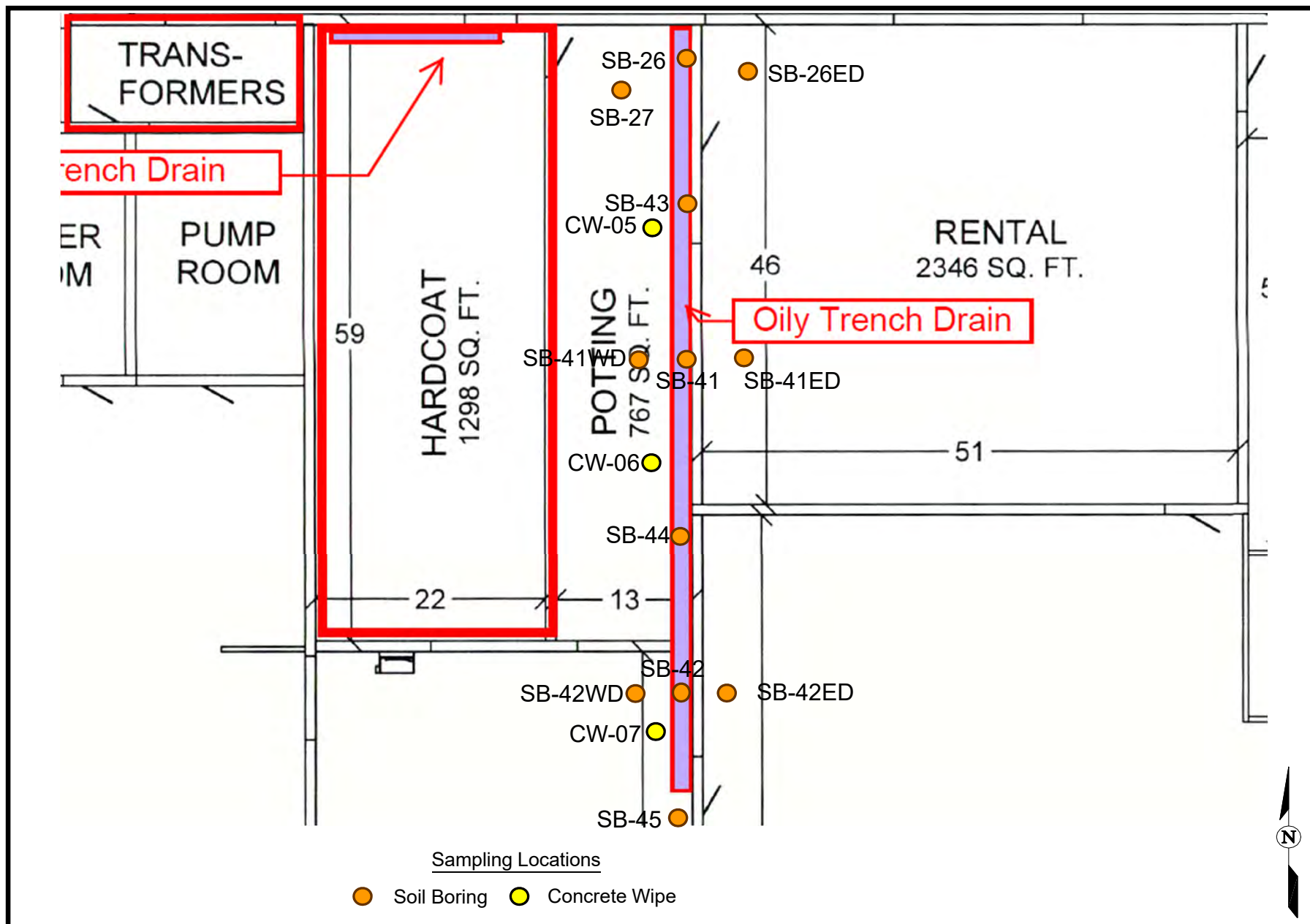


Drainage

Figure 10
UST Locations (East)

225-255 E 2nd St
Mineola, New York





Trench Drain Sampling Location Map

AK Allen - 255 East 2nd St
Mineola, New York

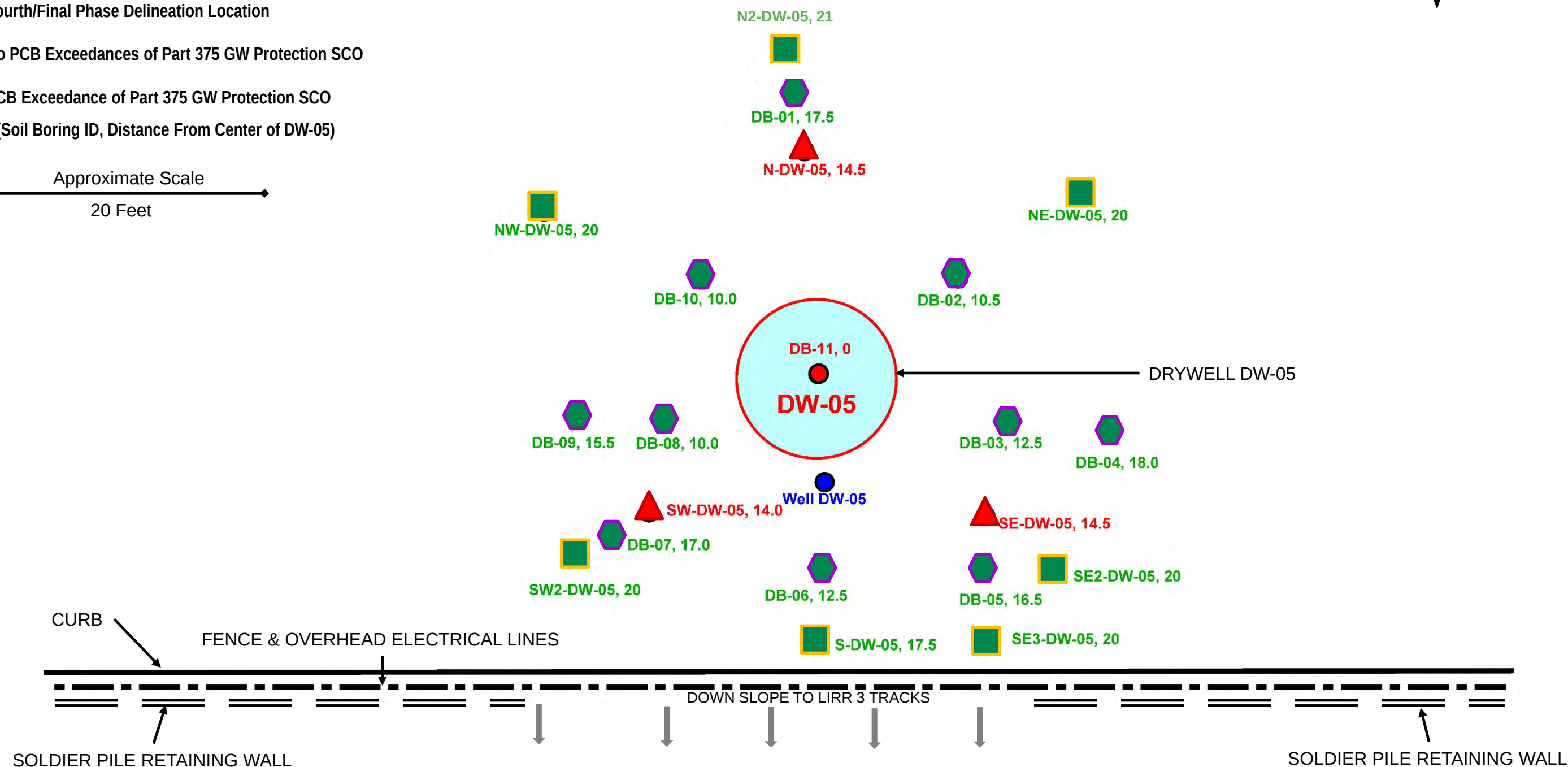
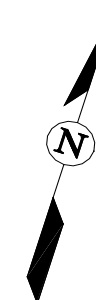
Figure

11

- Initial Sampling and First Phase Delineation Location
 - ▲ Second Phase Delineation Location
 - Third Phase Delineation Location
 - Fourth/Final Phase Delineation Location
 - No PCB Exceedances of Part 375 GW Protection SCO
 - PCB Exceedance of Part 375 GW Protection SCO
- Key = (Soil Boring ID, Distance From Center of DW-05)

Approximate Scale

 20 Feet



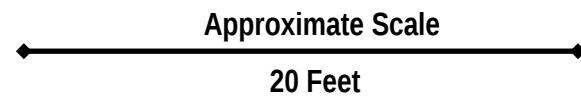
DW-5 PHASED DELINEATION SAMPLING LOCATIONS
 225-255 E 2nd Street, Mineola, New York

Figure

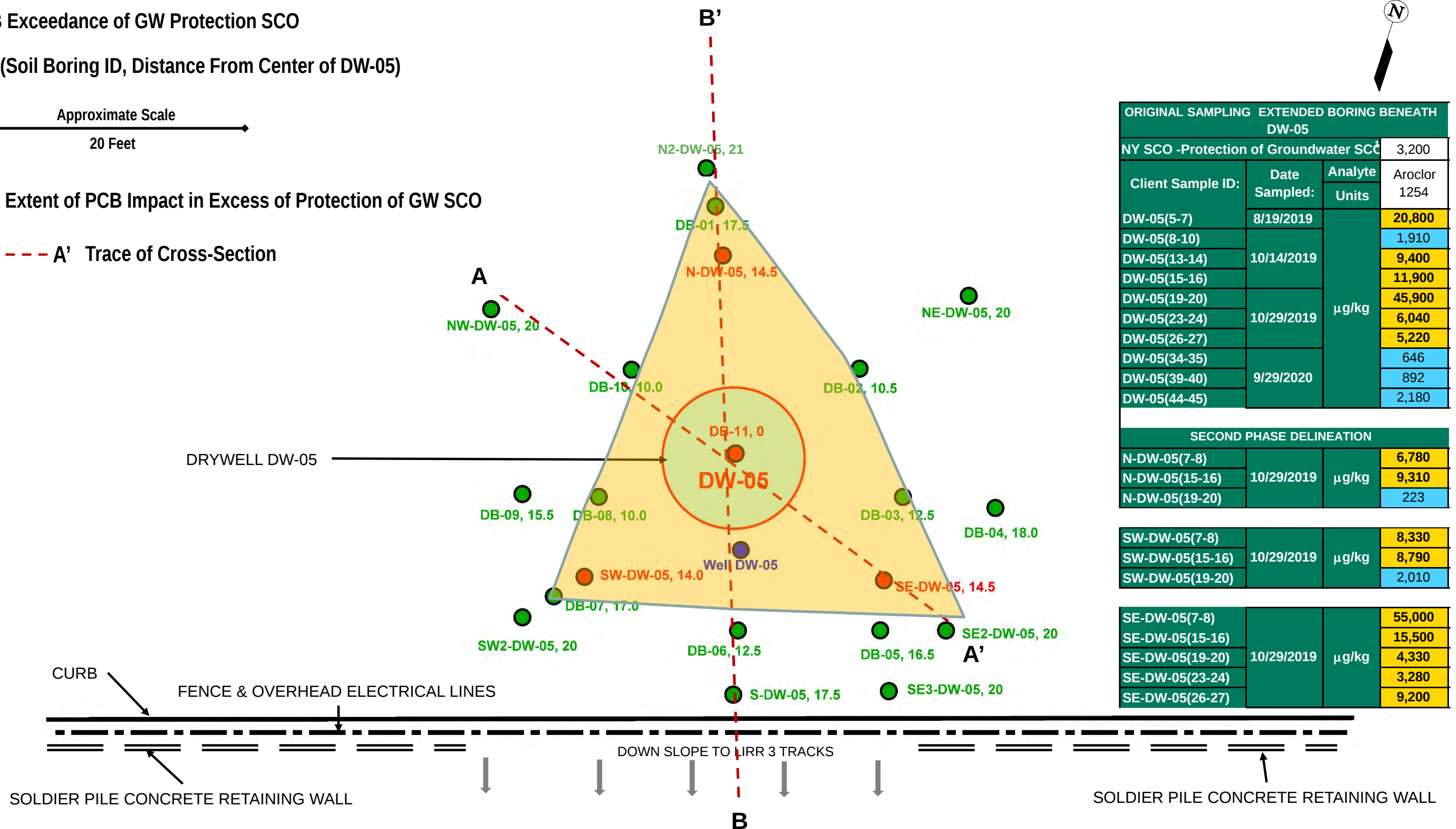
12



Key = (Soil Boring ID, Distance From Center of DW-05)



A - - - - A' Trace of Cross-Section



ORIGINAL SAMPLING EXTENDED BORING BENEATH DW-05			
NY SCO -Protection of Groundwater SCOC			3,200
Client Sample ID:	Date Sampled:	Analyte	Aroclor 1254
		Units	
DW-05(5-7)	8/19/2019	µg/kg	20,800
DW-05(8-10)	10/14/2019		1,910
DW-05(13-14)			9,400
DW-05(15-16)			11,900
DW-05(19-20)			10/29/2019
DW-05(23-24)	6,040		
DW-05(26-27)	5,220		
DW-05(34-35)	9/29/2020		
DW-05(39-40)			892
DW-05(44-45)			2,180

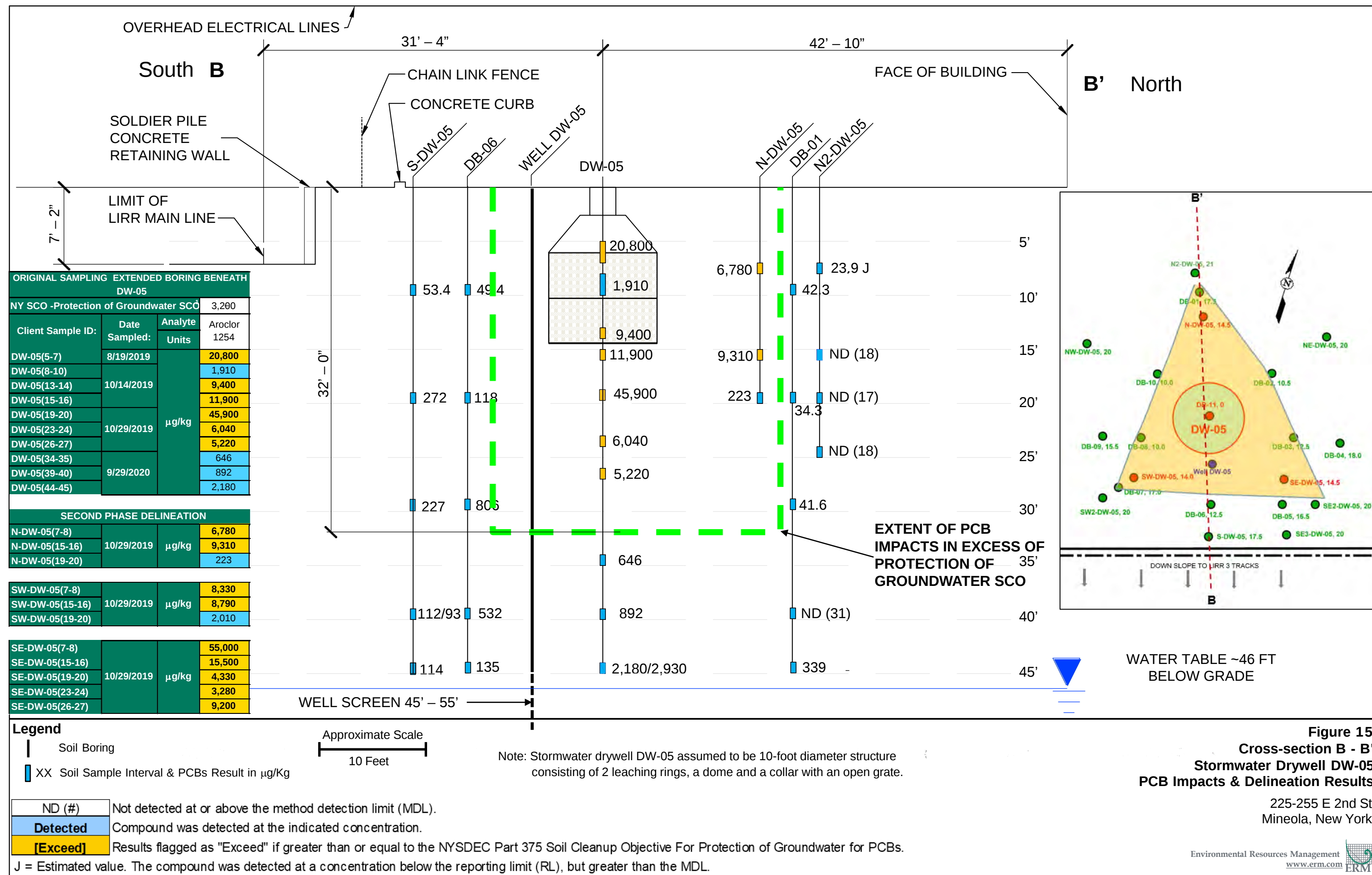
SECOND PHASE DELINEATION			
N-DW-05(7-8)	10/29/2019	μg/kg	6,780
N-DW-05(15-16)			9,310
N-DW-05(19-20)			223

SW-DW-05(7-8)	10/29/2019	μg/kg	8,330
SW-DW-05(15-16)			8,790
SW-DW-05(19-20)			2,010

SE-DW-05(7-8)	10/29/2019	μg/kg	55,000
SE-DW-05(15-16)			15,500
SE-DW-05(19-20)			4,330
SE-DW-05(23-24)			3,280
SE-DW-05(26-27)			9,200

DW-05 PHASED DELINEATION SAMPLING LOCATIONS & CROSS-SECTION TRACES
225-255 E 2nd Street, Mineola, New York





● No PCB Exceedances of GW Protection SCO

● PCB Exceedance of GW Protection SCO

Key = (Soil Boring ID, Distance From Center of DW-5)

Approximate Scale

20 Feet



Extent of PCB Impact in Excess of Protection of GW SCO



Extent of PCB Impact in Excess 10 mg/kg Soil Cleanup Goal

A --- A' Trace of Cross-Section

DRYWELL DW-05

CURB

FENCE & OVERHEAD ELECTRICAL LINES

DOWN SLOPE TO LIRR 3 TRACKS

SOLDIER PILE CONCRETE RETAINING WALL

SOLDIER PILE CONCRETE RETAINING WALL

N

ORIGINAL SAMPLING		EXTENDED BORING BENEATH DW-05	
NY SCO -Protection of Groundwater SCO			3,200
Client Sample ID:	Date Sampled:	Analyte Units	Aroclor 1254
DW-05(5-7)	8/19/2019	μg/kg	20,800
DW-05(8-10)			1,910
DW-05(13-14)	10/14/2019		9,400
DW-05(15-16)			11,900
DW-05(19-20)			45,900
DW-05(23-24)	10/29/2019		6,040
DW-05(26-27)			5,220
DW-05(34-35)		μg/kg	646
DW-05(39-40)	9/29/2020		892
DW-05(44-45)			2,180

SECOND PHASE DELINEATION

N-DW-05(7-8)		μg/kg	6,780
N-DW-05(15-16)	10/29/2019		9,310
N-DW-05(19-20)			223

SW-DW-05(7-8)		μg/kg	8,330
SW-DW-05(15-16)	10/29/2019		8,790
SW-DW-05(19-20)			2,010

SE-DW-05(7-8)		μg/kg	55,000
SE-DW-05(15-16)			15,500
SE-DW-05(19-20)	10/29/2019		4,330
SE-DW-05(23-24)			3,280
SE-DW-05(26-27)			9,200

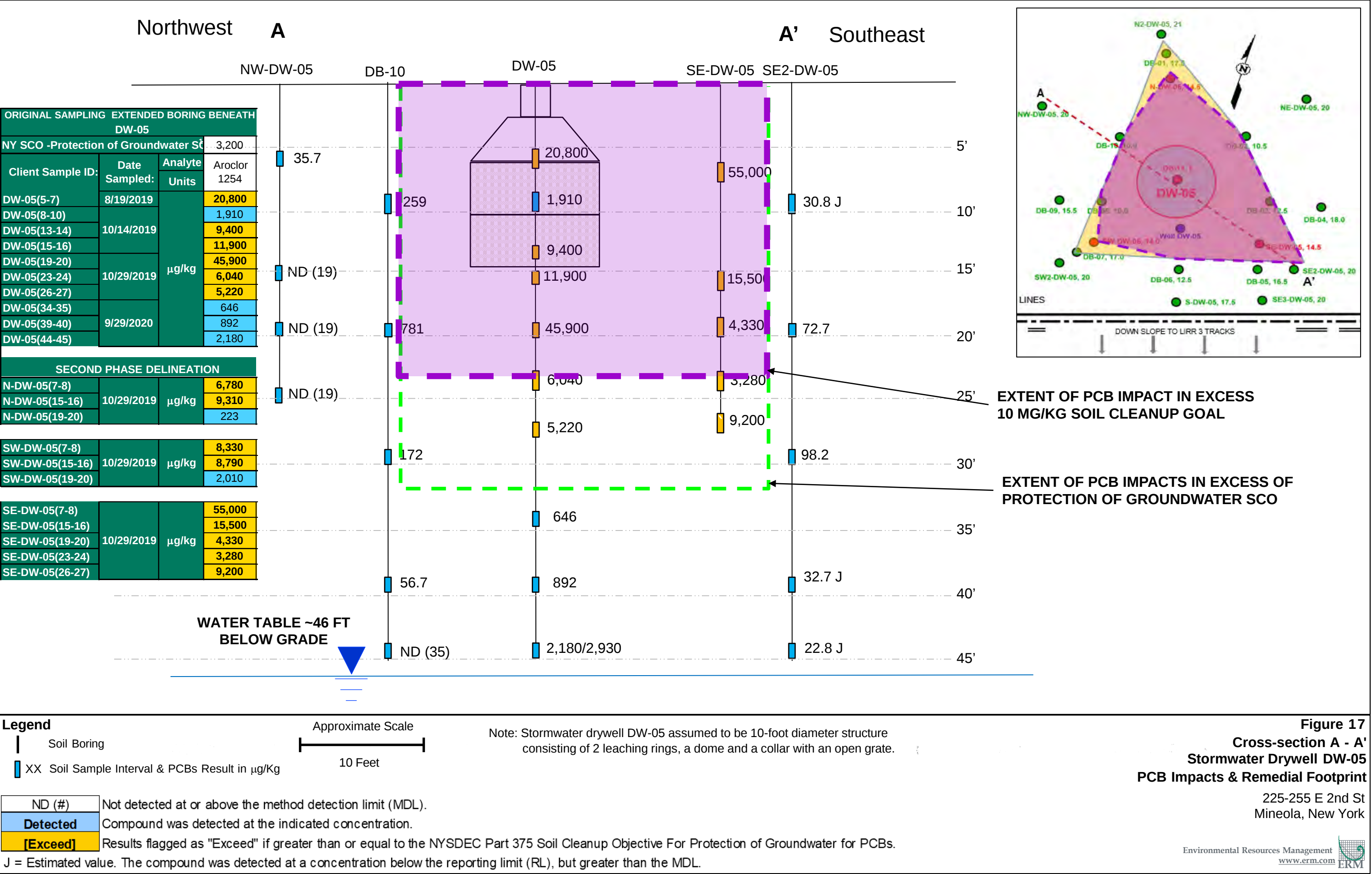
Figure

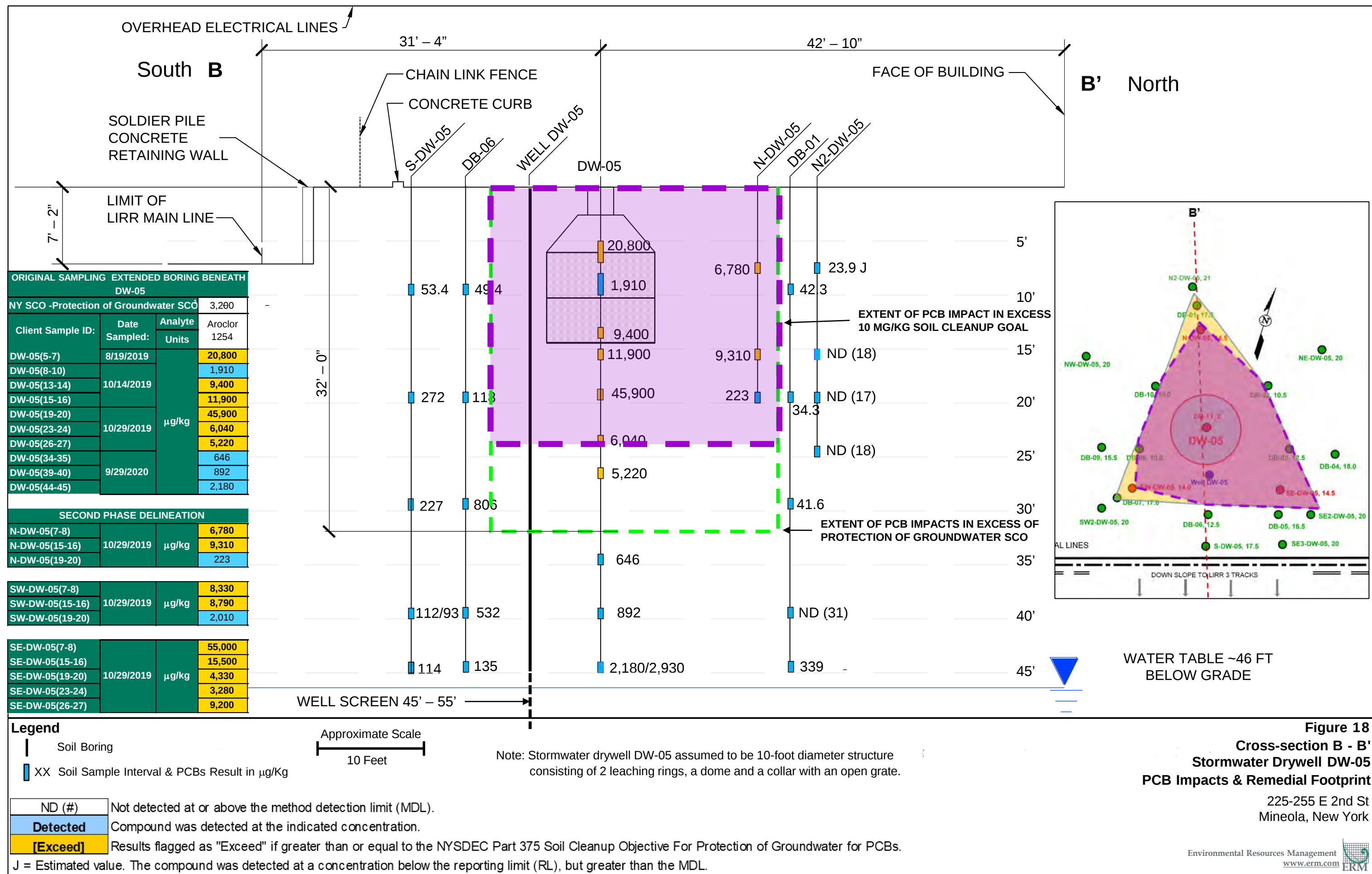
16

DW-05 PHASED DELINEATION SAMPLING LOCATIONS, CROSS-SECTION TRACES & REMEDIAL FOOTPRINT

225-255 E 2nd Street, Mineola, New York







J:\Projects\Misc\Steel Equities\ MXD\Figure1-DryWell\SoilBoringLocationMap 20190919.mxd, REVISED: 09/19/2019, SCALE: 1:32 when printed at 11x17

DRAWN BY: SRV

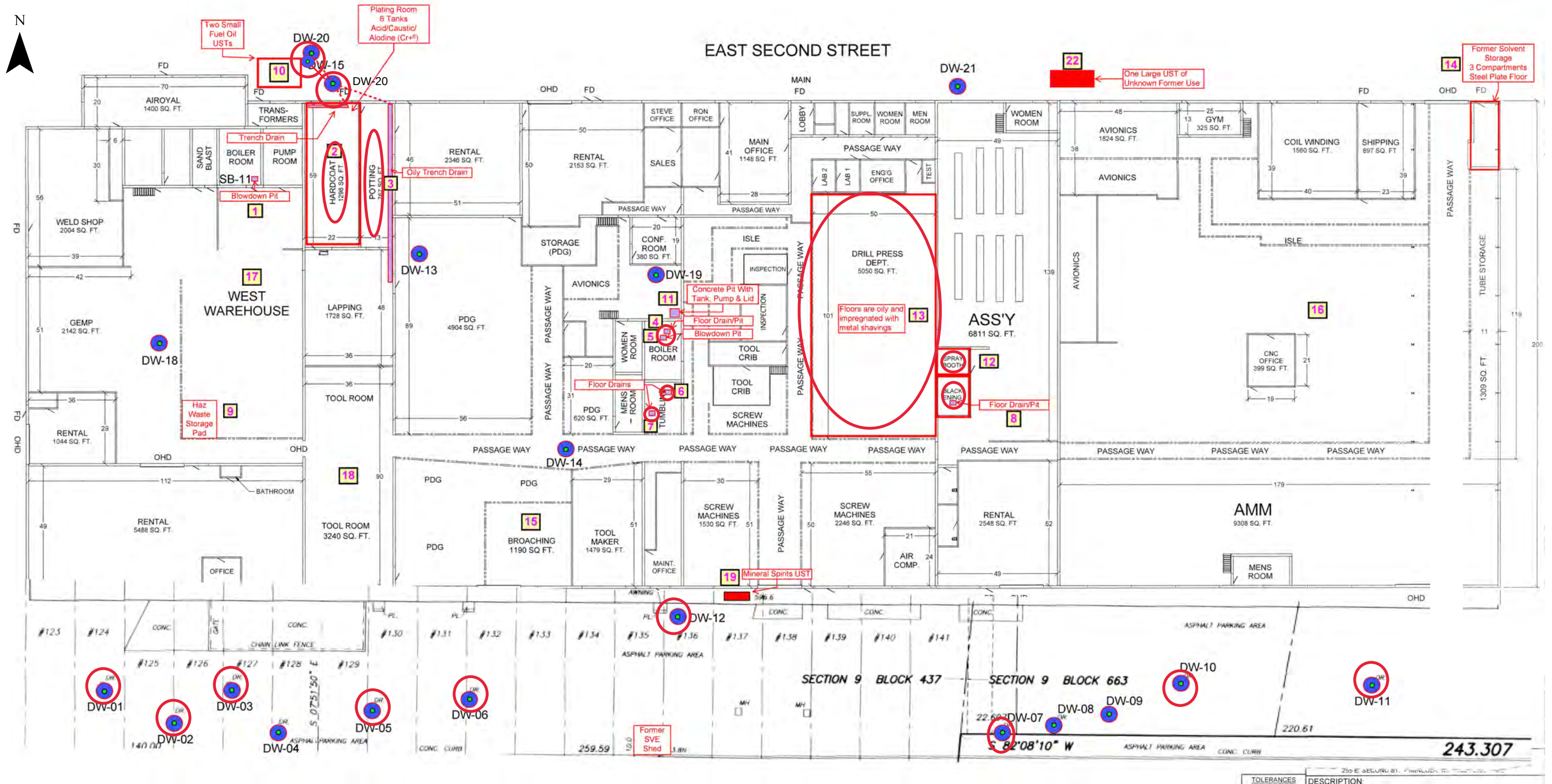
Legend

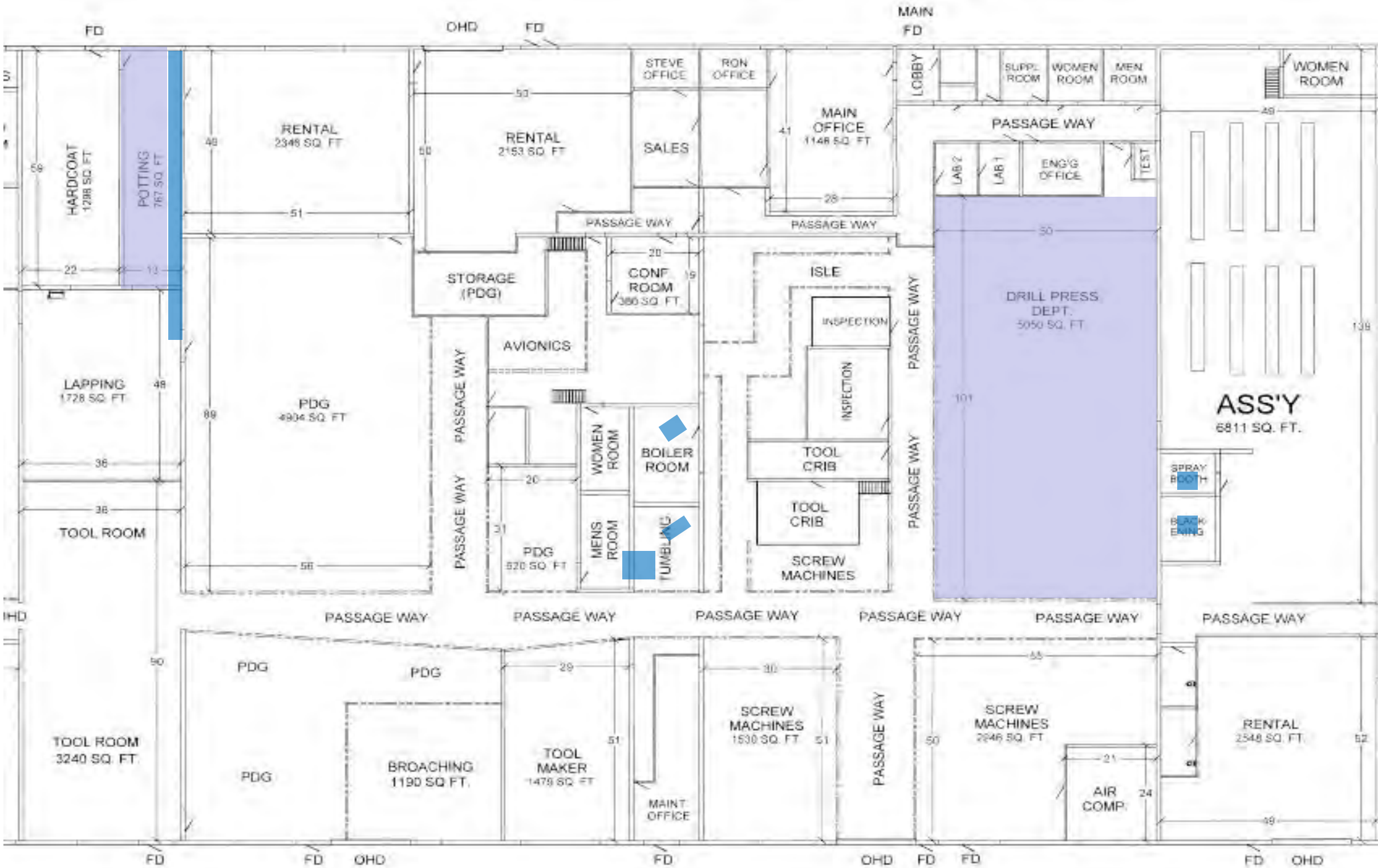
- Storm Water Drywell
- Area of Concern
- Area of Concern To Be Remediated

Notes:
1. Not to Scale

Figure 19
Areas of Concern &
Corrective Measures Locations

225-255 E 2nd St
Mineola, New York





 Remedial Excavation

 Concrete Removal & Replacement Only

AREAS OF CONCRETE REMOVAL/REMEDIAL EXCAVATION
225-255 E 2nd Street, Mineola, New York

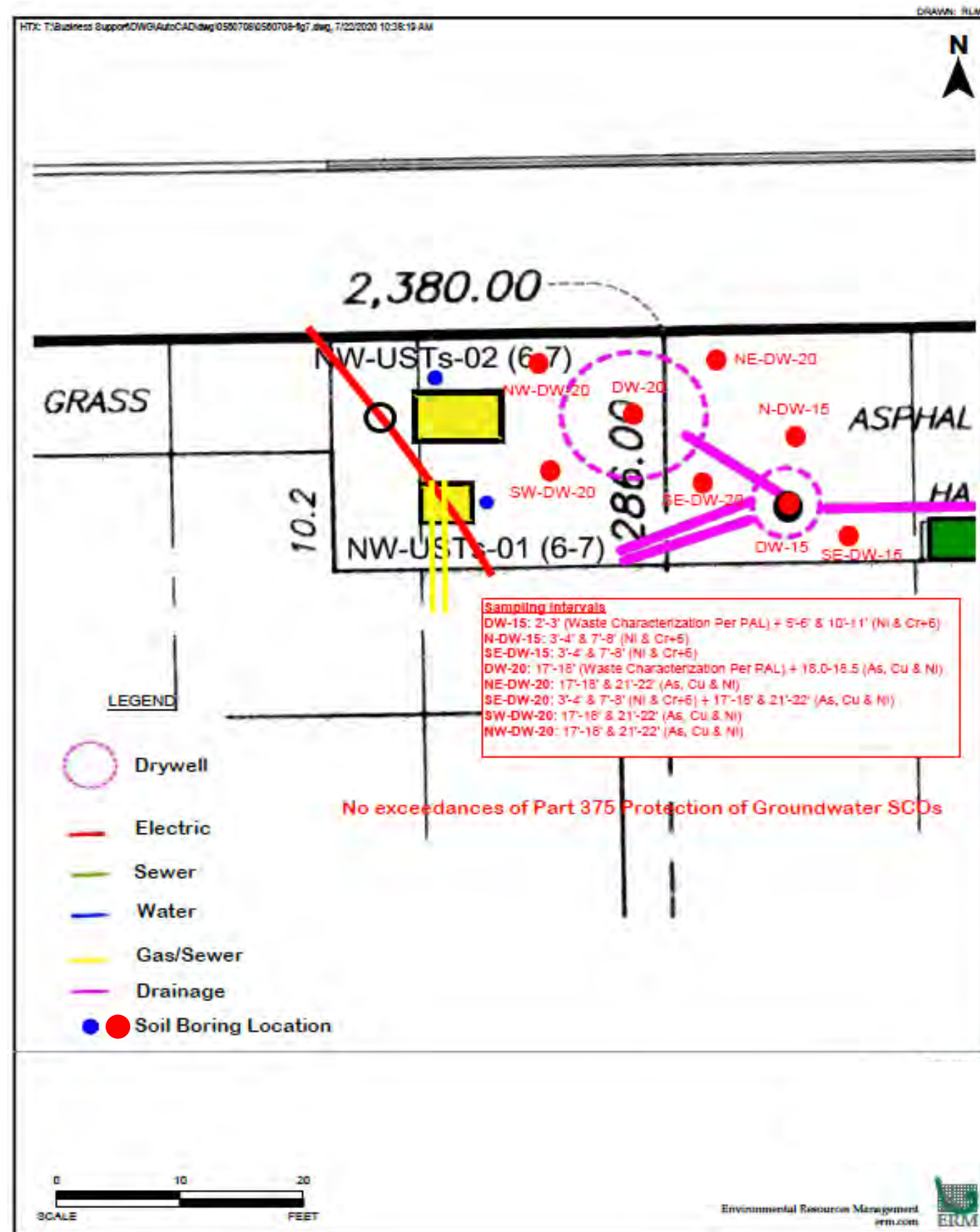


● Drywell Soil Boring

Legend:	Hit	Exceed
---------	-----	--------

STORM WATER DRYWELL PRE- & POST CLEANOUT SAMPLING RESULTS

225-255 E 2nd Street, Mineola, New York



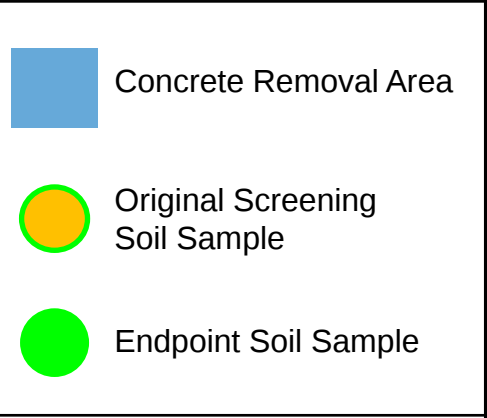
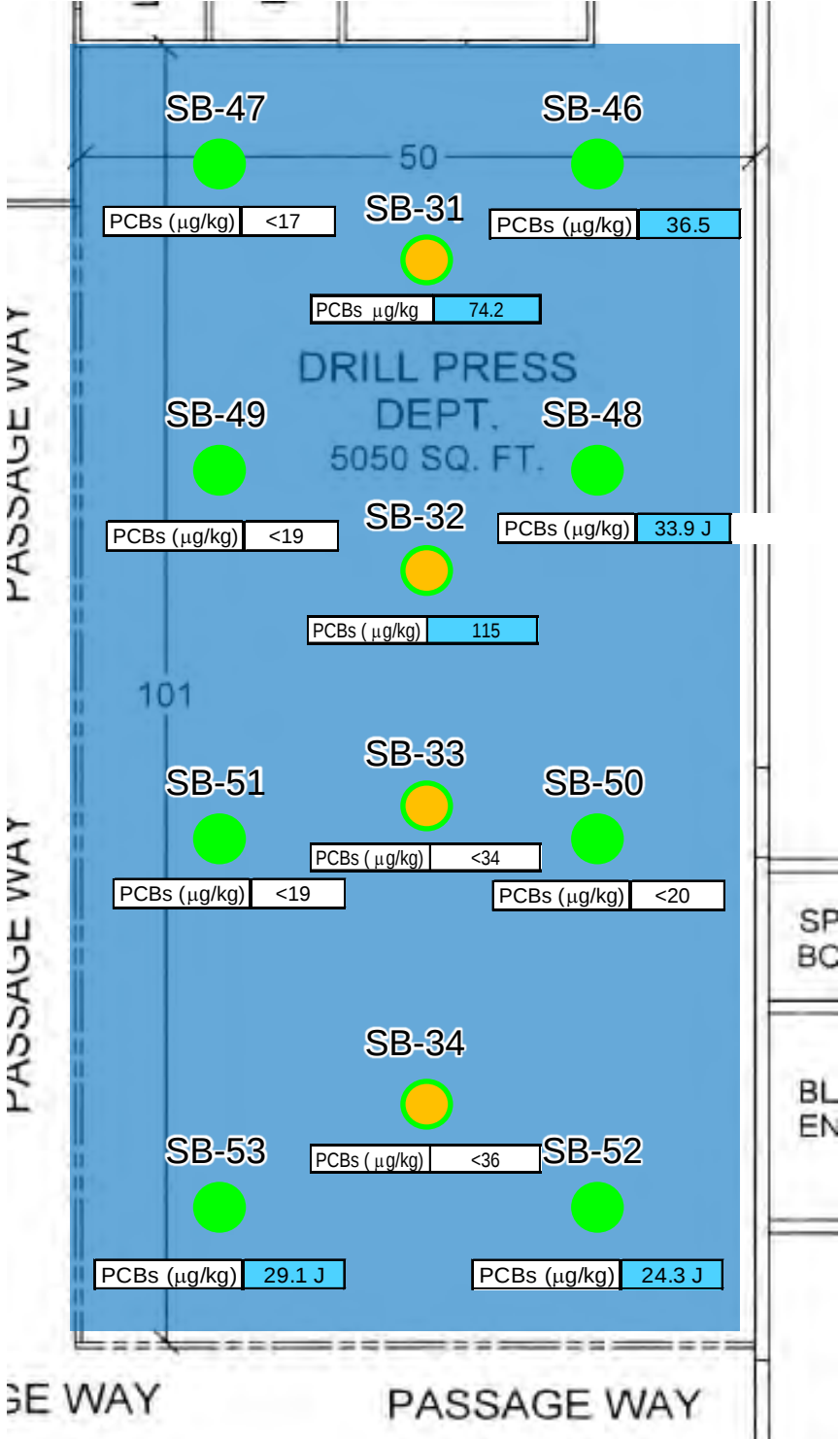
DRYWELLS DW-15 & DW-20 LAYOUT & DELINEATION SAMPLING SCHEME

225-255 E 2nd Street, Mineola, New York

Figure

22

Phase 1
No Further Action



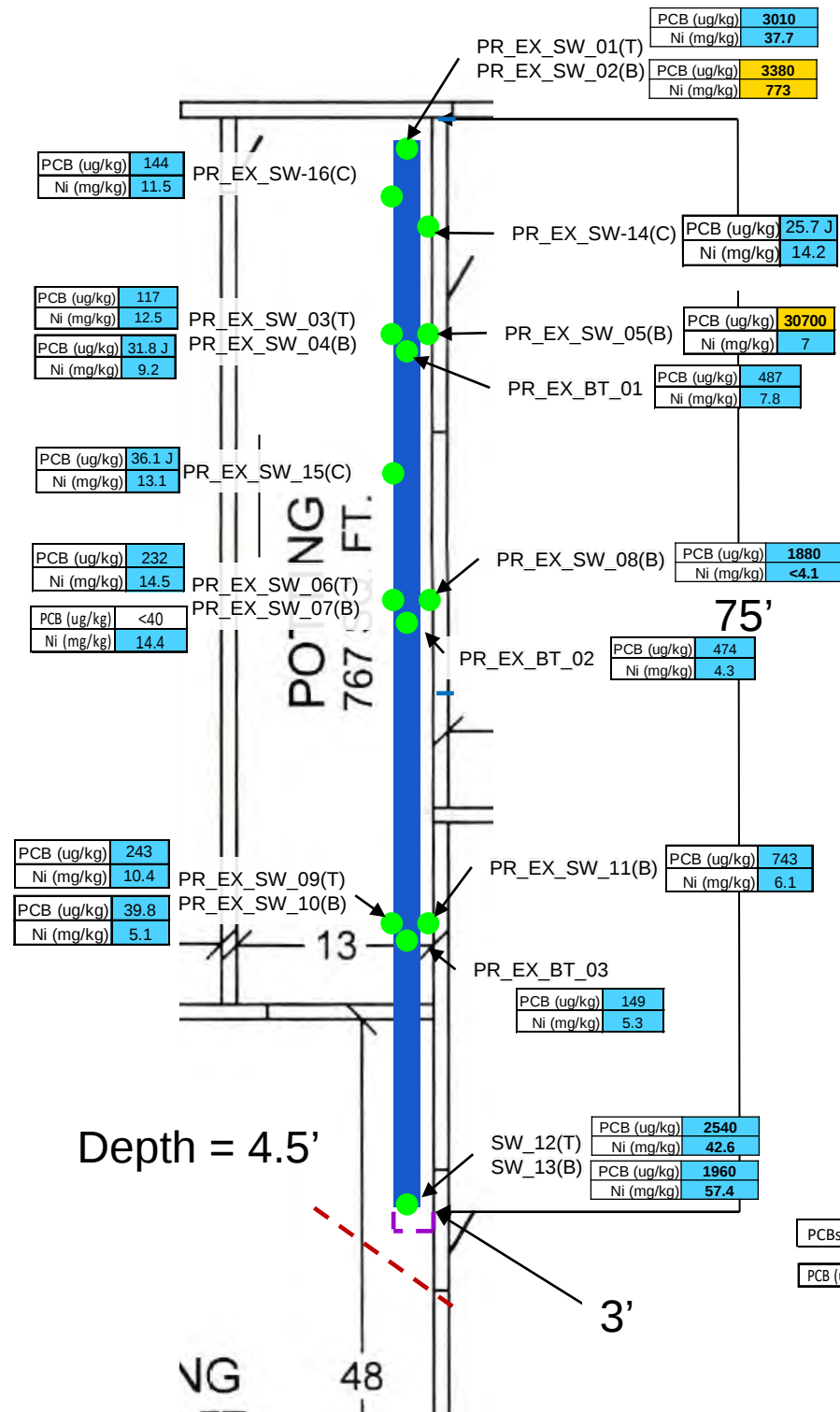
DRILL PRESS AREA CONCRETE REMOVAL & SUB-SLAB SOIL SAMPLING RESULTS

225-255 E 2nd Street, Mineola, New York

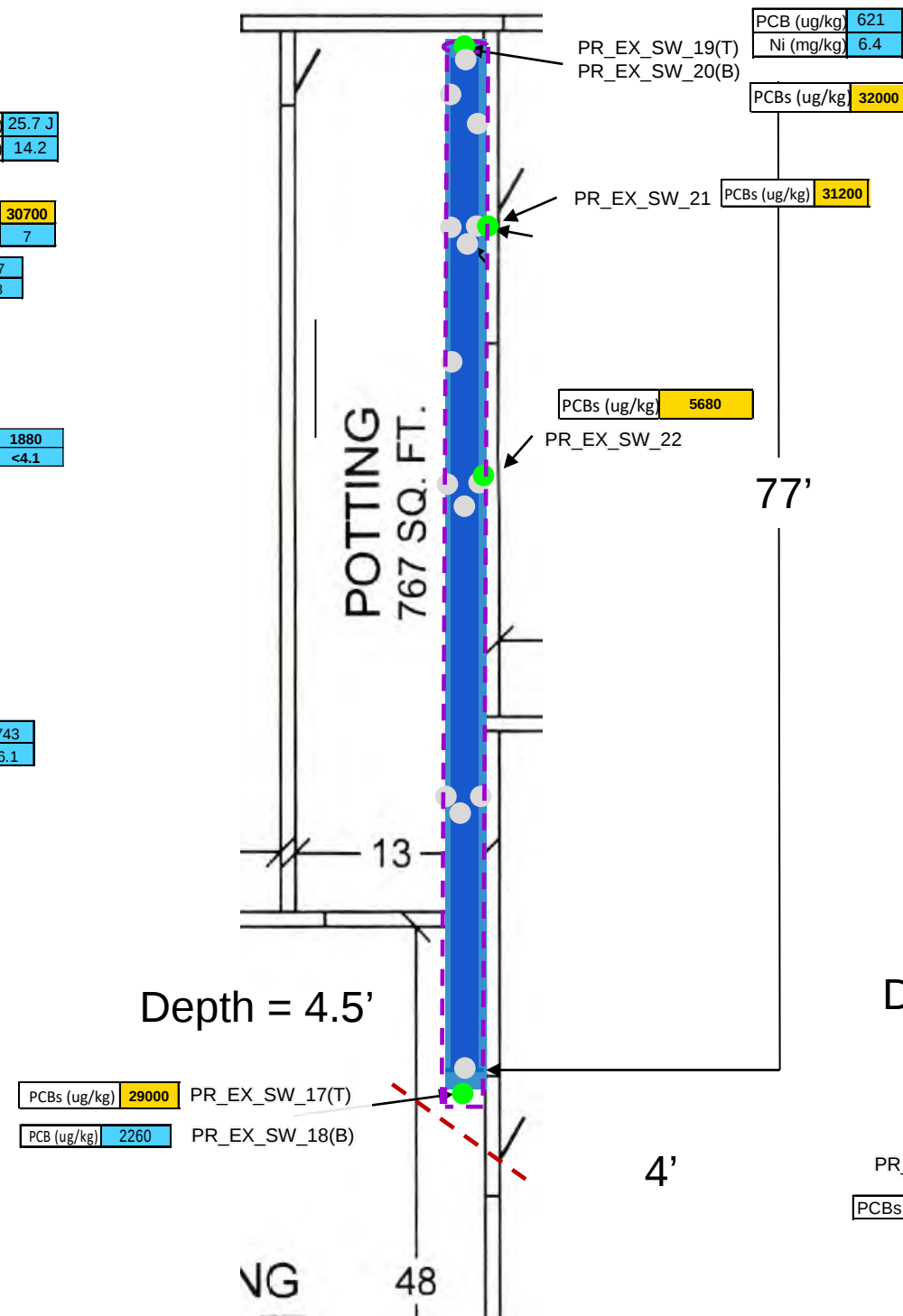
Figure



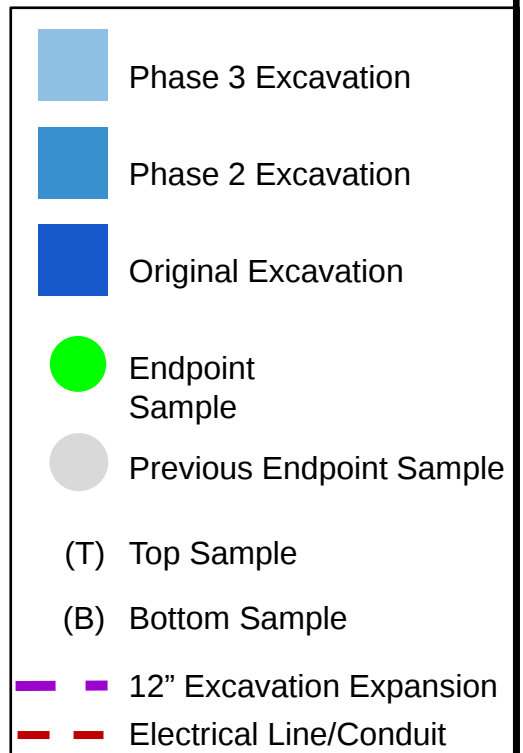
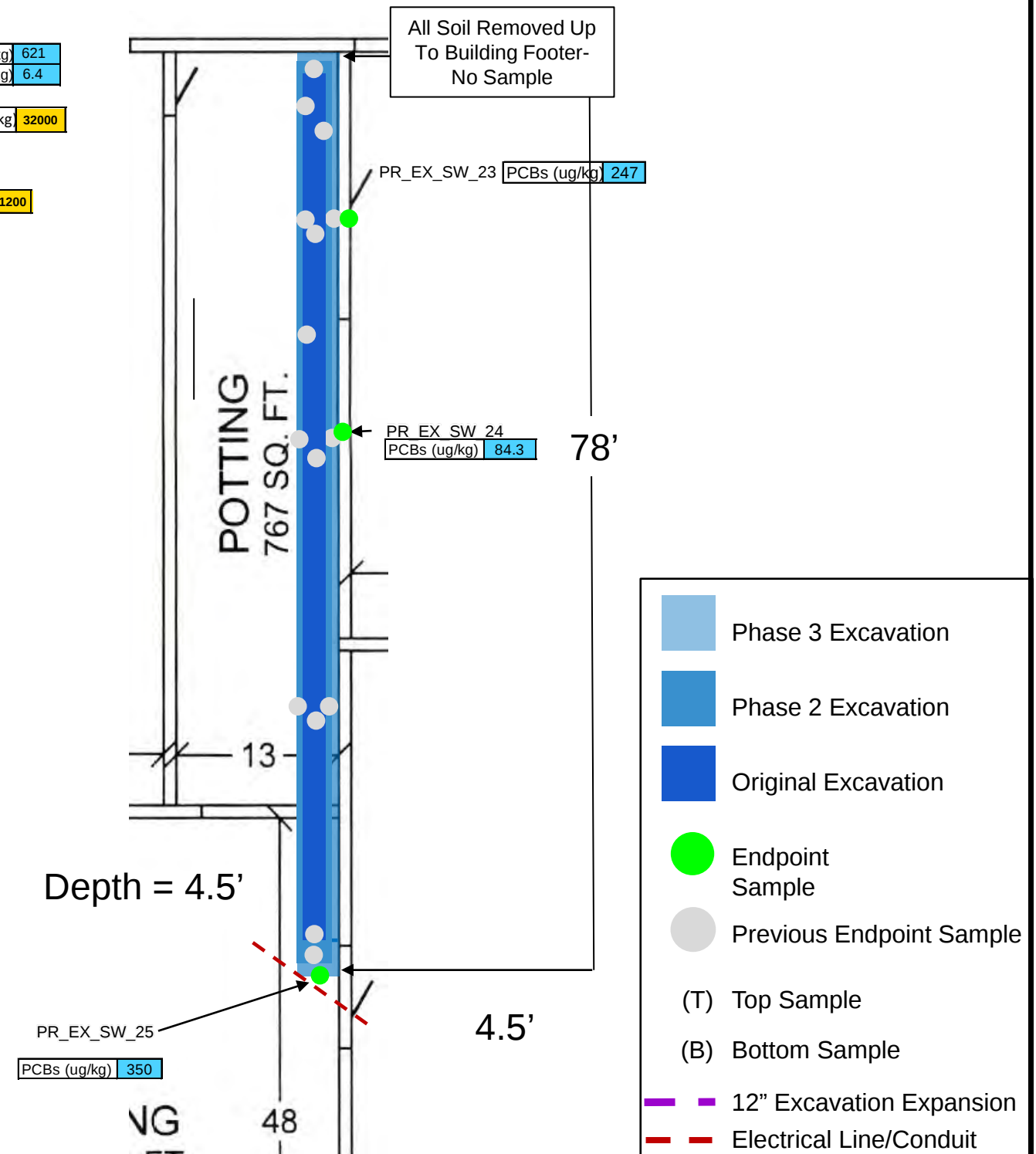
Phase 1 Advance to Phase 2



Phase 2 Advance to Phase 3



Phase 3 No Further Action



Legend: Hit Exceed

POTTING ROOM TRENCH DRAIN REMEDIAL EXCAVATION & RESULTS

225-255 E 2nd Street, Mineola, New York

Figure
24



Phase 1 and 2
Advance To Phase 3

Phase 3 No
Further Action

Client Sample ID:		TR_DRAIN_S_SW-01	TR_DRAIN_S_BT-01	TR_DRAIN_S_SW-02	TR_DRAIN_S_SW-03	TR_DRAIN_S_SW-04
1,1-Dichloroethane	ug/kg	2.7	ND (0.59)	14.7	6.1	409
1,1,1-Trichloroethane	ug/kg	3.2	ND (0.58)	8.3	6.3	8560
Heptachlor epoxide	ug/kg	55.2 ^f	ND (0.46)	18.5 ^h	1.7 ^h	20.2 ^d
Aroclor 1254	ug/kg	1500	396	998	108	334 ^h
Nickel	mg/kg	141	6.2	75.4	458	226

Client Sample ID:		TR_DRAIN_S_SW-01(T)	TR_DRAIN_S_SW-01(B)
1,1-Dichloroethane	ug/kg	ND (0.60)	ND (0.43)
1,1,1-	ug/kg	ND (0.59)	0.77 ^J
Benzo(a)anthracene	ug/kg	37.8	ND (9.5)
Benzo(a)pyrene	ug/kg	40.9	ND (15)
Benzo(b)fluoranthene	ug/kg	48.9	ND (15)
Chrysene	ug/kg	43.3	ND (11)
Heptachlor epoxide	ug/kg	ND (0.49) ^c	ND (0.43) ^c
Aroclor 1254	ug/kg	46600	77.3
Copper	mg/kg	379	8.6
Lead	mg/kg	488	3.1
Nickel	mg/kg	42.1	19.4

Aroclor 1254 (ug/kg)	377
Copper (mg/kg)	78.4
Lead (mg/kg)	3.3

		TR_DRAIN_S_SW-04(T)	TR_DRAIN_S_SW-04(B)
1,1-Dichloroethane	ug/kg	0.63 ^J	ND (0.56)
1,1,1-	ug/kg	0.62 ^J	ND (0.55)
Benzo(a)anthracene	ug/kg	2460	ND (9.3)
Benzo(a)pyrene	ug/kg	1880	ND (15)
Benzo(b)fluoranthene	ug/kg	2100	ND (15)
Chrysene	ug/kg	2210	ND (10)
Heptachlor epoxide	ug/kg	<0.48	ND (0.47)
Aroclor 1254	ug/kg	7470	ND (17)
Copper	mg/kg	98.2	8.4
Lead	mg/kg	110	2.8
Nickel	mg/kg	30.1	10.2

Benzo(a)anthracene (ug/kg)	<9.1
Benzo(a)pyrene (ug/kg)	<15
Benzo(b)fluoranthene (ug/kg)	<14
Chrysene (ug/kg)	<10
Aroclor 1254 (ug/kg)	<18

Benzo(a)anthracene (ug/kg)	42.9
Benzo(a)pyrene (ug/kg)	32.2 ^J
Chrysene (ug/kg)	38.6

Client Sample ID:		TR_DRAIN_S_SW-03(T)	TR_DRAIN_S_SW-03(B)
1,1-Dichloroethane	ug/kg	ND (0.62)	ND (0.79)
1,1,1-	ug/kg	ND (0.60)	ND (0.77)
Benzo(a)anthracene	ug/kg	1760	ND (9.5)
Benzo(a)pyrene	ug/kg	1280	ND (15)
Benzo(b)fluoranthene	ug/kg	1490	ND (15)
Chrysene	ug/kg	1570	ND (11)
Heptachlor epoxide	ug/kg	ND (0.44) ^c	ND (0.46) ^c
Aroclor 1254	ug/kg	169	819
Copper	mg/kg	5.8	10.9
Lead	mg/kg	18.7	3.4
Nickel	mg/kg	6.2	7.4

- Phase 3 Excavation
- Phase 2 Excavation
- Original Excavation
- Endpoint Sample
- Previous Endpoint Sample
- (T)

Top Sample
- (B)

Bottom Sample
- Proposed 24" Excavation Expansion

Legend: Hit Exceed

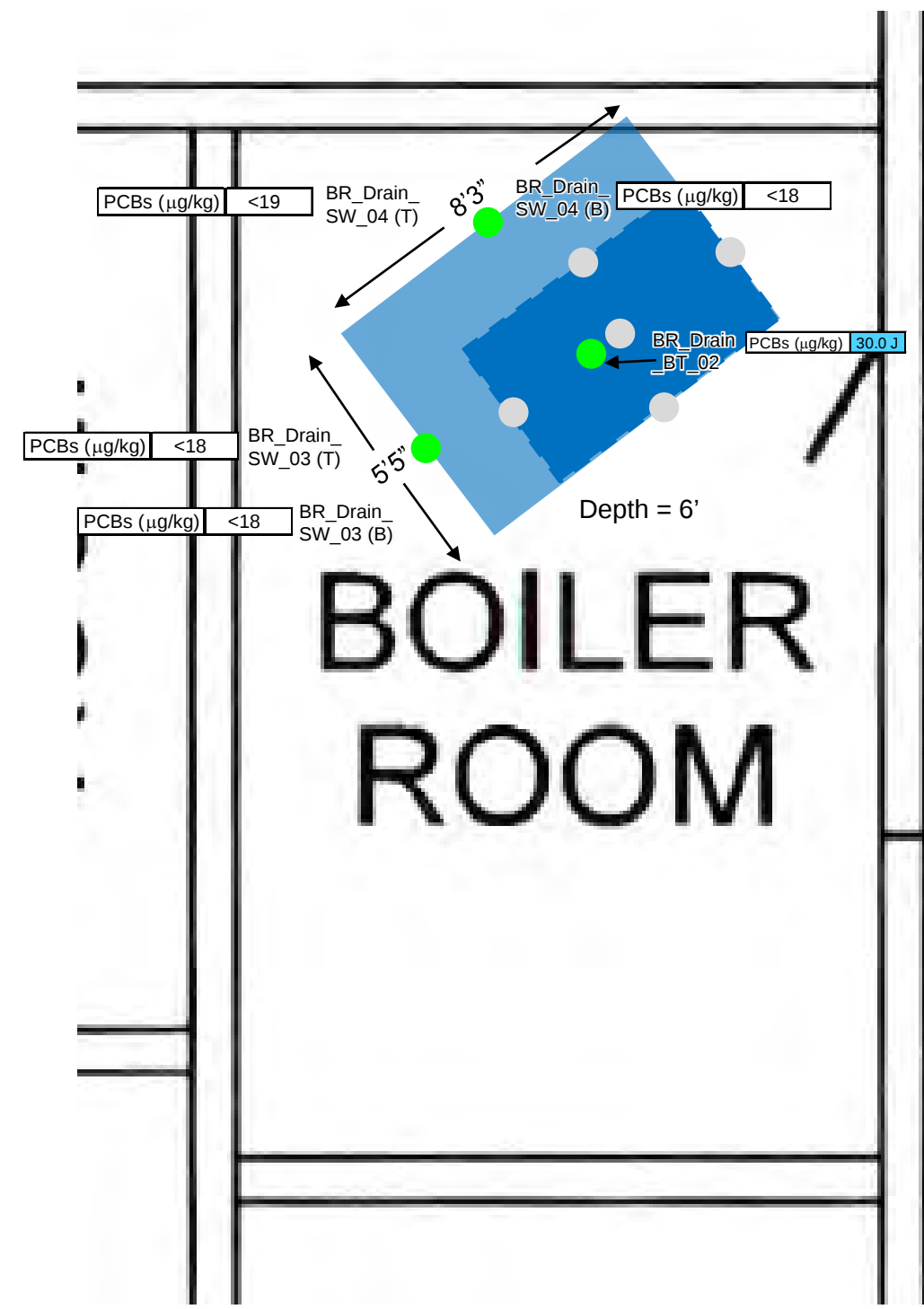
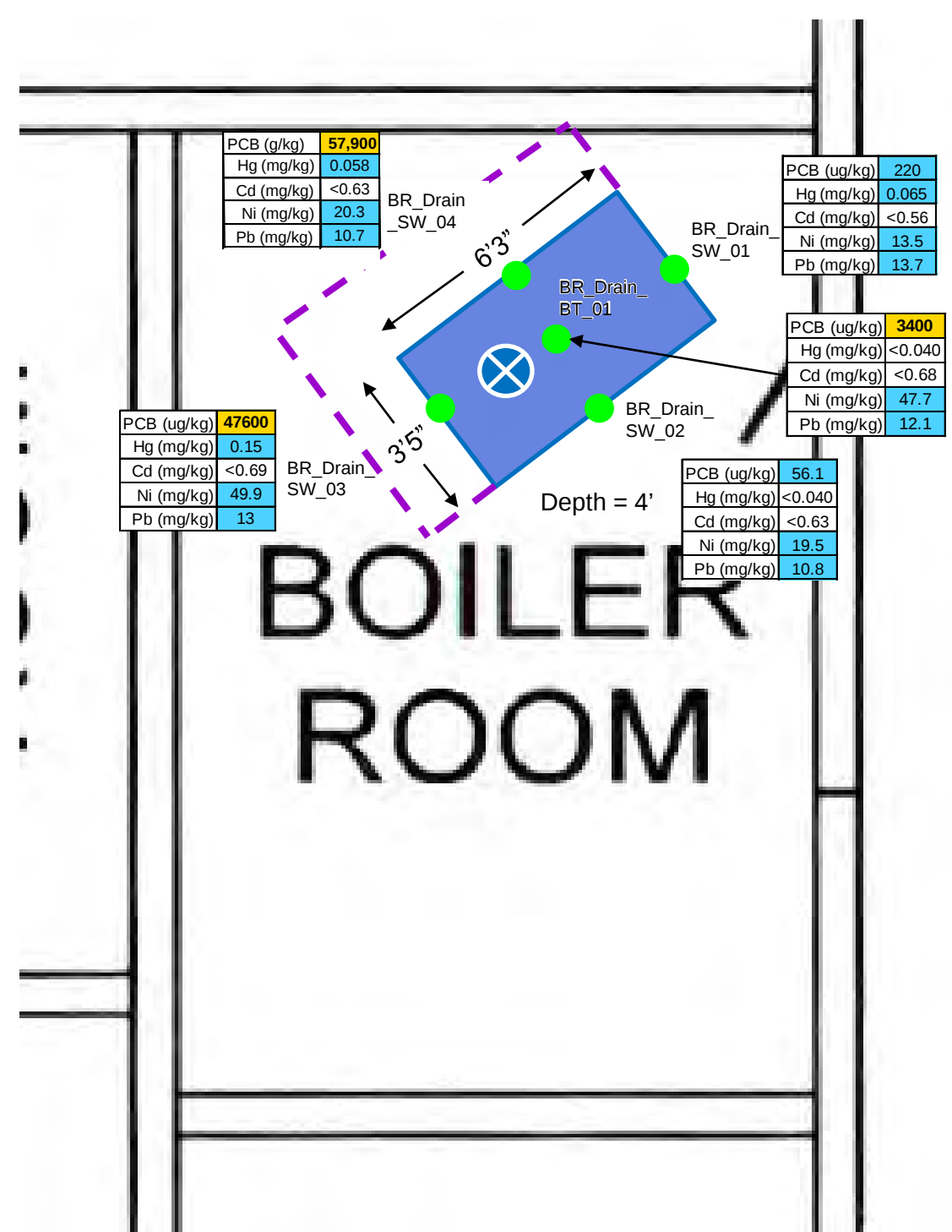
TUMBLING ROOM SOUTH DRAIN REMEDIAL EXCAVATION & RESULTS

225-255 E 2nd Street, Mineola, New York



Phase 1 Advance To Phase 2

Phase 2 No Further Action



Phase 2 Excavation

Original Excavation

Endpoint Sample

Previous Endpoint Sample

(T)

Top Sample

(B)

Bottom Sample

24" Excavation Expansion

Excavation (24" down)

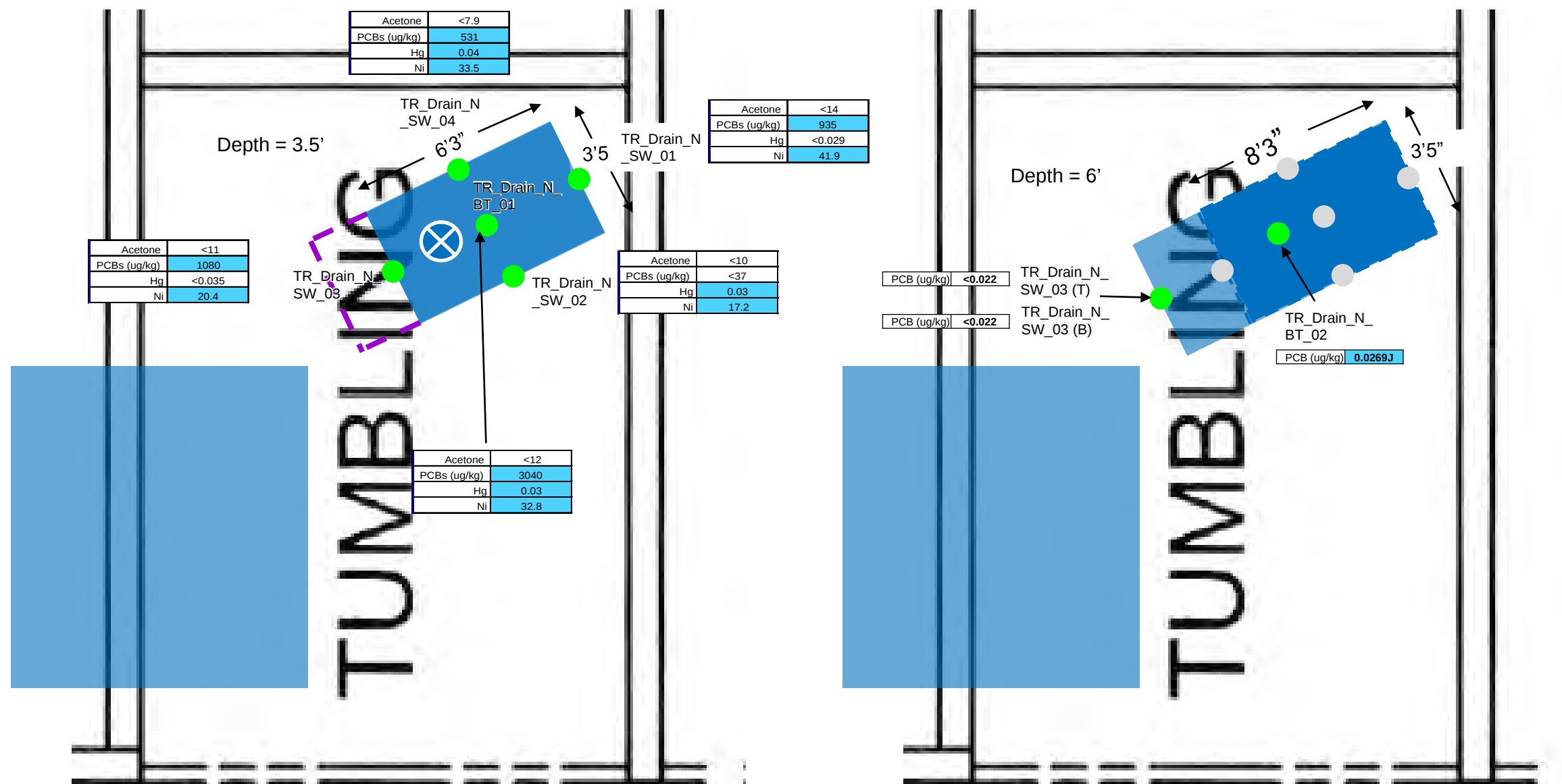
Legend:	Hit	Exceed
---------	-----	--------





Phase 1 Advance To Phase 2

Phase 2 No Further Action



TUMBLING ROOM NORTH DRAIN REMEDIAL EXCAVATION & RESULTS

225-255 E 2nd Street, Mineola, New York

Figure

27

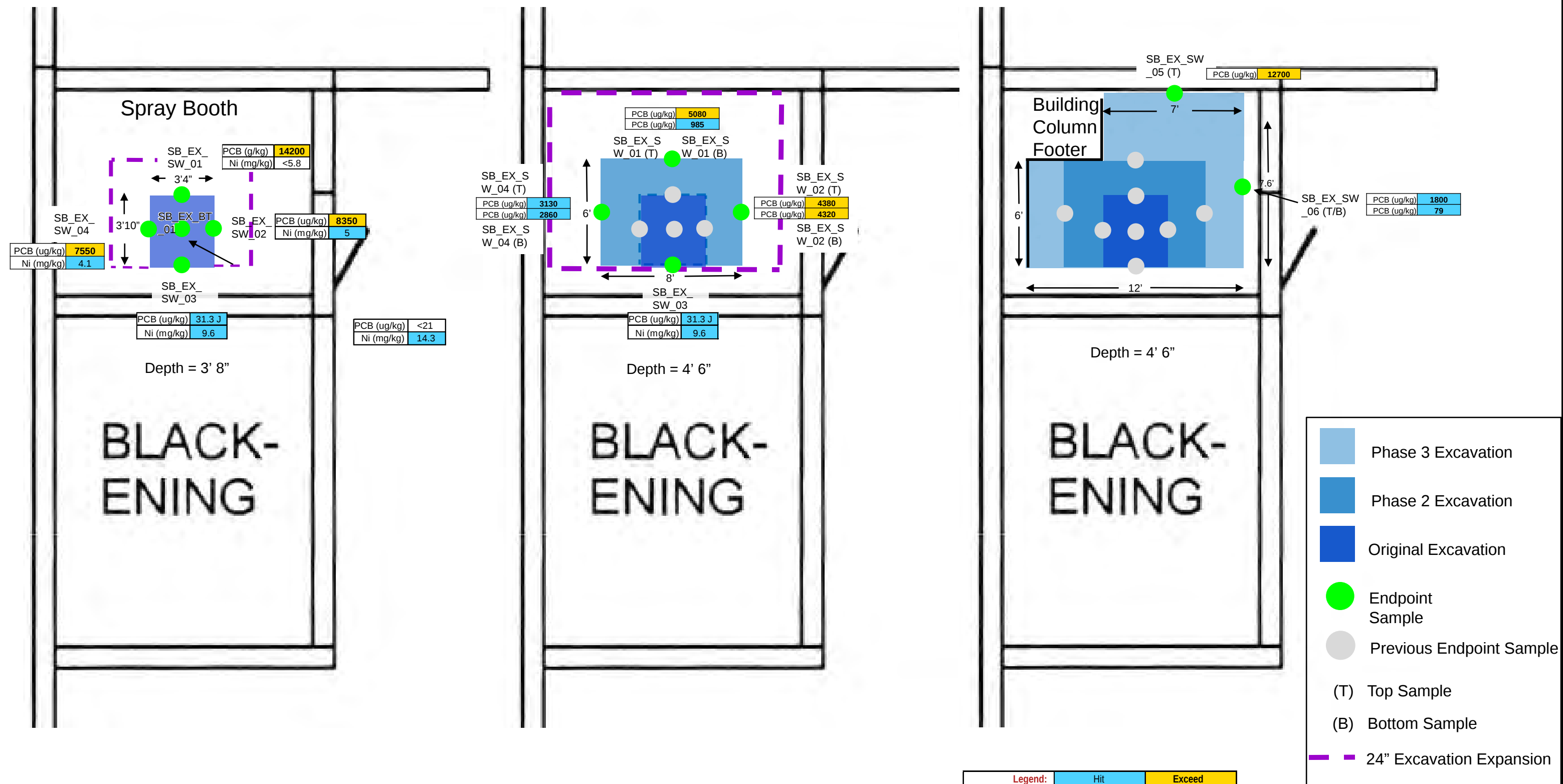




Phase 1 Advance To Phase 2

Phase 2 Advance To Phase 3

Phase 3 No Further Action



SPRAY BOOTH REMEDIAL EXCAVATION & RESULTS

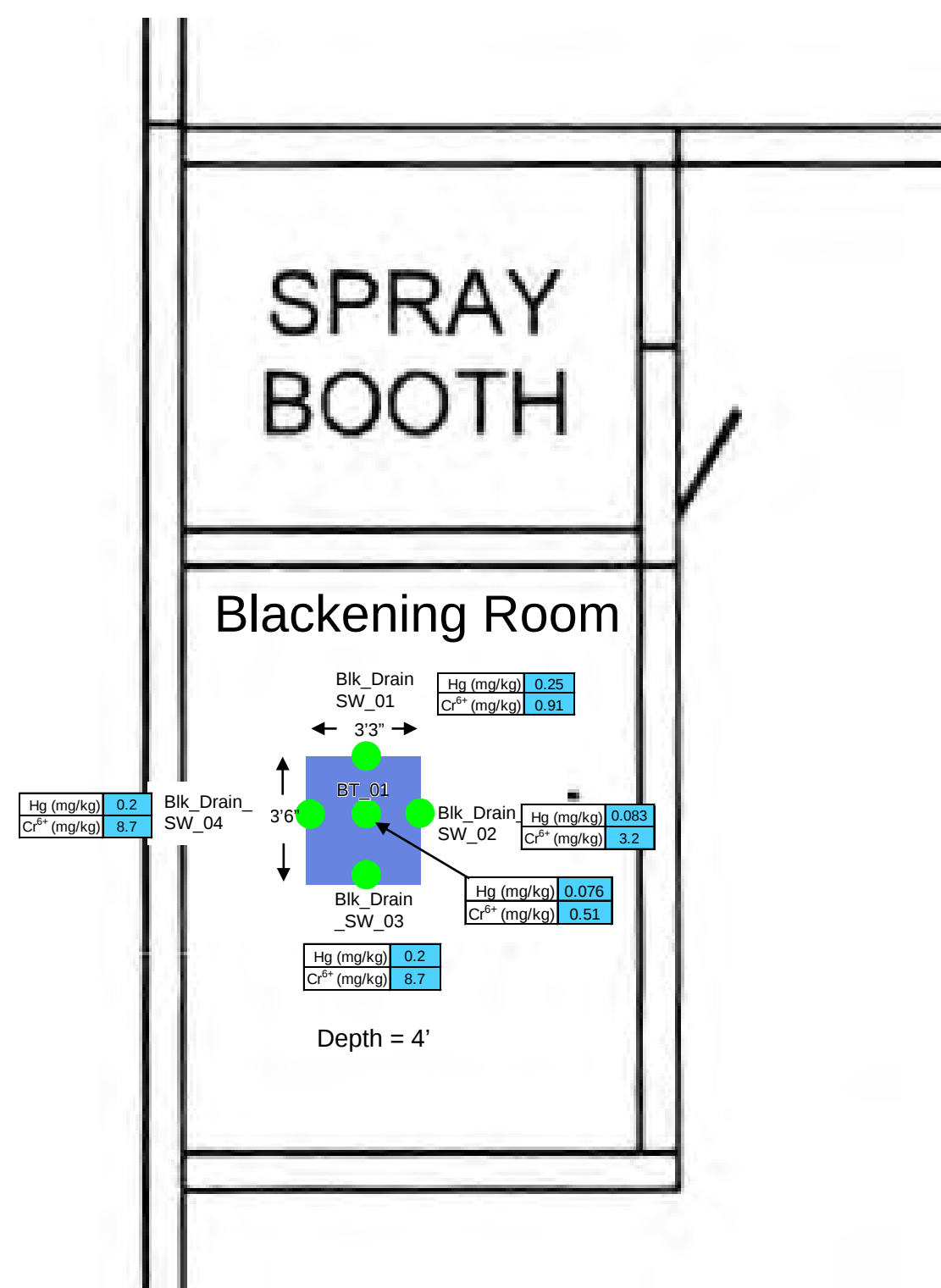
225-255 E 2nd Street, Mineola, New York

Figure

28



Phase 1
No Further Action



Original Excavation

Endpoint Sample

Legend:	Hit	Exceed
---------	-----	--------

BLACKENING ROOM REMEDIAL EXCAVATION & RESULTS

225-255 E 2nd Street, Mineola, New York

