Advanced Cleanup Technologies, Inc.

ENVIRONMENTAL CONSULTANTS

PHASE I/PHASE II
ENVIRONMENTAL SITE ASSESSMENT

1-3 Manorhaven Boulevard
Port Washington, New York 11050

October 30, 2006

ACT File #: 5621-PWNY

Prepared for:

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CERTIFICATION

Property Location: 1-3 Manorhaven Boulevard
Port Washington, New York 11050

Advanced Cleanup Technologies, Inc. performed a Phase I/Phase II Environmental Site Assessment on the above-referenced property. The Phase I portion of the Assessment included a property inspection, research into the historical uses of the property and surrounding land, a review of regulatory agency files pertaining to the property and an interview with property representatives regarding past and present conditions at the property. The Phase II portion of the Assessment included the installation of soil borings and temporary monitoring wells and the collection and analysis of soil and ground water samples.

The Phase I portion of the Assessment was performed to meet or surpass the industry standard established by ASTM's Standard Practice for Phase I Environmental Site Assessments (E 1527-00). The Phase I portion of the Assessment has also considered other environmental issues such as asbestos, radon and lead which are not covered by the ASTM standard. The Phase II portion of the Assessment was performed in accordance with ASTM's Standard Guide for Phase II Environmental Site Assessments (E1903-97).

The results of the Assessment are contained in this report. Based upon this Assessment, Advanced Cleanup Technologies, Inc. makes the following conclusions and representations concerning the scope of the assessment and the environmental quality of the property. The Phase I/Phase II Environmental Site Assessment has revealed the following Recognized Environmental Conditions at the subject property:

- Suspect soil contamination inside the dry cleaning building at the Site (Section 2.3);
- Ground water contamination beneath and adjacent to the Site (Section 3.1, 6.3);
- Soil vapor contamination beneath an adjacent property (Section 3.1);
- Suspect Asbestos Containing Material at the Site (Section 3.2).

We hereby certify that we have no interest, present or contemplated, in the properties inspected and that neither the employment to make the inspection nor the compensation is contingent on the value of the properties. The analyses, opinions and conclusions contained in this report are

limited only by any reported assumptions or limiting conditions described herein, and are our personal unbiased professional opinions and conclusions. We further certify that this Assessment was performed in conformity with the ASTM Standard and the scope outlined in this report. This inspection report accurately reflects current federal, state and local guidelines.

Dated: October 30, 2006

X William K Sisco Jr.
By: William K. Sisco
Senior Project Manager

X Paul P. Stewart, Jr.
By: Paul P. Stewart, JD, MS
President

TABLE OF CONTENTS

TABLE OF CONTENTS (cont.)

FIGURES

APPENDICES

1.0 INTRODUCTION AND SCOPE OF ASSESSMENT

Advanced Cleanup Technologies, Inc. (ACT) was retained to perform a Phase I/Phase II Environmental Site Assessment of the property located at 1-3 Manorhaven Boulevard, Port Washington, New York 11050. The Phase I portion of the Assessment was performed to meet or surpass the industry standard established by ASTM's Standard Practice for Phase I Environmental Site Assessments (E 1527-00). The Phase II portion of the Assessment was performed in accordance with ASTM's Standard Guide for Phase II Environmental Site Assessments (E1903-97)

The purpose of the Assessment was to identify any Recognized Environmental Conditions at the property. As defined by the ASTM, a Recognized Environmental Condition is the presence of any hazardous substances or petroleum products on real estate under conditions that indicate an existing release, a past release, or a material threat of a release.[1]

The Phase I portion of the Assessment consisted of a visual inspection of the premises, interviews with property representatives regarding past and present conditions at the property, research into historical uses of the property and surrounding land and a review of regulatory agency files pertaining to the property. The Assessment also included an overview of the site's hydrogeologic setting and an evaluation of environmental risks associated with asbestos, radon and lead.

A site inspection was performed by Paul P. Stewart of ACT on September 22, 2006. Jimmy, a representative of Chez Valet Dry Cleaners located at 1 Manorhaven Boulevard and a representative of The Breakfast Room located at 3 Manorhaven Boulevard provided access and information regarding the property. Jimmy has been associated with the subject property for approximately 40 years. The property is owned by Diego and Mary Marino. The inspection consisted of the following activities:

- A visual examination of the interior and exterior of the premises;
- An evaluation of land usage in the area surrounding the site;
- Photography of the site.

All relevant Nassau County, Town of North Hempstead agencies were contacted for information pertaining to this property, including:

- Department of Planning and Development;
- Department of Health;
- Tax Assessment;
- Fire Marshal.

Databases of environmental information maintained by Federal and State agencies were also searched for known sources of environmental contamination at the site and its vicinity.

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1 American Society for Testing and Materials Practice E 1527-00, Sec. 3.3.28.

2.0 PROPERTY DESCRIPTION

2.1 Site Vicinity

The subject property, 1-3 Manorhaven Boulevard, is located in a commercial and residential area in the northwest portion of Nassau County, New York. A Locational Diagram showing the site and its immediate vicinity is provided as Figure 1. The property is located along the north side of Manorhaven Boulevard and the west side of Sands Point Road.

Residential properties are located along Sands Point Road to the north of the subject property. A Sunoco Service Station is located to the south and a commercial building, Gold Coast Dental, is located to the east. A vacant lot owned by the Village of Manorhaven is located to the west of the subject property.

The topography of the property is level. The vicinity of the site is approximately 15 feet above mean sea level[2]. The ground surface in the vicinity of the property is covered with asphalt and concrete pavement and landscaped lawns.

The subsurface beneath the site consists of unconsolidated sand and gravel layers from the ground surface to approximately 700 feet below ground surface. The major aquifer systems beneath the subject property are the Magothy and Lloyd aquifer systems. Bedrock beneath the subject property is approximately 700 feet below ground surface.[3] Regional ground water flow in the vicinity of the site is toward the south.

2.2 Site Construction Details

The subject property consists of two adjoining one-story commercial buildings. The buildings are constructed on concrete slabs. The northern building contains Chez Valet Dry Cleaners located at 1 Manorhaven Boulevard ("dry cleaner") and has a partial basement (Photograph 1). The southern building contains The Breakfast Room, a kitchen and bath showroom located at 3 Manorhaven Boulevard ("kitchen and bath showroom") with no basement (Photograph 2).

The combined footprint of both buildings is 6,560 square feet in area. The property is approximately 13,100 square feet in area. A Site Diagram is provided as Figure 2.

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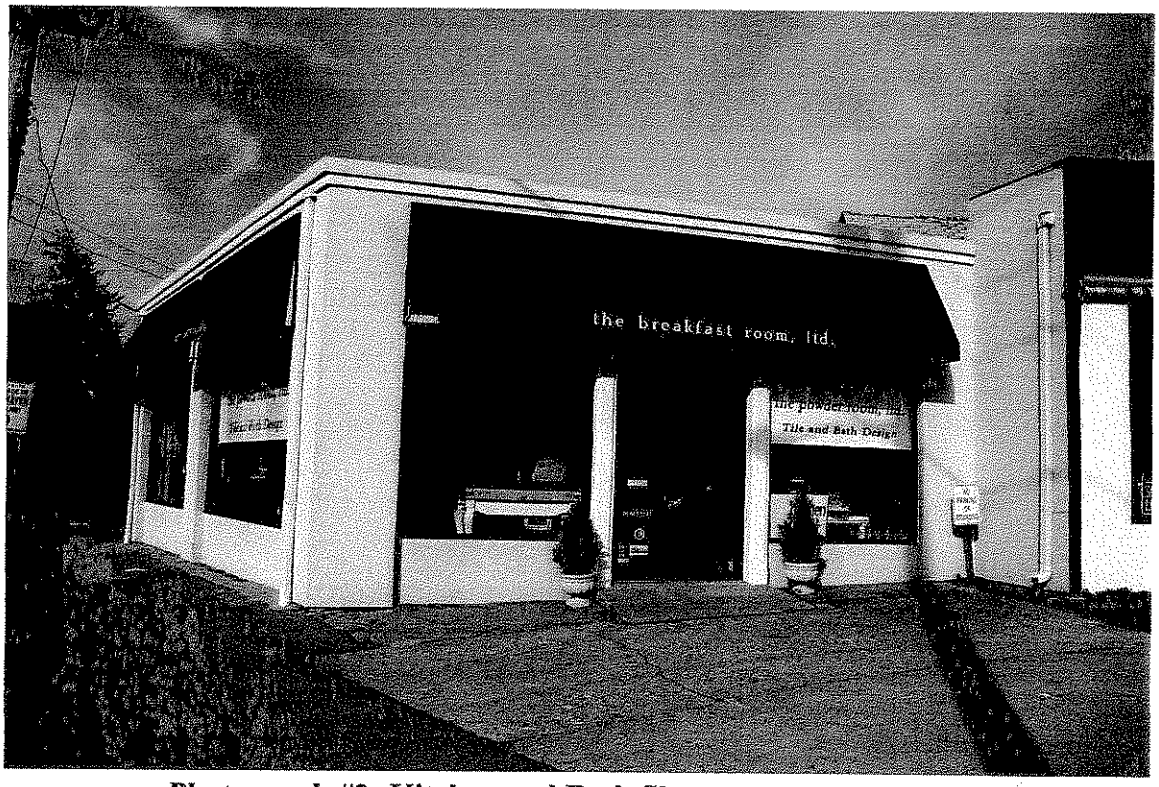
2 USGS 7.5 Minute Series Topographic Map, Sea Cliff, New York Quadrangle.

3 From **Hydrogeologic Framework Of Long Island, New York** by Smolensky, D.A., Buxton, H.T., and Shernoff, P.K., 1989.

Photograph #1: Dry Cleaner Looking West



Photograph #2: Kitchen and Bath Showroom Looking West

The electrical and water services enter the property along the eastern property boundary. Natural gas service enters the kitchen and bath showroom along the southern property boundary. No natural gas service is provided for the dry cleaner. The utility meters are located in the basement and garage of the dry cleaner and along the western exterior wall of the kitchen and bath showroom. The property is connected to the Nassau County municipal sewer system. No on-site septic system structures were identified at the subject property.

The dry cleaner is provided heat by oil-fired furnaces located in the garage and utility room (Photographs 3 and 4). The dry cleaning building is not provided with hot water. The kitchen and bath showroom is provided heat and hot water by a natural gas-fired furnace located in a utility closet. No stains, odors or evidence of spills were identified in the vicinity of the heating equipment.

2.3 Building Interior

The interior of the dry cleaner consists of concrete and wood flooring, sheetrock walls and a tiled ceiling. It contains a customer service area in the front, garment racks in the middle and a self-contained dry cleaning machine and a washer-dryer in the rear of the building (Photograph 5). A utility room containing an oil-fired furnace and a storage room are also located in the rear of the dry cleaner. An attached garage is located along the northeastern wall which contains a second oil-fired furnace, an above-ground storage tank and several chemical containers and drums (Photograph 6).

The dry cleaner contains a pipe trench running from a sump adjacent to the dry cleaning machine to the western wall of the building (Photograph 7). The sump reportedly discharges to the municipal sewer system. The pipe trench was covered by wooden boards at the time of the inspection and could not be accessed to determine its construction and physical integrity. Potentially contaminated soil within this pipe trench may be impacting the environmental quality of the subject property.

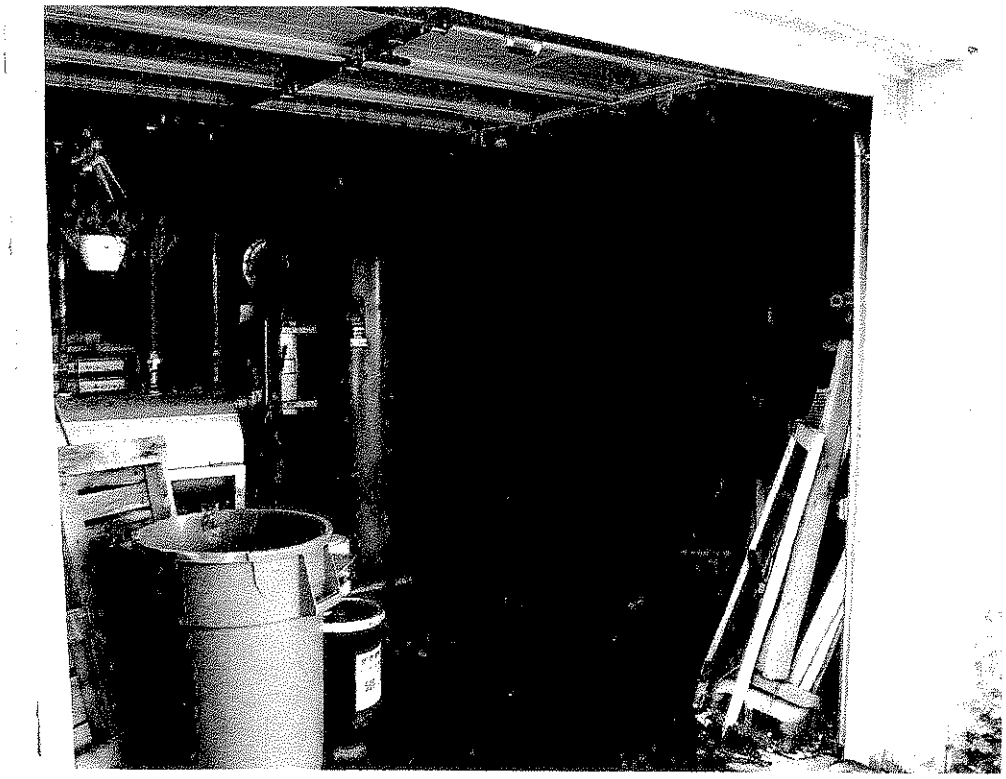
The kitchen and bath showroom contains display furniture and equipment in the front and offices in the rear. The interior contains ceramic floors, sheetrock walls and a suspended tile ceiling.

2.4 Building Exterior

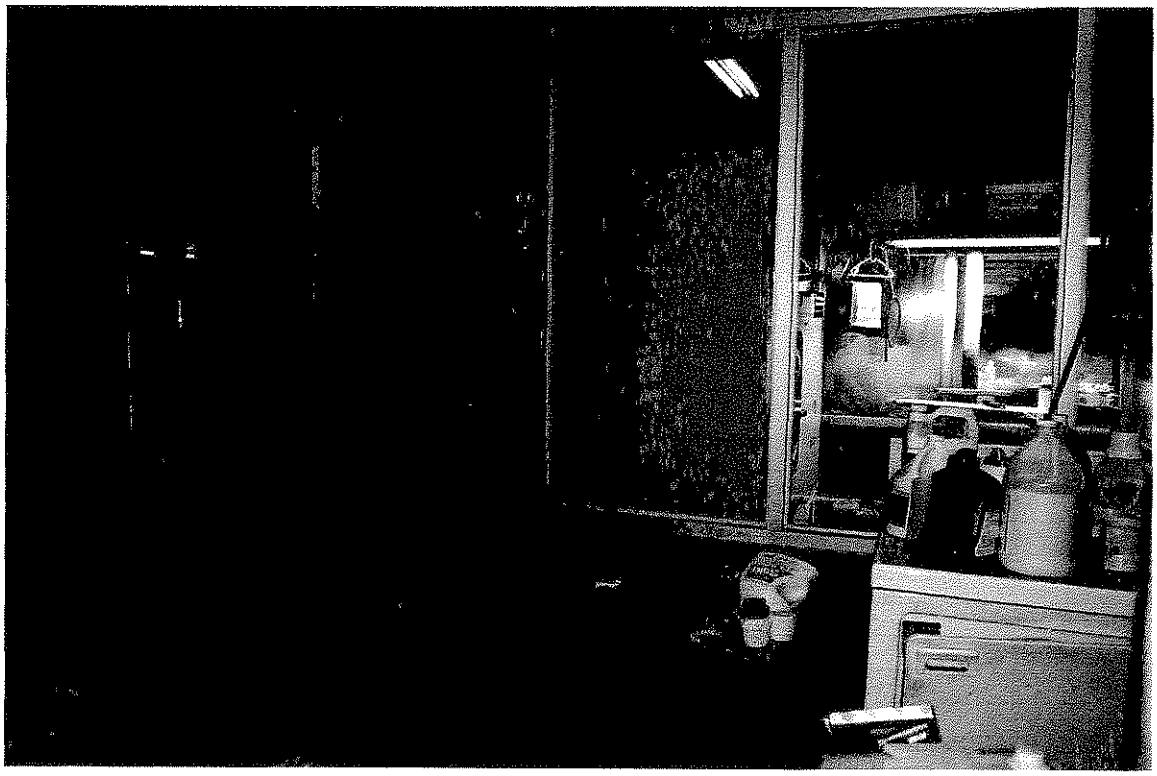
The exteriors of buildings consist of concrete walls and flat, tar roofs. The main entrances of both buildings are located along their eastern walls. A roll up door along the eastern wall of the attached garage provides an additional entrance to the dry cleaner. A door leading to an alleyway along the western wall of the kitchen and bath showroom provides an additional entrance to that building.

The exterior of the dry cleaner is surrounded by asphalt parking lots along its north and east sides and the kitchen and bath showroom to the south. The western wall of the dry cleaner abuts a vacant lot owned by the Village of Manorhaven (Photograph 8). The vacant lot contained two stand

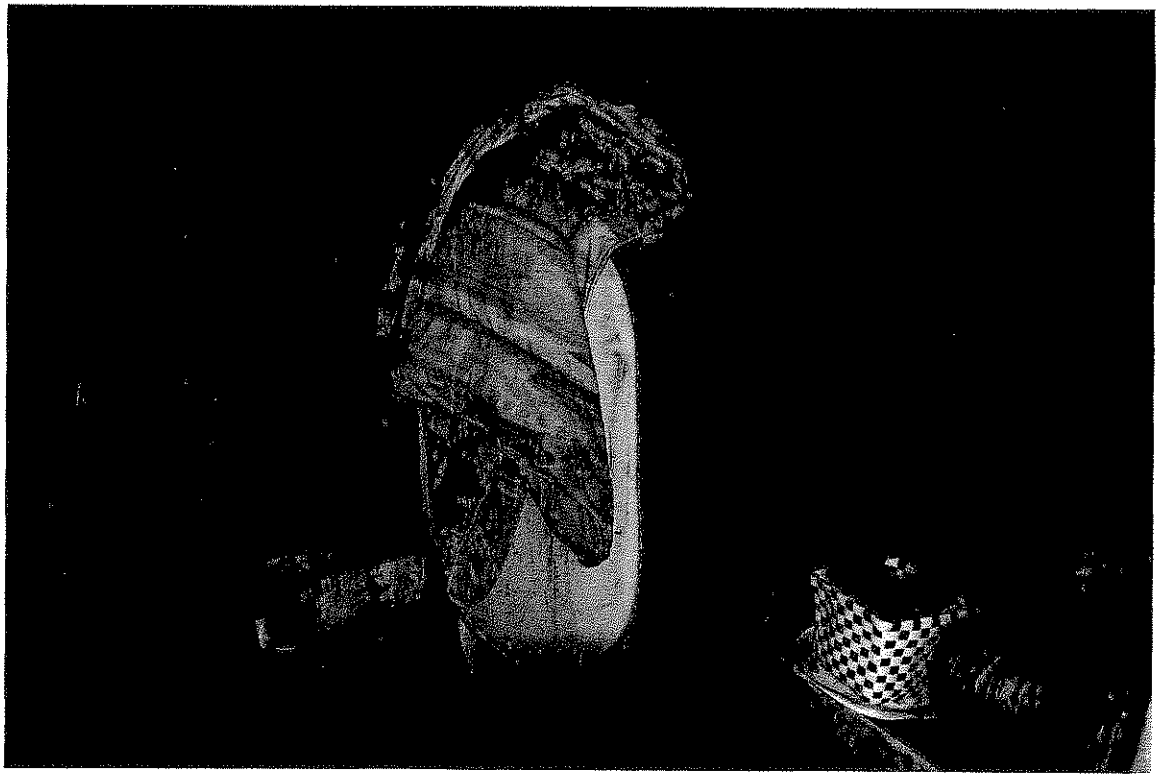
Photograph #3: Boiler inside Utility Room at Dry Cleaner



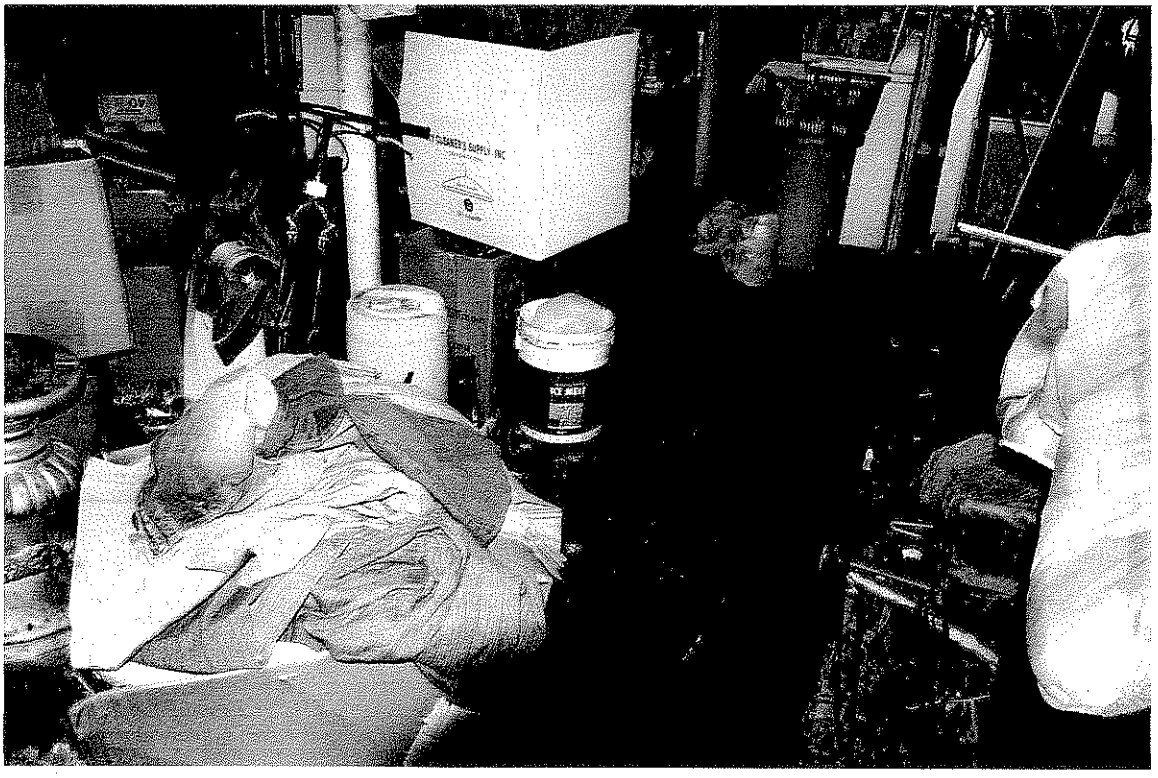
Photograph #4: Boiler inside attached Garage at Dry Cleaner



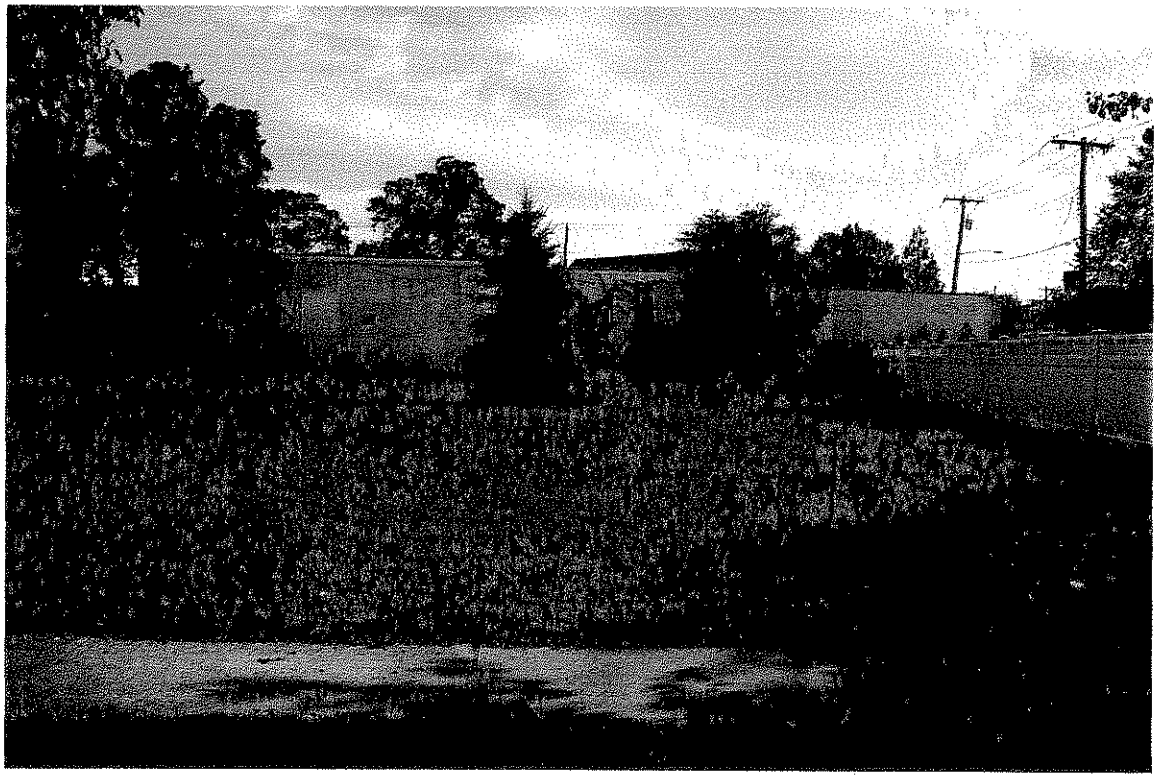
Photograph #5: Self-Contained Dry Cleaning Machine



Photograph #6: Inactive Aboveground Storage Tank in Garage



Photograph #7: Sump and Pipe Trench inside Dry Cleaner



Photograph #8: Vacant Lot West of Subject Property

pipes for monitoring wells located along its eastern and southern boundaries adjacent to the subject property (Photographs 9 and 10). This lot will be discussed further in the Phase II portion of the Assessment.

The kitchen and bath showroom shares a common wall with the dry cleaner to the north. An alleyway used for the storage of solid waste containers separates the kitchen and bath showroom from the vacant lot to the west. The southern exterior wall of the kitchen and bath showroom faces a sidewalk along Manorhaven Boulevard.

3.0 FINDINGS AND RESULTS OF THE ASSESSMENT

3.1 Previous Environmental Reports

Several documents concerning the vacant lot adjacent to the subject property were obtained through a Freedom of Information Law request from the Village of Manorhaven. The documents ranged in date from 2004 to 2006 and contained correspondence from the Nassau County Department of Health (NCDOH) and the New York State Department of Environmental Conservation (NYSDEC). Copies of these documents are contained in Appendix A.

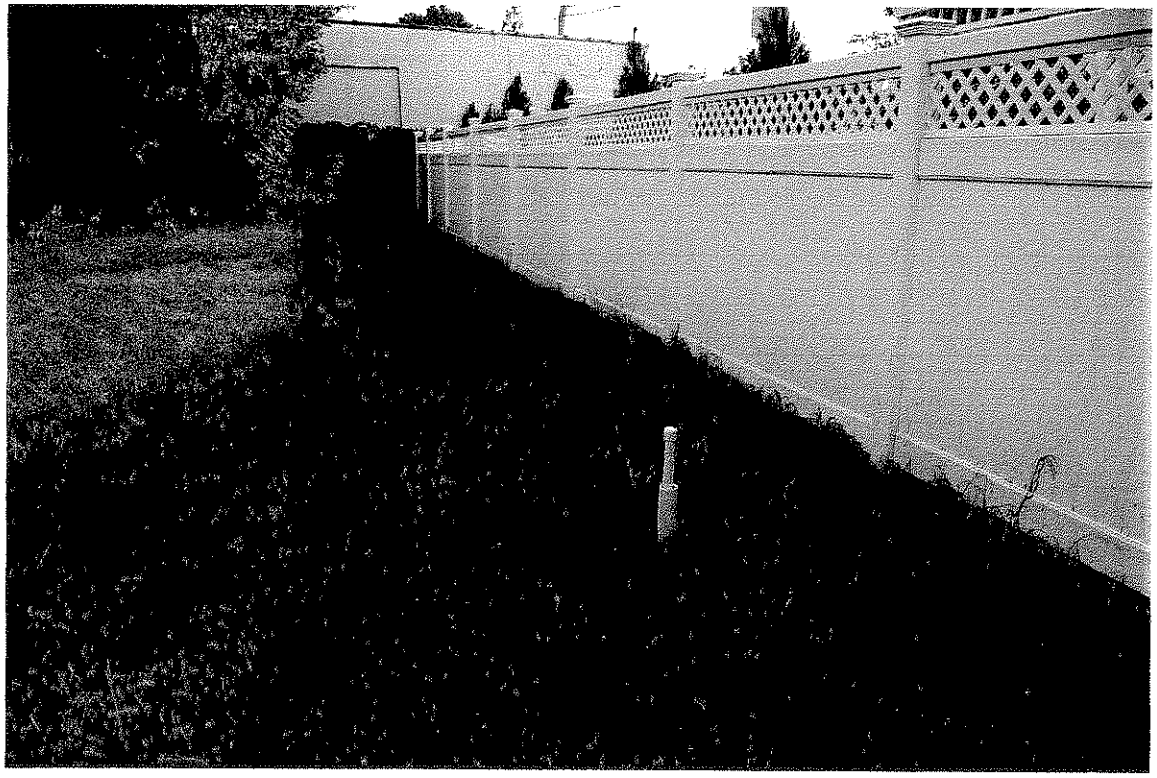
A report by Severn Trent Laboratories, (STL) dated November 29, 2004 contains the results of soil and soil vapor testing performed on the adjacent lot. The STL report describes the collection of 3 samples from the eastern boundary of the vacant lot adjacent to the subject property and 1 sample from the center of the vacant lot. All four soil and soil vapor samples were analyzed for volatile organic compounds (VOCs) by a state-certified testing laboratory.

The STL report concludes that no VOCs were detected in subsurface soil. However, numerous VOCs including Tetrachloroethene or "PERC" a dry cleaning fluid, were detected in all of the soil vapor samples. The highest concentration of Tetrachloroethene (200 ug/m^3) was found in the northeastern portion of the vacant lot adjacent to the dry cleaner. Other VOCs commonly contained in gasoline, such as Toluene , Ethylbenzene and Xylenes, were also found in each of the soil vapor samples. In a letter dated February 8, 2005, Mr. Robert Weitzman of the NCDOH requested that additional soil vapor sampling be performed.

A report by Berninger Environmental, Inc. (BEI) dated January 27, 2006 contains the results of additional soil vapor and ground water testing performed at the adjacent lot. The BEI report documented the collection of 3 soil vapor samples and 7 ground water samples from the adjacent lot. The soil vapor samples were analyzed for VOCs by a state-certified laboratory and again found to contain numerous VOCs including Tetrachloroethene and other VOCs commonly contained in gasoline, including Benzene, Toluene, Ethylbenzene and Xylenes..

The BEI report described the presence of 594 ug/m^3 of Tetrachloroethene in soil vapor sample SG-2 located adjacent to the dry cleaner. Since the first soil vapor survey by STL, the New York State Department of Health (NYSDOH) developed a draft document entitled "Guidance for

Photograph #9: Monitoring Well on Eastern Boundary of Vacant Lot



Photograph #10: Monitoring Well on Southern Boundary of Vacant Lot

Evaluating Soil Vapor Intrusion in the State of New York' dated February, 2005. The NYSDOH guidance document provides an action level for Tetrachloroethene in soil vapor of 100 ug/m^3. The The concentration of Tetrachloroethene in soil vapor SG-2 exceeds the NYSDOH action level for this compound. The presence of Tetrachloroethene in soil vapor adjacent to the subject property may be impacting the environmental quality of the subject property.

The BEI report also documented the presence of Tetrachloroethene in ground water beneath the adjacent lot. The highest concentration of Tetrachloroethene in ground water (75 ug/l in GW-2) was found adjacent to the southwest wall of the dry cleaner at the same location where the maximum soil vapor contamination was detected. This concentration of Tetrachloroethene exceeds the NYSDEC water quality standard of 5 ug/l. The presence of Tetrachloroethene in ground water beneath the subject property will be discussed further in the Phase II portion of the Assessment.

The BEI report also documented the installation of three piezometers to determine the direction of ground water flow beneath the adjacent lot. Ground water samples were also collected and analyzed from these piezometers. The BEI report determined that ground water flows in a southerly direction from the dry cleaner towards the southeastern portion of the adjacent lot. Therefore, sampling location SG-2/GW-2 which contained the highest concentration of Tetrachloroethene in soil vapor and ground water, is directly downgradient of the dry cleaner.

3.2 Asbestos

A visual inspection of the property for suspect asbestos-containing materials (ACM) such as pipe and boiler insulation, ceiling tiles and floor tiles was conducted.

Suspect asbestos-containing ceiling tile and was observed inside the dry cleaner. Approximately 100 linear feet of suspect asbestos-containing pipe insulation was identified in the crawl space to the partial basement beneath the dry cleaner.

The suspect asbestos-containing materials were found to be in fair to good condition and have a low potential for disturbance. Therefore, the suspect asbestos-containing materials have a low potential for discharge. However, all Federal, State and local regulations should be followed with respect to asbestos-containing materials if renovations or demolition are to be performed at the property.

These findings comprise only a preliminary inspection of the subject property for ACM and should not be interpreted as a formal asbestos survey. All Federal, State and local regulations should be followed with respect to the identification and abatement of asbestos-containing materials if renovations or demolition activities are to be performed at the property.

3.3 Hazardous Materials

A visual inspection of the property was conducted for evidence of potential hazardous material contamination. No areas of stressed vegetation or excavated areas were observed anywhere on the property. No pits, ponds, or lagoons indicative of hazardous waste disposal were identified at the property.

Two 55 gallon drums containing labeled Tetrachloroethene were identified inside the dry cleaner. Additional drums and containers of chemicals were identified inside the dry cleaner garage. The drums and containers appear to be in good condition with no spillage or staining noted. The storage of these drums and chemicals does not appear to be impacting the environmental quality of the subject property. All state and federal requirements should be complied with concerning the storage and disposal of hazardous chemicals.

3.4 Storage Tanks

One aboveground storage tank was identified inside the dry cleaner garage. This tank appeared to be inactive and in good condition. No evidence of spillage or staining was noted adjacent to this tank. This tank will be discussed further in Section 5.0 of this Assessment. No other above ground storage tanks were identified at the subject property.

The fill and vent pipes of an underground storage tank were observed in the northeast portion of the dry cleaner. According to Jimmy, a 1,000 gallon underground fuel oil storage tank is located in this area. This underground storage tank will be discussed further in the Phase II portion of the Assessment. No other evidence of underground storage tanks was identified at the subject property. No evidence of former underground storage tanks, such as asphalt or concrete patches, was identified at the property.

The Nassau County Department of Health (NCDH) and Nassau County Fire Marshal (NCFM) has not responded to ACT's file search request at the time of this report. This information will be forwarded as soon as it has been received and evaluated.

3.5 Radon

The New York State Department of Health maintains records of average radon levels throughout the state. The average level for the postal zip code 11050 is 1.9 picoCuries per Liter (pC/L). This level is considered to be within the normal background range. The United States Environmental Protection Agency (USEPA) standard for radon is 4.0 pC/L.[4]

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[4] New York State Department of Health, Basement Screening Data. March 1999.

3.6 Drinking Water Quality

The subject property is supplied water by the local municipality. The quality of this water is monitored for organics and inorganics, including lead, in accordance with Federal law. The municipality must maintain lead concentrations at less than 15 micrograms per liter.[5]

3.7 Lead In Paint

An inspection of the property for chipped, peeling or cracking paint was performed. No areas of chipped, peeling or deteriorating paint were identified at the property. Therefore, a paint sample was not obtained.

The building at the subject property was constructed prior to 1978. Lead content in paints manufactured and distributed prior to 1978 were not Federally regulated. Therefore, paints applied to the building surfaces prior to 1978 were probably lead based. As previously-mentioned, the painted surfaces at the building were identified in good condition.

These findings comprise only a preliminary inspection for lead-based paint at the subject property and should not be interpreted as a formal lead-based paint inspection. All Federal, State and local regulations should be followed with respect to lead-based paint if renovations or demolition activities affecting painted surfaces are to be performed.

3.8 Polychlorinated Biphenyls (PCB's)

No electrical transformers containing substantial amounts of PCB-contaminated oil or hydraulic fluid were observed at the property. No equipment which could contain substantial amounts of PCB-contaminated oil was identified at the property.

4.0 PRIOR USE INVESTIGATION

In order to determine the prior uses of the property, all available regulatory agency files and Fire Insurance Maps covering the subject property were obtained and reviewed. Appendix B contains copies of the regulatory agency documents.

According to the Nassau County Tax Assessment Department, the subject property tax map identification numbers are 4-74-1, 2, 3, 4 and 5. The footprint of the dry cleaner is 4,431 square feet in area. The footprint of the kitchen and bath showroom is 2129 square feet in area. The property is approximately 13,100 square feet in area.

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[5] USEPA Safe Drinking Water Act, 42 USC 300, et. seq. (1982).

The property is listed as commercial. The property was first developed with the current buildings in 1926. No prior development was identified. The buildings were previously utilized as a food market. Additions to the buildings were made in 1949, 1952, 1955, 1958 and 1960.

Fire Insurance Maps for the years 1961 and 1973 were obtained and evaluated by ACT at Cornell University Library, Ithaca, New York. Appendix C contains a copy of the Fire Insurance Maps.

The 1961 Map indicates the subject property was occupied by two abutting buildings having the same configurations as the current building. Properties to the north are occupied by residential dwellings. The property to the south is identified as a gasoline filling station. The property to the west is vacant and the property to the east is not covered by the 1961 map.

The 1973 Map indicates the subject property as containing the current dry cleaner and store. The properties to the south, west and north are unchanged. The properties to the east are not covered by the 1973 map.

The review of the regulatory agency documents and Fire Insurance Maps indicates that the property was developed in the early 1900's as a food market. Its current use in part as a dry cleaner is identified prior to 1973. The historical dry cleaning operations at the subject property will be discussed further in the Phase II portion of this Assessment.

5.0 NEIGHBORHOOD HAZARDOUS WASTE ACTIVITY REVIEW

In an effort to determine the potential impact from hazardous waste activities at the subject property and neighboring properties, a review of information on waste sites within one mile of the subject property was conducted. Figures 3 and 4 provide locations of plotted sites. Appendix D contains the results of the database searches. The review included a search of the following Federal data sources:

- National Priorities List (NPL);
- Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS);
- Resource Conservation and Recovery Act Information System (RCRIS);
- Emergency Response and Notification System (ERNS);

In addition, the review included a search of the following State data sources:

- New York State Department of Environmental Conservation (NYSDEC) listing of Leaking Underground Storage Tanks and Spills List;
- NYSDEC Solid Waste Management Facilities Database;
- NYSDEC listing of Inactive Hazardous Waste Disposal Sites or State equivalent NPL;

- NYSDEC listing of Inactive Hazardous Waste Disposal Site Study or State equivalent CERCLIS;
- NYSDEC listing of Petroleum Bulk Storage (PBS) Facilities.

The NPL and CERCLIS databases are maintained by the United States Environmental Protection Agency (USEPA) and contain records for each of the hazardous waste facilities nominated or chosen for cleanup under Superfund. The NPL database was searched for sites within a radius of 1 mile from the subject property. The subject property is not identified on the NPL database. No NPL sites are identified within 1 mile of the subject property.

The CERCLIS database was searched for sites within a radius of 1 mile from the subject property. The subject property is not identified on the CERCLIS database. No CERCLIS sites are identified in the database within 1 mile of the subject property.

The NYSDEC publication of Brownfield Cleanup Sites in New York State contains a listing of all properties and facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. The subject property is not identified in the database. One Brownfield site is identified in the database within 1 mile of the subject property. This site is located approximately 2,700 feet southwest of the subject property. This site should not impact the environmental quality of the subject property.

The NYSDEC Solid Waste Facilities database includes properties which are active solid waste disposal sites. The Solid Waste Facilities database was searched for sites within a radius of 1 mile of the subject property. The subject property is not identified on the SWLF database. One Solid Waste Facility site is identified in the database within 1 mile of the subject property. This site is located approximately 640 feet southeast of the subject property. This site should not impact the environmental quality of the subject property.

The RCRIS database includes listings of properties which are considered Hazardous Waste Treatment, Storage or Disposal (TSD) facilities or Hazardous Waste Generators/Transporters. The subject property is not listed in the RCRIS TSD database. No RCRIS TSD sites are identified within 1 mile of the subject property.

The RCRIS database includes listings of properties which are under going Corrective Action. The subject property is not listed in the Corrective Action database. No RCRIS Corrective Action sites are identified within 1 mile of the subject property.

The subject property is listed as an RCRIS Hazardous Waste Generator/Transporter. The subject property, Chez Valet, is identified as Site #107. The facility ID number is NYD981087612. The site is currently listed as a small quantity generator, although it has historically been listed as a large quantity generator. The property reportedly generated spent halogenated solvents since 1985. The property disposed of 450 pounds of spent halogenated solvents during the first half of 2006. No active violations are identified for the subject property. This listing should not impact the environmental quality of the subject property.

A total of 12 additional RCRIS Hazardous Waste Generator/Transporter sites are identified within ¼ mile of the subject property. The closest site, Shore Road Sunoco, is located approximately 71 feet to the south of the subject property. These Hazardous Waste Generator/Transporter sites should not impact upon the environmental quality of the subject property.

The ERNS database is a Federal listing of properties which emergency responses were made to in reference to hazardous waste. The ERNS database was searched for the subject property. The subject property is not listed in the ERNS database.

The NYSDEC Spills and Leaking Underground Storage Tank (LUST) lists were searched for all reported spills within ½ mile of the subject property. The subject property is not listed in the databases. A total of 70 Spills or LUSTs have occurred within ½ mile of the property. The closest active site, s Sunoco Service Station, is located approximately 65 feet south-southeast of the subject property and has impacted ground water. The results from the STL and BEI investigations of the adjacent vacant lot indicate potential low level soil vapor impacts to the subject property from gasoline constituents originating from this site (See Section 3.1). These low level impacts should not adversely affect the overall environmental quality of the subject property. The remaining active and closed spill sites should not impact upon the environmental quality of the subject property.

The NYSDEC publication of Hazardous Substance Waste Disposal Sites in New York State, dated May 2000, contains a listing of all suspected properties and facilities in New York State that have been identified as possibly containing toxic or hazardous wastes and/or contamination in various forms. The subject property is not identified in the listing. No Hazardous Substance Waste Disposal sites are identified in the database within 1 mile of the subject property.

The NYSDEC publication of Inactive Hazardous Waste Disposal Sites in New York State, dated August 2004, contains a listing of all properties and facilities in New York State that have been identified as containing toxic or hazardous wastes and/or contamination in various forms. The subject property is not identified in the database. No Inactive Hazardous Waste Disposal sites are identified in the database within 1 mile of the subject property.

The NYSDEC listing of Petroleum Bulk Storage (PBS) facilities was searched for any listings within ¼ mile of the subject property. The subject property is identified in the PBS database. The subject property is listed as containing a 150 gallon Tetrachloroethene indoor aboveground storage tank. The tank was installed in 1966. The tank is listed as in service. This tank was observed in an inactive state in the garage of the subject property (See Section 3.3). The PBS listing should be updated to reflect the current status of this tank the subject property. This tank should not impact the environmental quality of the subject property.

A total of 17 additional PBS facilities are identified within ¼ mile of the property. None of these sites should impact upon the environmental quality of the property.

The NYSDEC Air Discharge facility database was searched for any listings within ¼ mile of the subject property. The subject property is not identified in the database.

6.0 PHASE II SUBSURFACE INVESTIGATION

6.1 Introduction

ACT performed the Phase II portion of the Assessment of the subject property on September 22, 2006. The purpose of the Phase II portion of the Assessment was to determine whether the historical dry cleaning operations have impacted the environmental quality of the subject property.

The scope of work for the Phase II portion of the Assessment included the installation and sampling of one soil boring and 5 temporary ground water monitoring wells. The scope of work also included the sampling of 2 conventional monitoring wells located on the adjacent vacant lot. Finally, the scope of work included the in-house screening of all ground water samples and the laboratory analysis of two ground water samples. A diagram of sampling locations is provided in Figure 5. Copies of field notes are included in Appendix E.

6.2 Soil Quality

Soil quality adjacent to the active underground fuel oil storage tank was determined by installing one soil boring (SB-02) adjacent to the northern sidewall of the tank utilizing a truck-mounted Geoprobe style hydraulic unit in combination with five foot macro core soil samplers containing acetate liners. The location of soil boring SB-02 is shown in Figure 5.

Soil samples were collected continuously from ground surface to approximately 10 feet below ground surface (bgs) which was approximately 2 feet below the static water table. Visual characterization of the soil samples indicated that soil beneath the Site consists of orange-brown, medium to coarse sand with small pebbles. Ground water was encountered in soil boring SB-02 at approximately 8.5 feet bgs.

Samples of soil from SB-02 were visually examined for the presence of contamination and field screened utilizing a hand held Photoionization Detector (PID). The PID is capable of detecting organic vapors at concentrations as low as 0.1 parts per million (ppm). No PID readings were detected in soil samples over the entire depth of soil boring SB-02.

The absence of petroleum contamination in SB-02 was evidenced by the lack visual or olfactory indications of contamination or elevated PID readings in soil samples over the entire depth of the soil boring. As a confirmatory measure, a sample of groundwater was collected from SB-02 and analyzed in ACT's in-house laboratory. The results of this analysis failed to detect the presence of any petroleum contamination.

6.3 Ground Water Quality

Ground water quality was determined during the Phase II portion of the Assessment by installing and sampling 5 temporary ground water monitoring wells at the Site. In addition, 2 conventional monitoring wells located on the adjacent vacant lot were sampled. These ground water sampling locations are indicated in Figure 5.

Temporary well TW-01 was installed adjacent to the dry cleaner's attached garage in the northeast portion of the subject property. As mentioned in Section 6.2, a ground water sample (TW-02) was collected from the borehole of the soil boring installed next to the underground fuel oil storage tank. Temporary well TW-03 was installed in the parking lot to the east of the onsite buildings while TW-04 was installed in the parking lot north of the onsite buildings.

Temporary well TW-05 was installed inside a dirt-lined sump located in the partial basement of the dry cleaner. Due to the absence of onsite sampling locations along the western property boundary, ground water samples, referred to as MW-01 and MW-02, were collected from the two conventional monitoring wells on the adjacent lot. Following discussions with the representative of the dry cleaner tenant and its attorney, access to the interior of the dry cleaner for sampling purposes was precluded.

With the exception of temporary well TW-05, all temporary monitoring wells were installed utilizing a truck-mounted Geoprobe style hydraulic unit with hydraulic percussion hammer. Temporary well TW-05 was installed in the basement of the subject property using a manual slide hammer.

All temporary wells were installed to intersect the water table. Depth to ground water was gauged with an electronic oil/water interface probe extended down the well casing. No sheens or odors were observed in any of the water samples obtained from the temporary or conventional wells.

Unfiltered ground water samples were collected from all temporary and conventional monitoring wells and after purging them of three to five well volumes of ambient ground water. The ground water samples were collected into laboratory-issued containers and placed in a cooler with ice for preservation.

Ground water samples from all of the monitoring wells were returned to ACT for in-house screening of VOCs utilizing an SRI 8610 purge and trap gas chromatograph calibrated for Tetrachloroethene. The in-house screening results indicated the presence of trace levels of Tetrachloroethene in all of the ground water samples. The in-house screening reports for the ground water samples are included in Appendix F.

Based upon the in-house screening results, ground water samples from temporary well TW-01 and conventional monitoring well MW-01 were transmitted to ETL for analysis of VOCs utilizing EPA Method 8260. Laboratory results were compared to NYS Water Quality Standards, NYSDEC TOGS 1.1.1, June, 1998.

The certified laboratory results indicate that concentrations of Tetrachloroethene were found above water quality standards in water samples from temporary well TW-01 (19 ug/l) and conventional well MW-01 (7.1 ug/l). No other VOCs were detected in ground water samples collected beneath or in the immediate vicinity of the subject property. Copies of the certified laboratory reports are included in Appendix G.

In summary, the analytical results for the ground water samples collected from 5 onsite temporary monitoring wells and 2 offsite conventional monitoring wells indicate that Tetrachloroethene is present in ground water beneath and immediately downgradient of the subject property at concentrations exceeding water quality standards. The presence of Tetrachloroethene in ground water indicates that historical dry cleaning operations have impacted the environmental quality of the subject property.

The extent of ground water contamination or the presence of soil contamination directly beneath the onsite building could not be determined due to the lack of access to interior portions of the dry cleaner for sampling purposes. Soil, soil vapor and ground water sampling should be performed inside the dry cleaner to verify the extent of impacts to the subject property from historical dry cleaning operations.

7.0 CONCLUSIONS

The results of the Phase I/Phase II Environmental Site Assessment are contained in this report. Based upon this Assessment, ACT makes the following conclusions concerning the environmental quality of the property:

- Suspect soil contamination inside the dry cleaner building at the Site (Section 2.3);
- Ground water contamination beneath and adjacent to the Site (Section 3.1, 6.3);
- Soil vapor contamination beneath an adjacent property (Section 3.1);
- Suspect Asbestos Containing Material at the Site (Section 3.2).

8.0 RECOMMENDATIONS

ACT makes the following recommendation with regards to the Recognized Environmental Condition at the property:

Soil, Soil Vapor and Ground Water Contamination

The confirmed presence of ground water contamination beneath and adjacent to the onsite dry cleaner requires remediation in accordance with NYSDEC's Technical Guidance for Site Investigation and Remediation (DER-10, December 25, 2002). Short-term remedial measures include the installation of a subslab depressurization system to mitigate the potential presence of Tetrachloroethene in indoor air. Long-term remedial measures include source delineation and removal, soil vapor extraction and ground water monitoring. The precise cost for these remedial measures cannot be determined at this time. A precise cost estimate can only be prepared once soil and soil vapor sampling beneath the dry cleaner has been performed. Based upon the limited available information, costs can be expected to range from $100,000 to $500,000.

The potential presence of soil contamination inside the dry cleaner requires evaluation through the installation of soil borings beneath the dry cleaner. The potential presence of soil vapor contamination beneath the dry cleaner requires evaluation through the installation of soil vapor probes beneath the dry cleaner and collection of air samples inside both buildings. These tasks should be performed through a Supplemental Subsurface Investigation in cooperation with the NYSDEC and NCDOH. The cost for these tasks should cost approximately $10,000.

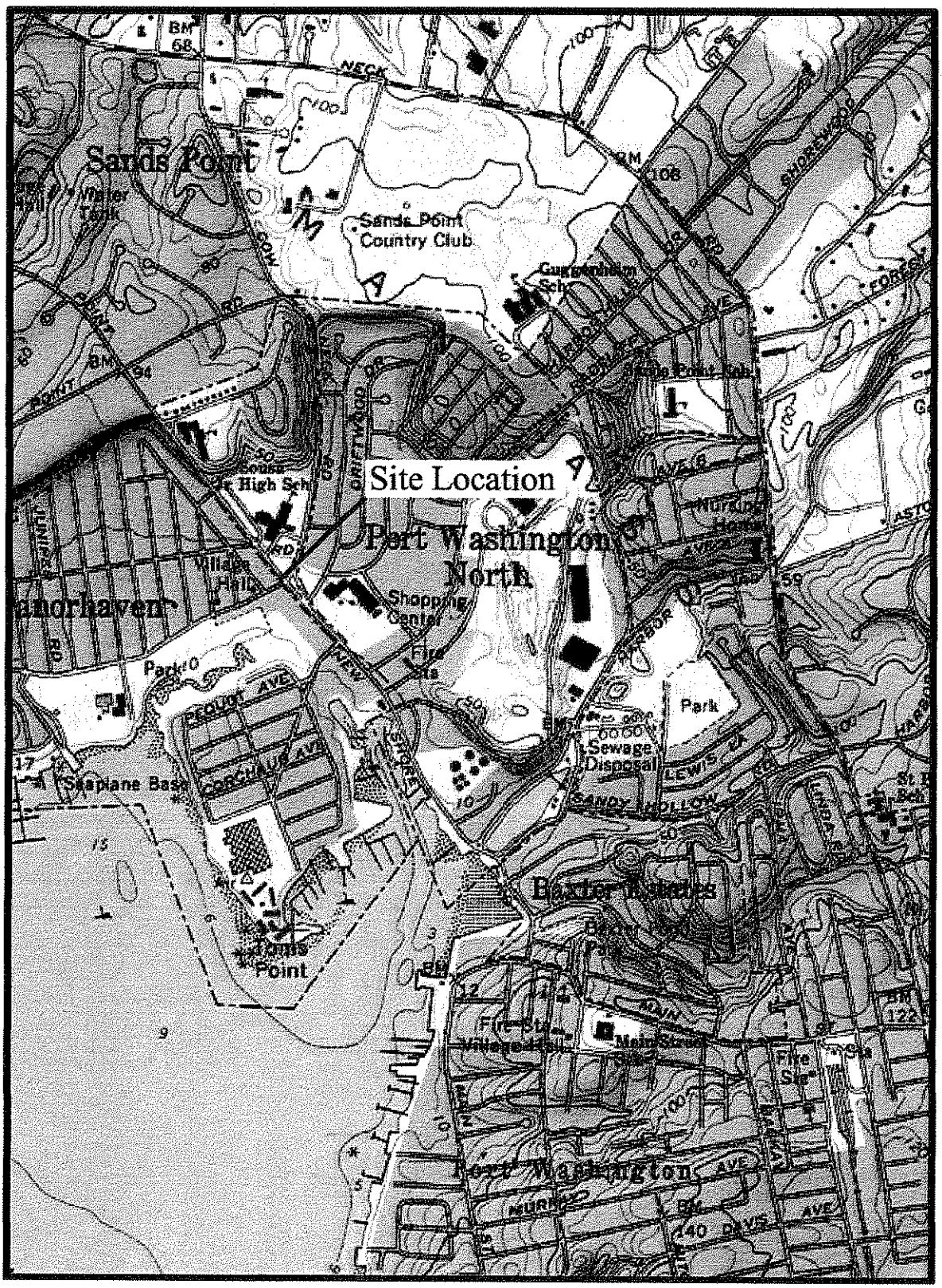
Suspect Asbestos-Containing Materials

A formal asbestos survey should be performed to verify the presence of asbestos containing materials prior to any construction or renovation at the subject property. All Federal, State and local regulations should be followed with respect to asbestos-containing materials if renovations or demolition are to be performed at the property. The cost for a formal asbestos survey is approximately $5,000.00.

9.0 EXCLUSIONS AND DISCLAIMER

The purpose of this investigation was to assess the potential environmental liabilities at the subject site with respect to data which Advanced Cleanup Technologies, Inc. has accumulated during the Phase I/Phase II Environmental Site Assessment. The conclusions presented in this report are based solely on the observations of the site at the time of the investigation. Data provided, including information provided by others, was utilized in assessing the site conditions. The accuracy of this report is subject to the accuracy of the information provided. Advanced Cleanup Technologies, Inc. is not responsible for areas not seen or information not collected. This report is given without a warranty or guarantee of any kind, expressed or implied. Advanced Cleanup Technologies, Inc. assumes no responsibility for losses associated with the use of this report.

FIGURES



From USGS 7.5 Minute Topographic Map Of Sea Cliff, New York Quadrangle

N

Figure 1	
Locational Diagram	
Job No. 5621-PWNY	Date: 10/24/06
Dwg. No. 5621-01	Scale: 1"=2,000'
Drawn By: Steven Walls	Appr. By: William Sisco
Advanced Cleanup Technologies	

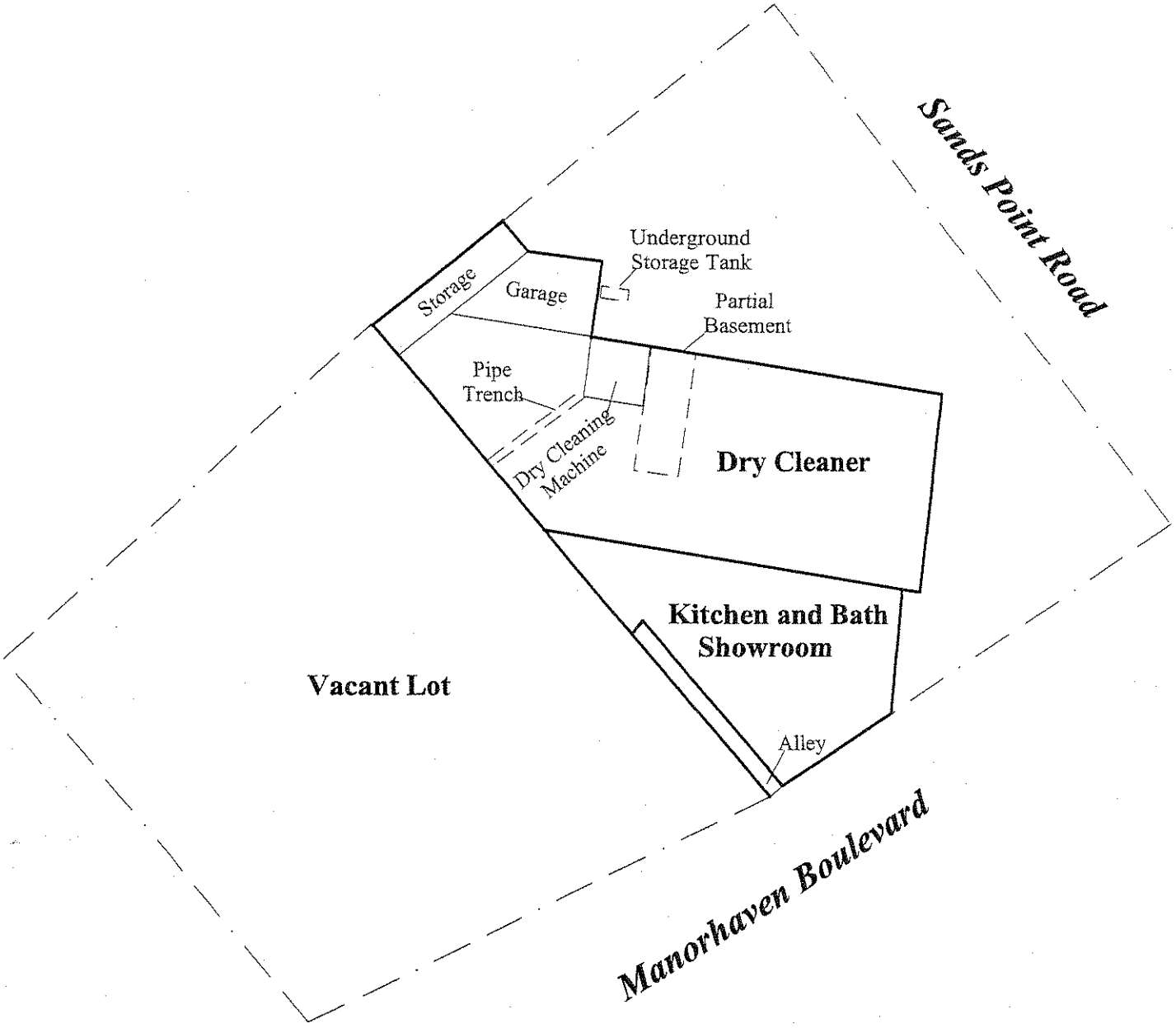


Figure 2

Site Diagram

Job No. 5621-PWNY	Date: 10/30/06
Drawing No. 5621-02	Scale: NTS
Drawn By: William K. Sisco	Approved By: Paul Stewart

Advanced Cleanup Technologies, Inc.

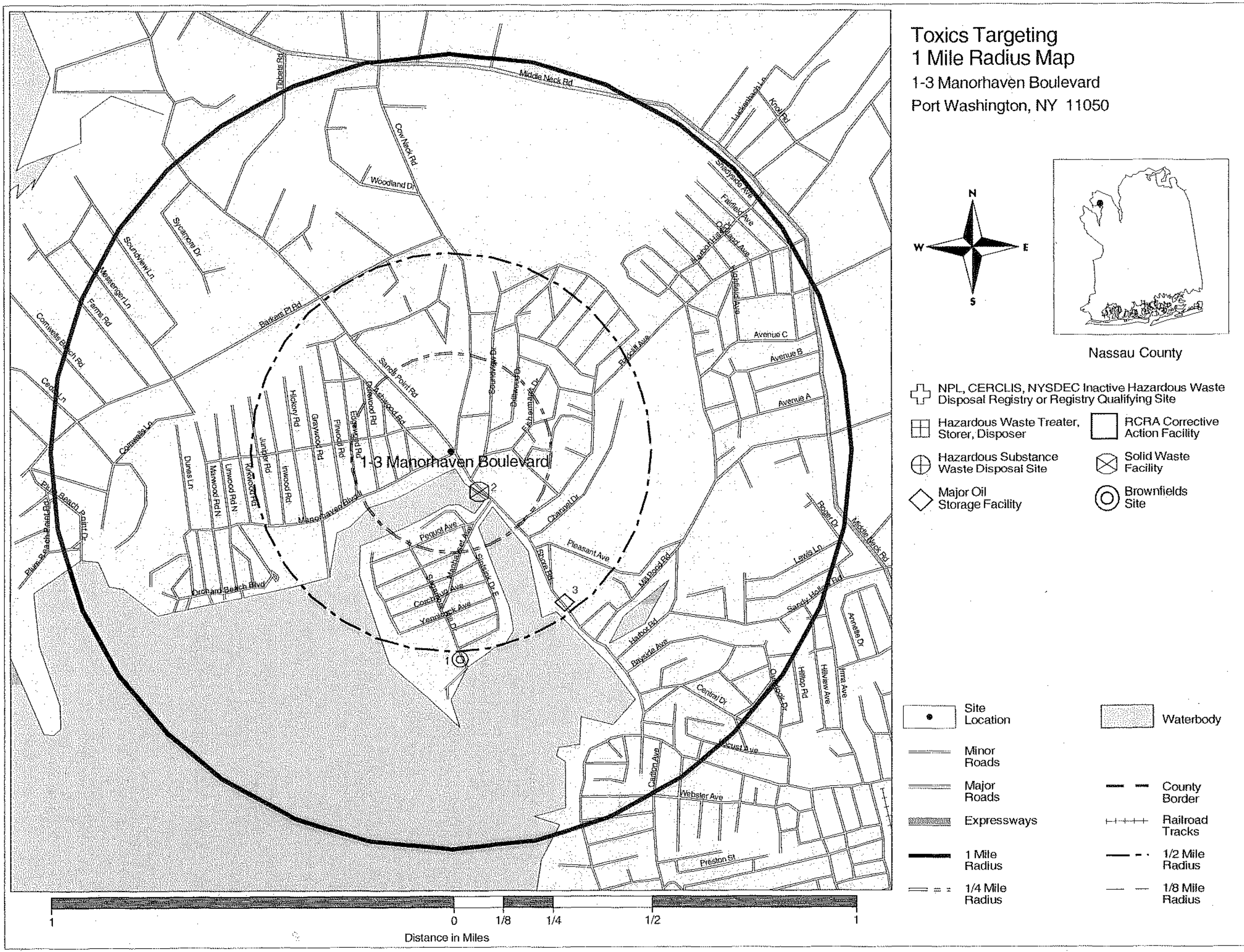

Toxics Targeting
1 Mile Radius Map
1-3 Manorhaven Boulevard
Port Washington, NY 11050
N
S
W
E
Nassau County
NPL, CERCLIS, NYSDEC Inactive Hazardous Waste Disposal Registry or Registry Qualifying Site
Hazardous Waste Treater, Storer, Disposer
RCRA Corrective Action Facility
Hazardous Substance Waste Disposal Site
Solid Waste Facility
Major Oil Storage Facility
Brownfields Site
Site Location
Waterbody
Minor Roads
Major Roads
County Border
Expressways
Railroad Tracks
1 Mile Radius
1/2 Mile Radius
1/4 Mile Radius
1/8 Mile Radius
1-3 Manorhaven Boulevard
Middle Neck Rd
Tibbets Rd
Cow Neck Rd
Woodland Dr
Sycamore Dr
Soundview Ln
Messenger Ln
Farms Rd
Cornwells Beach Rd
Barkers Pt Rd
Sands Point Rd
Ashwood Rd
Durwood Rd
Edgewood Rd
Firwood Rd
Graywood Rd
Hickory Rd
Juniper Rd
Inwood Rd
Kirkwood Rd
Linwood Rd N
Marwood Rd N
Dunes Ln
Manorhaven Blvd
Orchard Beach Blvd
Soundview Dr
Driftwood Dr
Channel Dr
Pleasant Ave
Shore Rd
Pequot Ave
Sintsink Dr E
Sagamore Hill Dr
Yennicock Ave
Mill Pond Rd
Harbor Rd
Bayside Ave
Central Dr
Locust Ave
Carlton Ave
Webster Ave
Preston St
Hilltop Rd
Hillview Ave
Irma Ave
Annette Dr
Lewis Ln
Roger Dr
Sandy Hollow Rd
Avenue A
Avenue B
Avenue C
Highfield Ave
Shadyside Ave
Fairfield Ave
Oakland Ave
Knoll Rd
Cedar Ln
Plum Beach Point Dr
1
2
3
0
1/8
1/4
1/2
1
Distance in Miles

Figure 3

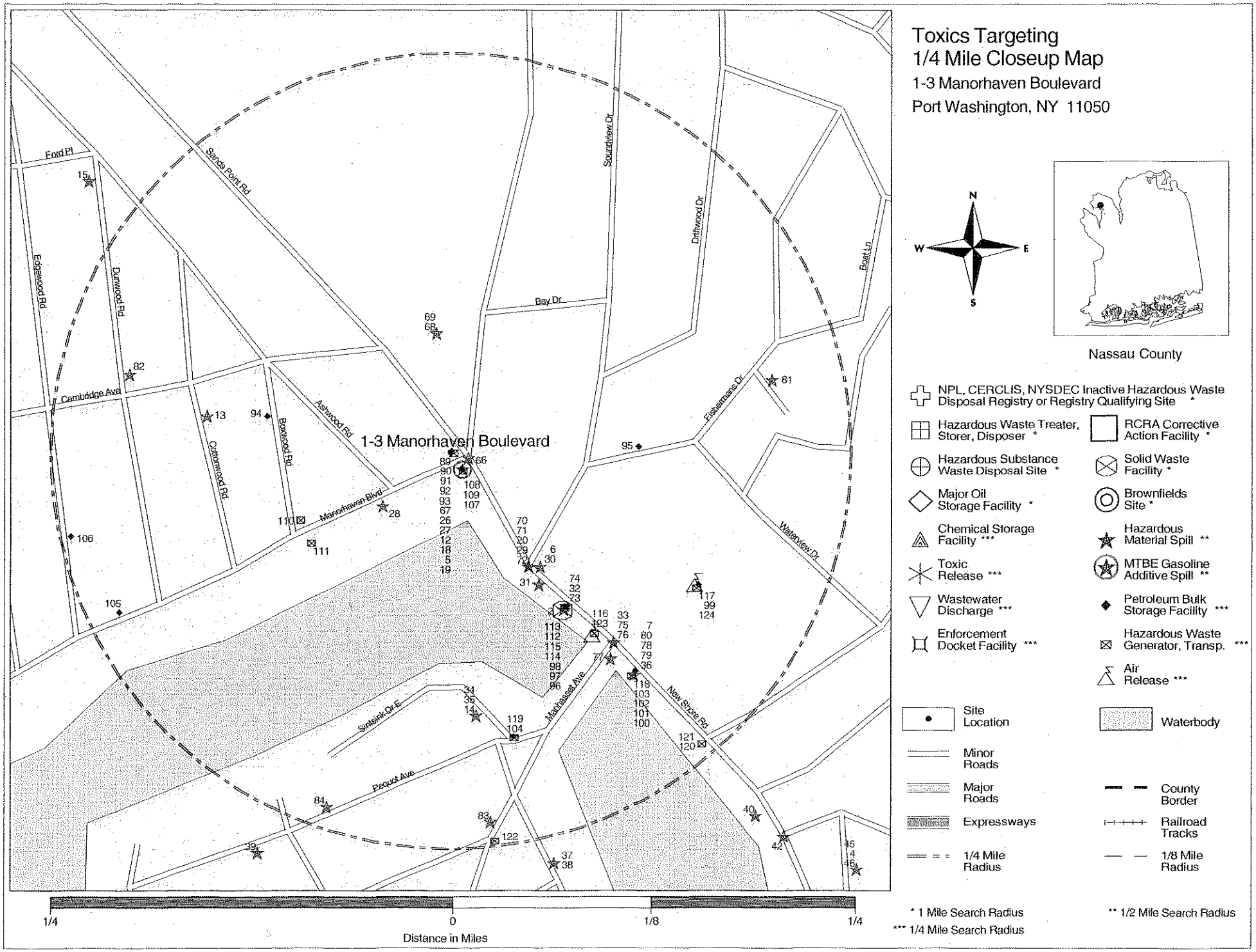
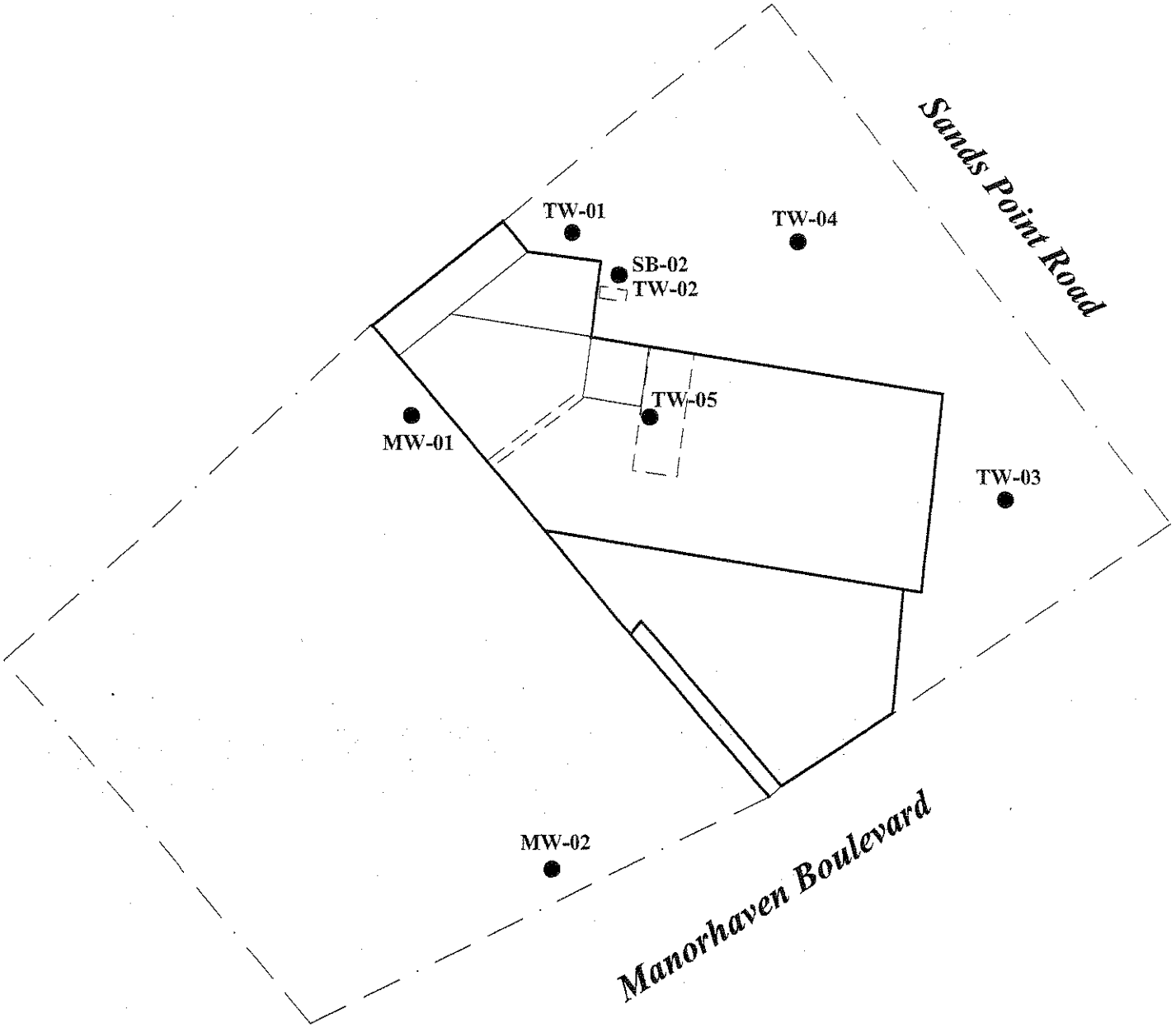

Toxics Targeting
1/4 Mile Closeup Map
1-3 Manorhaven Boulevard
Port Washington, NY 11050
1-3 Manorhaven Boulevard
Sands Point Rd
Ford Pl
Edgewood Rd
Dunwood Rd
Cambridge Ave
Cottonwood Rd
Boxwood Rd
Ashwood Rd
Manorhaven Blvd
Bay Dr
Southview Dr
Driftwood Dr
Boat Ln
Fishermans Dr
Waterview Dr
Marbasset Ave
New Shore Rd
Sintsink Dr E
Paquot Ave
N
S
E
W
Nassau County
NPL, CERCLIS, NYSDEC Inactive Hazardous Waste Disposal Registry or Registry Qualifying Site *
Hazardous Waste Treater, Storer, Disposer *
RCRA Corrective Action Facility *
Hazardous Substance Waste Disposal Site *
Solid Waste Facility *
Major Oil Storage Facility *
Brownfields Site *
Chemical Storage Facility ***
Hazardous Material Spill **
Toxic Release ***
MTBE Gasoline Additive Spill **
Wastewater Discharge ***
Petroleum Bulk Storage Facility ***
Enforcement Docket Facility ***
Hazardous Waste Generator, Transp. ***
Air Release ***
Site Location
Waterbody
Minor Roads
Major Roads
Expressways
1/4 Mile Radius
County Border
Railroad Tracks
1/8 Mile Radius
* 1 Mile Search Radius
** 1/2 Mile Search Radius
*** 1/4 Mile Search Radius
1/4
0
1/8
1/4
Distance in Miles

Figure 4



N

Figure 5

Sampling Diagram

Job No. 5621-PWNY	Date: 10/30/06
Drawing No. 5621-05	Scale: NTS
Drawn By: William K. Sisco	Approved By: Paul Stewart

Advanced Cleanup Technologies, Inc.

APPENDIX A

PREVIOUS ENVIRONMENTAL REPORTS

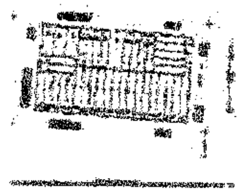
APPENDIX B

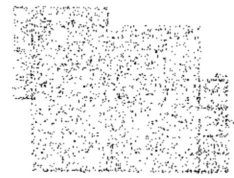
REGULATORY AGENCY DOCUMENTS

Section 4 **Block** 074 **Lot** 1 **Condo** **Unit** **Town** North Hempstead
Address 1 Glen Ln, Port Washington, 11050
Village Incorporated Village of Manorhaven **School** Port Washington - 4


Enlarge photos


View Area Maps


View Tax Maps


View Property Sketch

Roll Year	2007-2008	**Liber & Page (Deed#)**	9858-507
		Land Category	Commercial
Property Size Code		**Land Title**	Multiple Use Or Multi-Purpose
Property Class Code	480.04	**Land Description**	
Item Number	2550	Building Which Is Readily Adaptable For More Than One Use Or Purpose. Little Physical Change To Structure Is Required.	
NYS School Code	282204		
NYS SWIS Code	282221	**Lot Grouping**	1-5

View Property Record Cards 1939-1985

Tax Year	2008
Card	1
School District	PORT WASHINGTON UFSD - 4
Acres	0.3007
Lot Frontage	100
Lot Depth	131
Lot Square Footage	13100
Land Code	PRIMARY SITE
Location	NEIGHBORHOOD OR SPOT
Year Built	1926

Building Detail

BLD	Built	Grade	Structure	Area	SF	Stories	Floors	Units	Use
1	1926	C	RETAIL MULTI OCCUP	3885	3885	1	01-01	0	RETAIL STORE
1	1926	C	RETAIL MULTI OCCUP	2129	2129	1	01-01	0	RETAIL STORE

Addition and Out-Building Structures

Code	Structure	Area
RS3	UTL BLDG-BRK	546

1-5

SECTION 4	BLOCK 74	LOT 1-5	ADDRESS 4 Beach Haven Blvd	CARD NO. 1/2

128,980 44,450 425,290 MH 753-4
NH 4 19,160 MH 753T-4
86097-0855
1-3-13-72
1-3-13-72
D. M MARINO
SEC 4 BLOCK 74 A-009169
LOT 1-5
AY 4 786 TRANSITIONAL
CLASS 480.04 REASON CODE 15

MH 721
A-9169

MH 721
A-9169

MH 721
A-9169

BZ 120 58

LOTS 1-5 INC

15299

REMARKS

L.D. 1 – 20 X 140
2 – 20 X 136
3 – 20 X 132
5/12/49 - Porch Enclosed - Fund. Dep. Cancl.
[illegible]
[illegible]
[illegible]

1940

43

44

[illegible] Lots 1-5 GROUPED FOR 1963

MB 24 52

ASSESSMENT SUMMARY

19	LAND	BLDGS.	TOTAL
	[illegible]	[illegible]	2400
	[illegible]	[illegible]	[illegible]
	1344	2367	3711
	1344	[illegible]	1700
43	1210		2350
	1512	2250	3654
53	1512	2607	4106
62	2492	2607	5088
63	2495	5607	21000
64	2495	7493	9900

LAND RECORD

NO UTILITIES		LOW	
NO SEWER	✓	HIGH	
NO WATER		ROUGH	
NO GAS		ROCKY	
NO ELECTRICITY		SWAMPY	
		HILLSIDE	
NO STREET		WOODED	
DIRT STREET		BRUSH LAND	
SEMI IMPROVED ST.		TILLABLE	
NO SIDEWALK			

LAND VALUE COMPUTATIONS 2775 – 10903

FRONTAGE FIGURED	AVERAGE DEPTH	UNIT PRICE	UNIT PERCENT	FRONT FT. PRICE	COR. INFL.	TOTAL	% DEPR.	VALUE
60	130	20	112	22.40		1344		
60	132	25	112	28		1680	10	1512
100	120	25	111	27.75		2775	10	2497

ASSESSMENT RECORD, NASSAU COUNTY NEW YORK — NEW YORK — THE J. M. CLEMINSHAW CO. — CLEVELAND

4 — 3263 2897

OCCUPANCY	CONSTRUCTION	SIZE	GRADE	AGE	REMODL'D	COND.	PHY. DEP.	FUNCT. DEP.	REPL. VALUE	PHYSICAL VALUE	SOUND VALUE
~~[illegible]~~	1½ Fr 1		B-5	12		F	26	5 1	~~3323~~	~~2492~~	~~2267~~
add addn	8×42 1 CB	@ 1.00 ¢		1918	4	G	3%		336	326	
Flod Market	15 SF				1952	C	35		1110	F325	

TOTAL ~~[illegible]~~ — 2367

FOUNDATION		ATTIC & BSMT. FIN.	
CONCRETE WALLS	✓	ATTIC FL. & STAIRS	
CEMENT BLK. WALLS		FIN. ATTIC AREA	
BRICK WALLS		FIN. BSMT. AREA	
STONE WALLS		RECREATION RM. BSMT.	
		GARAGE IN BSMT.	
PIERS			

BASEMENT AREA: ½ ✓¼ ½

ROOMS			
BSMT.		1ST	5
2ND		3RD	

EXTERIOR WALLS	
CLAPBOARDS	
COLONIAL SIDING	
SINGLE SIDING	
WOOD SHINGLES	✓
COMPO. SHINGLES	
STUCCO ON FRAME	
STUCCO ON TILE OR C.B.	✓
FACE BRICK VENEER	
FACE BR. ON TILE OR C.B.	
COM. BRICK VENEER	
COM. BR. ON TILE OR C.B.	
SOLID COM. BRICK	
STONE VENEER	
SOLID STONE	
ROOF INSULATION	
BLANKET INSULATION	

INTERIOR FINISH	1ST	2ND	3RD
PINE	✓		
ENAMELED			
CHESTNUT			
HARDWOOD			
WALL BOARD			
MATCH BEAD			
UNFIN. 1ST			

ROOF TYPE			
HIP		GABLE	✓
MANSARD		FLAT	
GAMBREL			

HEATING	
STEAM	
HOT WATER	
VAPOR	
AIR COND.	
HOT AIR	
PIPELESS	
NO HEATING SYST.	
OIL BURNER	
COAL STOKER	
GAS BOILER	

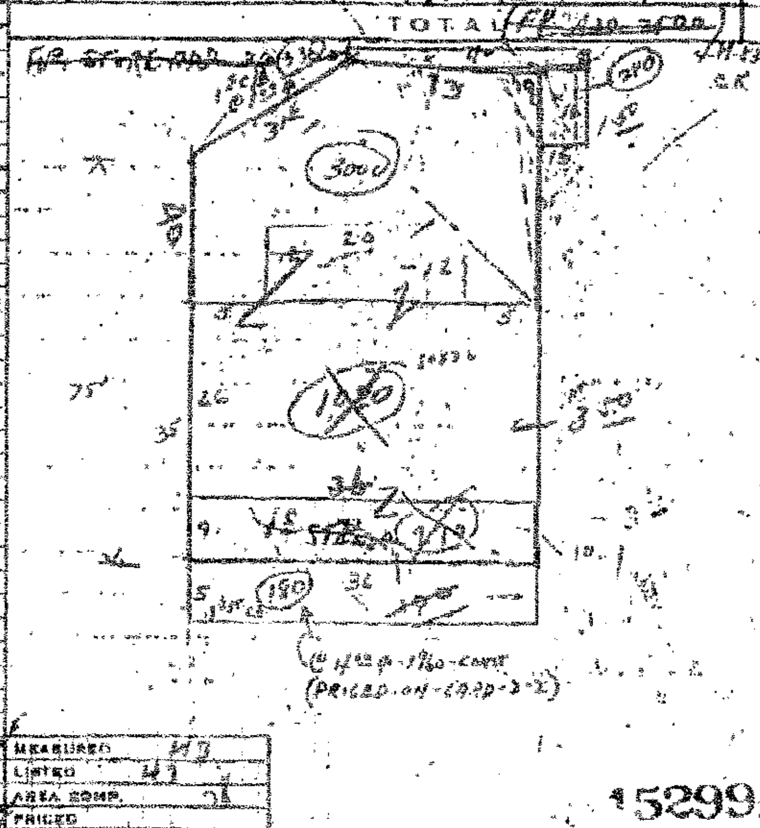
ROOFING	
ASPHALT SHINGLE	
WOOD SHINGLE	✓
ASBESTOS SHINGLE	
SLATE – STD. WT.	
SLATE – HEAVY	
TILE	
METAL	
COMPOSITION	

FIREPLACES
FIREPLACE STACKS
FIREPLACES
ARTIFICIAL FIREPLACE
INCINERATOR

FLOORS	B	1ST	2ND	3RD
CEMENT	✓			
EARTH				
PINE		✓		
HARDWOOD				
SINGLE FL.				

LIGHTING
NO ELECTRIC LTG.
GAS LIGHTING
PRIVATE LTG. SYST.

MEASURED	HB
LISTED	HJ
AREA COMP.	
PRICED	



PLUMBING	
BATHROOMS	
STALL SHOWER BATH ROOM	
STALL SHOWER EXTRA	
TOILET ROOMS	✓
WATER CLOSET EXTRA	
LAVATORY EXTRA	
SINK EXTRA	
SEPTIC TANK OR CESSPOOL	
DRILLED WELL	
PRIVATE WATER SYST.	
WATER ONLY	
NO PLUMBING	

TILING
BATH FLOOR & WAINSCOT
BATH FLOOR & WALLS
BATH FLOOR ONLY
TOILET RM. FL. & WAINS.
TOILET RM. FL. & WALLS
TOILET RM. FL. ONLY
KITCHEN WAINSCOT

LOCATION: GOOD | FAIR ✓ | POOR

INCOME

BUILDING COMPUTATION					
~~[illegible]~~ S.F.		~~3550~~	19	~~2897~~
~~[illegible]~~ S.F.		~~[illegible]~~	19	~~2367~~
240 S.F.	2.50	600	47	7493
[illegible] S.F.		10500		+ 326
S.F.		11100	19	7819
S.F.				
S.F.				
BSMT. AREA		~~2750~~	19	
WALLS				
ROOF				
FLOORS		21	19	
FLOORS				
ATTIC				
INT. FIN.				
HEATING		275		
FIREPLACES				
PLUMBING		70	19	
TILING				
		3498		
TOTAL		175		
COST FACTOR		3323	19	
REPLACEMENT VALUE		1813		

OUTBUILDINGS			
WALL FOUNDATION		CONC. FLOOR	
PIER FOUNDATION		EARTH FLOOR	
SINGLE WALL BDG.			
DOUBLE WALL BDG.		SHINGLE ROOF	
SHINGLE WALLS		ROLL ROOFING	
STUCCO ON			
CEMENT BLOCK		ELECTRIC LIGHTS	
BRICK		FINISHED INT.	
UNIT PRICE #1		UNIT PRICE #2	

SECTION 4 | BLOCK 74 | LOT 1-5 | ADDRESS | CARD NO. 74

PROPERTY DESCRIPTION

CU416 5

2,495. 12,400.

4 1 3 13 MH 721

A-9169

DIEGO & MARY MARINO
SEC 4 BLK 74
LOTS 1-5

BS 6

5,890. 20,050.

4 3 3 13 MH 721

A-9169

DIEGO & MARY MARINO
SEC 4 BLK 74
LOTS 1-5

A 116

BD 022

5,890. 20,300.

4 1 3 13 72 MH 753

DIEGO & MARY MARINO A-9169
SEC 4 BLK 74
LOTS 1-5

MM 2 2 70

REMARKS

2/8/54 New Store Addn [illegible]

9-10-60 Add (2) [illegible] Kozora

55

1954 CORRECTED

25 X 54 X 100 X 40 = 340

ASSESSMENT SUMMARY

Year		
19 54	LAND	2407
	BLDGS.	9993
	TOTAL	12400
19	LAND	2495
	BLDGS.	11858
	TOTAL	14350
19 60	LAND	2495
	BLDGS.	12184
	TOTAL	14600
19 60	LAND	4780
	BLDGS.	12184
	TOTAL	16950
19 61	LAND	4780
	BLDGS.	14184
	TOTAL	18964
19 64	LAND	5890
	BLDGS.	14189
	TOTAL	20050
19	LAND	5890
	BLDGS.	14589
	TOTAL	20500
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	

1000 LAND RECORD K-1 470.17

NO UTILITIES		LOW	
NO SEWER		HIGH	
NO WATER		ROUGH	
NO GAS		ROCKY	
NO ELECTRICITY		SWAMPY	
		HILLSIDE	
NO STREET		WOODED	
DIRT STREET		BRUSH LAND	
SEMI IMPROVED ST.		TILLABLE	
NO SIDEWALK			

LAND VALUE COMPUTATIONS

FRONTAGE FIGURED	AVERAGE DEPTH	UNIT PRICE	UNIT PERCENT	FRONT FT. PRICE	COR. INFL.	TOTAL	% DEPR.	VALUE
~~25~~	~~134~~	~~75~~	~~112~~	~~2805~~		~~7080~~	~~75%~~	~~1512~~
~~100~~	~~130~~	~~25~~	~~111~~	~~7775~~		~~2775~~	~~45~~	~~2497~~
~~100~~	~~130~~	~~43~~	~~111~~	~~4473~~	~~340~~	~~4780~~		
100	130	50	111	55.50	340	5890		

ASSESSMENT RECORD NASSAU COUNTY, NEW YORK

AR33-10M-3/44

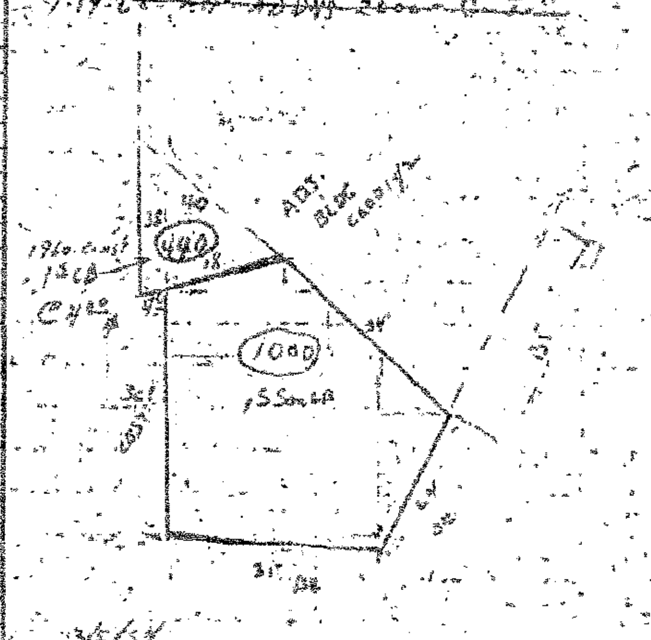
OCCUPANCY	CONSTRUCTION	SIZE	GRADE	AGE	REMOD.	COND.	PHY. DEP.	FUNCT. DEP.	REPL. VALUE	PHYSICAL VALUE	SOUND VALUE
STORE	1S CB ST			1934		G	32		4500	4365	
ADD ADDN	1S C/B	440 @ 4.00		1960		G	3%		1760	1707	
ADD ADDN	1S ST CB 180 @ 4.00 SHED ON CARD		1.21	1965		G	3%		720	698	
								TOTAL	6770		

EXTERIOR WALLS (BSMT. 1ST. 2ND. 3RD. PRICE)
- SOLID COM. BRICK
- RUBBLE OR NATIVESTONE
- CONCRETE 3' FTG ✓
- CEMENT OR CINDER BLOCK
- COM. BR. ON TILE OR C. B. ✓
- FACE BR. ON TILE OR C. B.
- FACE BR. ON COM. BR.
- FACE BR. VENEER
- COM. BR. VENEER
- ART. STONE FACING
- STONE FACING
- TERRA COTTA FACING
- STONE ON T. C. TRIM
- STUCCO ON TILE OR C. B. ✓
- STUCCO ON FRAME
- SIDING OR SHINGLES
- WOOD FRAME WINDOWS — FENESTRA SASH — DOORS
- PLATE GLASS FRONT — METAL FRAME — WOOD FRAME
- PLASTERED DIRECT
- PLASTER ON FURRING
- UNFINISHED INTERIOR

FLOORS & BSMT. AREAS
- BASEMENT AREA
- CONCRETE ✓
- EARTH — AREA EXCAVATION AV. DEEP
- PINE OR FIR
- HARDWOOD
- SUB FLOOR
- WOOD JOISTS
- STEEL JOISTS
- REINFORCED CONCRETE
- FLAT ARCH TILE
- STEEL BEAMS
- TIMBER BEAMS
- REIN. CONC. BEAMS

CEILINGS
- LATH AND PLASTER
- PRESSED METAL
- NO CEILING
- N. Ceiling ✓
- ROOFING & FRAMING

7-17-63 ADD ADDN 2600 C [illegible]



3/5/34

MEASURED	[illegible]
LISTED	[illegible]
AREA COMP.	
PRICED	

MISCELLANEOUS ITEMS
- CHIMNEYS
- FIREPLACES — INCINERATORS
- BULKHEADS — AREAWAYS
- PENT HOUSES
- PASSENGER ELEVATOR
- FREIGHT ELEVATOR
- DUMB WAITERS
- SPRINKLER SYSTEM
- VENTILATING FANS
- REFRIGERATORS
- FIREPROOF CONST. — STEEL FRAME

19 | 19 | 19 | 19 | 19 | 19 | 19 | 19 | 19

TAR & SLAG	SLATE	METAL	
COMPOSITION			
WOOD JOIST	METAL JOIST	SHEATHING	
WOOD BEAMS	STEEL BEAMS		
WOOD TRUSSES	STEEL TRUSSES		
SKY LIGHTS	VENTILATORS	ROOF DRAINS	

PARTITIONS

- L. & S. ON WOOD STUDS
- COM. WOOD BOARDS
- PLST. BD. ON STUDS
- PLST. ON TILE OR C. B.
- PLST. ON BRICK

STAIRS & FIRE ESCAPES

- PINE STAIRS
- HARDWOOD STAIRS
- METAL STAIRS
- FIRE ESCAPES

INTERIOR FINISH

- PINE DOORS & TRIM
- HARDWOOD DOORS & TRIM
- ENAMEL DOORS & TRIM
- FIRE PROOF DOORS
- BUILT IN FEATURES

HEATING

- STEAM
- VAPOR
- HOT WATER
- HOT AIR
- PIPELESS FURNACE
- NO HEATING SYSTEM

OIL BURNER	GAS BOILER	COAL STOKER

PLUMBING

TOILET ROOMS	BATH ROOMS	
WATER CLOSETS EXTRA	SINKS EXTRA	URINALS
[illegible] PIPING	BRASS PIPING	

TILING

TOILET ROOM FL. & WAINSCOT	TOILET ROOM FL.
BATH ROOM FL. & WAINSCOT	BATH ROOM FL.

ELECTRICAL WIRING

FLEXIBLE CONDUIT	PIPE CONDUIT
KNOB & TUBE	

LOCATION | GOOD | FAIR | POOR

GROSS CUBAGE

COMPUTATIONS

	WALLS (VERTICAL)		
	DOORS & WINDOWS		
	STORE FRONTS		
	FACE BRICK OR WALL TRIM		
	ROOF & FLOORS ETC. (HORIZONTAL)		
	BASEMENT AREA		
	STAIRS & FIRE ESCAPES		
	INTERIOR FINISH		
	OIL BURNER		
	PLUMBING		
	TILING		
100 DR	[illegible]	4.50	4500

TOTAL REPLACEMENT VALUE

OCCUPANCY DETAIL & INCOME

[illegible]

TOTAL

RENTAL CAPITALIZATION

PERCENTAGE ITEMS		FLAT EXPENSE ITEMS	
TAXES		COST OF OWNING LAND	
INSURANCE		VACANCY ALLOWANCE	
		COST OF HEATING	
MAINTENANCE		COST OF WATER	
		COST OF ELECTRICITY	
DEPR. ALLOWANCE		COST OF MANAGEMENT	
		COST OF JANITOR	
CONTINGENCIES			
TOTAL CAP. RATE		TOTAL FLAT EXPENSES	

GROSS ANNUAL INCOME

LESS FLAT EXPENSES

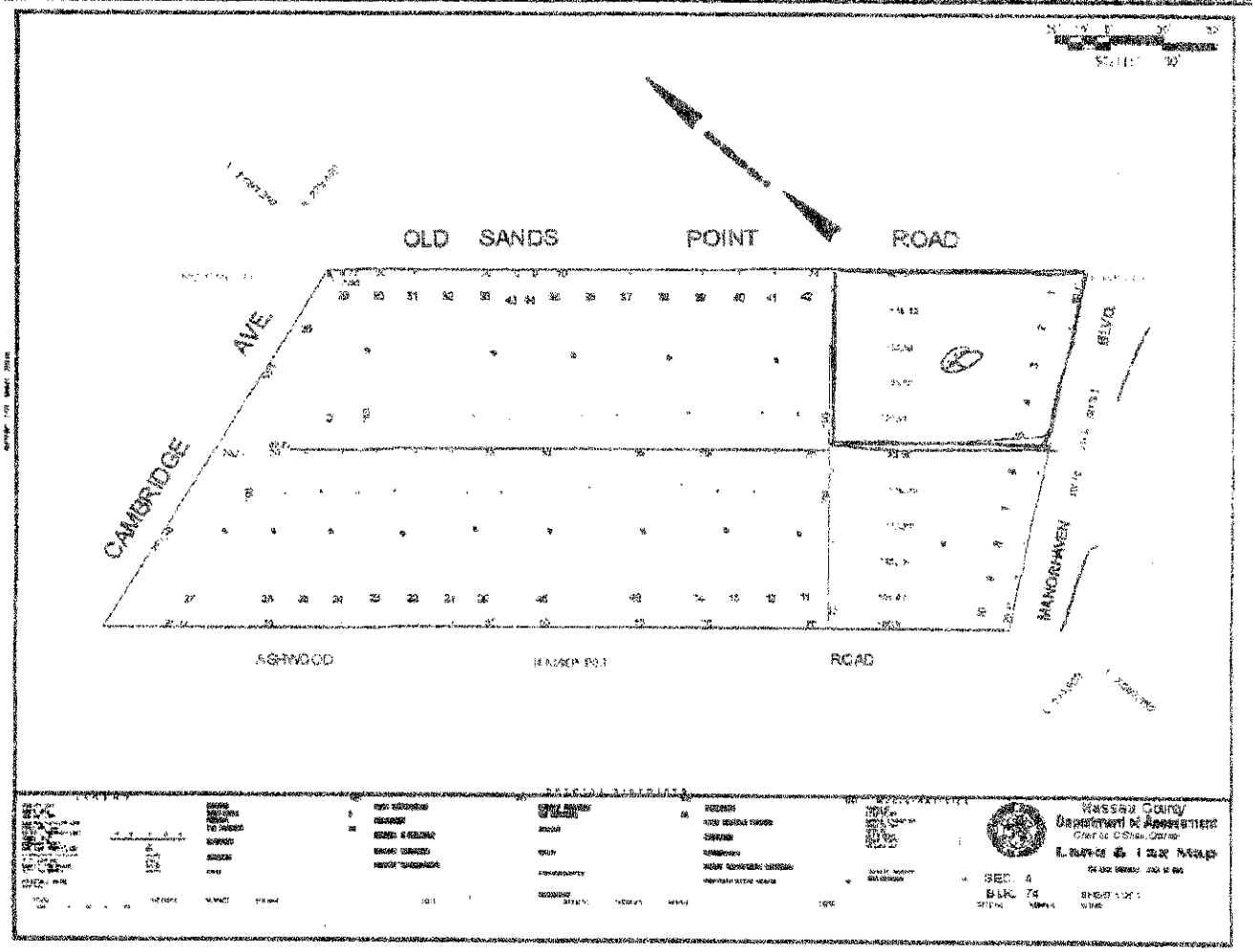
BALANCE FOR PERCENTAGE CAPITALIZATION

DEFLECTED CAPITALIZED VALUE

04 74 1 E2080525 N225068

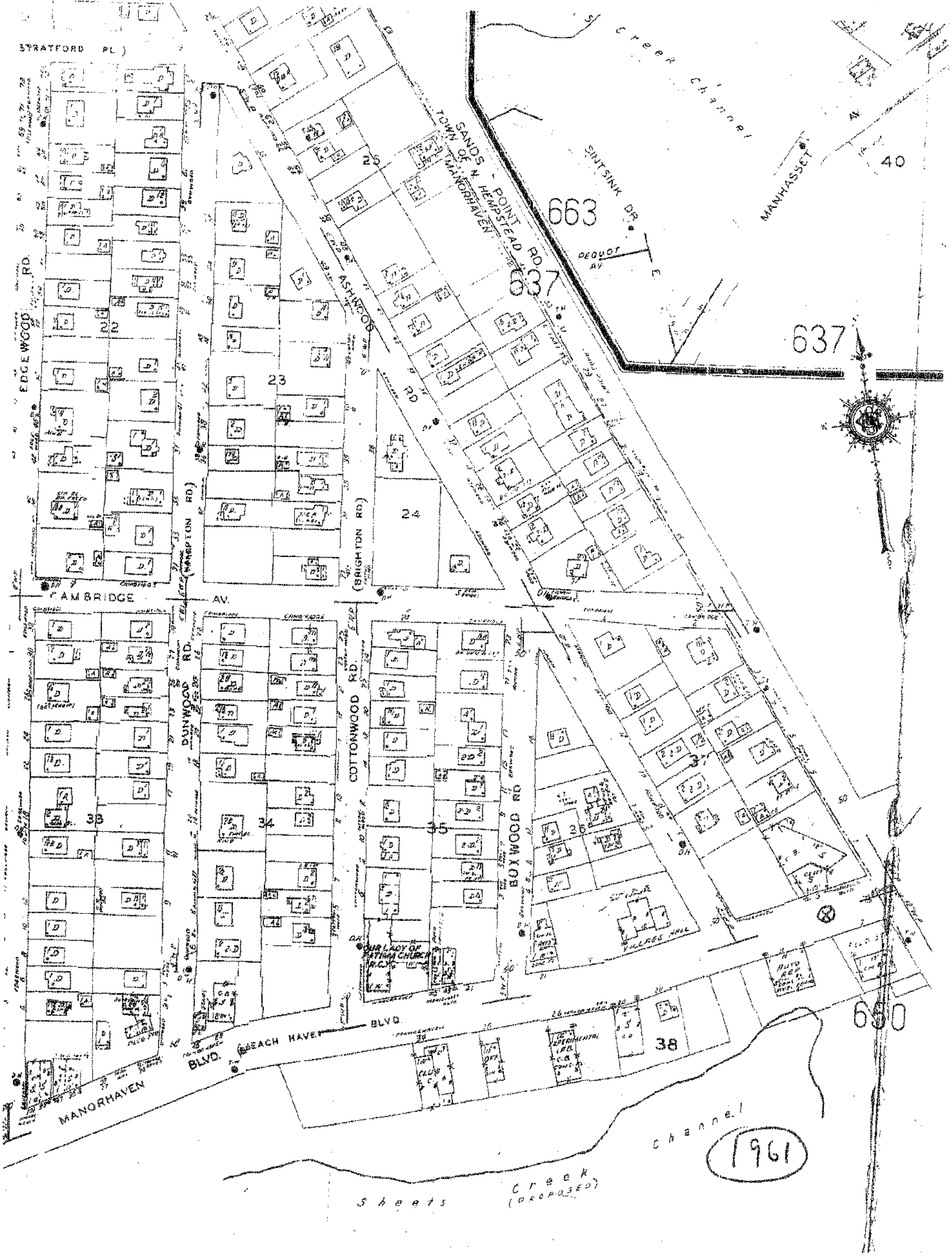
Print Close

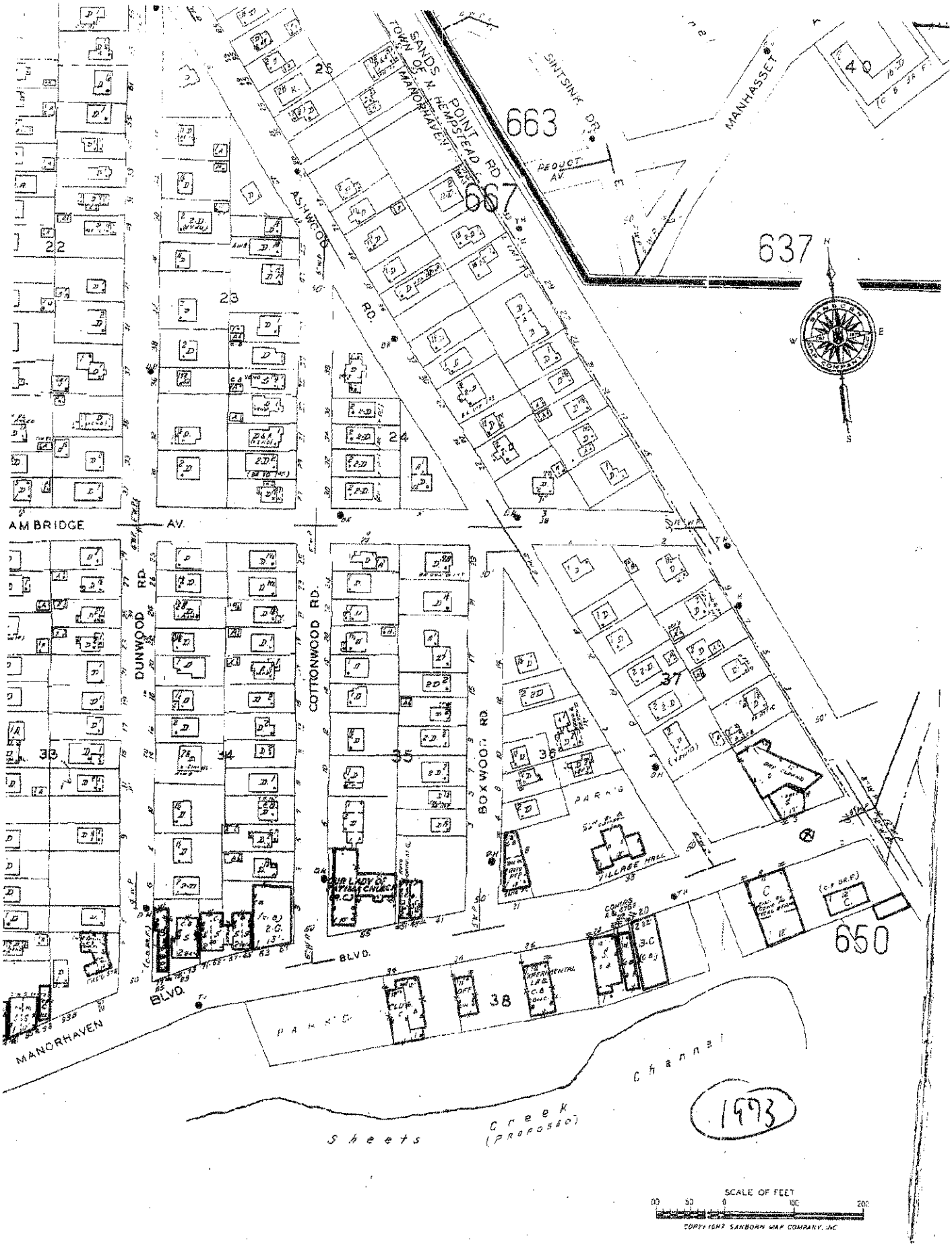
Click here to download viewer if you have difficulty viewing tax map



APPENDIX C

FIRE INSURFANCE MAPS


STRATFORD PL.
EDGEWOOD RD.
HAMPTON RD.
ASHWOOD RD.
BRIGHTON RD.
SANDS POINT RD.
N. HEMPSTEAD TOWN OF MANORHAVEN
SINTSINK DR.
MANHASSET AV.
PEQUOT AV.
Creek Channel
663
637
637
40
25
22
23
24
CAMBRIDGE AV.
DUNWOOD RD.
COTTONWOOD RD.
BOXWOOD RD.
33
34
35
36
37
OUR LADY OF FATIMA CHURCH R.C.
VILLAGE HALL
BEACH HAVEN BLVD.
MANORHAVEN BLVD.
CLUB
EXPERIMENTAL LAB.
AUTO REP.
38
650
Channel
Sheets Creek (PROPOSED)
1961


SANDS OF N. HEMPSTEAD
TOWN OF N. HEMPSTEAD
MANORHAVEN
POINT HEMPSTEAD RD.
SINTSINK DR.
MANHASSET
PEQUOT AV.
ASHWOOD RD.
663
667
637
650
40
22
23
24
AM BRIDGE AV.
DUNWOOD RD.
COTTONWOOD RD.
BOXWOOD RD.
33
34
35
36
37
38
PARK
VILLAGE HALL
OUR LADY OF FATIMA CHURCH
BLVD.
MANORHAVEN
Channel
Sheets Creek (PROPOSED)
1993
SCALE OF FEET
COPYRIGHT SANBORN MAP COMPANY, INC

APPENDIX D

DATABASE SEARCH RESULTS

APPENDIX E

FIELD NOTES

07

1-3 Manorhaven Blvd. 9/22/06
Port Washington, NY
566 - SWNY Ph-II

TW-01 slight ? / No possible odor / sheen
GW @ ≅ 8.8 ft
* sampled 3 - 40 mL's

SB-02 0 - 10' no odors | PID
0 - 6" top soil | 0.0
6" - 10' orange-brown sandy (fine) med - coarse with sm. to lg. pebbles | ↓
saturated @ ≅ 8.5'
* Not sampled as per [illegible]
(holes [illegible])

PID
0.0
↓

TW-02 no odor / sheen
GW @ ≅ 8.3
* sampled 3 - 40 mL's

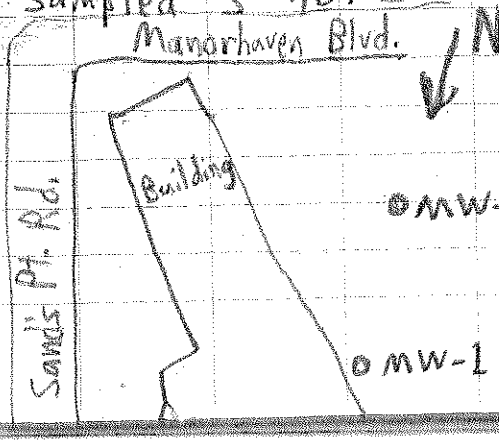
TW-03 no odor / sheen
GW @ ≅ 7.8'
* sampled 3 - 40 mL's

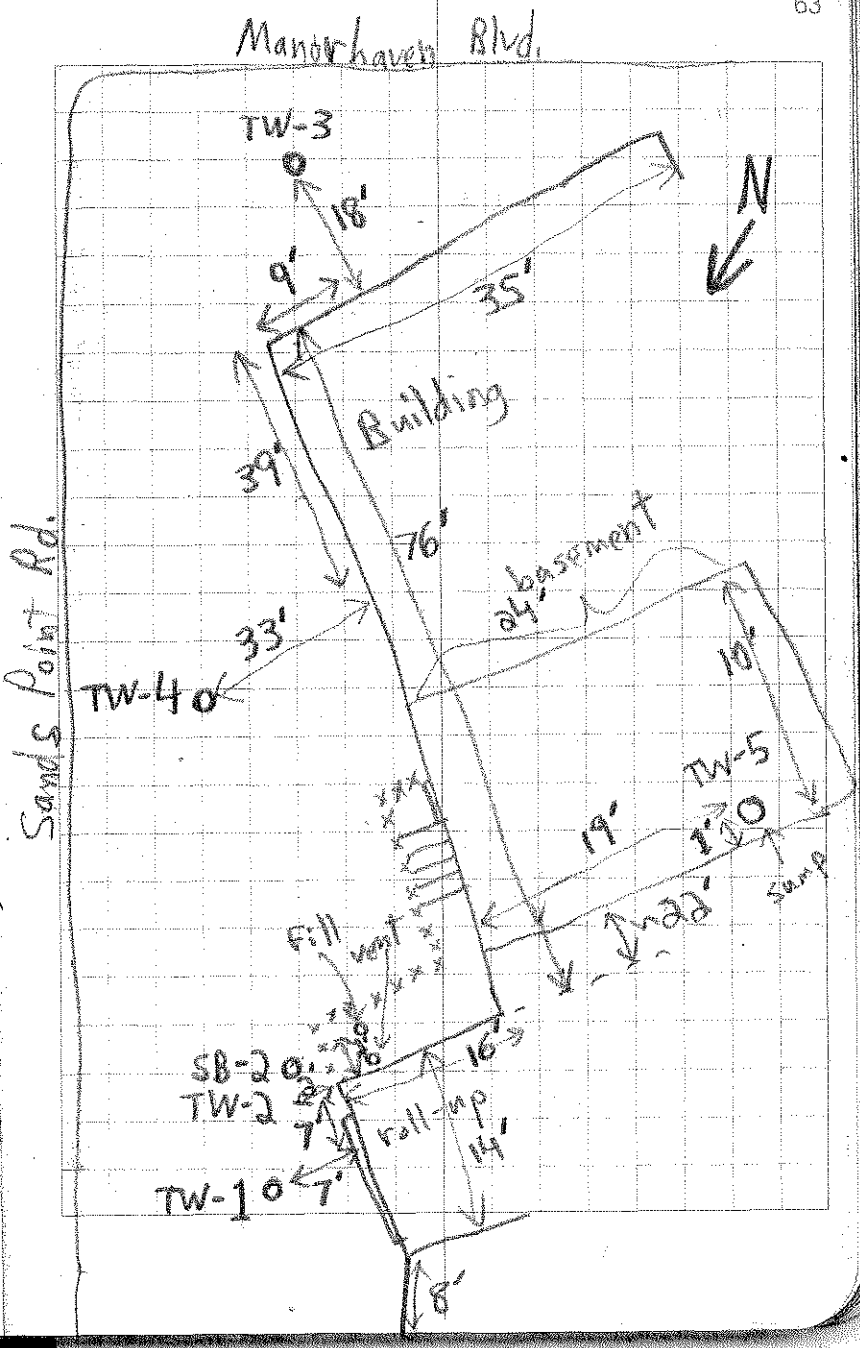
Existing
MW-1 (1") 8.22' to top of pvc
1.35' casing above grade
* sampled 3-40mL's

Existing
MW-2 (1") 8.59' to top of pvc
bottom @ 14.5'
casing above grade
* sampled 3-40mL's

TW-4 No odor/sheen
GW @ ≥ 7.9'
* sampled 3-40mL's

TW-5 (basement) (sump)
GW @ ≥ 2.5' below floor
No odor/sheen
* sampled 3-40mL's





APPENDIX F

IN-HOUSE LABORATORY SCREENING REPORTS

Advanced Cleanup Technologies

Laboratory Services Division
115 Rome Street
Farmingdale, New York 11735
Phone: (631)293-4992 Fax: (631)293-4986

Att:
Organization:
Sample Description: Liquid
Site Name: 5621-PWNY
Site Location:
File:A6560-66

Sample Collected By: S. Walls
Date Collected: 9/22/06
Date Recieved: 9/22/06
Date Analyzed: 9/25/06
Method Dry Clean FID
Units: ppb

Compound Name	TW-1	TW-2	TW-3	TW-4	TW-5	MW-1	MW-2
cis-1,2-Dichloroethene	<10	<10	<10	<10	<10	<10	<10
Trichloroethene	<10	<10	<10	<10	<10	<10	<10
Tetrachloroethene	**26**	<10	<10	<10	**21**	**12**	<10

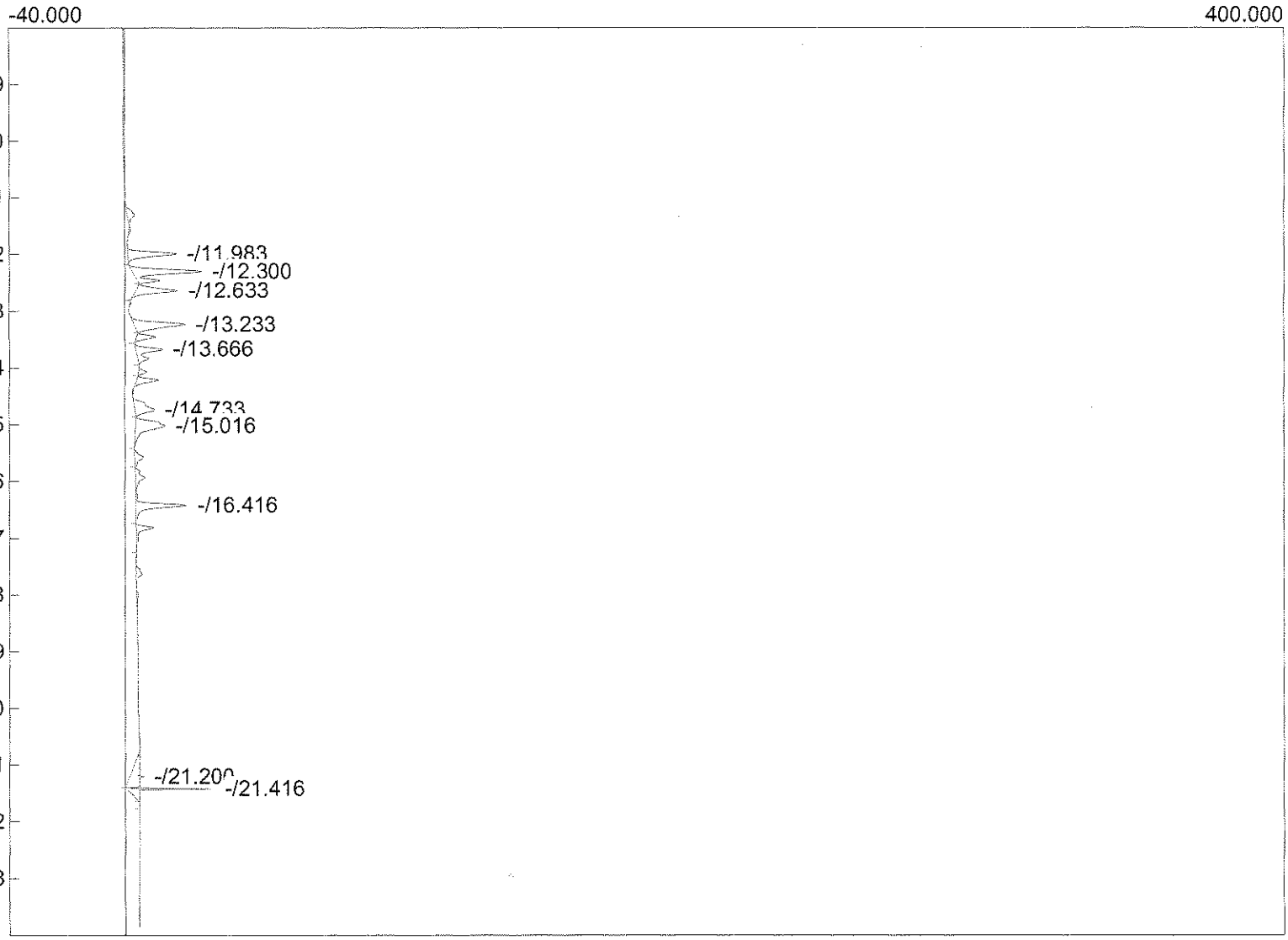
Laboratory Director: _____
Chris Repetti

Analysis performed by a SRI GC Model 8610C (FID) Results are for screening purposes only.

Client ID: 5621-PWNY
Collected: 9/22/06
Analysis date: 09/25/2006 11:12:29
Method: purge and trap
Lab ID: 70006563
Description: fid
Data file: A6563.CHR ()
Sample: TW-1
Comments: 10 ml. sample in sparge tube

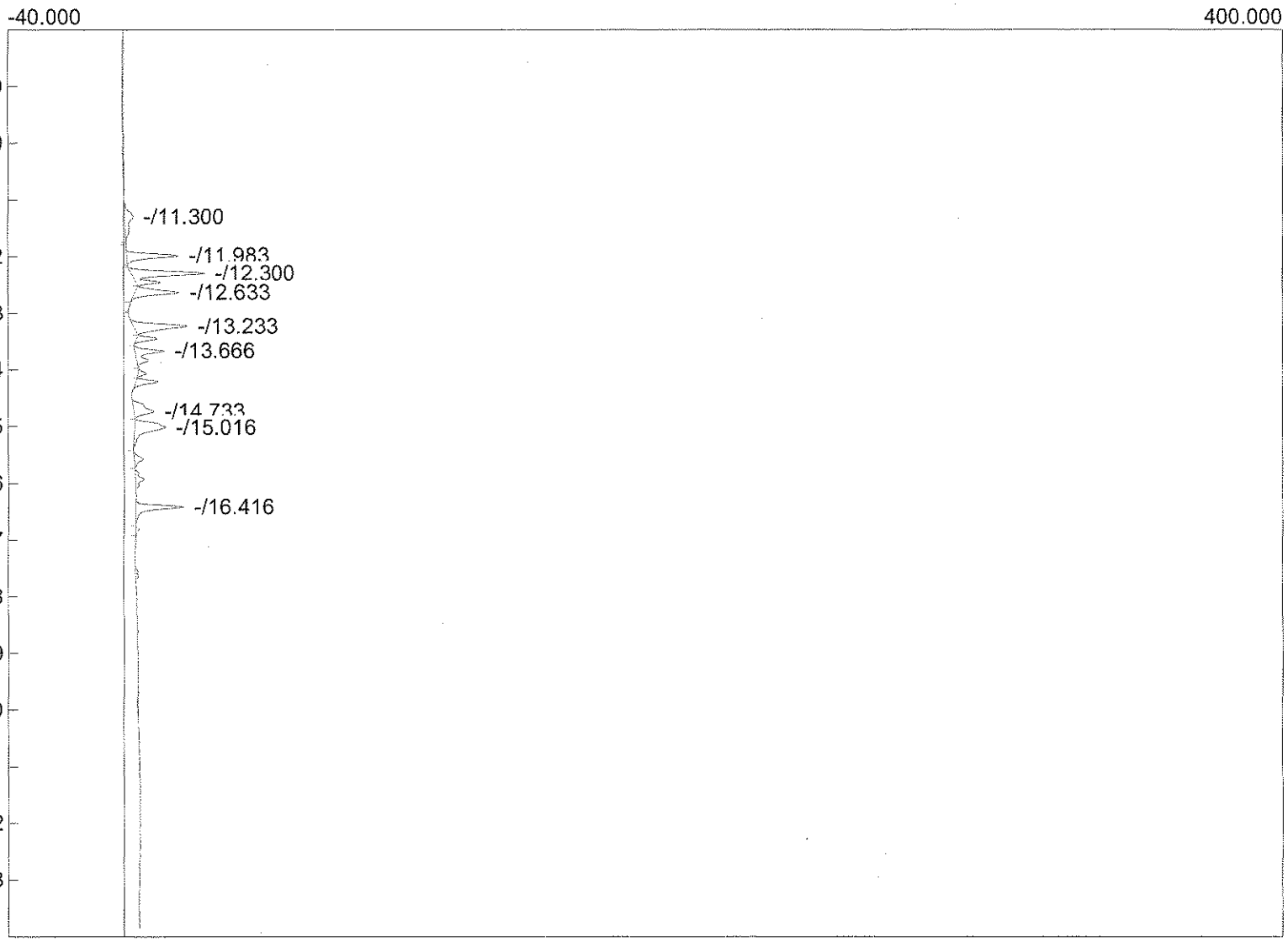
Component	Retention	Area	External
Tetrachloroethene	16.816	181.5960	25.5495
		181.5960	25.5495

Client ID: 5621-PWNY
Collected: 9/22/06
Analysis date: 09/25/2006 10:35:48
Method: purge and trap
Lab ID: 70006562
Description: fid
Data file: A6562.CHR ()
Sample: TW-2
Comments: 10 ml. sample in sparge tube



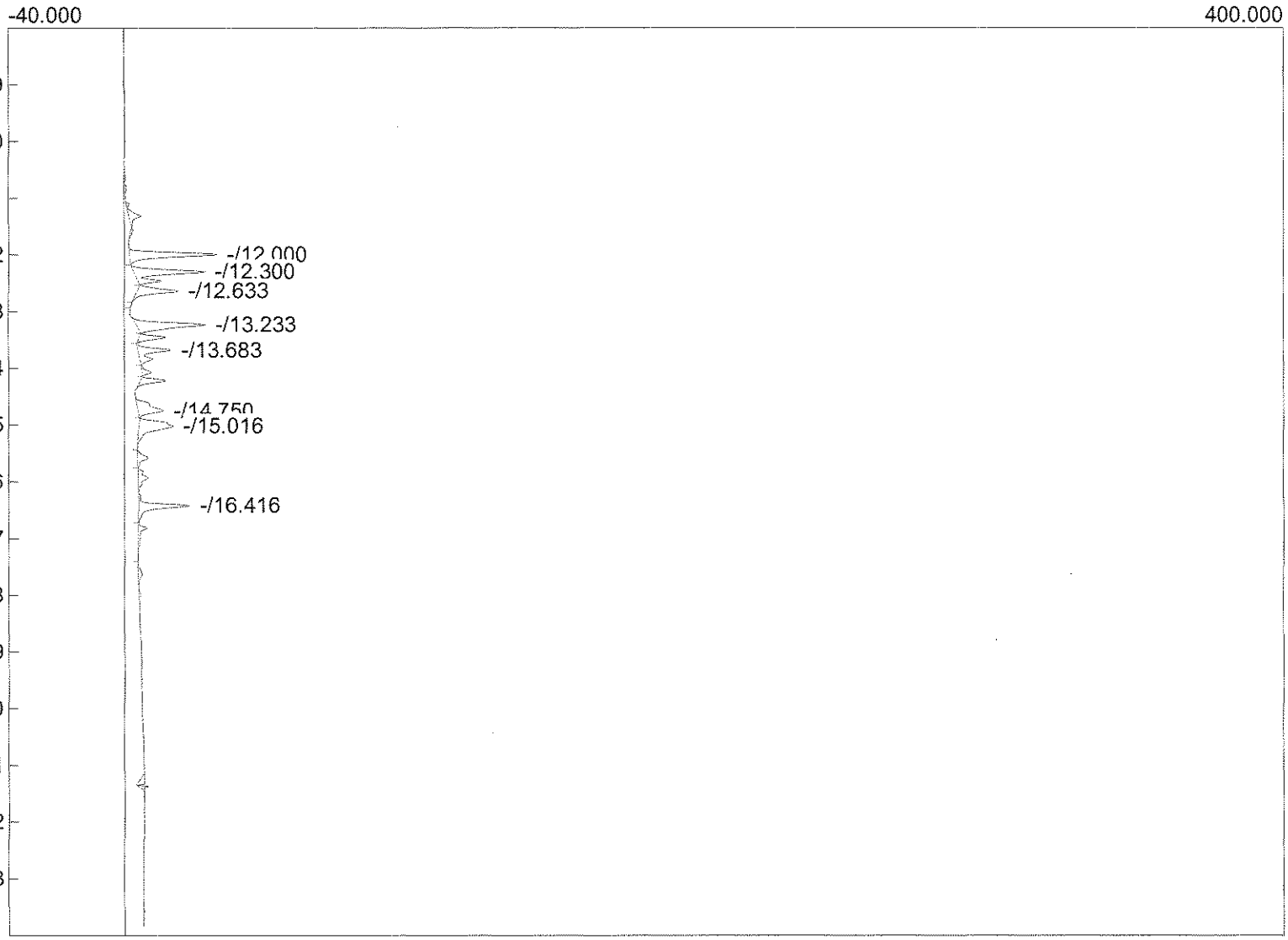
Component	Retention	Area	External
		0.0000	0.0000

Client ID: 5621-PWNY
Collected: 9/22/06
Analysis date: 09/25/2006 10:06:42
Method: purge and trap
Lab ID: 70006561
Description: fid
Data file: A6561.CHR ()
Sample: TW-3
Comments: 10 ml. sample in sparge tube



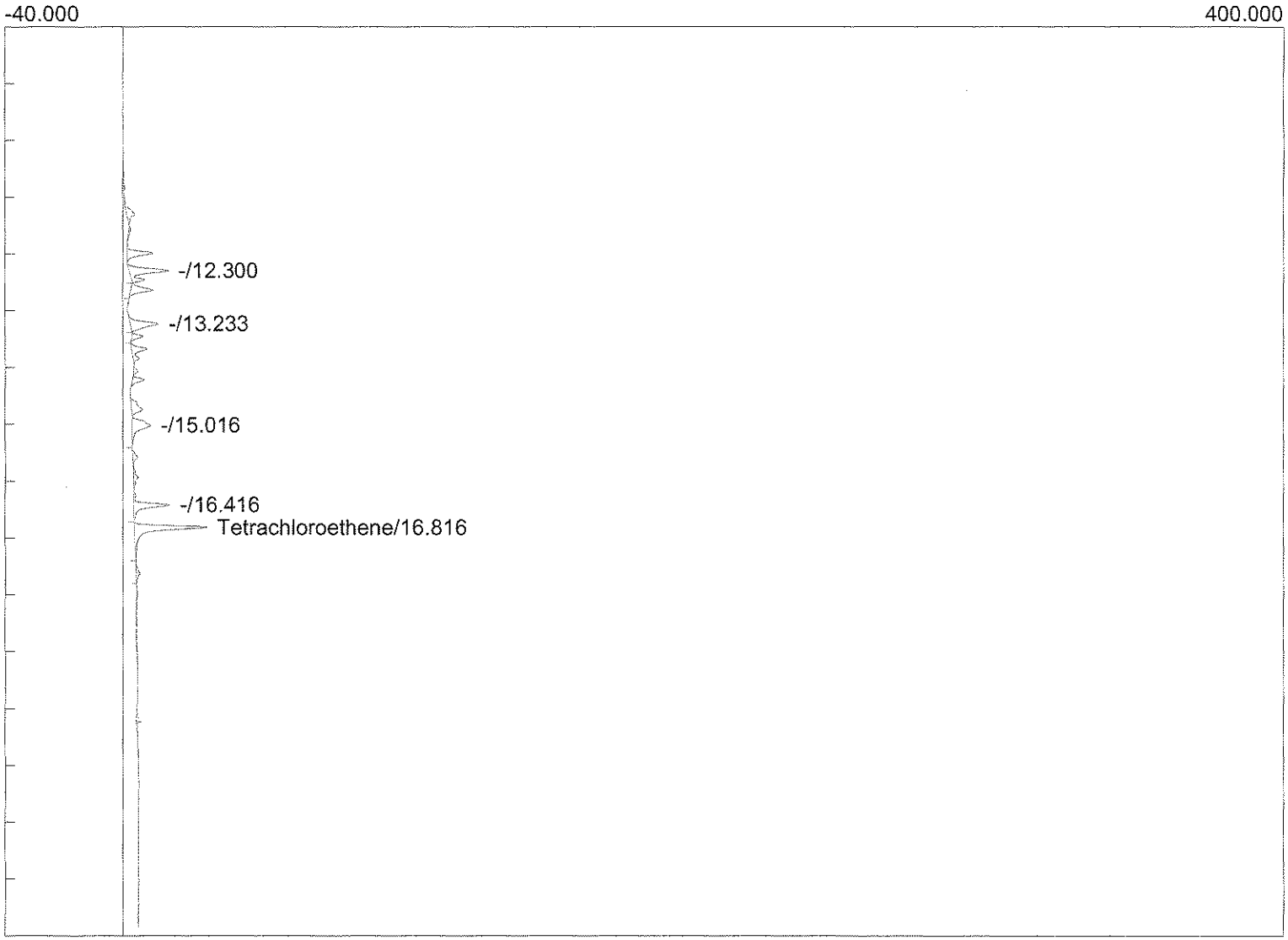
Component	Retention	Area	External
		0.0000	0.0000

Client ID: 5621-PWNY
Collected: 9/22/06
Analysis date: 09/25/2006 09:36:07
Method: purge and trap
Lab ID: 70006560
Description: fid
Data file: A6560.CHR ()
Sample: TW-4
Comments: 10 ml. sample in sparge tube



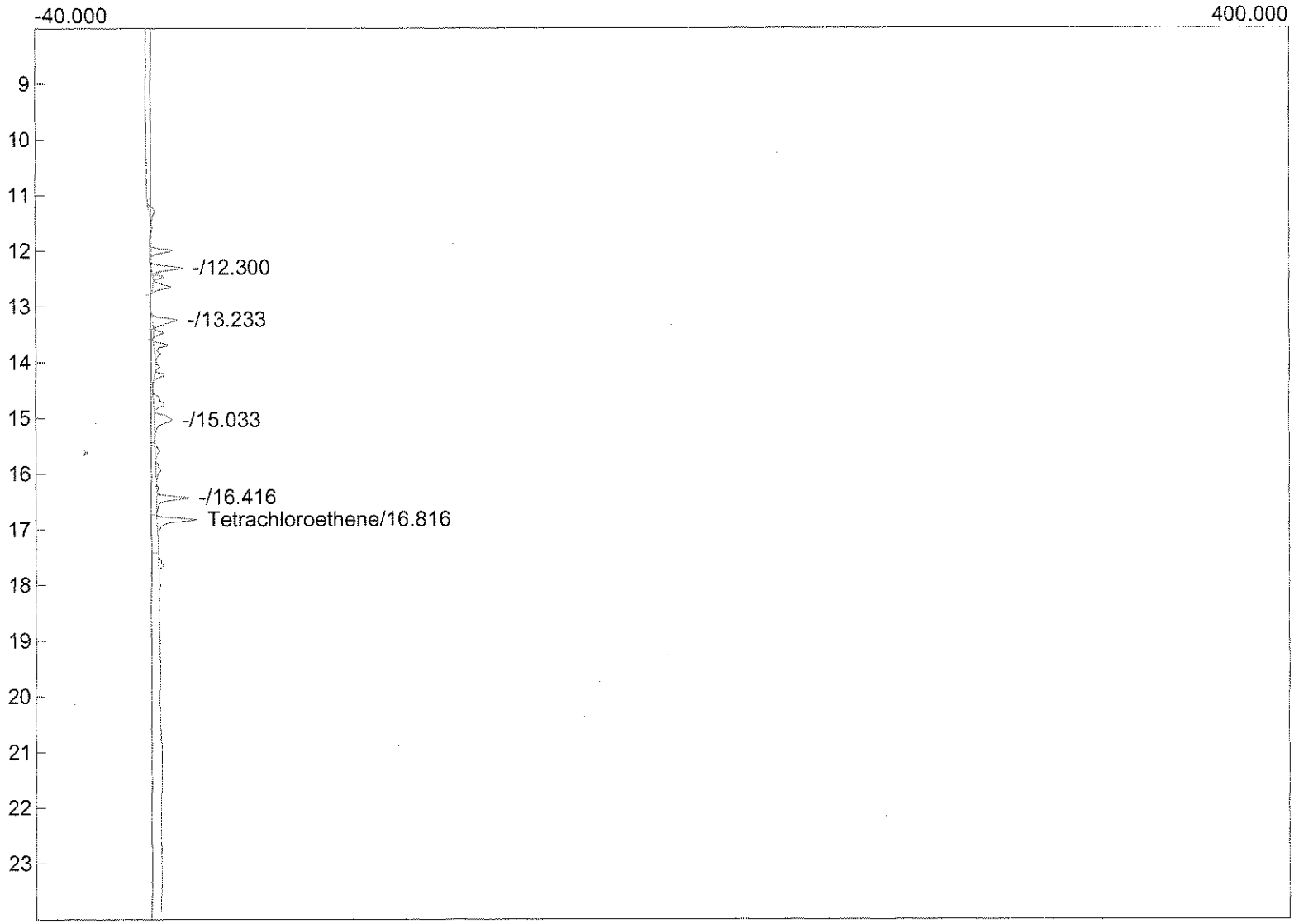
Component	Retention	Area	External
		0.0000	0.0000

Client ID: 5621-PWNY
Collected: 9/22/06
Analysis date: 09/25/2006 11:42:23
Method: purge and trap
Lab ID: 70006564
Description: fid
Data file: A6564.CHR ()
Sample: TW-5
Comments: 10 ml. sample in sparge tube



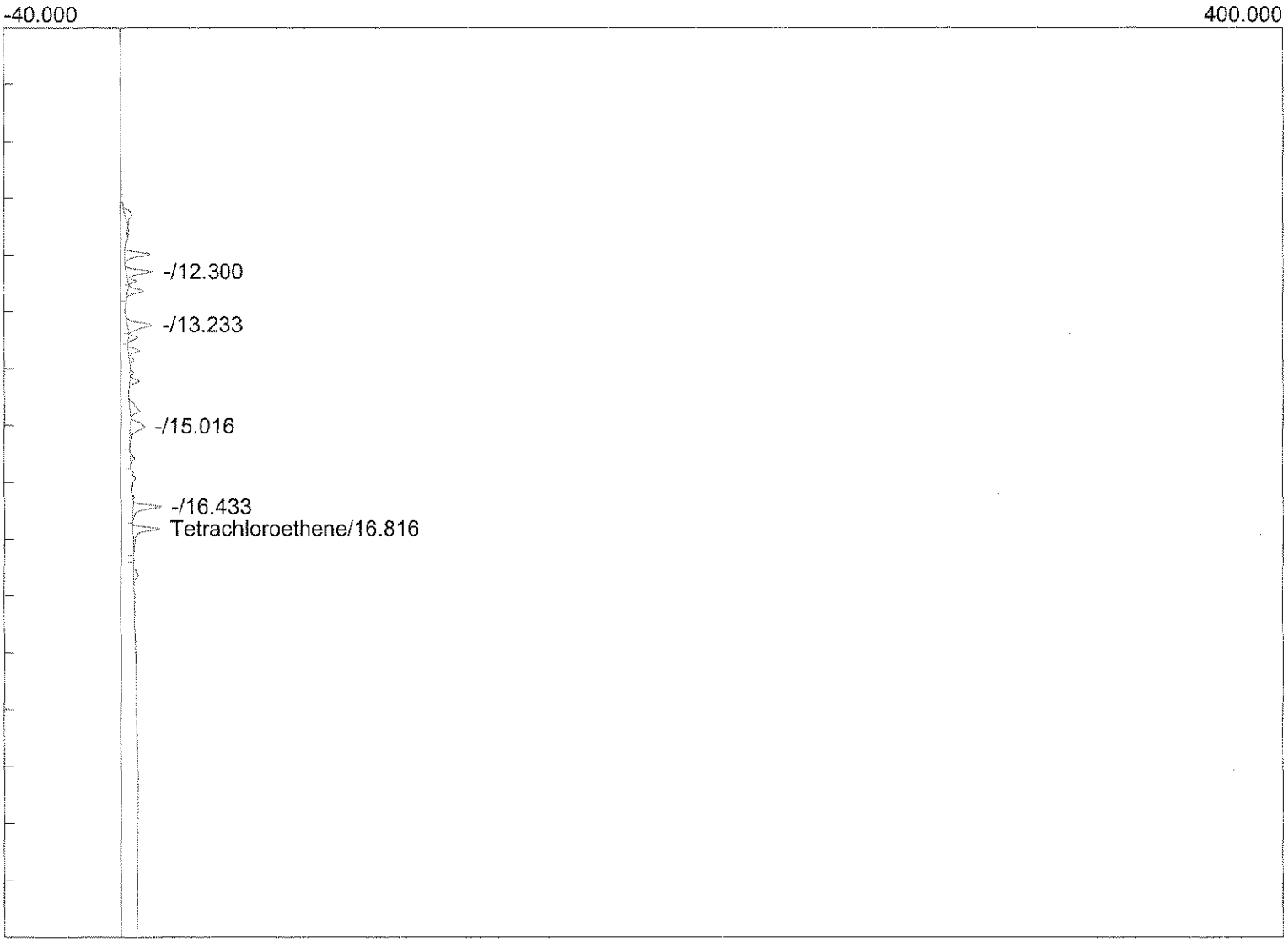
Component	Retention	Area	External
Tetrachloroethene	16.816	145.3830	20.8393
		145.3830	20.8393

Client ID: 5621-PWNY
Collected: 9/22/06
Analysis date: 09/25/2006 12:07:55
Method: purge and trap
Lab ID: 70006565
Description: fid
Data file: A6565.CHR ()
Sample: MW-01
Comments: 10 ml. sample in sparge tube



Component	Retention	Area	External
Tetrachloroethene	16.816	76.7660	11.9144
		76.7660	11.9144

Client ID: 5621-PWNY
Collected: 9/22/06
Analysis date: 09/25/2006 13:20:38
Method: purge and trap
Lab ID: 70006566
Description: fid
Data file: A6566.CHR ()
Sample: MW-02
Comments: 10 ml. sample in sparge tube



Component	Retention	Area	External
Tetrachloroethene	16.816	53.1660	8.8448
		53.1660	8.8448

APPENDIX G

CERTIFIED LABORATORY REPORTS

Environmental Testing Laboratories, Inc.
208 Route 109, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

10/10/2006

Laboratory Identifier: 0609476
Received: 09/25/2006 16:52

Client: Advanced Cleanup Technologies, Inc.
115 Rome Street
Farmingdale,
NY 11735

Project: 5621-PWNY

Respectfully submitted,

Technical Director

NYS Lab ID # 10969
NJ Cert. # 73812
CT Cert. # PH0645
MA Cert. # NY061
PA Cert. # 68-535
NH Cert. # 252592-BA
RI Cert. # 161

Environmental Testing Laboratories, Inc.
208 Route 109, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

10/10/2006

Volatiles - EPA 8260B

Sample: 0609476-1
Client Sample ID: TW-1
Matrix: Liquid
Remarks: See Case Narrative
Analyzed Date: 09/27/2006

Type: Grab

Collected: 09/20/2006

Analytical Results

Cas No	Analyte	File ID	MDL	Concentration	Units	Q
75-71-8	Dichlorodifluoromethane	C2336-8497	0.70	0.70	ppb	U
75-45-6	Chlorodifluoromethane	C2336-8497	0.77	0.77	ppb	U
74-87-3	Chloromethane	C2336-8497	0.75	0.75	ppb	U
75-01-4	Vinyl Chloride	C2336-8497	0.73	0.73	ppb	U
74-83-9	Bromomethane	C2336-8497	0.89	0.89	ppb	U
75-00-3	Chloroethane	C2336-8497	1.34	1.34	ppb	U
75-69-4	Trichlorofluoromethane	C2336-8497	0.69	0.69	ppb	U
76-13-1	1,1,2-Trichlorotrifluoroethane	C2336-8497	0.61	0.61	ppb	U
75-35-4	1,1-Dichloroethene	C2336-8497	0.78	0.78	ppb	U
67-64-1	Acetone	C2336-8497	2.36	2.36	ppb	U
75-15-0	Carbon disulfide	C2336-8497	0.74	0.74	ppb	U
75-09-2	Methylene Chloride	C2336-8497	0.79	0.79	ppb	U
156-60-5	t-1,2-Dichloroethene	C2336-8497	0.67	0.67	ppb	U
1634-04-4	Methyl t-butyl ether	C2336-8497	0.74	0.74	ppb	U
75-34-3	1,1-Dichloroethane	C2336-8497	0.78	0.78	ppb	U
590-20-7	2,2-Dichloropropane	C2336-8497	0.49	0.49	ppb	U
156-59-2	c-1,2-Dichloroethene	C2336-8497	0.68	0.68	ppb	U
78-93-3	2-Butanone	C2336-8497	2.31	2.31	ppb	U
74-97-5	Bromochloromethane	C2336-8497	0.69	0.69	ppb	U
67-66-3	Chloroform	C2336-8497	0.76	0.76	ppb	U
71-55-6	1,1,1-Trichloroethane	C2336-8497	0.72	0.72	ppb	U
56-23-5	Carbon Tetrachloride	C2336-8497	0.68	0.68	ppb	U
563-58-6	1,1-Dichloropropene	C2336-8497	0.69	0.69	ppb	U
71-43-2	Benzene	C2336-8497	0.73	0.73	ppb	U
107-06-2	1,2-Dichloroethane	C2336-8497	0.70	0.70	ppb	U
79-01-6	Trichloroethene	C2336-8497	0.69	0.69	ppb	U
78-87-5	1,2-Dichloropropane	C2336-8497	0.65	0.65	ppb	U
74-95-3	Dibromomethane	C2336-8497	0.69	0.69	ppb	U
75-27-4	Bromodichloromethane	C2336-8497	0.67	0.67	ppb	U
110-75-8	2-Chloroethylvinylether	C2336-8497	1.29	1.29	ppb	U
10061-01-5	c-1,3-Dichloropropene	C2336-8497	0.53	0.53	ppb	U
108-10-1	4-Methyl-2-pentanone	C2336-8497	2.48	2.48	ppb	U
108-88-3	Toluene	C2336-8497	0.55	0.55	ppb	U
10061-02-6	t-1,3-Dichloropropene	C2336-8497	0.64	0.64	ppb	U

Environmental Testing Laboratories, Inc.
208 Route 109, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

10/10/2006

Volatiles - EPA 8260B

Sample: 0609476-1
Client Sample ID: TW-1
Matrix: Liquid
Remarks: See Case Narrative
Analyzed Date: 09/27/2006

Type: Grab

Collected: 09/20/2006

Analytical Results

Cas No	Analyte	File ID	MDL	Concentration	Units	Q
79-00-5	1,1,2-Trichloroethane	C2336-8497	0.86	0.86	ppb	U
127-18-4	Tetrachloroethene	C2336-8497	0.63	**18.8**	ppb	
142-28-9	1,3-Dichloropropane	C2336-8497	0.66	0.66	ppb	U
591-78-6	2-Hexanone	C2336-8497	2.21	2.21	ppb	U
124-48-1	Dibromochloromethane	C2336-8497	0.68	0.68	ppb	U
106-93-4	1,2-Dibromoethane	C2336-8497	0.71	0.71	ppb	U
108-90-7	Chlorobenzene	C2336-8497	0.70	0.70	ppb	U
630-20-6	1,1,1,2-Tetrachloroethane	C2336-8497	0.68	0.68	ppb	U
100-41-4	Ethylbenzene	C2336-8497	0.70	0.70	ppb	U
108-38-3	m,p-xylene	C2336-8497	1.15	1.15	ppb	U
95-47-6	o-xylene	C2336-8497	0.68	0.68	ppb	U
100-42-5	Styrene	C2336-8497	0.60	0.60	ppb	U
75-25-2	Bromoform	C2336-8497	0.67	0.67	ppb	U
98-82-8	Isopropylbenzene	C2336-8497	0.64	0.64	ppb	U
108-86-1	Bromobenzene	C2336-8497	0.67	0.67	ppb	U
79-34-5	1,1,2,2-Tetrachloroethane	C2336-8497	0.81	0.81	ppb	U
103-65-1	n-Propylbenzene	C2336-8497	0.64	0.64	ppb	U
96-18-4	1,2,3-Trichloropropane	C2336-8497	1.08	1.08	ppb	U
622-96-8	p-Ethyltoluene	C2336-8497	0.59	0.59	ppb	U
108-67-8	1,3,5-Trimethylbenzene	C2336-8497	0.56	0.56	ppb	U
95-49-8	2-Chlorotoluene	C2336-8497	0.61	0.61	ppb	U
106-43-4	4-Chlorotoluene	C2336-8497	0.60	0.60	ppb	U
98-06-6	tert-Butylbenzene	C2336-8497	0.56	0.56	ppb	U
95-63-6	1,2,4-Trimethylbenzene	C2336-8497	0.54	0.54	ppb	U
135-98-8	sec-Butylbenzene	C2336-8497	0.58	0.58	ppb	U
99-87-6	4-Isopropyltoluene	C2336-8497	0.54	0.54	ppb	U
541-73-1	1,3-Dichlorobenzene	C2336-8497	0.63	0.63	ppb	U
106-46-7	1,4-Dichlorobenzene	C2336-8497	0.66	0.66	ppb	U
95-50-1	1,2-Dichlorobenzene	C2336-8497	0.64	0.64	ppb	U
105-05-5	p-Diethylbenzene	C2336-8497	0.58	0.58	ppb	U
104-51-8	n-Butylbenzene	C2336-8497	0.58	0.58	ppb	U
95-93-2	1,2,4,5-Tetramethylbenzene	C2336-8497	0.60	0.60	ppb	U
96-12-8	1,2-Dibromo-3-chloropropane	C2336-8497	0.64	0.64	ppb	U
120-82-1	1,2,4-Trichlorobenzene	C2336-8497	0.56	0.56	ppb	U

Environmental Testing Laboratories, Inc.
208 Route 109, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

10/10/2006

Volatiles - EPA 8260B

Sample: 0609476-1
Client Sample ID: TW-1
Matrix: Liquid
Remarks: See Case Narrative
Analyzed Date: 09/27/2006

Collected: 09/20/2006
Type: Grab

Analytical Results

Cas No	Analyte	File ID	MDL	Concentration	Units	Q
87-68-3	Hexachlorobutadiene	C2336-8497	0.53	0.53	ppb	U
91-20-3	Naphthalene	C2336-8497	0.62	0.62	ppb	U
87-61-6	1,2,3-Trichlorobenzene	C2336-8497	0.51	0.51	ppb	U
994-05-8	TAME	C2336-8497	0.43	0.43	ppb	U
75-65-0	Tertiary butyl alcohol	C2336-8497	9.13	9.13	ppb	U
107-13-1	Acrylonitrile	C2336-8497	4.55	4.55	ppb	U

Surrogate Results

Cas No	Analyte	File ID	% Recovery	QC Limits	Q
460-00-4	4-BROMOFLUOROBENZENE	C2336-8497	101.0 %	(78 - 112)	
4774-33-8	DIBROMOFLUOROMETHANE	C2336-8497	102.0 %	(69 - 129)	
2037-26-5	TOLUENE-D8	C2336-8497	102.0 %	(90 - 108)	

Environmental Testing Laboratories, Inc.
208 Route 109, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

10/10/2006

Volatiles - EPA 8260B

Sample: 0609476-2
Client Sample ID: MW-1
Matrix: Liquid
Remarks: See Case Narrative
Analyzed Date: 09/27/2006

Type: Grab

Collected: 09/20/2006

Analytical Results

Cas No	Analyte	File ID	MDL	Concentration	Units	Q
75-71-8	Dichlorodifluoromethane	C2336-8498	0.70	0.70	ppb	U
75-45-6	Chlorodifluoromethane	C2336-8498	0.77	0.77	ppb	U
74-87-3	Chloromethane	C2336-8498	0.75	0.75	ppb	U
75-01-4	Vinyl Chloride	C2336-8498	0.73	0.73	ppb	U
74-83-9	Bromomethane	C2336-8498	0.89	0.89	ppb	U
75-00-3	Chloroethane	C2336-8498	1.34	1.34	ppb	U
75-69-4	Trichlorofluoromethane	C2336-8498	0.69	0.69	ppb	U
76-13-1	1,1,2-Trichlorotrifluoroethane	C2336-8498	0.61	0.61	ppb	U
75-35-4	1,1-Dichloroethene	C2336-8498	0.78	0.78	ppb	U
67-64-1	Acetone	C2336-8498	2.36	2.36	ppb	U
75-15-0	Carbon disulfide	C2336-8498	0.74	0.74	ppb	U
75-09-2	Methylene Chloride	C2336-8498	0.79	0.79	ppb	U
156-60-5	t-1,2-Dichloroethene	C2336-8498	0.67	0.67	ppb	U
1634-04-4	Methyl t-butyl ether	C2336-8498	0.74	0.74	ppb	U
75-34-3	1,1-Dichloroethane	C2336-8498	0.78	0.78	ppb	U
590-20-7	2,2-Dichloropropane	C2336-8498	0.49	0.49	ppb	U
156-59-2	c-1,2-Dichloroethene	C2336-8498	0.68	0.68	ppb	U
78-93-3	2-Butanone	C2336-8498	2.31	2.31	ppb	U
74-97-5	Bromochloromethane	C2336-8498	0.69	0.69	ppb	U
67-66-3	Chloroform	C2336-8498	0.76	0.76	ppb	U
71-55-6	1,1,1-Trichloroethane	C2336-8498	0.72	0.72	ppb	U
56-23-5	Carbon Tetrachloride	C2336-8498	0.68	0.68	ppb	U
563-58-6	1,1-Dichloropropene	C2336-8498	0.69	0.69	ppb	U
71-43-2	Benzene	C2336-8498	0.73	0.73	ppb	U
107-06-2	1,2-Dichloroethane	C2336-8498	0.70	0.70	ppb	U
79-01-6	Trichloroethene	C2336-8498	0.69	0.69	ppb	U
78-87-5	1,2-Dichloropropane	C2336-8498	0.65	0.65	ppb	U
74-95-3	Dibromomethane	C2336-8498	0.69	0.69	ppb	U
75-27-4	Bromodichloromethane	C2336-8498	0.67	0.67	ppb	U
110-75-8	2-Chloroethylvinylether	C2336-8498	1.29	1.29	ppb	U
10061-01-5	c-1,3-Dichloropropene	C2336-8498	0.53	0.53	ppb	U
108-10-1	4-Methyl-2-pentanone	C2336-8498	2.48	2.48	ppb	U
108-88-3	Toluene	C2336-8498	0.55	0.55	ppb	U
10061-02-6	t-1,3-Dichloropropene	C2336-8498	0.64	0.64	ppb	U

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10/10/2006

Volatiles - EPA 8260B

Sample: 0609476-2
Client Sample ID: MW-1
Matrix: Liquid
Remarks: See Case Narrative
Analyzed Date: 09/27/2006

Type: Grab

Collected: 09/20/2006

Analytical Results

Cas No	Analyte	File ID	MDL	Concentration	Units	Q
79-00-5	1,1,2-Trichloroethane	C2336-8498	0.86	0.86	ppb	U
127-18-4	Tetrachloroethene	C2336-8498	0.63	**7.06**	ppb	
142-28-9	1,3-Dichloropropane	C2336-8498	0.66	0.66	ppb	U
591-78-6	2-Hexanone	C2336-8498	2.21	2.21	ppb	U
124-48-1	Dibromochloromethane	C2336-8498	0.68	0.68	ppb	U
106-93-4	1,2-Dibromoethane	C2336-8498	0.71	0.71	ppb	U
108-90-7	Chlorobenzene	C2336-8498	0.70	0.70	ppb	U
630-20-6	1,1,1,2-Tetrachloroethane	C2336-8498	0.68	0.68	ppb	U
100-41-4	Ethylbenzene	C2336-8498	0.70	0.70	ppb	U
108-38-3	m,p-xylene	C2336-8498	1.15	1.15	ppb	U
95-47-6	o-xylene	C2336-8498	0.68	0.68	ppb	U
100-42-5	Styrene	C2336-8498	0.60	0.60	ppb	U
75-25-2	Bromoform	C2336-8498	0.67	0.67	ppb	U
98-82-8	Isopropylbenzene	C2336-8498	0.64	0.64	ppb	U
108-86-1	Bromobenzene	C2336-8498	0.67	0.67	ppb	U
79-34-5	1,1,2,2-Tetrachloroethane	C2336-8498	0.81	0.81	ppb	U
103-65-1	n-Propylbenzene	C2336-8498	0.64	0.64	ppb	U
96-18-4	1,2,3-Trichloropropane	C2336-8498	1.08	1.08	ppb	U
622-96-8	p-Ethyltoluene	C2336-8498	0.59	0.59	ppb	U
108-67-8	1,3,5-Trimethylbenzene	C2336-8498	0.56	0.56	ppb	U
95-49-8	2-Chlorotoluene	C2336-8498	0.61	0.61	ppb	U
106-43-4	4-Chlorotoluene	C2336-8498	0.60	0.60	ppb	U
98-06-6	tert-Butylbenzene	C2336-8498	0.56	0.56	ppb	U
95-63-6	1,2,4-Trimethylbenzene	C2336-8498	0.54	0.54	ppb	U
135-98-8	sec-Butylbenzene	C2336-8498	0.58	0.58	ppb	U
99-87-6	4-Isopropyltoluene	C2336-8498	0.54	0.54	ppb	U
541-73-1	1,3-Dichlorobenzene	C2336-8498	0.63	0.63	ppb	U
106-46-7	1,4-Dichlorobenzene	C2336-8498	0.66	0.66	ppb	U
95-50-1	1,2-Dichlorobenzene	C2336-8498	0.64	0.64	ppb	U
105-05-5	p-Diethylbenzene	C2336-8498	0.58	0.58	ppb	U
104-51-8	n-Butylbenzene	C2336-8498	0.58	0.58	ppb	U
95-93-2	1,2,4,5-Tetramethylbenzene	C2336-8498	0.60	0.60	ppb	U
96-12-8	1,2-Dibromo-3-chloropropane	C2336-8498	0.64	0.64	ppb	U
120-82-1	1,2,4-Trichlorobenzene	C2336-8498	0.56	0.56	ppb	U

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10/10/2006

Volatiles - EPA 8260B

Sample: 0609476-2
Client Sample ID: MW-1
Matrix: Liquid
Remarks: See Case Narrative
Analyzed Date: 09/27/2006

Type: Grab

Collected: 09/20/2006

Analytical Results

Cas No	Analyte	File ID	MDL	Concentration	Units	Q
87-68-3	Hexachlorobutadiene	C2336-8498	0.53	0.53	ppb	U
91-20-3	Naphthalene	C2336-8498	0.62	0.62	ppb	U
87-61-6	1,2,3-Trichlorobenzene	C2336-8498	0.51	0.51	ppb	U
994-05-8	TAME	C2336-8498	0.43	0.43	ppb	U
75-65-0	Tertiary butyl alcohol	C2336-8498	9.13	9.13	ppb	U
107-13-1	Acrylonitrile	C2336-8498	4.55	4.55	ppb	U

Surrogate Results

Cas No	Analyte	File ID	% Recovery	QC Limits	Q
460-00-4	4-BROMOFLUOROBENZENE	C2336-8498	101.0 %	(78 - 112)	
4774-33-8	DIBROMOFLUOROMETHANE	C2336-8498	101.0 %	(69 - 129)	
2037-26-5	TOLUENE-D8	C2336-8498	102.0 %	(90 - 108)	

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10/10/2006

Case Narrative

EPA 8260 VOLATILE ANALYSIS:

The following compounds were calibrated at 25, 50, 100,
150 and 200 ppb levels in the initial calibration curve:
Acetone
2-Butanone
4-Methyl-2-pentanone
2-Hexanone

M&P-Xylenes and 2-Chloroethylvinylether were calibrated at 10, 40, 100, 200 and 300 ppb levels.
Acrolein/Acrylonitrile were calibrated at 50,100,150,200 and 250 ppb levels.
Tert Butyl Alcohol (TBA) was calibrated at 50,200,500,1000 and 1500 ppb levels.

All other compounds were calibrated at 5, 20, 50, 100 and 150 ppb levels.

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10/10/2006

ORGANIC METHOD QUALIFIERS

Q - Qualifier - specified entries and their meanings are as follows:

U - The analytical result is not detected above the Method Detection Limit (MDL). All MDL's are lower than the lowest calibration standard concentration.

J - Indicates an estimated value. The concentration reported was detected below the Method Detection Limit (MDL).

Y - The concentration reported was detected below the lowest calibration standard concentration.

B - The analyte was found in the associated method blank as well as the sample. It indicates possible/probable blank contamination and warns the data user to take appropriate action.

E - The concentration of the analyte exceeded the calibration range of the instrument.

D - This flag indicates a system monitoring compound diluted out.

INORGANIC METHOD QUALIFIERS

C - (Concentration) qualifiers are as follows:

B - Entered if the reported value was obtained from a reading that was less than the Contract Required Detection Limit (CRDL) but greater than or equal to the Instrument Detection Limit (IDL).

U - Entered when the analyte was analyzed for, but not detected above the Method Detection Limit (MDL) which is less than the lowest calibration standard concentration.

Q - Qualifier specific entries and their meanings are as follows:

E - Reported value is estimated because of the presence of interferences.

M - (Method) qualifiers are as follows:

A - Flame AA
AS - Semi-automated Spectrophotometric
AV - Automated Cold Vapor AA
C - Manual Spectrophotometric
F - Furnace AA
P - ICP
T - Titrimetric

OTHER QUALIFIERS

ND - Not Detected