FORMER CHEZ VALET DRY CLEANERS

NASSAU, NEW YORK

Final Engineering Report

NYSDEC Site Number: 1-30-169

Prepared for:

Port Manor Realty, LLC
c/o 1-3 Manorhaven Boulevard
26 Harbor Park Drive
Port Washington, NY 11050

Prepared by:

Andris H. Ledins, P.E.
2 South Farm Rd.
Sands Point, NY 11050

JUNE 2017

CERTIFICATIONS

I, Andris H. Ledins, am currently a registered professional engineer licensed by the State of New York, I had primary direct responsibility for implementation of the remedial program activities, and I certify that the IRM was implemented and that all construction activities were completed in substantial conformance with the Department-approved IRM.

I certify that the data submitted to the Department with this Final Engineering Report demonstrates that the remediation requirements set forth in the IRM and in all applicable statutes and regulations have been or will be achieved in accordance within the time frames, if any, established for the remedy.

I certify that all use restrictions, Institutional Controls, Engineering Controls, and/or any operation and maintenance requirements applicable to the Site are contained in an environmental easement created and recorded pursuant ECL 71-3605 and that all affected local governments, as defined in ECL 71-3603, have been notified that such easement has been recorded.

I certify that a Site Management Plan has been submitted for the continual and proper operation, maintenance, and monitoring of all Engineering Controls employed at the Site, including the proper maintenance of all remaining monitoring wells, and that such plan has been approved by Department.

I certify that all documents generated in support of this report have been submitted in accordance with the DER's electronic submission protocols and have been accepted by the Department.

I certify that all data generated in support of this report have been submitted in accordance with the Department's electronic data deliverable and have been accepted by the Department.

I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law. I, Andris H. Ledins, P.E., am certifying as Owner's Designated Site Representative for the site.

61747	7/6/2017	Andris H. Ledins
NYS Professional Engineer #	Date	Signature

Note: include PE stamp

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FINAL ENGINEERING REPORT

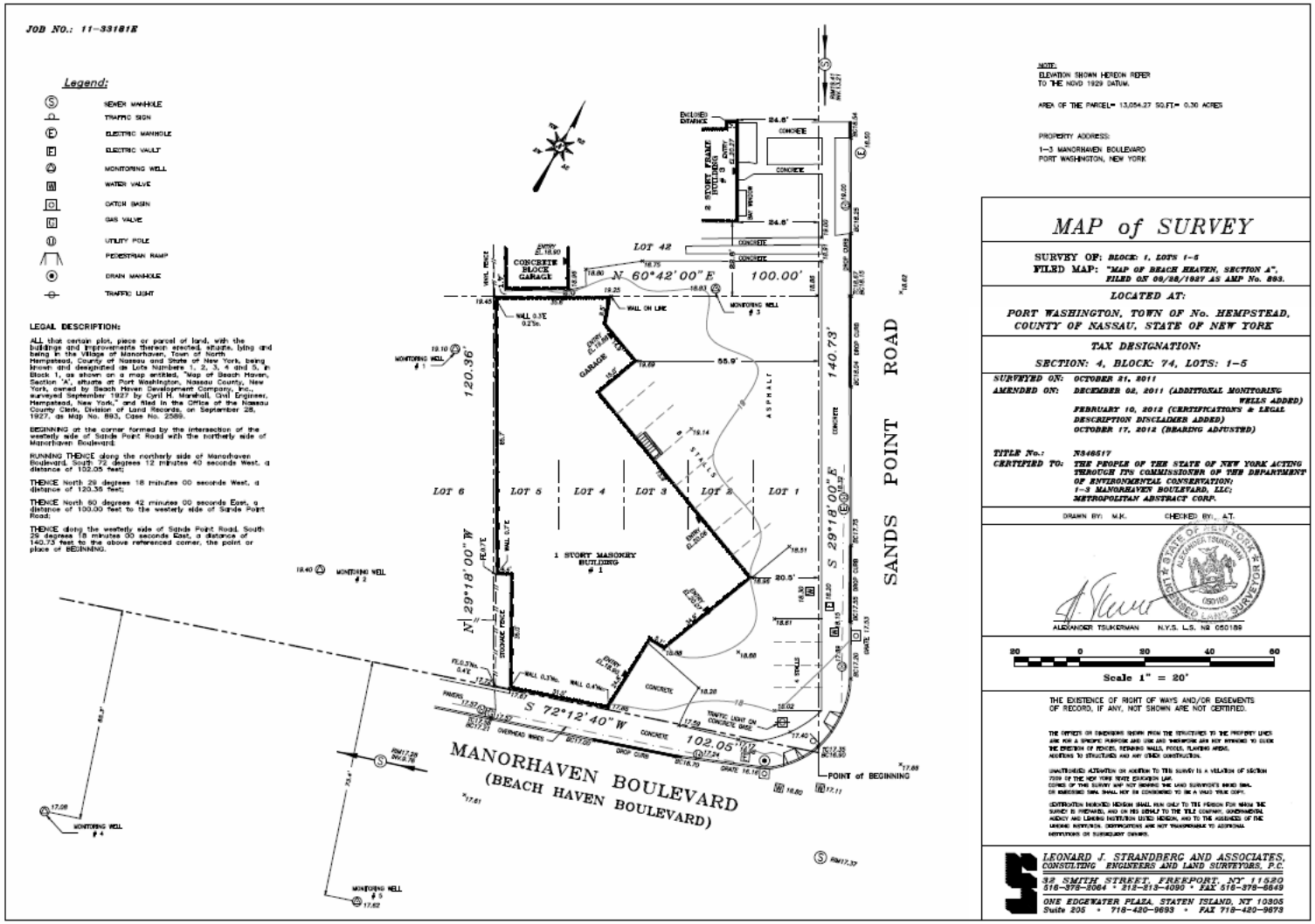
1.0 BACKGROUND AND SITE DESCRIPTION

The prior owner entered into an Order on Consent with the New York State Department of Environmental Conservation (NYSDEC) in August 15th, 2008 to investigate and remediate a 0.30 -acre property located in the Village of Manorhaven, Nassau County, New York. Their successor-in-interest, 1-3 Manorhaven Boulevard, LLC, entered into an Order on Consent with the NYSDEC on June 1, 2016 to complete the remediation. The Site was remediated to allow the Controlled Property to be used for commercial and industrial uses as defined by Part 375-1.8, though land use is subject to local zoning laws.

The site is located in the County of Nassau, New York and is identified as Section 4 Block 74 and Lots 1, 2, 3, 4 and 5 on the Nassau County Tax Map. The site is situated on an approximately 0.30-acre area bounded by a private residence (Lot 42) to the north, Manorhaven Boulevard to the south, Sands Point Road to the east, and municipal parking lot (Lot 6) to the west (see Figure 1). The boundaries of the site are fully described in Appendix A: Survey Map, Metes and Bounds.

An electronic copy of this FER with all supporting documentation is included as Appendix B.

Figure 1 – Project Site Map



2.0 SUMMARY OF SITE REMEDY

2.1 SUMMARY OF THE REMEDIAL ACTION OBJECTIVES[1]

Based on the results of the Remedial Investigation, the following Remedial Action Objectives (RAOs) were identified for this site.

2.1.1 Groundwater RAOs

RAOs for Public Health Protection

- Prevent ingestion of groundwater containing contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of, volatiles emanating from contaminated groundwater.

RAOs for Environmental Protection

- Restore ground water aquifer, to the extent practicable, to pre-disposal/pre-release conditions, to the extent practicable.
- Remove the source of ground water contamination.

2.1.2 Soil RAOs

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of, or exposure to, contaminants volatilizing from contaminated soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater contamination.

[1] RECORD OF DECISION, Chez Valet Dry Cleaners, State Superfund Project, Port Washington, Nassau County, Site No. 130169, prepared by Division of Environmental Remediation New York State Department of Environmental Conservation

2.1.3 Soil Vapor RAOs

RAOs for Public Health Protection

- Mitigate impacts public health resulting from existing, or potential for, soil vapor intrusion into buildings.

2.2 DESCRIPTION OF SELECTED REMEDY

The site is being remediated in accordance with the remedy selected by the NYSDEC in the ROD dated March 2011.

Based on the results of investigations at the site, the IRM that has been performed, and the evaluation presented in the aforementioned ROD, NYSDEC is proposing No Further Action with continued operation of the Soil Vapor Extraction/Sub Slab Depressurization system in continued monitoring of groundwater contaminant trends, as well as the implementation of Institutional and Engineering Controls (ICs/ECs) as the proposed remedy for the site. NYSDEC believes that this remedy is protective of human health and the environment and satisfies remediation objectives described in Exhibit B of the ROD.

The elements of the IRM already completed and the ICs/ECs are listed below:

1. The operation of the soil vapor extraction/sub-slab depressurization system will continue until the remedial objectives of been achieved, or until the Department determines the continued operation is technically impracticable or not feasible.

2. Existing piezometers identified as MW-01 and MW-02, were located, secured, sampled (April 2012) and formally surveyed to establish their elevation for use in determining groundwater flow direction during the annual monitoring events.

3. Green remediation principles and techniques will be implemented to the extent feasible in the site management of the remedy as per DER – 31. The major green remediation complements are as follows;

    a) Considering the environmental impact of treatment technologies and remedy stewardship over the long-term;

    b) Reducing direct and indirect greenhouse gas emissions;

c) Increasing energy efficiency and minimizing use of nonrenewable energy;

d) Conserving and efficiently managing resources and materials;

e) Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;

f) Based on operation and maintenance sampling and with Department approval, the system will be modified to reduce energy consumption by transforming from a soil vapor extraction system to a sub-slab depressurization system prior to shut down.

4. Imposition of an institutional control in the form of an Environmental Easement for the controlled property that:

a) requires the remedial party or site owner to complete and submit to the Department periodic certification of institutional and engineering controls in accordance with Part 375 – 1.8(h)(3).

b) Land use is subject to local zoning laws, the remedy allows the use and development of the controlled property for commercial and industrial uses as defined by Part 375 – 1.8(g), the land use is subject to local zoning laws;

c) restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH;

d) requires compliance with the Department approved Site Management Plan;

5. A Site Management Plan is required, which includes the following:

a) and Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to assure the following institutional and/or engineering controls remain in place an effective:

Institutional Controls: the Environmental Easement discussed in Paragraph 4 above.

Engineering Controls: the soil vapor extraction/sub – slab depressurization system discussing Paragraph 1 above.

This plan includes, but may not be limited to:

i. descriptions of the provisions of the environmental easement including groundwater use restrictions;

ii. provisions for the management and inspection of the identified engineering controls;

iii. a provision for evaluation of the potential for soil vapor intrusion for any buildings developed on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion.

iv. maintain site access controls and Department notification: and

v. the steps necessary for the periodic reviews and certification of the institutional and/or engineering control;

b) a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but not limited to:

i. monitoring of groundwater and SVE/SSD system vacuum measurements and exhaust to assess the performance and effectiveness of the remedy;

ii. annual assessment of contamination on-site and off-site to enhance operations of the on-site SVE/SSD system and conduct additional sampling were warranted; and

iii. a schedule of monitoring and frequency of submittals to the Department.

c) an Operations and Maintenance Plan to assure continued operation maintenance, monitoring, inspection, and reporting of any mechanical or physical complements of the remedy. The plan includes, but is not limited to:

i. compliance monitoring of treatment system to assure proper operation and maintenance as well as providing the data for any necessary permit or permit equivalent reporting;

ii. maintaining site access controls and Department notification; and

iii. providing the Department access to the site and operation and maintenance records.

3.0 INTERIM REMEDIAL MEASURES

An Interim Remedial Measure (IRM) was conducted in accordance with the NYSDEC approved "Interim Remedial Measure, Remedial Investigation/Feasibility Study Report – Former Chez Valet Dry Cleaners, dated February 25, 2011 – prepared by Paul P. Stewart, MS of Advanced Cleanup Technologies, Inc. (ACT) and Andris H Ledins, PE

The following is a summary of the Remedial Actions performed at the site:

1. Excavation of soil/fill was not required at the site as no VOCs were detected in any of the soil samples above Soil Cleanup Guidelines (SCGs).
2. Special attention was given to the construction of a new concrete slab over the building area previously housing the dry cleaner operation. The slab was designed and constructed in order to provide a vapor tight barrier against potential soil gas vapors and will be discussed in later sections of this document.
3. Execution and recording of an Environmental Easement to restrict land use and prevent future exposure to any contamination remaining at the site.
4. In addition to the existing floor slabs of the buildings a new slab and HDPE vapor barrier was constructed in the location of the previous dry cleaner operation area, a Soil Vapor Extraction/Sub-slab Depressurization (SVE/SSD), system was installed to create a negative pressure over the entire area of the building footprint.
5. Development and implementation of a Site Management Plan for long term management of remaining contamination as required by the Environmental Easement, which includes plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting;

Interim Remedial Measures were completed at the site in February, 2011, after which continued operation of the SVE/SSD commenced.

4.0 DESCRIPTION OF INTERIM REMEDIAL MEASURES PERFORMED

Remedial activities, conducted as an ongoing Interim Remedial Measure (IRM), have been continuing and are near completion at the Site. Construction of the IRM was presented in the Interim Remedial Measure, Remedial Investigation Feasibility Study Report for the Former Chez Valet Dry Cleaners site, dated February 25, 2011. Details of the construction activities, any deviations, and overall performance of the IRM are indicated below. The IRM was conducted in accordance with the March 3, 2009 conceptual layout accepted by the NYSDEC on March 5, 2009 and details provided to the Village of Manorhaven on April 29, 2009 to obtain the building permit.

4.1 SVE/SSD AS-BUILT CONDITIONS AND SYSTEM STARTUP

4.1.1 As Built Conditions:

This section will serve to document the as-built conditions of the Soil Vapor Extraction (SVE)/Sub Slab Depressurization System (SSD) installed underneath the floor slab structures located at 1–3 Manorhaven Blvd., Port Washington, NY (the "Site").

Due to the presence of soil gas vapors, specifically tetrachloroethene and trichloroethene under the floor slab of the existing structures it was determined that a sub slab depressurization system was necessary to address any potential exposure to occupied spaces within the structure.

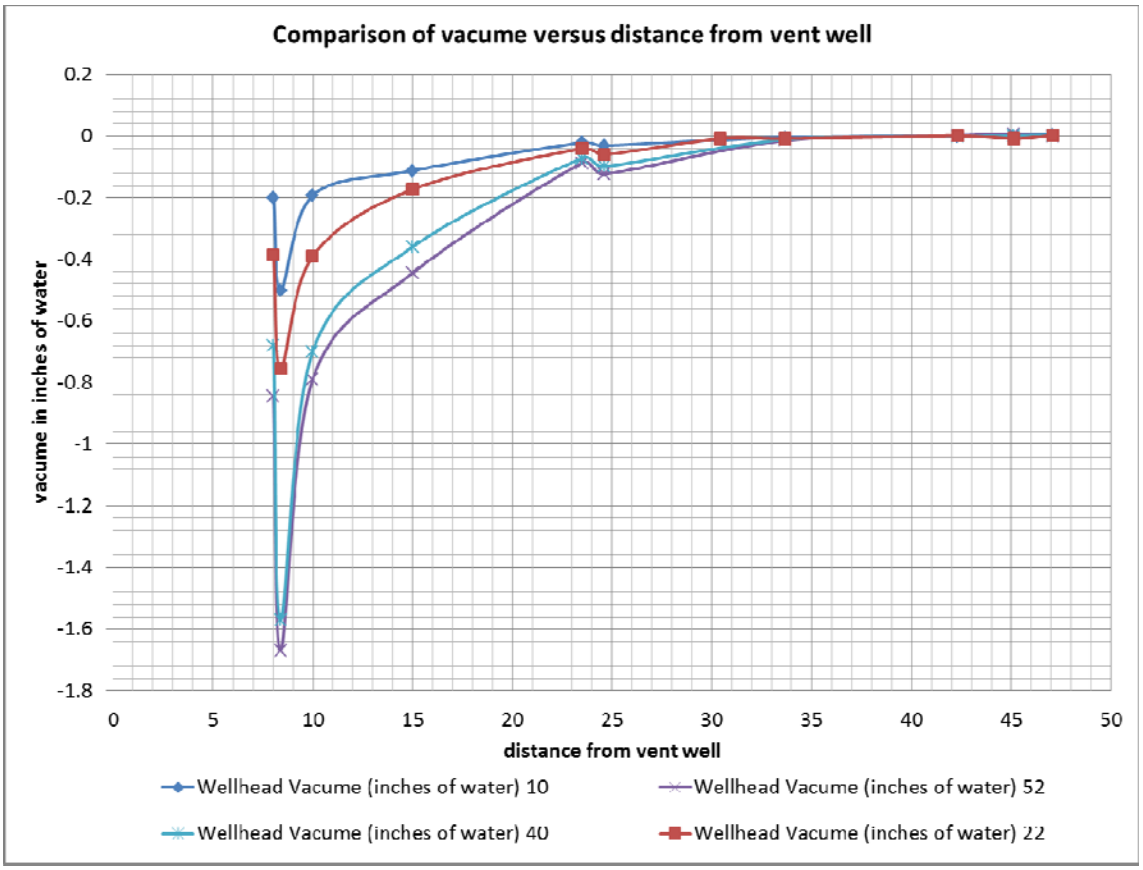
A soil vapor extraction pilot test was conducted on March 6, 2009 by Advanced Cleanup Technologies, Inc. (ACT) and witnessed by Andy Ledins, P.E. The formal results of this test are discussed in the previously submitted NYSDEC approved Interim Remedial Measure, Remedial Investigation Feasibility Study Report. Key design information obtained during this study was utilized in the design of the sub slab depressurization system. The primary information utilized from the field pilot study data pertained to the vacuum pressure required to produce a zone of negative pressure or radius of influence

(ROI) under the floor slab. This ROI would determine the location of vent wells of the permanent system installation.

Data obtained during the pilot test allowed for the evaluation of pressure drop in the subsurface soils at incremental distances from a fixed extraction point (vacuum well).

This data showed that for varied vacuums between 10 to 52 inches of H_2O shallow sub slab vacuum pressures were readily measured up to 30 feet from the vacuum point. For the purposes of design it was assume that an ROI of 15 feet would be used to provide an adequate safety factor as well as consideration for nonhomogeneous fill that could exist under the salon.

Figure 2



For the purposes of this discussion we will refer to the area previously occupied by the previous owner, Chez Valet Dry Cleaners, as the "North Room" and the area presently occupied by the salon as the "South Room or Salon".

North Room

During the initial stages of project the owner removed all remaining equipment utilized by the previous owner from the North Room. Floor coverings were removed to expose the existing concrete floor slab and wall coverings were removed to expose the wood framing and cinderblock structures of the outer walls of the North Room.

Examination of the existing floor slab showed concrete with cracks, inadequate structural quality and poor finish that would be an impediment to the placement of an effective HDPE liner system. In addition, closer inspection of the basement structure revealed that the concrete masonry unit walls were also structurally unsafe. Given that the basement was the proposed location for the sub slab depressurization system's mechanical equipment; this area would need to be reinforced to a structurally sound condition prior to its utilization.

To this end, the entire floor slab was removed, crushed and utilized as fill material in areas of the North Room that needed to be brought up to the proposed finished grade. The basement area had new reinforced, poured in place concrete walls and floor constructed.

The design of the sub slab depressurization system in the North Room utilized horizontally placed piping with 4 foot screen sections placed at defined locations. The location of the screens was based on a 15 foot ROI that would allow full coverage of the North Room footprint. (Please refer to the attached as-built drawings – Appendix D.) Each 4 foot section of screen would be connected by an individual pipe to the basement area where a dedicated control valve could be utilized to balance each leg of the system. The horizontal piping screens were bedded in bank run gravel and wrapped in geotextile to protect the system from damage and from fine material migrating into the screens and extraction equipment.

(Please refer to attached as built details and construction photographs – Appendix D.)

Once the piping system was installed, gravel was used to bring the entire area to a uniform elevation. The gravel (well-rounded) serves to protect the liner placed on top of it as well as provide a porous media that would propagate the vacuum influence over the required areas. A high-density polyethylene (HDPE) liner was placed on top of the liner as a vapor barrier. All seams as well as utility penetrations and terminations along outer walls were sealed as noted on the as-built drawings. A reinforced concrete slab was poured over the entire North Room area including the now reinforced basement area. It should be noted that all pipe penetrations into the basement area were cast into the new concrete wall which provides excellent sealing against vapor migration. All mechanical equipment was placed into the basement and all piping connections completed prior to the concrete being poured over it to form a monolithic ceiling structure above the basement. (Please refer to construction photographs that show actual field progress through these steps. – Appendix D)

South Room

The Salon area or South Room is an operational hair salon. Because of this, the design for this area incorporated vertical wells into the sub slab to complete the depressurization system for this area. The vertical Wells could be quickly and efficiently installed next to existing interior partitions, structures or outer walls with minimum disturbance to the existing floor. Piping could then be run vertically to an elevation above the hung ceiling were it could then be routed to the sub slab depressurization system in the North Room. (Please refer to the attached as built drawings and construction photographs. – Appendix D)

Well locations in the South Room were selected to allow for 15 foot ROI. Four Wells were utilized to provide coverage of the entire South Room. Similar to the construction of the horizontal wells in the North Room, the South Room's wells can

be individually controlled from the basement area where the mechanical equipment is installed.

The installation of the sub slab to pressurization system was performed in accordance with the required design. All remedial work performed under this Remedial Action was in full compliance with governmental requirements, including Site and worker safety requirements

System Startup:

Initial system shakedown and startup took place on February 7, 2011. All sub slab depressurization system equipment was individually checked and tested independently and apart from the piping system to make sure all complements were in working order and had proper system settings.

A deviation from the design included the incorporation of two, 55 gallon capacity, vapor phase carbon drums are connected to the exhaust of the sub slab depressurization system to treat any potential chemicals of concern prior to discharge to the atmosphere outside of the building. All connections and valve settings to the vapor phase carbon drums were inspected prior to applying vacuum to the sub slab piping system.

Initial system balancing efforts were conducted on February 7, 2011. System balancing involved modulating the valves in the basement area while measuring a total of seven vapor points located in both the North and South Rooms.

ACT had installed 2 vapor points in the South Room and 5 vapor points in the North Room through the floor slab of those areas prior to start up. Each vapor point was installed through the slab, grouted to ensure vapor tightness and fitted with plugs. During testing and start up these plugs are removed and replaced with ball valves and a barbed end fitting that would allow the connection of a vacuum measurement device. Please refer to construction photographs – Appendix D.

As the system is balanced, all vapor points are monitored and recorded for vacuum measurements. Valves are then adjusted at the vacuum unit to modulate the vacuum and flow to the individual legs. This is done until all the vacuum points have fairly uniform vacuum readings. Please refer to the attached as built drawings which includes a summary of the initial startup readings taken on 2/7/2011, Appendix D.

During the initial system balancing efforts, air samples were also taken from the exhaust of the sub slab depressurization system. Holes were drilled in the PVC piping before and after the carbon drums. PID readings were taken and recorded (Please see as built drawings for recorded data and photographs of sample points, Appendix D). In addition, air samples were gathered utilizing summa canisters that will be analyzed for chemicals of concern.

Due to a malfunction of one vertical well in the South Room, a rebalancing effort was conducted on February 16, 2011. During this effort a disconnected pipe was identified and repaired. This repair enabled all the Wells in the system to be put online in accordance with the design intent. Vacuum readings were achieved in all the vapor points varying from -0.015, to -0.091 inches of H_2O.

Information regarding the installed equipment, its performance curves, power utilization, etc. can also be seen on the attached as built drawings.

In summary, the sub slab depressurization system is operating as intended and in accordance with the intended design. Additional system balancing may be warranted as remedial efforts progress and more or less flow have to be focused to targeted areas. A system deviation from the design included the incorporation of a runtime meter on May 24, 2011 to monitor the operation of the IRM.

4.2 REMEDIAL PROGRAM (IRM) ELEMENTS

4.2.1 Contractors and Consultants

The following remedial contractors and consultants have participated on this project.

Name	Responsibility
Advanced Cleanup Technologies, Inc. Environmental Consultants 960 South Broadway, Suite 108 Hicksville, NY 11801 516-933-0655 actenvirons.com	• Site investigation(s) • SSD Pilot System Implementation and Testing • RI/FS
Coastal Environmental Group, Inc. 320 Carleton Avenue, Suite 6000 Central Islip, NY 11722 631-234-4100 Office	• Construction of IRM System
Severn Trent Environmental Services 100 Morris Ave, Unit #3 Glen Cove NY, 11542 Office 516 674 6032	• Ongoing operations and Maintenance Services
Andris H. Ledins, NYSPE 2 South Farm Road Sands Point, NY 11050 516-467-4537	• Engineer of Record • IRM Design

4.2.2 Site Preparation and Contruction Milestone Sequence

Because the implementation of the IRM was internal to the building structure, many of the standard site preparation steps such as grubbing, fencing, soil erosion control, etc., were not required for this task. All IRM efforts were performed under a building permit provided by the Village of Manorhaven. This permit was issued specifically for the construction of remedial measures required for the Site.

The following table will summarize some of the milestones associated with the construction and startup of the IRM.

Date	Milestone Task
3/3/2009	Conceptual layout submitted to NYSDEC
3/5/2009	Conceptual layout accepted by the NYSDEC
4/29/2009	Details submitted to the Village of Manorhaven to obtain the building permit
6/1/2009 (approximate)	Building permit obtained from the Village of Manorhaven
5/5/2010	Owner Solicits Bids for Construction
5/9/2010	Owner conducted – demolition of inferior portions of interior floor slab. Saw cut areas of good slab for vacuum piping placement.
6/16/2010	Meeting on-site with contractor, Coastal, to review miscellaneous preconstruction questions.
7/11–23, 2010	Identification that new power feed required for Coastal selected equipment. Owner to provide under separate contract.
7/27/2010	Preconstruction meeting with Coastal.
8/8/2010	Engineer performs inspection of sub-slab piping.
8/10/2010	NYSDEC advised mechanical construction has commenced.
8/16-19, 2010	Structural problem identified in basement area to house remedial equipment. Requires new cast in place floor, walls & ceiling to reinforce area. Communications with the Village of Manorhaven to allow for "new" concrete structural work under existing building permit.
9/24/2010	Basement structure completed (no roof) – contractor & engineer check for clearance issues given new interior space dimensions.
9/27/2010	Mechanical layout finalized
9/29/2010	NYSDEC site visit/inspection.
10/1/2010	Engineer meets Coastal on-site to review final questions for balance of construction.
12/1/2010	Meeting on-site with Coastal and Advanced Cleanup Technologies, Inc. to plan startup activities.
1/13/2011	Site meeting, discussed schedule and inclusion of carbon treatment on exhaust.
2/1/2011	System completed and "bumped" for 10 minutes. NYSDEC notified.
2/7-8/2011	Initial system startup and balancing.

Date	Milestone Task
2/14-19/2011	As built documentation prepared and submitted to advanced cleanup technologies, Inc.
3/10/2011	Punch list prepared and submitted to Owner.
3/23/2011	Scope of services for ongoing operations and maintenance completed.
3/25/2011	Severn Trent Environmental Services (STES) commences O&M services.
3/31/2011	Record of Decision issued.
5/24/2011	Installed runtime meter.

4.2.3 General Site Controls

- *Site security* - the Site is adjacent to an operating hair salon that is open six days a week and sometimes seven days a week during busy periods. The hair salon is alarmed. Although access to the basement area was unsecured, security had not been a problem until late fall 2012 when it was evident that some of the balancing valves had been tampered with. The Owner was notified and a locking door was placed on the basement as well as the entrance to the North Room. All access points are now locked and require a key for entry.
- *Job site record keeping* - the majority the record keeping is performed by the operations and maintenance contractor Severn Trent Environmental Services (STES). A job site log is kept were all readings and observations are noted. STES then transfers had written information to an electronic form that is transferred to the engineer for review and incorporation into periodic site reports.
- *Equipment decontamination and residual waste management* - given the nature the IRM little to no equipment decontamination will be required. STES does however intend to sample the SVE/SSDS air phase carbon units for proper disposal.
- *Problems encountered* - no significant problems were encountered during the implementation and ongoing operations of the IRM. Any issues that were identified were immediately rectified by either the Owner or STES. Please refer to [Appendix E] attached periodic reports for more details.

4.2.4 Reporting

Site monitoring and reports were performed in accordance with the NYSDEC approved Site Management Plan (SMP).

All periodic reports are included in electronic format in Appendix [E].

4.3 IRM REMEDIAL PERFORMANCE SUMMARY

This section will review the effectiveness of the IRM which is comprised of operating the installed SVE/SSD.

4.3.1 system reliability

The installed system has proven to be reliable, requiring little mechanical maintenance from the onset of operations. STES is performing ongoing operations and maintenance efforts. As suggested by NYSDEC, a run time meter was installed on 5/24/11 to verify system “uptime”. The following table summarizes the run time meter readings after 5/24/11 through 2/7/13. The cumulative % runtime shows that the system is achieving “up-time efficiencies” in excess of 99%. The only “down times” were due to a summer thunderstorm and Hurricane Sandy when the site incurred power failures. Although STES inspection visits have gone from monthly to quarterly events, the system is visited at least once per month to verify and document continuous operation.

Elapsed Time and Run time calculations

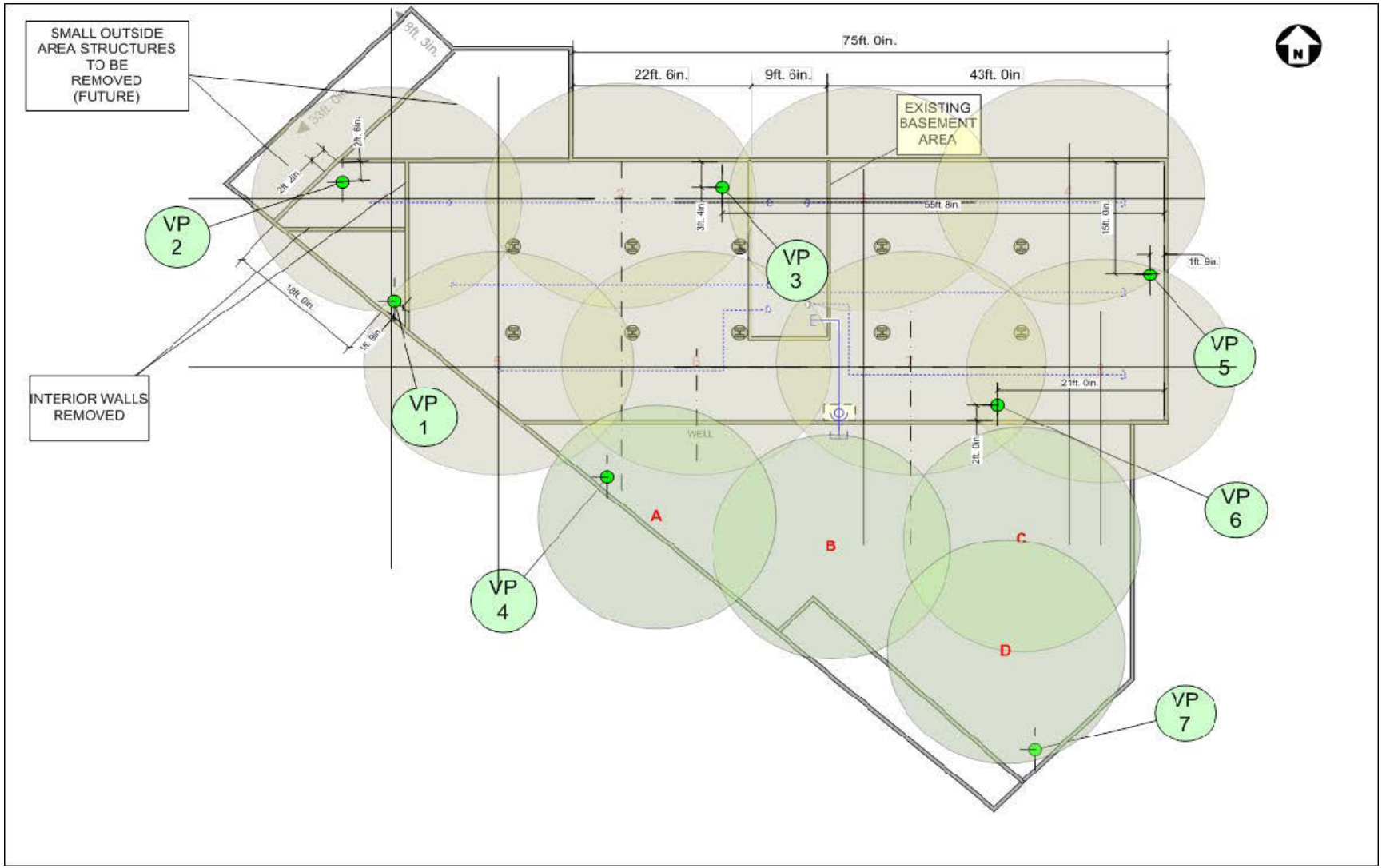
Date @ Time	Meter reading (hours)	Meter Read By	Actual Elapsed Time (hours)	Interval between readings	Interval % runtime	Cumulative % runtime	Days not operating	Comments
5/24/11 9:00	-							
6/24/2011 8:35	743.6	RH	743.6	743.6	100.0%	100.0%		
7/28/2011 7:15	1,555.5	RH	1,558.3	814.7	99.7%	99.8%	0.12	
8/11/2011 7:10	1,890.7	RH	1,894.2	335.9	99.8%	99.8%	0.03	
8/19/11 7:00	2,082.0	RH	2,086.0	191.8	99.7%	99.8%	0.02	
9/23/11 8:20	2,921.0	RH	2,927.3	841.3	99.7%	99.8%	0.10	
11/23/11 7:45	4,379.5	RH	4,390.7	1,463.4	99.7%	99.7%	0.20	
12/28/11 8:00	5,217.5	RH	5,231.0	840.3	99.7%	99.7%	0.09	
1/25/12 7:54	5,887.5	RH	5,902.9	671.9	99.7%	99.7%	0.08	
2/29/12 7:47	6,725.2	RH	6,742.8	839.9	99.7%	99.7%	0.09	
3/27/12 8:00	7,370.7	RH	7,391.0	648.2	99.6%	99.7%	0.11	
5/1/12 10:23	8,210.8	RH	8,233.4	842.4	99.7%	99.7%	0.10	
5/3/12 8:03	8,256.3	RH	8,279.1	45.7	99.6%	99.7%	0.01	
6/9/2012 7:36	9,117.1	RH	9,166.6	933.2	97.1%	99.5%	1.12	Summer thunder Storm
7/12/2012 9:10	9,932.4	RH	9,960.2	793.6	102.7%	99.7%	-0.91	
8/24/2012 8:15	10,960.7	RH	10,991.3	1,031.1	99.7%	99.7%	0.12	
9/27/2012 12:25	11,778.7	AHL	11,811.4	820.2	99.7%	99.7%	0.09	
9/28/2012 9:00	11,799.2	RH	11,832.0	20.6	99.6%	99.7%	0.00	
11/14/2012 10:30	12,856.3	AHL	12,961.5	1,129.5	95.4%	99.2%	2.16	Hurricane Sandy
12/28/2012 9:07	13,908.1	RH	14,016.1	1,054.6	99.7%	99.2%	0.12	
2/7/2013 8:49	14,888.2	AHL	14,999.8	983.7	99.6%	99.3%	0.15	

4.3.2 System Performance

The primary purpose for the IRM's remedial system (SVE/SSD) was to create a negative pressure under the floor slab of the entire building. Based on the information provided by the pilot test, the SVE/SSD was installed as described in previous paragraphs of this report. In order to monitor the system performance, vapor points were installed as shown in the diagram below. These vapor points were monitored, initially on a monthly basis, and presently on a quarterly basis to ensure that a negative sub slab pressure was maintained over the entire area. These pressures were documented as part of the site reporting procedures outlined in the approved Site Management Plan (SMP).

Figure 3

Vapor Point - Location Diagram



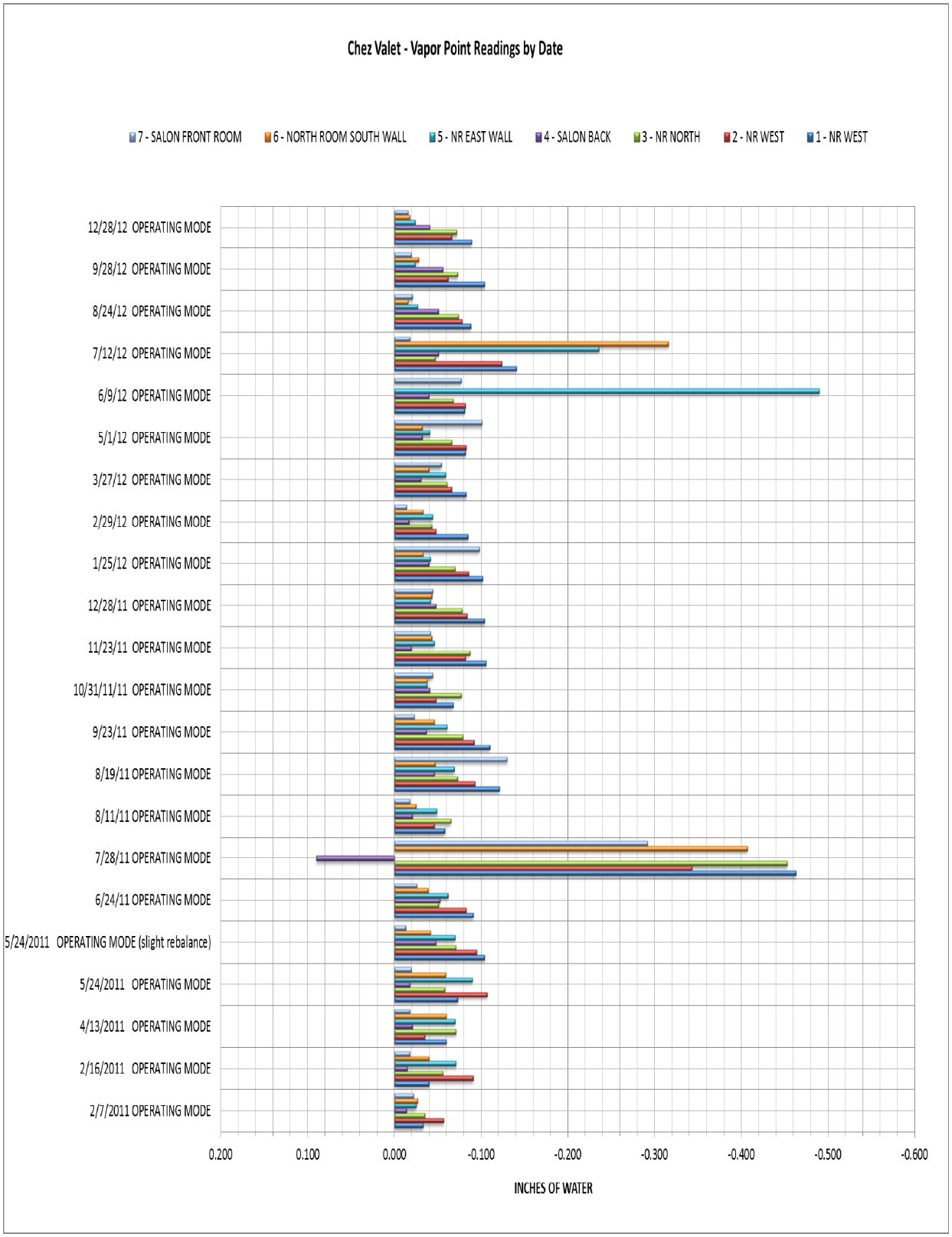
During each site visit vacuum points VP-1 thru VP-7 were monitored. The Operations & Maintenance (O&M) contractor, STES, was tasked to make sure that a negative pressure was maintained over the entire area. Although there were fluctuations due to barometric pressure changes, the heating seasons and the placement of a new asphalt parking surface adjacent to and to the east and north of the building, the required negative pressure gradient has been maintained since the onset of operation.

The system has been balanced in an attempt to maintain uniform vacuums at all of the vapor points. This proved to be a challenge because the pre-existing soil makeup under the Salon seemed to be well compacted finer grained material whereas the North Room was newly constructed with coarser grained material. The North room therefore generated large Radius of Influence (ROI) impacts from each well screen at low vacuum pressures while the salon needed much higher vacuums to achieve similar vacuum pressures at the vapor points.

The disparity in the sub slab material was compensated for through proper balancing of the SVE/SSD system utilizing the balancing valves on the header for each leg. Once balanced the required negative pressures were easily maintained with little to no changes.

The graphic below presents the data recorded by STES during their regular O&M visits. The legend on the graph corresponds to the Vapor Point Location Diagram above.

Figure 4


Chez Valet - Vapor Point Readings by Date
7 - SALON FRONT ROOM
6 - NORTH ROOM SOUTH WALL
5 - NR EAST WALL
4 - SALON BACK
3 - NR NORTH
2 - NR WEST
1 - NR WEST
12/28/12 OPERATING MODE
9/28/12 OPERATING MODE
8/24/12 OPERATING MODE
7/12/12 OPERATING MODE
6/9/12 OPERATING MODE
5/1/12 OPERATING MODE
3/27/12 OPERATING MODE
2/29/12 OPERATING MODE
1/25/12 OPERATING MODE
12/28/11 OPERATING MODE
11/23/11 OPERATING MODE
10/31/11/11 OPERATING MODE
9/23/11 OPERATING MODE
8/19/11 OPERATING MODE
8/11/11 OPERATING MODE
7/28/11 OPERATING MODE
6/24/11 OPERATING MODE
5/24/2011 OPERATING MODE (slight rebalance)
5/24/2011 OPERATING MODE
4/13/2011 OPERATING MODE
2/16/2011 OPERATING MODE
2/7/2011 OPERATING MODE
0.200
0.100
0.000
-0.100
-0.200
-0.300
-0.400
-0.500
-0.600
INCHES OF WATER

4.3.3 IRM Effectiveness on soil vapor

One of the key reasons that the particular equipment utilized in the IRM was selected, was its ability not only to achieve a negative pressure gradient but to move an ample quantity of air through the pore space of the soil media. The greater the volume of air you can move through the soil, potentially, the more volatile gas you will be able to transport out of the contaminated media with the system.

The IRM RI/FS report, prepared by ACT, identified that the building footprint was 6560 square feet ($ft.^2$) and that the average depth to water was between 7 to 9 feet Below Ground Surface (BGS). If we assume an 8 foot average depth to groundwater, and a 30% pore volume, we can calculate an approximate volume of 15,744 cubic feet ($ft.^3$) of open pore volume under the building. The shallow groundwater forms a nice boundary layer that will force the air volume through the contaminated zone.

Recorded site data shows that the average volume of extraction produced by the blowers is 153 Cubic Feet Per Minute (CFM). Therefore, 15,744 $ft.^3$/153 CFM = 102.9 minutes per air change or almost 14 air changes per day. The quantity of air passing through the pore volumes had a positive effect on removing target contaminants as can be seen in the table and graph presented below. Additionally, the PCE results presented in the table indicate that the carbon treatment has effectively reduced PCE in system exhaust to acceptable levels.

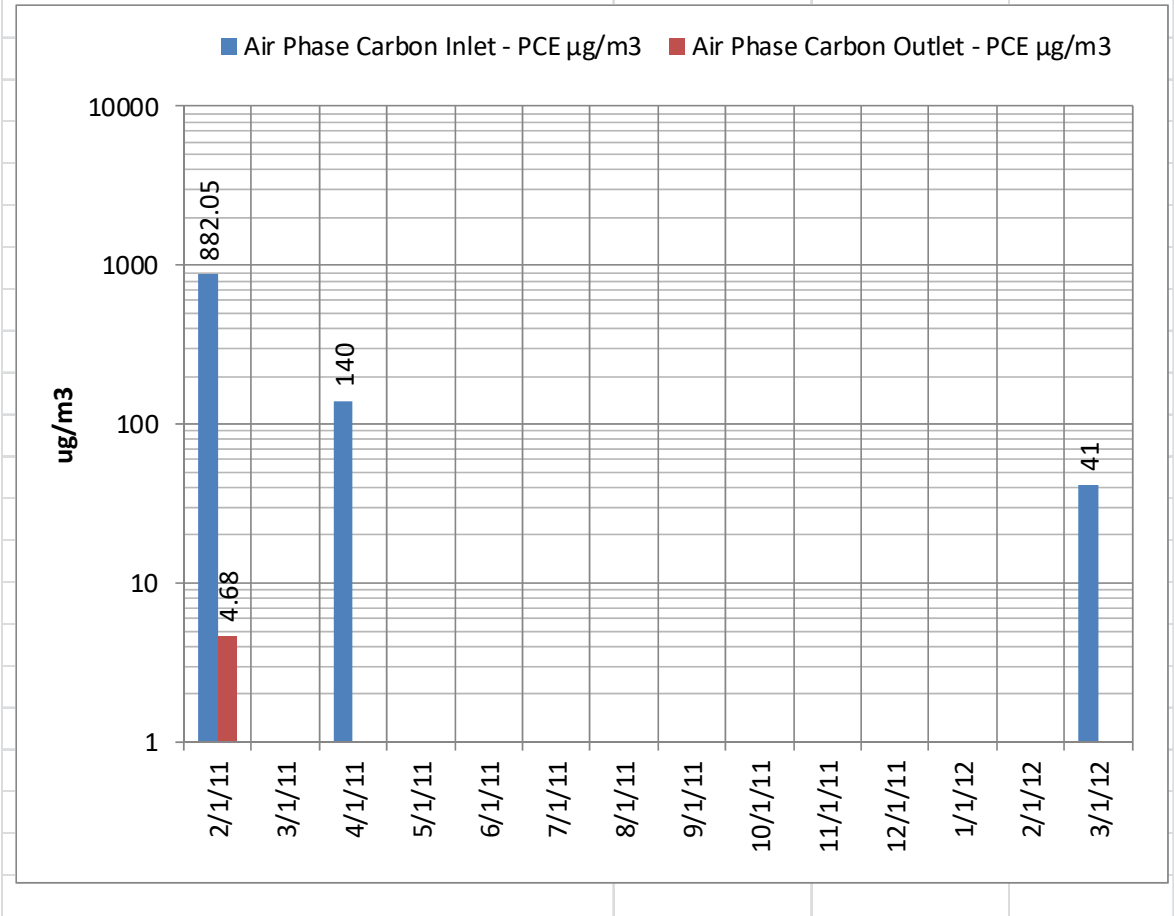
It should be noted that the PCE pre-carbon exhaust air level measured on 3/1/2012 of 41 micrograms per cubic meter (ug/m^3) is below the 100 ug/m^3 Standard Criteria and Guidance value (SCG) set by the New York State Department of Health's "Guidance for Evaluating Soil and Vapor Intrusion in the State of New York" (October, 2006). A more thorough description of the sampling and analytical methods utilized can be found in the Site Management Plan. This report was submitted as part of a Calendar Year (CY) 2012 annual report for the Site to NYSDEC on January 30, 2013 and summarizes all measurements since the system was operational.(see Appendix E)

Figure 5

PCE Concentrations

At Inlet and Outlet of Vapor Phase Carbon Vessels

Sample Date	2/7/11	4/6/11	3/27/12
Air Phase Carbon Inlet - PCE µg/m3	882.05	140	41
Air Phase Carbon Outlet - PCE µg/m3	4.68	0	0

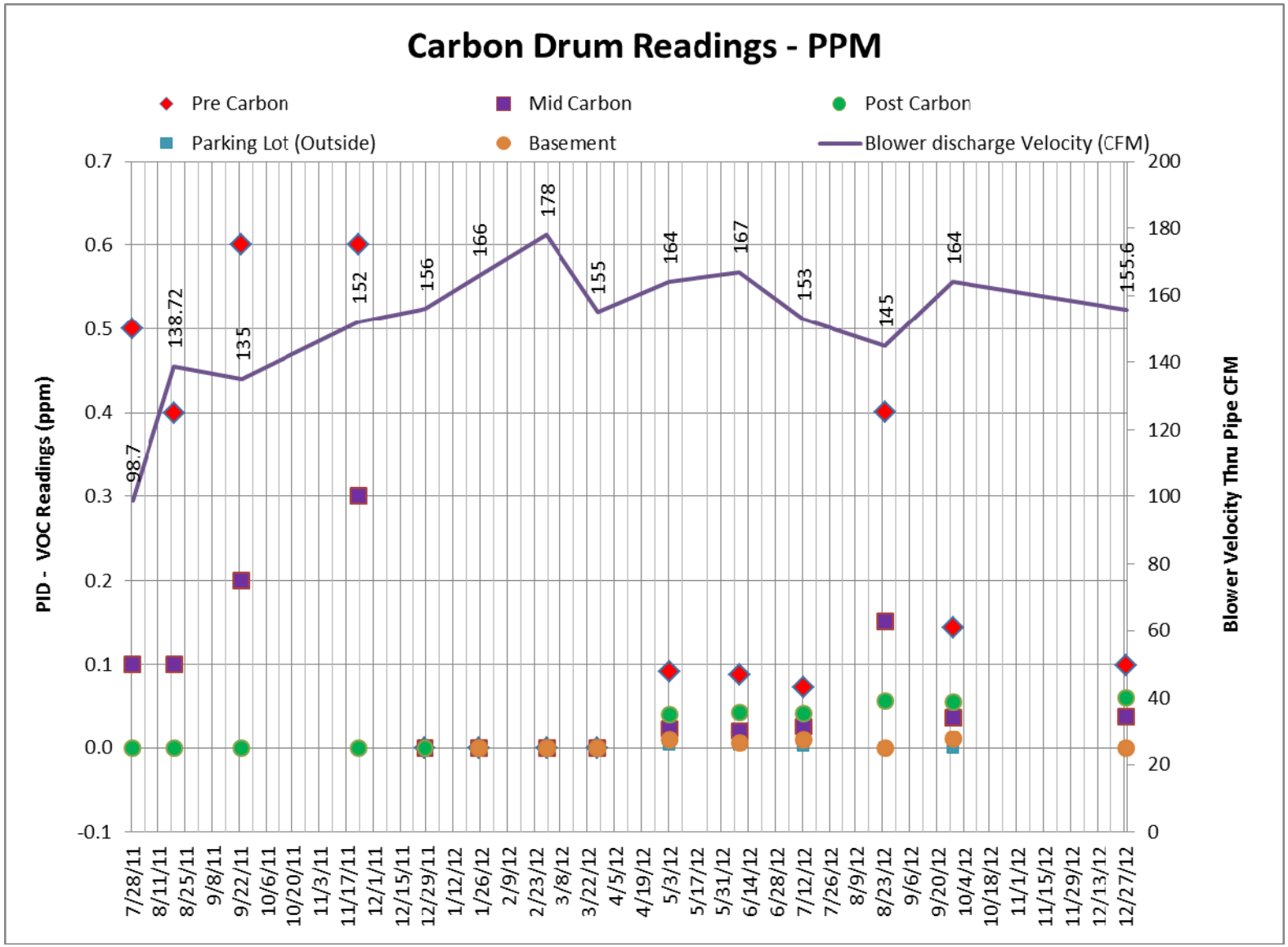


During routine operations and maintenance efforts STES utilized a photoionization detector (PID) as a rough screening device for the presence of volatile organic compounds. The graph below visually presents the acquired data.

From the onset of the SVE/SSD operation on February 7, 2011, the PID readings show a rapid decline in VOCs in the incoming airstream to the carbon vessel (red

diamonds). This incoming airstream represents the conditions of the sub slab vapors at the Site. Through the 7/12/12 sampling event, the inlet soil vapors had steadily declined to the point where a more sensitive PID was utilized that is capable of reading ppb levels of VOCs. However, at the 8/23/12 reading the PID reading had climbed back up to 0.4 ppm. This higher number correlates closely to the placement of new asphalt around and up to the perimeter of the building. We suspect that the VOCs from this paving effort caused the increase in the measurements obtained by our field screening PID and anticipate that a more accurate vapor analysis targeted for PCE specifically will show that those target concentrations have continued to decrease. It should be noted that the PID readings have again dropped dramatically by our 12/28/12 reading.

Figure 6

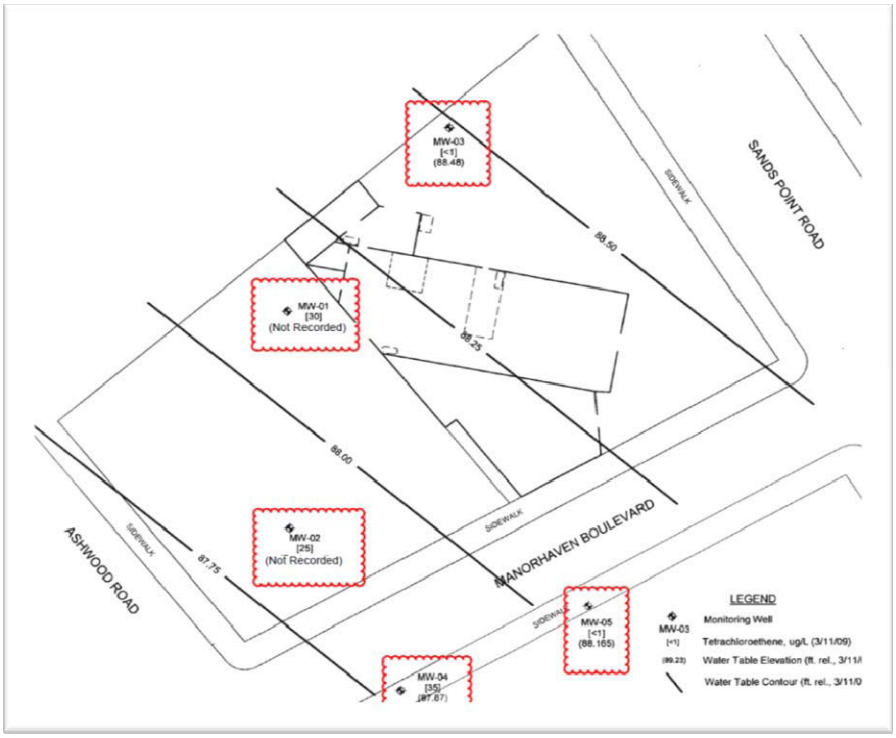

Carbon Drum Readings - PPM
Pre Carbon
Mid Carbon
Post Carbon
Parking Lot (Outside)
Basement
Blower discharge Velocity (CFM)
PID - VOC Readings (ppm)
Blower Velocity Thru Pipe CFM
0.7
0.6
0.5
0.4
0.3
0.2
0.1
0.0
-0.1
200
180
160
140
120
100
80
60
40
20
0
98.7
138.72
135
152
156
166
178
155
164
167
153
145
164
155.6
7/28/11
8/11/11
8/25/11
9/8/11
9/22/11
10/6/11
10/20/11
11/3/11
11/17/11
12/1/11
12/15/11
12/29/11
1/12/12
1/26/12
2/9/12
2/23/12
3/8/12
3/22/12
4/5/12
4/19/12
5/3/12
5/17/12
5/31/12
6/14/12
6/28/12
7/12/12
7/26/12
8/9/12
8/23/12
9/6/12
9/20/12
10/4/12
10/18/12
11/1/12
11/15/12
11/29/12
12/13/12
12/27/12

4.3.4 IRM effectiveness on groundwater

The ongoing IRM has had a beneficial effect on PCE concentrations in groundwater. As part of annual site wide monitoring requirements defined by the ROD, groundwater samples must be taken and analyzed for the target chemical PCE. Monitoring well MW-1 thru MW-5 locations can be seen on the following diagram.

Figure 7

Groundwater Monitoring Well Location Diagram



Groundwater analyses for PCE were conducted on 3/9/2009 by ACT and again by STES on 4/3/2012. Significant reductions of between 20% and 91% were evident. The data is presented in the following table.

Figure 8

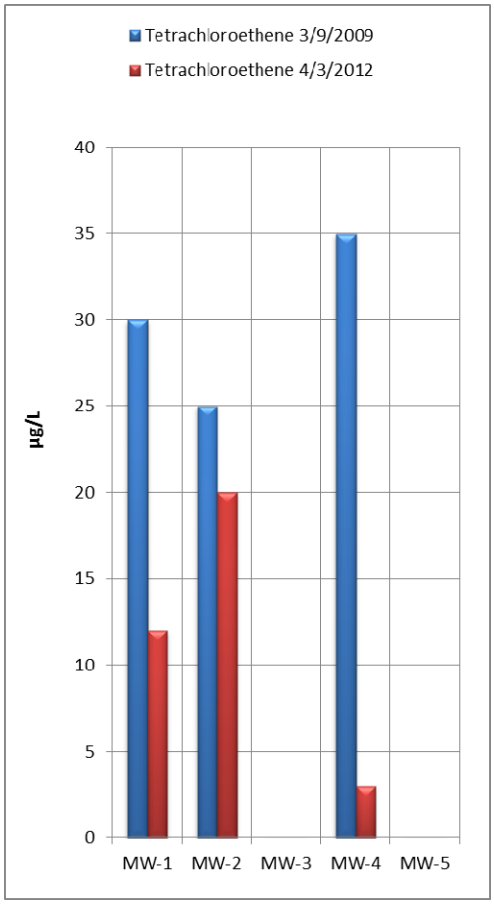
Historical Groundwater PCE Analysis

ANALYTE	UNITS	NYSDEC STANDARD (SCG)	MW-1	MW-2	MW-3	MW-4	MW-5
Tetrachloroethene 3/9/2009	ug/L	5	30	25	0	35	0
Tetrachloroethene 4/3/2012	ug/L	5	12	20	0	3	0
% Reduction			60%	20%		91%	

ug/L = micrograms per liter

Graphic Representation

Historical Groundwater PCE Analysis

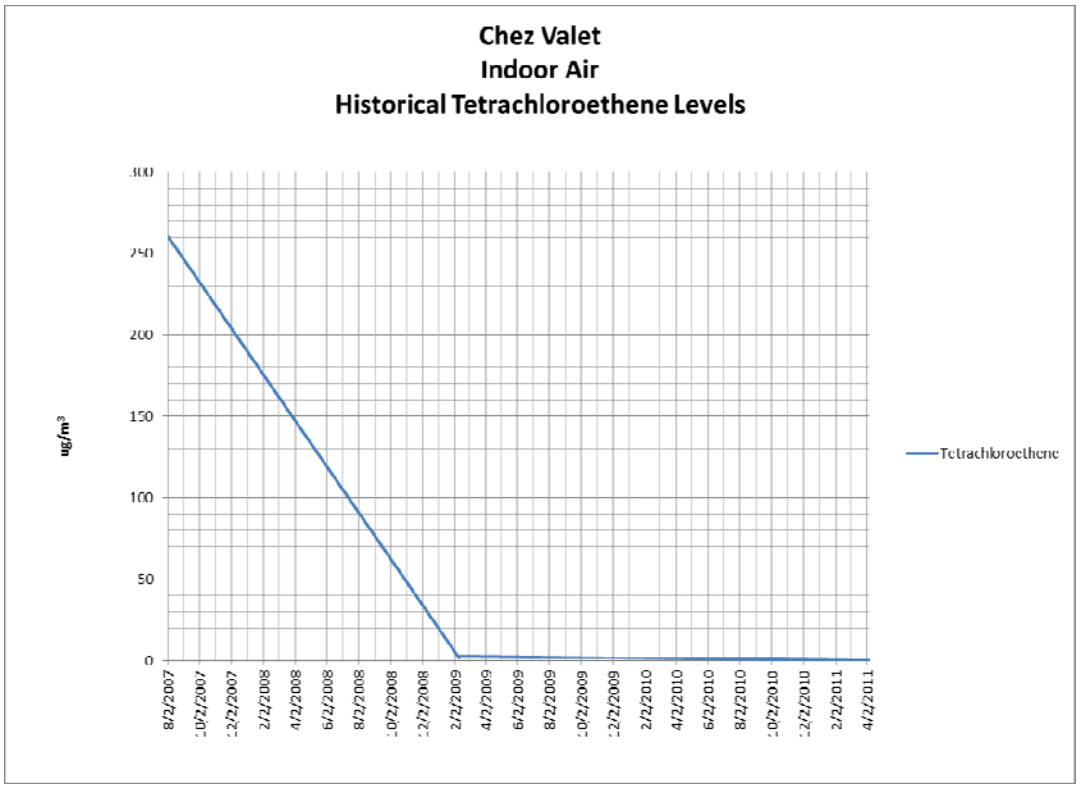


4.3.5 IRM effectiveness on Indoor AIR QUALITY

PCE levels in indoor air have diminished over the course of the IRM. Please see graphic representation of indoor air quality data below.

Initial PCE values were as high as 260 ug/m³ (8/2/2007). Removal of existing dry-cleaning equipment and residuals during the initial phases of the IRM together with the ongoing operation of the SVE/SSD have had a measurable difference in indoor air quality resulting in non-detect levels for PCE in the salon itself (4/6/2011). Based on these results indoor air samples were not required by NYSDOH during the calendar year 2012 site wide sampling efforts.

Figure 9



4.4 CONTAMINATION REMAINING AT THE SITE

Since contaminated groundwater/soil vapor remains beneath the site after completion of the Remedial Action, Institutional and Engineering Controls are required

to protect human health and the environment. These Engineering and Institutional Controls (ECs/ICs) are described in the following sections. Long-term management of these EC/ICs and residual contamination will be performed under the Site Management Plan (SMP) approved by the NYSDEC.

4.5 CAP SYSTEM

Although sub slab soil vapor has diminished significantly, exposure to remaining soil vapor at the site is prevented by a newly constructed 6 inch thick floor slab and continuous HDPE liner in the North Room, an existing floor slab in the salon and a recently upgraded asphalt parking lot adjacent to and around the entire building. This concrete floor slab and asphalt paving construction has previously been described in this report.

4.6 OTHER ENGINEERING CONTROLS

Since remaining contaminated groundwater/soil vapor, exists beneath the site, Engineering Controls (EC) are required to protect human health and the environment. The SVE/SSD previously described will provide ongoing engineering controls through the continued implementation of the IRM.

Procedures for monitoring, operating and maintaining the SVE/SSD system are provided in the Operation and Maintenance Plan in Section 4 of the Site Management Plan (SMP). The Monitoring Plan also addresses inspection procedures that must occur after any severe weather condition has taken place that may affect on-site ECs.

4.7 INSTITUTIONAL CONTROLS

The site remedy requires that an environmental easement be placed on the property to (1) implement, maintain and monitor the Engineering Controls; (2) prevent future exposure to remaining contamination by controlling disturbances of the subsurface contamination; and, (3) the remedy allows the use and development of the controlled property for commercial and industrial uses as defined by part 375 – 1.8 (g), though land use is subject to local zoning laws.

The environmental easement for the site was executed by the Department on January 6, 2017, and filed with the Nassau County Clerk on March 9,2017. The County Recording Identifier number for this filing is 24719. A copy of the easement and proof of filing is provided in Appendix C.

Appendix A

Survey Map, Metes and Bounds

JOB NO.: 11-33181E

Legend:

- SEWER MANHOLE
- TRAFFIC SIGN
- ELECTRIC MANHOLE
- ELECTRIC VAULT
- MONITORING WELL
- WATER VALVE
- CATCH BASIN
- GAS VALVE
- UTILITY POLE
- PEDESTRIAN RAMP
- DRAIN MANHOLE
- TRAFFIC LIGHT

LEGAL DESCRIPTION:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Manorhaven, Town of North Hempstead, County of Nassau and State of New York, being known and designated as Lots Numbers 1, 2, 3, 4 and 5, in Block 1, as shown on a map entitled, "Map of Beach Haven, Section 'A', situate at Port Washington, Nassau County, New York, owned by Beach Haven Development Company, Inc., surveyed September 1927 by Cyril H. Marshall, Civil Engineer, Hempstead, New York," and filed in the Office of the Nassau County Clerk, Division of Land Records, on September 28, 1927, as Map No. 893, Case No. 2589.

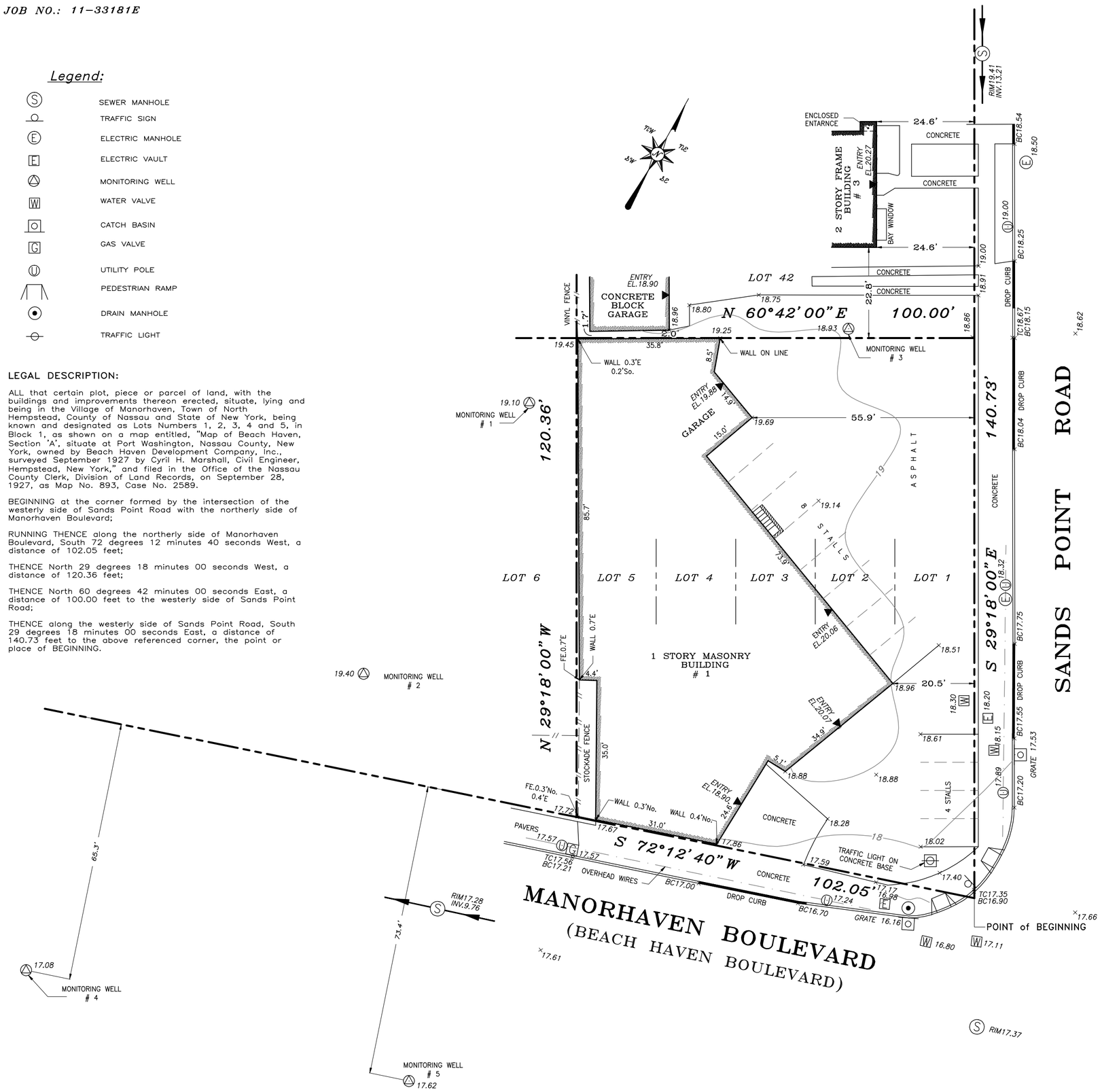
BEGINNING at the corner formed by the intersection of the westerly side of Sands Point Road with the northerly side of Manorhaven Boulevard;

RUNNING THENCE along the northerly side of Manorhaven Boulevard, South 72 degrees 12 minutes 40 seconds West, a distance of 102.05 feet;

THENCE North 29 degrees 18 minutes 00 seconds West, a distance of 120.36 feet;

THENCE North 60 degrees 42 minutes 00 seconds East, a distance of 100.00 feet to the westerly side of Sands Point Road;

THENCE along the westerly side of Sands Point Road, South 29 degrees 18 minutes 00 seconds East, a distance of 140.73 feet to the above referenced corner, the point or place of BEGINNING.



NOTE:
ELEVATION SHOWN HEREON REFER TO THE NGVD 1929 DATUM.

AREA OF THE PARCEL= 13,054.27 SQ.FT.= 0.30 ACRES

PROPERTY ADDRESS:

1-3 MANORHAVEN BOULEVARD
PORT WASHINGTON, NEW YORK

MAP of SURVEY

SURVEY OF: *BLOCK: 1, LOTS 1-5*
FILED MAP: *"MAP OF BEACH HEAVEN, SECTION A", FILED ON 09/28/1927 AS AMP No. 893.*

LOCATED AT:

PORT WASHINGTON, TOWN OF No. HEMPSTEAD, COUNTY OF NASSAU, STATE OF NEW YORK

TAX DESIGNATION:

SECTION: 4, BLOCK: 74, LOTS: 1-5

SURVEYED ON: OCTOBER 21, 2011
AMENDED ON: DECEMBER 02, 2011 (ADDITIONAL MONITORING WELLS ADDED)
FEBRUARY 10, 2012 (CERTIFICATIONS & LEGAL DESCRIPTION DISCLAIMER ADDED)
OCTOBER 17, 2012 (BEARING ADJUSTED)

TITLE No.: N346517
CERTIFIED TO: THE PEOPLE OF THE STATE OF NEW YORK ACTING THROUGH ITS COMMISSIONER OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION; 1-3 MANORHAVEN BOULEVARD, LLC; METROPOLITAN ABSTRACT CORP.

DRAWN BY: M.K. CHECKED BY: A.T.

STATE OF NEW YORK ALEXANDER TSUKERMAN LICENSED LAND SURVEYOR 050189

ALEXANDER TSUKERMAN N.Y.S. L.S. № 050189

20 0 20 40 60

Scale 1" = 20'

THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.

THE OFFSETS OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES AND ANY OTHER CONSTRUCTION.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

LEONARD J. STRANDBERG AND ASSOCIATES,
CONSULTING ENGINEERS AND LAND SURVEYORS, P.C.
32 SMITH STREET, FREEPORT, NY 11520
516-378-2064 ◦ 212-213-4090 ◦ FAX 516-378-6649
ONE EDGEWATER PLAZA, STATEN ISLAND, NY 10305
Suite 205 ◦ 718-420-9693 ◦ FAX 718-420-9673

METROPOLITAN ABSTRACT CORPORATION

ONE OLD COUNTRY ROAD • CARLE PLACE, NEW YORK 11514
516-741-5474 • 631-273-3333 • 718-343-4334 • 212-354-5474 • 800-621-1104
FAX 516-877-1195

TITLE CERTIFICATION

Title No. N346517

METROPOLITAN ABSTRACT CORPORATION, hereby certifies to the VILLAGE OF MANORHAVEN, TOWN OF NORTH HEMPSTEAD and THE NASSAU COUNTY PLANNING COMMISSION, that it has searched the records in the Nassau County Clerk's Office for a period of 20 years last past for the purposes of determining parties who must consent to filing would be as follows:

1. 1-3 Manorhaven Boulevard, LLC	1. Fee Owner. Who acquired Title from P.W. Capital, LLC by Deed dated June 22, 2011, recorded June 28, 2011 in Liber 12732 Cp. 348.
2. BSI, LLC	2. Consolidated First Mortgage in the amount of $760,000.00, dated July 22, 2008, recorded August 29, 2008 in Liber 33217 Mp. 209.
3. BSI, LLC	3. Subordinate Mortgage in the amount of $72,000.00, dated September 15, 2008, recorded October 3, 2008 in Liber 33282 Mp. 584.
4. BSI, LLC	4. UCC-1 Financing Statement filed July 23, 2007 under Index No. UC-07003070.

The name of the certified owner, 1-3 Manorhaven Boulevard, LLC, has been run for judgments and liens. No returns found.

Schedule A herewith

Section: 4; Block: 74; Lots: 1, 2, 3, 4 and 5
Premises: 1-3 Manorhaven Boulevard, New York

The Company's liability under this search is limited to $1,000.00 for any reason.

Dated: December 13, 2011

METROPOLITAN ABSTRACT CORPORATION

Howard L. Winston, President

gb/Enc.

- continued on next page -

SCHEDULE A -- DESCRIPTION

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Manorhaven, Town of North Hempstead, County of Nassau and State of New York, being known and designated as Lots Numbers 1, 2, 3, 4 and 5, in Block 1, as shown on a map entitled, "Map of Beach Haven, Section 'A', situate at Port Washington, Nassau County, New York, owned by Beach Haven Development Company, Inc., surveyed September 1927 by Cyril H. Marshall, Civil Engineer, Hempstead, New York," and filed in the Office of the Nassau County Clerk, Division of Land Records, on September 28, 1927, as Map No. 893, Case No. 2589.

BEGINNING at the corner formed by the intersection of the westerly side of Sands Point Road with the northerly side of Manorhaven Boulevard;

RUNNING THENCE along the northerly side of Manorhaven Boulevard, South 72 degrees 12 minutes 40 seconds West, a distance of 102.05 feet;

THENCE North 72 degrees 18 minutes 00 seconds West, a distance of 120.36 feet;

THENCE North 60 degrees 42 minutes 00 seconds East, a distance of 100.00 feet to the westerly side of Sands Point Road;

THENCE along the westerly side of Sands Point Road, South 29 degrees 18 minutes 00 seconds East, a distance of 140.73 feet to the above referenced corner, the point or place of BEGINNING.

NASSAU COUNTY CLERK'S OFFICE
ENDORSEMENT COVER PAGE

Recorded Date: 06-28-2011
Recorded Time: 11:47:12 a

Record and Return To:
CHAYTANCHI & ASSOCIATES PLLC
26 HARBOR PARK DR
PORT WASHINGTON, NY 11050

Liber Book: D 12732
Pages From: 348
To: 351

Control Number: 1515
Ref #: RE 017660
Doc Type: D12 DEED COMMERCIAL/VACANT LAND

Location:	Section	Block	Lot	Unit
N. HEMPSTEAD (2822)	0004	00074-00	00001	
N. HEMPSTEAD (2822)	0004	00074-00	00002	
N. HEMPSTEAD (2822)	0004	00074-00	00003	
N. HEMPSTEAD (2822)	0004	00074-00	00004	
N. HEMPSTEAD (2822)	0004	00074-00	00005	

Taxes Total	.00
Recording Totals	390.00
Total Payment	390.00

AAR001

THIS PAGE IS NOW PART OF THE INSTRUMENT AND SHOULD NOT BE REMOVED
MAUREEN O'CONNELL
COUNTY CLERK

201106280151S

D12
5

NY 005 - Bargain and Sale Deed with Covenant against Grantor's Acts Individual or Corporation (Single Sheet) (NYBTU 6002)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 22nd day of JUNE , in the year 2011

BETWEEN

P.W. Capital, LLC
having an address at 26 Harbor Park Drive, Port Washington, New York 11050

party of the first part, and

1-3 Manorhaven Boulevard, LLC
having an address at 26 Harbor Park Drive, Port Washington, New York 11050

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

Village of Manorhaven, Town of North Hempstead, County of Nassau, State of New York
as more particularly described in Schedule A attached hereto and having an address of

1 and 3 Manorhaven Boulevard, Port Washington, New York 11050

ACC-2245
S-4
B-74
L. 1, 2
3, 4
+5

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

P.W. Capital, LLC

Bert E. Brodsky, Operating Manager

SCHEDULE A
DESCRIPTION

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Village of Manorhaven, Town of North Hempstead, County of Nassau, State of New York, being known and designated as Lots Number One (1), Two (2), Three (3), Four (4) and Five (5) in Block One (1) as shown on a map entitles "Map of Beach Haven, Section "A". situate at Port Washington, Nassau County, New York, owned by Beach Haven Development Company, Inc." surveyed September 1927, by Cyril E. Marshall, Civil Engineer, Hempstead, NY and filed in the Office of the Nassau County Clerk Division of Land Records on September 28, 1927, as Map No. 893, Case No. 2589.

BEGINNING at the corner formed by the intersection of the westerly side of Sands Point Road with the northerly side of Manorhaven Blvd;

RUNNING THENCE along the northerly side of Manorhaven Blvd. south 72 degrees 12 minutes 40 seconds west, a distance of 102.05 feet;

THENCE north 29 degrees 18 minutes 00 seconds west, a distance of 120.36 feet;

THENCE north 60 degrees 42 minutes 00 seconds east, a distance of 100.00 feet to the westerly side of Sands Point Road;

THENCE along the westerly side of Sands Point Road south 29 degrees 18 minutes 00 seconds east, a distance of 140.73 feet to the above referenced corner, the point or place of BEGINNING.

END OF SCHEDULE A

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of Nassau) ss.:

On the 22 day of June in the year 2011
before me, the undersigned, personally appeared
Carl E. Brodsky
personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Mary Loria Farruggio

MARY LORIA FARRUGGIO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01L05048561
Qualified In Suffolk County
My Commission Expires August 29, 2013

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY:
(New York Subscribing Witness Acknowledgment Certificate)

State of New York, County of) ss.:

On the day of in the year
before me, the undersigned, personally appeared

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(If the place of residence is in a city, include the street and street number, if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of) ss.:

On the day of in the year
before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

LEGIBILITY POOR
FOR MICROFILM

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:
(Out of State or Foreign Grantor Acknowledgment Certificate)

.....) ss.:
(Complete Venue with State, Country, Province or Municipality)

On the day of in the year
before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/ their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).

BARGAIN & SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. ACC-21296

P.W. CAPITAL, LLC

TO

1-3 MANORHAVEN BOULEVARD, LLC

Recorded At The Request Of
Metropolitan Abstract Corporation
One Old Country Road, Suite 140
Carle Place, New York 11514-1885

(516) 741-5474 (718) 343-4334 FAX (516) 877-1195

DISTRICT
SECTION 4
BLOCK 74
LOT 1, 2, 3, 4 & 5
COUNTY OR TOWN North Hempstead

RECORDED AT REQUEST OF
Fidelity National Title Insurance Company of New York
RETURN BY MAIL TO

Ghaytanchi & Associates, PLLC
26 Harbor Park Drive
Port Washington, New York 11050

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

NASSAU COUNTY CLERK'S OFFICE
ENDORSEMENT COVER PAGE

Recorded Date: 07-23-2007
Recorded Time: 12:18:36 p

Record and Return To:

Liber Book:
Pages From:
To:

Control
Number: 1150
UCC #: UC07003070
Doc Type: U02 UCC 1 WITH REALTY

Pty1: SOUTHAMPTON MASONRY TOOLS LLC
Pty2: BSI LLC

Location:	Section	Block	Lot	Unit
N. HEMPSTEAD (2822)	0004	00074-00	00001	
N. HEMPSTEAD (2822)	0004	00074-00	00002	
N. HEMPSTEAD (2822)	0004	00074-00	00003	
N. HEMPSTEAD (2822)	0004	00074-00	00004	
N. HEMPSTEAD (2822)	0004	00074-00	00005	

Taxes Total	.00
Recording Totals	50.00
Total Payment	50.00

BMP001

THIS PAGE IS NOW PART OF THE INSTRUMENT AND SHOULD NOT BE REMOVED
MAUREEN O'CONNELL
COUNTY CLERK

200707230l150

[redacted]

AL 80925
Nassau
S 4
B 74
L 1,2,3,4, + 5

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

BSI LLC
c/o 4B's Realty
26 Harbor Park Drive
Port Washington, New York 11050
Att: Keyvan Ghaytanchi, Esq.

11007003070

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME: SOUTHAMPTON MASONRY TOOLS, LLC

OR 1b. INDIVIDUAL'S LAST NAME | FIRST NAME | MIDDLE NAME | SUFFIX

1c. MAILING ADDRESS: 16 Deck Lane | CITY: Port Washington | STATE: NY | POSTAL CODE: 11050 | COUNTRY: USA

1d. SEE INSTRUCTIONS: Not Applicable | ADD'L INFO RE ORGANIZATION DEBTOR | 1e. TYPE OF ORGANIZATION | 1f. JURISDICTION OF ORGANIZATION | 1g. ORGANIZATIONAL ID #, if any: ☐ NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME

OR 2b. INDIVIDUAL'S LAST NAME | FIRST NAME | MIDDLE NAME | SUFFIX

2c. MAILING ADDRESS | CITY | STATE | POSTAL CODE | COUNTRY

2d. SEE INSTRUCTIONS: Not Applicable | ADD'L INFO RE ORGANIZATION DEBTOR | 2e. TYPE OF ORGANIZATION | 2f. JURISDICTION OF ORGANIZATION | 2g. ORGANIZATIONAL ID #, if any: ☐ NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME: BSI LLC

OR 3b. INDIVIDUAL'S LAST NAME | FIRST NAME | MIDDLE NAME | SUFFIX

3c. MAILING ADDRESS: 26 Harbor Park Drive | CITY: Port Washington | STATE: NY | POSTAL CODE: 11050 | COUNTRY: USA

4. This FINANCING STATEMENT covers the following collateral:

ALL THE EQUIPMENT AND IMPROVEMENTS AS DESCRIBED ON SCHEDULE A ATATCHED HERETO AND MADE A PART HEREOF.

5. ALTERNATIVE DESIGNATION (if applicable): ☐ LESSEE/LESSOR ☐ CONSIGNEE/CONSIGNOR ☐ BAILEE/BAILOR ☐ SELLER/BUYER ☐ AG. LIEN ☐ NON-UCC FILING

6. ☐ This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS. Attach Addendum (if applicable) | 7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) (for additional FEE) | ☐ All Debtors ☐ Debtor 1 ☐ Debtor 2

8. OPTIONAL FILER REFERENCE DATA

UCC03070

SCHEDULE A TO
UCC-1 FINANCING STATEMENT

DEBTOR: **SOUTHAMPTON MASONRY TOOLS, LLC**

SECURED PARTY: **BSI, LLC**

All of Debtor's property, located on or used in connection with the real property owned by Debtor and more particularly described on Exhibit A attached hereto and made a part hereof (the "**Premises**") and those buildings, modifications, repairs, replacements and improvements now or hereafter located thereon and in which Debtor has or shall hereinafter have an interest (the "**Improvements**");

TOGETHER WITH: all right, title, interest and estate of Debtor now owned, or hereafter acquired, in and to the following property, rights, interests and estates (the Premises and the Improvements together with the following property, rights, interests and estates being hereinafter collectively referred to as the "**Mortgaged Property**"):

a. all easements, rights-of-way, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances of any nature whatsoever, in any way belonging, relating or pertaining to the Premises and the Improvements and the reversion and reversions, remainder and remainders, and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Premises, to the center line thereof and all the estates, rights, titles, interests, dower and rights of dower, curtesy and rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Debtor of, in and to the Premises and the Improvements and every part and parcel thereof, with the appurtenances thereto;

b. all machinery, equipment, fixtures (including but not limited to all heating, air conditioning, plumbing, lighting, communications and elevator fixtures) and other property of every kind and nature, whether tangible or intangible, whatsoever owned by Debtor, or in which Debtor has or shall have an interest, now or hereafter located upon the Premises and the Improvements, or appurtenant thereto, and usable in connection with the present or future operation and occupancy of the Premises and the Improvements and all building equipment, materials and supplies of any nature whatsoever owned by Debtor, or in which Debtor has or shall have an interest, now or hereafter located upon the Premises and the Improvements, or appurtenant thereto, or usable in connection with the present or future operation, enjoyment and occupancy of the Premises and the Improvements (hereinafter collectively called the "**Equipment**"), including the proceeds of any sale or transfer of the foregoing, and in connection with Equipment which is leased to Debtor or which is subject to a lien or security interest also all right, title and interest of Debtor in and to all deposits, and the benefit of all payments now or hereafter made with respect to such Equipment;

c. all awards or payments, including interest thereon, which may heretofore and hereafter be made with respect to the Mortgaged Property, whether from the exercise of the right of eminent domain or condemnation (including but not limited to any transfer made in lieu of or in

anticipation of the exercise of said rights), or for a change of grade, or for any other injury to or decrease in the value of the Mortgaged Property;

d. all right, title and interest of Debtor in and to (i) the leases (said leases, as amended, modified, extended or renewed, the "**leases**") between Debtor, as lessor, and any and all lessees ("**Tenants**") and any guaranty of Tenants' obligations under the Leases (any said guaranty, as amended, modified, extended or renewed, the "**Guaranty**") made in favor of Debtor and (ii) all other leases and subleases (including, without limitation, all guarantees thereof) and other agreements affecting the use, enjoyment or occupancy of the Premises and the Improvements heretofore or hereafter entered into (the "**Other Leases**") and all income, rents, issues, profits and revenues (including all oil and gas or other mineral royalties and bonuses) from the Premises and the Improvements (the "**Rents**") and all proceeds from the sale or other disposition of the leases and the right to receive and apply the Rents to the payment of the indebtedness of Debtor to Secured Party (the "**Debt**") and the right to receive and apply any payments made by the Tenants in connection with any condemnation, including, without limitation, the Tenants' purchase of the Mortgaged Property, to payment of the Debt;

e. all interest of Debtor in any insurance policies (including without limitation any insurance provided by way of self-insurance by any tenant) covering the Mortgaged Property, all proceeds thereof and any unearned premiums on any insurance policies covering the Mortgaged Property, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Mortgaged Property or any part thereof;

f. the right, in the name and on behalf of Debtor, to appear in and defend any action or proceeding brought with respect to the Mortgaged Property and to commence any action or proceeding to protect the interest of Secured Party in the Mortgaged Property or any part thereof;

g. all franchises, trade names, trademarks, symbols, service marks, books, records, plans and specifications, contracts, licenses, approvals, consents, subcontracts, service contracts, management contracts, permits and other agreements of any nature whatsoever now or hereafter obtained or entered into by Debtor, or any managing agent of the Mortgaged Property on behalf of Debtor, with respect to the use, occupation, development, construction and/or operation of the Mortgaged Property or any part thereof or the activities conducted thereon or therein, or otherwise pertaining to the Mortgaged Property or any part thereof;

h. all accounts receivable, contract rights, interests, estate or other claims, both in law and in equity, which Debtor now has or may hereafter acquire in the Mortgaged Property or any part thereof, and all reserve accounts, if any, accounts for the deposit, collection and/or disbursement of Rents and other accounts now or hereafter in existence with respect to the Debt, including, without limitation, that certain account for the payment of Rents to Secured Party described in the Assignment of Leases and Rents delivered to Secured Party by Debtor and all interest reserve accounts and replacement reserve accounts, if any, provided for under any documentation entered into or delivered by Debtor in connection with the Debt; and

U((N(03070

i. all rights which Debtor now has or may hereafter acquire, to be indemnified and/or held harmless from any liability, loss, damage, cost or expense (including, without limitation, attorneys' fees and disbursements) relating to the Mortgaged Property or any part thereof.

LC7103070

SCHEDULE A

DESCRIPTION

Title Number: **AL-80925**

AMENDED 06/26/07

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Village of Manorhaven, Town of North Hempstead, County of Nassau, State of New York, being known and designated as Lot Numbers One (1), Two (2), Three (3), Four (4) & Five (5) in Block One (1) as shown on a map entitled "Map of Beach Haven, Section "A", situate at Port Washington, Nassau County, New York, owned by Beach Haven Development Company, Inc." surveyed September 1927, by Cyril E. Marshall, Civil Engineer, Hempstead, NY and filed in the Office of the Nassau County Clerk Division of Land Records on September 28, 1927, as Map No. 893, Case No. 2589.

BEGINNING at the corner formed by the intersection of the westerly side of Sands Point Road with the northerly side of Manorhaven Blvd.;

RUNNING THENCE along the northerly side of Manorhaven Blvd. south 72 degrees 12 minutes 40 seconds west, a distance of 102.05 feet;

THENCE north 29 degrees 18 minutes 00 seconds west, a distance of 120.36 feet;

THENCE north 60 degrees 42 minutes 00 seconds east, a distance of 100.00 feet to the westerly side of Sands Point Road;

THENCE along the westerly side of Sands Point Road south 29 degrees 18 minutes 00 seconds east, a distance of 140.73 feet to the above referenced corner, the point or place of BEGINNING.

Excepting therefrom that which was taken or to be taken for in Map #H-1926 under Index #19946/86 filed 7/1/87.

METROPOLITAN ABSTRACT CORPORATION

ONE OLD COUNTRY ROAD • CARLE PLACE, NEW YORK 11514
516-741-5474 • 631-273-3333 • 718-343-4334 • 212-354-5474 • 800-621-1104
FAX 516-877-1195

TITLE CERTIFICATION

Title No. N346517

METROPOLITAN ABSTRACT CORPORATION, hereby certifies to the VILLAGE OF MANORHAVEN, TOWN OF NORTH HEMPSTEAD and THE NASSAU COUNTY PLANNING COMMISSION, that it has searched the records in the Nassau County Clerk's Office for a period of 20 years last past for the purposes of determining parties who must consent to filing would be as follows:

1. 1-3 Manorhaven Boulevard, LLC	1. Fee Owner. Who acquired Title from P.W. Capital, LLC by Deed dated June 22, 2011, recorded June 28, 2011 in Liber 12732 Cp. 348.
2. BSI, LLC	2. Consolidated First Mortgage in the amount of $760,000.00, dated July 22, 2008, recorded August 29, 2008 in Liber 33217 Mp. 209.
3. BSI, LLC	3. Subordinate Mortgage in the amount of $72,000.00, dated September 15, 2008, recorded October 3, 2008 in Liber 33282 Mp. 584.
4. BSI, LLC	4. UCC-1 Financing Statement filed July 23, 2007 under Index No. UC-07003070.

The name of the certified owner, 1-3 Manorhaven Boulevard, LLC, has been run for judgments and liens. No returns found.

Schedule A herewith

Section: 4; Block: 74; Lots: 1, 2, 3, 4 and 5
Premises: 1-3 Manorhaven Boulevard, New York

The Company's liability under this search is limited to $1,000.00 for any reason.

Dated: December 13, 2011

METROPOLITAN ABSTRACT CORPORATION

Howard L. Winston, President

gb/Enc.

- continued on next page -

SCHEDULE A -- DESCRIPTION

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Manorhaven, Town of North Hempstead, County of Nassau and State of New York, being known and designated as Lots Numbers 1, 2, 3, 4 and 5, in Block 1, as shown on a map entitled, "Map of Beach Haven, Section 'A', situate at Port Washington, Nassau County, New York, owned by Beach Haven Development Company, Inc., surveyed September 1927 by Cyril H. Marshall, Civil Engineer, Hempstead, New York," and filed in the Office of the Nassau County Clerk, Division of Land Records, on September 28, 1927, as Map No. 893, Case No. 2589.

BEGINNING at the corner formed by the intersection of the westerly side of Sands Point Road with the northerly side of Manorhaven Boulevard;

RUNNING THENCE along the northerly side of Manorhaven Boulevard, South 72 degrees 12 minutes 40 seconds West, a distance of 102.05 feet;

THENCE North 72 degrees 18 minutes 00 seconds West, a distance of 120.36 feet;

THENCE North 60 degrees 42 minutes 00 seconds East, a distance of 100.00 feet to the westerly side of Sands Point Road;

THENCE along the westerly side of Sands Point Road, South 29 degrees 18 minutes 00 seconds East, a distance of 140.73 feet to the above referenced corner, the point or place of BEGINNING.

NASSAU COUNTY CLERK'S OFFICE
ENDORSEMENT COVER PAGE

Recorded Date: 06-28-2011
Recorded Time: 11:47:12 a

Record and Return To:
GHAYTANCHI & ASSOCIATES PLLC
26 HARBOR PARK DR
PORT WASHINGTON, NY 11050

Liber Book: D 12732
Pages From: 348
To: 351

Control Number: 1515
Ref #: RE 017660
Doc Type: D12 DEED COMMERCIAL/VACANT LAND

Location:	Section	Block	Lot	Unit
N. HEMPSTEAD (2822)	0004	00074-00	00001	
N. HEMPSTEAD (2822)	0004	00074-00	00002	
N. HEMPSTEAD (2822)	0004	00074-00	00003	
N. HEMPSTEAD (2822)	0004	00074-00	00004	
N. HEMPSTEAD (2822)	0004	00074-00	00005	

Taxes Total	.00
Recording Totals	390.00
Total Payment	390.00

AAR001

THIS PAGE IS NOW PART OF THE INSTRUMENT AND SHOULD NOT BE REMOVED
MAUREEN O'CONNELL
COUNTY CLERK

20110628011515

D12
4

NY 005 - Bargain and Sale Deed with Covenant against Grantor's Acts Individual or Corporation (Single Sheet) (NYBTU 6002)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 27nd day of JUNE, in the year 2011

BETWEEN

P.W. Capital, LLC
having an address at 26 Harbor Park Drive, Port Washington, New York 11050

party of the first part, and

1-3 Manorhaven Boulevard, LLC
having an address at 26 Harbor Park Drive, Port Washington, New York 11050

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

Village of Manorhaven, Town of North Hempstead, County of Nassau, State of New York
as more particularly described in Schedule A attached hereto and having an address of

1 and 3 Manorhaven Boulevard, Port Washington, New York 11050

ACC-21245
S-4
B-74
L-1,2
3,4
+5

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

P.W. Capital, LLC

Bert E. Brodsky, Operating Manager

SCHEDULE A
DESCRIPTION

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Village of Manorhaven, Town of North Hempstead, County of Nassau, State of New York, being known and designated as Lots Number One (1), Two (2), Three (3), Four (4) and Five (5) in Block One (1) as shown on a map entitles "Map of Beach Haven, Section "A". situate at Port Washington, Nassau County, New York, owned by Beach Haven Development Company, Inc." surveyed September 1927, by Cyril E. Marshall, Civil Engineer, Hempstead, NY and filed in the Office of the Nassau County Clerk Division of Land Records on September 28, 1927, as Map No. 893, Case No. 2589.

BEGINNING at the corner formed by the intersection of the westerly side of Sands Point Road with the northerly side of Manorhaven Blvd;

RUNNING THENCE along the northerly side of Manorhaven Blvd. south 72 degrees 12 minutes 40 seconds west, a distance of 102.05 feet;

THENCE north 29 degrees 18 minutes 00 seconds west, a distance of 120.36 feet;

THENCE north 60 degrees 42 minutes 00 seconds east, a distance of 100.00 feet to the westerly side of Sands Point Road;

THENCE along the westerly side of Sands Point Road south 29 degrees 18 minutes 00 seconds east, a distance of 140.73 feet to the above referenced corner, the point or place of BEGINNING.

END OF SCHEDULE A

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of Nassau) ss.:

On the 22 day of June in the year 2011
before me, the undersigned, personally appeared
Carl E. Brodsky
personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Mary Loria Farruggio

MARY LORIA FARRUGGIO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LO6048361
Qualified in Suffolk County
My Commission Expires August 28, 2013

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY:
[New York Subscribing Witness Acknowledgment Certificate]

State of New York, County of) ss.:

On the day of in the year
before me, the undersigned, personally appeared

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(If the place of residence is in a city, include the street and street number, if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of) ss.:

On the day of in the year
before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

LEGIBILITY POOR
FOR MICROFILM

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:
[Out of State or Foreign Grantor Acknowledgment Certificate]

.....) ss.:
(Complete Venue with State, Country, Province or Municipality)

On the day of in the year
before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/ their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).

BARGAIN & SALE DEED
WITH COVENANTS AGAINST GRANTOR'S ACTS

TITLE NO. ACC-21245

P.W. CAPITAL, LLC

TO

1-3 MANORHAVEN BOULEVARD, LLC

DISTRICT
SECTION 4
BLOCK 74
LOT 1, 2, 3, 4 & 5
COUNTY OR TOWN North Hempstead

RECORDED AT REQUEST OF
Fidelity National Title Insurance Company of New York
RETURN BY MAIL TO

Ghaytanchi & Associates, PLLC
25 Harbor Park Drive
Port Washington, New York 11050

Recorded At The Request Of
Metropolitan Abstract Corporation
One Old Country Road, Suite 140
Carle Place, New York 11514-1885

(516) 741-5474 (718) 343-4334 FAX (516) 877-1195

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

NASSAU COUNTY CLERK'S OFFICE
ENDORSEMENT COVER PAGE

Recorded Date: 07-23-2007
Recorded Time: 12:18:36 p

Record and Return To:

Liber Book:
Pages From:
To:

Control Number: 1150
UCC #: UC07003070
Doc Type: U02 UCC 1 WITH REALTY

Pty1: SOUTHAMPTON MASONRY TOOLS LLC
Pty2: BSI LLC

Location:	Section	Block	Lot	Unit
N. HEMPSTEAD (2822)	0004	00074-00	00001	
N. HEMPSTEAD (2822)	0004	00074-00	00002	
N. HEMPSTEAD (2822)	0004	00074-00	00003	
N. HEMPSTEAD (2822)	0004	00074-00	00004	
N. HEMPSTEAD (2822)	0004	00074-00	00005	

Taxes Total	.00
Recording Totals	50.00
Total Payment	50.00

BMP001

THIS PAGE IS NOW PART OF THE INSTRUMENT AND SHOULD NOT BE REMOVED
MAUREEN O'CONNELL
COUNTY CLERK

2007072301150

[redacted]

AL 80925
Nassau
S 4
B 74
L 1,2,3,4,+5

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

BSI LLC
c/o 4B's Realty
26 Harbor Park Drive
Port Washington, New York 11050
Att: Keyvan Ghaytanchi, Esq.

11070030

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME: SOUTHAMPTON MASONRY TOOLS, LLC

OR 1b. INDIVIDUAL'S LAST NAME | FIRST NAME | MIDDLE NAME | SUFFIX

1c. MAILING ADDRESS: 16 Dock Lane | CITY: Port Washington | STATE: NY | POSTAL CODE: 11050 | COUNTRY: USA

1d. SEE INSTRUCTIONS: Not Applicable | ADD'L INFO RE ORGANIZATION DEBTOR | 1e. TYPE OF ORGANIZATION | 1f. JURISDICTION OF ORGANIZATION | 1g. ORGANIZATIONAL ID #, if any: ☐ NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME

OR 2b. INDIVIDUAL'S LAST NAME | FIRST NAME | MIDDLE NAME | SUFFIX

2c. MAILING ADDRESS | CITY | STATE | POSTAL CODE | COUNTRY

2d. SEE INSTRUCTIONS: Not Applicable | ADD'L INFO RE ORGANIZATION DEBTOR | 2e. TYPE OF ORGANIZATION | 2f. JURISDICTION OF ORGANIZATION | 2g. ORGANIZATIONAL ID #, if any: ☐ NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME: BSI LLC

OR 3b. INDIVIDUAL'S LAST NAME | FIRST NAME | MIDDLE NAME | SUFFIX

3c. MAILING ADDRESS: 26 Harbor Park Drive | CITY: Port Washington | STATE: NY | POSTAL CODE: 11050 | COUNTRY: USA

4. This FINANCING STATEMENT covers the following collateral:

ALL THE EQUIPMENT AND IMPROVEMENTS AS DESCRIBED ON SCHEDULE A ATATCHED HERETO AND MADE A PART HEREOF.

5. ALTERNATIVE DESIGNATION (if applicable): ☐ LESSEE/LESSOR | ☐ CONSIGNEE/CONSIGNOR | ☐ BAILEE/BAILOR | ☐ SELLER/BUYER | ☐ AG. LIEN | ☐ NON-UCC FILING

6. ☐ This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS. Attach Addendum [if applicable]

7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) [ADDITIONAL FEE] [optional] ☐ All Debtors ☐ Debtor 1 ☐ Debtor 2

8. OPTIONAL FILER REFERENCE DATA

UCC003070

SCHEDULE A TO
UCC-1 FINANCING STATEMENT

DEBTOR: **SOUTHAMPTON MASONRY TOOLS, LLC**

SECURED PARTY: **BSI, LLC**

All of Debtor's property, located on or used in connection with the real property owned by Debtor and more particularly described on Exhibit A attached hereto and made a part hereof (the "**Premises**") and those buildings, modifications, repairs, replacements and improvements now or hereafter located thereon and in which Debtor has or shall hereinafter have an interest (the "**Improvements**");

TOGETHER WITH: all right, title, interest and estate of Debtor now owned, or hereafter acquired, in and to the following property, rights, interests and estates (the Premises and the Improvements together with the following property, rights, interests and estates being hereinafter collectively referred to as the "**Mortgaged Property**"):

a. all easements, rights-of-way, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances of any nature whatsoever, in any way belonging, relating or pertaining to the Premises and the Improvements and the reversion and reversions, remainder and remainders, and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Premises, to the center line thereof and all the estates, rights, titles, interests, dower and rights of dower, curtesy and rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Debtor of, in and to the Premises and the Improvements and every part and parcel thereof, with the appurtenances thereto;

b. all machinery, equipment, fixtures (including but not limited to all heating, air conditioning, plumbing, lighting, communications and elevator fixtures) and other property of every kind and nature, whether tangible or intangible, whatsoever owned by Debtor, or in which Debtor has or shall have an interest, now or hereafter located upon the Premises and the Improvements, or appurtenant thereto, and usable in connection with the present or future operation and occupancy of the Premises and the Improvements and all building equipment, materials and supplies of any nature whatsoever owned by Debtor, or in which Debtor has or shall have an interest, now or hereafter located upon the Premises and the Improvements, or appurtenant thereto, or usable in connection with the present or future operation, enjoyment and occupancy of the Premises and the Improvements (hereinafter collectively called the "**Equipment**"), including the proceeds of any sale or transfer of the foregoing, and in connection with Equipment which is leased to Debtor or which is subject to a lien or security interest also all right, title and interest of Debtor in and to all deposits, and the benefit of all payments now or hereafter made with respect to such Equipment;

c. all awards or payments, including interest thereon, which may heretofore and hereafter be made with respect to the Mortgaged Property, whether from the exercise of the right of eminent domain or condemnation (including but not limited to any transfer made in lieu of or in

anticipation of the exercise of said rights), or for a change of grade, or for any other injury to or decrease in the value of the Mortgaged Property;

d. all right, title and interest of Debtor in and to (i) the leases (said leases, as amended, modified, extended or renewed, the "**leases**") between Debtor, as lessor, and any and all lessees ("**Tenants**") and any guaranty of Tenants' obligations under the Leases (any said guaranty, as amended, modified, extended or renewed, the "**Guaranty**") made in favor of Debtor and (ii) all other leases and subleases (including, without limitation, all guarantees thereof) and other agreements affecting the use, enjoyment or occupancy of the Premises and the Improvements heretofore or hereafter entered into (the "**Other Leases**") and all income, rents, issues, profits and revenues (including all oil and gas or other mineral royalties and bonuses) from the Premises and the Improvements (the "**Rents**") and all proceeds from the sale or other disposition of the leases and the right to receive and apply the Rents to the payment of the indebtedness of Debtor to Secured Party (the "**Debt**") and the right to receive and apply any payments made by the Tenants in connection with any condemnation, including, without limitation, the Tenants' purchase of the Mortgaged Property, to payment of the Debt;

e. all interest of Debtor in any insurance policies (including without limitation any insurance provided by way of self-insurance by any tenant) covering the Mortgaged Property, all proceeds thereof and any unearned premiums on any insurance policies covering the Mortgaged Property, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Mortgaged Property or any part thereof;

f. the right, in the name and on behalf of Debtor, to appear in and defend any action or proceeding brought with respect to the Mortgaged Property and to commence any action or proceeding to protect the interest of Secured Party in the Mortgaged Property or any part thereof;

g. all franchises, trade names, trademarks, symbols, service marks, books, records, plans and specifications, contracts, licenses, approvals, consents, subcontracts, service contracts, management contracts, permits and other agreements of any nature whatsoever now or hereafter obtained or entered into by Debtor, or any managing agent of the Mortgaged Property on behalf of Debtor, with respect to the use, occupation, development, construction and/or operation of the Mortgaged Property or any part thereof or the activities conducted thereon or therein, or otherwise pertaining to the Mortgaged Property or any part thereof;

h. all accounts receivable, contract rights, interests, estate or other claims, both in law and in equity, which Debtor now has or may hereafter acquire in the Mortgaged Property or any part thereof, and all reserve accounts, if any, accounts for the deposit, collection and/or disbursement of Rents and other accounts now or hereafter in existence with respect to the Debt, including, without limitation, that certain account for the payment of Rents to Secured Party described in the Assignment of Leases and Rents delivered to Secured Party by Debtor and all interest reserve accounts and replacement reserve accounts, if any, provided for under any documentation entered into or delivered by Debtor in connection with the Debt; and

LL(CX03070

i. all rights which Debtor now has or may hereafter acquire, to be indemnified and/or held harmless from any liability, loss, damage, cost or expense (including, without limitation, attorneys' fees and disbursements) relating to the Mortgaged Property or any part thereof.

UC763070

SCHEDULE A

DESCRIPTION

Title Number: AL-80925

AMENDED 06/26/07

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Village of Manorhaven, Town of North Hempstead, County of Nassau, State of New York, being known and designated as Lot Numbers One (1), Two (2), Three (3), Four (4) & Five (5) in Block One (1) as shown on a map entitled "Map of Beach Haven, Section "A", situate at Port Washington, Nassau County, New York, owned by Beach Haven Development Company, Inc." surveyed September 1927, by Cyril E. Marshall, Civil Engineer, Hempstead, NY and filed in the Office of the Nassau County Clerk Division of Land Records on September 28, 1927, as Map No. 893, Case No. 2589.

BEGINNING at the corner formed by the intersection of the westerly side of Sands Point Road with the northerly side of Manorhaven Blvd.;

RUNNING THENCE along the northerly side of Manorhaven Blvd. south 72 degrees 12 minutes 40 seconds west, a distance of 102.05 feet;

THENCE north 29 degrees 18 minutes 00 seconds west, a distance of 120.36 feet;

THENCE north 60 degrees 42 minutes 00 seconds east, a distance of 100.00 feet to the westerly side of Sands Point Road;

THENCE along the westerly side of Sands Point Road south 29 degrees 18 minutes 00 seconds east, a distance of 140.73 feet to the above referenced corner, the point or place of BEGINNING.

Excepting therefrom that which was taken or to be taken for in Map #H-1926 under Index #19946/86 filed 7/1/87.

Appendix B

Digital Copy of the FER (CD)

Appendix C

Environmental Easement

Nassau County
Maureen OConnell
County Clerk
Mineola, NY 11501

60 2017 00024719

Instrument Number: 2017- 00024719
As
D06 - AGREEMENT

Recorded On: March 09, 2017
Parties: PORT MANOR REALTY LLC
TO PEOPLE OF THE STATE OF NY
Recorded By: METROPOLITAN ABST

Billable Pages: 9
Num Of Pages: 10
Comment:

**** Examined and Charged as Follows: ****

D06 - AGREEMENT	90.00	Blocks - Deeds - $300	300.00	Tax Affidavit TP 584	5.00
Recording Charge:	**395.00**				

	Amount	Consideration Amount	RS#/CS#				
Tax-Transfer	0.00	0.00	RE 16423	Basic	0.00	Spec ASST	0.00
N. HEMPSTEAD				Local NY CITY	0.00	Spec ADDL SONYMA	0.00
				Additional MTA	0.00	Transfer	0.00
Tax Charge:	**0.00**						

Property Description:

Line	Section	Block	Lot	Unit	Town Name
1	4	74	1		N. HEMPSTEAD
2	4	74	2		N. HEMPSTEAD
3	4	74	3		N. HEMPSTEAD
4	4	74	4		N. HEMPSTEAD
5	4	74	5		N. HEMPSTEAD

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

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Nassau County, NY

File Information:

Document Number: 2017- 00024719
Receipt Number: 576669
Recorded Date/Time: March 09, 2017 11:45:08A
Book-Vol/Pg: Bk-D Vl-13482 Pg-211
Cashier / Station: 0 SDS / NCCL-FLKSFQ1

Record and Return To:

METROPOLITAN ABSTRACT CORP
ONE OLD COUNTRY ROAD
CARLE PLACE NY 11514

NASSAU COUNTY STATE OF NEW YORK

Maureen O'Connell

County Clerk Maureen O'Connell

9T1 DO6 TP

ACC-25698

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

THIS INDENTURE made this 6th day of JANUARY, 2017, between Owner(s) Port Manor Realty, LLC, having an office at c/o 1-3 Manorhaven Boulevard, Port Washington, New York 11050, County of Nassau, State of New York (the "Grantor"), and The People of the State of New York (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

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

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

S- 4
B- 74
L- 1, 2, 3, 4, 5

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

WHEREAS, Grantor, is the owner of real property located at the address of 1-3 Manorhaven Boulvard, Port Washington in the Town of North Hempstead, County of Nassau and State of New York, known and designated on the tax map of the County Clerk of Nassau as tax map parcel numbers: Section 4 Block 74 Lot 1, 2, 3, 4 and 5, being the same as that property conveyed to Grantor by deed dated January 14, 2014 and recorded in the Nassau County Clerk's Office in Liber and Page , liber 13041 at page 909. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 0.30 +/- acres, and is hereinafter more fully described in the Land Title Survey dated October 21, 2011 and revised on September 30, 2013 prepared by Leonard J. Strandberg and Associates, Consulting Engineers and Land Surveyoirs, P.C., which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

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

9

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

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Order on Consent Index Number: CO 1-20160511-47, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement")

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation

pursuant to Title 36 of Article 71 of the Environmental Conservation Law.

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

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

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

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

(i) are in-place;

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

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

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

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

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

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

(7) the information presented is accurate and complete.

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

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

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

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

5. Enforcement

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

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

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

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

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

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

Parties shall address correspondence to:

Site Number: 130169
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

With a copy to:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

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

communicating notices and responses to requests for approval.

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

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

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

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

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

Port Manor Realty, LLC:

By: _____

Print Name: DONALD MARKOWITZ

Title: PRES Date: 11-1-16

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF Nassau)

On the 15th day of November, in the year 2016, before me, the undersigned, personally appeared Donald Markowitz personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Mary Loria Farruggio
Notary Public - State of New York

MARY LORIA FARRUGGIO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LO5048561
Qualified in Suffolk County
My Commission Expires August 28, 2017

THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,

By: _____
Robert W. Schick, Director
Division of Environmental Remediation

Grantee's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF ALBANY)

On the 6th day of January, in the year 2017 before me, the undersigned, personally appeared Robert W. Schick, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public - State of New York

David J. Chiusano
Notary Public, State of New York
No. 01CH5032146
Qualified in Schenectady County
Commission Expires August 22, 2018

RHR

Acc- 25698

METROPOLITAN ABSTRACT
CORPORATION
One Old Country Road
Carle Place, New York 11514

S- 4
B- 24
C- 1, 2, 3, 4, 5

SCHEDULE "A" PROPERTY DESCRIPTION

All that Certain plot, piece, or parcel of Land with the buildings and improvements thereon erected, situate, lying and being in the Village of Manorhaven, Town of North Hempstead, County of Nassau, State of New York, being known and designated as Lots Number 1, 2, 3, 4 and 5 in Block 1 as shown on a map entitled: "Map of Beach Haven, Section 'A'", which map was filed in the Nassau County Clerk's Office on Sept. 28, 1927, as Map No. 893, Case No. 2589; which lots are more particularly bounded and described as follows:

BEGINNING at the corner formed by the intersection of the westerly side of Sands Point Road with the northerly side of Manorhaven Blvd.;

RUNNING THENCE: along the northerly side of Manorhaven Blvd ., South 72 degrees 12 minutes 40 seconds West, 102.05 feet;

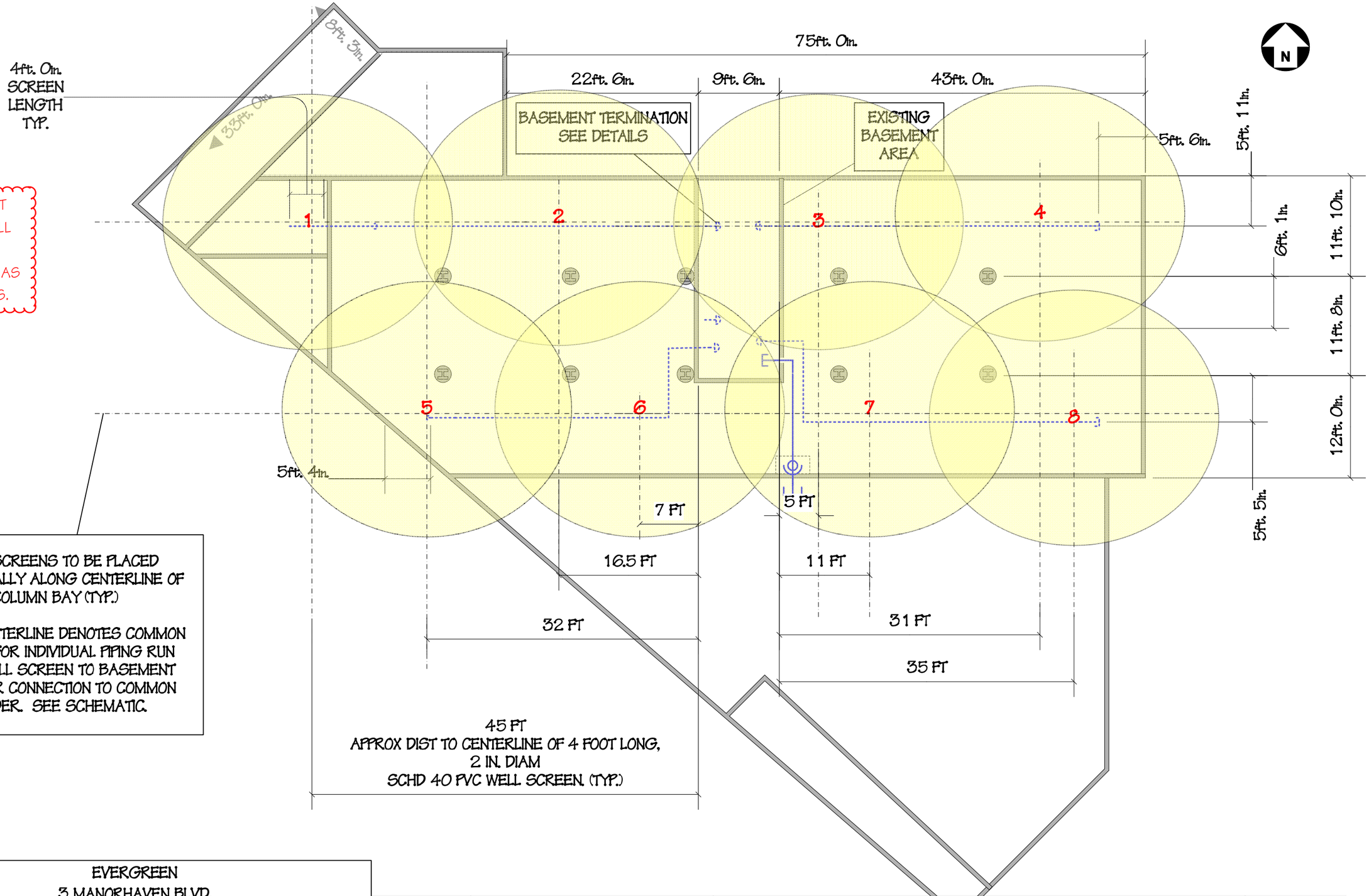
THENCE: North 29 degrees 18 minutes 00 seconds West, 120.36 feet;

THENCE: North 60 degrees 42 minutes 00 seconds East, 100 feet to the westerly side of Sands Point Road;

THENCE: Along the westerly side of Sands Point Road, South 29 degrees 18 minutes 00 seconds East, 140.73 feet to the above referenced corner, the point or place of BEGINNING.

Appendix D

EC As-Built Drawings, Documentation, Photographs and Drawings



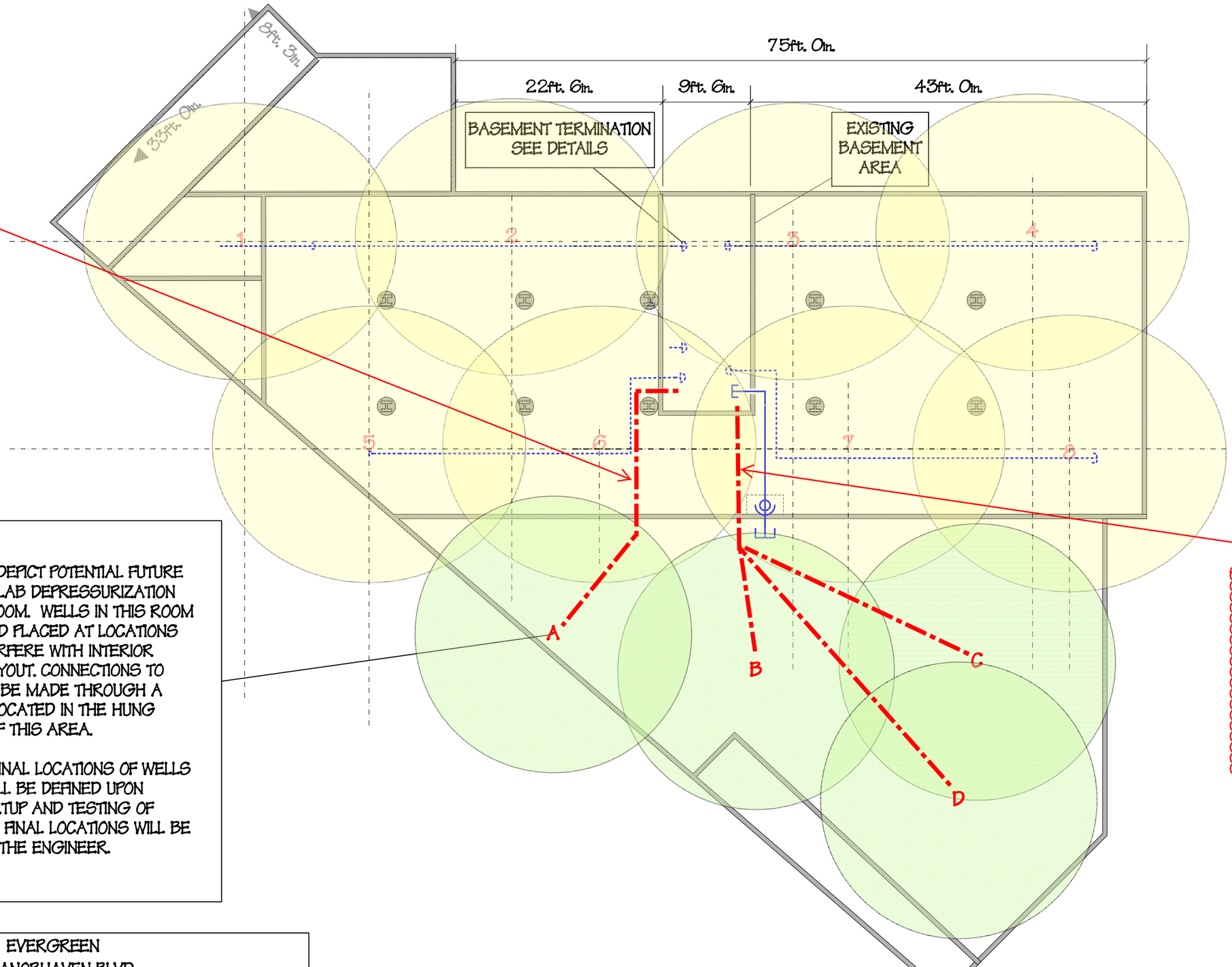
LOCATION OF 4 FT LENGTHS OF WELL SCREENS [1,2,3,4,5,6,7,8] AS SHOWN ON DWGS.

WELL SCREENS TO BE PLACED HORIZONTALLY ALONG CENTERLINE OF COLUMN BAY (TYP.)

NOTE - CENTERLINE DENOTES COMMON TRENCH FOR INDIVIDUAL PIPING RUN FROM WELL SCREEN TO BASEMENT AREA FOR CONNECTION TO COMMON HEADER. SEE SCHEMATIC.

EVERGREEN 3 MANORHAVEN BLVD. SVE/SSD SYSTEM DETAILS		SIZE	FSCM NO	DWG NO SUB-SLAB WELL SCREEN LOCATIONS NORTH ROOM - DIMENSIONS APPROX.	REV
DRAWN	ANDRIS LEDINS				
ISSUED	4/13/09	SCALE	SCHEMATIC	SHEET	1 OF 6

NEW 2 INCH DIA LINE RUN TO VERTICAL WELL A. INCLUDES THROTTLING VALVE, PRESSURE GAUGE AND SAMPLE TAP.



R.O.I.S. A, B, C AND D DEPICT POTENTIAL FUTURE LOCATIONS OF SUB-SLAB DEPRESSURIZATION WELLS IN THE SOUTH ROOM. WELLS IN THIS ROOM WILL BE VERTICAL AND PLACED AT LOCATIONS THAT DO NOT INTERFERE WITH INTERIOR ARCHITECTURAL LAYOUT. CONNECTIONS TO THESE WELLS WILL BE MADE THROUGH A PIPING NETWORK LOCATED IN THE HUNG CEILING OF THIS AREA.

FOR OPTIMAL DESIGN, FINAL LOCATIONS OF WELLS IN THIS AREA WILL BE DEFINED UPON COMPLETION, STARTUP AND TESTING OF NORTH ROOM SYSTEM. FINAL LOCATIONS WILL BE DEFINED BY THE ENGINEER.

THREE SEPERATE 2 IN DIA LINES RUN TO VERTICAL WELLS B, C & D. EACH LINE HAS OWN THROTTLING VALVE PRESSURE GAUGE AND TEST PORT.

EVERGREEN 3 MANORHAVEN BLVD. SVE/SSD SYSTEM DETAILS		SIZE	FSCM NO	DWG NO FUTURE SUB-SLAB WELL SCREEN LOCATIONS SOUTH ROOM - DIMENSIONS APPROX.	REV
DRAWN	ANDRIS LEDINS				
ISSUED	4/13/09	SCALE	SCHEMATIC	SHEET	1A OF 6

ALL JOINTS GLUED IN FIELD (TYP.)

4 INDIVIDUAL 2 IN DIA LINES RUN THROUGH HUNG CEILING TO INDIVIDUAL VERTICAL WELLS DESIGNATED AS A, B, C, D. EACH LEG HAS THROTTLING VALVE , GAUGE AND SAMPLE PORT IN BASEMENT ROOM.

MOUNT ON FLYWOOD TO WALL OF BASEMENT

~~QUICK DISCONNECT HOSE CONNECTIONS 2 IN DIA. (TYP)~~

INSIDE FACE CONCRETE BLOCK WALL

2 IN DIA. SCHED 40 PVC THRU WALL TO 2 IN DIA QUICK DISCONNECT

VAC. GA. 0 TO 100 IN OF H^2O (TYP.)

BALL VALVE FOR BALANCING (TYP)

SAMPLING VALVE BARBED END NEEDLE VALVE, TAP AND THREAD INTO PIPING (TYP)

WELL SCREEN 1

WELL SCREEN 2

WELL SCREEN 3

WELL SCREEN 4

WELL SCREEN 5

WELL SCREEN 6

WELL SCREEN 7

WELL SCREEN 8

FRESH AIR INLET

EXHAUST TO ROOF 24 IN. ABOVE HIGHEST FINISHED ELEVATION

4 IN DIA SCHED 40 PVC TO DROP CEILING OF SALON

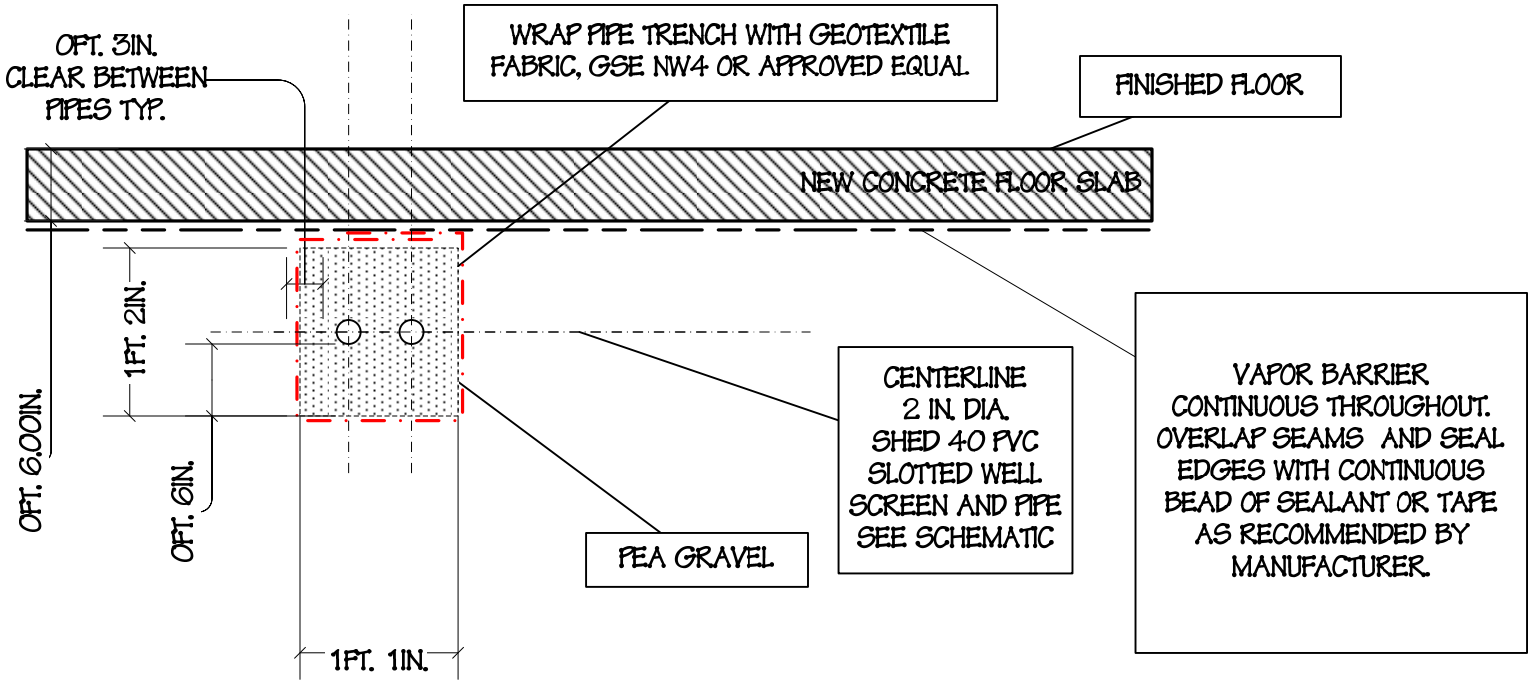
4 IN DIA SCHED 40 PVC MANIFOLD

VACUUM BLOWER 150 CFM 100 IN H20

CARBON DRUM TYP

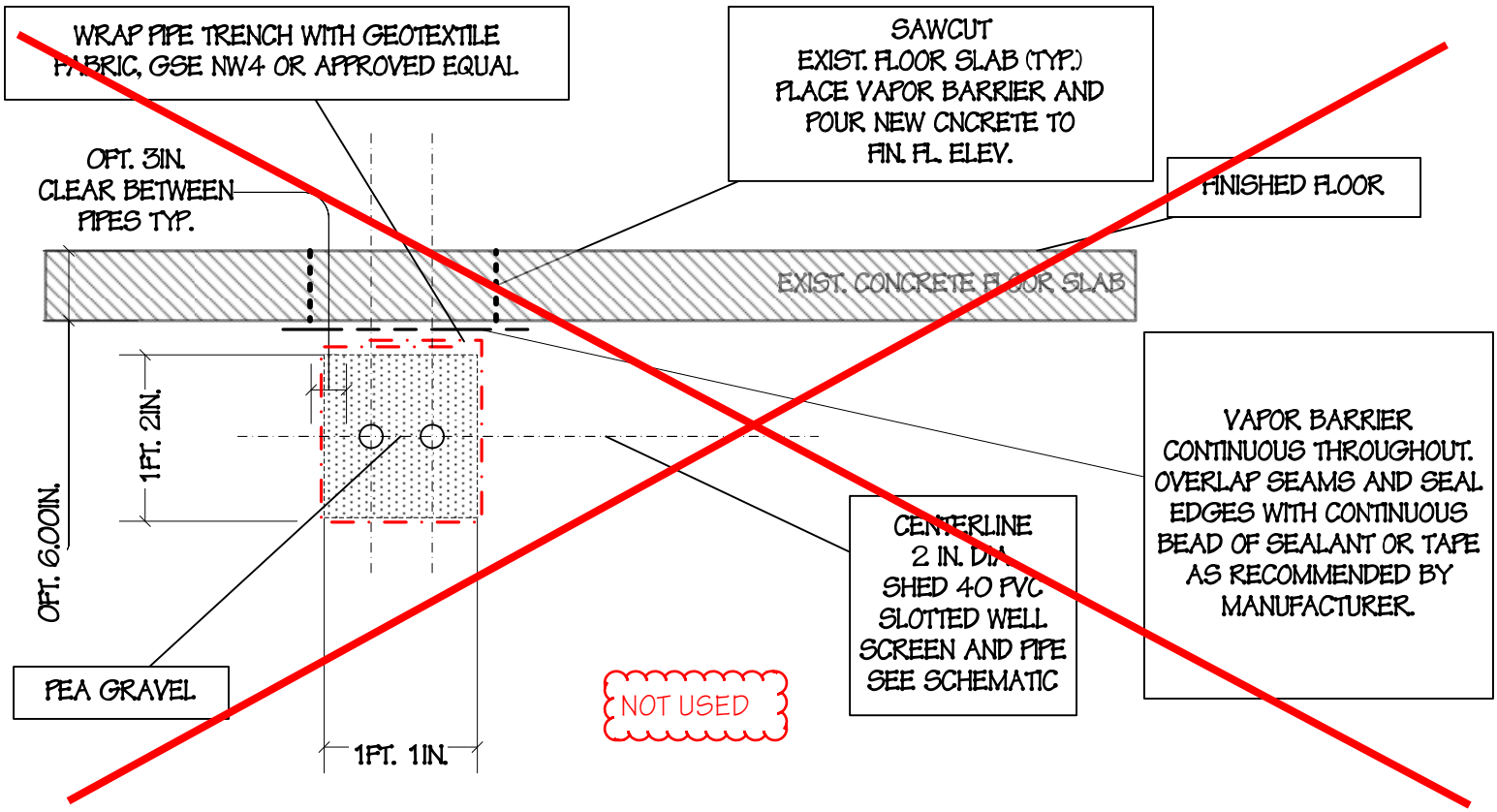
CARBON DRUM TYP

EVERGREEN 3 MANORHAVEN BLVD. SVE/SSD SYSTEM DETAILS		SIZE	FSCM NO	DWG NO SSD/SVE PIPING SCHEMATIC	REV
DRAWN	ANDRIS LEDINS				
ISSUED	4/13/09	SCALE	NTS	SHEET	2 OF 6



NEW SLAB INSTALLATION

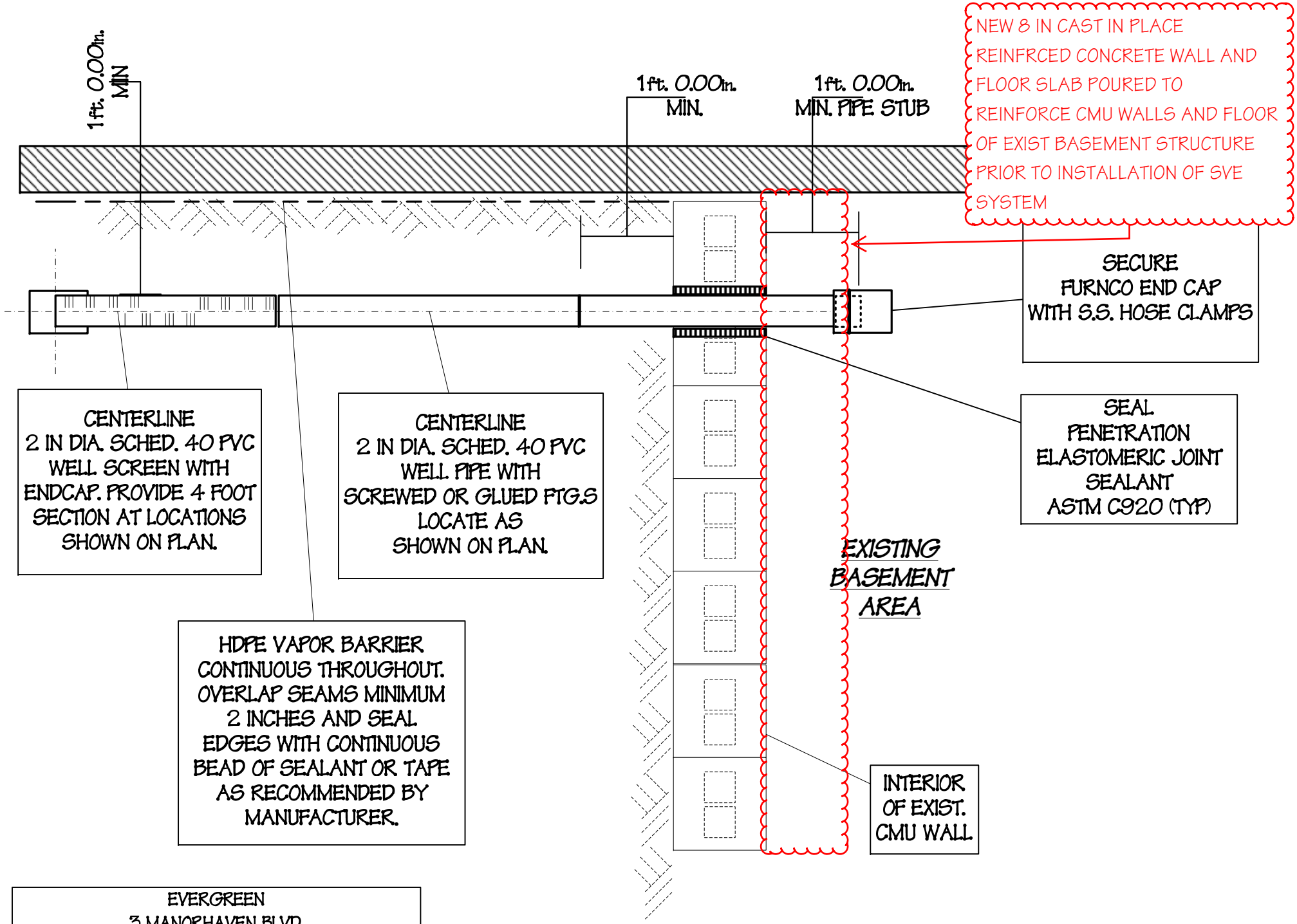
NTS



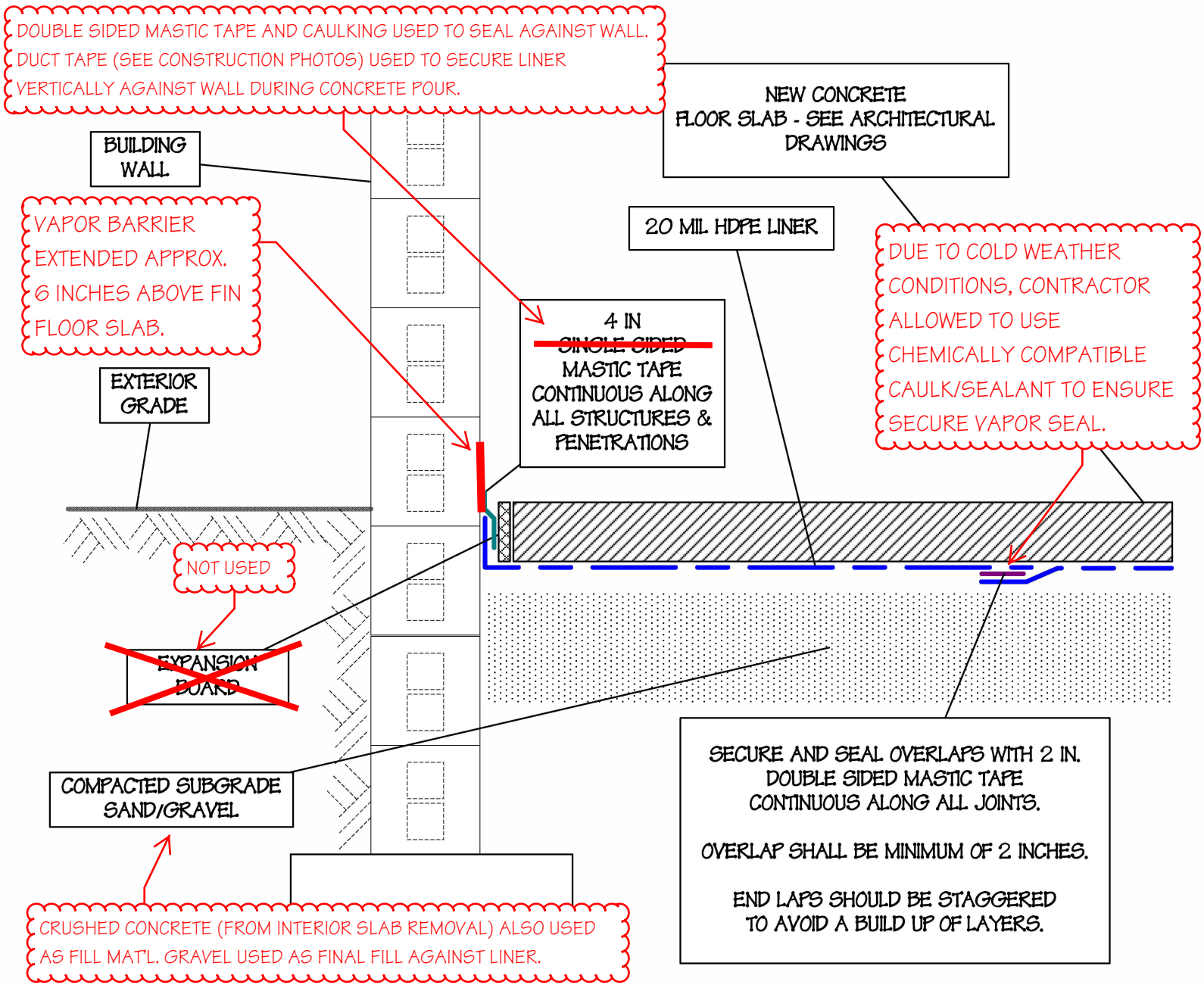
EXISTING SLAB INSTALLATION

NTS

EVERGREEN 3 MANORHAVEN BLVD. SVE/SSD SYSTEM DETAILS		SIZE	FSCM NO	DWG NO TRENCH DETAILS	REV
DRAWN	ANDRIS LEDINS				
ISSUED	4/13/09	SCALE	NTS		SHEET 3 OF 6



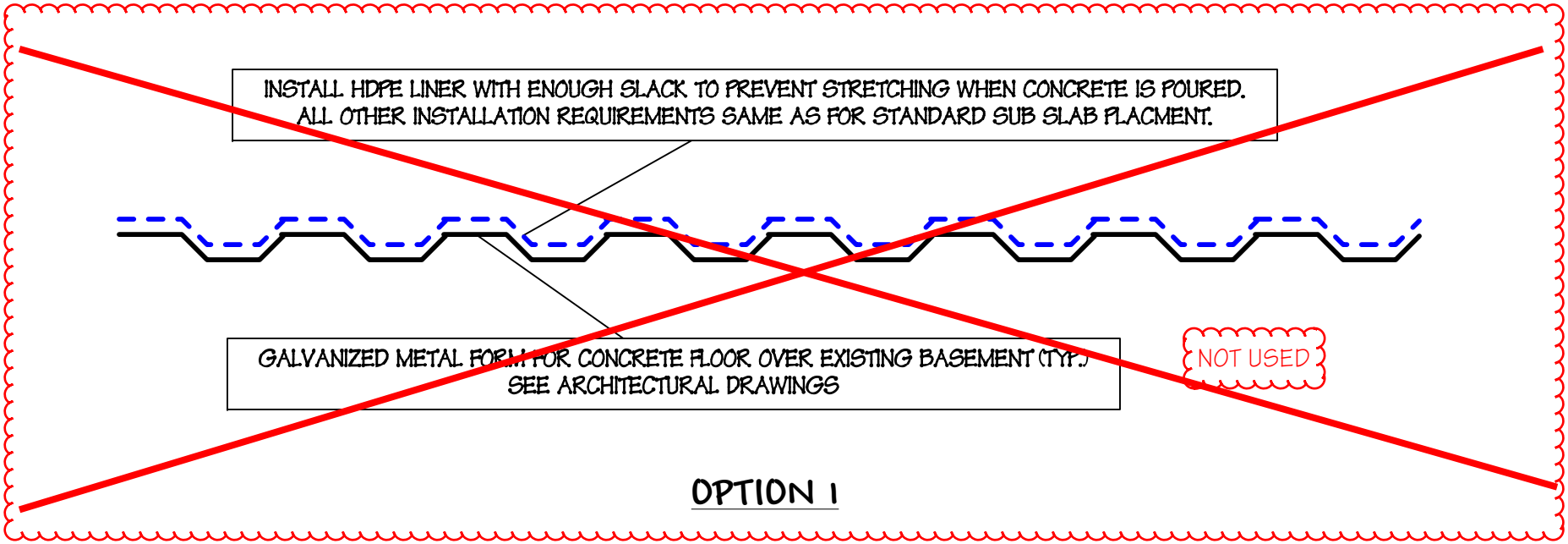
EVERGREEN 3 MANORHAVEN BLVD. SVE/SSD SYSTEM DETAILS		SIZE	FSCM NO	DWG NO BASEMENT PIPE TERMINATIONS	REV
DRAWN	ANDRIS LEDINS				
ISSUED		SCALE	NTS		SHEET 4 OF 5



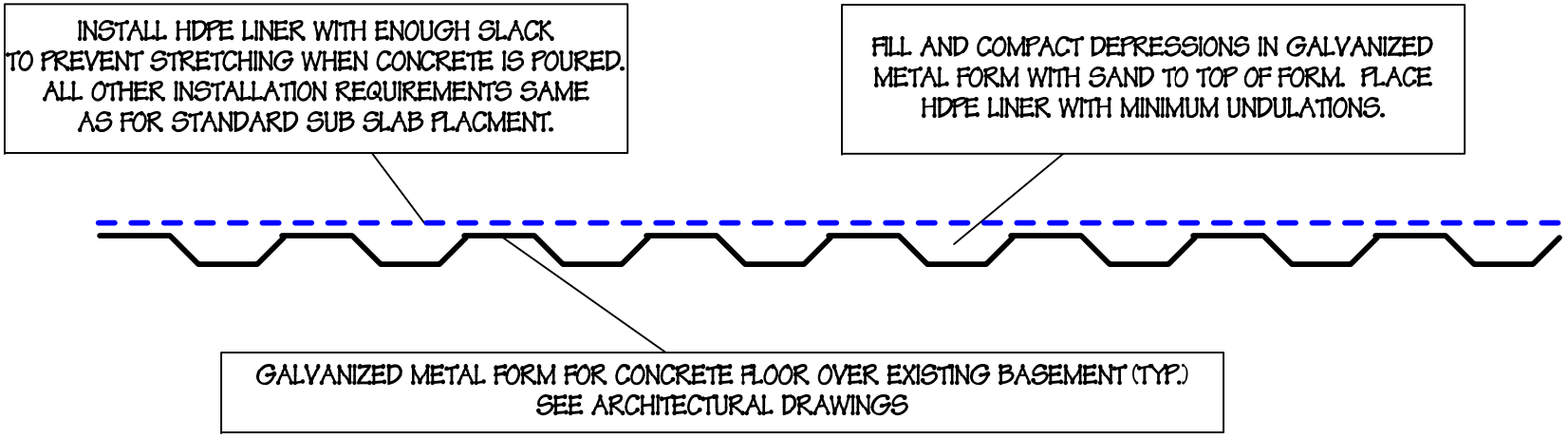
NOTES:

- A 20 MIL HDPE LINER WILL BE USED AS A VAPOR BARRIER BETWEEN THE PERFORATED PIPES AND THE BOTTOM OF THE FOUNDATION FLOOR.
- EARTH AND STONE SUBSTRATES SHALL BE WELL COMPACTED TO PRODUCE AN EVEN, SOLID SUBSTRATE. REMOVE LOOSE AGGREGATE OR SHARP PROTRUSIONS. CONCRETE SUBSTRATES SHALL BE SMOOTH OR BROOM FINISHED AND MONOLITHIC. REMOVE STANDING WATER PRIOR TO MEMBRANE APPLICATIONS.
- INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- THE HDPE LINER WILL BE LAID DOWN IN 20 FT X 50 FT SECTIONS.
- TWO INCH DOUBLE-SIDED BUTYL MASTIC TAPE PROVIDED BY THE LINER MANUFACTURER WILL BE UTILIZED TO ATTACH THE SECTIONS OF VAPOR BARRIER TO EACH OTHER AND TO THE FOUNDATION WALL FOOTINGS.
- A LAYER OF FOUR INCH SINGLE-SIDED MASTIC TAPE WILL BE PLACED OVER THE SEAMS BETWEEN SECTIONS OF HDPE LINER AND ALONG THE FOUNDATION FOOTINGS.
- A SAMPLE OF THE LINER MATERIAL WILL BE PROVIDED ALONG WITH THE DESIGN PLANS FOR THE SUB-SLAB DEPRESSURIZATION SYSTEM.

EVERGREEN 3 MANORHAVEN BLVD. SVE/SSD SYSTEM DETAILS		SIZE	FSCM NO	DWG NO VAPOR BARRIER DETAILS & NOTES	REV
DRAWN	ANDRIS LEDINS				
ISSUED	4/14/2009	SCALE	NTS		SHEET 5 OF 6



OPTION 1



OPTION 2

EVERGREEN 3 MANORHAVEN BLVD. SVE/SSD SYSTEM DETAILS		SIZE	FSCM NO	DWG NO VAPOR BARRIER DETAILS & NOTES 2	REV
DRAWN	ANDRIS LEDINS				
ISSUED	4/15/2009	SCALE NTS		SHEET 6 OF 6	

AIRTECH VACUUM
150 SOUTH VAN BRUNT ST.
ENGLEWOOD, NJ 07631
TEL. (201) 569–1173 FAX. (201) 569–1696

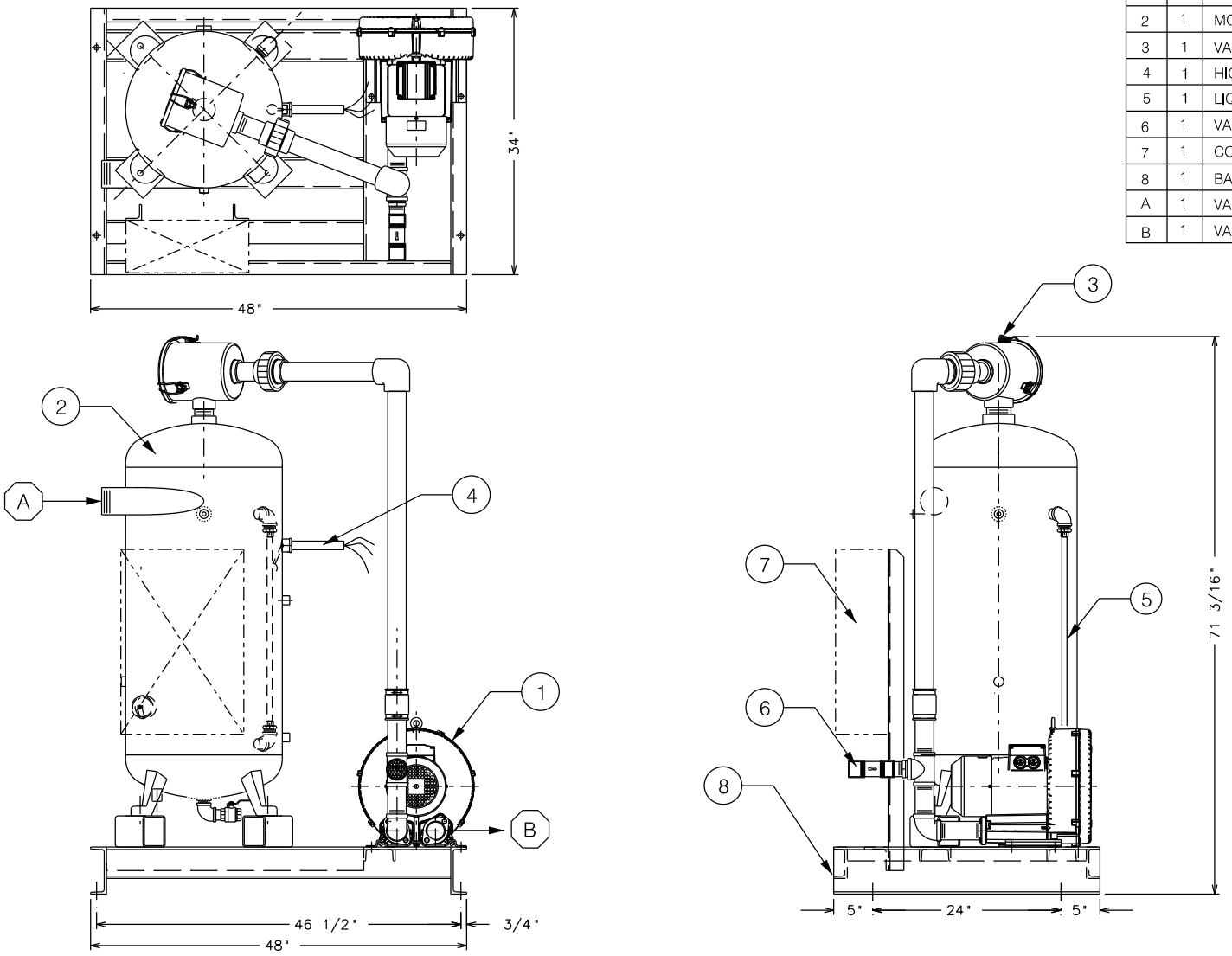
SOIL VAPOR EXTRACTION SYSTEM
1–SVE–1630–6.2

Drawing Ref. No. 927–1

Page 1 of

Effective Date: 8–03–10

ITEM	QTY	DESCRIPTION	SIZE	MODEL
1	1	VACUUM BLOWER	6.2HP	3BA1630–7AT36
2	1	MOISTURE SEPARATOR		60 GAL.
3	1	VACUUM INLET FILTER	2"	ATF–200–850S
4	1	HIGH LEVEL SWITCH		L6EPB–B–S–3–A
5	1	LIQUID LEVEL INDICATOR		
6	1	VACUUM RELIEF VALVE (8.5Hg)	2"	VC81Z
7	1	CONTROL PANEL		
8	1	BASE		
A	1	VACUUM INLET		3" NPT
B	1	VACUUM EXHAUST		2" NPT



Weight:

625 LBS

TYPICAL DIMENSIONS ONLY. NOT TO BE USED FOR CONSTRUCTION WITHOUT CONSULTING FACTORY. SUBJECT TO CHANGE WITHOUT NOTICE.

927–1

AIRTECH® VACUUM

3BA1630

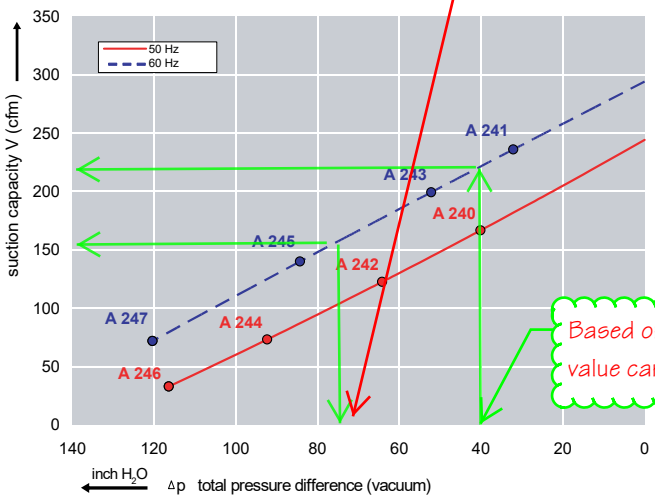
Vacuum/Pressure Regenerative Blower

Features:

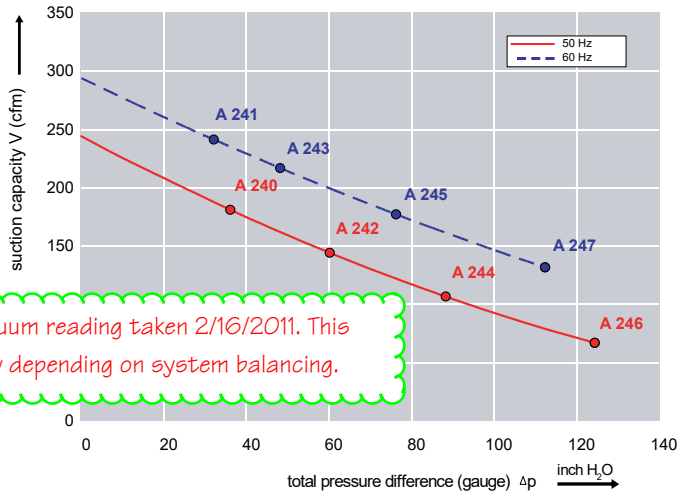
- Cooler running, outboard bearing provides maintenance-free operation
- Environmentally friendly oil-free technology
- Extremely quiet operation
- All motors are standard TEFC with Class F insulation, UL recognized, CE Compliant
  Explosion-Proof motors available
- Custom construction blowers are available
- Rugged die cast aluminum construction

Based on 4/13/11 site Data

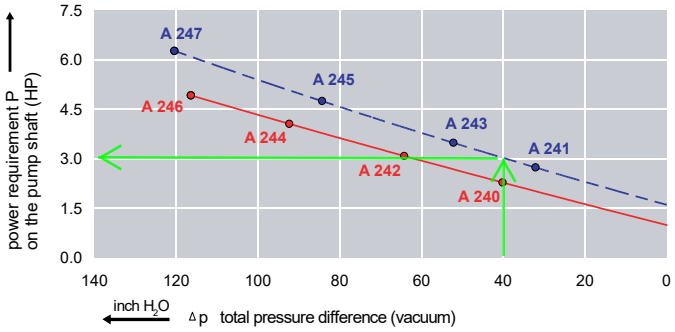
Performance curve for Vacuum pump

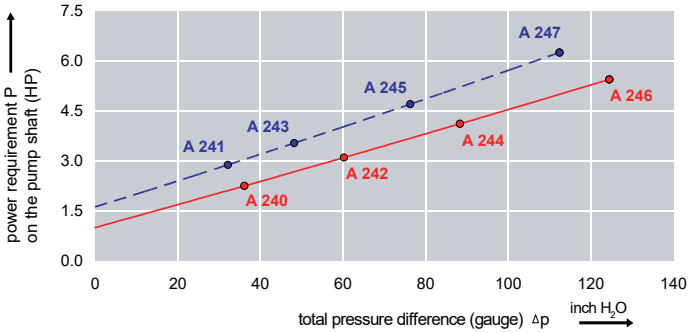


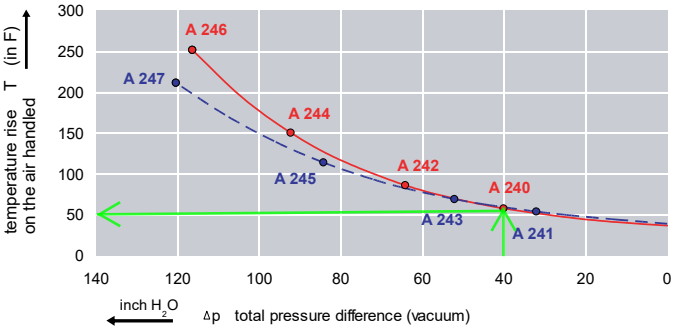
Performance curve for Compressor

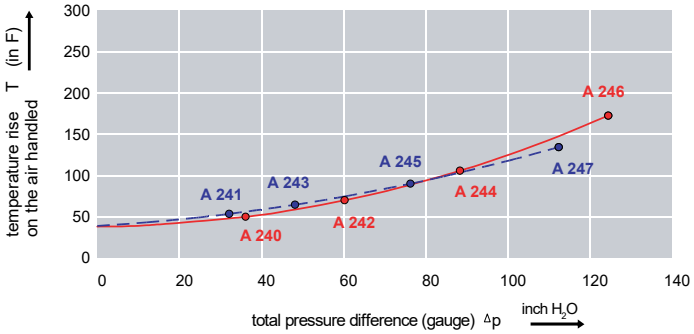


Based on vacuum reading taken 2/16/2011. This value can vary depending on system balancing.





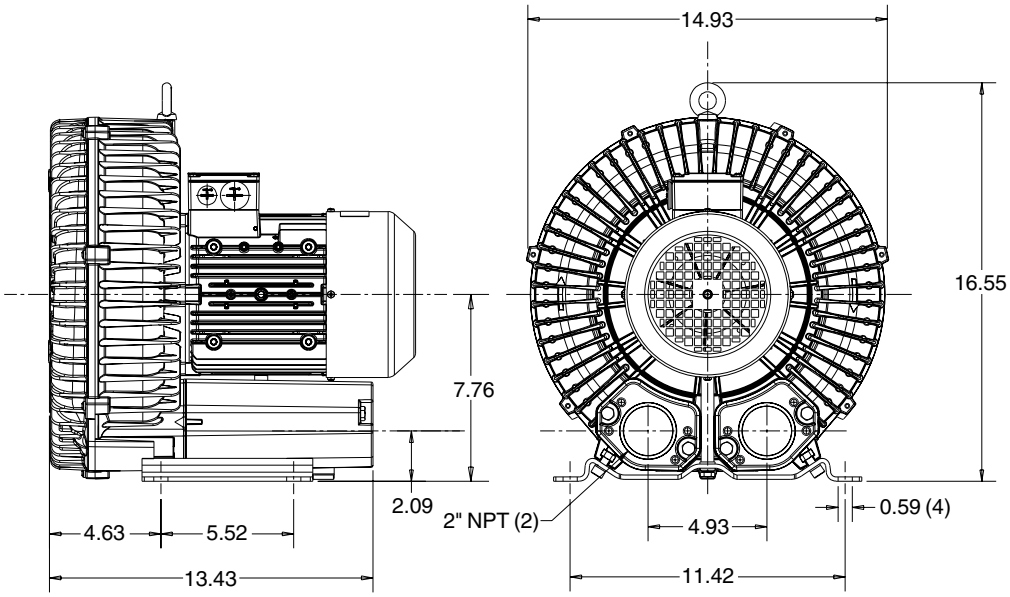




3BA1630

Vacuum/Pressure Regenerative Blower

Dimensions: (inches)



Recommended Accessories:

Relief valve:

VC61Z (Vacuum)

PC61Z (Pressure)

Filter:

ATF-200-15124/1 (Vacuum)

AF-S30-200-10 (Pressure)

Specifications subject to change without notice. Please contact factory for specification updates.

Selection & Ordering Data - Type 3BA1630

Curve No.	Order No.	Frequency Hz	Rated power HP	Input voltage V		Input current A		Permissible total differential pressure Vacuum inch H2O	Permissible total differential pressure Compressor inch H2O	Sound pressure level dB(A)	Weight lbs
3~ 50/60 Hz IP55 insulation material class F											
A 240	3BA1630-7AT06	50	2.14	200D ... 240D	345Y ... 415Y	8.5D	4.9Y	-40	36	70	59
A 241	3BA1630-7AT06	60	2.75	220D ... 250D	415Y ... 460Y	7.5D	4.4Y	-32	32	73	59
A 242	3BA1630-7AT16	50	2.95	200D ... 240D	345Y ... 415Y	9.7D	5.6Y	-64	60	70	66
A 243	3BA1630-7AT16	60	3.42	220D ... 250D	415Y ... 460Y	9.0D	5.3Y	-52	48	73	66
A 244	3BA1630-7AT26	50	4.02	200D ... 240D	345Y ... 415Y	12.5D	7.2Y	-92	88	70	77
A 245	3BA1630-7AT26	60	4.62	220D ... 250D	415Y ... 460Y	12.0D	6.5Y	-84	76	73	77
A 246	3BA1630-7AT36	50	5.36	200D ... 240D	345Y ... 415Y	15.6D	9.0Y	-116	124	70	95
A 247	3BA1630-7AT36	60	6.17	220D ... 250D	415Y ... 460Y	15.2D	8.5Y	-120	112	73	95

Suitable for 208 Volt Operation

All curves are rated at 14.7 psia and 68˚ F ambient conditions and are reported in SCFM referenced to 68˚ F and 14.696 psia sea level conditions. Curve values are nominal, actual performance may vary by up to 10% of the values indicated. For inlet temperatures above approximately 80˚ F or for handling gases other than air, please contact your Airtech sales representative for assistance.

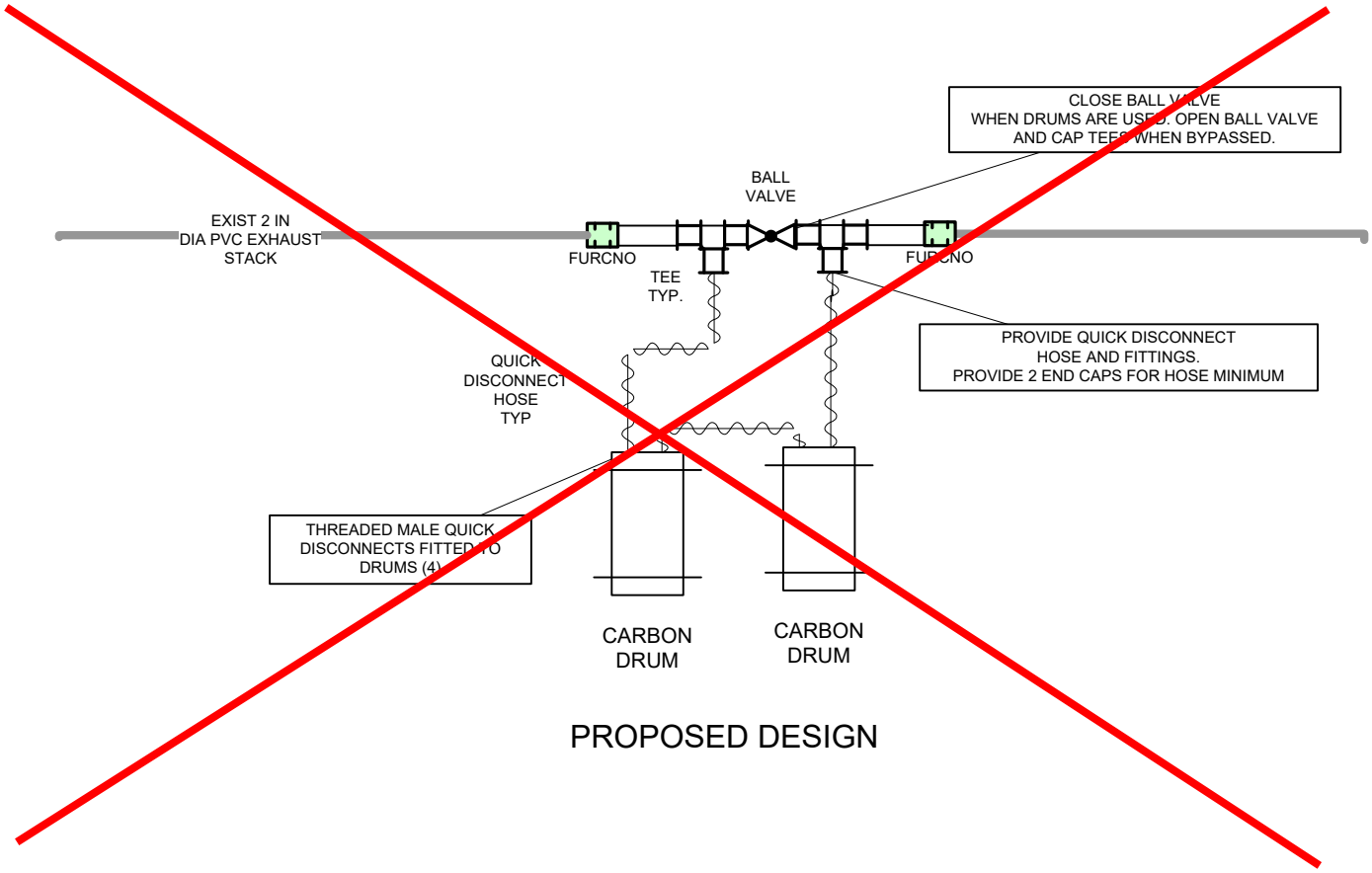
3BA1-3BA7
HIGH VACUUM-PRESSURE REGENERATIVE BLOWERS

3BA1 SERIES

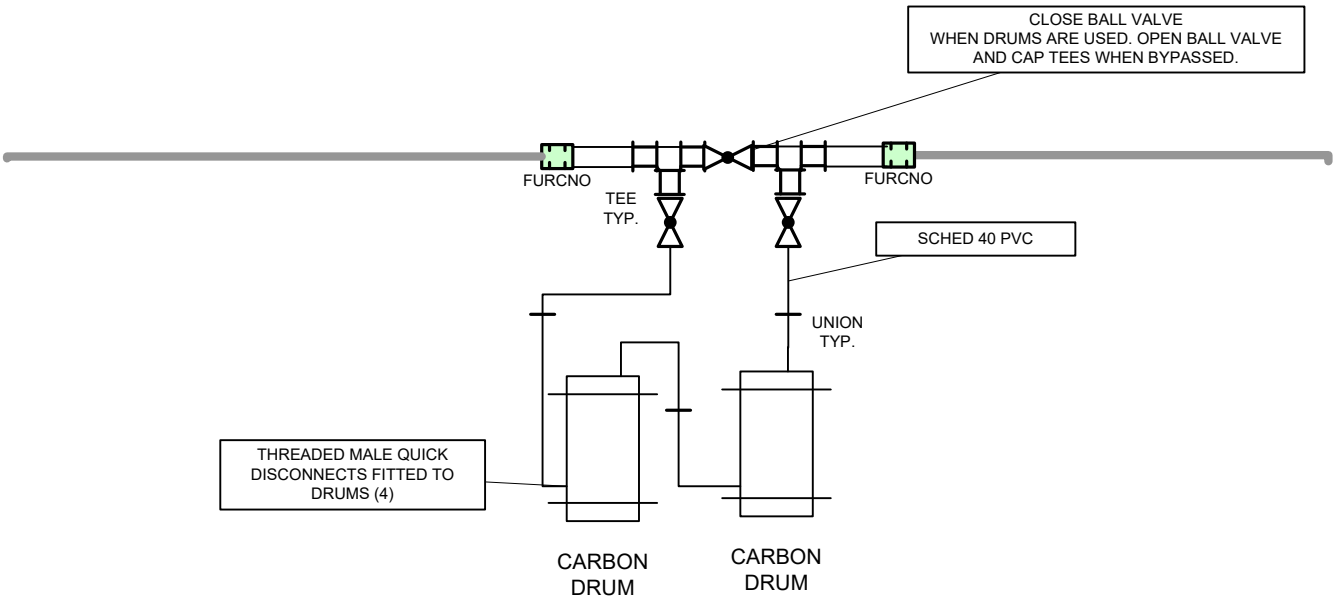
BLOWER MODEL	MAXIMUM FLOW CFM	MAXIMUM VACUUM In. H20	MAXIMUM PRESSURE In. H20
3BA1100	30	30	32
3BA1200	35	32	36
3BA1300	60	60	65
3BA1310	60	100	100
3BA1330	74	65	72
3BA1400	105	85	30
3BA1410	105	140	170
3BA1500	150	105	115
3BA1510	150	165	195
3BA1600	220	135	135
3BA1610	225	185	265
3BA1630	300	120	110
3BA1640	350	110	120
3BA1800	350	140	160
3BA1810	350	200	300
3BA1830	500	110	105
3BA1900	780	155	170
3BA1910	780	180	220
3BA1930	930	120	110
3BA1943	1440	125	95

3BA7 SERIES

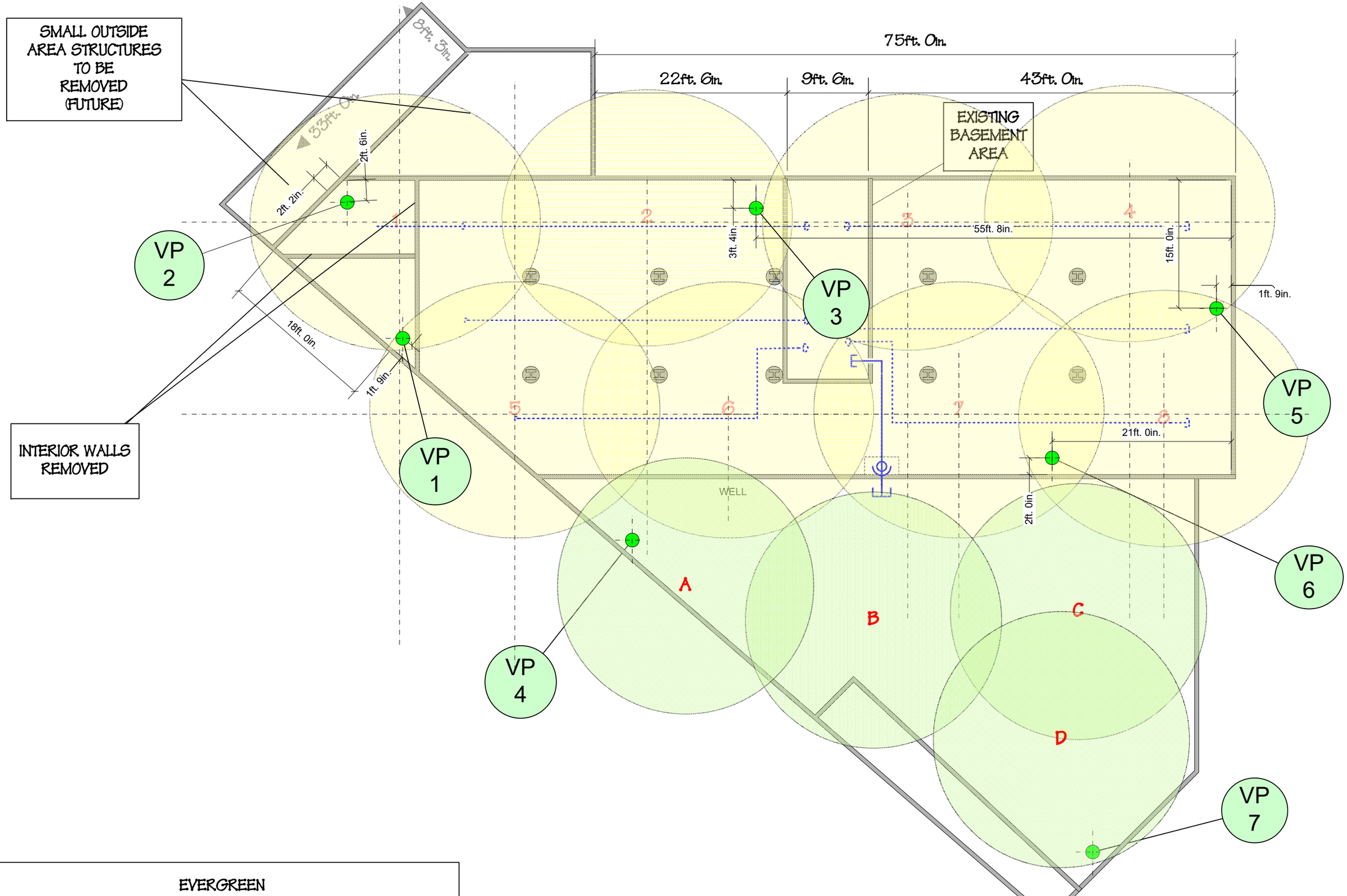
BLOWER MODEL	MAXIMUM FLOW CFM	MAXIMUM VACUUM In. H20	MAXIMUM PRESSURE In. H20
3BA7210	35	110	140
3BA7220	35	200	295
3BA7310	50	135	160
3BA7320	50	225	240
3BA7410	62	140	160
3BA7420	62	205	320
3BA7510	88	145	190
3BA7520	88	215	325
3BA7610	120	155	215
3BA7620	120	195	320
3BA7630	120	260	420



PROPOSED DESIGN



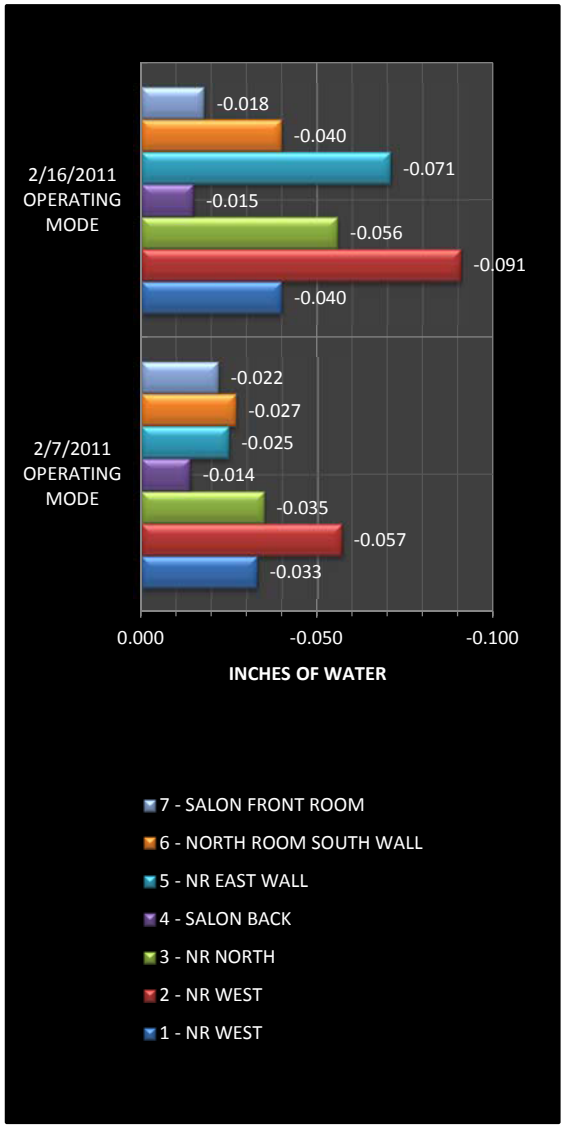
AS-BUILT



EVERGREEN 3 MANORHAVEN BLVD.		SIZE	FSCM NO	DWG NO EXISTING VAPOR POINT LOCATIONS	REV
DRAWN	ANDRIS LEDINS				
ISSUED	2/8/11	SCALE	SCHEMATIC	SHEET	1A OF 6

VACUUM MEASUREMENTS AT VAPOR POINTS
(Inches of Water)

Vapor Point Designation	Location		2/7/2011 OPERATING MODE C (vert well) closed all other Salon wells open wide. North room all valves open very small amount.	2/16/2011 OPERATING MODE ALL WELLS ONLINE
1 - NR WEST	NORTH ROOM		-0.033	-0.040
2 - NR WEST	NORTH ROOM		-0.057	-0.091
3 - NR NORTH	NORTH ROOM		-0.035	-0.056
4 - SALON BACK	S - BACK		-0.014	-0.015
5 - NR EAST WALL	NORTH ROOM		-0.025	-0.071
6 - NORTH ROOM SOUTH WALL	NORTH ROOM		-0.027	-0.040
7 - SALON FRONT ROOM	S -FRONT		-0.022	-0.018

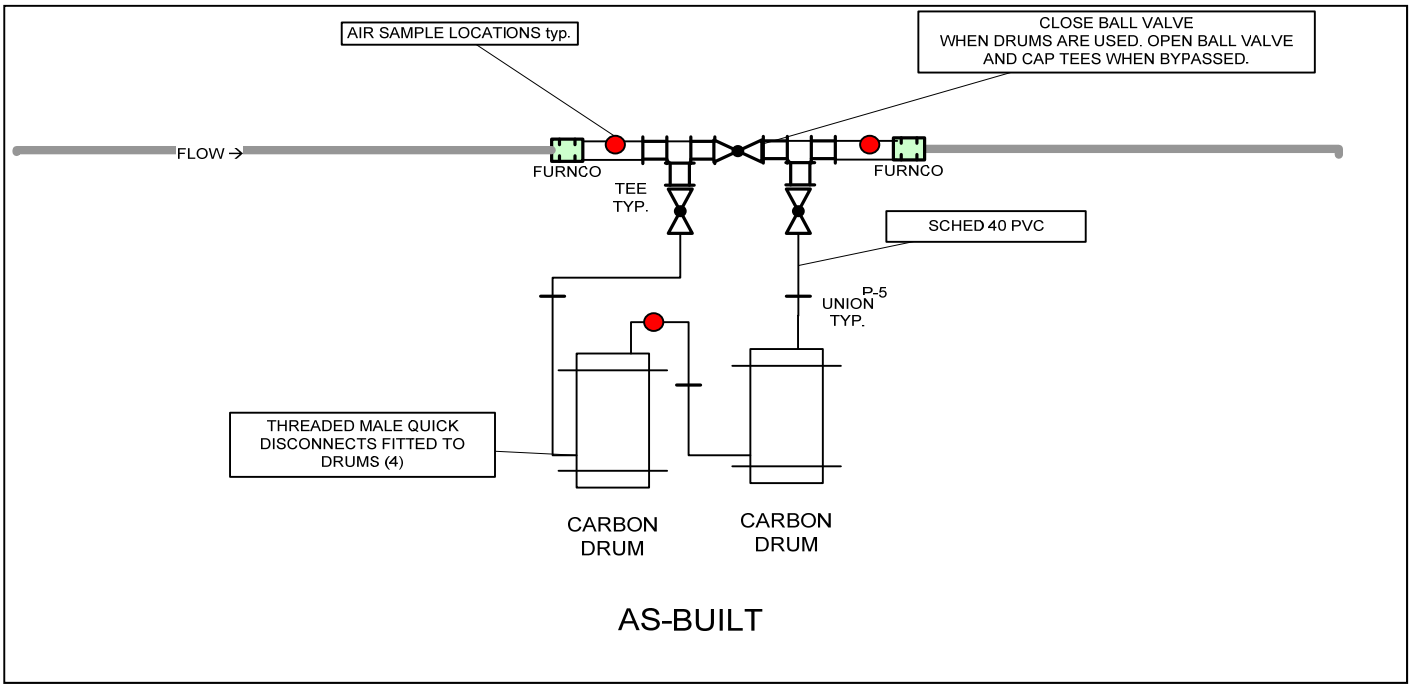


-0.121	LESS THAN -0.024
-0.001	GREATER THAN -0.004

NR = NORTH ROOM
S = SALON

CHEZ VALET

AIR SAMPLING @ CARBON DRUMS



	PPM TVOC (FIELD MEASURED U.O.N.)				
DATE	CARBON IN	BETWEEN DRUMS	POST	BYPASS MODE	NOTES
1/7/2011	2.2	7.1	4.8	2.6	BYPASS = WITH CARBON DRUMS OFF LINE
1/7/2011			6.4		SUSPECT HIGHER READINGS DUE TO RECENTLY GLUED PVC JOINTS.
1/7/2011					SUMMA CANISTERS TAKEN BEFORE AND AFTER CARBON


PIPE MANIFOLDS
CENTERLINE PIPE TRENCH


sub slab
depressurization
piping
location proposed sub
slab depressurization
system


Piping to well A salon area. Piping field run through long ceiling.


piping to vertical wells
B, C, D in salon area.
Piping field run-
through on ceiling.

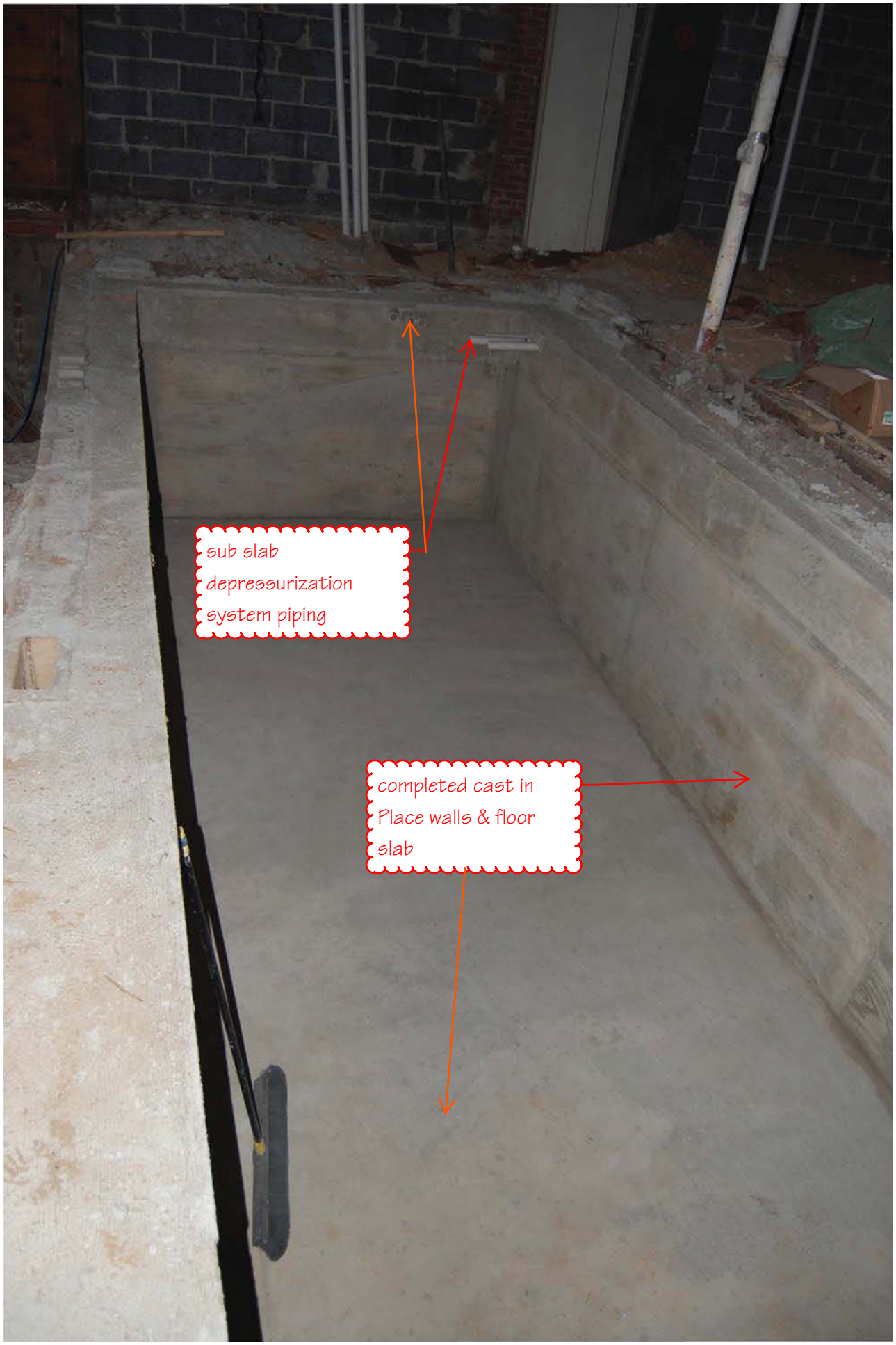

sub slab
depressurization
piping


sub slab depressurization
piping


sub slab depressurization piping
Location proposed sub slab depressurization system


Parties
ages 5-10
ebrate Yours
ith us!!!
vergreen & Co.
open 7 days a week
call for Appointment
883-8138
sub slab
depressurization
piping


new cast in place concrete wall and floor slab installed to make basement area structurally sound and ready for sub slab depressurization equipment installation
old CMU basement wall.


sub slab
depressurization
system piping
completed cast in
Place walls & floor
slab


sub slab
depressurization
piping to salon area
sub slab
depressurization
piping


sub slab
depressurization
piping


entrance to
basement from north
side of building


each horizontal well provided with throttling valve, pressure gauge & sample tap
Sub slab depressurization system equipment


core for vertical well D

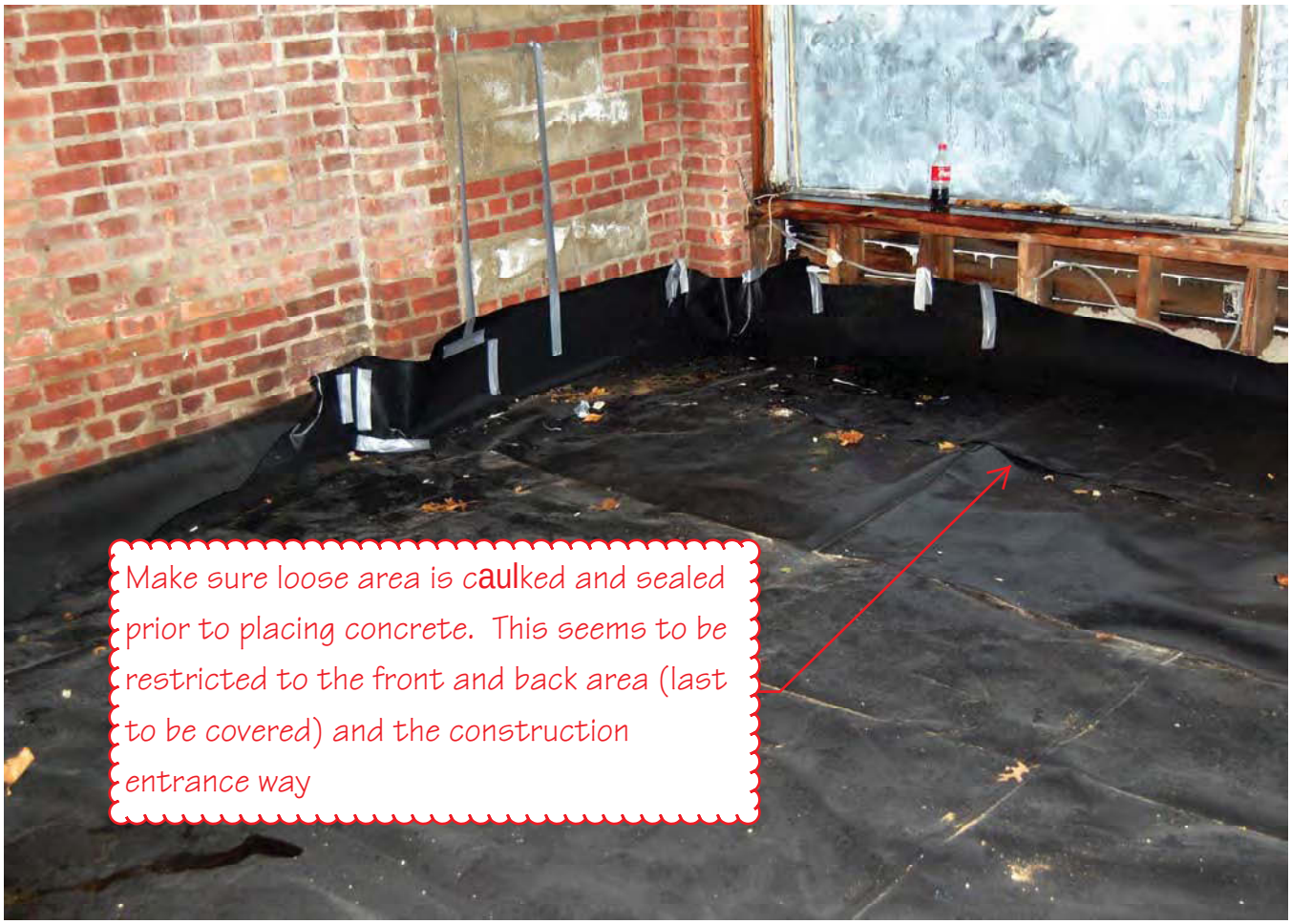

core for vertical well B


core for vertical well C


core through floor
slab location A


sub slab
depressurization
piping


sub slab
depressurization
piping


Make sure loose area is caulked and sealed prior to placing concrete. This seems to be restricted to the front and back area (last to be covered) and the construction entrance way


caulk and seal prior to placing concrete


RE-caulk and seal prior to placing concrete

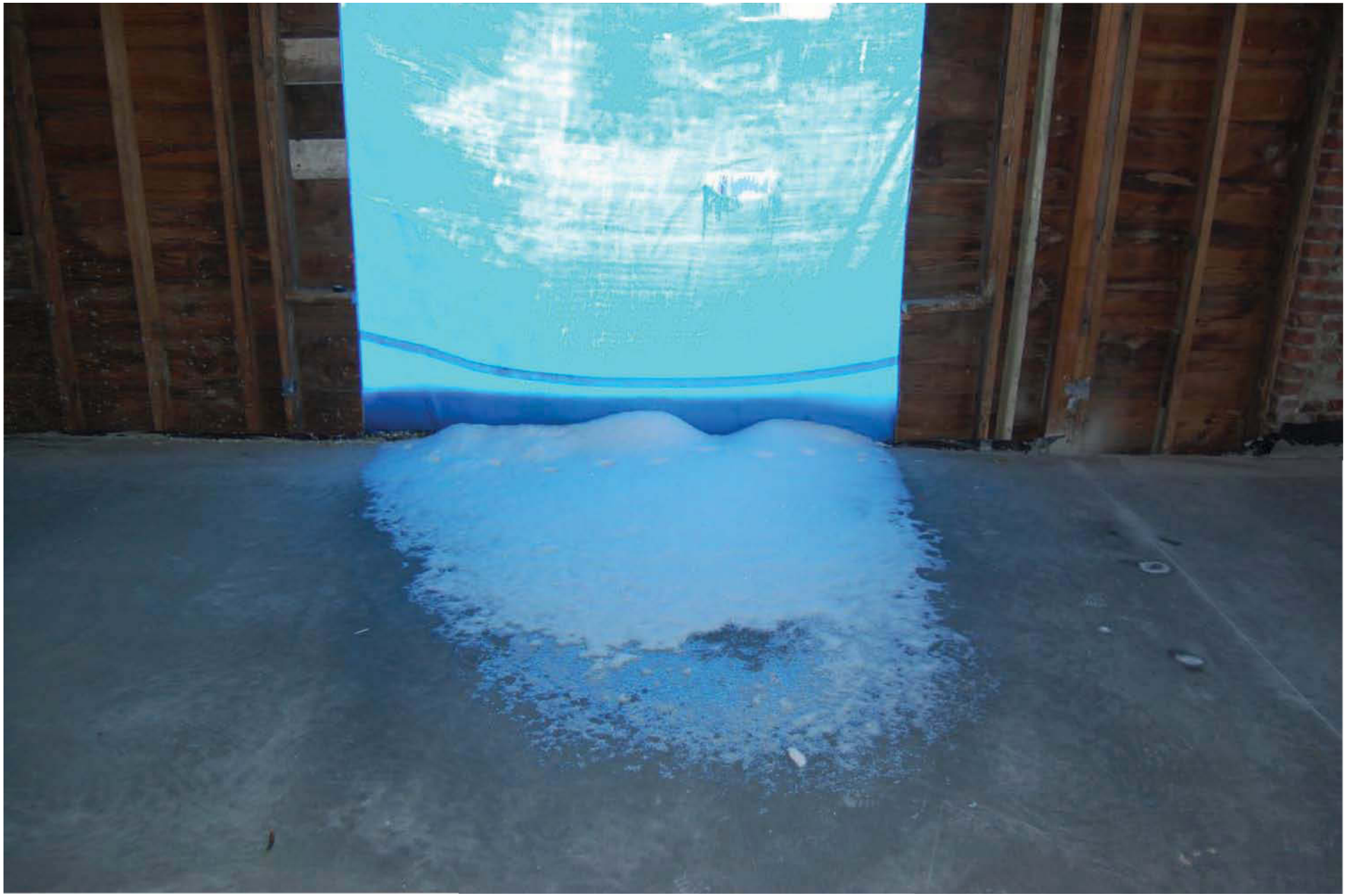

LEHIGH


reposition liner &
caulk and seal
prior to placing
concrete.

reposition liner, and caulk and seal prior to placing concrete


Sub slab depressurization piping. This section replace with 20 slot will screen.


Completed floor slab




EXHAUST STACK FROM
SUBSLAB
DEPRESSURIZATION
SYSTEM.


EXHAUST FROM
SUBSLAB
DEPRESSURIZATION
SYSTEM


SAMPLE PORT (TYP.)
INLET


EXHAUST TO ROOF
INLET


AIRTE


EXHAUST TO ROOF
JFI ELECTRIC
BRIGH
ELEC
LICENSED ELECTRIC


EXHAUST TO ROOF


VP - 5


VP - 5


VP-6


EXHAUST TO ROOF
VP-3


VP-3

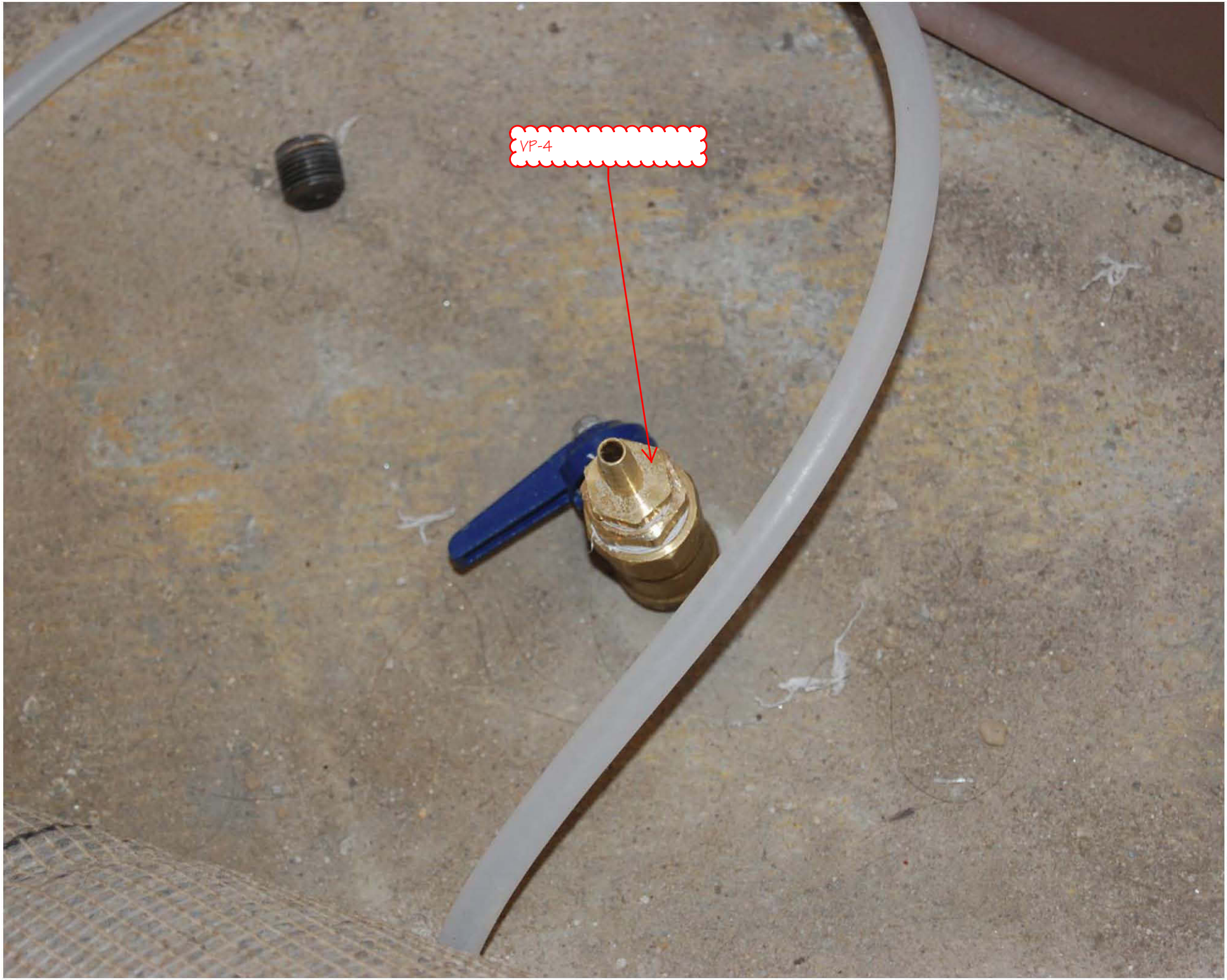

VP-1


VP-2

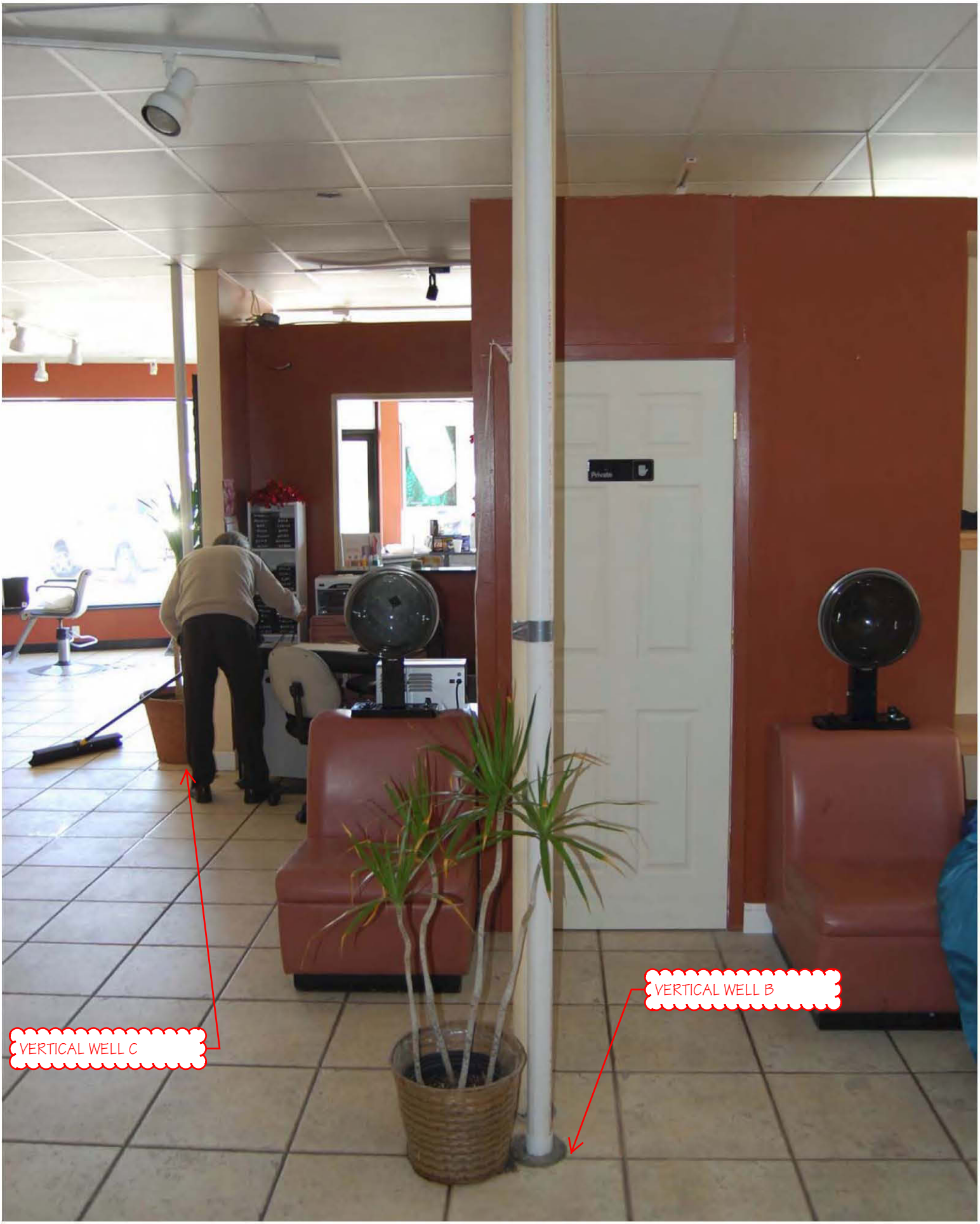

VP-1


NEW HYDRAULIC CEMENT
SEAL AROUND VERTICAL
VACUUM WELL A


NEW HYDRAULIC CEMENT
SEAL AROUND VERTICAL
VACUUM WELL A

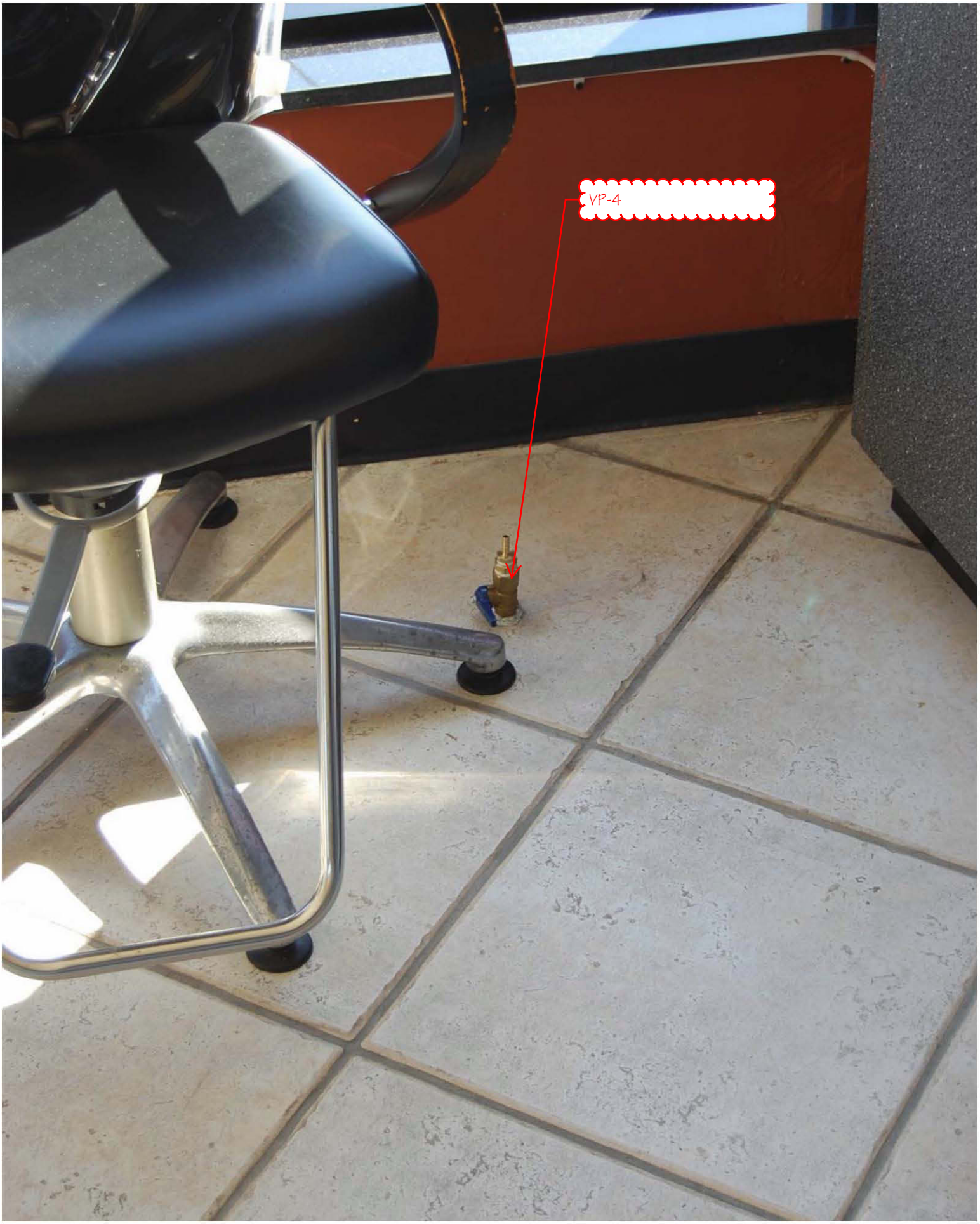

VP-4

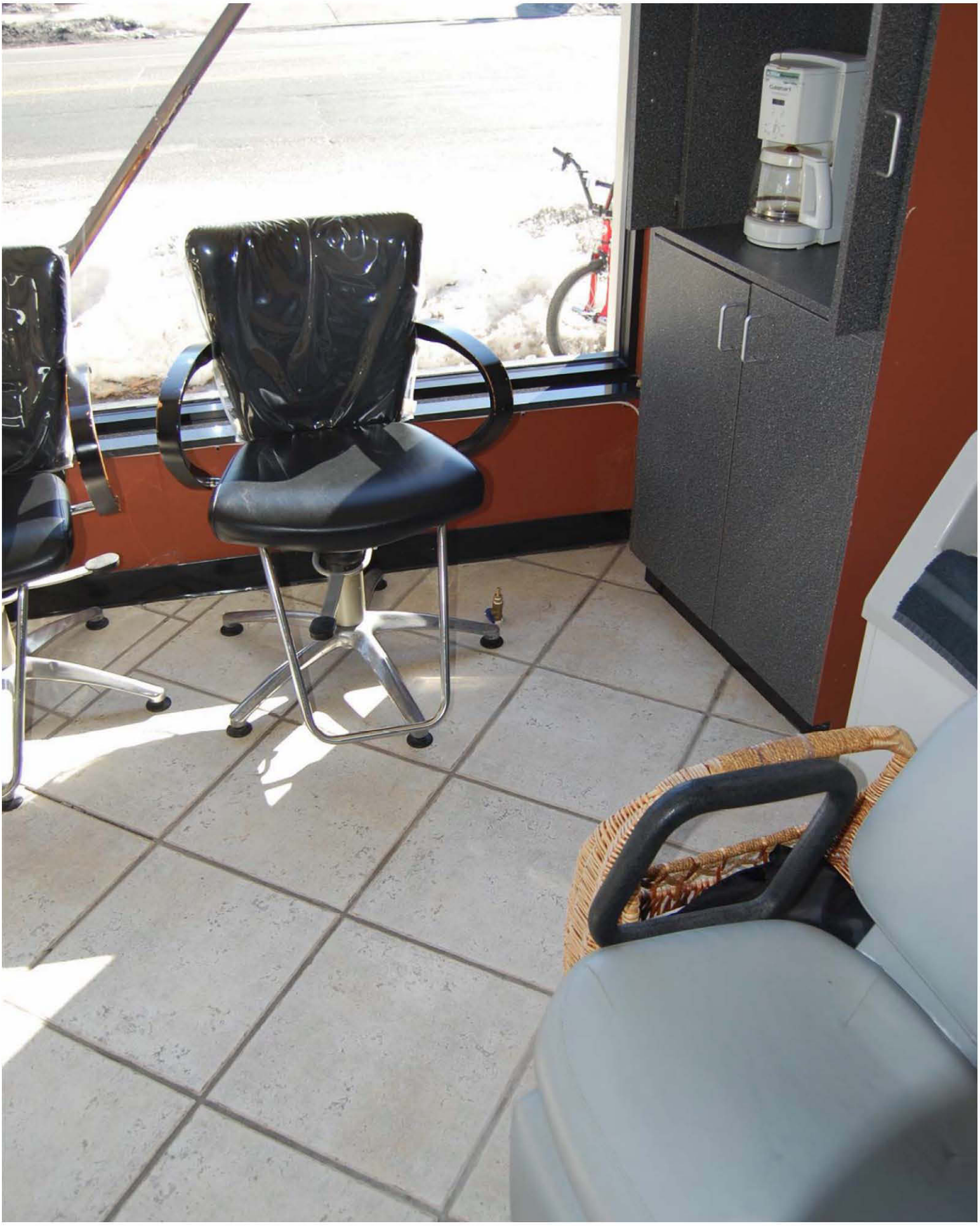

WELL B


VERTICAL WELL C
VERTICAL WELL B


VERTICAL WELL C
EXPOSED SCREEN
SEALED


EXIT
VERTICAL WELL C


VP-4




OVERHEAD CONNECTION TO WELL C DISCONNECTED. REPAIR MADE AND WELL PUT BACK ON LINE.
CHARLOTTE PI


CHARLOTTEPIPE.COM

Appendix E

Periodic Reports

New York State Department of Environmental Conservation
Division of Environmental Remediation
Remedial Bureau A
625 Broadway, 11th Floor
Albany, New York 12233-7015
Phone: (518) 402-9625 • **Fax:** (518) 402-9022
Website: www.dec.state.ny.us

Alexander B. Grannis
Commissioner

Mr. Frederick Eisenbud, Esq.
Law Offices of Frederick Eisenbud
6165 Jericho Turnpike
Commack, NY 11725-2803

RE: Interim Remedial Measure Work Plan
Chez Valet Dry Cleaners site
Manorhaven, New York
Site No.: 1-30-169

Dear Mr. Eisenbud,

The New York State Department of Environmental Conservation (NYSDEC) has approved the Interim Remedial Measure Work Plan, dated January 20, 2009 for the Chez Valet Dry Cleaners Site, Site No. 1-30-169, located in Manorhaven, New York. Based on our review, the work plan is approved with the following modifications.

- Include a sub-slab soil vapor sample at VP-05 location in the basement.
- Obtain a sample of groundwater from the sump, if present.
- It is understood that each space will have an operational system after renovation and prior to occupancy.
- Post mitigation air sampling will be required once the IRM is complete.

It is my understanding that field activities are planned to begin in February 2008. Please contact me 7 days before the fieldwork so I can arrange my schedule accordingly.

Sincerely,

Brian Jankauskas, P.E.
Environmental Engineer 2
Remedial Bureau A, Section C

cc: Paul Stewart, JD, MS - Advance Cleanup Technologies, Inc.
115 Rome Street, Farmingdale, NY 11735
Andris Ledins, PE
2 South Farm Road, Sands Point, NY 11060

Progress Report

Time Period
4/13/2011 to 9/23/2011

SSD/SVE SYSTEM
NYSDEC Site Number 1-03-169
Former Chez Valet Dry Cleaners
1-3 Manorhaven Boulevard
Port Washington, NY 11050

The purpose of this report will be to generally outline work efforts conducted and remedial progress at the above referenced site for the time period indicated.

1. Summary of Highlights - This Reporting Period

- The Sub Slab Depressurization System (SSD)/ Soil Venting and Extraction (SVE) system has been operational since 2/7/2011
- Initial Startup, Repairs and balancing were conducted by Advanced Cleanup Technologies, Inc. (ACT)
- Severn Trent Environmental Services (STES) was contracted to perform a full round of indoor air sampling and continue long-term operations and maintenance of the system on 5/16/2011.
    - Indoor air sampling results showed no airborne contaminants of concern. (Attachment A).
    - Continued monitoring has identified that sub slab depressurization system continues to maintain appropriate negative pressures.
        - STES prepare standard operating procedures for monthly site visits. (Attachment B).
- Northeast Equity has formally engaged The Law Office of Frederick Eisenbud, THE Environmental Law Firm, to do the environmental easement for the property.
- Robert Dooley, Esq., has engaged the title company to do the title search.
- Northeast Equity has engaged a surveyor to perform the site survey including information necessary for engineering reports as well as environmental easement preparation tasks.

2. Work Performed This Reporting Period (STES)

- General operating information (Please refer to Attachment C – to see copy of field notes).

Date	Vacuum Point Readings	Vacuum Gauge readings	PID Readings @ Carbon	Blower elapsed time Readings	Comments
4/13/11	•	X	•	X	a. Vacuum gauges incorrect. Need to install gauges with different range or use manometer. b. Summa canister samples collected from salon. One summa canister had failed regulator. c. Pre-and post-vapor phase carbon samples taken
5/24/11	•	•	X	•	a. Installed blower elapsed time meter. b. Installed new vacuum gauges @ header. c. Adjusted system to balance sub slab vacuums measured at vapor points. d. PID meter failed to calibrate.
6/24/11	•	•	•	•	
7/28/11	•	•	•	•	a. VP-5 damaged. Need new barb. b. vacuum readings seem incorrect & bouncing around
8/11/11	•	•	X	•	a. Repaired VP-5 (primary reason for site visit)
8/19/11	•	•	•	•	b. PID readings and blower room 0.0 ppm c. PID readings outside basement door 0.0 ppm
9/23/11	•	•	•	•	a. PID readings inside blower room 0.0 ppm b. PID readings outside basement door 0.0 ppm c. PID readings inside "North Room" 0.0 ppm

3. Summary of Historical Data

This section will review and trend the historical data at the site. Three primary areas will be discussed:

- Post Start-Up Sub Slab Vacuums.
- Vacuum Gauge Settings & Miscellaneous System Information.
- Elapsed Time And Runtime Calculations
- Carbon Drum Readings

- Post Start-Up Sub Slab Vacuums (please refer to Attachment C)
  a. Page 1 of 4: represents a table that summarizes the field measured sub slab vacuums. All vacuum readings less than or equal to -0.024 are shaded green all vacuums >-0.025 are shaded in red. This shading allows us to monitor which vacuums are becoming marginal thus necessitating readjustment of system balancing.
  b. Page 2 of 4: location plan for all the vapor points and well locations.
  c. Page 3 of 4: graphically shows sub slab vacuums over the period of operations. Note all readings are relatively consistent other than those measured on 7/28/11. After reviewing field data, calibration techniques & barometric pressures for all sampling data and comparing them, we cannot explain the variability of the readings on this day. This data will be kept in the log but will not be utilize an overall trending.
  d. Page 4 of 4: similar to page 3 other than the graph is represented by lines versus bars.

- Vacuum Gauge Settings & Miscellaneous System Information (please refer to Attachment D)
  a. Page 1 of 3: summarizes the vacuum gauge readings taken at each lateral off the header (upper left-hand corner of the table) as well as vacuum readings at the relative vapor points located near that particular lateral (upper right-hand corner of the table).
  b. Page 2 of 3: location plan for all the vapor points and well locations.
  c. Page 3 of 3: graphically presents vacuum readings at the header laterals (bars) versus vacuum readings at the associated vapor points (lines). This graphic was prepared in order to determine how the site was balancing at the vapor points and what affect the vacuum at the lateral had on the final vacuum at the vapor points.

- Elapsed Time and Runtime Calculations. (Please refer to Attachment E)
  This table summarizes the run time meter readings after 5/24/11, the date and time STES installed the hour meter on the system. Through 9/23/11 system is achieving operating times in excess of 99%.

- Carbon Drum Readings (please refer to Attachment F)
  This table and graph summarize PID readings taken:
    - Before the air phase carbon treatment vessels = Pre Carbon.

- Between the primary air phase carbon vessel and the secondary air phase carbon vessel = Mid Carbon.
- After the final air phase carbon treatment system or exhaust = Post Carbon.

In addition the vertical bars indicate blower discharge velocity measurements taken at the air phase carbon treatment vessels.

Monthly site monitoring includes taking PID measurements of the exhaust to ensure that the drums will be changed out an ample time should break through occur.

4. Problems Encountered & Proposed Resolutions
   - Startup problems and resolutions were discussed in Section 1 of this report.
   - Minor problems were identified on the table presented in Section 2 of this report
   - No serious problems have been encountered.

5. Expected Work During the Next Progress Period
   - Continued monitoring of site operations on a monthly basis

ATTACHMENT A

CHEZ VALET DRY CLEANERS
New York State Superfund Project
Site # 130169

Indoor Air Sampling Results

Chez Valet Dry Cleaners
New York State Superfund Project
Site # 130169

Indoor Air Sampling Results

Compound Analyzed	Indoor Air Sample																														
	8/2/2007			2/10/2009																					4/6/2011						
				AA-01			IA-01						IA-02			IA-03									Sample			Sample Duplicate			
		Result	MRL		Result	MRL		Result	MRL		Result	MRL		Result	MRL		Result	MRL		Result	MRL									
	Qual	ug/m³	ug/m³	Qual	ug/m³	ug/m³	Qual	ug/m³	ug/m³	Qual	ug/m³	ug/m³	Qual	ug/m³	ug/m³	Qual	ug/m³	ug/m³	Qual	ug/m³	ug/m³	Qual	ug/m³	ug/m³	Qual	ug/m³	ug/m³	Qual	ug/m³	ug/m³
1,1,1-Trichloroethane			NA			1.09	U		1.09	UD		21.8	U		1.09	U		1.09	UD		5.46	UD		3.4	UD		4.5
1,1,2,2-Tetrachloroethane			NA			1.37	U		1.37	UD		27.5	U		1.37	U		1.37	UD		6.87	UD		4.3	UD		5.6
1,1,2-Trichloroethane			NA			1.09	U		1.09	UD		21.8	U		1.09	U		1.09	UD		5.46	UD		3.4	UD		4.5
1,1-Dichloroethane			NA			0.81	U		0.81	UD		16.2	U		0.81	U		0.81	UD		4.05	UD		2.6	UD		3.3
1,1-Dichloroethene			NA			0.79	U		0.79	UD		15.9	U		0.79	U		0.79	UD		3.96	UD		1.2	UD		1.6
1,2,4-Trichlorobenzene			NA			1.48	U		1.48	UD		29.7	U		1.48	U		1.48	UD		7.42	UD		120	UD		150
1,2,4-Trimethylbenzene			NA			0.98		**35.4**		D	**32.4**		U		0.98		**39.9**			**24.6**		UD		16	UD		20
1,2-Dibromoethane (EDB)			NA			1.54	U		1.54	UD		30.7	U		1.54	U		1.54	UD		7.69	UD		24	UD		32
1,2-Dichlorobenzene			NA			1.20	U		1.20	UD		24.0	U		1.20	U		1.20	UD		1.20	UD		19	UD		25
1,2-Dichloroethane			NA			0.79	U		0.79	UD		15.9	U		0.79	U		0.79	UD		3.97	UD		2.6	UD		3.3
1,2-Dichloropropane			NA			0.92	U		0.92	UD		18.5	U		0.92	U		0.92	UD		4.62	UD		15	UD		19
1,3,5-Trimethylbenzene			NA			0.98		**8.06**		UD		19.7	U		0.98		**10.30**		D	**6.15**		UD		16	UD		20
1,3-Butadiene			NA			NA						NA			NA						NA	UD		7	UD		9.1
1,3-Dichlorobenzene			NA			1.20	U		1.20	UD		24.0	U		1.20	U		1.20	UD		6.01	UD		19	UD		25
1,4-Dichlorobenzene			NA			1.20	U		1.20	UD		24.0	U		1.20	U		1.20	UD		6.01	UD		19	UD		25
1,4-Dioxane			NA			NA						NA			NA						NA	UD		11	UD		15
2,2,4-Trimethylpentane			NA			NA						NA			NA						NA	UD		74	UD		96
2-Butanone (Methyl Ethyl Ketone)			NA			0.59		**4.90**		UD		11.8	U		0.59		**4.39**		UD		2.95	UD		46	UD		61
Methyl butyl ketone (2-Hexanone)			NA			0.82	U		0.82	UD		16.4	U		0.82	U		0.82	UD		4.10	UD		65	UD		84
Isopropyl Alcohol (2-Propanol)			NA			NA	JN	**5.26**		JND	**137.6**		JN	**36.37**				NA			NA	UD		39	D	**60**	51
3-Chloropropene			NA			NA						NA			NA						NA	UD		49	UD		64
4-Ethyltoluene			NA			NA						NA			NA						NA	UD		16	UD		20
Methyl isobutyl ketone (4-Methyl-2-pentanone)			NA			0.82	U		0.82	UD		16.4	U		0.82	U		0.82	UD		4.10	UD		13	UD		17
Acetone			NA	B	**7.84**		BE	**855**		ED	**827**		B	**19.9**		BE	**215**		D	**130**		D	**150**	38	D	**190**	49
alpha-Chlorotoluene			NA			NA						NA			NA						NA	UD		16	UD		21
Benzene			NA		**0.83**			**9.01**		UD		12.8		**0.86**			**8.47**		D	**5.11**		UD		5	UD		6.6
Bromodichloromethane			NA			1.34	U		1.34	UD		26.8	U		1.34	U		1.34	UD		6.70	UD		21	UD		28
Bromoform			NA			2.07	U		2.07	UD		41.4	U		2.07	U		2.07	UD		10.3	UD		33	UD		42
Bromomethane			NA			0.78	U		0.78	UD		15.5		**0.78**		U		0.78	UD		3.88	UD		12	UD		16
Carbon Disulfide			NA			0.62	U		0.62	UD		12.5	U		0.62	U		0.62	UD		3.11	UD		49	UD		64
Carbon Tetrachloride			NA			1.26	U		1.26	UD		25.2	U		1.26	U		1.26	UD		6.29	UD		20	UD		26
Chlorobenzene			NA			0.92	U		0.92	UD		18.4	U		0.92	U		0.92	UD		4.61	UD		14	UD		19
Chloroethane			NA			0.53	U		0.53	UD		10.6	U		0.53	U		0.53	UD		2.64	UD		42	UD		54
Chloroform			NA			0.98	U		0.98	UD		19.5	U		0.98	U		0.98	UD		4.88	UD		15	UD		20
Chloromethane			NA		**1.18**			**1.16**		UD		8.26		**1.12**			**1.36**		UD		2.07	UD		6.5	UD		8.5
cis-1,2-Dichloroethene			NA			0.79	U		0.79	UD		15.9	U		0.79	U		0.79	UD		3.96	UD		2.5	UD		3.3
cis-1,3-Dichloropropene			NA			0.91	U		0.91	UD		18.4	U		0.91	U		0.91	UD		4.54	UD		14	UD		19
Cumene			NA			NA						NA			NA						NA	UD		16	UD		20
Cyclohexane			NA			NA						NA			NA						NA	UD		11	UD		14
Dibromochloromethane			NA			1.70	U		1.70	UD		26.8	U		1.70	U		1.70			8.52	UD		27	UD		35
Ethanol			NA			NA	JN	**329**		JND	**463.5**		JN	**2.83**		JN	**1415**		JND	**699**		D	**1800**	30	ED	**4200**	39
Ethyl Benzene			NA			0.87		**24.4**		UD		17.4	U		0.87		**25.1**		D	**11.9**		UD		2.7	UD		3.6
Trichlorofluoromethane (Freon 11)			NA		**1.52**		U		1.29	UD		22.5		**1.46**			**1.24**		UD		5.62	UD		18	UD		23
1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon 113)			NA			1.53	U		1.53	UD		30.70	U		1.53	U		1.53	UD		7.66	UD		24	UD		32
1,2 Dichlorotetraflouroethane (Freon 114)			NA			1.40	U		1.40	UD		28.0	U		1.4	U		1.40	UD		6.99	UD		22	UD		29
Dichlorodifluoromethane (Freon 12)			NA		**2.37**			**2.27**		UD		19.8		**2.52**			**2.32**		UD		4.94	UD		16	UD		20
m,p-Xylene			NA			0.87		**109**		D	**84.3**		U		0.87		**115**		D	**65.2**		UD		5.5	UD		7.2
Methyl tert-butyl ether			NA			0.72	U		0.72	UD		14.4	U		0.72	U		0.72	UD		3.61	UD		11	UD		15
Methylene Chloride			NA		**1.56**			**2.71**		D	**13.9**			**1.56**			**2.40**		D	**4.52**		UD		22	UD		29
o-Xylene			NA			0.87		**36.3**		D	**29.5**		U		0.87		**40.1**		D	**21.9**		UD		2.7	UD		3.6
Propylbenzene			NA			NA			NA			NA			NA			NA			NA	UD		16	UD		20
Styrene			NA			0.85	U		0.85	UD		17.0	U		0.85		**0.85**		UD		4.26	UD		13	UD		18
Tetrachloroethene		**260**				1.36		**2.51**				27.1		**4.95**			**1.63**		UD		6.78	UD		4.3	UD		5.6
Toluene			NA		**1.81**			**116**		D	**102**			**2.00**			**106**		D	**69.7**		UD		2.4	UD		3.1
trans-1,2-Dichloroethene			NA			0.79	U		0.79	UD		15.9	U		0.79	U		0.79	UD		3.96	UD		12	UD		16
trans-1,3-Dichloropropene			NA			0.91	U		0.91	UD		18.2	U		0.91	U		0.91	UD		4.54	UD		14	UD		19
Trichloroethene			NA			0.25		**1.45**		UD		4.94	U		0.25		**1.13**		UD		1.24	UD		3.4	UD		4.4
Vinyl Acetate			NA			0.70	U		0.70	UD		14.1	U		0.70	U		0.70	UD		3.52			NA			NA
Vinyl Chloride			NA			0.51	U		0.51	UD		10.2		**0.51**		U		0.51	UD		2.56	UD		0.81	UD		1.0

U Denotes analyte not detected above the Method Reporting Limit
E Denotes that the reported value exceeds the instrument calibration range
NA Not Analyzed
J Denotes Value Estimated
N Presumptive Evidence of compound
B Analyte found in Blank

AA- 01 is assumed to be Ambient Air sample - Sample Location unknown
IA -01, IA-02, IA-03 are assumed to be Indoor Air Samples - Sample locations unknown

ATTACHMENT B

STES
Standard Operating Procedures
for
NYSDEC Site Number 1-03-169
Former Chez Valet Dry Cleaners
1-3 Manorhaven Boulevard
Port Washington, NY 11050

STES

Standard Operating Procedures
for
NYSDEC Site Number 1-03-169
Former Chez Valet Dry Cleaners
1-3 Manorhaven Boulevard
Port Washington, NY 11050

Required Equipment

1. Photoionization Detector (PID) – with Calibration Kit
2. Three Tedlar Bags
3. Anemometer – to measure Carbon System Discharge Flow Rate
4. Dywer Digitial Monometer - 0.0000 to -4.0000 inches Water range
5. Chez Valet SSDS/SVE System Monitoring Sheet

Procedure - Monthly Site Visit

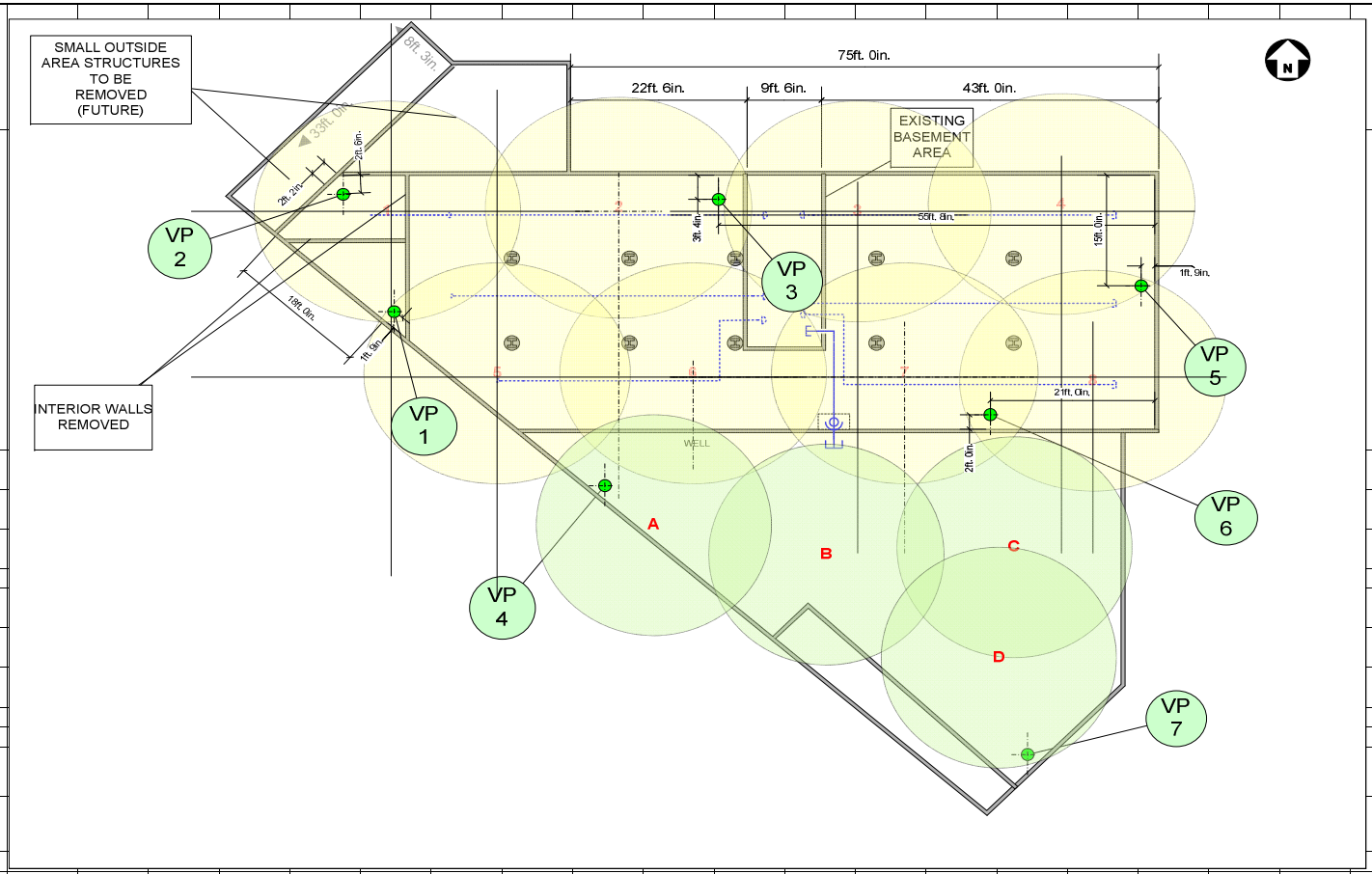
1. Notify engineer prior to scheduling Site visit
2. Notify Evergreen Salon at least 48 hours before site visit
3. Upon arrival locate the Onsite Logbook (located on girder above primary Vapor Phase Carbon Vessel).
4. Log in the date, time, Weather and operator initials – note any other individuals onsite
5. Calibrate PID
6. Collect readings from; Influent to Primary Carbon Vessel, Influent to Secondary Carbon Vessel, and Carbon System Effluent.
7. Log the readings in Logbook and LogSheet
8. Collect blower elapsed time readings – log in both logbook and logsheet – note elapsed time reading AND time of Day reading taken.
9. Collect Vacuum Gauge readings from Header and Knock-Out Pot.
10. Collect background PID Readings from Basement and Parking Lot outside basement entrance
11. Collect Vacuum readings from Vacuum points.
12. Review data.
    a. Contact Engineer if there are anomalies, or if any part of the system is damaged or requires repair
13. In the event that any SSD/SVE system adjustments are made, recollect Vacuum Point and Vacuum Gauge readings
14. Transfer all Readings and Notes to Chez Valet SSDS/SVE sheet
15. Sign out and put Onsite logbook back in its place
16. Tell Evergreen that STES is leaving Site
17. Take Equipment (PID, Velocity Meter and Monometer) and leave site.
18. Upon arrival at office enter data into electronic spreadsheet and electronically transmit data/report to Engineer.

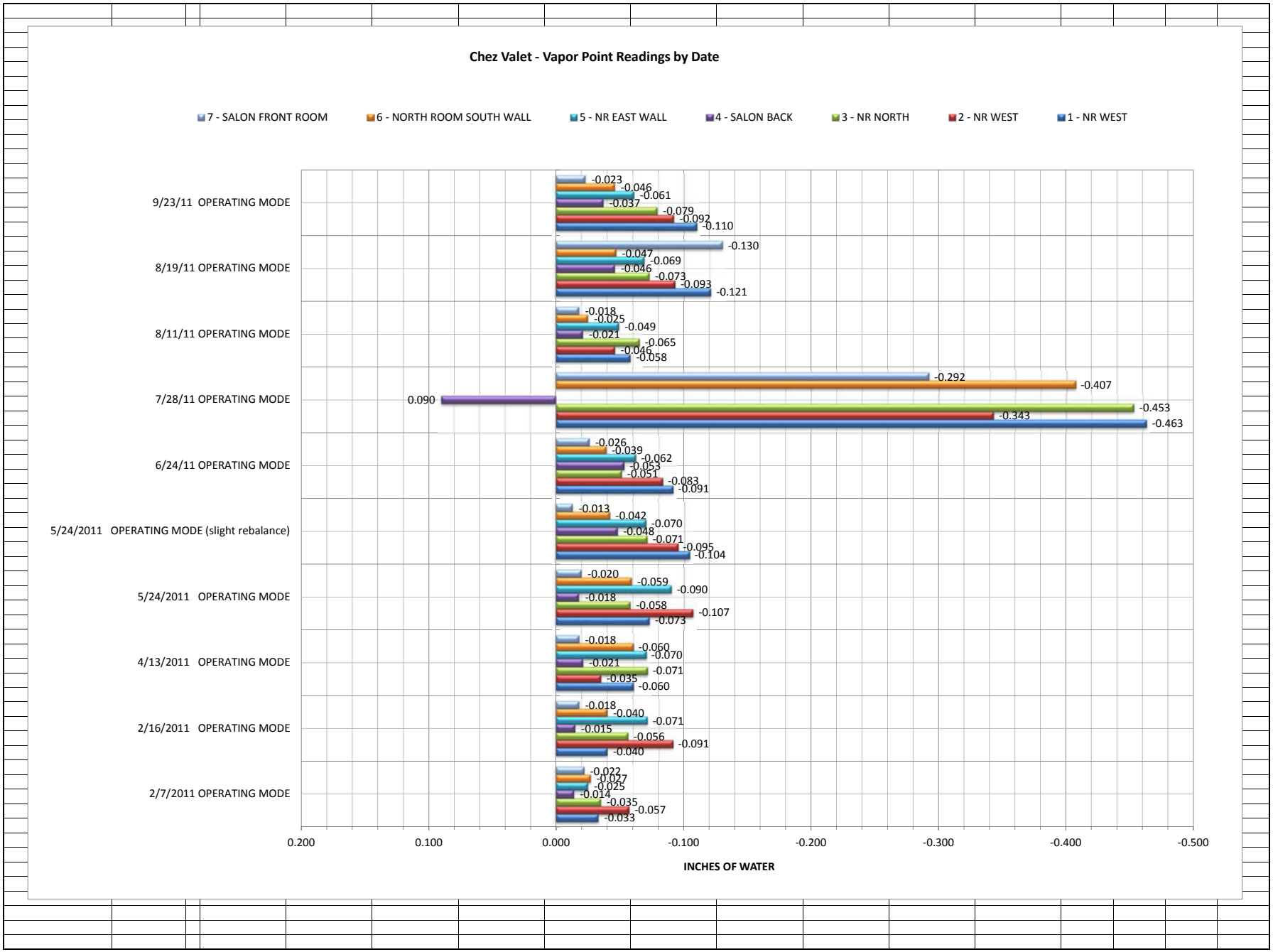
ATTACHMENT C

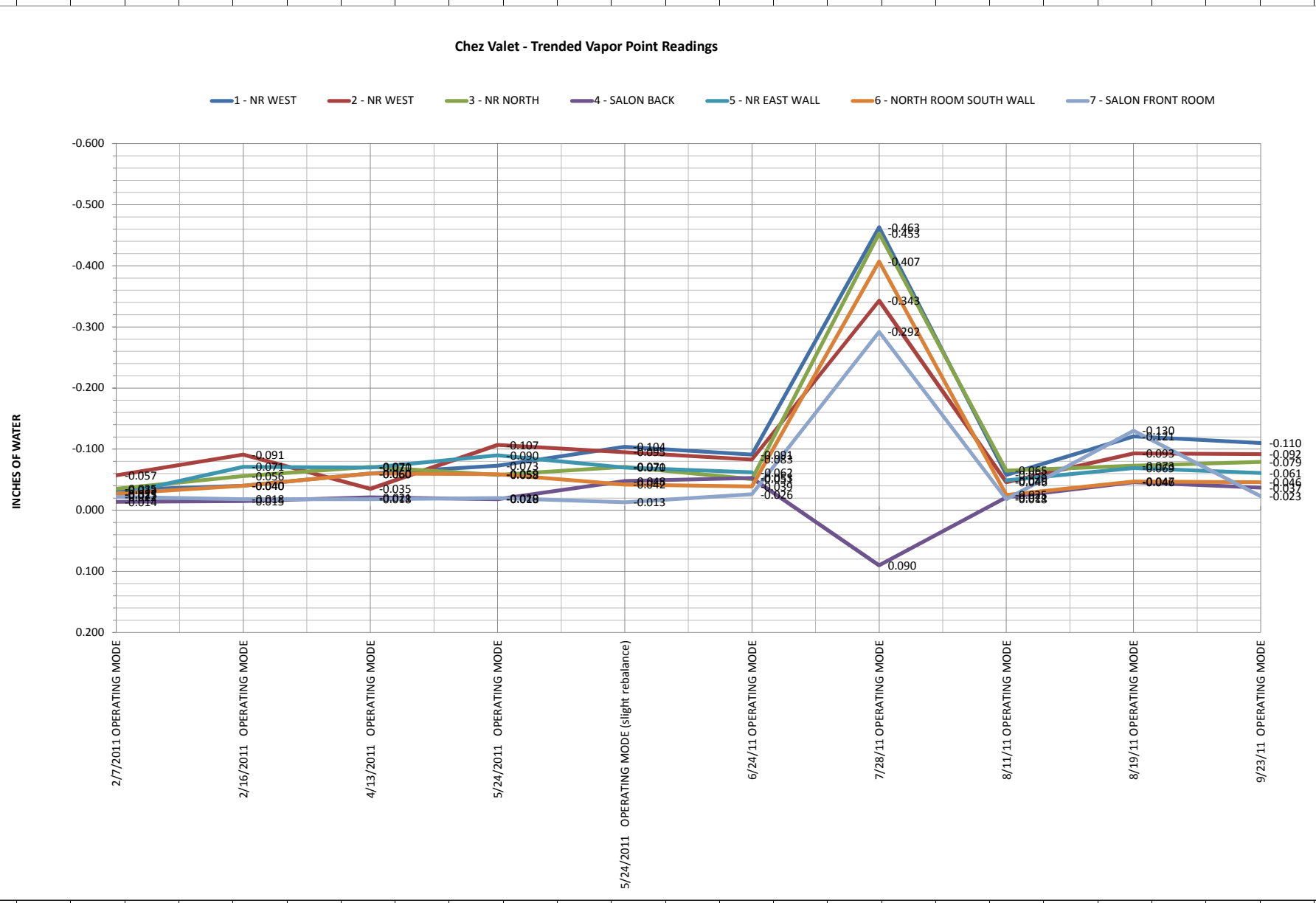
POST START UP VACUUM RESULTS
Chez Valet

CHEZ VALET

			2/7/2011 OPERATING MODE	2/16/2011 OPERATING MODE	4/13/2011 OPERATING MODE	5/24/2011 OPERATING MODE	5/24/2011 OPERATING MODE (slight rebalance)	6/24/11 OPERATING MODE	7/28/11 OPERATING MODE	8/11/11 OPERATING MODE	8/19/11 OPERATING MODE	9/23/11 OPERATING MODE				
Vapor Point Designation	Location		C (vert well) closed all other Salon wells open wide. North room all valves open very small amount.	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE				
1 - NR WEST	NORTH ROOM		-0.033	-0.040	-0.060	-0.073	-0.104	-0.091	-0.463	-0.058	-0.121	-0.110				
2 - NR WEST	NORTH ROOM		-0.057	-0.091	-0.035	-0.107	-0.095	-0.083	-0.343	-0.046	-0.093	-0.092				
3 - NR NORTH	NORTH ROOM		-0.035	-0.056	-0.071	-0.058	-0.071	-0.051	-0.453	-0.065	-0.073	-0.079				
4 - SALON BACK	S - BACK		-0.014	-0.015	-0.021	-0.018	-0.048	-0.053	0.090	-0.021	-0.046	-0.037				
5 - NR EAST WALL	NORTH ROOM		-0.025	-0.071	-0.070	-0.090	-0.070	-0.062		-0.049	-0.069	-0.061				
6 - NORTH ROOM SOUTH WALL	NORTH ROOM		-0.027	-0.040	-0.060	-0.059	-0.042	-0.039	-0.407	-0.025	-0.047	-0.046				
7 - SALON FRONT ROOM	S -FRONT		-0.022	-0.018	-0.018	-0.020	-0.013	-0.026	-0.292	-0.018	-0.130	-0.023				
-0.025	LESS THAN OR EQUAL TO -0.024															
-0.023	GREATER THAN -0.025															
NR =	NORTH ROOM															
S =	SALON															


SMALL OUTSIDE AREA STRUCTURES TO BE REMOVED (FUTURE)
INTERIOR WALLS REMOVED
EXISTING BASEMENT AREA
75ft. 0in.
22ft. 6in.
9ft. 6in.
43ft. 0in.
8ft. 3in.
3.5ft. 0in.
2ft. 6in.
2ft. 2in.
18ft. 0in.
1ft. 9in.
3ft. 4in.
55ft. 8in.
15ft. 0in.
1ft. 9in.
21ft. 0in.
2ft. 0in.
WELL
VP 1
VP 2
VP 3
VP 4
VP 5
VP 6
VP 7
A
B
C
D
N


Chez Valet - Vapor Point Readings by Date
7 - SALON FRONT ROOM
6 - NORTH ROOM SOUTH WALL
5 - NR EAST WALL
4 - SALON BACK
3 - NR NORTH
2 - NR WEST
1 - NR WEST
9/23/11 OPERATING MODE
-0.023 -0.046 -0.061 -0.037 -0.079 -0.092 -0.110
8/19/11 OPERATING MODE
-0.130 -0.047 -0.069 -0.046 -0.073 -0.093 -0.121
8/11/11 OPERATING MODE
-0.018 -0.025 -0.049 -0.021 -0.065 -0.046 -0.058
7/28/11 OPERATING MODE
-0.292 -0.407 0.090 -0.453 -0.343 -0.463
6/24/11 OPERATING MODE
-0.026 -0.039 -0.062 -0.053 -0.051 -0.083 -0.091
5/24/2011 OPERATING MODE (slight rebalance)
-0.013 -0.042 -0.070 -0.048 -0.071 -0.095 -0.104
5/24/2011 OPERATING MODE
-0.020 -0.059 -0.090 -0.018 -0.058 -0.107 -0.073
4/13/2011 OPERATING MODE
-0.018 -0.060 -0.070 -0.021 -0.071 -0.035 -0.060
2/16/2011 OPERATING MODE
-0.018 -0.040 -0.071 -0.015 -0.056 -0.091 -0.040
2/7/2011 OPERATING MODE
-0.022 -0.027 -0.025 -0.014 -0.035 -0.057 -0.033
0.200 0.100 0.000 -0.100 -0.200 -0.300 -0.400 -0.500
INCHES OF WATER


Chez Valet - Trended Vapor Point Readings
1 - NR WEST
2 - NR WEST
3 - NR NORTH
4 - SALON BACK
5 - NR EAST WALL
6 - NORTH ROOM SOUTH WALL
7 - SALON FRONT ROOM
INCHES OF WATER
-0.600
-0.500
-0.400
-0.300
-0.200
-0.100
0.000
0.100
0.200
2/7/2011 OPERATING MODE
2/16/2011 OPERATING MODE
4/13/2011 OPERATING MODE
5/24/2011 OPERATING MODE
5/24/2011 OPERATING MODE (slight rebalance)
6/24/11 OPERATING MODE
7/28/11 OPERATING MODE
8/11/11 OPERATING MODE
8/19/11 OPERATING MODE
9/23/11 OPERATING MODE

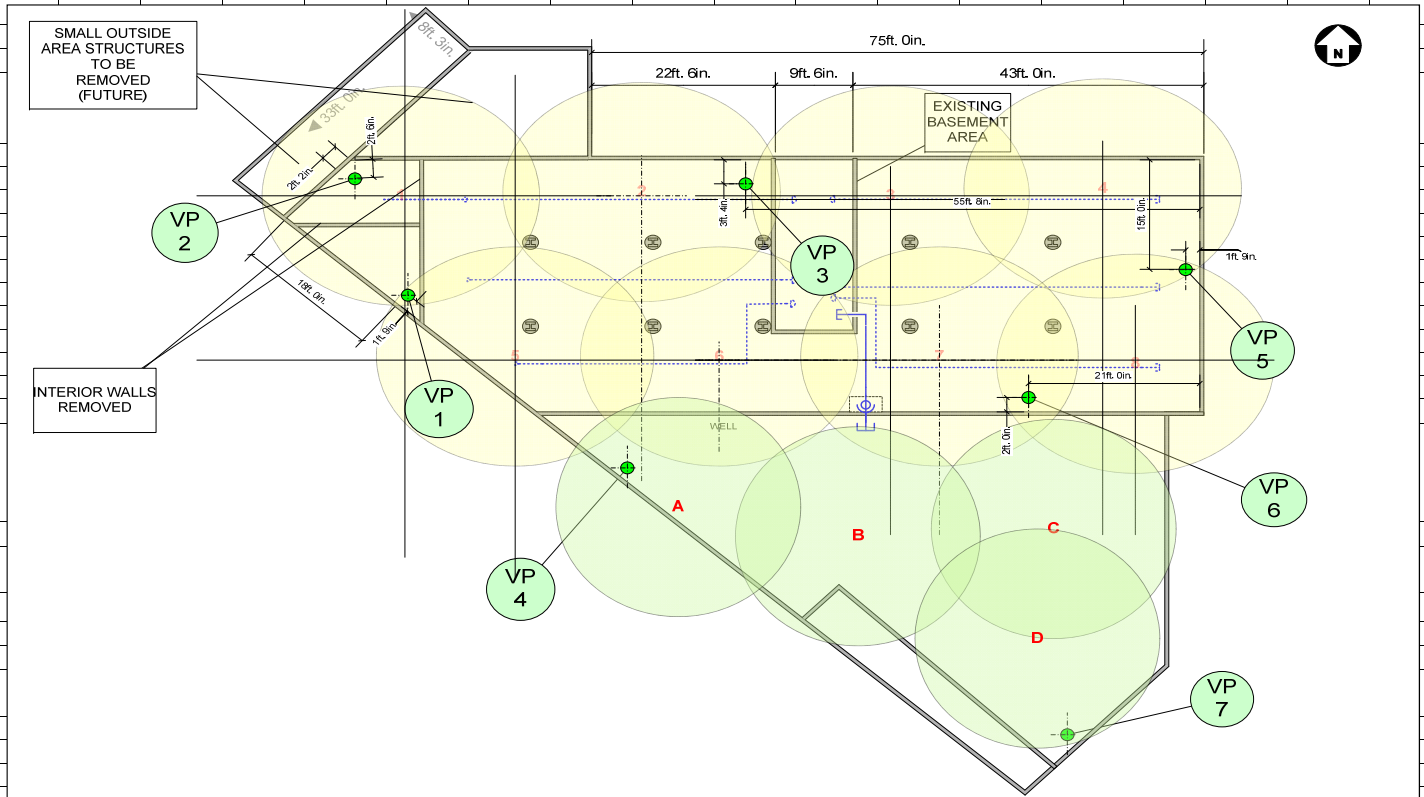
ATTACHMENT D

VACUUM GAUGE SETTINGS
&
MISCELLANEOUS SYSTEM INFORMATION
Chez Valet

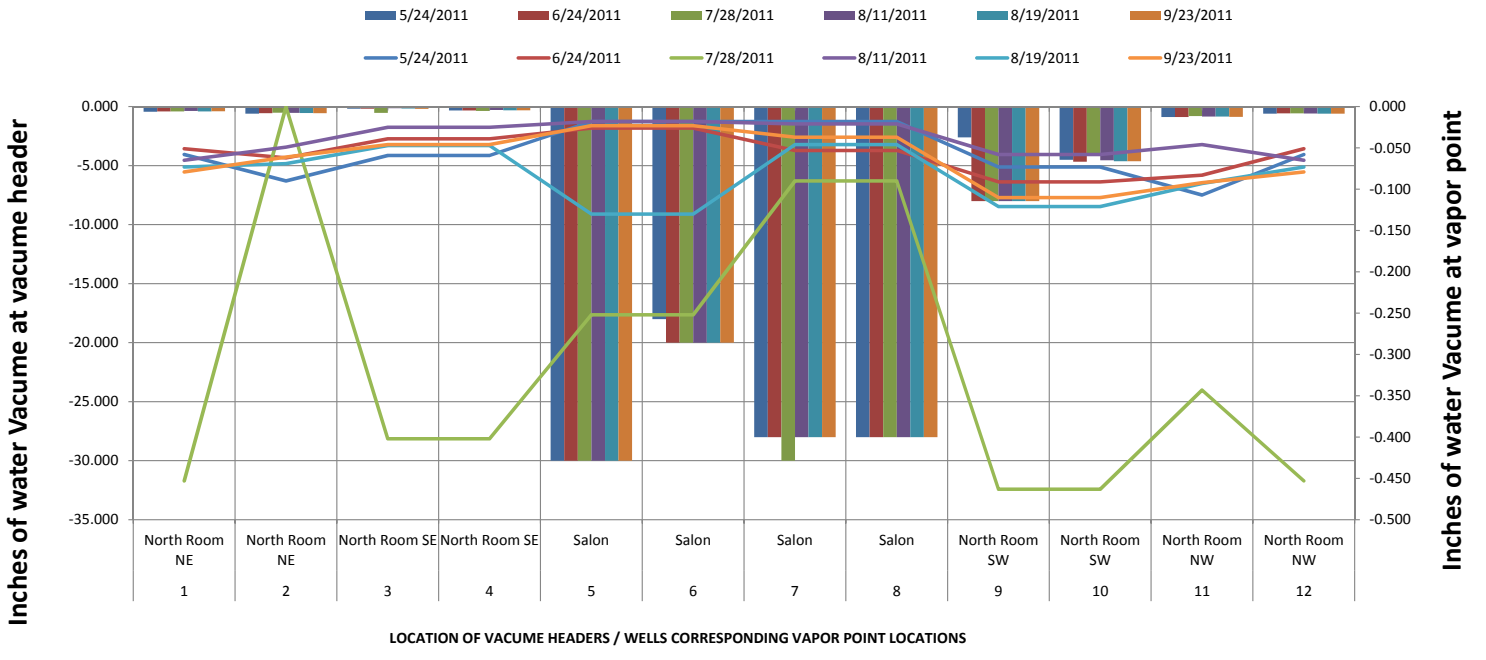
Comparison of Vacuums Measured at Distribution Header Versus Relative Vapor Point Measurements.

	DATE		5/24/2011	6/24/2011	7/28/2011	8/11/2011	8/19/2011	9/23/2011		5/24/2011	6/24/2011	7/28/2011	8/11/2011	8/19/2011	9/23/2011
Valve Number	Location	Vacuum reading at distribution header specific to lateral being controlled.							relative Vapor Point	a vacuum points influenced by specific lateral and their comparative readings					
1	North Room NE	-0.395	-0.430	-0.410	-0.407	-0.371	-0.399	-0.395	3	-0.058	-0.051	-0.453	-0.065	-0.073	-0.079
2	North Room NE	-0.557	-0.600	-0.550	-0.511	-0.533	-0.542	-0.557	5	-0.090	-0.062	0.000	-0.049	-0.069	-0.061
3	North Room SE	-0.195	-0.180	-0.180	-0.527	-0.136	-0.163	-0.195	6	-0.059	-0.039	-0.402	-0.025	-0.047	-0.046
4	North Room SE	-0.308	-0.330	-0.330	-0.360	-0.290	-0.309	-0.308	6	-0.059	-0.039	-0.402	-0.025	-0.047	-0.046
5	Salon	-30.000	-30.000	-30.000	-30.000	-30.000	-30.000	-30.000	7	-0.018	-0.026	-0.252	-0.018	-0.130	-0.023
6	Salon	-20.000	-18.000	-20.000	-20.000	-20.000	-20.000	-20.000	7	-0.018	-0.026	-0.252	-0.018	-0.130	-0.023
7	Salon	-28.000	-28.000	-28.000	-30.000	-28.000	-28.000	-28.000	4	-0.018	-0.053	-0.090	-0.021	-0.046	-0.037
8	Salon	-28.000	-28.000	-28.000	-28.000	-28.000	-28.000	-28.000	4	-0.018	-0.053	-0.090	-0.021	-0.046	-0.037
9	North Room SW	-8.000	-2.600	-8.000	-8.000	-8.000	-8.000	-8.000	1	-0.073	-0.091	-0.463	-0.058	-0.121	-0.110
10	North Room SW	-4.631	-4.500	-4.670	-4.000	-4.550	-4.621	-4.631	1	-0.073	-0.091	-0.463	-0.058	-0.121	-0.110
11	North Room NW	-0.871	-0.880	-0.880	-0.801	-0.838	-0.845	-0.871	2	-0.107	-0.083	-0.343	-0.046	-0.093	-0.092
12	North Room NW	-0.591	-0.600	-0.570	-0.571	-0.579	-0.592	-0.591	3	-0.058	-0.051	-0.453	-0.065	-0.073	-0.079
	Avg. Vacume @ Header (in H_2O)		-9.510	-10.133	-10.265	-10.108	-10.123	-10.129	Avg Vacume @ VP (in H_2O)	-0.054	-0.055	-0.305	-0.039	-0.083	-0.062
Knockout pot reading	Hg"		-26	-28	-6.5	-8	-8	-7.25							
	H_2O"		-353.496	-380.688	-88.374	-108.768	-108.768	-98.571							

		VP	VP	VP	VP	VP	VP	VP
Vapor Point Number			5/24/2011	6/24/2011	7/28/2011	8/11/2011	8/19/2011	9/23/2011
1			-0.073	-0.091	-0.463	-0.058	-0.121	-0.110
2			-0.107	-0.083	-0.343	-0.046	-0.093	-0.092
3			-0.058	-0.051	-0.453	-0.065	-0.073	-0.079
4			-0.018	-0.053	-0.090	-0.021	-0.046	-0.037
5			-0.090	-0.062		-0.049	-0.069	-0.061
6			-0.059	-0.039	-0.402	-0.025	-0.047	-0.046
7			-0.018	-0.026	-0.252	-0.018	-0.130	-0.023


SMALL OUTSIDE AREA STRUCTURES TO BE REMOVED (FUTURE)
INTERIOR WALLS REMOVED
EXISTING BASEMENT AREA
75ft. 0in.
22ft. 6in.
9ft. 6in.
43ft. 0in.
55ft. 8in.
9ft. 3in.
33ft. 0in.
2ft. 6in.
2ft. 2in.
19ft. 0in.
14ft. 9in.
3ft. 4in.
15ft. 0in.
1ft. 9in.
21ft. 0in.
2ft. 0in.
WELL
VP 1
VP 2
VP 3
VP 4
VP 5
VP 6
VP 7
A
B
C
D
N

Vacume at Each Vapor Extraction Leg (Bars) vs Related Vapor Point (Lines)



ATTACHMENT E

ELAPSED TIME AND RUNTIME CALCULATIONS
Chez Valet

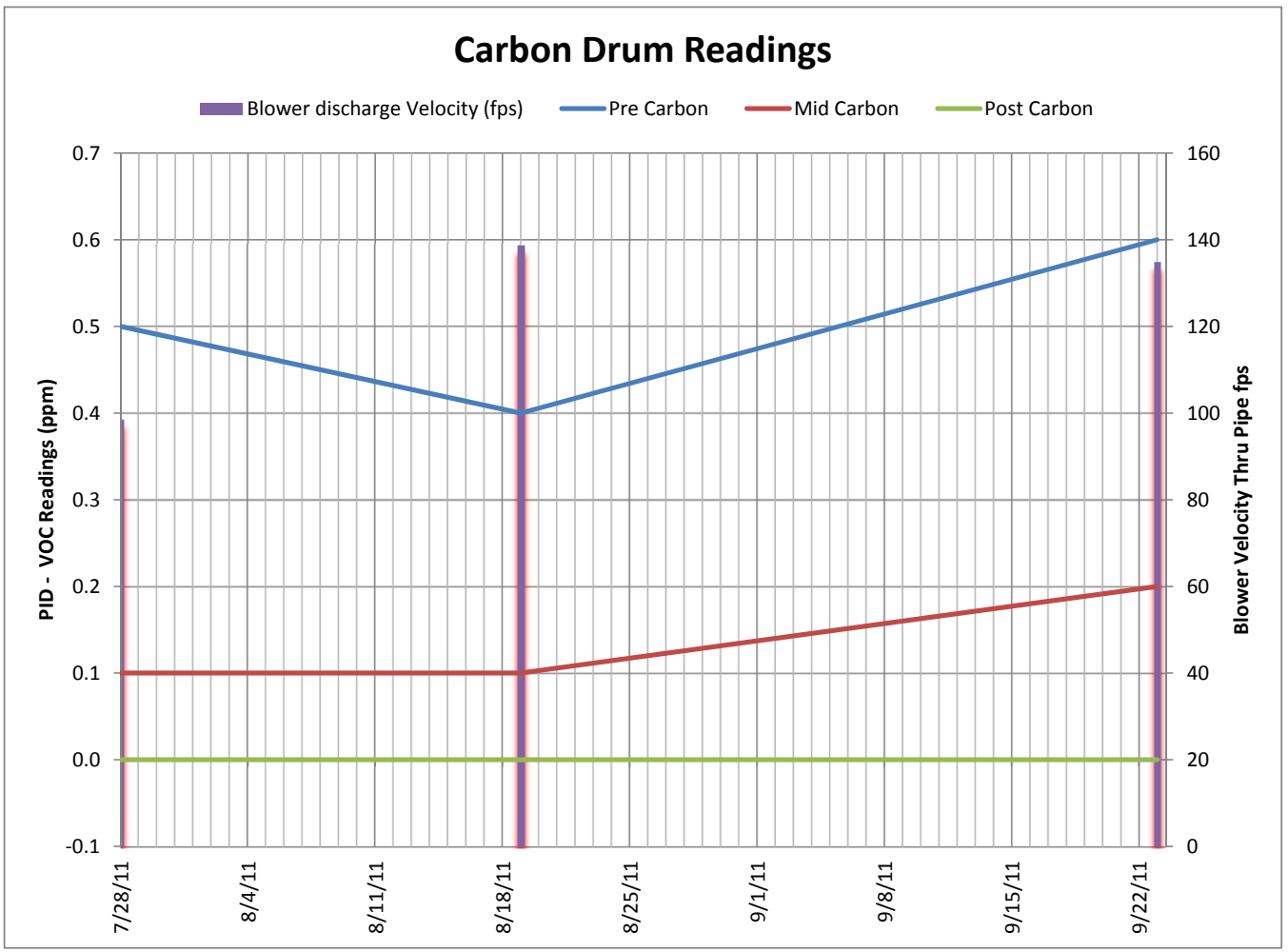
Elapsed Time and Run time calculations

Date @ Time	Meter reading (hours)	Actual Elapsed Time (hours)	Interval between readings	Interval % runtime	Cumulative % runtime
5/24/11 9:00	0				
6/24/2011 8:35	743.6	743.58	743.58	100.00%	100.00%
7/28/2011 7:15	1555.5	1558.25	814.67	99.66%	99.82%
8/11/2011 7:10	1890.7	1894.17	335.92	99.79%	99.82%
8/19/11 7:00	2082	2086.00	191.83	99.72%	99.81%
9/23/11 8:20	2921	2927.33	841.33	99.72%	99.78%

ATTACHMENT F

CARBON DRUM READINGS
Chez Valet

Date	7/28/11	8/11/11	8/19/11	9/23/11
Blower discharge Velocity (fps)	98.7		138.72	135
PID (PPM)				
Pre Carbon	0.5		0.4	0.6
Mid Carbon	0.1		0.1	0.2
Post Carbon	0.0		0.0	0.0



SSD/SVE SYSTEM
NYSDEC Site Number 1-03-169
Former Chez Valet Dry Cleaners
1-3 Manorhaven Boulevard
Port Washington, NY 11050

Progress Report

Submitted 1/27/2011

Time Period
9/23/2011 to 12/28/2011

The purpose of this report will be to generally outline work efforts conducted and remedial progress at the above referenced site for the time period indicated.

1. Summary of Highlights - This Reporting Period

- The Sub Slab Depressurization System (SSD)/ Soil Venting and Extraction (SVE) system continues operation and has been operational since 2/7/2011
- 12/28/2011 PID readings of extracted sub slab soil gas showed non-detect on the portable PID prior to the carbon vessels. [Note PID calibrated with 100 ppm isobutylene prior to taking measurements.] This is the first time a non-detect reading has been recorded. STES to repeat measurements during the next maintenance visit scheduled in January 2012 and if results are again zero soil gas samples will be taken for laboratory verification.
- Severn Trent Environmental Services (STES) has continued long-term operations and maintenance of the system since 5/16/2011.
    - Continued monitoring has identified that sub slab depressurization system continues to maintain appropriate negative pressures. Monitoring is performed in accordance with STES prepared Standard Operating Procedures for this site. (Attachment A)
    - STES conducted site visits on October 31, November 23, and December 28, 2011 to verify that sub slab vacuums is sustained and the remedial system is properly balanced and maintained.
- Northeast Equity engaged a surveyor to perform the site survey including information necessary for engineering reports as well as environmental easement preparation tasks.
    - A draft of the survey was completed and submitted during the last week of November 2011.
    - A review of the survey identified missing information, specifically off-site monitoring wells which required the surveyor to return to the site.
    - The surveyor returned to the site on December 2, 2011, located the missing Wells and collected the balance of the required information.
- Robert Dooley, Esq., of The Law Office of Frederick Eisenbud, THE Environmental Law Firm, prepared a Draft Environmental Easement for the referenced site and e-mailed a copy of such to NYSDERC on December 28, 2011.

2. Work Performed This Reporting Period (STES)

- General operating information (Please refer to Attachment C – to see copy of field notes).

Date	Vacuum Point Readings	Vacuum Gauge readings	PID Readings @ Carbon	Blower elapsed time Readings	Comments
10/31/11	X	X	X		a. System Operating Normally
11/23/11	X	X	X	X	a. System Operating Normally
12/28/11	X	X	X	X	a. Small crack on discharge pipe of the primary carbon vessel. Temporary repairs were made. PID readings appear to indicate that soil vapor in the capture zone has reached non-detect levels.

3. Summary of Historical Data

This section will review and trend the historical data at the site. Three primary areas will be discussed:

- Post Start-Up Sub Slab Vacuums.
- Vacuum Gauge Settings & Miscellaneous System Information.
- Elapsed Time And Runtime Calculations
- Carbon Drum Readings

- Post Start-Up Sub Slab Vacuums (please refer to Attachment B)
  a. Page 1 of 4: represents a table that summarizes the field measured sub slab vacuums. All vacuum readings less than or equal to -0.024 are shaded green all vacuums >-0.025 are shaded in red. This shading allows us to monitor which vacuums are becoming marginal thus necessitating readjustment of system balancing.
  b. Page 2 of 4: location plan for all the vapor points and well locations.
  c. Page 3 of 4: graphically shows sub slab vacuums over the period of operations. Note all readings are relatively consistent other than those measured on 7/28/11. After reviewing field data, calibration techniques & barometric pressures for all sampling data and comparing them, we cannot explain the variability of the readings on this day. This data will be kept in the log but will not be utilize an overall trending.
  d. Page 4 of 4: similar to page 3 other than the graph is represented by lines versus bars.

- Vacuum Gauge Settings & Miscellaneous System Information (please refer to Attachment C)
  a. Page 1 of 3: summarizes the vacuum gauge readings taken at each lateral off the header (upper left-hand corner of the table) as well as vacuum readings at the relative vapor points located near that particular lateral (upper right-hand corner of the table).
  b. Page 2 of 3: location plan for all the vapor points and well locations.
  c. Page 3 of 3: graphically presents vacuum readings at the header laterals (bars) versus vacuum readings at the associated vapor points (lines). This graphic was prepared in order to determine how the site was balancing at the vapor points and what affect the vacuum at the lateral had on the final vacuum at the vapor points.

- Elapsed Time and Runtime Calculations. (Please refer to Attachment D)

  This table summarizes the run time meter readings after 5/24/11, the date and time STES installed the hour meter on the system. Through 12/28/11 system is achieving operating times in excess of 99%.

- Carbon Drum Readings (please refer to Attachment E)

  This table and graph summarize PID readings taken:
  - Before the air phase carbon treatment vessels = Pre Carbon.
  - Between the primary air phase carbon vessel and the secondary air phase carbon vessel = Mid Carbon.

- After the final air phase carbon treatment system or exhaust = Post Carbon.

In addition the vertical bars indicate blower discharge velocity measurements taken at the air phase carbon treatment vessels.

Monthly site monitoring includes taking PID measurements of the exhaust to ensure that the drums will be changed out an ample time should break through occur.

4. Problems Encountered & Proposed Resolutions
   - Minor problems were identified on the table presented in Section 2 of this report
   - No serious problems have been encountered.

5. Expected Work During the Next Progress Period
   - Continued monitoring of site operations on a monthly basis

ATTACHMENT A

STES
Standard Operating Procedures
for
NYSDEC Site Number 1-03-169
Former Chez Valet Dry Cleaners
1-3 Manorhaven Boulevard
Port Washington, NY 11050

STES

Standard Operating Procedures
for
NYSDEC Site Number 1-03-169
Former Chez Valet Dry Cleaners
1-3 Manorhaven Boulevard
Port Washington, NY 11050

Required Equipment

1. Photoionization Detector (PID) – with Calibration Kit
2. Three Tedlar Bags
3. Anemometer – to measure Carbon System Discharge Flow Rate
4. Dywer Digitial Monometer - 0.0000 to -4.0000 inches Water range
5. Chez Valet SSDS/SVE System Monitoring Sheet

Procedure - Monthly Site Visit

1. Notify engineer prior to scheduling Site visit
2. Notify Evergreen Salon at least 48 hours before site visit
3. Upon arrival locate the Onsite Logbook (located on girder above primary Vapor Phase Carbon Vessel).
4. Log in the date, time, Weather and operator initials – note any other individuals onsite
5. Calibrate PID
6. Collect readings from; Influent to Primary Carbon Vessel, Influent to Secondary Carbon Vessel, and Carbon System Effluent.
7. Log the readings in Logbook and LogSheet
8. Collect blower elapsed time readings – log in both logbook and logsheet – note elapsed time reading AND time of Day reading taken.
9. Collect Vacuum Gauge readings from Header and Knock-Out Pot.
10. Collect background PID Readings from Basement and Parking Lot outside basement entrance
11. Collect Vacuum readings from Vacuum points.
12. Review data.
    a. Contact Engineer if there are anomalies, or if any part of the system is damaged or requires repair
13. In the event that any SSD/SVE system adjustments are made, recollect Vacuum Point and Vacuum Gauge readings
14. Transfer all Readings and Notes to Chez Valet SSDS/SVE sheet
15. Sign out and put Onsite logbook back in its place
16. Tell Evergreen that STES is leaving Site
17. Take Equipment (PID, Velocity Meter and Monometer) and leave site.
18. Upon arrival at office enter data into electronic spreadsheet and electronically transmit data/report to Engineer.

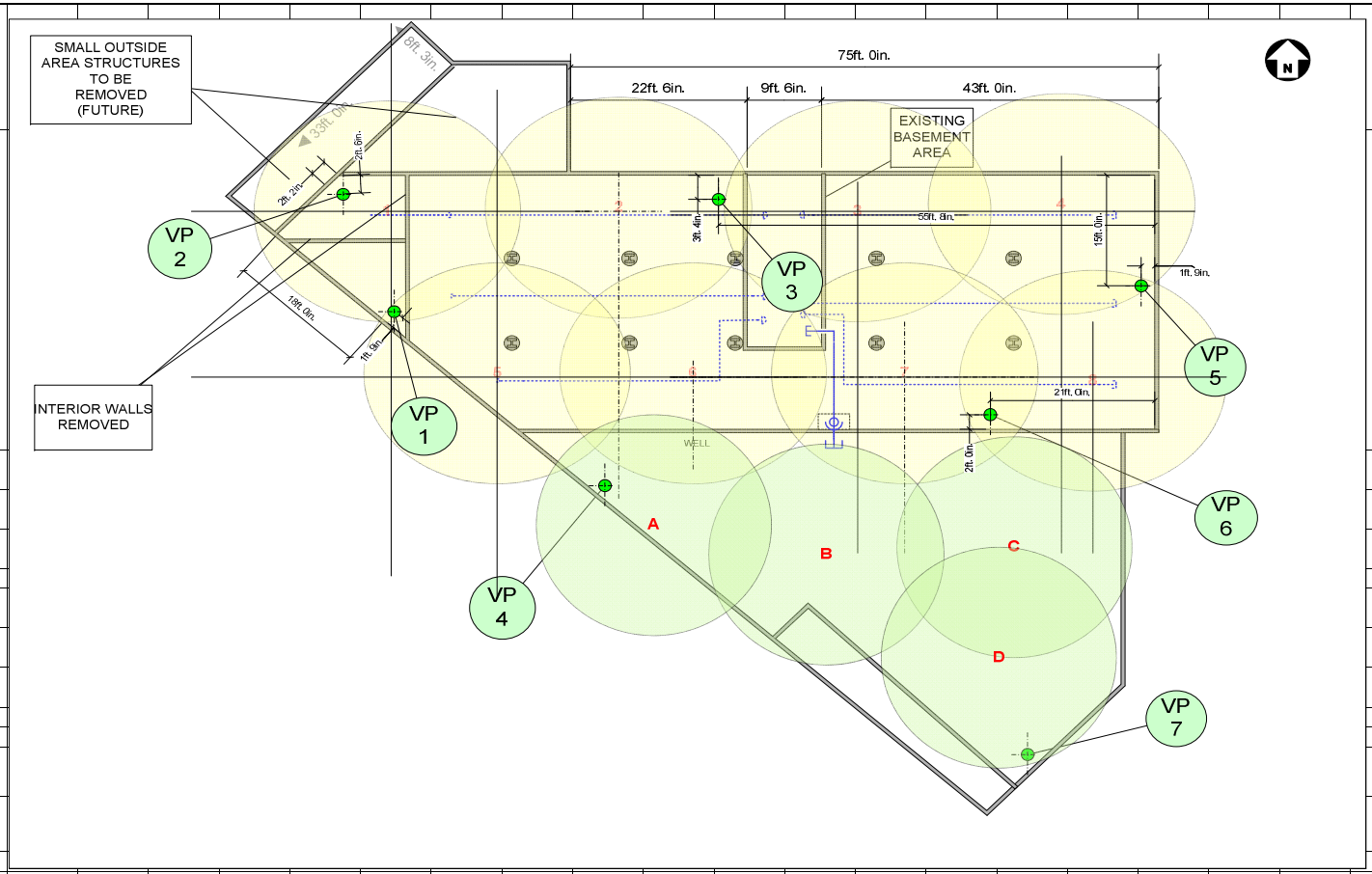
ATTACHMENT B

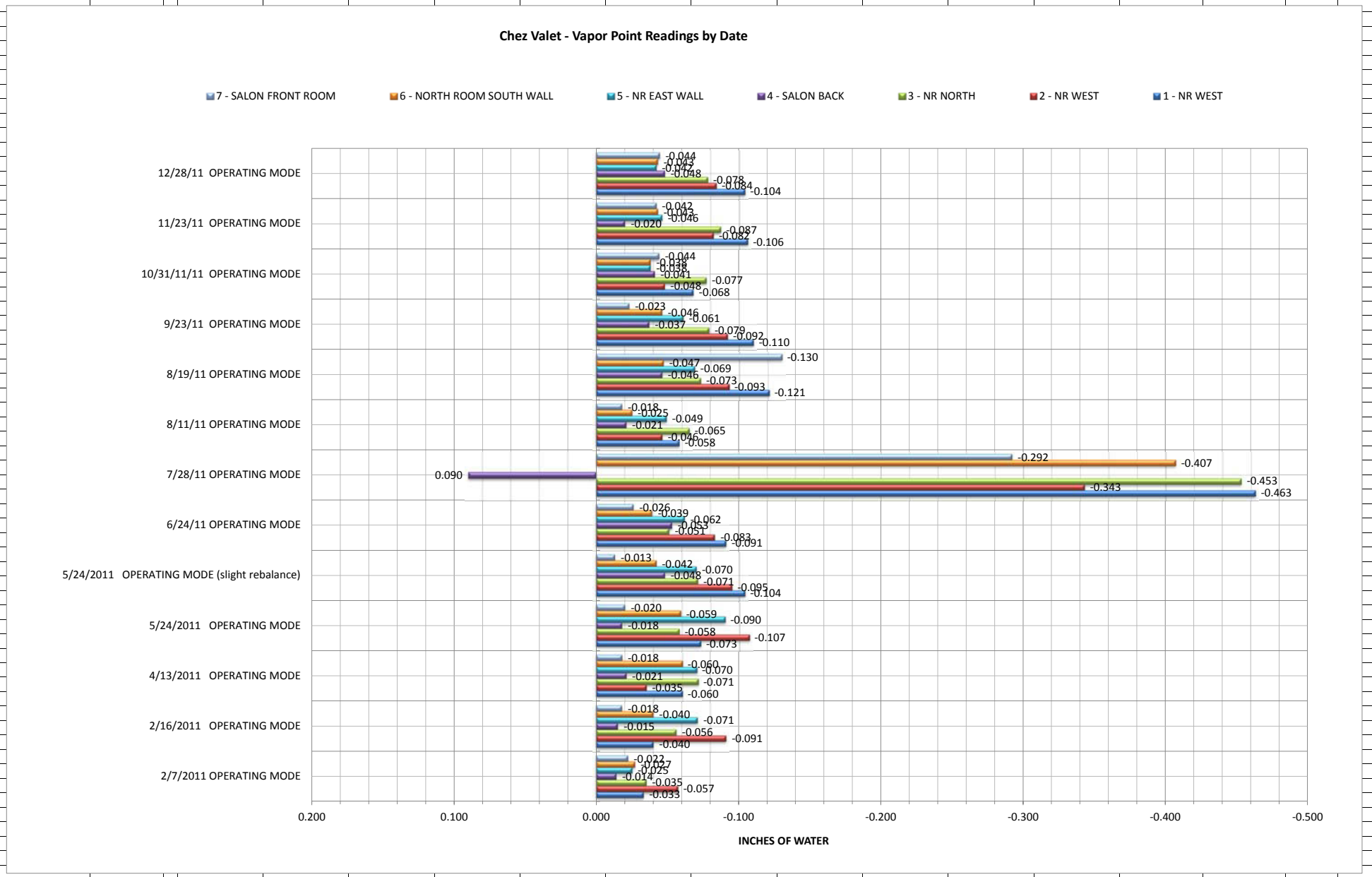
POST START UP VACUUM RESULTS
Chez Valet

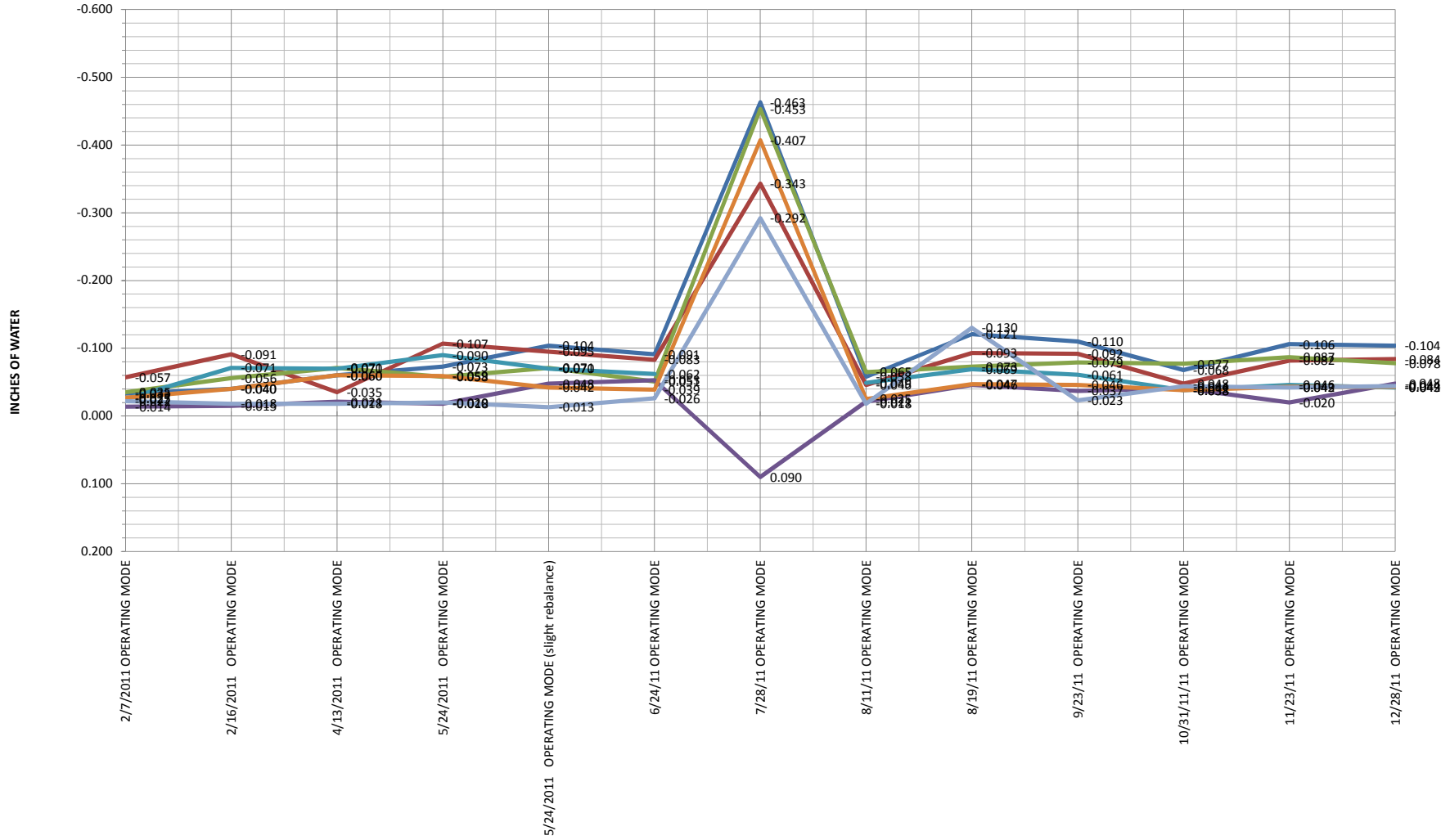
Vapor Point Designation	Location		2/7/2011 OPERATING MODE	2/16/2011 OPERATING MODE	4/13/2011 OPERATING MODE	5/24/2011 OPERATING MODE	5/24/2011 OPERATING MODE (slight rebalance)	6/24/11 OPERATING MODE	7/28/11 OPERATING MODE	8/11/11 OPERATING MODE	8/19/11 OPERATING MODE	9/23/11 OPERATING MODE	10/31/11/11 OPERATING MODE	11/23/11 OPERATING MODE	12/28/11 OPERATING MODE		
			C (vert well) closed all other Salon wells open wide. North room all valves open very small amount.	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE		
1 - NR WEST	NORTH ROOM		-0.033	-0.040	-0.060	-0.073	-0.104	-0.091	-0.463	-0.058	-0.121	-0.110	-0.068	-0.106	-0.104		
2 - NR WEST	NORTH ROOM		-0.057	-0.091	-0.035	-0.107	-0.095	-0.083	-0.343	-0.046	-0.093	-0.092	-0.048	-0.082	-0.084		
3 - NR NORTH	NORTH ROOM		-0.035	-0.056	-0.071	-0.058	-0.071	-0.051	-0.453	-0.065	-0.073	-0.079	-0.077	-0.087	-0.078		
4 - SALON BACK	S - BACK		-0.014	-0.015	-0.021	-0.018	-0.048	-0.053	0.090	-0.021	-0.046	-0.037	-0.041	-0.020	-0.048		
5 - NR EAST WALL	NORTH ROOM		-0.025	-0.071	-0.070	-0.090	-0.070	-0.062		-0.049	-0.069	-0.061	-0.038	-0.046	-0.042		
6 - NORTH ROOM SOUTH WALL	NORTH ROOM		-0.027	-0.040	-0.060	-0.059	-0.042	-0.039	-0.407	-0.025	-0.047	-0.046	-0.038	-0.043	-0.043		
7 - SALON FRONT ROOM	S -FRONT		-0.022	-0.018	-0.018	-0.020	-0.013	-0.026	-0.292	-0.018	-0.130	-0.023	-0.044	-0.042	-0.044		

-0.025	LESS THAN OR EQUAL TO -0.024
-0.023	GREATER THAN -0.025

NR =	NORTH ROOM
S =	SALON


SMALL OUTSIDE AREA STRUCTURES TO BE REMOVED (FUTURE)
INTERIOR WALLS REMOVED
EXISTING BASEMENT AREA
75ft. 0in.
22ft. 6in.
9ft. 6in.
43ft. 0in.
8ft. 3in.
3.5ft. 0in.
2ft. 6in.
2ft. 2in.
18ft. 0in.
1ft. 9in.
3ft. 4in.
55ft. 8in.
15ft. 0in.
1ft. 9in.
21ft. 0in.
2ft. 0in.
WELL
VP 1
VP 2
VP 3
VP 4
VP 5
VP 6
VP 7
A
B
C
D


Chez Valet - Vapor Point Readings by Date
7 - SALON FRONT ROOM
6 - NORTH ROOM SOUTH WALL
5 - NR EAST WALL
4 - SALON BACK
3 - NR NORTH
2 - NR WEST
1 - NR WEST
12/28/11 OPERATING MODE
11/23/11 OPERATING MODE
10/31/11/11 OPERATING MODE
9/23/11 OPERATING MODE
8/19/11 OPERATING MODE
8/11/11 OPERATING MODE
7/28/11 OPERATING MODE
6/24/11 OPERATING MODE
5/24/2011 OPERATING MODE (slight rebalance)
5/24/2011 OPERATING MODE
4/13/2011 OPERATING MODE
2/16/2011 OPERATING MODE
2/7/2011 OPERATING MODE
0.200
0.100
0.000
-0.100
-0.200
-0.300
-0.400
-0.500
INCHES OF WATER


Chez Valet - Trended Vapor Point Readings
1 - NR WEST
2 - NR WEST
3 - NR NORTH
4 - SALON BACK
5 - NR EAST WALL
6 - NORTH ROOM SOUTH WALL
7 - SALON FRONT ROOM
INCHES OF WATER
-0.600
-0.500
-0.400
-0.300
-0.200
-0.100
0.000
0.100
0.200
2/7/2011 OPERATING MODE
2/16/2011 OPERATING MODE
4/13/2011 OPERATING MODE
5/24/2011 OPERATING MODE
5/24/2011 OPERATING MODE (slight rebalance)
6/24/11 OPERATING MODE
7/28/11 OPERATING MODE
8/11/11 OPERATING MODE
8/19/11 OPERATING MODE
9/23/11 OPERATING MODE
10/31/11/11 OPERATING MODE
11/23/11 OPERATING MODE
12/28/11 OPERATING MODE

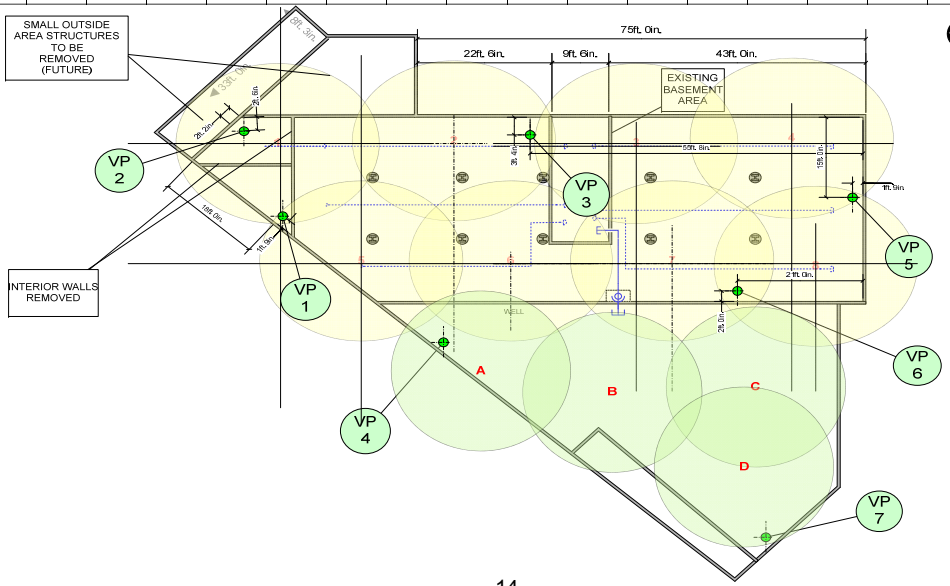
ATTACHMENT C

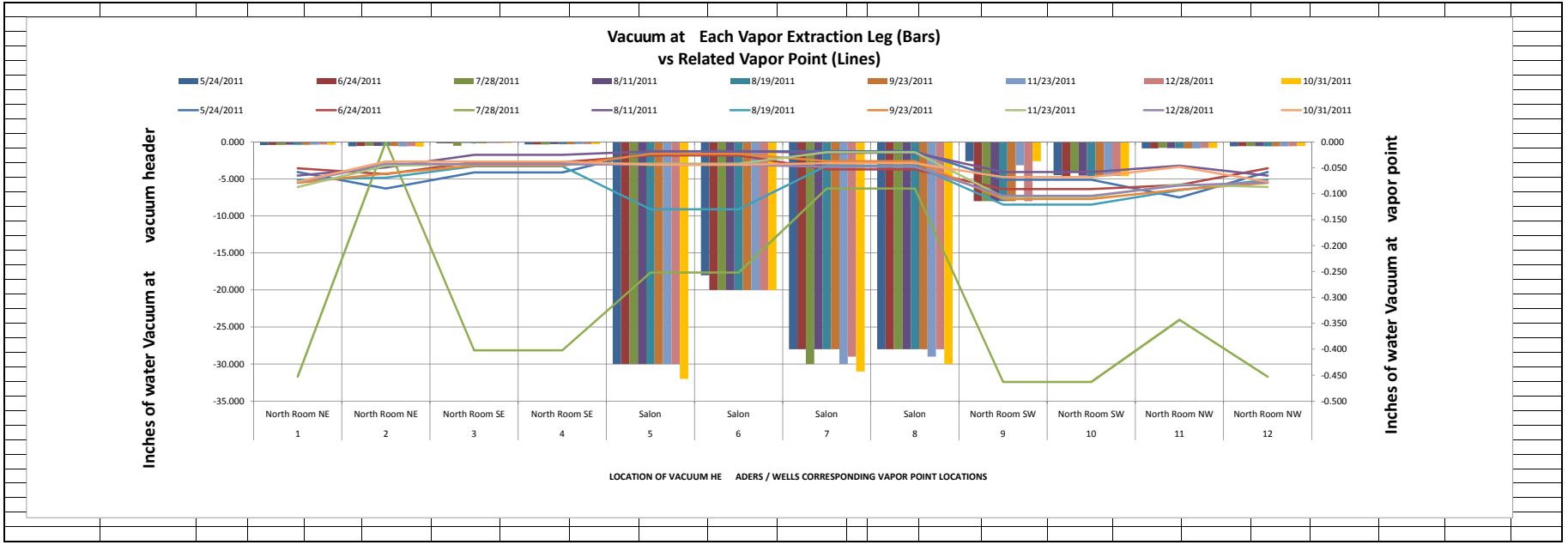
VACUUM GAUGE SETTINGS
&
MISCELLANEOUS SYSTEM INFORMATION
Chez Valet

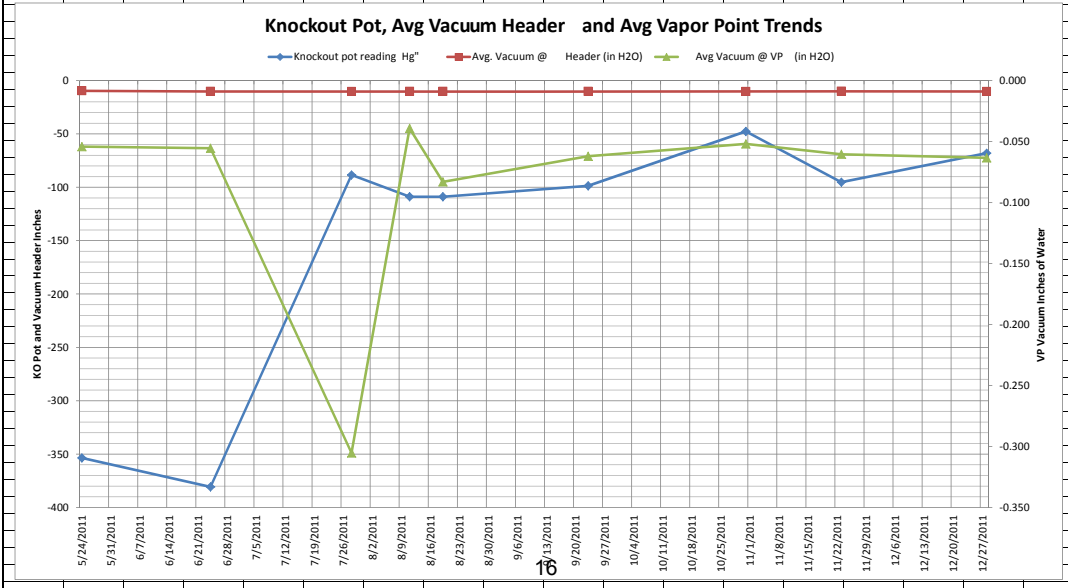
Comparison of Vacuums Measured at Distribution Header Versus Relative Vapor Point Measurements.

	DATE		5/24/2011	6/24/2011	7/28/2011	8/11/2011	8/19/2011	9/23/2011	10/31/2011	11/23/2011	12/28/2011		5/24/2011	6/24/2011	7/28/2011	8/11/2011	8/19/2011	9/23/2011	10/31/2011	11/23/2011	12/28/2011
Valve Number	Location	Vacuum reading at distribution header specific to lateral being controlled.										relative Vapor Point	vacuum points influenced by specific lateral and their comparative readings								
1	North Room NE	-0.395	-0.430	-0.410	-0.407	-0.371	-0.399	-0.395	-0.394	-0.366	-0.355	3	-0.058	-0.051	-0.453	-0.065	-0.073	-0.079	-0.077	-0.087	-0.078
2	North Room NE	-0.557	-0.600	-0.550	-0.511	-0.533	-0.542	-0.557	-0.626	-0.609	-0.571	5	-0.090	-0.062	0.000	-0.049	-0.069	-0.061	-0.038	-0.046	-0.042
3	North Room SE	-0.195	-0.180	-0.180	-0.527	-0.136	-0.163	-0.195	-0.150	-0.155	-0.152	6	-0.059	-0.039	-0.402	-0.025	-0.047	-0.046	-0.038	-0.043	-0.043
4	North Room SE	-0.308	-0.330	-0.330	-0.360	-0.290	-0.309	-0.308	-0.289	-0.301	-0.294	6	-0.059	-0.039	-0.402	-0.025	-0.047	-0.046	-0.038	-0.043	-0.043
5	Salon	-30.000	-30.000	-30.000	-30.000	-30.000	-30.000	-30.000	-32.000	-30.000	-30.000	7	-0.018	-0.026	-0.252	-0.018	-0.130	-0.023	-0.044	-0.042	-0.044
6	Salon	-20.000	-18.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	7	-0.018	-0.026	-0.252	-0.018	-0.130	-0.023	-0.044	-0.042	-0.044
7	Salon	-28.000	-28.000	-28.000	-30.000	-28.000	-28.000	-28.000	-31.000	-30.000	-29.000	4	-0.018	-0.053	-0.090	-0.021	-0.046	-0.037	-0.041	-0.020	-0.048
8	Salon	-28.000	-28.000	-28.000	-28.000	-28.000	-28.000	-28.000	-30.000	-29.000	-28.000	4	-0.018	-0.053	-0.090	-0.021	-0.046	-0.037	-0.041	-0.020	-0.048
9	North Room SW	-8.000	-2.600	-8.000	-8.000	-8.000	-8.000	-8.000	-2.602	-3.157	-8.000	1	-0.073	-0.091	-0.463	-0.058	-0.121	-0.110	-0.068	-0.106	-0.104
10	North Room SW	-4.631	-4.500	-4.670	-4.000	-4.550	-4.621	-4.631	-4.617	-4.618	-4.577	1	-0.073	-0.091	-0.463	-0.058	-0.121	-0.110	-0.068	-0.106	-0.104
11	North Room NW	-0.871	-0.880	-0.880	-0.801	-0.838	-0.845	-0.871	-0.812	-0.865	-0.813	2	-0.107	-0.083	-0.343	-0.046	-0.093	-0.092	-0.048	-0.082	-0.084
12	North Room NW	-0.591	-0.600	-0.570	-0.571	-0.579	-0.592	-0.591	-0.560	-0.595	-0.577	3	-0.058	-0.051	-0.453	-0.065	-0.073	-0.079	-0.077	-0.087	-0.078
	Avg. Vacuum @ Header (in H_2O)		-9.510	-10.133	-10.265	-10.108	-10.123	-10.129	-10.254	-9.972	-10.195	Avg Vacuum @ VP (in H_2O)	-0.054	-0.055	-0.305	-0.039	-0.083	-0.062	-0.052	-0.060	-0.063
Knockout pot reading	Hg"		-26	-28	-6.5	-8	-8	-7.25	-3.5	-7	-5										
	H_2O"		-353.496	-380.688	-88.374	-108.768	-108.768	-98.571	-47.586	-95.172	-67.98										

		VP	VP	VP	VP	VP	VP	VP	VP	VP	VP
Vapor Point Number			5/24/2011	6/24/2011	7/28/2011	8/11/2011	8/19/2011	9/23/2011	10/31/2011	11/23/2011	12/28/2011
1			-0.073	-0.091	-0.463	-0.058	-0.121	-0.110	-0.068	-0.106	-0.104
2			-0.107	-0.083	-0.343	-0.046	-0.093	-0.092	-0.048	-0.082	-0.084
3			-0.058	-0.051	-0.453	-0.065	-0.073	-0.079	-0.077	-0.087	-0.078
4			-0.018	-0.053	-0.090	-0.021	-0.046	-0.037	-0.041	-0.020	-0.048
5			-0.090	-0.062		-0.049	-0.069	-0.061	-0.038	-0.046	-0.042
6			-0.059	-0.039	-0.402	-0.025	-0.047	-0.046	-0.038	-0.043	-0.043
7			-0.018	-0.026	-0.252	-0.018	-0.130	-0.023	-0.044	-0.042	-0.044


SMALL OUTSIDE AREA STRUCTURES TO BE REMOVED (FUTURE)
INTERIOR WALLS REMOVED
75ft. 0in.
22ft. 6in.
9ft. 6in.
43ft. 0in.
EXISTING BASEMENT AREA
55ft. 8in.
WELL
VP 1
VP 2
VP 3
VP 4
VP 5
VP 6
VP 7
A
B
C
D
N


Vacuum at Each Vapor Extraction Leg (Bars)
vs Related Vapor Point (Lines)
5/24/2011
6/24/2011
7/28/2011
8/11/2011
8/19/2011
9/23/2011
11/23/2011
12/28/2011
10/31/2011
Inches of water Vacuum at vacuum header
Inches of water Vacuum at vapor point
0.000
-5.000
-10.000
-15.000
-20.000
-25.000
-30.000
-35.000
-0.050
-0.100
-0.150
-0.200
-0.250
-0.300
-0.350
-0.400
-0.450
-0.500
North Room NE 1
North Room NE 2
North Room SE 3
North Room SE 4
Salon 5
Salon 6
Salon 7
Salon 8
North Room SW 9
North Room SW 10
North Room NW 11
North Room NW 12
LOCATION OF VACUUM HE ADERS / WELLS CORRESPONDING VAPOR POINT LOCATIONS


Knockout Pot, Avg Vacuum Header and Avg Vapor Point Trends
Knockout pot reading Hg"
Avg. Vacuum @ Header (in H2O)
Avg Vacuum @ VP (in H2O)
KO Pot and Vacuum Header Inches
VP Vacuum Inches of Water
0
-50
-100
-150
-200
-250
-300
-350
-400
0.000
-0.050
-0.100
-0.150
-0.200
-0.250
-0.300
-0.350
5/24/2011
5/31/2011
6/7/2011
6/14/2011
6/21/2011
6/28/2011
7/5/2011
7/12/2011
7/19/2011
7/26/2011
8/2/2011
8/9/2011
8/16/2011
8/23/2011
8/30/2011
9/6/2011
9/13/2011
9/20/2011
9/27/2011
10/4/2011
10/11/2011
10/18/2011
10/25/2011
11/1/2011
11/8/2011
11/15/2011
11/22/2011
11/29/2011
12/6/2011
12/13/2011
12/20/2011
12/27/2011

ATTACHMENT D

ELAPSED TIME AND RUNTIME CALCULATIONS
Chez Valet

Elapsed Time and Run time calculations

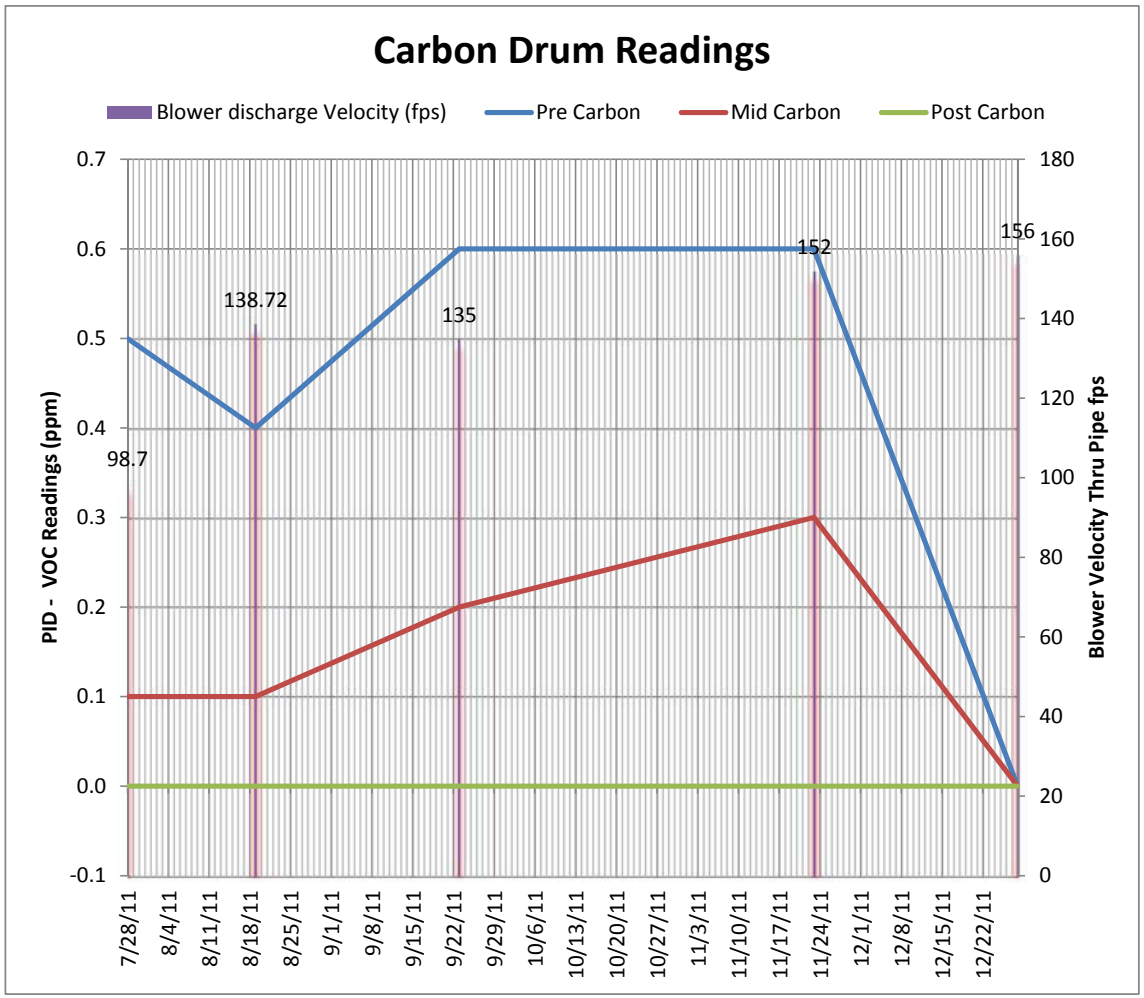
Date @ Time	Meter reading (hours)	Actual Elapsed Time (hours)	Interval between readings	Interval % runtime	Cumulative % runtime
5/24/11 9:00	0				
6/24/2011 8:35	743.6	743.58	743.58	100.00%	100.00%
7/28/2011 7:15	1555.5	1558.25	814.67	99.66%	99.82%
8/11/2011 7:10	1890.7	1894.17	335.92	99.79%	99.82%
8/19/11 7:00	2082	2086.00	191.83	99.72%	99.81%
9/23/11 8:20	2921	2927.33	841.33	99.72%	99.78%
11/23/11 7:45	4379.5	4390.75	1463.42	99.66%	99.74%
12/28/11 8:00	5217.5	5231.00	840.25	99.73%	99.74%

ATTACHMENT E

CARBON DRUM READINGS
Chez Valet

EXHAUST GAS
CARBON DRUM READINGS

Date	7/28/11	8/11/11	8/19/11	9/23/11	11/23/2011	12/28/2011
Blower discharge Velocity (fps)	98.7		138.72	135	152	156
PID (PPM)						
Pre Carbon	0.5		0.4	0.6	0.6	0.0
Mid Carbon	0.1		0.1	0.2	0.3	0.0
Post Carbon	0.0		0.0	0.0	0.0	0.0



SSD/SVE SYSTEM
NYSDEC Site Number 1-03-169
Former Chez Valet Dry Cleaners
1-3 Manorhaven Boulevard
Port Washington, NY 11050

Progress Report

Submitted 1/29/2013

Time Period
1/2012 to 12/28/2012

The purpose of this report will be to generally outline work efforts conducted and remedial progress at the above referenced site for the time period indicated.

1. Summary of Highlights - This Reporting Period

- The Sub Slab Depressurization System (SSD)/ Soil Venting and Extraction (SVE) system continues operation and has been operational since 2/7/2011. Except for minimum downtime during June 2012 (summer thunderstorm) and November 2012 (Hurricane Sandy), system has been operational virtually full-time exceeding 99% uptime.
- CY 2012 PID readings continued to show non-detect through 5/3/12 when a more sensitive meter capable of ppb detection limits was utilized. [Note PID calibrated with 100 ppm isobutylene prior to taking measurements.] On 8/24 and 9/28 some elevated PID readings were seen though they were likely caused by new asphalt pavement being placed around the building. Given that the PID readings are general in nature and that the displayed reading is the sum total of all of the VOC's in the sample, and the probable cause being fresh laid asphalt it is unlikely that the PID spike represents an increase in PCE which is not a component in the manufacture of asphalt. Even with these anomalous elevated readings we suspect that the PCE levels will be below SCG guidelines in any future analysis.
- Severn Trent Environmental Services (STES) has continued long-term operations and maintenance of the system since 5/16/2011.
    - Continued monitoring has identified that sub slab depressurization system continues to maintain appropriate negative pressures. Monitoring is performed in accordance with STES prepared Standard Operating Procedures for this site. (Attachment A)
    - STES conducted site visits on 1/25, 2/29, 3/27, 5/1, 5/3, 6/9, 7/12, 8/24, 9/28, and 12/28, to verify that sub slab vacuums is sustained and the remedial system is properly balanced and maintained.
    - AHL conducted site visits on 9/27 and 11/14 to verify system is operational and to log in system run time.

- ROD Required Indoor Air and Soil Vapor Monitoring

  In order to monitor the effectiveness of the system, periodic monitoring of the soil vapor and indoor air quality is required to comply with the requirements of the Record of

Decision (ROD) executed for the site with the NYSDEC. In accordance with an approved protocol by NYSDEC, this monitoring event took place between March 27 and March 30, 2012. Please see Appendix 1 for the complete report.

In general the findings of the report stated:

- The constituent of concern at the site is tetrachloroethene, (PCE). PCE and none of the breakdown products of PCE showed up in any of the indoor air sampling events.
- The level of PCE in the Carbon Influent has dropped from 882.05 µg/m^3 (2/11) to 140 µg/m^3 (4/11) and then to 41 µg/m^3 during the aforementioned sampling event.
- 41 µg/m^3 brings the PCE level below the 100 µg/m^3 soil vapor Standard Criteria and Guidance Value (SCG).
- PCE is non-detect on the system discharge as the activated carbon system is successful in adsorbing the constituent of concern.

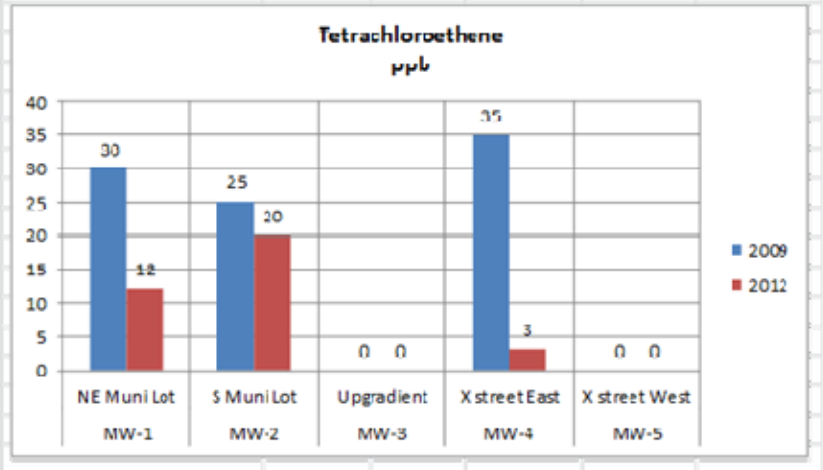
- ROD Required Groundwater Monitoring

  In order to monitor the effectiveness of the system, periodic monitoring of the groundwater is required to comply with the requirements of the Record of Decision (ROD) executed for the site with the NYSDEC. In accordance with an approved protocol by NYSDEC, this sampling event took place on April 3, 2012. Please see Appendix 2 for the complete report.

  In general the findings of the report stated that:

  - the results indicate that there has been a moderate reduction of target compounds in MW-1 and MW-2, and a significant reduction in and W-4.
  - MW-3 and MW-5 did not have a detectable level Of Tetrachloroethene.
  - MW-1 and MW-2 continued to be above the SCG for Tetrachloroethene with 12 and 20 µg/L respectively.

Tetrachloroethene	ppb	ppb	ppb	ppb	ppb
	MW-1	MW-2	MW-3	MW-4	MW-5
	NE Muni Lot	S Muni Lot	Upgradient	X street East	X street West
2009	30	25	0	35	0
2012	12	20	0	3	0
	60%	20%		91%	



- Site survey discrepancy.
  - A review by the NYSDEC of the Draft Environmental Easement documents identified that the survey plan prepared for the Draft Environmental Easement differed from the verbal description of metes and bounds presented in the title for the property. NYSDEC requested that AHL contact the surveyor to recheck information.
  - AHL contacted Robert Dooley, Esq., of The Law Office of Frederick Eisenbud, THE Environmental Law Firm, who prepared a Draft Environmental Easement and requested that this information be checked.
  - AHL received revise survey from Robert Dooley Esq. on October, 24 2012. This was forwarded to NYSDEC on 1/2/2013. (File was inadvertently placed in AHL email spam folder).

- Draft Environmental Easement
  - Robert Dooley, Esq., was contacted on 1/23/2013 regarding the status of the Draft Environmental Easement. Mr. Dooley reported that he had been in contact with Ben Conlon of NYSDEC on 1/17/2013 inquiring about review status.
  - NYSDEC reported on that date that they have everything required for a complete review and that the approval of the Draft Environmental Easement is “pending”.

2. Work Performed This Reporting Period (STES)

- General operating information. **New tasks executed after the last reporting period are presented in bold.** (Please refer to Attachment C – to see copy of field notes).

Date	Vacuum Point Readings	Vacuum Gauge readings	PID Readings @ Carbon	Blower elapsed time Readings	Comments
12/28/12	**X**	**X**	**X**	**X**	• **Basement light found to be burned out (location of SVE/SSD system). Replaced by STES.** • **Plugs installed in all vapor points other than those inside the salon. (Salon busy & full of clientele.)**
9/28/12	**X**	**X**	**X**	**X**	• **Header valve #6 was found opened. [AHL comment – The valves are typically not moved as they are set to a certain position to balance out the vacuums over the areas of concern. These valves are difficult to manipulate and would take a conscious effort to move.]** • **STES noted that before resetting the valves the vacuum reading was 12 inches of H2O. After resetting the valves to the correct position vacuum immediately returned to 20 inches of H2O.** • **VP-2 was again found open.** • **After discussions with AHL, STES instructed to replace all sampling valves and barbs with plugs. Plugs can be removed during monitoring efforts and will prevent valve manipulation or breakage.**

Date	Vacuum Point Readings	Vacuum Gauge readings	PID Readings @ Carbon	Blower elapsed time Readings	Comments
8/24/12	**X**	**X**	**X**	**X**	• **The parking lot on the side and in front of the building has been repaved with new asphalt.** • **Town is working on sidewalks and what appears to be some utility work in front of the building.** • **STES is assuming that these two activities have had an impact on the vacuum readings as well as PID readings. 401 ppb is still a very small number but it is significantly higher than previous readings. STES suspects that the high PID readings are from the new asphalt and that these readings will drop in future monitoring events.**
7/12/12	**X**	**X**	**X**	**X**	• **VP-1 and VP-3 barbs broken. Valve on VP-5 was again found open.**
6/9/12	**X**	**X**	**X**	**X**	• **Was not able to get reading from VP-6 due to damaged barb on sample port**
5/3/12			**X**		• **Site revisited to take PID readings due to failed meter on 5/1/12**
5/1/12	**X**	**X**		**X**	• **Rented PID meter failed have to calibration an attempted infield. Replacement PID being sent, return to site required to take readings.** • **VP– 5 valve was in the open position & hose Barb was damaged again. Damaged hose Barb was removed and upon inspection STES found a "core plywood" in the barb. It appears that a sheet of plywood was dropped on the monitoring point.**
3/27/12	**X**	**X**	**X**	**X**	• **Vapor samples collected from SVE/SSD System (Carbon Influent & Carbon System Discharge)** • **STES determines that are more sensitive PID is available that can read to ppb levels whereas existing unit needs to ppm level. Due to continued low concentration levels, was sensitive PID unit will be rented for next monthly monitoring event**
2/29/12	**X**	**X**	**X**	**X**	**System Operating Normally**

Date	Vacuum Point Readings	Vacuum Gauge readings	PID Readings @ Carbon	Blower elapsed time Readings	Comments
1/25/2012	**X**	**X**	**X**	**X**	• **Inspected MW-1, MW-2 and MW-3.** • **MW-2 did not have well, temporarily covered with duct tape. Repair to be done during next site visit** • **MW-4 and MW-5 not located due to high activity level of heavy equipment in area**
12/28/11	X	X	X	X	• Small crack on discharge pipe of the primary carbon vessel. • Temporary repairs were made. • PID readings appear to indicate that soil vapor in the capture zone has reached non-detect levels.
11/23/11	X	X	X	X	System Operating Normally
10/31/11	X	X	X		System Operating Normally

3. Summary of Historical Data

This section will review and trend the historical data at the site. Three primary areas will be discussed:

a. Post Start-Up Sub Slab Vacuums.
b. Vacuum Gauge Settings & Miscellaneous System Information.
c. Elapsed Time And Runtime Calculations
d. Carbon Drum Readings

a. Post Start-Up Sub Slab Vacuums (please refer to Attachment B)

i) Description of Attachments:

- Page 1 of 4: represents a table that summarizes the field measured sub slab vacuums. All vacuum readings less than or equal to -0.024 are shaded green all vacuums >-0.025 are shaded in red. This shading allows us to monitor which vacuums are becoming marginal thus necessitating readjustment of system balancing.
- Page 2 of 4: location plan for all the vapor points and well locations.
- Page 3 of 4: graphically shows sub slab vacuums over the period of operations. Note all readings are relatively consistent other than those measured on 7/28/11. After reviewing field data, calibration techniques & barometric pressures for all sampling data and comparing them, we cannot explain the variability of the readings on this day. This data will be kept in the log but will not be utilize an overall trending.
- Page 4 of 4: similar to page 3 other than the graph is represented by lines versus bars.

ii) Observations

- All vapor points continue to maintain a negative vacuum.
- The Eastern most vapor points VP-5, VP-6 and VP-7 have shown decreasing vacuums from 7/12 monitoring event. During this time frame they were numerous hose barbs reported broken or open (5/1 & 7/12 monitoring reports) and a header valve #6 was reported open 9/28. These events would have impacted system vacuum balance. In addition, In addition, STES reports utility work and parking lot repaving during this time frame. Although header valve #6 has been reset and the vapor points hose barbs replaced by plugs (to avoid breakage) the system may need some time to rebalance. If necessary header valves will be modulated to achieve a higher vacuum pressure in these areas.

b. Vacuum Gauge Settings & Miscellaneous System Information (please refer to Attachment C)

i) Description of Attachments:

- Page 1 and 2 of 5: summarizes the vacuum gauge readings taken at each lateral off the header (page 1) as well as vacuum readings at the relative vapor points located near that particular lateral (page 2).
- Page 3 of 5: location plan for all the vapor points and well locations.
- Page 4 of 5: graphically presents vacuum readings at the header laterals (bars) versus vacuum readings at the associated vapor points (lines). This graphic was prepared in order to determine how the site was balancing at the vapor points and what affect the vacuum at the lateral had on the final vacuum at the vapor points.

- Page 5 of 5: graphically represents the vacuum in the Knockout Pot (in. Hg) as well as the average vacuum in the distribution header located at the vacuum pump (in. H_2O) and average vacuum at all vapor points (in. H_2O).

c. Elapsed Time and Runtime Calculations. (Please refer to Attachment D)

Description of Attachments:

This table summarizes the run time meter readings after 5/24/11, the date and time STES installed the hour meter on the system. Through 12/28/12 system is achieving operating times in excess of 99%.

d. Carbon Drum Readings (please refer to Attachment E)

i) Description of Attachments:

This table and graph summarize PID readings taken:

- Before the air phase carbon treatment vessels = Pre Carbon.
- Between the primary air phase carbon vessel and the secondary air phase carbon vessel = Mid Carbon.
- After the final air phase carbon treatment system or exhaust = Post Carbon.
- In addition the blower discharge velocity measurements taken at the air phase carbon treatment vessels is represented by the "purple" line graph.

Monthly site monitoring includes taking PID measurements of the exhaust to ensure that the drums will be changed out an ample time should break through occur.

ii) Observations

- Note – readings beginning 5/3/12 were taking with field meter capable of measuring ppb levels.
- "Pre-Carbon" readings on 8/24/2012 and 9/28/2012 were elevated, but did not exceed the SCG guideline of 100 $\mu g/m^3$. Although these readings were elevated, STES believes that it was due to new asphalt paving surrounding approximately 50% of the building perimeter.

4. Problems Encountered & Proposed Resolutions

- No major system operational problems were encountered other than concerns over the security of the SVE/SSD system. During multiple site visits it was evident that equipment and sampling port valves had been manipulated and in some cases sampling ports were damaged due to activities in the "North Room". Owner was advised and a locking door was placed on the access stairs leading to the SVE/SSD as well as the back entrance to the "North Room" where some of the vapor points are installed. Keys were provided to STES and AHL to allow access for monitoring purposes.

5. Expected Work During the Next Progress Period

- Continued monitoring of site operations on a quarterly basis

ATTACHMENT A

STES
Standard Operating Procedures
for
NYSDEC Site Number 1-03-169
Former Chez Valet Dry Cleaners
1-3 Manorhaven Boulevard
Port Washington, NY 11050

STES

Standard Operating Procedures
for
NYSDEC Site Number 1-03-169
Former Chez Valet Dry Cleaners
1-3 Manorhaven Boulevard
Port Washington, NY 11050

Required Equipment

1. Photoionization Detector (PID) – with Calibration Kit
2. Three Tedlar Bags
3. Anemometer – to measure Carbon System Discharge Flow Rate
4. Dywer Digitial Monometer - 0.0000 to -4.0000 inches Water range
5. Chez Valet SSDS/SVE System Monitoring Sheet

Procedure - Monthly Site Visit

1. Notify engineer prior to scheduling Site visit
2. Notify Evergreen Salon at least 48 hours before site visit
3. Upon arrival locate the Onsite Logbook (located on girder above primary Vapor Phase Carbon Vessel).
4. Log in the date, time, Weather and operator initials – note any other individuals onsite
5. Calibrate PID
6. Collect readings from; Influent to Primary Carbon Vessel, Influent to Secondary Carbon Vessel, and Carbon System Effluent.
7. Log the readings in Logbook and LogSheet
8. Collect blower elapsed time readings – log in both logbook and logsheet – note elapsed time reading AND time of Day reading taken.
9. Collect Vacuum Gauge readings from Header and Knock-Out Pot.
10. Collect background PID Readings from Basement and Parking Lot outside basement entrance
11. Collect Vacuum readings from Vacuum points.
12. Review data.
    a. Contact Engineer if there are anomalies, or if any part of the system is damaged or requires repair
13. In the event that any SSD/SVE system adjustments are made, recollect Vacuum Point and Vacuum Gauge readings
14. Transfer all Readings and Notes to Chez Valet SSDS/SVE sheet
15. Sign out and put Onsite logbook back in its place
16. Tell Evergreen that STES is leaving Site
17. Take Equipment (PID, Velocity Meter and Monometer) and leave site.
18. Upon arrival at office enter data into electronic spreadsheet and electronically transmit data/report to Engineer.

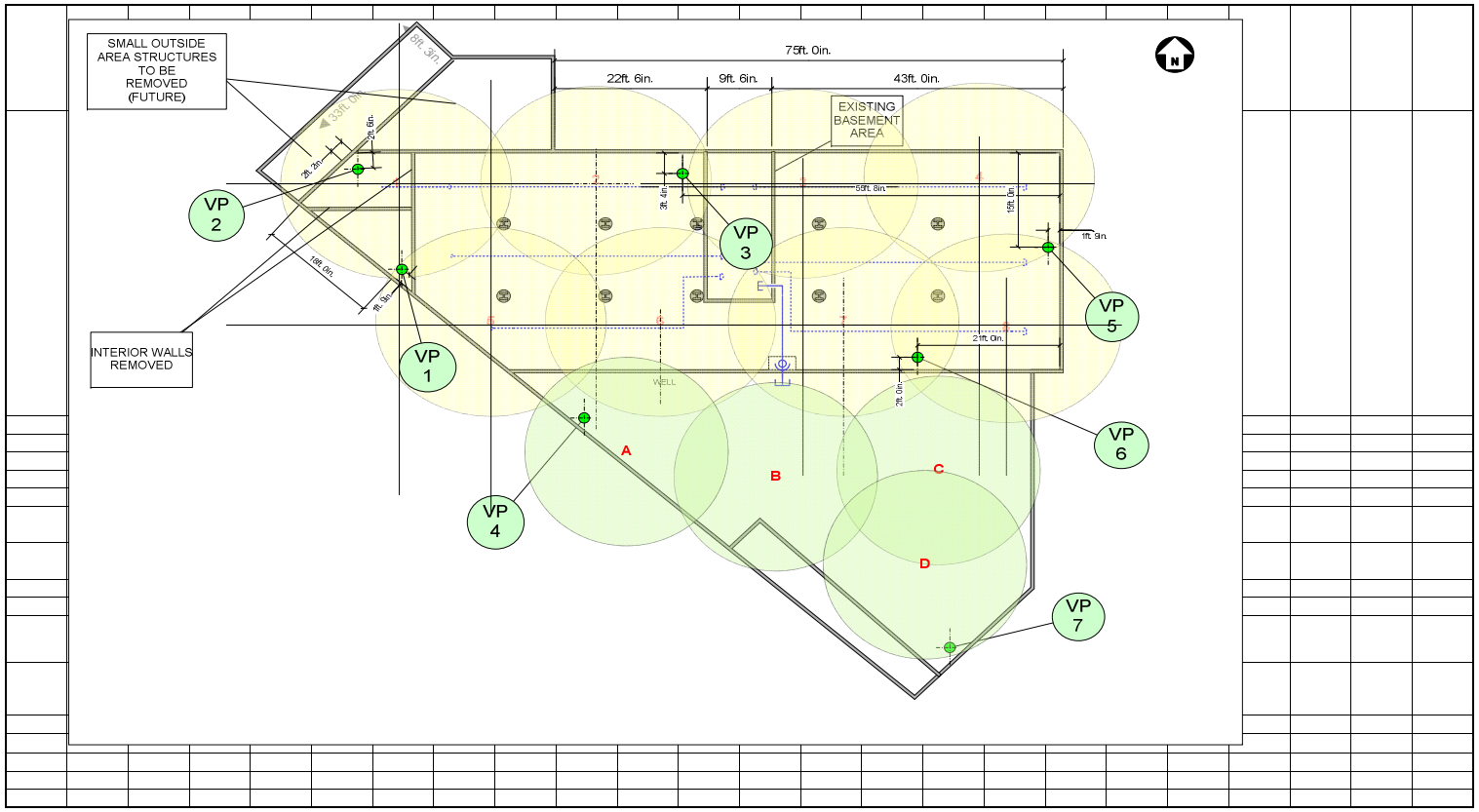
ATTACHMENT B

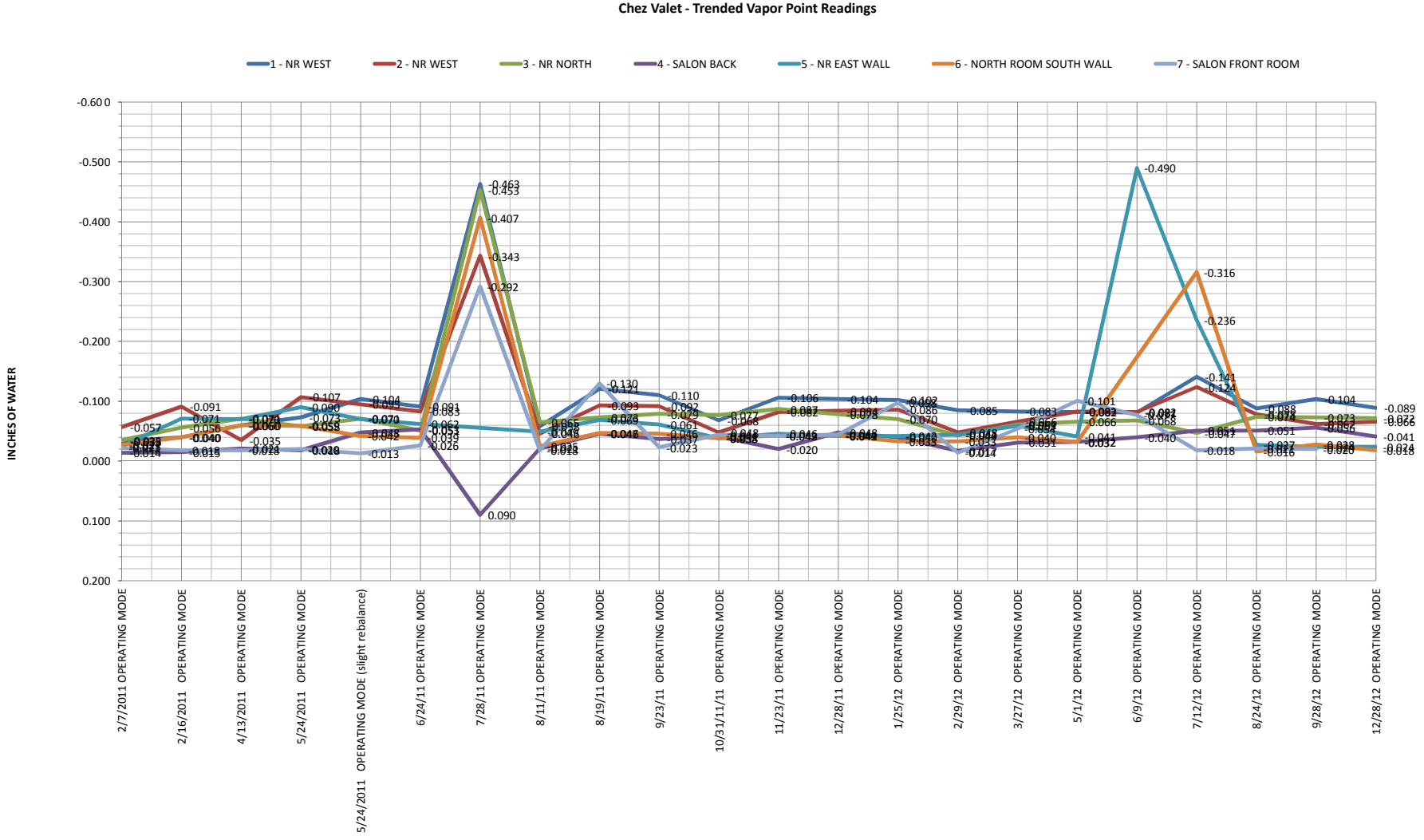
POST START UP VACUUM RESULTS
Chez Valet

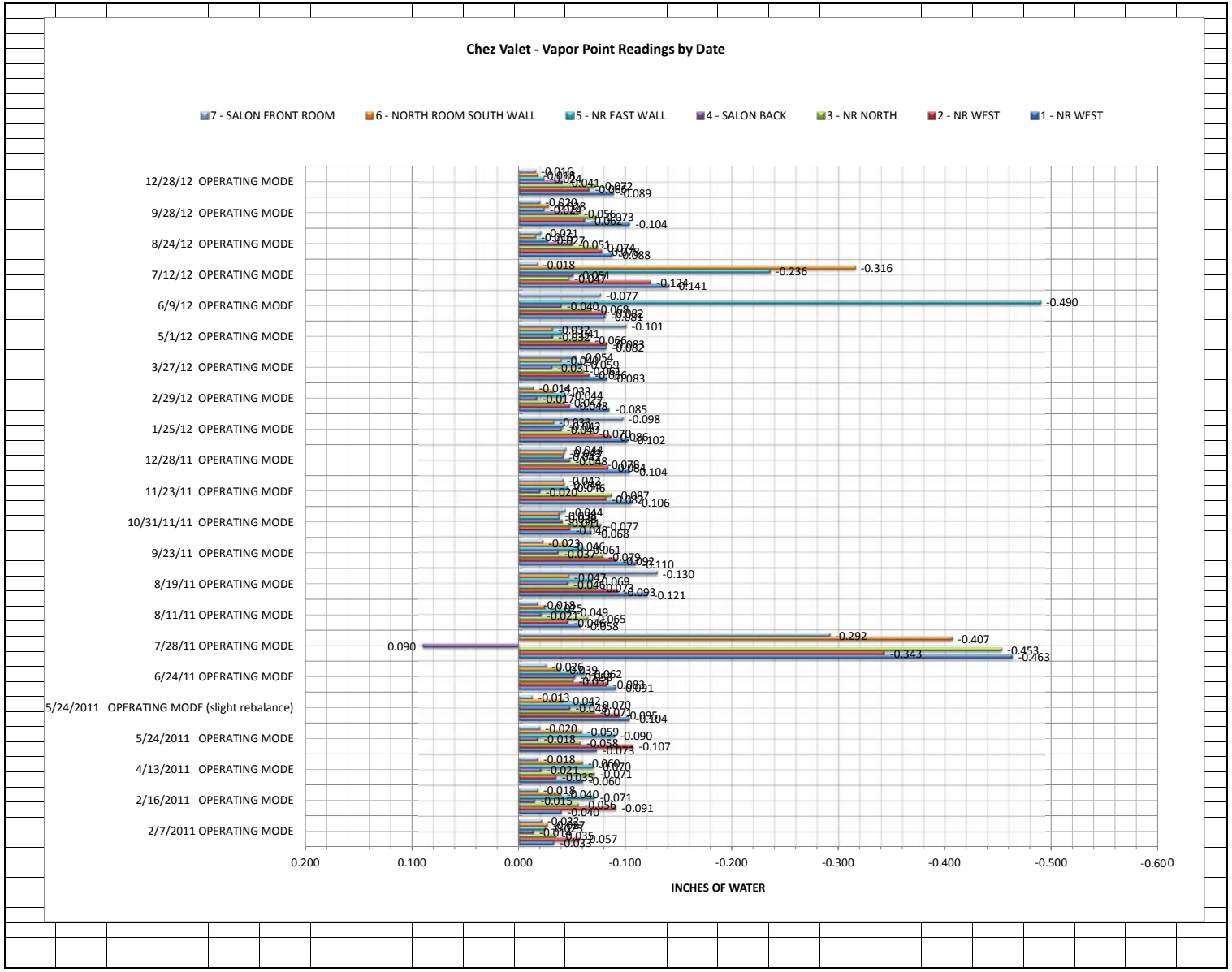
Vapor Point Designation	Location		2/7/2011 OPERATING MODE	2/16/2011 OPERATING MODE	4/13/2011 OPERATING MODE	5/24/2011 OPERATING MODE	5/24/2011 OPERATING MODE (slight rebalance)	6/24/11 OPERATING MODE	7/28/11 OPERATING MODE	8/11/11 OPERATING MODE	8/19/11 OPERATING MODE	9/23/11 OPERATING MODE	10/31/11/11 OPERATING MODE	11/23/11 OPERATING MODE	12/28/11 OPERATING MODE	1/25/12 OPERATING MODE	2/29/12 OPERATING MODE	3/27/12 OPERATING MODE	5/1/12 OPERATING MODE	6/9/12 OPERATING MODE	7/12/12 OPERATING MODE	8/24/12 OPERATING MODE	9/28/12 OPERATING MODE	12/28/12 OPERATING MODE
			C (vert well) closed all other Salon wells open wide. North room all valves open very small amount.	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE
1 - NR WEST	NORTH ROOM		-0.033	-0.040	-0.060	-0.073	-0.104	-0.091	-0.463	-0.058	-0.121	-0.110	-0.068	-0.106	-0.104	-0.102	-0.085	-0.083	-0.082	-0.081	-0.141	-0.088	-0.104	-0.089
2 - NR WEST	NORTH ROOM		-0.057	-0.091	-0.035	-0.107	-0.095	-0.083	-0.343	-0.046	-0.093	-0.092	-0.048	-0.082	-0.084	-0.086	-0.048	-0.066	-0.083	-0.082	-0.124	-0.078	-0.062	-0.066
3 - NR NORTH	NORTH ROOM		-0.035	-0.056	-0.071	-0.058	-0.071	-0.051	-0.453	-0.065	-0.073	-0.079	-0.077	-0.087	-0.078	-0.070	-0.043	-0.061	-0.066	-0.068	-0.047	-0.074	-0.073	-0.072
4 - SALON BACK	S - BACK		-0.014	-0.015	-0.021	-0.018	-0.048	-0.053	0.090	-0.021	-0.046	-0.037	-0.041	-0.020	-0.048	-0.040	-0.017	-0.031	-0.032	-0.040	-0.051	-0.051	-0.056	-0.041
5 - NR EAST WALL	NORTH ROOM		-0.025	-0.071	-0.070	-0.090	-0.070	-0.062		-0.049	-0.069	-0.061	-0.038	-0.046	-0.042	-0.042	-0.044	-0.059	-0.041	-0.490	-0.236	-0.027	-0.024	-0.024
6 - NORTH ROOM SOUTH WALL	NORTH ROOM		-0.027	-0.040	-0.060	-0.059	-0.042	-0.039	-0.407	-0.025	-0.047	-0.046	-0.038	-0.043	-0.043	-0.033	-0.033	-0.040	-0.032		-0.316	-0.016	-0.028	-0.018
7 - SALON FRONT ROOM	S -FRONT		-0.022	-0.018	-0.018	-0.020	-0.013	-0.026	-0.292	-0.018	-0.130	-0.023	-0.044	-0.042	-0.044	-0.098	-0.014	-0.054	-0.101	-0.077	-0.018	-0.021	-0.020	-0.016

-0.025	LESS THAN OR EQUAL TO -0.024
-0.023	GREATER THAN -0.025

NR =	NORTH ROOM
S =	SALON


SMALL OUTSIDE AREA STRUCTURES TO BE REMOVED (FUTURE)
INTERIOR WALLS REMOVED
EXISTING BASEMENT AREA
75ft. 0in.
22ft. 6in.
9ft. 6in.
43ft. 0in.
55ft. 8in.
21ft. 0in.
VP 1
VP 2
VP 3
VP 4
VP 5
VP 6
VP 7
A
B
C
D
WELL


Chez Valet - Trended Vapor Point Readings
1 - NR WEST
2 - NR WEST
3 - NR NORTH
4 - SALON BACK
5 - NR EAST WALL
6 - NORTH ROOM SOUTH WALL
7 - SALON FRONT ROOM
INCHES OF WATER
-0.600
-0.500
-0.400
-0.300
-0.200
-0.100
0.000
0.100
0.200
2/7/2011 OPERATING MODE
2/16/2011 OPERATING MODE
4/13/2011 OPERATING MODE
5/24/2011 OPERATING MODE
5/24/2011 OPERATING MODE (slight rebalance)
6/24/11 OPERATING MODE
7/28/11 OPERATING MODE
8/11/11 OPERATING MODE
8/19/11 OPERATING MODE
9/23/11 OPERATING MODE
10/31/11/11 OPERATING MODE
11/23/11 OPERATING MODE
12/28/11 OPERATING MODE
1/25/12 OPERATING MODE
2/29/12 OPERATING MODE
3/27/12 OPERATING MODE
5/1/12 OPERATING MODE
6/9/12 OPERATING MODE
7/12/12 OPERATING MODE
8/24/12 OPERATING MODE
9/28/12 OPERATING MODE
12/28/12 OPERATING MODE


Chez Valet - Vapor Point Readings by Date
7 - SALON FRONT ROOM
6 - NORTH ROOM SOUTH WALL
5 - NR EAST WALL
4 - SALON BACK
3 - NR NORTH
2 - NR WEST
1 - NR WEST
12/28/12 OPERATING MODE
9/28/12 OPERATING MODE
8/24/12 OPERATING MODE
7/12/12 OPERATING MODE
6/9/12 OPERATING MODE
5/1/12 OPERATING MODE
3/27/12 OPERATING MODE
2/29/12 OPERATING MODE
1/25/12 OPERATING MODE
12/28/11 OPERATING MODE
11/23/11 OPERATING MODE
10/31/11/11 OPERATING MODE
9/23/11 OPERATING MODE
8/19/11 OPERATING MODE
8/11/11 OPERATING MODE
7/28/11 OPERATING MODE
6/24/11 OPERATING MODE
5/24/2011 OPERATING MODE (slight rebalance)
5/24/2011 OPERATING MODE
4/13/2011 OPERATING MODE
2/16/2011 OPERATING MODE
2/7/2011 OPERATING MODE
0.200
0.100
0.000
-0.100
-0.200
-0.300
-0.400
-0.500
-0.600
INCHES OF WATER

ATTACHMENT C

VACUUM GAUGE SETTINGS
&
MISCELLANEOUS SYSTEM INFORMATION
Chez Valet

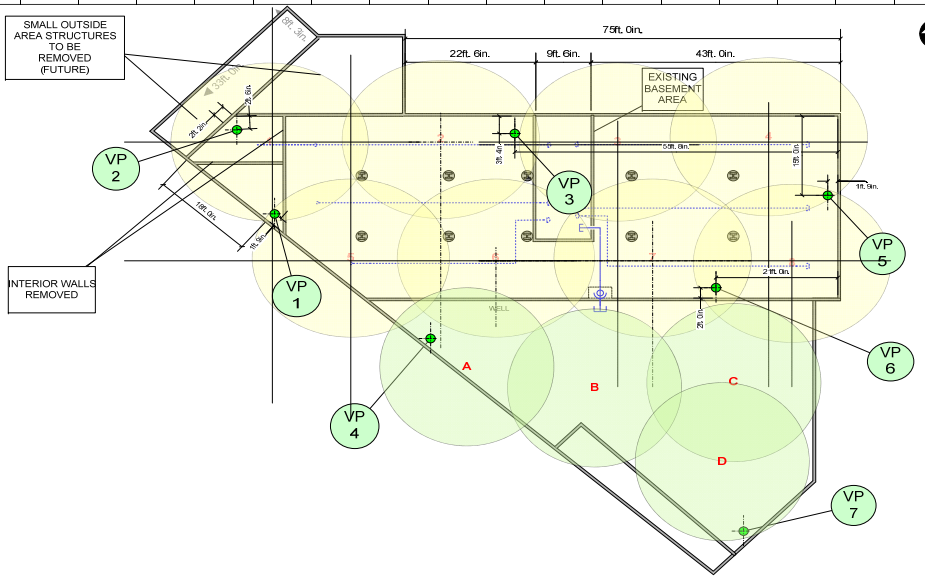
Comparison of Vacuums Measured at Distribution Header Versus Relative Vapor Point Measurements.

Valve Number	Location	5/24/2011	6/24/2011	7/28/2011	8/11/2011	8/19/2011	9/23/2011	10/31/2011	11/23/2011	12/28/2011	1/25/2012	2/29/2012	3/27/2012	5/1/2012	6/9/2012	7/12/2012	8/24/2012	9/28/2012	12/28/2012
	DATE																		
		Vacuum reading at distribution header specific to lateral being controlled.																	
1	North Room NE	-0.395	-0.430	-0.410	-0.407	-0.371	-0.399	-0.395	-0.394	-0.366	-0.355	-0.372	-0.363	-0.371	-0.310	-0.373	-0.416	-0.463	-0.311	-0.340
2	North Room NE	-0.557	-0.600	-0.550	-0.511	-0.533	-0.542	-0.557	-0.626	-0.609	-0.571	-0.653	-0.635	-0.615	-0.579	-0.582	-0.567	-0.535	-0.525	-0.532
3	North Room SE	-0.195	-0.180	-0.180	-0.527	-0.136	-0.163	-0.195	-0.150	-0.155	-0.152	-0.153	-0.139	-0.145	-0.155	-0.143	-0.179	-0.161	-0.131	-0.126
4	North Room SE	-0.308	-0.330	-0.330	-0.360	-0.290	-0.309	-0.308	-0.289	-0.301	-0.294	-0.293	-0.301	-0.311	-0.297	-0.299	-0.344	-0.313	-0.297	-0.272
5	Salon	-30.000	-30.000	-30.000	-30.000	-30.000	-30.000	-30.000	-32.000	-30.000	-30.000	-32.000	-31.000	-31.000	-31.000	-30.000	-30.000	-30.000	-30.000	-30.000
6	Salon	-20.000	-18.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000
7	Salon	-28.000	-28.000	-28.000	-30.000	-28.000	-28.000	-28.000	-31.000	-30.000	-29.000	-30.000	-30.000	-30.000	-30.000	-28.000	-28.000	-28.000	-28.000	-29.000
8	Salon	-28.000	-28.000	-28.000	-28.000	-28.000	-28.000	-28.000	-30.000	-29.000	-28.000	-30.000	-29.000	-29.000	-28.000	-28.000	-28.000	-28.000	-28.000	-28.000
9	North Room SW	-8.000	-2.600	-8.000	-8.000	-8.000	-8.000	-8.000	-2.602	-3.157	-8.000	-8.000	-8.000	-8.000	-8.000	-8.000	-8.000	-8.000	-8.000	-2.566
10	North Room SW	-4.631	-4.500	-4.670	-4.000	-4.550	-4.621	-4.631	-4.617	-4.618	-4.577	-4.605	-4.529	-4.647	-4.600	-2.210	-4.650	-4.506	-4.503	-4.691
11	North Room NW	-0.871	-0.880	-0.880	-0.801	-0.838	-0.845	-0.871	-0.812	-0.865	-0.813	-0.814	-0.805	-0.804	-0.871	-0.810	-0.874	-0.905	-0.872	-0.840
12	North Room NW	-0.591	-0.600	-0.570	-0.571	-0.579	-0.592	-0.591	-0.560	-0.595	-0.577	-0.583	-0.554	-0.554	-0.591	-0.533	-0.595	-0.594	-0.582	-0.569
	Avg. Vacume @ Header (in H_2O)	-9.510	-10.133	-10.265	-10.108	-10.123	-10.129	-10.254	-9.972	-10.195	-10.623	-10.444	-10.454	-10.367	-9.913	-10.135	-10.123	-10.102	-9.745
Knockout pot reading	Hg"	-26	-28	-6.5	-8	-8	-7.25	-3.5	-7	-5	-3	-3.5	-4	-6.5	-8	-11	-10	-10	-4
	H_2O"	-353.496	-380.688	-88.374	-108.768	-108.768	-98.571	-47.586	-95.172	-67.98	-40.788	-47.586	-54.384	-88.374	-108.768	-149.556	-135.96	-135.96	-54.384

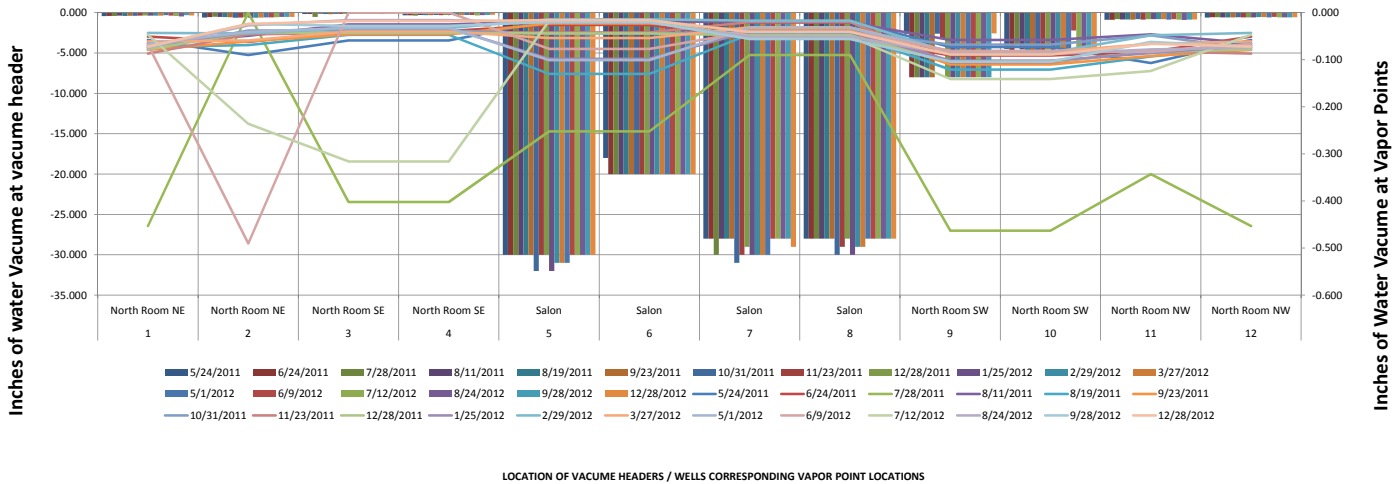
Vapor Point Number		VP 5/24/2011	VP 6/24/2011	VP 7/28/2011	VP 8/11/2011	VP 8/19/2011	VP 9/23/2011	VP 10/31/2011	VP 11/23/2011	VP 12/28/2011	VP 1/25/2012	VP 2/29/2012	VP 3/27/2012	VP 5/1/2012	VP 6/9/2012	VP 7/12/2012	VP 8/24/2012	VP 9/28/2012	VP 12/28/2012
1		-0.073	-0.091	-0.463	-0.058	-0.121	-0.110	-0.068	-0.106	-0.104	-0.102	-0.085	-0.083	-0.082	-0.081	-0.141	-0.088	-0.104	-0.089
2		-0.107	-0.083	-0.343	-0.046	-0.093	-0.092	-0.048	-0.082	-0.084	-0.086	-0.048	-0.066	-0.083	-0.082	-0.124	-0.078	-0.062	-0.066
3		-0.058	-0.051	-0.453	-0.065	-0.073	-0.079	-0.077	-0.087	-0.078	-0.070	-0.043	-0.061	-0.066	-0.068	-0.047	-0.074	-0.073	-0.072
4		-0.018	-0.053	-0.090	-0.021	-0.046	-0.037	-0.041	-0.020	-0.048	-0.040	-0.017	-0.031	-0.032	-0.040	-0.051	-0.051	-0.056	-0.041
5		-0.090	-0.062		-0.049	-0.069	-0.061	-0.038	-0.046	-0.042	-0.042	-0.044	-0.059	-0.041	-0.490	-0.236	-0.027	-0.024	-0.024
6		-0.059	-0.039	-0.402	-0.025	-0.047	-0.046	-0.038	-0.043	-0.043	-0.033	-0.033	-0.040	-0.032		-0.316	-0.016	-0.028	-0.018
7		-0.018	-0.026	-0.252	-0.018	-0.130	-0.023	-0.044	-0.042	-0.044	-0.098	-0.014	-0.054	-0.101	-0.077	-0.018	-0.021	-0.020	-0.016

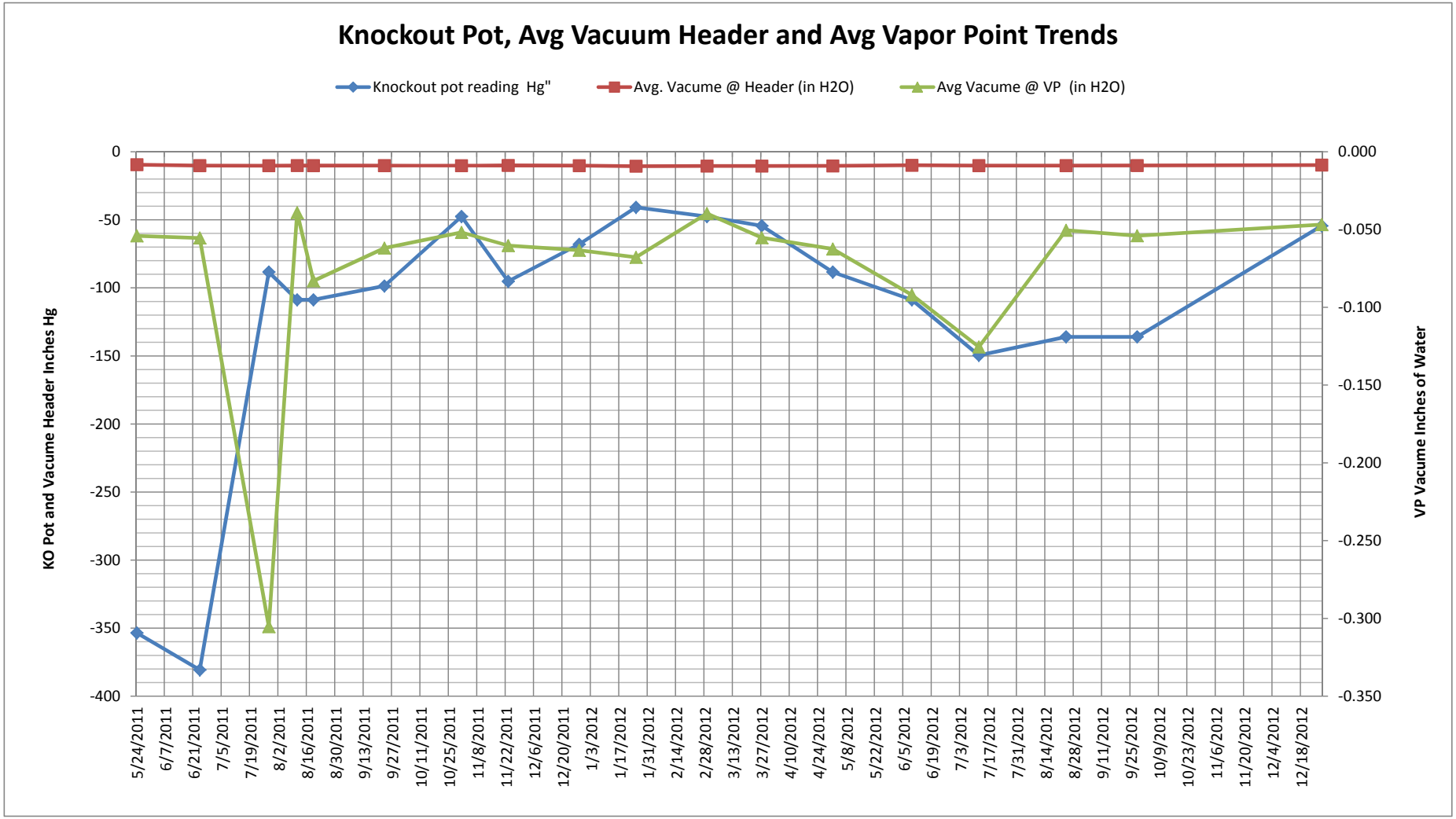
Comparison of Vacuums Measured at Distribution Header Versus Relative Vapor Point Measurements.

	5/24/2011	6/24/2011	7/28/2011	8/11/2011	8/19/2011	9/23/2011	10/31/2011	11/23/2011	12/28/2011	1/25/2012	2/29/2012	3/27/2012	5/1/2012	6/9/2012	7/12/2012	8/24/2012	9/28/2012	12/28/2012
relative Vapor Point	a vacuum points influenced by specific lateral and their comparative readings																	
3	-0.058	-0.051	-0.453	-0.065	-0.073	-0.079	-0.077	-0.087	-0.078	-0.070	-0.043	-0.061	-0.066	-0.068	-0.047	-0.074	-0.073	-0.072
5	-0.090	-0.062	0.000	-0.049	-0.069	-0.061	-0.038	-0.046	-0.042	-0.042	-0.044	-0.059	-0.041	-0.490	-0.236	-0.027	-0.024	-0.024
6	-0.059	-0.039	-0.402	-0.025	-0.047	-0.046	-0.038	-0.043	-0.043	-0.033	-0.033	-0.040	-0.032	0.000	-0.316	-0.016	-0.028	-0.018
6	-0.059	-0.039	-0.402	-0.025	-0.047	-0.046	-0.038	-0.043	-0.043	-0.033	-0.033	-0.040	-0.032	0.000	-0.316	-0.016	-0.028	-0.018
7	-0.018	-0.026	-0.252	-0.018	-0.130	-0.023	-0.044	-0.042	-0.044	-0.098	-0.014	-0.054	-0.101	-0.077	-0.018	-0.021	-0.020	-0.016
7	-0.018	-0.026	-0.252	-0.018	-0.130	-0.023	-0.044	-0.042	-0.044	-0.098	-0.014	-0.054	-0.101	-0.077	-0.018	-0.021	-0.020	-0.016
4	-0.018	-0.053	-0.090	-0.021	-0.046	-0.037	-0.041	-0.020	-0.048	-0.040	-0.017	-0.031	-0.032	-0.040	-0.051	-0.051	-0.056	-0.041
4	-0.018	-0.053	-0.090	-0.021	-0.046	-0.037	-0.041	-0.020	-0.048	-0.040	-0.017	-0.031	-0.032	-0.040	-0.051	-0.051	-0.056	-0.041
1	-0.073	-0.091	-0.463	-0.058	-0.121	-0.110	-0.068	-0.106	-0.104	-0.102	-0.085	-0.083	-0.082	-0.081	-0.141	-0.088	-0.104	-0.089
1	-0.073	-0.091	-0.463	-0.058	-0.121	-0.110	-0.068	-0.106	-0.104	-0.102	-0.085	-0.083	-0.082	-0.081	-0.141	-0.088	-0.104	-0.089
2	-0.107	-0.083	-0.343	-0.046	-0.093	-0.092	-0.048	-0.082	-0.084	-0.086	-0.048	-0.066	-0.083	-0.082	-0.124	-0.078	-0.062	-0.066
3	-0.058	-0.051	-0.453	-0.065	-0.073	-0.079	-0.077	-0.087	-0.078	-0.070	-0.043	-0.061	-0.066	-0.068	-0.047	-0.074	-0.073	-0.072
Avg Vacume @ VP (in H_2O)	-0.054	-0.055	-0.305	-0.039	-0.083	-0.062	-0.052	-0.060	-0.063	-0.068	-0.040	-0.055	-0.063	-0.092	-0.126	-0.050	-0.054	-0.047


SMALL OUTSIDE AREA STRUCTURES TO BE REMOVED (FUTURE)
INTERIOR WALLS REMOVED
EXISTING BASEMENT AREA
75ft. 0in.
22ft. 6in.
9ft. 6in.
43ft. 0in.
VP 1
VP 2
VP 3
VP 4
VP 5
VP 6
VP 7
A
B
C
D
WELL

Vacuum at Each Vapor Extraction Leg (Bars) vs Related Vapor Point (Lines)




Knockout Pot, Avg Vacuum Header and Avg Vapor Point Trends
Knockout pot reading Hg"
Avg. Vacume @ Header (in H2O)
Avg Vacume @ VP (in H2O)
KO Pot and Vacume Header Inches Hg
VP Vacume Inches of Water
0
-50
-100
-150
-200
-250
-300
-350
-400
0.000
-0.050
-0.100
-0.150
-0.200
-0.250
-0.300
-0.350
5/24/2011
6/7/2011
6/21/2011
7/5/2011
7/19/2011
8/2/2011
8/16/2011
8/30/2011
9/13/2011
9/27/2011
10/11/2011
10/25/2011
11/8/2011
11/22/2011
12/6/2011
12/20/2011
1/3/2012
1/17/2012
1/31/2012
2/14/2012
2/28/2012
3/13/2012
3/27/2012
4/10/2012
4/24/2012
5/8/2012
5/22/2012
6/5/2012
6/19/2012
7/3/2012
7/17/2012
7/31/2012
8/14/2012
8/28/2012
9/11/2012
9/25/2012
10/9/2012
10/23/2012
11/6/2012
11/20/2012
12/4/2012
12/18/2012

ATTACHMENT D

ELAPSED TIME AND RUNTIME CALCULATIONS
Chez Valet

Elapsed Time and Run time calculations

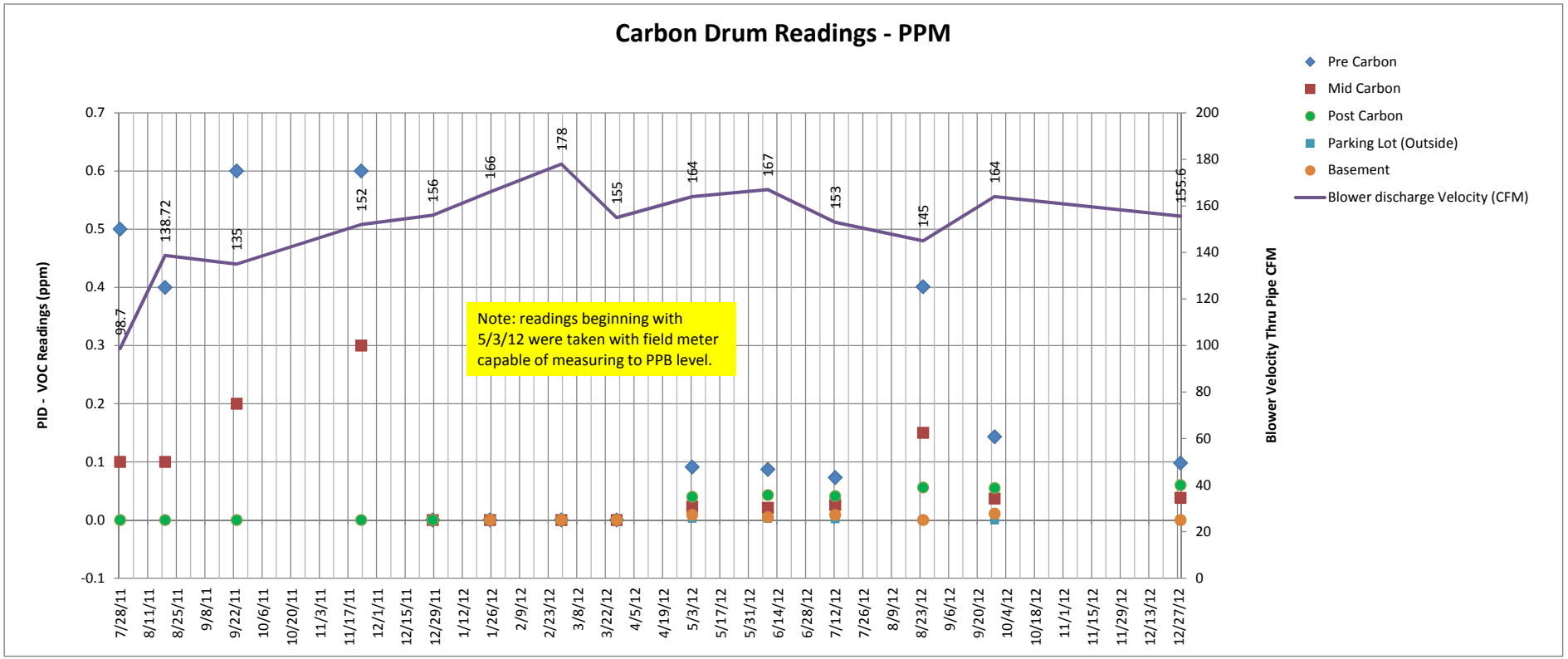
Date @ Time	Meter reading (hours)	Meter Read By	Actual Elapsed Time (hours)	Interval between readings	Interval % runtime	Cumulative % runtime	Days not operating	Comments
5/24/11 9:00	-							
6/24/2011 8:35	743.6	RH	743.6	743.6	100.0%	100.0%		
7/28/2011 7:15	1,555.5	RH	1,558.3	814.7	99.7%	99.8%	0.12	
8/11/2011 7:10	1,890.7	RH	1,894.2	335.9	99.8%	99.8%	0.03	
8/19/11 7:00	2,082.0	RH	2,086.0	191.8	99.7%	99.8%	0.02	
9/23/11 8:20	2,921.0	RH	2,927.3	841.3	99.7%	99.8%	0.10	
11/23/11 7:45	4,379.5	RH	4,390.7	1,463.4	99.7%	99.7%	0.20	
12/28/11 8:00	5,217.5	RH	5,231.0	840.3	99.7%	99.7%	0.09	
1/25/12 7:54	5,887.5	RH	5,902.9	671.9	99.7%	99.7%	0.08	
2/29/12 7:47	6,725.2	RH	6,742.8	839.9	99.7%	99.7%	0.09	
3/27/12 8:00	7,370.7	RH	7,391.0	648.2	99.6%	99.7%	0.11	
5/1/12 10:23	8,210.8	RH	8,233.4	842.4	99.7%	99.7%	0.10	
5/3/12 8:03	8,256.3	RH	8,279.1	45.7	99.6%	99.7%	0.01	
6/9/2012 7:36	9,117.1	RH	9,166.6	933.2	97.1%	99.5%	1.12	Summer thunder Storm
7/12/2012 9:10	9,932.4	RH	9,960.2	793.6	102.7%	99.7%	-0.91	
8/24/2012 8:15	10,960.7	RH	10,991.3	1,031.1	99.7%	99.7%	0.12	
9/27/2012 12:25	11,778.7	AHL	11,811.4	820.2	99.7%	99.7%	0.09	
9/28/2012 9:00	11,799.2	RH	11,832.0	20.6	99.6%	99.7%	0.00	
11/14/2012 10:30	12,856.3	AHL	12,961.5	1,129.5	95.4%	99.2%	2.16	Hurricane Sandy
12/28/2012 9:07	13,908.1	RH	14,016.1	1,054.6	99.7%	99.2%	0.12	

ATTACHMENT E

CARBON DRUM READINGS
Chez Valet

EXHAUST GAS
CARBON DRUM READINGS

Date	7/28/11	8/11/11	8/19/11	9/23/11	11/23/2011	12/28/2011	1/25/2012	2/29/2012	3/27/2012	5/3/2012	6/9/2012	7/12/2012	8/24/2012	9/28/2012	12/28/2012
Blower discharge Velocity (CFM)	98.7		138.72	135	152	156	166	178	155	164	167	153	145	164	155.6
PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)
Pre Carbon	0.5		0.4	0.6	0.6	0.0	0.0	0.0	0.0	0.0910	0.0870	0.0730	0.4010	0.1430	0.0980
Mid Carbon	0.1		0.1	0.2	0.3	0.0	0.0	0.0	0.0	0.0230	0.0210	0.0260	0.1500	0.0370	0.0380
Post Carbon	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0400	0.0430	0.0410	0.0560	0.0550	0.0600
Parking Lot (Outside)							0.0	0.0	0.0	0.0030	0.0030	0.0020	0.0000	0.0000	0.0000
Basement							0.0	0.0	0.0	0.0090	0.0050	0.0090	0.0000	0.0110	0.0000



SSD/SVE SYSTEM
NYSDEC Site Number 1-03-169
Former Chez Valet Dry Cleaners
1-3 Manorhaven Boulevard
Port Washington, NY 11050

Progress Report

Submitted 5/28/2013

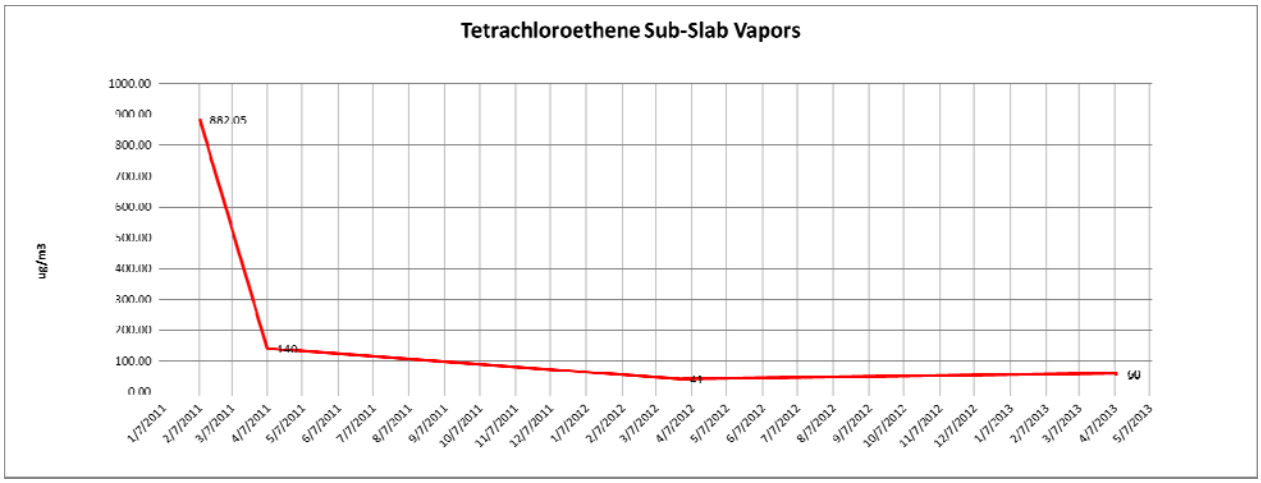
Time Period
12/28/2012 to 4/8/2013

The purpose of this report will be to generally outline work efforts conducted and remedial progress at the above referenced site for the time period indicated.

1. Summary of Highlights - This Reporting Period

- The Sub Slab Depressurization System (SSD)/ Soil Venting and Extraction (SVE) system continues operation and has been operational since 2/7/2011.
- Unexpected downtime occurred on or about 3/28/2013 when Severn Trent Environmental Services (STES) visited the site for a routine inspection and sub slab vapor analysis activities. At the time of the visit, it was discovered that the basement area housing the SVE/SSD had been broken into and the machine had been turned off. Utilizing run time our meter readings, it was calculated that the machine was off for 2.7 days. The remedial system was inspected, restarted, and has been operational without problems from this date. The percent run time for that interval fell to 94.5% while cumulative runtimes from the start of the project remain at 98.9%.
- A pre-carbon PID reading was taken on 4/8/2013 which showed 0.2 ppm TVOC. Although this is slightly higher than the December reading of 0.1 ppm, it is still quite low and we are anticipating that the compound of concern will show continued, reduced results.
- Given the consistent low (PID) TVOC readings, 2 samples were taken of the remedial system's inlet airstream. This airstream would also be representative of present day subs slab vapor conditions. Two Summa canisters were utilized to sample the vapors and analyzed utilizing EPA TO-15 GC/MS Full Scan criteria. The results showed that Tetrachloroethene, the contaminant of concern, remained below the 100 $\mu g/m^3$ soil vapor Standard Criteria and Guidance Value (SCG). Please refer to Attachment 1.

Carbon Influent Sample	Tetrachloroethene (ug/m^3)
#1	60
#2	56



- Severn Trent Environmental Services (STES) has continued long-term operations and maintenance of the system since 5/16/2011.
    - Continued monitoring has identified that sub slab depressurization system continues to maintain appropriate negative pressures. Monitoring is performed in accordance with STES prepared Standard Operating Procedures for this site. (Attachment A)
    - STES conducted site visits on 4/8, to verify that sub slab vacuums are sustained and the remedial system is properly balanced and maintained.
    - AHL conducted site visits on 2/7 and 3/28 (at STES's request) to verify system is operational and to verify and log in system run time.

- Draft Environmental Easement
    - Robert Dooley, Esq., was contacted on 1/23/2013 regarding the status of the Draft Environmental Easement. Mr. Dooley reported that he had been in contact with Ben Conlon of NYSDEC on 1/17/2013 inquiring about review status.
    - NYSDEC reported on that date that they have everything required for a complete review and that the approval of the Draft Environmental Easement is "pending".

2. Work Performed This Reporting Period (STES)

- General operating information. **New tasks executed after the last reporting period are presented in bold.** (Please refer to Attachment C – to see copy of field notes).

Date	Vacuum Point Readings	Vacuum Gauge readings	PID Readings @ Carbon	Blower elapsed time Readings	Comments
4/8/2013	**X**	**X**	**X**	**X**	• **Outside PID readings 0.0 – 11 ppb, basement 37 – 27 ppb. PID readings conducted twice due to increased level displayed.** • **Collected Carbon influent samples utilizing TO- 15 summa canisters.** • **Removed hose–barbs from two remaining sampling points within salon area and replace them with PVC plugs to avoid breakage.** • **Note first-quarter monitoring performed late due to break-in observed that the end of last month.**
3/28/2013	**Not conducted due to system being off upon arrival.**	**Not conducted due to system being off upon arrival.**	**Not conducted due to system being off upon arrival.**	**Not conducted due to system being off upon arrival.**	• **Upon arrival at site STES determines the basement door has been pried open & system turned off.** • **Equipment inspected and no apparent damage found.** • **Power supply and controls inspected with no apparent damage detected.** • **It appears that power switch was not tripped but manually turned to the off position. System was off for a total of 2.7 days. Fuse panel that supplies power to system inspected and no tripped switch is found as well.** • **New owner notified. New owner will have discussion with existing building occupants and will evaluate upgrading security if necessary.** • **NYSDEC case manager notified.** • **System restarted and allowed to rebalance before sub slab vapor samples taken.**

Date	Vacuum Point Readings	Vacuum Gauge readings	PID Readings @ Carbon	Blower elapsed time Readings	Comments
12/28/12	X	X	X	X	• Basement light found to be burned out (location of SVE/SSD system). Replaced by STES. • Plugs installed in all vapor points other than those inside the salon. (Salon busy & full of clientele.)
9/28/12	X	X	X	X	• Header valve #6 was found opened. [AHL comment – The valves are typically not moved as they are set to a certain position to balance out the vacuums over the areas of concern. These valves are difficult to manipulate and would take a conscious effort to move.] • STES noted that before resetting the valves the vacuum reading was 12 inches of H2O. After resetting the valves to the correct position vacuum immediately returned to 20 inches of H2O. • VP-2 was again found open. • After discussions with AHL, STES instructed to replace all sampling valves and barbs with plugs. Plugs can be removed during monitoring efforts and will prevent valve manipulation or breakage.
8/24/12	X	X	X	X	• The parking lot on the side and in front of the building has been repaved with new asphalt. • Town is working on sidewalks and what appears to be some utility work in front of the building. • STES is assuming that these two activities have had an impact on the vacuum readings as well as PID readings. 401 ppb is still a very small number but it is significantly higher than previous readings. STES suspects that the high PID readings are from the new asphalt and that these readings will drop in future monitoring events.
7/12/12	X	X	X	X	• VP-1 and VP-3 barbs broken. Valve on VP-5 was again found open.
6/9/12	X	X	X	X	• Was not able to get reading from VP-6 due to damaged barb on sample port

Date	Vacuum Point Readings	Vacuum Gauge readings	PID Readings @ Carbon	Blower elapsed time Readings	Comments
5/3/12			X		• Site revisited to take PID readings due to failed meter on 5/1/12
5/1/12	X	X		X	• Rented PID meter failed have to calibration an attempted infield. Replacement PID being sent, return to site required to take readings. • VP– 5 valve was in the open position & hose Barb was damaged again. Damaged hose Barb was removed and upon inspection STES found a "core plywood" in the barb. It appears that a sheet of plywood was dropped on the monitoring point.
3/27/12	X	X	X	X	• Vapor samples collected from SVE/SSD System (Carbon Influent & Carbon System Discharge) • STES determines that are more sensitive PID is available that can read to ppb levels whereas existing unit needs to ppm level. Due to continued low concentration levels, was sensitive PID unit will be rented for next monthly monitoring event
2/29/12	X	X	X	X	System Operating Normally
1/25/2012	X	X	X	X	• Inspected MW-1, MW-2 and MW-3. • MW-2 did not have well, temporarily covered with duct tape. Repair to be done during next site visit • MW-4 and MW-5 not located due to high activity level of heavy equipment in area
12/28/11	X	X	X	X	• Small crack on discharge pipe of the primary carbon vessel. • Temporary repairs were made. • PID readings appear to indicate that soil vapor in the capture zone has reached non-detect levels.
11/23/11	X	X	X	X	System Operating Normally
10/31/11	X	X	X		System Operating Normally

3. Summary of Historical Data

This section will review and trend the historical data at the site. Three primary areas will be discussed:

a. Post Start-Up Sub Slab Vacuums.
b. Vacuum Gauge Settings & Miscellaneous System Information.
c. Elapsed Time And Runtime Calculations
d. Carbon Drum Readings

a. Post Start-Up Sub Slab Vacuums (please refer to Attachment B)

i) Description of Attachments:

- Page 1 of 4: represents a table that summarizes the field measured sub slab vacuums. All vacuum readings less than or equal to -0.024 are shaded green all vacuums >-0.025 are shaded in red. This shading allows us to monitor which vacuums are becoming marginal thus necessitating readjustment of system balancing.
- Page 2 of 4: location plan for all the vapor points and well locations.
- Page 3 of 4: graphically shows sub slab vacuums over the period of operations. Note all readings are relatively consistent other than those measured on 7/28/11. After reviewing field data, calibration techniques & barometric pressures for all sampling data and comparing them, we cannot explain the variability of the readings on this day. This data will be kept in the log but will not be utilize an overall trending.
- Page 4 of 4: similar to page 3 other than the graph is represented by lines versus bars.

ii) Observations

- All vapor points continue to maintain a negative vacuum.
- VP-7 only point showing less than -0.024 inches of water. All other vapor points are are showing vacuums greater than -0.024 inches of water

b. Vacuum Gauge Settings & Miscellaneous System Information (please refer to Attachment C)

i) Description of Attachments:

- Page 1 and 2 of 5: summarizes the vacuum gauge readings taken at each lateral off the header (page 1) as well as vacuum readings at the relative vapor points located near that particular lateral (page 2).
- Page 3 of 5: location plan for all the vapor points and well locations.
- Page 4 of 5: graphically presents vacuum readings at the header laterals (bars) versus vacuum readings at the associated vapor points (lines). This graphic was prepared in order to determine how the site was balancing at the vapor points and what affect the vacuum at the lateral had on the final vacuum at the vapor points.
- Page 5 of 5: graphically represents the vacuum in the Knockout Pot (in. Hg) as well as the average vacuum in the distribution header located at the vacuum pump (in. H_2O) and average vacuum at all vapor points (in. H_2O).

c. Elapsed Time and Runtime Calculations. (Please refer to Attachment D)

Description of Attachments:

This table summarizes the run time meter readings after 5/24/11, the date and time STES installed the hour meter on the system. Through 4/8/13 system is achieving operating times in excess of 99%.

It should be noted that due to the break-in at the end of March 2013, (previously described) the percent uptime for that reporting period dropped to 94.5%.

d. Carbon Drum Readings (please refer to Attachment E)

i) Description of Attachments:

This table and graph summarize PID readings taken:

- Before the air phase carbon treatment vessels = Pre Carbon.
- Between the primary air phase carbon vessel and the secondary air phase carbon vessel = Mid Carbon.
- After the final air phase carbon treatment system or exhaust = Post Carbon.
- In addition the blower discharge velocity measurements taken at the air phase carbon treatment vessels is represented by the "purple" line graph.

Monthly site monitoring includes taking PID measurements of the exhaust to ensure that the drums will be changed out an ample time should break through occur.

ii) Observations

- Note – readings beginning 5/3/12 were taking with field meter capable of measuring ppb levels.
- "Pre-Carbon" readings on 8/24/2012 and 9/28/2012 were elevated, but did not exceed the SCG guideline of 100 µg/m^3. Although these readings were elevated, STES believes that it was due to new asphalt paving surrounding approximately 50% of the building perimeter.
- TO-15 summa canisters samples showed two pre-carbon readings for Tetrachloroethene at 56 and 60 ug/m^3 respectively. Both samples were below the 100 ug/m^3 SCG guideline.

4. Problems Encountered & Proposed Resolutions

- No major system operational problems were encountered other than concerns over the security of the SVE/SSD system.
- End of March 2013 break-in previously described.

5. Expected Work During the Next Progress Period

- Continued monitoring of site operations on a quarterly basis.
- Based on continued sub slab vapor concentrations less than 100 ug/m^3 we intend to recommend to NYSDEC to shut down the remedial system. Once approved by NYSDEC this will trigger indoor air monitoring events as outlined in the Site Management Plan.

ATTACHMENT 1

Air Toxics

Sub - Slab (Carbon Influent Samples)
4/10/13

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4/23/2013
Mr. Ross Hibler
Severn Trent Services
100 Morris Avenue

Glen Cove NY 11542

Project Name: Evergreen
Project #:
Workorder #: 1304239

Dear Mr. Ross Hibler

The following report includes the data for the above referenced project for sample(s) received on 4/10/2013 at Air Toxics Ltd.

The data and associated QC analyzed by Modified TO-15 are compliant with the project requirements or laboratory criteria with the exception of the deviations noted in the attached case narrative.

Thank you for choosing Air Toxics Ltd. for your air analysis needs. Air Toxics Ltd. is committed to providing accurate data of the highest quality. Please feel free to contact the Project Manager: Ausha Scott at 916-985-1000 if you have any questions regarding the data in this report.

Regards,

Ausha Scott

Project Manager

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WORK ORDER #: 1304239

Work Order Summary

CLIENT:	Mr. Ross Hibler Severn Trent Services 100 Morris Avenue Glen Cove, NY 11542	**BILL TO:**	Mr. Ross Hibler Severn Trent Services 100 Morris Avenue Glen Cove, NY 11542
PHONE:	516-674-6032	**P.O. #**	011805
FAX:		**PROJECT #**	Evergreen
DATE RECEIVED:	04/10/2013	**CONTACT:**	Ausha Scott
DATE COMPLETED:	04/23/2013		

FRACTION #	NAME	TEST	RECEIPT VAC./PRES.	FINAL PRESSURE
01A	Carbon Influent #1	Modified TO-15	5.7 "Hg	9.2 psi
02A	Carbon Influent #2	Modified TO-15	0.2 "Hg	4.5 psi
03A	Lab Blank	Modified TO-15	NA	NA
04A	CCV	Modified TO-15	NA	NA
05A	LCS	Modified TO-15	NA	NA
05AA	LCSD	Modified TO-15	NA	NA

CERTIFIED BY: Heidi Hayes DATE: 04/23/13

Technical Director

Certfication numbers: AZ Licensure AZ0775, CA NELAP - 12282CA, NY NELAP - 11291,
TX NELAP - T104704434-12-5, UT NELAP CA009332012-3, WA NELAP - C935
Name of Accrediting Agency: NELAP/ORELAP (Oregon Environmental Laboratory Accreditation Program)
Accreditation number: CA300005, Effective date: 10/18/2011, Expiration date: 10/17/2012.
Eurofins Air Toxics Ltd. certifies that the test results contained in this report meet all requirements of the NELAC standards

180 BLUE RAVINE ROAD, SUITE B FOLSOM, CA - 9563
(916) 985-1000 . (800) 985-5955 . FAX (916) 985-1020

LABORATORY NARRATIVE
EPA Method TO-15
Severn Trent Services
Workorder# 1304239

Two 6 Liter Summa Canister samples were received on April 10, 2013. The laboratory performed analysis via EPA Method TO-15 using GC/MS in the full scan mode.

This workorder was independently validated prior to submittal using 'USEPA National Functional Guidelines' as generally applied to the analysis of volatile organic compounds in air. A rules-based, logic driven, independent validation engine was employed to assess completeness, evaluate pass/fail of relevant project quality control requirements and verification of all quantified amounts.

Receiving Notes

There were no receiving discrepancies.

Analytical Notes

There were no analytical discrepancies.

Definition of Data Qualifying Flags

Eight qualifiers may have been used on the data analysis sheets and indicates as follows:

B - Compound present in laboratory blank greater than reporting limit (background subtraction not performed).

J - Estimated value.

E - Exceeds instrument calibration range.

S - Saturated peak.

Q - Exceeds quality control limits.

U - Compound analyzed for but not detected above the reporting limit, LOD, or MDL value. See data page for project specific U-flag definition.

UJ- Non-detected compound associated with low bias in the CCV and/or LCS.

N - The identification is based on presumptive evidence.

File extensions may have been used on the data analysis sheets and indicates as follows:

a-File was requantified

b-File was quantified by a second column and detector

r1-File was requantified for the purpose of reissue

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Summary of Detected Compounds
EPA METHOD TO-15 GC/MS FULL SCAN

Client Sample ID: Carbon Influent #1

Lab ID#: 1304239-01A

Compound	Rpt. Limit (ppbv)	Amount (ppbv)	Rpt. Limit (ug/m3)	Amount (ug/m3)
Ethanol	4.0	230	7.6	430
Acetone	10	47	24	110
2-Propanol	4.0	11	9.9	27
Tetrachloroethene	1.0	8.8	6.8	60

Client Sample ID: Carbon Influent #2

Lab ID#: 1304239-02A

Compound	Rpt. Limit (ppbv)	Amount (ppbv)	Rpt. Limit (ug/m3)	Amount (ug/m3)
Ethanol	2.6	220	5.0	420
Acetone	6.6	43	16	100
2-Propanol	2.6	11	6.5	27
Tetrachloroethene	0.66	8.3	4.5	56

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Client Sample ID: Carbon Influent #1

Lab ID#: 1304239-01A

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	**p041718**	**Date of Collection:**	**4/8/13 10:57:00 AM**
Dil. Factor:	**2.01**	**Date of Analysis:**	**4/17/13 07:15 PM**

Compound	Rpt. Limit (ppbv)	Amount (ppbv)	Rpt. Limit (ug/m3)	Amount (ug/m3)
Freon 12	1.0	Not Detected	5.0	Not Detected
Freon 114	1.0	Not Detected	7.0	Not Detected
Chloromethane	10	Not Detected	21	Not Detected
Vinyl Chloride	1.0	Not Detected	2.6	Not Detected
1,3-Butadiene	1.0	Not Detected	2.2	Not Detected
Bromomethane	10	Not Detected	39	Not Detected
Chloroethane	4.0	Not Detected	11	Not Detected
Freon 11	1.0	Not Detected	5.6	Not Detected
Ethanol	4.0	230	7.6	430
Freon 113	1.0	Not Detected	7.7	Not Detected
1,1-Dichloroethene	1.0	Not Detected	4.0	Not Detected
Acetone	10	47	24	110
2-Propanol	4.0	11	9.9	27
Carbon Disulfide	4.0	Not Detected	12	Not Detected
3-Chloropropene	4.0	Not Detected	12	Not Detected
Methylene Chloride	10	Not Detected	35	Not Detected
Methyl tert-butyl ether	1.0	Not Detected	3.6	Not Detected
trans-1,2-Dichloroethene	1.0	Not Detected	4.0	Not Detected
Hexane	1.0	Not Detected	3.5	Not Detected
1,1-Dichloroethane	1.0	Not Detected	4.1	Not Detected
2-Butanone (Methyl Ethyl Ketone)	4.0	Not Detected	12	Not Detected
cis-1,2-Dichloroethene	1.0	Not Detected	4.0	Not Detected
Tetrahydrofuran	1.0	Not Detected	3.0	Not Detected
Chloroform	1.0	Not Detected	4.9	Not Detected
1,1,1-Trichloroethane	1.0	Not Detected	5.5	Not Detected
Cyclohexane	1.0	Not Detected	3.4	Not Detected
Carbon Tetrachloride	1.0	Not Detected	6.3	Not Detected
2,2,4-Trimethylpentane	1.0	Not Detected	4.7	Not Detected
Benzene	1.0	Not Detected	3.2	Not Detected
1,2-Dichloroethane	1.0	Not Detected	4.1	Not Detected
Heptane	1.0	Not Detected	4.1	Not Detected
Trichloroethene	1.0	Not Detected	5.4	Not Detected
1,2-Dichloropropane	1.0	Not Detected	4.6	Not Detected
1,4-Dioxane	4.0	Not Detected	14	Not Detected
Bromodichloromethane	1.0	Not Detected	6.7	Not Detected
cis-1,3-Dichloropropene	1.0	Not Detected	4.6	Not Detected
4-Methyl-2-pentanone	1.0	Not Detected	4.1	Not Detected
Toluene	1.0	Not Detected	3.8	Not Detected
trans-1,3-Dichloropropene	1.0	Not Detected	4.6	Not Detected
1,1,2-Trichloroethane	1.0	Not Detected	5.5	Not Detected
Tetrachloroethene	1.0	8.8	6.8	60
2-Hexanone	4.0	Not Detected	16	Not Detected

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Client Sample ID: Carbon Influent #1

Lab ID#: 1304239-01A

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	**p041718**	**Date of Collection:**	**4/8/13 10:57:00 AM**
Dil. Factor:	**2.01**	**Date of Analysis:**	**4/17/13 07:15 PM**

Compound	Rpt. Limit (ppbv)	Amount (ppbv)	Rpt. Limit (ug/m3)	Amount (ug/m3)
Dibromochloromethane	1.0	Not Detected	8.6	Not Detected
1,2-Dibromoethane (EDB)	1.0	Not Detected	7.7	Not Detected
Chlorobenzene	1.0	Not Detected	4.6	Not Detected
Ethyl Benzene	1.0	Not Detected	4.4	Not Detected
m,p-Xylene	1.0	Not Detected	4.4	Not Detected
o-Xylene	1.0	Not Detected	4.4	Not Detected
Styrene	1.0	Not Detected	4.3	Not Detected
Bromoform	1.0	Not Detected	10	Not Detected
Cumene	1.0	Not Detected	4.9	Not Detected
1,1,2,2-Tetrachloroethane	1.0	Not Detected	6.9	Not Detected
Propylbenzene	1.0	Not Detected	4.9	Not Detected
4-Ethyltoluene	1.0	Not Detected	4.9	Not Detected
1,3,5-Trimethylbenzene	1.0	Not Detected	4.9	Not Detected
1,2,4-Trimethylbenzene	1.0	Not Detected	4.9	Not Detected
1,3-Dichlorobenzene	1.0	Not Detected	6.0	Not Detected
1,4-Dichlorobenzene	1.0	Not Detected	6.0	Not Detected
alpha-Chlorotoluene	1.0	Not Detected	5.2	Not Detected
1,2-Dichlorobenzene	1.0	Not Detected	6.0	Not Detected
1,2,4-Trichlorobenzene	4.0	Not Detected	30	Not Detected
Hexachlorobutadiene	4.0	Not Detected	43	Not Detected

Container Type: 6 Liter Summa Canister

Surrogates	%Recovery	Method Limits
Toluene-d8	100	70-130
1,2-Dichloroethane-d4	93	70-130
4-Bromofluorobenzene	94	70-130

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Client Sample ID: Carbon Influent #2

Lab ID#: 1304239-02A

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	**p041719**	**Date of Collection:**	**4/8/13 11:08:00 AM**
Dil. Factor:	**1.32**	**Date of Analysis:**	**4/17/13 07:35 PM**

Compound	Rpt. Limit (ppbv)	Amount (ppbv)	Rpt. Limit (ug/m3)	Amount (ug/m3)
Freon 12	0.66	Not Detected	3.3	Not Detected
Freon 114	0.66	Not Detected	4.6	Not Detected
Chloromethane	6.6	Not Detected	14	Not Detected
Vinyl Chloride	0.66	Not Detected	1.7	Not Detected
1,3-Butadiene	0.66	Not Detected	1.5	Not Detected
Bromomethane	6.6	Not Detected	26	Not Detected
Chloroethane	2.6	Not Detected	7.0	Not Detected
Freon 11	0.66	Not Detected	3.7	Not Detected
Ethanol	2.6	220	5.0	420
Freon 113	0.66	Not Detected	5.0	Not Detected
1,1-Dichloroethene	0.66	Not Detected	2.6	Not Detected
Acetone	6.6	43	16	100
2-Propanol	2.6	11	6.5	27
Carbon Disulfide	2.6	Not Detected	8.2	Not Detected
3-Chloropropene	2.6	Not Detected	8.3	Not Detected
Methylene Chloride	6.6	Not Detected	23	Not Detected
Methyl tert-butyl ether	0.66	Not Detected	2.4	Not Detected
trans-1,2-Dichloroethene	0.66	Not Detected	2.6	Not Detected
Hexane	0.66	Not Detected	2.3	Not Detected
1,1-Dichloroethane	0.66	Not Detected	2.7	Not Detected
2-Butanone (Methyl Ethyl Ketone)	2.6	Not Detected	7.8	Not Detected
cis-1,2-Dichloroethene	0.66	Not Detected	2.6	Not Detected
Tetrahydrofuran	0.66	Not Detected	1.9	Not Detected
Chloroform	0.66	Not Detected	3.2	Not Detected
1,1,1-Trichloroethane	0.66	Not Detected	3.6	Not Detected
Cyclohexane	0.66	Not Detected	2.3	Not Detected
Carbon Tetrachloride	0.66	Not Detected	4.2	Not Detected
2,2,4-Trimethylpentane	0.66	Not Detected	3.1	Not Detected
Benzene	0.66	Not Detected	2.1	Not Detected
1,2-Dichloroethane	0.66	Not Detected	2.7	Not Detected
Heptane	0.66	Not Detected	2.7	Not Detected
Trichloroethene	0.66	Not Detected	3.5	Not Detected
1,2-Dichloropropane	0.66	Not Detected	3.0	Not Detected
1,4-Dioxane	2.6	Not Detected	9.5	Not Detected
Bromodichloromethane	0.66	Not Detected	4.4	Not Detected
cis-1,3-Dichloropropene	0.66	Not Detected	3.0	Not Detected
4-Methyl-2-pentanone	0.66	Not Detected	2.7	Not Detected
Toluene	0.66	Not Detected	2.5	Not Detected
trans-1,3-Dichloropropene	0.66	Not Detected	3.0	Not Detected
1,1,2-Trichloroethane	0.66	Not Detected	3.6	Not Detected
Tetrachloroethene	0.66	8.3	4.5	56
2-Hexanone	2.6	Not Detected	11	Not Detected

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Client Sample ID: Carbon Influent #2

Lab ID#: 1304239-02A

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	**p041719**	**Date of Collection:**	**4/8/13 11:08:00 AM**
Dil. Factor:	**1.32**	**Date of Analysis:**	**4/17/13 07:35 PM**

Compound	Rpt. Limit (ppbv)	Amount (ppbv)	Rpt. Limit (ug/m3)	Amount (ug/m3)
Dibromochloromethane	0.66	Not Detected	5.6	Not Detected
1,2-Dibromoethane (EDB)	0.66	Not Detected	5.1	Not Detected
Chlorobenzene	0.66	Not Detected	3.0	Not Detected
Ethyl Benzene	0.66	Not Detected	2.9	Not Detected
m,p-Xylene	0.66	Not Detected	2.9	Not Detected
o-Xylene	0.66	Not Detected	2.9	Not Detected
Styrene	0.66	Not Detected	2.8	Not Detected
Bromoform	0.66	Not Detected	6.8	Not Detected
Cumene	0.66	Not Detected	3.2	Not Detected
1,1,2,2-Tetrachloroethane	0.66	Not Detected	4.5	Not Detected
Propylbenzene	0.66	Not Detected	3.2	Not Detected
4-Ethyltoluene	0.66	Not Detected	3.2	Not Detected
1,3,5-Trimethylbenzene	0.66	Not Detected	3.2	Not Detected
1,2,4-Trimethylbenzene	0.66	Not Detected	3.2	Not Detected
1,3-Dichlorobenzene	0.66	Not Detected	4.0	Not Detected
1,4-Dichlorobenzene	0.66	Not Detected	4.0	Not Detected
alpha-Chlorotoluene	0.66	Not Detected	3.4	Not Detected
1,2-Dichlorobenzene	0.66	Not Detected	4.0	Not Detected
1,2,4-Trichlorobenzene	2.6	Not Detected	20	Not Detected
Hexachlorobutadiene	2.6	Not Detected	28	Not Detected

Container Type: 6 Liter Summa Canister

Surrogates	%Recovery	Method Limits
Toluene-d8	101	70-130
1,2-Dichloroethane-d4	93	70-130
4-Bromofluorobenzene	95	70-130

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Client Sample ID: Lab Blank

Lab ID#: 1304239-03A

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	**p041707**	**Date of Collection: NA**	
Dil. Factor:	**1.00**	**Date of Analysis: 4/17/13 01:22 PM**	

Compound	Rpt. Limit (ppbv)	Amount (ppbv)	Rpt. Limit (ug/m3)	Amount (ug/m3)
Freon 12	0.50	Not Detected	2.5	Not Detected
Freon 114	0.50	Not Detected	3.5	Not Detected
Chloromethane	5.0	Not Detected	10	Not Detected
Vinyl Chloride	0.50	Not Detected	1.3	Not Detected
1,3-Butadiene	0.50	Not Detected	1.1	Not Detected
Bromomethane	5.0	Not Detected	19	Not Detected
Chloroethane	2.0	Not Detected	5.3	Not Detected
Freon 11	0.50	Not Detected	2.8	Not Detected
Ethanol	2.0	Not Detected	3.8	Not Detected
Freon 113	0.50	Not Detected	3.8	Not Detected
1,1-Dichloroethene	0.50	Not Detected	2.0	Not Detected
Acetone	5.0	Not Detected	12	Not Detected
2-Propanol	2.0	Not Detected	4.9	Not Detected
Carbon Disulfide	2.0	Not Detected	6.2	Not Detected
3-Chloropropene	2.0	Not Detected	6.3	Not Detected
Methylene Chloride	5.0	Not Detected	17	Not Detected
Methyl tert-butyl ether	0.50	Not Detected	1.8	Not Detected
trans-1,2-Dichloroethene	0.50	Not Detected	2.0	Not Detected
Hexane	0.50	Not Detected	1.8	Not Detected
1,1-Dichloroethane	0.50	Not Detected	2.0	Not Detected
2-Butanone (Methyl Ethyl Ketone)	2.0	Not Detected	5.9	Not Detected
cis-1,2-Dichloroethene	0.50	Not Detected	2.0	Not Detected
Tetrahydrofuran	0.50	Not Detected	1.5	Not Detected
Chloroform	0.50	Not Detected	2.4	Not Detected
1,1,1-Trichloroethane	0.50	Not Detected	2.7	Not Detected
Cyclohexane	0.50	Not Detected	1.7	Not Detected
Carbon Tetrachloride	0.50	Not Detected	3.1	Not Detected
2,2,4-Trimethylpentane	0.50	Not Detected	2.3	Not Detected
Benzene	0.50	Not Detected	1.6	Not Detected
1,2-Dichloroethane	0.50	Not Detected	2.0	Not Detected
Heptane	0.50	Not Detected	2.0	Not Detected
Trichloroethene	0.50	Not Detected	2.7	Not Detected
1,2-Dichloropropane	0.50	Not Detected	2.3	Not Detected
1,4-Dioxane	2.0	Not Detected	7.2	Not Detected
Bromodichloromethane	0.50	Not Detected	3.4	Not Detected
cis-1,3-Dichloropropene	0.50	Not Detected	2.3	Not Detected
4-Methyl-2-pentanone	0.50	Not Detected	2.0	Not Detected
Toluene	0.50	Not Detected	1.9	Not Detected
trans-1,3-Dichloropropene	0.50	Not Detected	2.3	Not Detected
1,1,2-Trichloroethane	0.50	Not Detected	2.7	Not Detected
Tetrachloroethene	0.50	Not Detected	3.4	Not Detected
2-Hexanone	2.0	Not Detected	8.2	Not Detected

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Client Sample ID: Lab Blank

Lab ID#: 1304239-03A

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	**p041707**	**Date of Collection: NA**	
Dil. Factor:	**1.00**	**Date of Analysis: 4/17/13 01:22 PM**	

Compound	Rpt. Limit (ppbv)	Amount (ppbv)	Rpt. Limit (ug/m3)	Amount (ug/m3)
Dibromochloromethane	0.50	Not Detected	4.2	Not Detected
1,2-Dibromoethane (EDB)	0.50	Not Detected	3.8	Not Detected
Chlorobenzene	0.50	Not Detected	2.3	Not Detected
Ethyl Benzene	0.50	Not Detected	2.2	Not Detected
m,p-Xylene	0.50	Not Detected	2.2	Not Detected
o-Xylene	0.50	Not Detected	2.2	Not Detected
Styrene	0.50	Not Detected	2.1	Not Detected
Bromoform	0.50	Not Detected	5.2	Not Detected
Cumene	0.50	Not Detected	2.4	Not Detected
1,1,2,2-Tetrachloroethane	0.50	Not Detected	3.4	Not Detected
Propylbenzene	0.50	Not Detected	2.4	Not Detected
4-Ethyltoluene	0.50	Not Detected	2.4	Not Detected
1,3,5-Trimethylbenzene	0.50	Not Detected	2.4	Not Detected
1,2,4-Trimethylbenzene	0.50	Not Detected	2.4	Not Detected
1,3-Dichlorobenzene	0.50	Not Detected	3.0	Not Detected
1,4-Dichlorobenzene	0.50	Not Detected	3.0	Not Detected
alpha-Chlorotoluene	0.50	Not Detected	2.6	Not Detected
1,2-Dichlorobenzene	0.50	Not Detected	3.0	Not Detected
1,2,4-Trichlorobenzene	2.0	Not Detected	15	Not Detected
Hexachlorobutadiene	2.0	Not Detected	21	Not Detected

Container Type: NA - Not Applicable

Surrogates	%Recovery	Method Limits
Toluene-d8	103	70-130
1,2-Dichloroethane-d4	88	70-130
4-Bromofluorobenzene	94	70-130

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Client Sample ID: CCV

Lab ID#: 1304239-04A

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	**p041702**	**Date of Collection: NA**	
Dil. Factor:	**1.00**	**Date of Analysis: 4/17/13 09:30 AM**	

Compound	%Recovery
Freon 12	88
Freon 114	91
Chloromethane	91
Vinyl Chloride	89
1,3-Butadiene	94
Bromomethane	94
Chloroethane	101
Freon 11	88
Ethanol	106
Freon 113	91
1,1-Dichloroethene	99
Acetone	94
2-Propanol	95
Carbon Disulfide	89
3-Chloropropene	96
Methylene Chloride	96
Methyl tert-butyl ether	84
trans-1,2-Dichloroethene	93
Hexane	97
1,1-Dichloroethane	94
2-Butanone (Methyl Ethyl Ketone)	97
cis-1,2-Dichloroethene	96
Tetrahydrofuran	100
Chloroform	93
1,1,1-Trichloroethane	89
Cyclohexane	93
Carbon Tetrachloride	90
2,2,4-Trimethylpentane	101
Benzene	95
1,2-Dichloroethane	89
Heptane	98
Trichloroethene	90
1,2-Dichloropropane	100
1,4-Dioxane	101
Bromodichloromethane	94
cis-1,3-Dichloropropene	98
4-Methyl-2-pentanone	109
Toluene	98
trans-1,3-Dichloropropene	97
1,1,2-Trichloroethane	98
Tetrachloroethene	90
2-Hexanone	108

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Client Sample ID: CCV

Lab ID#: 1304239-04A

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	**p041702**	**Date of Collection: NA**	
Dil. Factor:	**1.00**	**Date of Analysis: 4/17/13 09:30 AM**	

Compound	%Recovery
Dibromochloromethane	97
1,2-Dibromoethane (EDB)	98
Chlorobenzene	98
Ethyl Benzene	102
m,p-Xylene	101
o-Xylene	101
Styrene	107
Bromoform	100
Cumene	99
1,1,2,2-Tetrachloroethane	102
Propylbenzene	102
4-Ethyltoluene	104
1,3,5-Trimethylbenzene	107
1,2,4-Trimethylbenzene	105
1,3-Dichlorobenzene	100
1,4-Dichlorobenzene	96
alpha-Chlorotoluene	103
1,2-Dichlorobenzene	101
1,2,4-Trichlorobenzene	100
Hexachlorobutadiene	100

Container Type: NA - Not Applicable

Surrogates	%Recovery	Method Limits
Toluene-d8	105	70-130
1,2-Dichloroethane-d4	94	70-130
4-Bromofluorobenzene	96	70-130

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Client Sample ID: LCS

Lab ID#: 1304239-05A

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	**p041703**	**Date of Collection: NA**	
Dil. Factor:	**1.00**	**Date of Analysis: 4/17/13 10:01 AM**	

Compound	%Recovery
Freon 12	85
Freon 114	87
Chloromethane	89
Vinyl Chloride	91
1,3-Butadiene	92
Bromomethane	88
Chloroethane	98
Freon 11	84
Ethanol	78
Freon 113	88
1,1-Dichloroethene	98
Acetone	91
2-Propanol	93
Carbon Disulfide	106
3-Chloropropene	105
Methylene Chloride	94
Methyl tert-butyl ether	81
trans-1,2-Dichloroethene	102
Hexane	92
1,1-Dichloroethane	89
2-Butanone (Methyl Ethyl Ketone)	96
cis-1,2-Dichloroethene	91
Tetrahydrofuran	92
Chloroform	92
1,1,1-Trichloroethane	84
Cyclohexane	92
Carbon Tetrachloride	85
2,2,4-Trimethylpentane	95
Benzene	93
1,2-Dichloroethane	86
Heptane	99
Trichloroethene	90
1,2-Dichloropropane	98
1,4-Dioxane	95
Bromodichloromethane	91
cis-1,3-Dichloropropene	94
4-Methyl-2-pentanone	101
Toluene	96
trans-1,3-Dichloropropene	94
1,1,2-Trichloroethane	95
Tetrachloroethene	86
2-Hexanone	104

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Client Sample ID: LCS

Lab ID#: 1304239-05A

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	**p041703**	**Date of Collection: NA**	
Dil. Factor:	**1.00**	**Date of Analysis: 4/17/13 10:01 AM**	

Compound	%Recovery
Dibromochloromethane	93
1,2-Dibromoethane (EDB)	97
Chlorobenzene	97
Ethyl Benzene	97
m,p-Xylene	100
o-Xylene	100
Styrene	102
Bromoform	94
Cumene	97
1,1,2,2-Tetrachloroethane	100
Propylbenzene	99
4-Ethyltoluene	98
1,3,5-Trimethylbenzene	102
1,2,4-Trimethylbenzene	97
1,3-Dichlorobenzene	97
1,4-Dichlorobenzene	92
alpha-Chlorotoluene	97
1,2-Dichlorobenzene	97
1,2,4-Trichlorobenzene	98
Hexachlorobutadiene	95

Container Type: NA - Not Applicable

Surrogates	%Recovery	Method Limits
Toluene-d8	104	70-130
1,2-Dichloroethane-d4	90	70-130
4-Bromofluorobenzene	97	70-130

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Client Sample ID: LCSD

Lab ID#: 1304239-05AA

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	**p041704**	**Date of Collection: NA**	
Dil. Factor:	**1.00**	**Date of Analysis: 4/17/13 10:35 AM**	

Compound	%Recovery
Freon 12	84
Freon 114	86
Chloromethane	88
Vinyl Chloride	88
1,3-Butadiene	90
Bromomethane	89
Chloroethane	96
Freon 11	80
Ethanol	76
Freon 113	86
1,1-Dichloroethene	98
Acetone	88
2-Propanol	91
Carbon Disulfide	105
3-Chloropropene	105
Methylene Chloride	87
Methyl tert-butyl ether	79
trans-1,2-Dichloroethene	99
Hexane	91
1,1-Dichloroethane	89
2-Butanone (Methyl Ethyl Ketone)	98
cis-1,2-Dichloroethene	90
Tetrahydrofuran	91
Chloroform	88
1,1,1-Trichloroethane	83
Cyclohexane	91
Carbon Tetrachloride	82
2,2,4-Trimethylpentane	95
Benzene	93
1,2-Dichloroethane	81
Heptane	95
Trichloroethene	85
1,2-Dichloropropane	94
1,4-Dioxane	94
Bromodichloromethane	88
cis-1,3-Dichloropropene	93
4-Methyl-2-pentanone	98
Toluene	92
trans-1,3-Dichloropropene	92
1,1,2-Trichloroethane	93
Tetrachloroethene	85
2-Hexanone	103

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Client Sample ID: LCSD

Lab ID#: 1304239-05AA

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	**p041704**	**Date of Collection: NA**	
Dil. Factor:	**1.00**	**Date of Analysis: 4/17/13 10:35 AM**	

Compound	%Recovery
Dibromochloromethane	91
1,2-Dibromoethane (EDB)	94
Chlorobenzene	96
Ethyl Benzene	96
m,p-Xylene	100
o-Xylene	99
Styrene	101
Bromoform	92
Cumene	95
1,1,2,2-Tetrachloroethane	100
Propylbenzene	98
4-Ethyltoluene	96
1,3,5-Trimethylbenzene	102
1,2,4-Trimethylbenzene	97
1,3-Dichlorobenzene	96
1,4-Dichlorobenzene	92
alpha-Chlorotoluene	96
1,2-Dichlorobenzene	96
1,2,4-Trichlorobenzene	98
Hexachlorobutadiene	93

Container Type: NA - Not Applicable

Surrogates	%Recovery	Method Limits
Toluene-d8	102	70-130
1,2-Dichloroethane-d4	89	70-130
4-Bromofluorobenzene	98	70-130

ATTACHMENT A

STES
Standard Operating Procedures
for
NYSDEC Site Number 1-03-169
Former Chez Valet Dry Cleaners
1-3 Manorhaven Boulevard
Port Washington, NY 11050

STES

Standard Operating Procedures
for
NYSDEC Site Number 1-03-169
Former Chez Valet Dry Cleaners
1-3 Manorhaven Boulevard
Port Washington, NY 11050

Required Equipment

1. Photoionization Detector (PID) – with Calibration Kit
2. Three Tedlar Bags
3. Anemometer – to measure Carbon System Discharge Flow Rate
4. Dywer Digitial Monometer - 0.0000 to -4.0000 inches Water range
5. Chez Valet SSDS/SVE System Monitoring Sheet

Procedure - Monthly Site Visit

1. Notify engineer prior to scheduling Site visit
2. Notify Evergreen Salon at least 48 hours before site visit
3. Upon arrival locate the Onsite Logbook (located on girder above primary Vapor Phase Carbon Vessel).
4. Log in the date, time, Weather and operator initials – note any other individuals onsite
5. Calibrate PID
6. Collect readings from; Influent to Primary Carbon Vessel, Influent to Secondary Carbon Vessel, and Carbon System Effluent.
7. Log the readings in Logbook and LogSheet
8. Collect blower elapsed time readings – log in both logbook and logsheet – note elapsed time reading AND time of Day reading taken.
9. Collect Vacuum Gauge readings from Header and Knock-Out Pot.
10. Collect background PID Readings from Basement and Parking Lot outside basement entrance
11. Collect Vacuum readings from Vacuum points.
12. Review data.
    a. Contact Engineer if there are anomalies, or if any part of the system is damaged or requires repair
13. In the event that any SSD/SVE system adjustments are made, recollect Vacuum Point and Vacuum Gauge readings
14. Transfer all Readings and Notes to Chez Valet SSDS/SVE sheet
15. Sign out and put Onsite logbook back in its place
16. Tell Evergreen that STES is leaving Site
17. Take Equipment (PID, Velocity Meter and Monometer) and leave site.
18. Upon arrival at office enter data into electronic spreadsheet and electronically transmit data/report to Engineer.

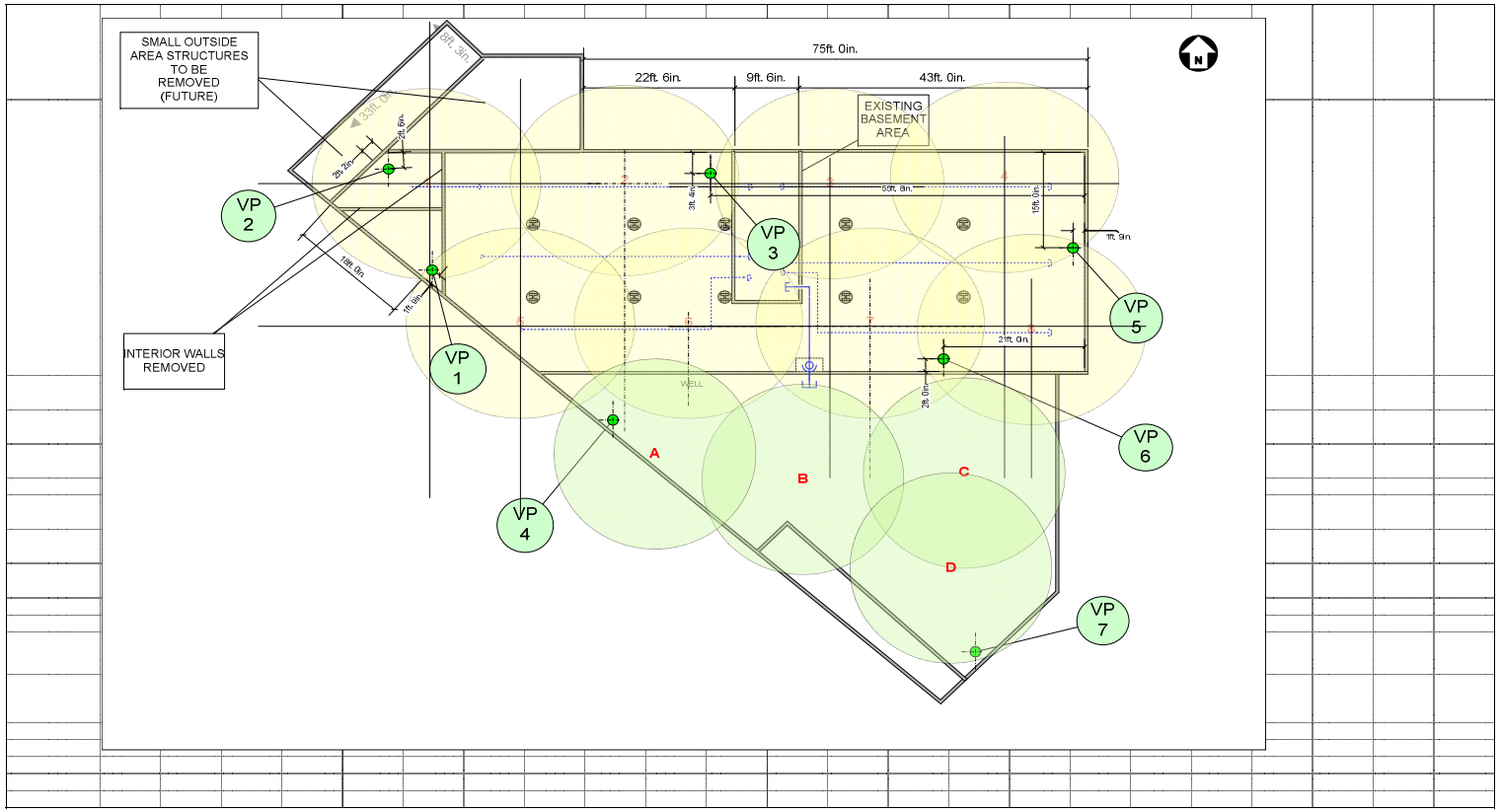
ATTACHMENT B

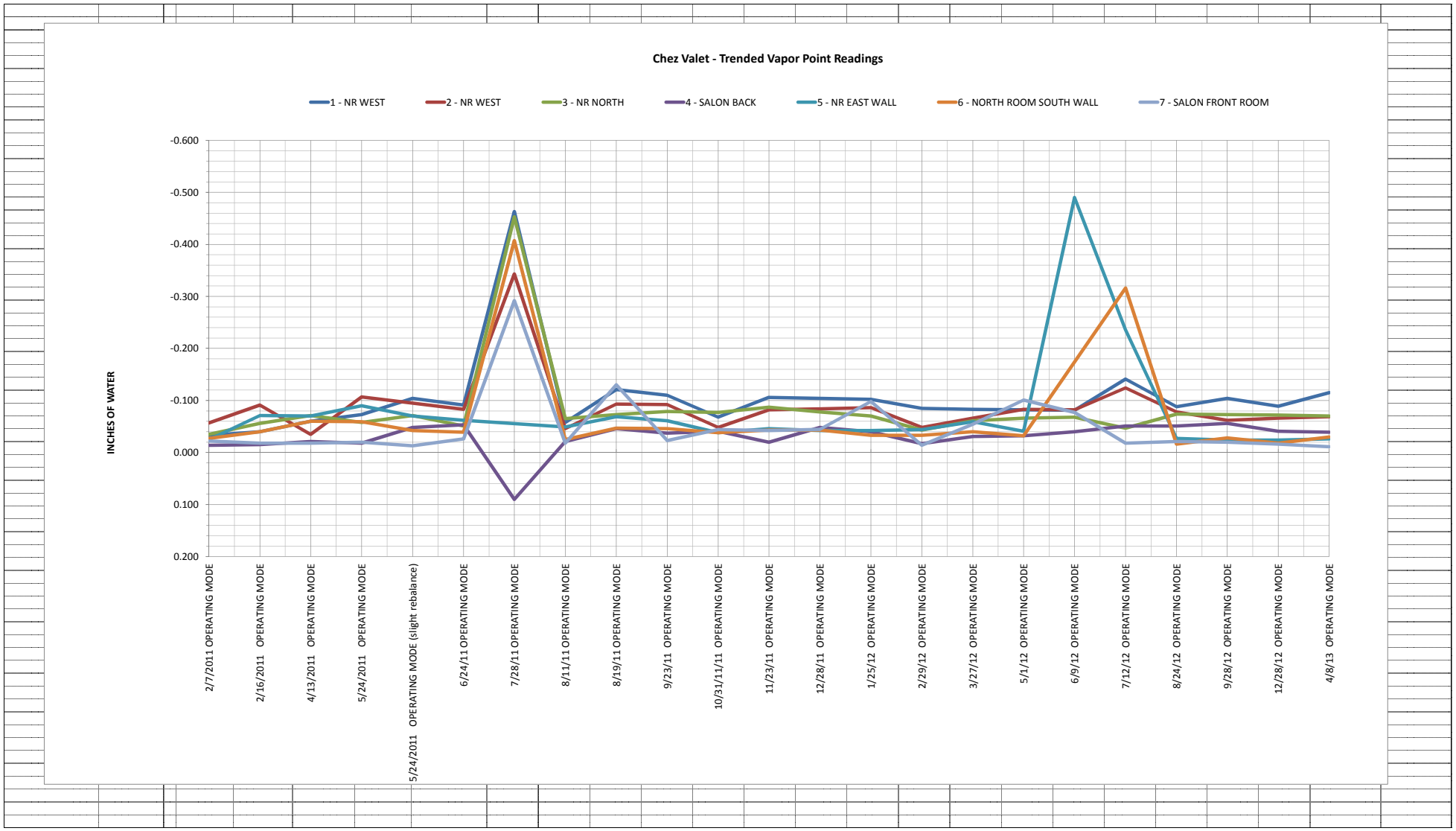
POST START UP VACUUM RESULTS
Chez Valet

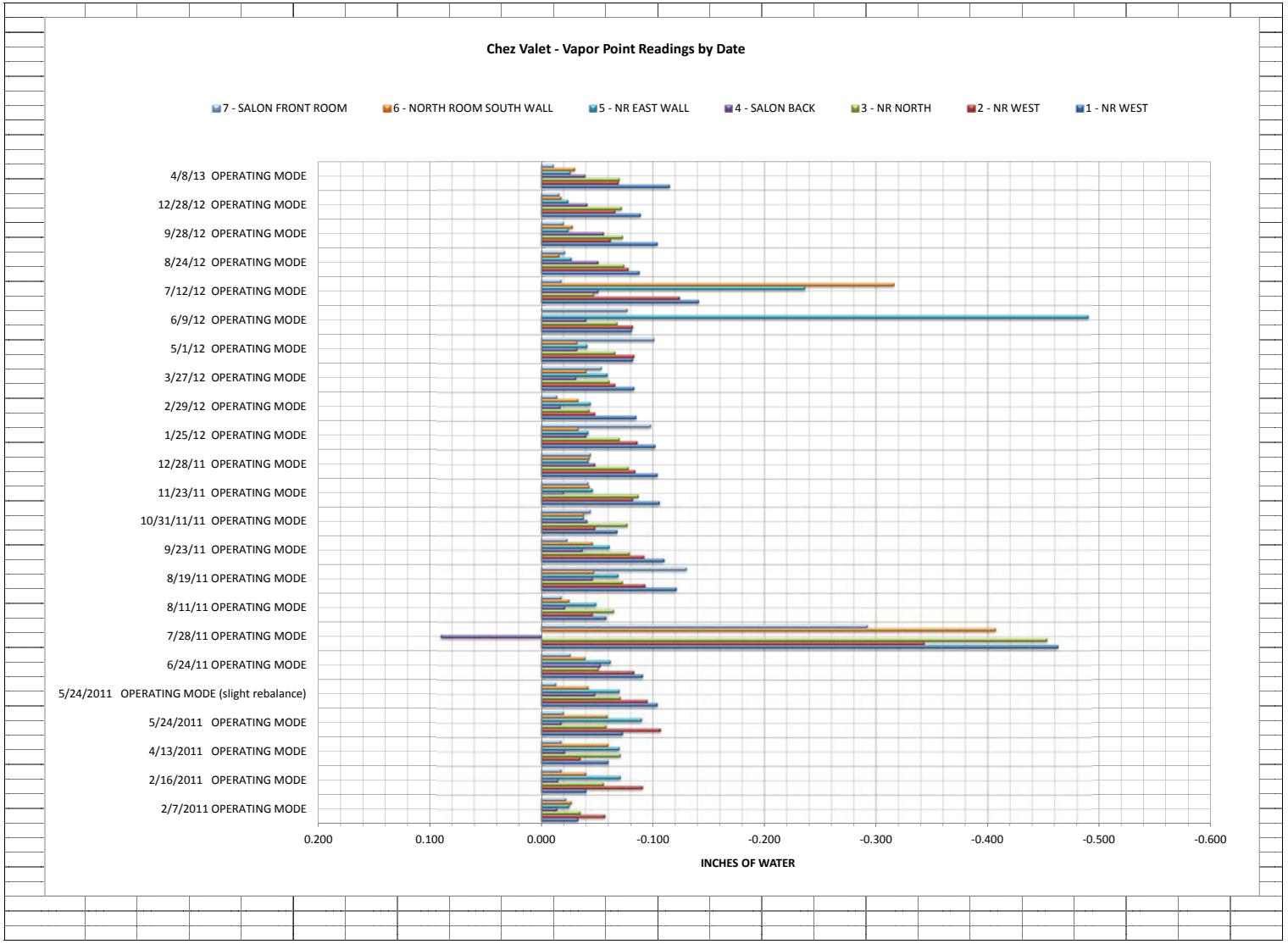
Vapor Point Designation	Location		2/7/2011 OPERATING MODE	2/16/2011 OPERATING MODE	4/13/2011 OPERATING MODE	5/24/2011 OPERATING MODE	5/24/2011 OPERATING MODE (slight rebalance)	6/24/11 OPERATING MODE	7/28/11 OPERATING MODE	8/11/11 OPERATING MODE	8/19/11 OPERATING MODE	9/23/11 OPERATING MODE	10/31/11/11 OPERATING MODE	11/23/11 OPERATING MODE	12/28/11 OPERATING MODE	1/25/12 OPERATING MODE	2/29/12 OPERATING MODE	3/27/12 OPERATING MODE	5/1/12 OPERATING MODE	6/9/12 OPERATING MODE	7/12/12 OPERATING MODE	8/24/12 OPERATING MODE	9/28/12 OPERATING MODE	12/28/12 OPERATING MODE	4/8/13 OPERATING MODE
			C (vert well) closed all other Salon wells open wide. North room all valves open very small amount.	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE
1 - NR WEST	NORTH ROOM		-0.033	-0.040	-0.060	-0.073	-0.104	-0.091	-0.463	-0.058	-0.121	-0.110	-0.068	-0.106	-0.104	-0.102	-0.085	-0.083	-0.082	-0.081	-0.141	-0.088	-0.104	-0.089	-0.115
2 - NR WEST	NORTH ROOM		-0.057	-0.091	-0.035	-0.107	-0.095	-0.083	-0.343	-0.046	-0.093	-0.092	-0.048	-0.082	-0.084	-0.086	-0.048	-0.066	-0.083	-0.082	-0.124	-0.078	-0.062	-0.066	-0.069
3 - NR NORTH	NORTH ROOM		-0.035	-0.056	-0.071	-0.058	-0.071	-0.051	-0.453	-0.065	-0.073	-0.079	-0.077	-0.087	-0.078	-0.070	-0.043	-0.061	-0.066	-0.068	-0.047	-0.074	-0.073	-0.072	-0.070
4 - SALON BACK	S - BACK		-0.014	-0.015	-0.021	-0.018	-0.048	-0.053	0.090	-0.021	-0.046	-0.037	-0.041	-0.020	-0.048	-0.040	-0.017	-0.031	-0.032	-0.040	-0.051	-0.051	-0.056	-0.041	-0.039
5 - NR EAST WALL	NORTH ROOM		-0.025	-0.071	-0.070	-0.090	-0.070	-0.062		-0.049	-0.069	-0.061	-0.038	-0.046	-0.042	-0.042	-0.044	-0.059	-0.041	-0.490	-0.236	-0.027	-0.024	-0.024	-0.026
6 - NORTH ROOM SOUTH WALL	NORTH ROOM		-0.027	-0.040	-0.060	-0.059	-0.042	-0.039	-0.407	-0.025	-0.047	-0.046	-0.038	-0.043	-0.043	-0.033	-0.033	-0.040	-0.032		-0.316	-0.016	-0.028	-0.018	-0.030
7 - SALON FRONT ROOM	S -FRONT		-0.022	-0.018	-0.018	-0.020	-0.013	-0.026	-0.292	-0.018	-0.130	-0.023	-0.044	-0.042	-0.044	-0.098	-0.014	-0.054	-0.101	-0.077	-0.018	-0.021	-0.020	-0.016	-0.011

-0.025	LESS THAN OR EQUAL TO -0.024
-0.023	GREATER THAN -0.025

NR =	NORTH ROOM
S =	SALON


SMALL OUTSIDE AREA STRUCTURES TO BE REMOVED (FUTURE)
INTERIOR WALLS REMOVED
EXISTING BASEMENT AREA
75ft. 0in.
22ft. 6in.
9ft. 6in.
43ft. 0in.
VP 1
VP 2
VP 3
VP 4
VP 5
VP 6
VP 7
A
B
C
D


Chez Valet - Trended Vapor Point Readings
1 - NR WEST
2 - NR WEST
3 - NR NORTH
4 - SALON BACK
5 - NR EAST WALL
6 - NORTH ROOM SOUTH WALL
7 - SALON FRONT ROOM
INCHES OF WATER
-0.600
-0.500
-0.400
-0.300
-0.200
-0.100
0.000
0.100
0.200
2/7/2011 OPERATING MODE
2/16/2011 OPERATING MODE
4/13/2011 OPERATING MODE
5/24/2011 OPERATING MODE
5/24/2011 OPERATING MODE (slight rebalance)
6/24/11 OPERATING MODE
7/28/11 OPERATING MODE
8/11/11 OPERATING MODE
8/19/11 OPERATING MODE
9/23/11 OPERATING MODE
10/31/11/11 OPERATING MODE
11/23/11 OPERATING MODE
12/28/11 OPERATING MODE
1/25/12 OPERATING MODE
2/29/12 OPERATING MODE
3/27/12 OPERATING MODE
5/1/12 OPERATING MODE
6/9/12 OPERATING MODE
7/12/12 OPERATING MODE
8/24/12 OPERATING MODE
9/28/12 OPERATING MODE
12/28/12 OPERATING MODE
4/8/13 OPERATING MODE


Chez Valet - Vapor Point Readings by Date
7 - SALON FRONT ROOM
6 - NORTH ROOM SOUTH WALL
5 - NR EAST WALL
4 - SALON BACK
3 - NR NORTH
2 - NR WEST
1 - NR WEST
4/8/13 OPERATING MODE
12/28/12 OPERATING MODE
9/28/12 OPERATING MODE
8/24/12 OPERATING MODE
7/12/12 OPERATING MODE
6/9/12 OPERATING MODE
5/1/12 OPERATING MODE
3/27/12 OPERATING MODE
2/29/12 OPERATING MODE
1/25/12 OPERATING MODE
12/28/11 OPERATING MODE
11/23/11 OPERATING MODE
10/31/11/11 OPERATING MODE
9/23/11 OPERATING MODE
8/19/11 OPERATING MODE
8/11/11 OPERATING MODE
7/28/11 OPERATING MODE
6/24/11 OPERATING MODE
5/24/2011 OPERATING MODE (slight rebalance)
5/24/2011 OPERATING MODE
4/13/2011 OPERATING MODE
2/16/2011 OPERATING MODE
2/7/2011 OPERATING MODE
0.200
0.100
0.000
-0.100
-0.200
-0.300
-0.400
-0.500
-0.600
INCHES OF WATER

ATTACHMENT C

VACUUM GAUGE SETTINGS
&
MISCELLANEOUS SYSTEM INFORMATION
Chez Valet

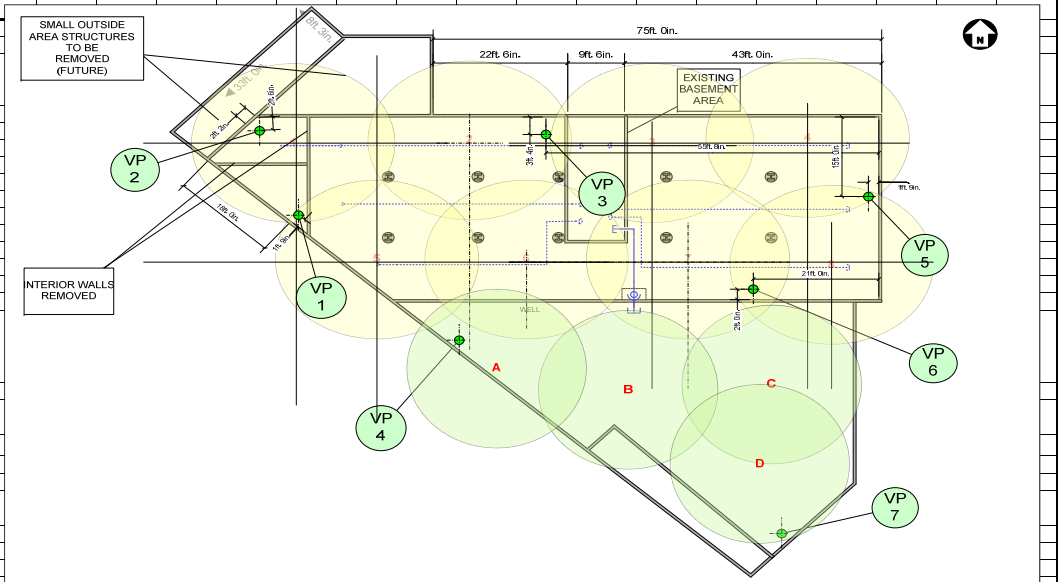
Comparison of Vacuums Measured at Distribution Header Versus Relative Vapor Point Measurements.

	DATE		5/24/2011	6/24/2011	7/28/2011	8/11/2011	8/19/2011	9/23/2011	10/31/2011	11/23/2011	12/28/2011	1/25/2012	2/29/2012	3/27/2012	5/1/2012	6/9/2012	7/12/2012	8/24/2012	9/28/2012	12/28/2012	4/8/2013
Valve Number	Location	Vacuum reading at distribution header specific to lateral being controlled.																			
1	North Room NE	-0.395	-0.430	-0.410	-0.407	-0.371	-0.399	-0.395	-0.394	-0.366	-0.355	-0.372	-0.363	-0.371	-0.310	-0.373	-0.416	-0.463	-0.311	-0.340	-0.356
2	North Room NE	-0.557	-0.600	-0.550	-0.511	-0.533	-0.542	-0.557	-0.626	-0.609	-0.571	-0.653	-0.635	-0.615	-0.579	-0.582	-0.567	-0.535	-0.525	-0.532	-0.512
3	North Room SE	-0.195	-0.180	-0.180	-0.527	-0.136	-0.163	-0.195	-0.150	-0.155	-0.152	-0.153	-0.139	-0.145	-0.155	-0.143	-0.179	-0.161	-0.131	-0.126	-0.134
4	North Room SE	-0.308	-0.330	-0.330	-0.360	-0.290	-0.309	-0.308	-0.289	-0.301	-0.294	-0.293	-0.301	-0.311	-0.297	-0.299	-0.344	-0.313	-0.297	-0.272	-0.064
5	Salon	-30.000	-30.000	-30.000	-30.000	-30.000	-30.000	-30.000	-32.000	-30.000	-30.000	-32.000	-31.000	-31.000	-31.000	-30.000	-30.000	-30.000	-30.000	-30.000	-30.000
6	Salon	-20.000	-18.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000
7	Salon	-28.000	-28.000	-28.000	-30.000	-28.000	-28.000	-28.000	-31.000	-30.000	-29.000	-30.000	-30.000	-30.000	-30.000	-28.000	-28.000	-28.000	-28.000	-29.000	-28.000
8	Salon	-28.000	-28.000	-28.000	-28.000	-28.000	-28.000	-28.000	-30.000	-29.000	-28.000	-30.000	-29.000	-29.000	-28.000	-28.000	-28.000	-28.000	-28.000	-28.000	-28.000
9	North Room SW	-8.000	-2.600	-8.000	-8.000	-8.000	-8.000	-8.000	-2.602	-3.157	-8.000	-8.000	-8.000	-8.000	-8.000	-8.000	-8.000	-8.000	-8.000	-2.566	-2.430
10	North Room SW	-4.631	-4.500	-4.670	-4.000	-4.550	-4.621	-4.631	-4.617	-4.618	-4.577	-4.605	-4.529	-4.647	-4.600	-2.210	-4.650	-4.506	-4.503	-4.691	-4.371
11	North Room NW	-0.871	-0.880	-0.880	-0.801	-0.838	-0.845	-0.871	-0.812	-0.865	-0.813	-0.814	-0.805	-0.804	-0.871	-0.810	-0.874	-0.905	-0.872	-0.840	-0.821
12	North Room NW	-0.591	-0.600	-0.570	-0.571	-0.579	-0.592	-0.591	-0.560	-0.595	-0.577	-0.583	-0.554	-0.554	-0.591	-0.533	-0.595	-0.594	-0.582	-0.569	-0.549
	Avg. Vacume @ Header (in H_2O)		-9.510	-10.133	-10.265	-10.108	-10.123	-10.129	-10.254	-9.972	-10.195	-10.623	-10.444	-10.454	-10.367	-9.913	-10.135	-10.123	-10.102	-9.745	-9.603
Knockout pot reading	Hg"		-26	-28	-6.5	-8	-8	-7.25	-3.5	-7	-5	-3	-3.5	-4	-6.5	-8	-11	-10	-10	-4	-3
	H_2O"		-353.496	-380.688	-88.374	-108.768	-108.768	-98.571	-47.586	-95.172	-67.98	-40.788	-47.586	-54.384	-88.374	-108.768	-149.556	-135.96	-135.96	-54.384	-40.788

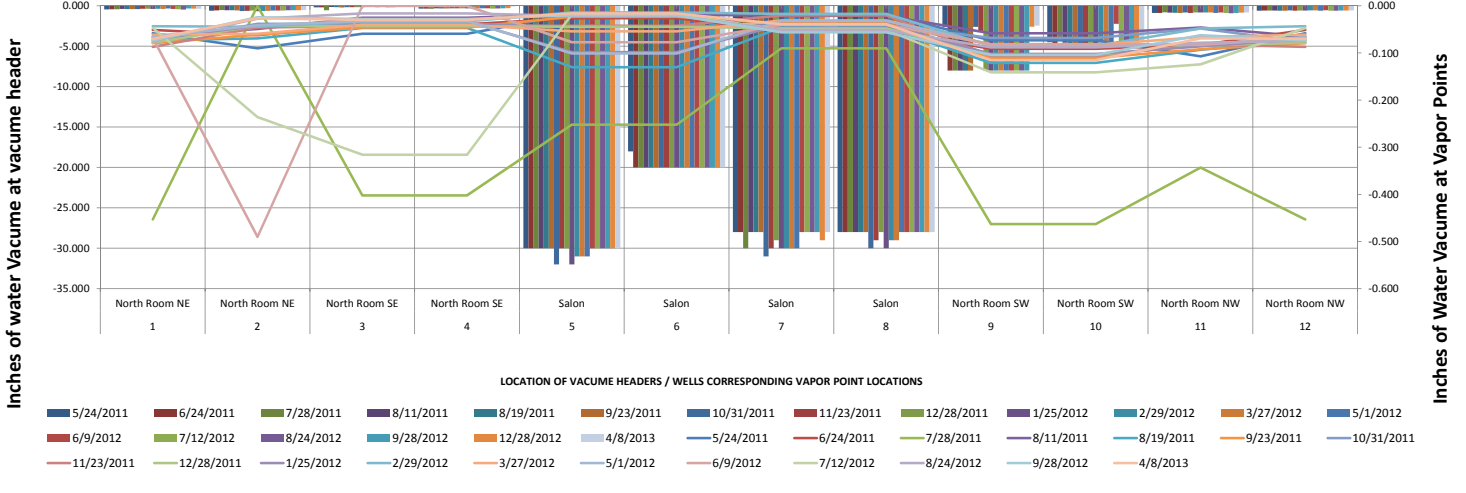
		VP	VP	VP	VP	VP	VP	VP	VP	VP	VP	VP	VP	VP	VP	VP	VP	VP	VP	VP	VP
Vapor Point Number			5/24/2011	6/24/2011	7/28/2011	8/11/2011	8/19/2011	9/23/2011	10/31/2011	11/23/2011	12/28/2011	1/25/2012	2/29/2012	3/27/2012	5/1/2012	6/9/2012	7/12/2012	8/24/2012	9/28/2012	12/28/2012	4/8/2013
1			-0.073	-0.091	-0.463	-0.058	-0.121	-0.110	-0.068	-0.106	-0.104	-0.102	-0.085	-0.083	-0.082	-0.081	-0.141	-0.088	-0.104	-0.089	-0.115
2			-0.107	-0.083	-0.343	-0.046	-0.093	-0.092	-0.048	-0.082	-0.084	-0.086	-0.048	-0.066	-0.083	-0.082	-0.124	-0.078	-0.062	-0.066	-0.069
3			-0.058	-0.051	-0.453	-0.065	-0.073	-0.079	-0.077	-0.087	-0.078	-0.070	-0.043	-0.061	-0.066	-0.068	-0.047	-0.074	-0.073	-0.072	-0.070
4			-0.018	-0.053	-0.090	-0.021	-0.046	-0.037	-0.041	-0.020	-0.048	-0.040	-0.017	-0.031	-0.032	-0.040	-0.051	-0.051	-0.056	-0.041	-0.039
5			-0.090	-0.062		-0.049	-0.069	-0.061	-0.038	-0.046	-0.042	-0.042	-0.044	-0.059	-0.041	-0.490	-0.236	-0.027	-0.024	-0.024	-0.026
6			-0.059	-0.039	-0.402	-0.025	-0.047	-0.046	-0.038	-0.043	-0.043	-0.033	-0.033	-0.040	-0.032		-0.316	-0.016	-0.028	-0.018	-0.030
7			-0.018	-0.026	-0.252	-0.018	-0.130	-0.023	-0.044	-0.042	-0.044	-0.098	-0.014	-0.054	-0.101	-0.077	-0.018	-0.021	-0.020	-0.016	-0.016

Comparison of Vacuums Measured at Distribution Header Versus Relative Vapor Point Measurements.

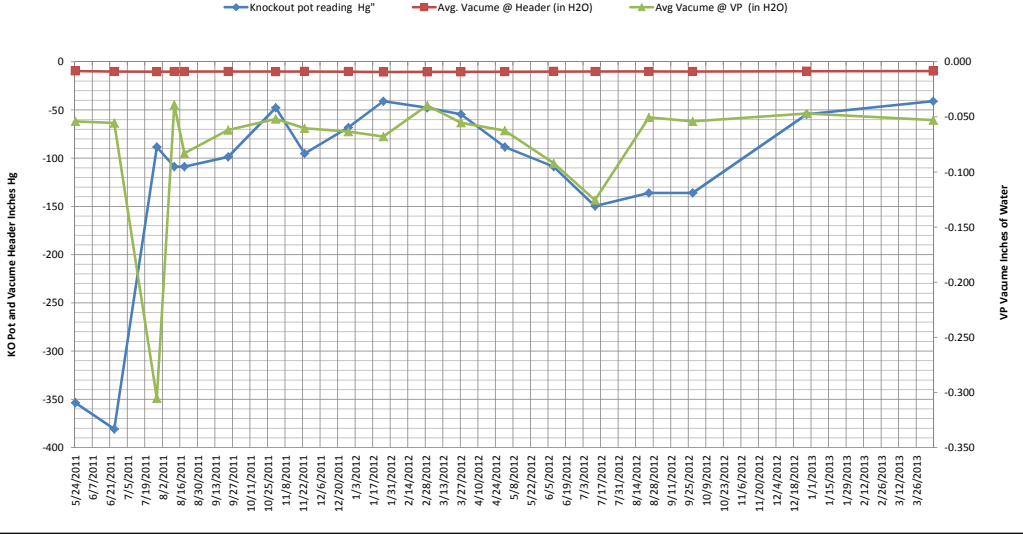
	5/24/2011	6/24/2011	7/28/2011	8/11/2011	8/19/2011	9/23/2011	10/31/2011	11/23/2011	12/28/2011	1/25/2012	2/29/2012	3/27/2012	5/1/2012	6/9/2012	7/12/2012	8/24/2012	9/28/2012	12/28/2012	4/8/2013
relative Vapor Point	a vacuum points influenced by specific lateral and their comparative readings																		
3	-0.058	-0.051	-0.453	-0.065	-0.073	-0.079	-0.077	-0.087	-0.078	-0.070	-0.043	-0.061	-0.066	-0.068	-0.047	-0.074	-0.073	-0.072	-0.070
5	-0.090	-0.062	0.000	-0.049	-0.069	-0.061	-0.038	-0.046	-0.042	-0.042	-0.044	-0.059	-0.041	-0.490	-0.236	-0.027	-0.024	-0.024	-0.026
6	-0.059	-0.039	-0.402	-0.025	-0.047	-0.046	-0.038	-0.043	-0.043	-0.033	-0.033	-0.040	-0.032	0.000	-0.316	-0.016	-0.028	-0.018	-0.030
6	-0.059	-0.039	-0.402	-0.025	-0.047	-0.046	-0.038	-0.043	-0.043	-0.033	-0.033	-0.040	-0.032	0.000	-0.316	-0.016	-0.028	-0.018	-0.030
7	-0.018	-0.026	-0.252	-0.018	-0.130	-0.023	-0.044	-0.042	-0.044	-0.098	-0.014	-0.054	-0.101	-0.077	-0.018	-0.021	-0.020	-0.016	-0.016
7	-0.018	-0.026	-0.252	-0.018	-0.130	-0.023	-0.044	-0.042	-0.044	-0.098	-0.014	-0.054	-0.101	-0.077	-0.018	-0.021	-0.020	-0.016	-0.016
4	-0.018	-0.053	-0.090	-0.021	-0.046	-0.037	-0.041	-0.020	-0.048	-0.040	-0.017	-0.031	-0.032	-0.040	-0.051	-0.051	-0.056	-0.041	-0.039
4	-0.018	-0.053	-0.090	-0.021	-0.046	-0.037	-0.041	-0.020	-0.048	-0.040	-0.017	-0.031	-0.032	-0.040	-0.051	-0.051	-0.056	-0.041	-0.039
1	-0.073	-0.091	-0.463	-0.058	-0.121	-0.110	-0.068	-0.106	-0.104	-0.102	-0.085	-0.083	-0.082	-0.081	-0.141	-0.088	-0.104	-0.089	-0.115
1	-0.073	-0.091	-0.463	-0.058	-0.121	-0.110	-0.068	-0.106	-0.104	-0.102	-0.085	-0.083	-0.082	-0.081	-0.141	-0.088	-0.104	-0.089	-0.115
2	-0.107	-0.083	-0.343	-0.046	-0.093	-0.092	-0.048	-0.082	-0.084	-0.086	-0.048	-0.066	-0.083	-0.082	-0.124	-0.078	-0.062	-0.066	-0.069
3	-0.058	-0.051	-0.453	-0.065	-0.073	-0.079	-0.077	-0.087	-0.078	-0.070	-0.043	-0.061	-0.066	-0.068	-0.047	-0.074	-0.073	-0.072	-0.070
Avg Vacume @ VP (in H_2O)	-0.054	-0.055	-0.305	-0.039	-0.083	-0.062	-0.052	-0.060	-0.063	-0.068	-0.040	-0.055	-0.063	-0.092	-0.126	-0.050	-0.054	-0.047	-0.053


SMALL OUTSIDE AREA STRUCTURES TO BE REMOVED (FUTURE)
INTERIOR WALLS REMOVED
75ft. 0in.
22ft. 6in.
9ft. 6in.
43ft. 0in.
EXISTING BASEMENT AREA
VP 1
VP 2
VP 3
VP 4
VP 5
VP 6
VP 7
A
B
C
D
WELL

Vacuum at Each Vapor Extraction Leg (Bars) vs Related Vapor Point (Lines)



Knockout Pot, Avg Vacuum Header and Avg Vapor Point Trends



ATTACHMENT D

ELAPSED TIME AND RUNTIME CALCULATIONS
Chez Valet

Elapsed Time and Run time calculations

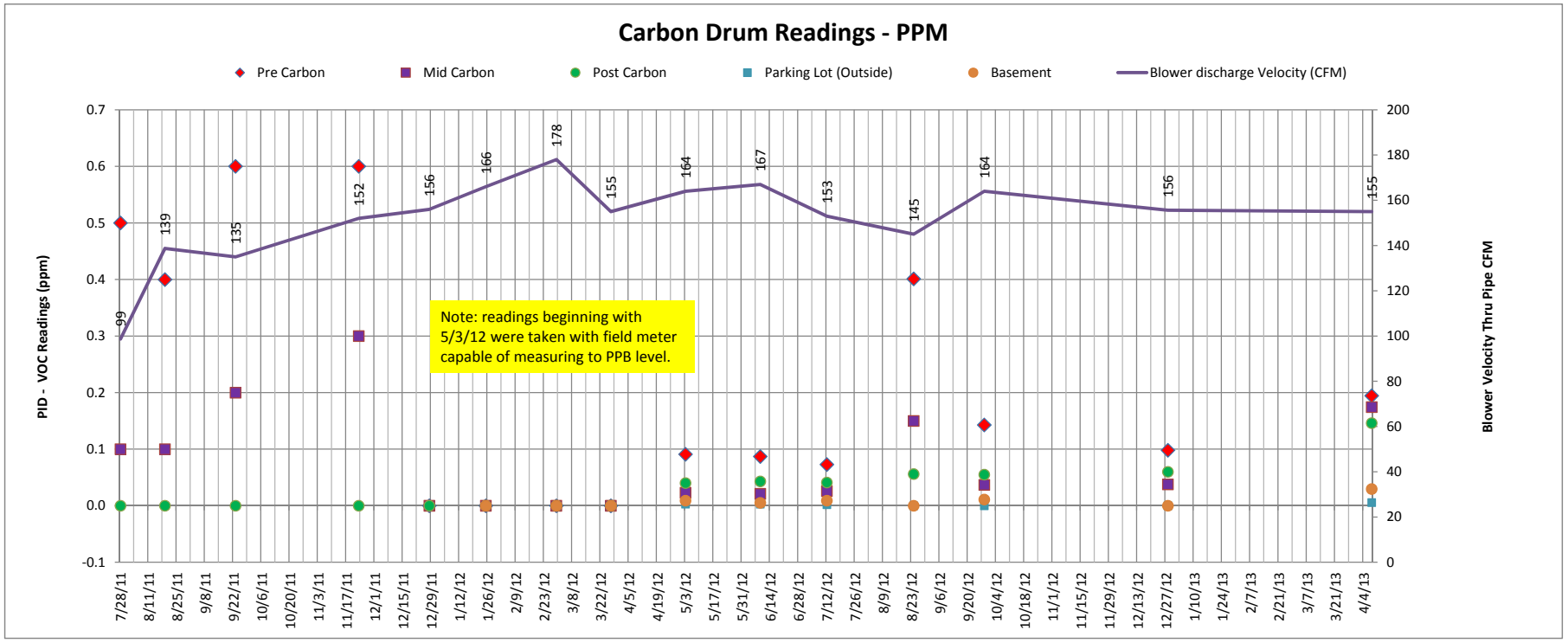
Date @ Time	Meter reading (hours)	Meter Read By	Actual Elapsed Time (hours)	Interval between readings	Interval % runtime	Cumulative % runtime	Days not operating	Comments
5/24/11 9:00	-							
6/24/2011 8:35	743.6	RH	743.6	743.6	100.0%	100.0%		
7/28/2011 7:15	1,555.5	RH	1,558.3	814.7	99.7%	99.8%	0.12	
8/11/2011 7:10	1,890.7	RH	1,894.2	335.9	99.8%	99.8%	0.03	
8/19/11 7:00	2,082.0	RH	2,086.0	191.8	99.7%	99.8%	0.02	
9/23/11 8:20	2,921.0	RH	2,927.3	841.3	99.7%	99.8%	0.10	
11/23/11 7:45	4,379.5	RH	4,390.7	1,463.4	99.7%	99.7%	0.20	
12/28/11 8:00	5,217.5	RH	5,231.0	840.3	99.7%	99.7%	0.09	
1/25/12 7:54	5,887.5	RH	5,902.9	671.9	99.7%	99.7%	0.08	
2/29/12 7:47	6,725.2	RH	6,742.8	839.9	99.7%	99.7%	0.09	
3/27/12 8:00	7,370.7	RH	7,391.0	648.2	99.6%	99.7%	0.11	
5/1/12 10:23	8,210.8	RH	8,233.4	842.4	99.7%	99.7%	0.10	
5/3/12 8:03	8,256.3	RH	8,279.1	45.7	99.6%	99.7%	0.01	
6/9/2012 7:36	9,117.1	RH	9,166.6	933.2	97.1%	99.5%	1.12	Summer thunder Storm
7/12/2012 9:10	9,932.4	RH	9,960.2	793.6	102.7%	99.7%	-0.91	
8/24/2012 8:15	10,960.7	RH	10,991.3	1,031.1	99.7%	99.7%	0.12	
9/27/2012 12:25	11,778.7	AHL	11,811.4	820.2	99.7%	99.7%	0.09	
9/28/2012 9:00	11,799.2	RH	11,832.0	20.6	99.6%	99.7%	0.00	
11/14/2012 10:30	12,856.3	AHL	12,961.5	1,129.5	95.4%	99.2%	2.16	Hurricane Sandy
12/28/2012 9:07	13,908.1	RH	14,016.1	1,054.6	99.7%	99.2%	0.12	
2/7/2013 8:49	14,888.2	AHL	14,999.8	983.7	99.6%	99.3%	0.15	
3/28/2013 11:00	16,001.9	AHL	16,178.0	1,178.2	94.5%	98.9%	2.69	Break In
4/8/2013 11:32	16,265.7	RH	16,442.5	264.5	99.7%	98.9%	0.03	
				Avergae uptime		99.7%	6.52	
							1.12%	

ATTACHMENT E

CARBON DRUM READINGS
Chez Valet

EXHAUST GAS
CARBON DRUM READINGS

Date	7/28/11	8/11/11	8/19/11	9/23/11	11/23/2011	12/28/2011	1/25/2012	2/29/2012	3/27/2012	5/3/2012	6/9/2012	7/12/2012	8/24/2012	9/28/2012	12/28/2012	4/8/2013
Blower discharge Velocity (CFM)	99		139	135	152	156	166	178	155	164	167	153	145	164	156	155
PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)
Pre Carbon	0.5		0.4	0.6	0.6	0.0	0.0	0.0	0.0	0.0910	0.0870	0.0730	0.4010	0.1430	0.0980	0.1945
Mid Carbon	0.1		0.1	0.2	0.3	0.0	0.0	0.0	0.0	0.0230	0.0210	0.0260	0.1500	0.0370	0.0380	0.1745
Post Carbon	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0400	0.0430	0.0410	0.0560	0.0550	0.0600	0.1460
Parking Lot (Outside)							0.0	0.0	0.0	0.0030	0.0030	0.0020	0.0000	0.0000	0.0000	0.0055
Basement							0.0	0.0	0.0	0.0090	0.0050	0.0090	0.0000	0.0110	0.0000	0.0295



SSD/SVE SYSTEM
NYSDEC Site Number 1-03-169
Former Chez Valet Dry Cleaners
1-3 Manorhaven Boulevard
Port Washington, NY 11050

Progress Report

Submitted 3/27/2015

Time Period
4/9/2013 to 1/29/2015

The purpose of this report will be to generally outline work efforts conducted and remedial progress at the above referenced site for the time period indicated.

1. Summary of Highlights - This Reporting Period

- The **Sub Slab Depressurization System (SSD)/ Soil Venting and Extraction (SVE)** system continues operation and has been operational since 2/7/2011. Except for planned shutdowns in CY 2013 and CY 2014 for sampling, the system has had an uptime operating rate of 99.6%

- **Sub-Slab TVOC**
  - Sub-Slab, Total Volatile Organic Compound (TVOC) concentrations, represented by the influent air concentration to the carbon vessels, continues to be low. Typically below 0.2 ppm and frequently around 0.1 ppm TVOC.
  - These concentrations seem to have reached an asymptotic level, but it should be noted that the TVOC measurement detected by a portable Photoionization Detector (PID) registers all volatile compounds beyond our compound of concern, tetrachloroethene (PCE), and is likely influenced by the volatile compounds utilized in the haircare/nail salon as well as the interior renovation activities in the "North Room".
  - We recorded spikes in TVOC levels during the post-sampling restart of the system on 9/27/13 (11.72 ppm) as well as 3/17/14 (3.32 ppm) due to construction activities on the site which included painting of floors and applying lacquer finish to interior doors. Due to the ppb levels that we are now measuring, even these activities have an impact on our results.

- **Indoor Air (Specific to PCE)**

  South Room (Salon)
  - Summa canister sampling showed a decrease from 2.51 $\mu g/m^3$ in 2009 to 0.25 $\mu g/m^3$ in April 2014.
  - It should be noted that while the samples collected in 2011 and 2013 both were non-detect they did have a method detection limit (MDL) exceeding the original 2.51 $\mu g/m^3$ detection limit.

North Room

- Summa canister sampling showed a decrease from 11 $\mu g/m^3$ in August 2013 to non-detect in April 2014

- Ambient Air (summa canister results)
  - 0.48 $\mu g/m^3$ August 2013
  - non-detect April 2014

- **Sub-Slab Vapor (Specific to PCE)** (summa canister results)

  South Room (Salon) VP–4
  - 2900 $\mu g/m^3$ in 2009 prior to the SVE/SSD
  - 220 $\mu g/m^3$ in August 2013
  - 44 $\mu g/m^3$ in April 2014

  North Room (West of basement area) VP–3
  - 13,700 $\mu g/m^3$ in 2009 prior to the SVE/SSD
  - 1400 $\mu g/m^3$ in August 2013
  - 700 $\mu g/m^3$ in April 2014

- **Soil Vapor/Indoor Air Matrix 2**

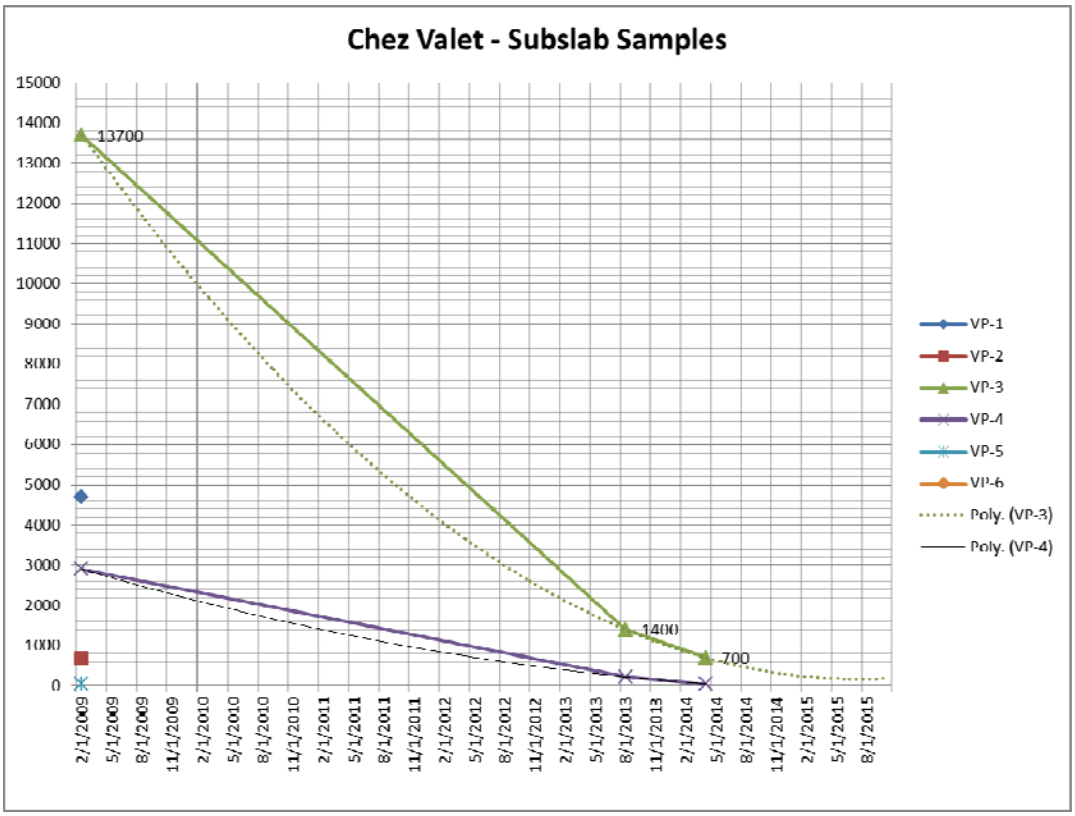
  The New York State Department of Environmental Conservation (NYSDEC) utilizes this matrix to provide guidance to sites that have indoor air and/or sub-slab vapor which contain chemicals of concern. Please refer to Attachment 1. Based on the relationship of indoor air concentrations versus sub slab vapor concentrations certain actions are then dictated that range from "No Further Action" to "Mitigate". Until recently the Chez Valet site has always fallen solidly in the Mitigate category.

  August 2013 results:
  - The highest value indoor air result was 2.51 $\mu g/m^3$ and the highest value subslab vapor result was 1400 $\mu g/m^3$.
  - Applying these values to the matrix, yielded a Mitigate recommendation

  April 2014 results:
  - The highest value indoor air result was 0.25 $\mu g/m^3$ and the highest value subslab vapor result was 700 $\mu g/m^3$.
  - Applying these values to the matrix, yielded a Monitor recommendation.

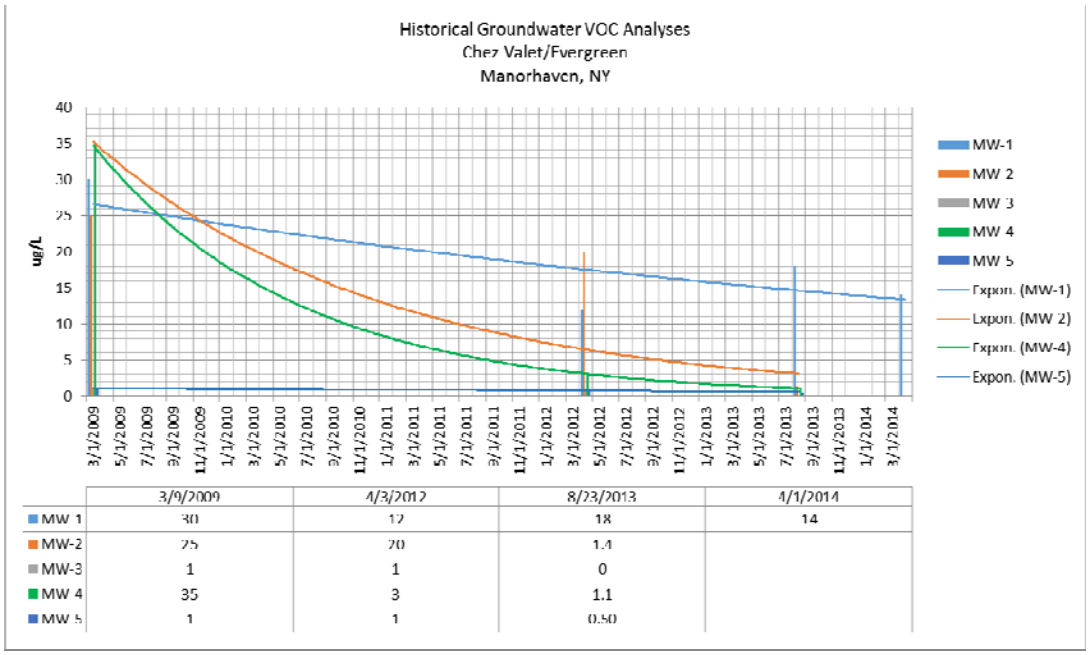
  Although a "Monitor" designation is already a significant improvement for the site, the ultimate goal is to achieve a "No Further Action" classification for the site. Therefore the target value we are looking to achieve for subslab vapor is <100 $\mu g/m^3$.

  The site's , most recent (April 2014), highest recorded subslab vapor concentration is 700 $\mu g/m^3$ which is not far from the 100 $\mu g/m^3$ target value. For this reason the engineer recommended to continue operating the SVE/SSD through the 2014/2015 winter heating season, in an effort to further reduce the sub slab vapor concentrations. The basis for this recommendation is further represented in the following graph.



- Severn Trent Environmental Services (STES) has continued long-term operations and maintenance of the system since 5/16/2011.
  - Continued monitoring has identified that sub slab depressurization system continues to maintain appropriate negative pressures. Monitoring is performed in accordance with STES prepared Standard Operating Procedures for this site. (Attachment A)
  - STES conducted site visits to verify that sub slab vacuums are sustained and the remedial system is properly balanced and maintained. These site visits are documented in the following table.
  - During times when the system was operational, AHL conducted random, monthly site visits on to verify system was running. In support of STES additional runtimes were logged on 9/5/14 and 12/12/14.

- Groundwater Sampling
  - A groundwater sampling event was conducted on 4/1/14.
  - In accordance with an NYSDEC approved protocol, only MW–1 was sampled.
  - MW–1 showed a slight decrease in concentration from the previous sampling event as can be seen in the graphic below.
  - Based on the letter dated February 26, 2015, "… Further groundwater sampling will not be required at this time. Groundwater sampling will be required prior to removal of the groundwater use restrictions."



	3/9/2009	4/3/2012	8/23/2013	4/1/2014
MW 1	30	12	18	14
MW-2	25	20	1.4	
MW-3	1	1	0	
MW 4	35	3	1.1	
MW 5	1	1	0.50	

- Draft Environmental Easement
  - Through telephone communications (10/16/13) NYSDEC informs engineer that the Environmental Easement has been completed and Site's classification could be downgraded. The site is still a Class 2 site, and the Department would like to revise the classification as soon as the following conditions are met.
    - Finalize Site Management Plan.
    - Finalize Final Engineering Report.
    - State costs have to be paid (refer to letter dated April 4, 2013 from NYSDEC to Mr. Hugo Raimo).
    - Certificate of Completion must be issued.

2. Work Performed This Reporting Period (STES)

- General operating information. **New tasks executed after the last reporting period are presented in bold.** (Please refer to Attachment C – to see copy of field notes).

Date	Vacuum Point Readings	Vacuum Gauge readings	PID Readings @ Carbon	Blower elapsed time Readings	Comments
12/12/14				**X**	• **AHL visits site to confirm system operational and log hours. 6495.2**
9/5/14				**X**	• **System restarted and documented by present property owner at 10:35 AM, identifying total hours reading 4145.9. AHL visit site later that day to verify that system continues to operate in "Focused Extraction Mode" as described below for (3/17/14).**
4/1/14					• **Ambient air, indoor air, subslab vapor and groundwater sampling takes place**
3/21/14					• **Remedial system shutdown prior to sampling event**
3/17/14	**X**	**X**	**X**	**X**	• **SVE/SSD system continues to operate in a "Focused Extraction Mode" concentrating on pulling vacuums from the identified "Hot Spots" of the North room. Essentially, the western portion of the North Room. In this mode of operation, valves 1 through 8 were closed on September 27th, 2014 when the system was re-started and remain closed through present day operation.** • **PID readings were collected:** ○ **in the Basement (while system is running) - 209 ppb *(note construction comments below)*** ○ **outside in the Parking lot reading 2 ppb.** • **The previously empty "North Room" had been divided into 2 separate rooms by the new owner:** ○ **The back portion of one of those rooms had extensive Plumbing work performed which including cutting through the concrete slab in several locations. *[Subsequent inspection by engineer showed that penetrations had been properly grouted and sealed with epoxy paint to maintain vapor tight integrity.]*** ○ **Two of the 5 Vapor Point valves were missing one Vapor Point was plugged (VP-5) while the other was sheared off at ground level and open (VP-3). The**

Date	Vacuum Point Readings	Vacuum Gauge readings	PID Readings @ Carbon	Blower elapsed time Readings	Comments
					Contractor onsite replaced the two missing valves. ○ **Ongoing construction work included newly lacquered doors, and a freshly painted floor. *[Note – this could affect TVOC readings taken this day.]*** ○ **The Asphalt Parking lot had a new trench cut through it to connect to the water service. The trench had been refilled and re-asphalted,** ○ **A surplus pile of soil from the excavation was noted outside the building. Utilizing the PID meter STES personnel had some minor TVOC hits at the pile (between 20 and 150 ppb). STES personnel collected PID readings in the "North Room" the readings varied between 300 ppb up to 1700 ppb.** ○ **The site Engineer was notified of the high PID readings through the System as well as the Construction work that had been performed.** ○ **The Pre-Carbon PID readings dropped to 2546 ppb approximately one hour after the Valve in VP-3 was replaced.** ○ **It was determined after the Engineer contacted the NYSDEC that the system would not be shut down as originally planned for ambient air and subslab vapor sampling. After letting the system equilibrate after the construction activities, STES would head back to the site on Friday the 21st to collect System PID readings again. It was hoped that the readings would be more representative of what the system trend had been and would allow us to plan on shutting the system down for ambient air and subslab vapor analyses** ○ **The Pile of dirt was be drummed and sampled in preparation for disposal at an approved facility.**
1/31/2014	**X**	**X**	**X**	**X**	• **SVE/SSD system continues to operate in a "Focused Extraction Mode" concentrating on pulling vacuums from the identified "Hot Spots" of the North room. Essentially, the western portion of the North room. In this mode of operation, valves 1 through 8 were closed on September 27th, 2014 when the system was re-started.** • **Outside PID readings 0 ppb, basement readings 2 ppb**
10/4/2013	**X**	**X**	**X**	**X**	• **SVE/SSD system continues to operate in a "Focused Extraction Mode" concentrating on pulling vacuums from the identified "Hot Spots" of the North room. Essentially, the western portion of the North room. In this mode of operation, valves 1 through 8 were closed on September 27th, 2014 when the system was re-started.**

Date	Vacuum Point Readings	Vacuum Gauge readings	PID Readings @ Carbon	Blower elapsed time Readings	Comments
9/27/2013	**X**	**X**	**X**	**X**	• **Prior to restarting the SVE/SSD System, it was agreed that the system would be modulated to focus on areas of highest residual vapor concentration. In order to determine this, a field evaluation of each of the individual vacuum headers was performed in order to identify which headers had airflow with the highest TVOC concentration.** • **The field study showed that extraction legs 9, 10, 11 and 12 showed an order of magnitude higher concentration of TVOCs during the field test. These legs serviced the westerly side of the North Room, the area where the dry cleaner equipment had been historically placed.** • **In order to isolate the vacuum to this region of the sub slab soil, valves connecting headers #1 through #8 were closed and valves connecting legs #9 through #12 were left open.**
6/28/2013	**X**	**X**	**X**	**X**	• **Outside PID readings 0 ppb basement readings 33 ppb**
4/8/2013	X	X	X	X	• Outside PID readings 0.0 – 11 ppb, basement 37 – 27 ppb. PID readings conducted twice due to increased level displayed. • Collected Carbon influent samples utilizing TO- 15 summa canisters. • Removed hose–barbs from two remaining sampling points within salon area and replace them with PVC plugs to avoid breakage. • Note first-quarter monitoring performed late due to break-in observed that the end of last month.
3/28/2013	Not conducted due to system being off upon arrival.	Not conducted due to system being off upon arrival.	Not conducted due to system being off upon arrival.	Not conducted due to system being off upon arrival.	• Upon arrival at site STES determines the basement door has been pried open & system turned off. • Equipment inspected and no apparent damage found. • Power supply and controls inspected with no apparent damage detected. • It appears that power switch was not tripped but manually turned to the off position. System was off for a total of 2.7 days. Fuse panel that supplies power to system inspected and no tripped switch is found as well. • New owner notified. New owner will have discussion with existing building occupants and will evaluate upgrading security if necessary. • NYSDEC case manager notified. • System restarted and allowed to rebalance before sub slab vapor samples taken.

Date	Vacuum Point Readings	Vacuum Gauge readings	PID Readings @ Carbon	Blower elapsed time Readings	Comments
12/28/12	X	X	X	X	• Basement light found to be burned out (location of SVE/SSD system). Replaced by STES. • Plugs installed in all vapor points other than those inside the salon. (Salon busy & full of clientele.)
9/28/12	X	X	X	X	• Header valve #6 was found opened. [AHL comment – The valves are typically not moved as they are set to a certain position to balance out the vacuums over the areas of concern. These valves are difficult to manipulate and would take a conscious effort to move.] • STES noted that before resetting the valves the vacuum reading was 12 inches of H2O. After resetting the valves to the correct position vacuum immediately returned to 20 inches of H2O. • VP-2 was again found open. • After discussions with AHL, STES instructed to replace all sampling valves and barbs with plugs. Plugs can be removed during monitoring efforts and will prevent valve manipulation or breakage.
8/24/12	X	X	X	X	• The parking lot on the side and in front of the building has been repaved with new asphalt. • Town is working on sidewalks and what appears to be some utility work in front of the building. • STES is assuming that these two activities have had an impact on the vacuum readings as well as PID readings. 401 ppb is still a very small number but it is significantly higher than previous readings. STES suspects that the high PID readings are from the new asphalt and that these readings will drop in future monitoring events.
7/12/12	X	X	X	X	• VP-1 and VP-3 barbs broken. Valve on VP-5 was again found open.
6/9/12	X	X	X	X	• Was not able to get reading from VP-6 due to damaged barb on sample port
5/3/12			X		• Site revisited to take PID readings due to failed meter on 5/1/12
5/1/12	X	X		X	• Rented PID meter failed have to calibration an attempted infield. Replacement PID being sent, return to site required to take readings. • VP– 5 valve was in the open position & hose Barb was damaged again. Damaged hose Barb was removed and upon inspection STES found a “core plywood” in the barb. It appears that a sheet of plywood was dropped on the monitoring point.

Date	Vacuum Point Readings	Vacuum Gauge readings	PID Readings @ Carbon	Blower elapsed time Readings	Comments
3/27/12	X	X	X	X	• Vapor samples collected from SVE/SSD System (Carbon Influent & Carbon System Discharge) • STES determines that are more sensitive PID is available that can read to ppb levels whereas existing unit needs to ppm level. Due to continued low concentration levels, was sensitive PID unit will be rented for next monthly monitoring event
2/29/12	X	X	X	X	System Operating Normally
1/25/2012	X	X	X	X	• Inspected MW-1, MW-2 and MW-3. • MW-2 did not have well, temporarily covered with duct tape. Repair to be done during next site visit • MW-4 and MW-5 not located due to high activity level of heavy equipment in area
12/28/11	X	X	X	X	• Small crack on discharge pipe of the primary carbon vessel. • Temporary repairs were made. • PID readings appear to indicate that soil vapor in the capture zone has reached non-detect levels.
11/23/11	X	X	X	X	System Operating Normally
10/31/11	X	X	X		System Operating Normally

3. Summary of Historical Data

This section will review and trend the historical data at the site. Three primary areas will be discussed:

a. Post Start-Up Sub Slab Vacuums.
b. Vacuum Gauge Settings & Miscellaneous System Information.
c. Elapsed Time And Runtime Calculations
d. Carbon Drum Readings

a. Post Start-Up Sub Slab Vacuums (please refer to Attachment B)

i) Description of Attachments:

- Page 1 of 4: represents a table that summarizes the field measured sub slab vacuums. All vacuum readings less than or equal to -0.024 are shaded green all vacuums >-0.025 are shaded in red. This shading allows us to monitor which vacuums are becoming marginal thus necessitating readjustment of system balancing.[1]
- Page 2 of 4: location plan for all the vapor points and well locations.
- Page 3 of 4: graphically shows sub slab vacuums over the period of operations.
- Page 4 of 4: similar to page 3 other than the graph is represented by lines versus bars.

ii) Observations

- All vapor points, in the focused area of extraction, continue to maintain a negative vacuum.

b. Vacuum Gauge Settings & Miscellaneous System Information (please refer to Attachment C)

i) Description of Attachments:

- Page 1 and 2 of 6: summarizes the vacuum gauge readings taken at each lateral off the header (page 1) as well as vacuum readings at the relative vapor points located near that particular lateral (page 2).
- Page 3 of 6: location plan for all the vapor points and well locations.
- Page 4 of 6: graphically presents vacuum readings at the header laterals. This graphic was prepared in order to determine how the site was balancing at the vapor points and what affect the vacuum at the lateral had on the final vacuum at the vapor points.
- Page 5 of 6 graphically represents vacuums at designated vapor points over time.
- Page 6 of 6: graphically represents the vacuum in the Knockout Pot (in. Hg) as well as the average vacuum in the distribution header located at the vacuum pump (in. H_2O) and average vacuum at all vapor points (in. H_2O). Note the high vacuum readings 9/27/13 when the system was restarted. Vacuum levels recovered quickly as the system equalized subslab pressures.

[1] It should be noted that the SVE/SSD extraction system was focused on the North Room's westerly side, suspected hotspot location as of 9/27/13. This rebalancing of the SVE/SSD system showed much lower vacuums as a result in the vacuum system servicing the North Room's, easterly side and the salon areas. This phenomenon is represented on all the graphics discussed in this paragraph.

c. Elapsed Time and Runtime Calculations. (Please refer to Attachment D)

Description of Attachments:

This table summarizes the run time meter readings after 5/24/11, the date and time STES installed the hour meter on the system.

- On 8/12/13, the day the system was scheduled to be shut down for ambient, indoor and subslab vapor sampling, the system was found operating but the hour meter had failed. A new hour meter was installed for system restart on 9/27/13.
- The system was again shut down for ambient air and subslab sampling on 3/17/2014. The system was restarted on 9/5/2014.

d. Carbon Drum Readings (please refer to Attachment E)

i) Description of Attachments:

This table and graph summarize field PID readings taken:

- Before the air phase carbon treatment vessels = Pre Carbon.
- Between the primary air phase carbon vessel and the secondary air phase carbon vessel = Mid Carbon.
- After the final air phase carbon treatment system or exhaust = Post Carbon.
- In addition the blower discharge velocity measurements taken at the air phase carbon treatment vessels is represented by the "purple" line graph.

Site monitoring includes taking PID measurements of the exhaust to ensure that the drums will be changed out an ample time should break through occur.

The second table and graph represent laboratory based results for the air discharge from the SVE/SSD to the carbon drums (before treatment)

ii) Observations

- Field PID (TVOC) readings:
  - Note – TVOC, PID readings beginning 5/3/12 were taking with field meter capable of measuring ppb levels.
  - "Pre-Carbon" readings on 8/24/2012 and 9/28/2012 were elevated, but did not exceed the SubSlab guideline of 100 µg/m^3 (Soil Vapor/Indoor air Matrix 2, October 2006. Please refer to Attachment 1). Although these readings were elevated, STES believes that it was due to new asphalt paving surrounding approximately 50% of the building perimeter.
- Laboratory Summa Canister results (PERC only)
  - TO-15 summa canisters samples showed two pre-carbon readings for Tetrachloroethene at 56 and 60 ug/m^3 respectively. Both samples were below the 100 ug/m^3 SubSlab guideline.

4. Problems Encountered & Proposed Resolutions

- No major system operational problems were encountered with the SVE/SSD system.
- Site problems regarding renovation and new construction by new owner needed to be addressed given Site's classification:
  - 3/17/2014 – STES advises engineer that renovation/plumbing work performed my new owner at the sight, has penetrated interior floor slab in the North room and includes excavation of water supply trench in the existing parking lot. Engineer visits the Site, instructs owner to consolidate excavated material (minimal amounts,

approximately 2 – 55 gallon drums) and dispose of in an approved manner. Engineer informs responsible party of action at the site and required response. [Ultimately this material disposed of with additional surplus material generated at the Site. See below.]

- 4/21/2014 through 5/12/2014 – engineer observes dry well excavation at site. New owner installing required storm water dry wells in pavement area to the north and east of the building. Upgrade required by building permit for facility upgrade being performed by new owner.
  - Engineer advises responsible party and NYSDEC of site activities.
  - Responsible party advises new owner of site restrictions and instructs new owner to stop excavation.
  - Engineer coordinates surplus material staging, and proper disposal to prove facility with NYSDEC, new owner and responsible party.
  - As part of excavation process, new owner removes existing, unused, underground storage tank (identified in Phase 1 report) in accordance with all regulatory requirements, including final documentation.
  - Some surplus soil is placed in remove tank grave, remaining surplus material removed by Jamaica Ash, an approved disposal facility.
- 8/22/14 - engineer visits site to restart system. As part of the renovations the electrical supply to the new owner's facility was modified. The three-phase power to the SVE/SSD system was incorrectly connected thus causing the blower to rotate backwards. Because of this, the system was not started on this day. Ultimately the electrician repaired the problem and the system was restarted on 9/5/14.

5. Expected Work During the Next Progress Period
   - March 2015 – anticipate performing SVE/SSD inspection site visit.
   - Based on continued low sub slab vapor concentrations we intend to recommend to NYSDEC to shut down the remedial system towards the end of the heating season (end of March). Once approved by NYSDEC this will trigger indoor air monitoring events as outlined in the Site Management Plan.

ATTACHMENT 1

Soil Vapor/Indoor Air Matrix 2
October 2006

Soil Vapor/Indoor Air Matrix 2

October 2006

	INDOOR AIR CONCENTRATION of COMPOUND (mcg/m^3)			
SUB-SLAB VAPOR CONCENTRATION of COMPOUND (mcg/m^3)	< 3	3 to < 30	30 to < 100	100 and above
< 100	1. No further action	2. Take reasonable and practical actions to identify source(s) and reduce exposures	3. Take reasonable and practical actions to identify source(s) and reduce exposures	4. Take reasonable and practical actions to identify source(s) and reduce exposures
100 to < 1,000	5. MONITOR	6. MONITOR / MITIGATE	7. MITIGATE	8. MITIGATE
1,000 and above	9. MITIGATE	10. MITIGATE	11. MITIGATE	12. MITIGATE

No further action:
Given that the compound was not detected in the indoor air sample and that the concentration detected in the sub-slab vapor sample is not expected to significantly affect indoor air quality, no additional actions are needed to address human exposures.

Take reasonable and practical actions to identify source(s) and reduce exposures:
The concentration detected in the indoor air sample is likely due to indoor and/or outdoor sources rather than soil vapor intrusion given the concentration detected in the sub-slab vapor sample. Therefore, steps should be taken to identify potential source(s) and to reduce exposures accordingly (e.g., by keeping containers tightly capped or by storing volatile organic compound-containing products in places where people do not spend much time, such as a garage or outdoor shed). Resampling may be recommended to demonstrate the effectiveness of actions taken to reduce exposures.

MONITOR:
Monitoring, including sub-slab vapor, basement air, lowest occupied living space air, and outdoor air sampling, is needed to determine whether concentrations in the indoor air or sub-slab vapor have changed. Monitoring may also be needed to determine whether existing building conditions (e.g., positive pressure heating, ventilation and air-conditioning systems) are maintaining the desired mitigation endpoint and to determine whether changes are needed. The type and frequency of monitoring is determined on a site-specific and building-specific basis, taking into account applicable environmental data and building operating conditions. Monitoring is an interim measure required to evaluate exposures related to soil vapor intrusion until contaminated environmental media are remediated.

MITIGATE:
Mitigation is needed to minimize current or potential exposures associated with soil vapor intrusion. The most common mitigation methods are sealing preferential pathways in conjunction with installing a sub-slab depressurization system, and changing the pressurization of the building in conjunction with monitoring. The type, or combination of types, of mitigation is determined on a building-specific basis, taking into account building construction and operating conditions. Mitigation is considered a temporary measure implemented to address exposures related to soil vapor intrusion until contaminated environmental media are remediated.

MONITOR / MITIGATE:
Monitoring or mitigation may be recommended after considering the magnitude of sub-slab vapor and indoor air concentrations along with building- and site-specific conditions.

See additional notes on page 2.

ATTACHMENT A

STES
Standard Operating Procedures
for
NYSDEC Site Number 1-03-169
Former Chez Valet Dry Cleaners
1-3 Manorhaven Boulevard
Port Washington, NY 11050

STES

Standard Operating Procedures
for
NYSDEC Site Number 1-03-169
Former Chez Valet Dry Cleaners
1-3 Manorhaven Boulevard
Port Washington, NY 11050

Required Equipment

1. Photoionization Detector (PID) – with Calibration Kit
2. Three Tedlar Bags
3. Anemometer – to measure Carbon System Discharge Flow Rate
4. Dywer Digitial Monometer - 0.0000 to -4.0000 inches Water range
5. Chez Valet SSDS/SVE System Monitoring Sheet

Procedure - Monthly Site Visit

1. Notify engineer prior to scheduling Site visit
2. Notify Evergreen Salon at least 48 hours before site visit
3. Upon arrival locate the Onsite Logbook (located on girder above primary Vapor Phase Carbon Vessel).
4. Log in the date, time, Weather and operator initials – note any other individuals onsite
5. Calibrate PID
6. Collect readings from; Influent to Primary Carbon Vessel, Influent to Secondary Carbon Vessel, and Carbon System Effluent.
7. Log the readings in Logbook and LogSheet
8. Collect blower elapsed time readings – log in both logbook and logsheet – note elapsed time reading AND time of Day reading taken.
9. Collect Vacuum Gauge readings from Header and Knock-Out Pot.
10. Collect background PID Readings from Basement and Parking Lot outside basement entrance
11. Collect Vacuum readings from Vacuum points.
12. Review data.
    a. Contact Engineer if there are anomalies, or if any part of the system is damaged or requires repair
13. In the event that any SSD/SVE system adjustments are made, recollect Vacuum Point and Vacuum Gauge readings
14. Transfer all Readings and Notes to Chez Valet SSDS/SVE sheet
15. Sign out and put Onsite logbook back in its place
16. Tell Evergreen that STES is leaving Site
17. Take Equipment (PID, Velocity Meter and Monometer) and leave site.
18. Upon arrival at office enter data into electronic spreadsheet and electronically transmit data/report to Engineer.

Chez Valet - SSDS/SVE System

Quarterly Site Visit Sheet

Date-Time 4/8/13 0800-1200 Operator Ross Hibler

Weather Warm 60's partly cloudy

Vacuum Point readings					
			after adjustments		
	time	Inches WC		time	Inches WC
VP-1	10:28	-0.115	VP-1		
VP-2	10:24	-0.069	VP-2		
VP-3	10:38	-0.070	VP-3		
VP-4	10:15	-0.039	VP-4		
VP-5	10:35	-0.026	VP-5		
VP-6	10:32	-0.030	VP-6		
VP-7	10:14	-0.011	VP-7		

Vacuum Guage Readings					
			After adjustments		
	time	Inches WC		time	In Water
Valve -1	9:44	-0.356	Valve -1		
Valve -2	9:45	-0.512	Valve -2		
Valve -3	9:46	-0.134	Valve -3		
Valve -4	9:47	-0.064	Valve -4		
Valve -5	9:50	-30	Valve -5		
Valve -6	9:51	-20	Valve -6		
Valve -7	9:51	-28	Valve -7		
Valve-8	9:51	-28	Valve-8		
Valve -9	9:53	-2.43	Valve -9		
Valve 10	9:55	-4.371	Valve 10		
Valve 11	9:56	-0.821	Valve 11		
Valve 12	9:57	-0.549	Valve 12		
K.O.P	9:57	-3 in Hg	K.O.P		

Blower elapsed time reading	16265.7 @11:32
Blower Discharge velocity	7159 ft/Min 155 CFM

PID Readings					
	ppb		ppb		ppb
Pre-Carbon	140-249	Mid-Carbon	149-200	Post-Carbon	143-149

Comments-Notes - outside PID reading 0.0 -11 ppb Basement 37 -27 ppb - Collected PID readings twice due to the increased level displayed, the PID had multiple problems when I attempted to recalibrate meter. Collected Carbon Influent Samples Sampling for TO-15 via Summa canister. Checked the Regenerative Blower Demister and Filter all appears clear. Removed the barbs from the the two remaining Vapor Points inside the salon, and replaced them with PVC plugs. The Monitoring was performed late due to the discovery of the system being off the end of the last month, we allowed the systesm to re-equalibriate before we took readings or sampled. Called the engineer after I saw the elevated PID readings, we did smell somthing sweet in the basement used the PID as a "sniffer" to check the basement area to see if there was an identifiable leak in the discharge piping or through the foundation, none were discovered.

Chez Valet - SSDS/SVE System

Monthly Site Visit Sheet

Date-Time 6/28/13 07:15 - 11:30 Operator Ross Hibler

Weather Hazy Hot and Humid

Vacuum Point readings					
			after adjustments		
	time	Inches WC		time	Inches WC
VP-1	10:14	-0.123	VP-1		
VP-2	10:21	-0.095	VP-2		
VP-3	10:24	-0.07	VP-3		
VP-4	10:32	-0.034	VP-4		
VP-5	10:27	-0.032	VP-5		
VP-6	10:15	-0.031	VP-6		
VP-7	10:30	-0.017	VP-7		

Vacuum Guage Readings					
			After adjustments		
	time	Inches WC		time	In Water
Valve -1	9:39	-0.373	Valve -1		
Valve -2	9:42	-0.52	Valve -2		
Valve -3	9:42	-0.153	Valve -3		
Valve -4	9:43	-0.301	Valve -4		
Valve -5	9:31	-30	Valve -5		
Valve -6	9:31	-20	Valve -6		
Valve -7	9:31	-28	Valve -7		
Valve-8	9:31	-28	Valve-8		
Valve -9	9:44	-2.563	Valve -9		
Valve 10	9:45	-4.472	Valve 10		
Valve 11	9:46	-0.88	Valve 11		
Valve 12	9:47	-0.584	Valve 12		
K.O.P	9:31	2.5 in Hg	K.O.P		

Blower elapsed time reading	8202.5 Hours @ 9:30
Blower Discharge velocity	133.87 CFM 7527 ft/min 2 inch Pipe

PID Readings					
	ppb		ppb		ppb
Pre-Carbon	144	Mid-Carbon	140	Post-Carbon	137

Comments-Notes: Arrived onsite at 7:30am found access hatch locks had been changed, contacted engineer who came down to check his keys - left site around 8 AM to head back to Office in Glen Cove. Received call at 8:30AM that keys were on the way to the site, and I headed back, Onsite approximately 9 AM. Outdoor PID reading 0.0 ppb basement reading 33 ppb. After readings were collected and logged, I made and gave a copy of the keys ot the engineer.

Chez Valet - SSDS/SVE System

Quarterly Site Visit Sheet

Date-Time 9/27/2013 Operator Ross Hibler

Weather

Vacuum Point readings					
			after adjustments		
	time	Inches WC		time	Inches WC
VP-1		-0.839	VP-1		
VP-2		-1.38	VP-2		
VP-3		-5.666	VP-3		
VP-4		-0.238	VP-4		
VP-5		-0.012	VP-5		
VP-6		-0.015	VP-6		
VP-7		-0.002	VP-7		

Vacuum Guage Readings					
			After adjustments		
	time	Inches WC		time	In Water
Valve -1		-0.003	Valve -1		
Valve -2		-0.005	Valve -2		
Valve -3		-0.006	Valve -3		
Valve -4		-0.008	Valve -4		
Valve -5		-0.013	Valve -5		
Valve -6		-0.009	Valve -6		
Valve -7		-0.01	Valve -7		
Valve-8		-0.003	Valve-8		
Valve -9		-7.632	Valve -9		
Valve 10		-7.22	Valve 10		
Valve 11		-7.378	Valve 11		
Valve 12		-7.624	Valve 12		
K.O.P		-2.4 in Hg	K.O.P		

Blower elapsed time reading	1.4 @11:14
Blower Discharge velocity	8530 ft/Min 189 CFM

PID Readings @10:30 AM					
	ppb		ppb		ppb
Pre-Carbon	8200 - 15250	Mid-Carbon		Post-Carbon	3805-4600

Notes: Prior to system Start-up New Elapsed Time Meter installed, PID readings collected from various sample location inside the Building (see attached Drawing), After starting up system PID readings colected from each of the 12 legs of the collection system, (see attached Spreadsheet). After reviewing the readings, it was decided to close legs 1 through 8 and concentrate the vacuum in legs 9 through 12 as these were those that exibited the highest PID readings. After allowing the system to equilibriate for approximatly an hour - regular System readings were collected.

9/27/13

Chez Valet
SSD/SVE Re-Start Sampling

	At finished floor level		Vapor point sample			Vacuum IN of	
Location	Min ppb	Max ppb	Spike ppb	Min ppb	Max ppb	H20	
VP-1	20	117	620	68	360	-0.0839	
VP-2	6	90	1180	400	500	-1.3800	area most affected
VP-3		34		170	333	-5.6000	
VP-4	200	460		300	460	-0.2380	
VP-5	0	132		0	132	-0.0120	
VP-6	50	214		50	214	-0.0150	
VP-7	44	44		250	330	-0.0020	

Note – background meter readings very unstable. Any movement of meter could cause it to jump 0 – 300 ppb. (Should this be considered background noise?)

Indoor air samples– Approximately 4 feet above finish for level			10 feet above finish floor slab		
Between columns – East to West	Min ppb	Max ppb	Min ppb	Max ppb	
CL-1	34	44			Note- These Samples were taken without ventilation of room, i.e. stagnant air
CL-2	34	57			
CL-3	34	34			
Cl-4	30	54	55	130	
CL-5	34	85			
Near VP – 2	10	40			

Extraction Leg	Min ppb	Max ppb	Area	
1	200	300	North Room East	Samples taken by isolating one leg at a time and operating it for approximately 30 seconds noting lowest and highest concentrations. Short duration was used to minimize area of influence and identify which legs had the highest remaining concentration of volatile organics.
2	100	100		
3		800		
4	115	250		
5	78	226	Hair Salon	
6	51	160		
7	23	98		
8	125	292	Dye Area	
9	120	4,300	North Room West	
10	1,000	7,200		
11	1,000	5,800		
12	1,000	7,500		

Carbon Drum	Startup	10:30 AM
In	8,200	15,250
Out	3,805	4,600

Chez Valet - SSDS/SVE System

Monthly Site Visit Sheet

Date-Time 10/4/2013 7:30 to 12:30 Operator Ross Hibler

Weather Warm 70's

Vacuum Point readings						
				after adjustments		
	time	Inches WC			time	Inches WC
VP-1		-4.243		VP-1		
VP-2		-2.764		VP-2		
VP-3		-2.534		VP-3		
VP-4		-0.612		VP-4		
VP-5		0		VP-5		
VP-6		0		VP-6		
VP-7		-0.009		VP-7		
Vacuum Guage Readings						
				After adjustments		
	time	Inches WC			time	In Water
Valve -1		0		Valve -1		
Valve -2		0		Valve -2		
Valve -3		0		Valve -3		
Valve -4		0		Valve -4		
Valve -5		0		Valve -5		
Valve -6		0		Valve -6		
Valve -7		0		Valve -7		
Valve-8		0		Valve-8		
Valve -9		-10		Valve -9		
Valve 10		-5		Valve 10		
Valve 11		-8		Valve 11		
Valve 12		-5		Valve 12		
K.O.P		-6	Hg"	K.O.P		

Blower elapsed time reading	167.4 Hours at 9:46 AM
Blower Discharge velocity	7020-7390 FPM or 154 - 162 CFM

PID Readings					
	ppb		ppb		ppb
Pre-Carbon	122	Mid-Carbon	37	Post-Carbon	17

Engineer and I collected several PID readings - detailed on attached figure. Valves 1 through 8 were closed on September 27th when the system was re-started.

SMALL OUTSIDE AREA STRUCTURES TO BE REMOVED (FUTURE)

INDOOR AIR 150 ppb

AMBIENT AIR 9 - 22 PPB

- 2.534 IN H20 VAC

BASEMENT AIR 17 - 29 ppb

- 2.764 IN H20 VAC

INDOOR AIR 150-172 ppb

INDOOR AIR 120-150 ppb

0 IN H20 VAC

INTERIOR WALLS REMOVED

- 4.243 IN H20 VAC

0 IN H20 VAC

INDOOR AIR
3019 TO 3670 ppb

0.009 IN H20 VAC

CARBON VESSELS
122 ppb - IN
37 ppb - MID
17 ppb - OUT
154 - 162 CFM
7020 - 7390 FPM
106 DEG F
2" PVC

- 0.612 IN H20 VAC

OPENING IN COMMON WALL (SOURCE OF VOC READINGS NORTH ROOM? 197 - 214 ppb

VP 1
VP 2
VP 3
VP 4
VP 5
VP 6
VP 7

A
B
C
D

EXISTING BASEMENT AREA

WELL

N

75ft. 0in.
22ft. 6in.
9ft. 6in.
43ft. 0in.
8ft. 5in.
33ft. 0in.
2ft. 6in.
2ft. 2in.
18ft. 0in.
1ft. 9in.
3ft. 4in.
55ft. 8in.
15ft. 0in.
1ft. 9in.
21ft. 0in.
2ft. 0in.

EVERGREEN 3 MANORHAVEN BLVD.		SIZE	FSCM NO	DWG NO EXISTING VAPOR POINT LOCATIONS	REV
DRAWN	ANDRIS LEDINS				
ISSUED	2/8/11	SCALE	SCHEMATIC	SHEET	1A OF 6

Chez Valet - SSDS/SVE System

Monthly Site Visit Sheet

Date-Time 1/31/2014 Operator Ross Hibler

Weather Overcast and Cold - 10's to 20's

Vacuum Point readings						
				after adjustments		
	time	Inches WC			time	Inches WC
VP-1	8:19	-0.361		VP-1		
VP-2	8:13	-0.164		VP-2		
VP-3	8:33	-0.312		VP-3		
VP-4	8:52	-0.061		VP-4		
VP-5	8:29	0		VP-5		
VP-6	8:26	0		VP-6		
VP-7	8:45	0		VP-7		
Vacuum Guage Readings						
				After adjustments		
	time	Inches WC			time	In Water
Valve -1		0		Valve -1		
Valve -2		0		Valve -2		
Valve -3		0		Valve -3		
Valve -4		0		Valve -4		
Valve -5		0		Valve -5		
Valve -6		0		Valve -6		
Valve -7		0		Valve -7		
Valve-8		0		Valve-8		
Valve -9	7:45	-10		Valve -9		
Valve 10	7:45	-5		Valve 10		
Valve 11	7:45	-7		Valve 11		
Valve 12	7:45	-5		Valve 12		
K.O.P	7:45	-3	Hg"	K.O.P		

Blower elapsed time reading	2968.8 Hours at 8:00 am
Blower Discharge velocity	7377 FPM or 162 CFM

PID Readings					
	ppb		ppb		ppb
Pre-Carbon	13	Mid-Carbon	12	Post-Carbon	6

Valves 1 through 8 were closed on September 27th when the system was re-started. PID readings were collected in the Basement (while system is running) - 2 ppb and outside in the Parking lot reading 0 ppb.

Chez Valet - SSDS/SVE System

Monthly Site Visit Sheet

Date-Time 3/17/2014 8:00 to 12:45 Operator Ross Hibler

Weather Overcast and Cold - upper 20's

Vacuum Point readings						
				after adjustments		
	time	Inches WC			time	Inches WC
VP-1	12:00	-0.196		VP-1		
VP-2	11:58	-0.562		VP-2		
VP-3	11:54	-2.01		VP-3		
VP-4	12:11	-0.102		VP-4		
VP-5	12:03	0		VP-5		
VP-6	12:05	0		VP-6		
VP-7	12:08	0		VP-7		
Vacuum Guage Readings						
				After adjustments		
	time	Inches WC			time	In Water
Valve -1		0		Valve -1		
Valve -2		0		Valve -2		
Valve -3		0		Valve -3		
Valve -4		0		Valve -4		
Valve -5		0		Valve -5		
Valve -6		0		Valve -6		
Valve -7		0		Valve -7		
Valve-8		0		Valve-8		
Valve -9	9:10	-10		Valve -9		
Valve 10	9:10	-4		Valve 10		
Valve 11	9:11	-5.5		Valve 11		
Valve 12	9:11	-4		Valve 12		
K.O.P	9:11	-7	Hg"	K.O.P		

Blower elapsed time reading	4046.1 Hours @ 9:10 AM
Blower Discharge velocity	7200 fps or 157 CFM

PID Readings					
	ppb		ppb		ppb
Pre-Carbon	3323	Mid-Carbon	1530	Post-Carbon	994

Valves 1 through 8 were closed on September 27th when the system was re-started. PID readings were collected in the Basement (while system is running) - 209 ppb and outside in the Parking lot reading 2 ppb. The previously empty "North Room" has been divided into 2 seperate rooms - the back portion of one of those rooms have had extensive Plumbing work performed which including cutting through the concrete slab in several locations, two of the 5 Vapor point valves were missing one Vapor point was plugged (VP-5) while the other was sheared off at ground level and open (VP-3). Construction work was still continuing at the site, in the Previously empty north room, doors had just been laquered, and near VP 3 was a pipe threading machine that was actively being used. The floor in the "new room" had recently been painted. The Contractor onsite replaced the two missing valves. It was also observed that the Asphalt Parking lot had a new trench cut through it to connect to the water service, the trench had been re-asphalted, It was also observed that there was a pile of dirt

outside the building which had previously not been there, utilizing the PID meter I had some minor hits at the pile (between 20 and 150 ppb). I collected PID readings in the "North Room" the reaadings varied between 300 ppb up to 1700 ppb. The site Engineer was notified of to high PID readings through the System as well as the Construction work that had been performed. The Pre-Carbon PID readings dropped to 2546 ppb approximately one hour after the Valve in VP-3 was replaced. It was determined after the Engineer contacted the NYSDEC that the system would not be shut down as originally planned - we would head back to the site on Friday the 21st to collect System PID readings again and plan on shutting the system down based on those readings, then follow up in 10 days (April 1) to collect GW and Vapor samples. The Pile of dirt will be drummed and sampled in preparation for disposal at a proper facility.

ATTACHMENT B

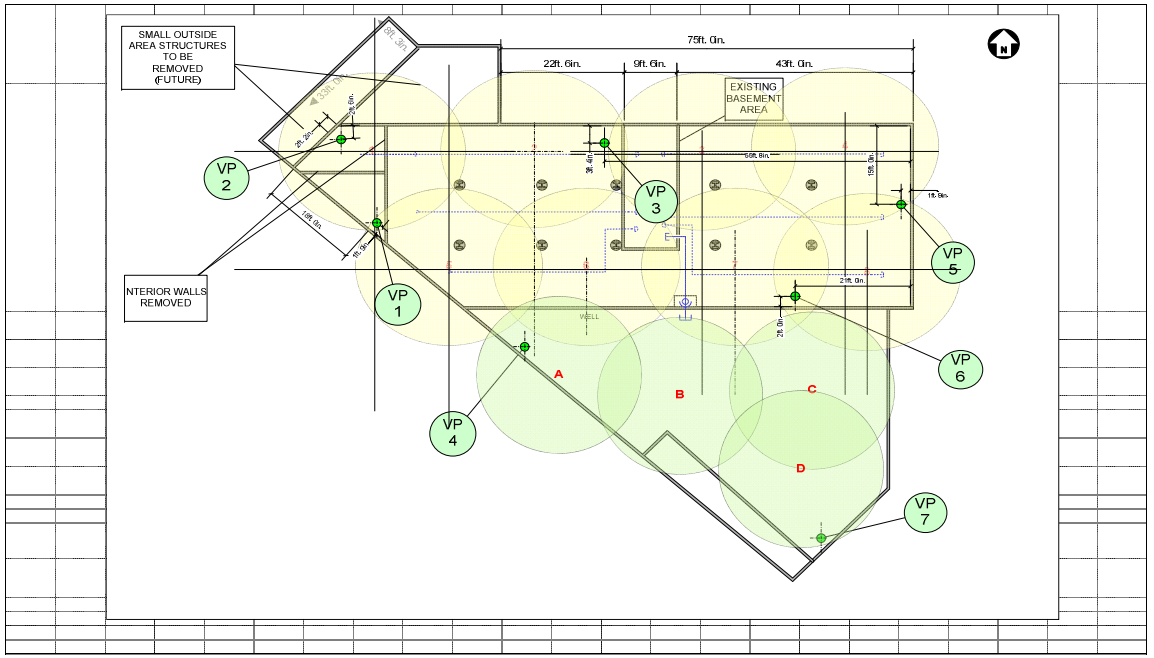
POST START UP VACUUM RESULTS
Chez Valet

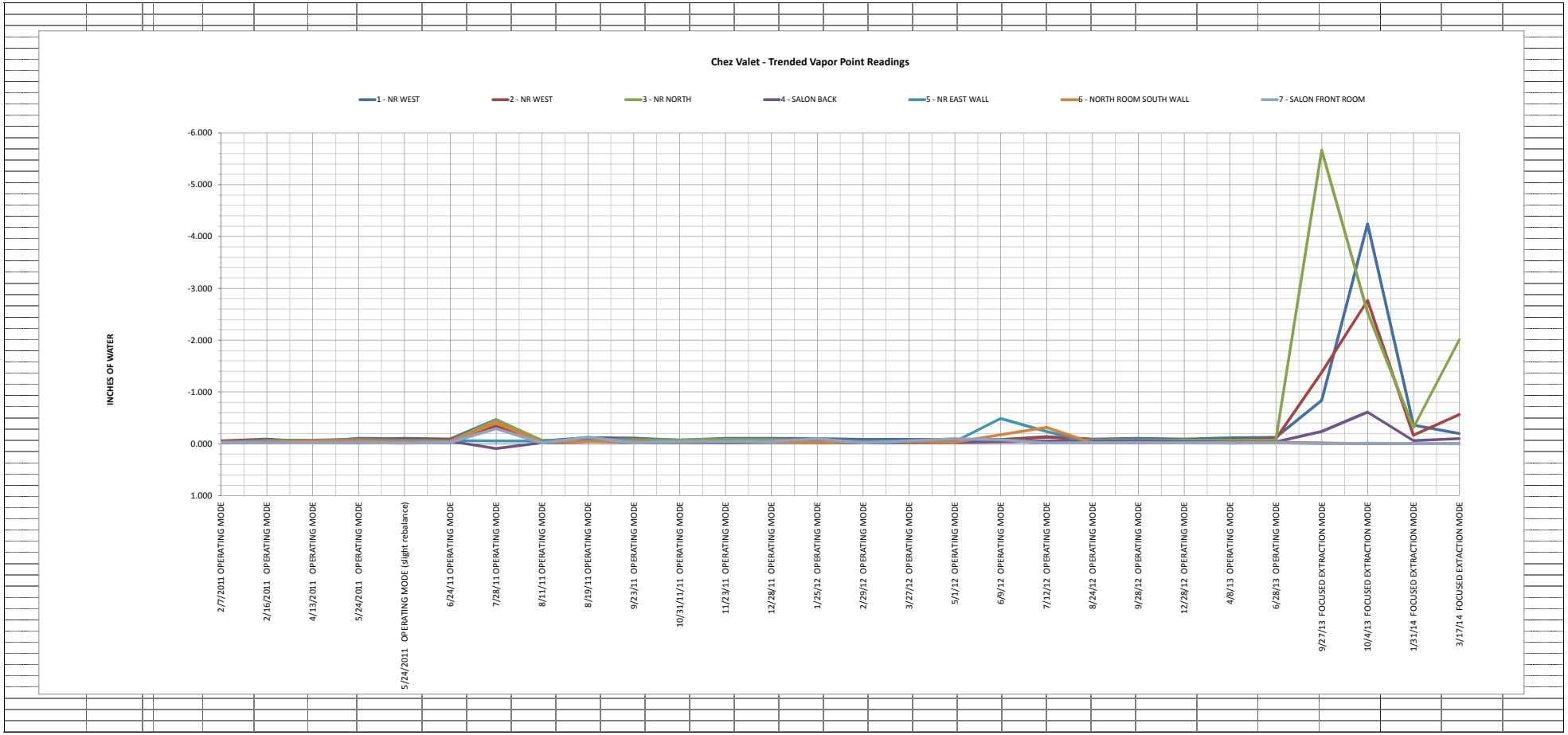
Vapor Point Designation	Location	2/7/2011 OPERATING MODE	2/16/2011 OPERATING MODE	4/13/2011 OPERATING MODE	5/24/2011 OPERATING MODE	5/24/2011 OPERATING MODE (slight rebalance)	6/24/11 OPERATING MODE	7/28/11 OPERATING MODE	8/11/11 OPERATING MODE	8/19/11 OPERATING MODE	9/23/11 OPERATING MODE	10/31/11/11 OPERATING MODE	11/23/11 OPERATING MODE	12/28/11 OPERATING MODE	1/25/12 OPERATING MODE
		C (vert well) closed all other Salon wells open wide. North room all valves open very small amount.	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE
1 - NR WEST	NORTH ROOM	-0.033	-0.040	-0.060	-0.073	-0.104	-0.091	-0.463	-0.058	-0.121	-0.110	-0.068	-0.106	-0.104	-0.102
2 - NR WEST	NORTH ROOM	-0.057	-0.091	-0.035	-0.107	-0.095	-0.083	-0.343	-0.046	-0.093	-0.092	-0.048	-0.082	-0.084	-0.086
3 - NR NORTH	NORTH ROOM	-0.035	-0.056	-0.071	-0.058	-0.071	-0.051	-0.453	-0.065	-0.073	-0.079	-0.077	-0.087	-0.078	-0.070
4 - SALON BACK	S - BACK	-0.014	-0.015	-0.021	-0.018	-0.048	-0.053	0.090	-0.021	-0.046	-0.037	-0.041	-0.020	-0.048	-0.040
5 - NR EAST WALL	NORTH ROOM	-0.025	-0.071	-0.070	-0.090	-0.070	-0.062		-0.049	-0.069	-0.061	-0.038	-0.046	-0.042	-0.042
6 - NORTH ROOM SOUTH WALL	NORTH ROOM	-0.027	-0.040	-0.060	-0.059	-0.042	-0.039	-0.407	-0.025	-0.047	-0.046	-0.038	-0.043	-0.043	-0.033
7 - SALON FRONT ROOM	S -FRONT	-0.022	-0.018	-0.018	-0.020	-0.013	-0.026	-0.292	-0.018	-0.130	-0.023	-0.044	-0.042	-0.044	-0.098

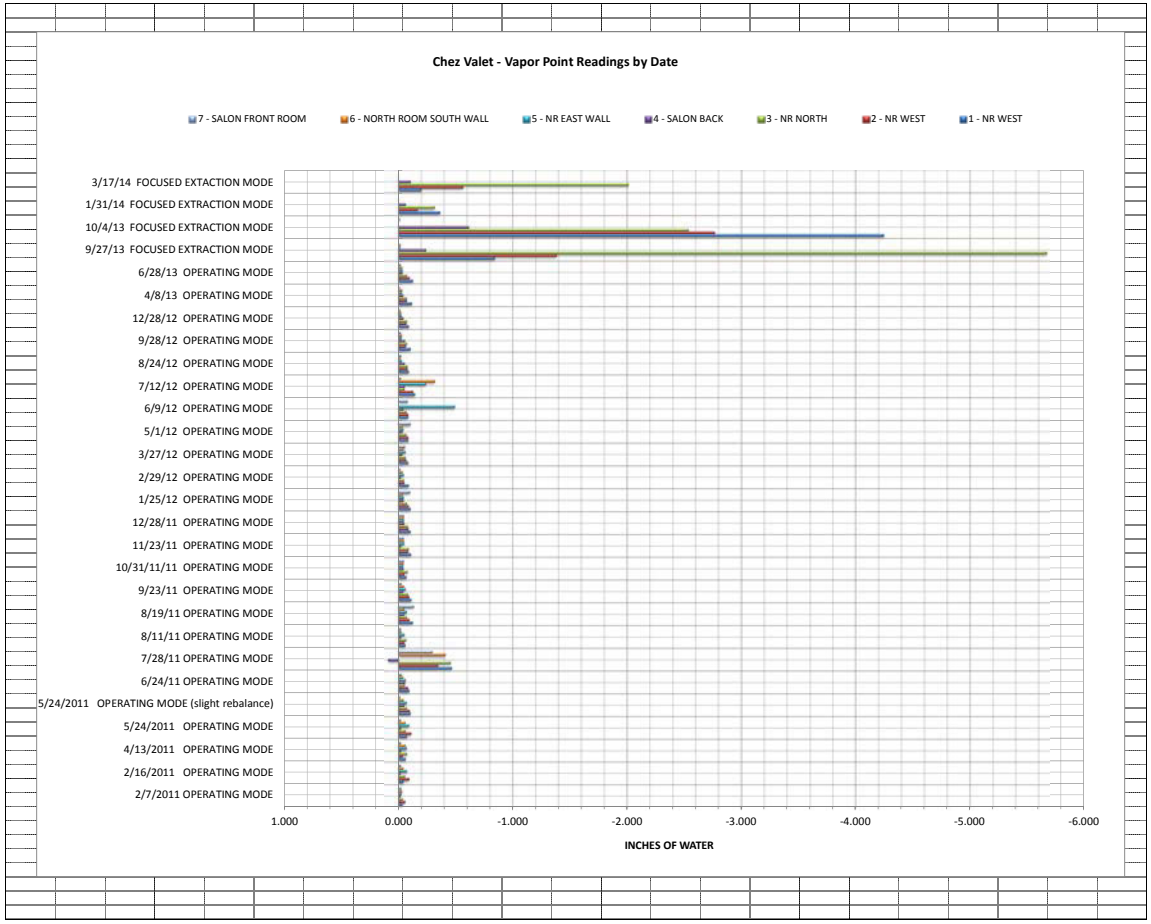
Vapor Point Designation	Location	2/29/12 OPERATING MODE	3/27/12 OPERATING MODE	5/1/12 OPERATING MODE	6/9/12 OPERATING MODE	7/12/12 OPERATING MODE	8/24/12 OPERATING MODE	9/28/12 OPERATING MODE	12/28/12 OPERATING MODE	4/8/13 OPERATING MODE	6/28/13 OPERATING MODE	9/27/13 FOCUSED EXTRACTION MODE	10/4/13 FOCUSED EXTRACTION MODE	1/31/14 FOCUSED EXTRACTION MODE	3/17/14 FOCUSED EXTACTION MODE
		ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	ALL WELLS ONLINE	**Focused Extraction**	**Focused Extraction**	**Focused Extraction**	**Focused Extraction**
1 - NR WEST	NORTH ROOM	-0.085	-0.083	-0.082	-0.081	-0.141	-0.088	-0.104	-0.089	-0.115	-0.123	-0.839	-4.243	-0.361	-0.196
2 - NR WEST	NORTH ROOM	-0.048	-0.066	-0.083	-0.082	-0.124	-0.078	-0.062	-0.066	-0.069	-0.095	-1.380	-2.764	-0.164	-0.562
3 - NR NORTH	NORTH ROOM	-0.043	-0.061	-0.066	-0.068	-0.047	-0.074	-0.073	-0.072	-0.070	-0.070	-5.666	-2.534	-0.312	-2.010
4 - SALON BACK	S - BACK	-0.017	-0.031	-0.032	-0.040	-0.051	-0.051	-0.056	-0.041	-0.039	-0.034	-0.238	-0.612	-0.061	-0.102
5 - NR EAST WALL	NORTH ROOM	-0.044	-0.059	-0.041	-0.490	-0.236	-0.027	-0.024	-0.024	-0.026	-0.032	-0.012	0.000	0.000	0.000
6 - NORTH ROOM SOUTH WALL	NORTH ROOM	-0.033	-0.040	-0.032		-0.316	-0.016	-0.028	-0.018	-0.030	-0.031	-0.015	0.000	0.000	0.000
7 - SALON FRONT ROOM	S -FRONT	-0.014	-0.054	-0.101	-0.077	-0.018	-0.021	-0.020	-0.016	-0.011	-0.017	-0.002	-0.009	0.000	0.000

-0.025	LESS THAN OR EQUAL TO -0.024
-0.023	GREATER THAN -0.025

NR =	NORTH ROOM
S =	SALON


SMALL OUTSIDE AREA STRUCTURES TO BE REMOVED (FUTURE)
NTERIOR WALLS REMOVED
75ft. 0in.
22ft. 6in.
9ft. 6in.
43ft. 0in.
EXISTING BASEMENT AREA
VP 1
VP 2
VP 3
VP 4
VP 5
VP 6
VP 7
A
B
C
D
N


Chez Valet - Trended Vapor Point Readings
1 - NR WEST
2 - NR WEST
3 - NR NORTH
4 - SALON BACK
5 - NR EAST WALL
6 - NORTH ROOM SOUTH WALL
7 - SALON FRONT ROOM
INCHES OF WATER
-6.000
-5.000
-4.000
-3.000
-2.000
-1.000
0.000
1.000
2/7/2011 OPERATING MODE
2/16/2011 OPERATING MODE
4/13/2011 OPERATING MODE
5/24/2011 OPERATING MODE
5/24/2011 OPERATING MODE (slight rebalance)
6/24/11 OPERATING MODE
7/28/11 OPERATING MODE
8/11/11 OPERATING MODE
8/19/11 OPERATING MODE
9/23/11 OPERATING MODE
10/31/11/11 OPERATING MODE
11/23/11 OPERATING MODE
12/28/11 OPERATING MODE
1/25/12 OPERATING MODE
2/29/12 OPERATING MODE
3/27/12 OPERATING MODE
5/1/12 OPERATING MODE
6/9/12 OPERATING MODE
7/12/12 OPERATING MODE
8/24/12 OPERATING MODE
9/28/12 OPERATING MODE
12/28/12 OPERATING MODE
4/8/13 OPERATING MODE
6/28/13 OPERATING MODE
9/27/13 FOCUSED EXTRACTION MODE
10/4/13 FOCUSED EXTRACTION MODE
1/31/14 FOCUSED EXTRACTION MODE
3/17/14 FOCUSED EXTACTION MODE


Chez Valet - Vapor Point Readings by Date
7 - SALON FRONT ROOM
6 - NORTH ROOM SOUTH WALL
5 - NR EAST WALL
4 - SALON BACK
3 - NR NORTH
2 - NR WEST
1 - NR WEST
3/17/14 FOCUSED EXTACTION MODE
1/31/14 FOCUSED EXTRACTION MODE
10/4/13 FOCUSED EXTRACTION MODE
9/27/13 FOCUSED EXTRACTION MODE
6/28/13 OPERATING MODE
4/8/13 OPERATING MODE
12/28/12 OPERATING MODE
9/28/12 OPERATING MODE
8/24/12 OPERATING MODE
7/12/12 OPERATING MODE
6/9/12 OPERATING MODE
5/1/12 OPERATING MODE
3/27/12 OPERATING MODE
2/29/12 OPERATING MODE
1/25/12 OPERATING MODE
12/28/11 OPERATING MODE
11/23/11 OPERATING MODE
10/31/11/11 OPERATING MODE
9/23/11 OPERATING MODE
8/19/11 OPERATING MODE
8/11/11 OPERATING MODE
7/28/11 OPERATING MODE
6/24/11 OPERATING MODE
5/24/2011 OPERATING MODE (slight rebalance)
5/24/2011 OPERATING MODE
4/13/2011 OPERATING MODE
2/16/2011 OPERATING MODE
2/7/2011 OPERATING MODE
1.000
0.000
-1.000
-2.000
-3.000
-4.000
-5.000
-6.000
INCHES OF WATER

ATTACHMENT C

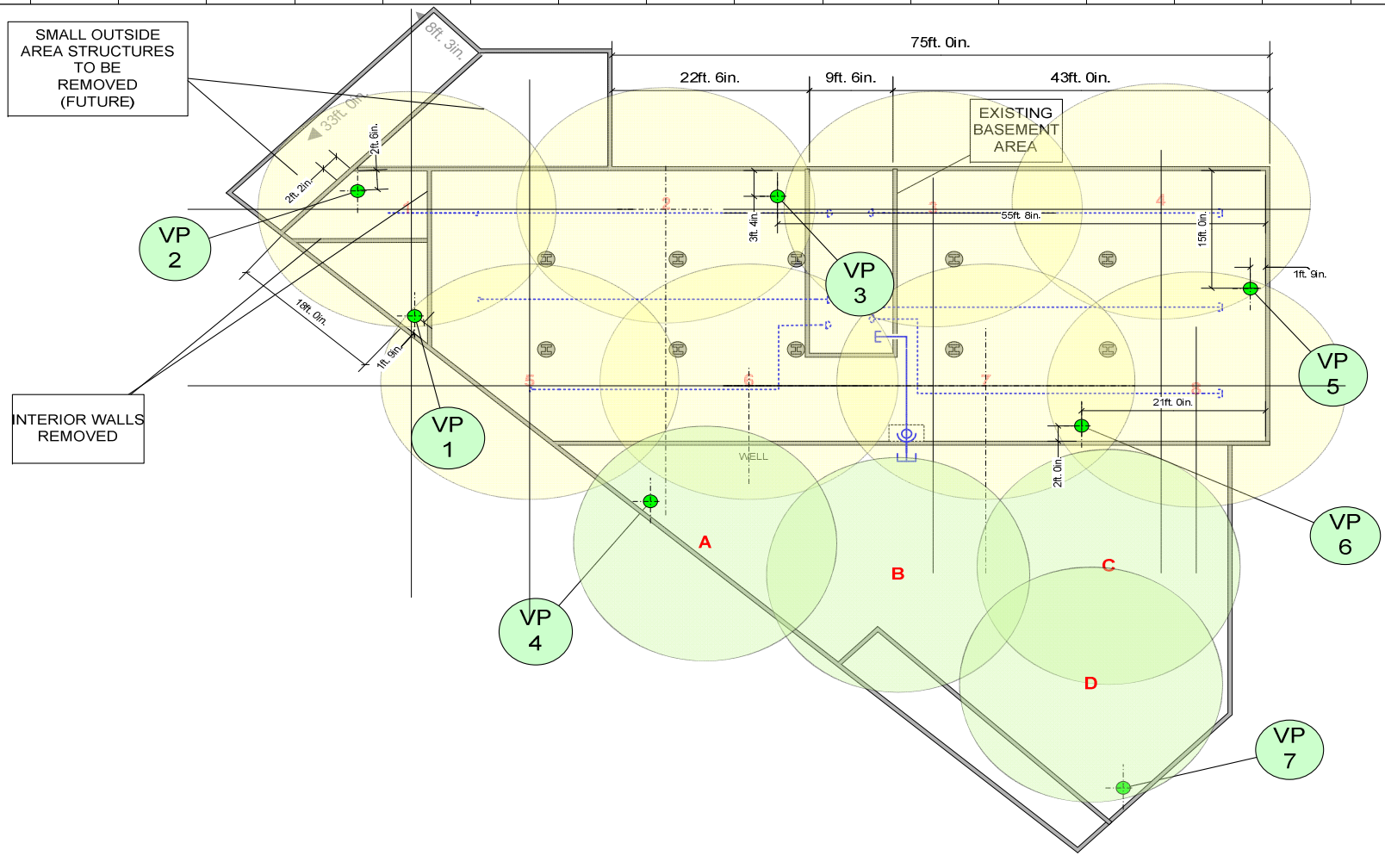
VACUUM GAUGE SETTINGS
&
MISCELLANEOUS SYSTEM INFORMATION
Chez Valet

Comparison of Vacuums Measured at Distribution Header Versus Relative Vapor Point Measurements.

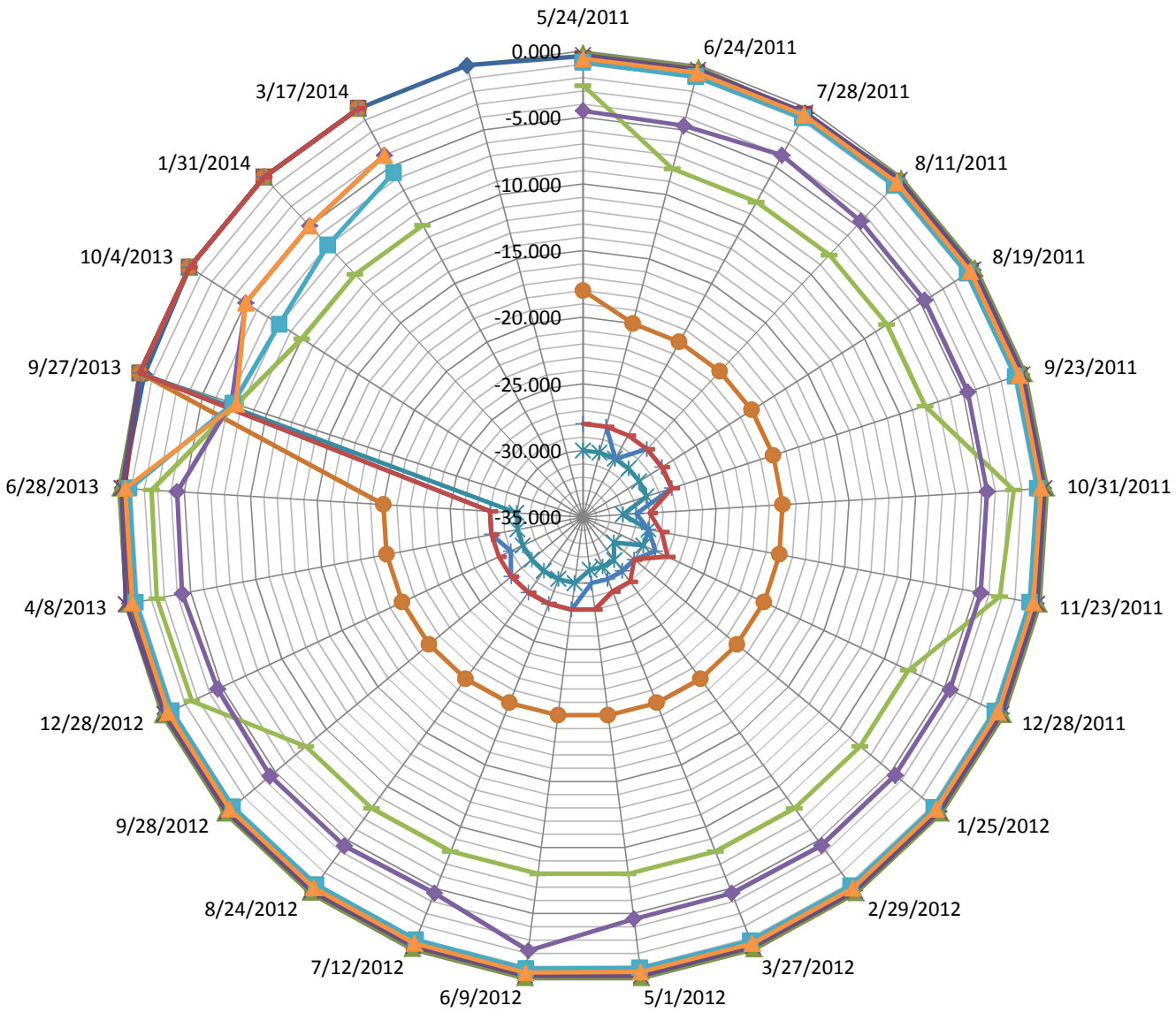
	DATE		5/24/2011	6/24/2011	7/28/2011	8/11/2011	8/19/2011	9/23/2011	10/31/2011	11/23/2011	12/28/2011	1/25/2012	2/29/2012	3/27/2012	5/1/2012	6/9/2012	7/12/2012	8/24/2012	9/28/2012	12/28/2012	4/8/2013	6/28/2013	9/27/2013	10/4/2013	1/31/2014	3/17/2014
Valve Number	Location	Vacuum reading at distribution header specific to lateral being controlled.																								
1	North Room NE	-0.395	-0.430	-0.410	-0.407	-0.371	-0.399	-0.395	-0.394	-0.366	-0.355	-0.372	-0.363	-0.371	-0.310	-0.373	-0.416	-0.463	-0.311	-0.340	-0.356	-0.373	-0.003	0.000	0.000	0.000
2	North Room NE	-0.557	-0.600	-0.550	-0.511	-0.533	-0.542	-0.557	-0.626	-0.609	-0.571	-0.653	-0.635	-0.615	-0.579	-0.582	-0.567	-0.535	-0.525	-0.532	-0.512	-0.520	-0.005	0.000	0.000	0.000
3	North Room SE	-0.195	-0.180	-0.180	-0.527	-0.136	-0.163	-0.195	-0.150	-0.155	-0.152	-0.153	-0.139	-0.145	-0.155	-0.143	-0.179	-0.161	-0.131	-0.126	-0.134	-0.153	-0.006	0.000	0.000	0.000
4	North Room SE	-0.308	-0.330	-0.330	-0.360	-0.290	-0.309	-0.308	-0.289	-0.301	-0.294	-0.293	-0.301	-0.311	-0.297	-0.299	-0.344	-0.313	-0.297	-0.272	-0.064	-0.301	-0.008	0.000	0.000	0.000
5	Salon	-30.000	-30.000	-30.000	-30.000	-30.000	-30.000	-30.000	-32.000	-30.000	-30.000	-32.000	-31.000	-31.000	-31.000	-30.000	-30.000	-30.000	-30.000	-30.000	-30.000	-30.000	-0.013	0.000	0.000	0.000
6	Salon	-20.000	-18.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-20.000	-0.009	0.000	0.000	0.000
7	Salon	-28.000	-28.000	-28.000	-30.000	-28.000	-28.000	-28.000	-31.000	-30.000	-29.000	-30.000	-30.000	-30.000	-30.000	-28.000	-28.000	-28.000	-28.000	-29.000	-28.000	-28.000	-0.010	0.000	0.000	0.000
8	Salon	-28.000	-28.000	-28.000	-28.000	-28.000	-28.000	-28.000	-30.000	-29.000	-28.000	-30.000	-29.000	-29.000	-28.000	-28.000	-28.000	-28.000	-28.000	-28.000	-28.000	-28.000	-0.003	0.000	0.000	0.000
9	North Room SW	-8.000	-2.600	-8.000	-8.000	-8.000	-8.000	-8.000	-2.602	-3.157	-8.000	-8.000	-8.000	-8.000	-8.000	-8.000	-8.000	-8.000	-8.000	-2.566	-2.430	-2.563	-7.632	-10.000	-10.000	-10.000
10	North Room SW	-4.631	-4.500	-4.670	-4.000	-4.550	-4.621	-4.631	-4.617	-4.618	-4.577	-4.605	-4.529	-4.647	-4.600	-2.210	-4.650	-4.506	-4.503	-4.691	-4.371	-4.472	-7.220	-5.000	-5.000	-4.000
11	North Room NW	-0.871	-0.880	-0.880	-0.801	-0.838	-0.845	-0.871	-0.812	-0.865	-0.813	-0.814	-0.805	-0.804	-0.871	-0.810	-0.874	-0.905	-0.872	-0.840	-0.821	-0.880	-7.378	-8.000	-7.000	-5.500
12	North Room NW	-0.591	-0.600	-0.570	-0.571	-0.579	-0.592	-0.591	-0.560	-0.595	-0.577	-0.583	-0.554	-0.554	-0.591	-0.533	-0.595	-0.594	-0.582	-0.569	-0.549	-0.584	-7.624	-5.000	-5.000	-4.000
	Avg. Vacume @ Header (in H_2O)		-9.510	-10.133	-10.265	-10.108	-10.123	-10.129	-10.254	-9.972	-10.195	-10.623	-10.444	-10.454	-10.367	-9.913	-10.135	-10.123	-10.102	-9.745	-9.603	-9.654	-2.493	-2.333	-2.250	-1.958
Knockout pot reading	Hg"		-26	-28	-6.5	-8	-8	-7.25	-3.5	-7	-5	-3	-3.5	-4	-6.5	-8	-11	-10	-10	-4	-3	-2.5	-2.4	-6	-3	-7
	H_2O"		-353.496	-380.688	-88.374	-108.768	-108.768	-98.571	-47.586	-95.172	-67.98	-40.788	-47.586	-54.384	-88.374	-108.768	-149.556	-135.96	-135.96	-54.384	-40.788	-33.99	-32.6304	-81.576	-40.788	-95.172
		VP	VP	VP	VP	VP	VP	VP	VP	VP	VP	VP	VP	VP	VP	VP	VP	VP	VP	VP	VP	VP	VP	VP	VP	VP
Vapor Point Number			5/24/2011	6/24/2011	7/28/2011	8/11/2011	8/19/2011	9/23/2011	10/31/2011	11/23/2011	12/28/2011	1/25/2012	2/29/2012	3/27/2012	5/1/2012	6/9/2012	7/12/2012	8/24/2012	9/28/2012	12/28/2012	4/8/2013	6/28/2013	9/27/2013	10/4/2013	1/31/2014	3/17/2014
1			-0.073	-0.091	-0.463	-0.058	-0.121	-0.110	-0.068	-0.106	-0.104	-0.102	-0.085	-0.083	-0.082	-0.081	-0.141	-0.088	-0.104	-0.089	-0.115	-0.123	-0.839	-4.243	-0.361	-0.196
2			-0.107	-0.083	-0.343	-0.046	-0.093	-0.092	-0.048	-0.082	-0.084	-0.086	-0.048	-0.066	-0.083	-0.082	-0.124	-0.078	-0.062	-0.066	-0.069	-0.095	-1.380	-2.764	-0.164	-0.562
3			-0.058	-0.051	-0.453	-0.065	-0.073	-0.079	-0.077	-0.087	-0.078	-0.070	-0.043	-0.061	-0.066	-0.068	-0.047	-0.074	-0.073	-0.072	-0.070	-0.070	-5.666	-2.534	-0.312	-2.010
4			-0.018	-0.053	-0.090	-0.021	-0.046	-0.037	-0.041	-0.020	-0.048	-0.040	-0.017	-0.031	-0.032	-0.040	-0.051	-0.051	-0.056	-0.041	-0.039	-0.034	-0.238	-0.612	-0.061	-0.102
5			-0.090	-0.062		-0.049	-0.069	-0.061	-0.038	-0.046	-0.042	-0.042	-0.044	-0.059	-0.041	-0.490	-0.236	-0.027	-0.024	-0.024	-0.026	-0.032	-0.012	0.000	0.000	0.000
6			-0.059	-0.039	-0.402	-0.025	-0.047	-0.046	-0.038	-0.043	-0.043	-0.033	-0.033	-0.040	-0.032		-0.316	-0.016	-0.028	-0.018	-0.030	-0.031	-0.015	0.000	0.000	0.000
7			-0.018	-0.026	-0.252	-0.018	-0.130	-0.023	-0.044	-0.042	-0.044	-0.098	-0.014	-0.054	-0.101	-0.077	-0.018	-0.021	-0.020	-0.016	-0.016	-0.017	-0.002	-0.009	0.000	0.000

Comparison of Vacuums Measured at Distribution Header Versus Relative Vapor Point Measurements.

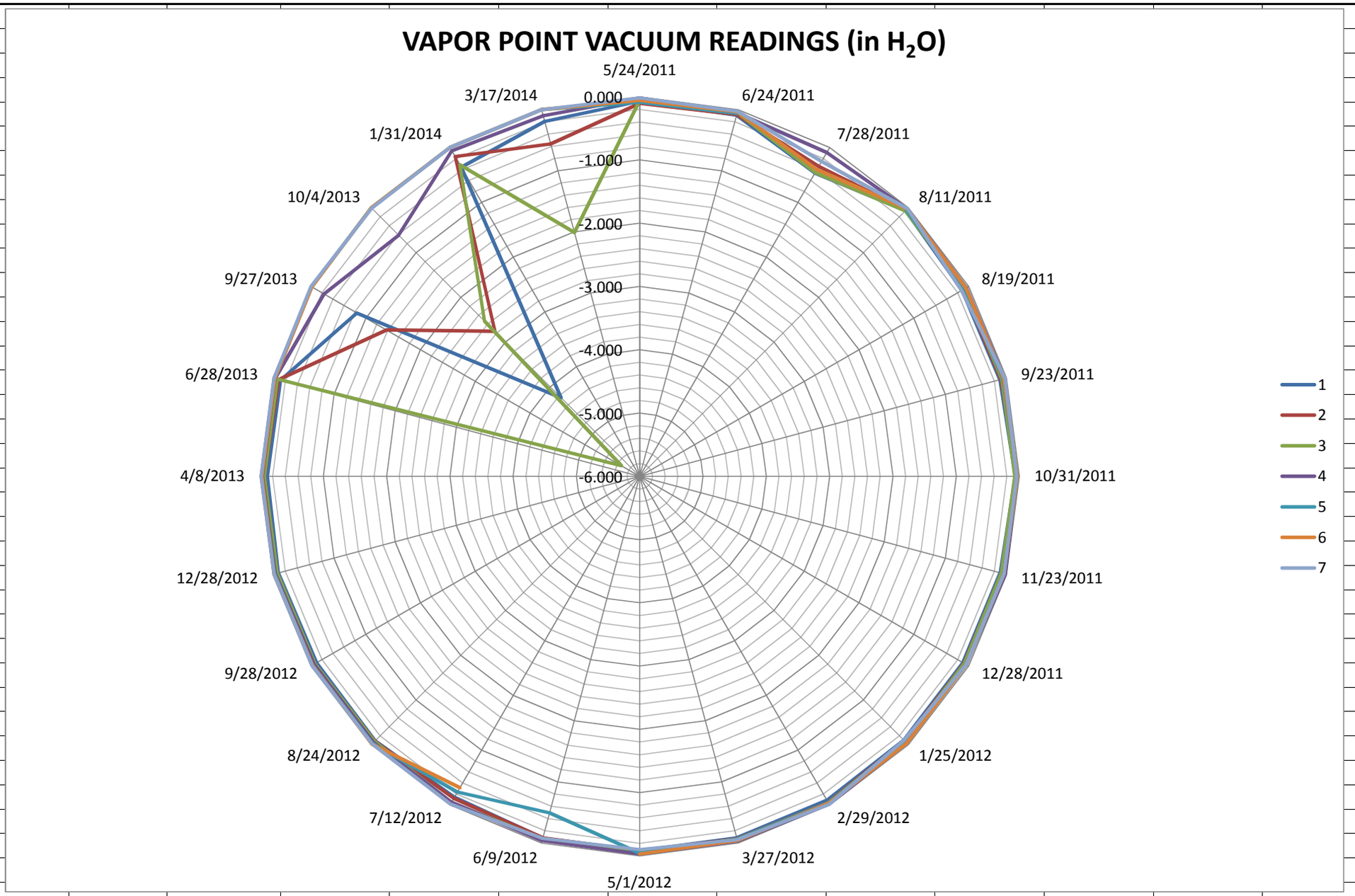
	5/24/2011	6/24/2011	7/28/2011	8/11/2011	8/19/2011	9/23/2011	10/31/2011	11/23/2011	12/28/2011	1/25/2012	2/29/2012	3/27/2012	5/1/2012	6/9/2012	7/12/2012	8/24/2012	9/28/2012	12/28/2012	4/8/2013	6/28/2013	9/27/2013	10/4/2013	1/31/2014	3/17/2014
relative Vapor Point	a vacuum points influenced by specific lateral and their comparative readings																							
3	-0.058	-0.051	-0.453	-0.065	-0.073	-0.079	-0.077	-0.087	-0.078	-0.070	-0.043	-0.061	-0.066	-0.068	-0.047	-0.074	-0.073	-0.072	-0.070	-0.070	-5.666	-2.534	-0.312	-2.010
5	-0.090	-0.062	0.000	-0.049	-0.069	-0.061	-0.038	-0.046	-0.042	-0.042	-0.044	-0.059	-0.041	-0.490	-0.236	-0.027	-0.024	-0.024	-0.026	-0.032	-0.012	0.000	0.000	0.000
6	-0.059	-0.039	-0.402	-0.025	-0.047	-0.046	-0.038	-0.043	-0.043	-0.033	-0.033	-0.040	-0.032	0.000	-0.316	-0.016	-0.028	-0.018	-0.030	-0.031	-0.015	0.000	0.000	0.000
6	-0.059	-0.039	-0.402	-0.025	-0.047	-0.046	-0.038	-0.043	-0.043	-0.033	-0.033	-0.040	-0.032	0.000	-0.316	-0.016	-0.028	-0.018	-0.030	-0.031	-0.015	0.000	0.000	0.000
7	-0.018	-0.026	-0.252	-0.018	-0.130	-0.023	-0.044	-0.042	-0.044	-0.098	-0.014	-0.054	-0.101	-0.077	-0.018	-0.021	-0.020	-0.016	-0.016	-0.017	-0.002	-0.009	0.000	0.000
7	-0.018	-0.026	-0.252	-0.018	-0.130	-0.023	-0.044	-0.042	-0.044	-0.098	-0.014	-0.054	-0.101	-0.077	-0.018	-0.021	-0.020	-0.016	-0.016	-0.017	-0.002	-0.009	0.000	0.000
4	-0.018	-0.053	-0.090	-0.021	-0.046	-0.037	-0.041	-0.020	-0.048	-0.040	-0.017	-0.031	-0.032	-0.040	-0.051	-0.051	-0.056	-0.041	-0.039	-0.034	-0.238	-0.612	-0.061	-0.102
4	-0.018	-0.053	-0.090	-0.021	-0.046	-0.037	-0.041	-0.020	-0.048	-0.040	-0.017	-0.031	-0.032	-0.040	-0.051	-0.051	-0.056	-0.041	-0.039	-0.034	-0.238	-0.612	-0.061	-0.102
1	-0.073	-0.091	-0.463	-0.058	-0.121	-0.110	-0.068	-0.106	-0.104	-0.102	-0.085	-0.083	-0.082	-0.081	-0.141	-0.088	-0.104	-0.089	-0.115	-0.123	-0.839	-4.243	-0.361	-0.196
1	-0.073	-0.091	-0.463	-0.058	-0.121	-0.110	-0.068	-0.106	-0.104	-0.102	-0.085	-0.083	-0.082	-0.081	-0.141	-0.088	-0.104	-0.089	-0.115	-0.123	-0.839	-4.243	-0.361	-0.196
2	-0.107	-0.083	-0.343	-0.046	-0.093	-0.092	-0.048	-0.082	-0.084	-0.086	-0.048	-0.066	-0.083	-0.082	-0.124	-0.078	-0.062	-0.066	-0.069	-0.095	-1.380	-2.764	-0.164	-0.562
3	-0.058	-0.051	-0.453	-0.065	-0.073	-0.079	-0.077	-0.087	-0.078	-0.070	-0.043	-0.061	-0.066	-0.068	-0.047	-0.074	-0.073	-0.072	-0.070	-0.070	-5.666	-2.534	-0.312	-2.010
Avg Vacume @ VP (in H_2O)	-0.054	-0.055	-0.305	-0.039	-0.083	-0.062	-0.052	-0.060	-0.063	-0.068	-0.040	-0.055	-0.063	-0.092	-0.126	-0.050	-0.054	-0.047	-0.053	-0.056	-1.243	-1.463	-0.136	-0.432

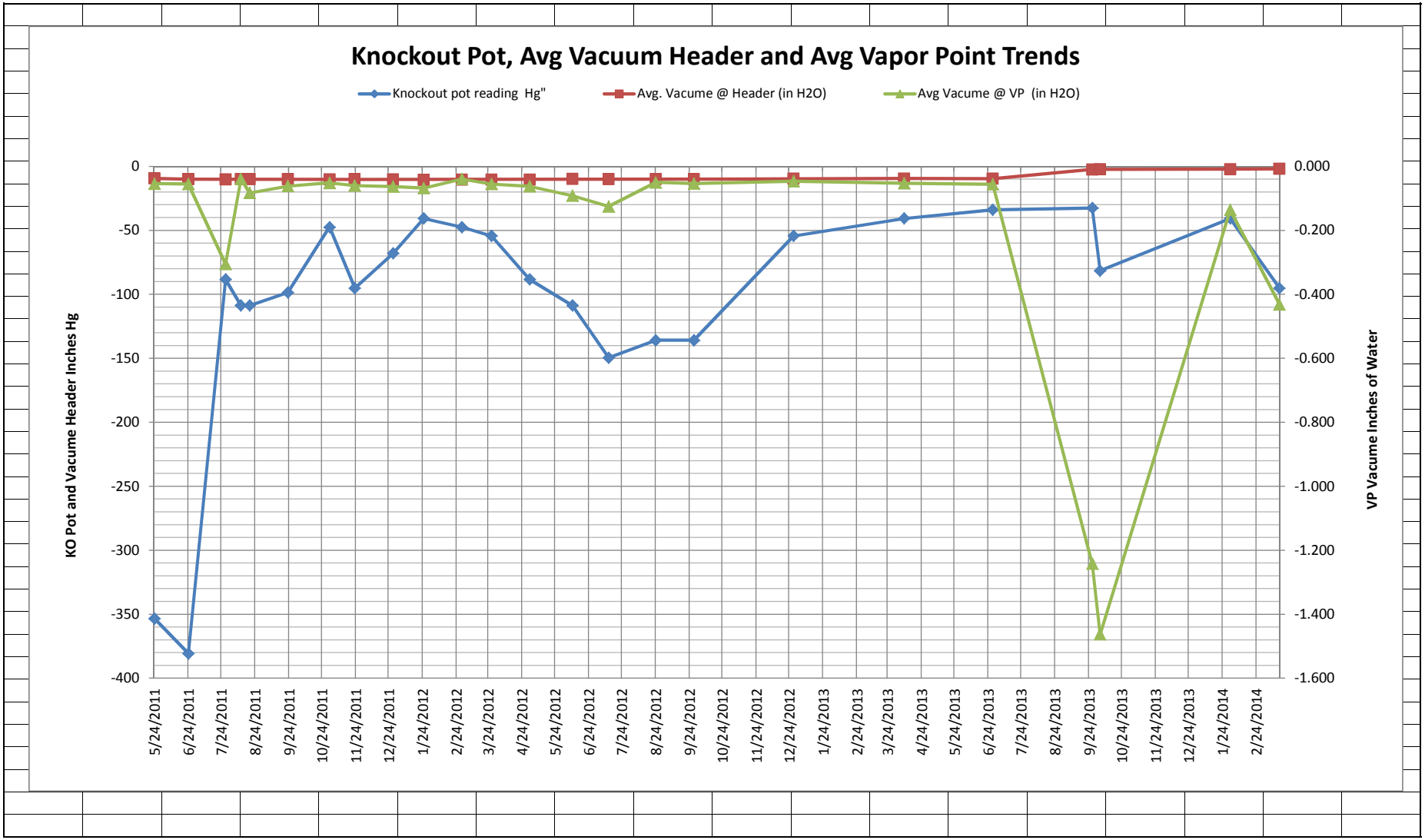

SMALL OUTSIDE AREA STRUCTURES TO BE REMOVED (FUTURE)
INTERIOR WALLS REMOVED
EXISTING BASEMENT AREA
75ft. 0in.
22ft. 6in.
9ft. 6in.
43ft. 0in.
8ft. 3in.
33ft. 0in.
2ft. 6in.
2ft. 2in.
18ft. 0in.
1ft. 9in.
3ft. 4in.
55ft. 8in.
15ft. 0in.
1ft. 9in.
21ft. 0in.
2ft. 0in.
WELL
VP 1
VP 2
VP 3
VP 4
VP 5
VP 6
VP 7
A
B
C
D
N

VACUUMS MEASURED AT DISTRIBUTION HEADER (in H_2O)



- 1 North Room NE
- 2 North Room NE
- 3 North Room SE
- 4 North Room SE
- 5 Salon
- 6 Salon
- 7 Salon
- 8 Salon
- 9 North Room SW
- 10 North Room SW
- 11 North Room NW
- 12 North Room NW


VAPOR POINT VACUUM READINGS (in H_2O)
5/24/2011
6/24/2011
7/28/2011
8/11/2011
8/19/2011
9/23/2011
10/31/2011
11/23/2011
12/28/2011
1/25/2012
2/29/2012
3/27/2012
5/1/2012
6/9/2012
7/12/2012
8/24/2012
9/28/2012
12/28/2012
4/8/2013
6/28/2013
9/27/2013
10/4/2013
1/31/2014
3/17/2014
0.000
-1.000
-2.000
-3.000
-4.000
-5.000
-6.000
1
2
3
4
5
6
7


Knockout Pot, Avg Vacuum Header and Avg Vapor Point Trends
Knockout pot reading Hg"
Avg. Vacume @ Header (in H2O)
Avg Vacume @ VP (in H2O)
KO Pot and Vacume Header Inches Hg
VP Vacume Inches of Water
0
-50
-100
-150
-200
-250
-300
-350
-400
0.000
-0.200
-0.400
-0.600
-0.800
-1.000
-1.200
-1.400
-1.600
5/24/2011
6/24/2011
7/24/2011
8/24/2011
9/24/2011
10/24/2011
11/24/2011
12/24/2011
1/24/2012
2/24/2012
3/24/2012
4/24/2012
5/24/2012
6/24/2012
7/24/2012
8/24/2012
9/24/2012
10/24/2012
11/24/2012
12/24/2012
1/24/2013
2/24/2013
3/24/2013
4/24/2013
5/24/2013
6/24/2013
7/24/2013
8/24/2013
9/24/2013
10/24/2013
11/24/2013
12/24/2013
1/24/2014
2/24/2014

ATTACHMENT D

ELAPSED TIME AND RUNTIME CALCULATIONS
Chez Valet

Elapsed Time and Run time calculations

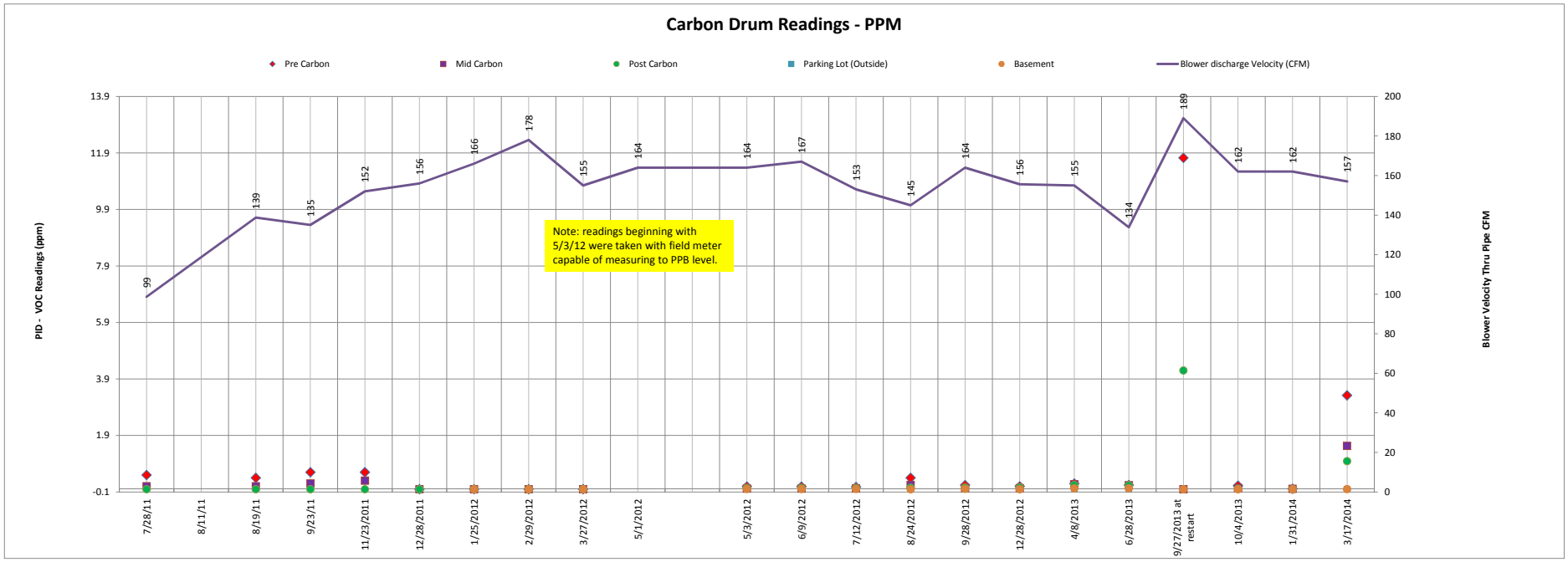
Date @ Time	Meter reading (hours)	Meter Read By	Actual Elapsed Time (hours)	Interval between readings	Interval % runtime	Cumulative % runtime	Days not operating	Comments
5/24/11 9:00	-							
6/24/2011 8:35	743.6	RH	743.6	743.6	100.0%	100.0%		
7/28/2011 7:15	1,555.5	RH	1,558.3	814.7	99.7%	99.8%	0.12	
8/11/2011 7:10	1,890.7	RH	1,894.2	335.9	99.8%	99.8%	0.03	
8/19/11 7:00	2,082.0	RH	2,086.0	191.8	99.7%	99.8%	0.02	
9/23/11 8:20	2,921.0	RH	2,927.3	841.3	99.7%	99.8%	0.10	
11/23/11 7:45	4,379.5	RH	4,390.7	1,463.4	99.7%	99.7%	0.20	
12/28/11 8:00	5,217.5	RH	5,231.0	840.3	99.7%	99.7%	0.09	
1/25/12 7:54	5,887.5	RH	5,902.9	671.9	99.7%	99.7%	0.08	
2/29/12 7:47	6,725.2	RH	6,742.8	839.9	99.7%	99.7%	0.09	
3/27/12 8:00	7,370.7	RH	7,391.0	648.2	99.6%	99.7%	0.11	
5/1/12 10:23	8,210.8	RH	8,233.4	842.4	99.7%	99.7%	0.10	
5/3/12 8:03	8,256.3	RH	8,279.1	45.7	99.6%	99.7%	0.01	
6/9/2012 7:36	9,117.1	RH	9,166.6	933.2	97.1%	99.5%	1.12	Summer thunder Storm
7/12/2012 9:10	9,932.4	RH	9,960.2	793.6	102.7%	99.7%	-0.91	
8/24/2012 8:15	10,960.7	RH	10,991.3	1,031.1	99.7%	99.7%	0.12	
9/27/2012 12:25	11,778.7	AHL	11,811.4	820.2	99.7%	99.7%	0.09	
9/28/2012 9:00	11,799.2	RH	11,832.0	20.6	99.6%	99.7%	0.00	
11/14/2012 10:30	12,856.3	AHL	12,961.5	1,129.5	95.4%	99.2%	2.16	Hurricane Sandy
12/28/2012 9:07	13,908.1	RH	14,016.1	1,054.6	99.7%	99.2%	0.12	
2/7/2013 8:49	14,888.2	AHL	14,999.8	983.7	99.6%	99.3%	0.15	
3/28/2013 11:00	16,001.9	AHL	16,178.0	1,178.2	94.5%	98.9%	2.69	Break In
4/8/2013 11:32	16,265.7	RH	16,442.5	264.5	99.7%	98.9%	0.03	
6/28/2013 11:30	18,202.5	RH	18,386.5	1,944.0	99.6%	99.0%	0.30	
8/12/2013 11:32		RH	19,466.5	1,080.0				System found Running, but hour meter failed
SYSTEM SHUTDOWN FOR SAMPLING							45.99	
9/27/2013 11:14	1.4	RH	1.4					NEW HOURMETER
10/4/2013 9:46	167.4	RH	166.5	165.1	100.5%	100.5%	-0.04	
1/31/2014 8:00	2,968.8	RH	3,020.8	2,854.2	98.1%	98.3%	2.20	
3/17/2014 9:10	4,046.1	RH	4,101.9	1,081.2	99.6%	98.6%	0.16	
SYSTEM SHUTDOWN FOR SAMPLING							172.06	
9/5/2014 10:35	4,145.9	Don	4,145.9				-	
12/12/2014 13:14	6,495.2	AHL	6,456.6	2,310.7	101.7%	100.6%	(1.6)	
				Average uptime *		99.6%	225.58	* when not subject to planned sutdown
							38.63%	

ATTACHMENT E

CARBON DRUM READINGS
Chez Valet

EXHAUST GAS
CARBON DRUM READINGS

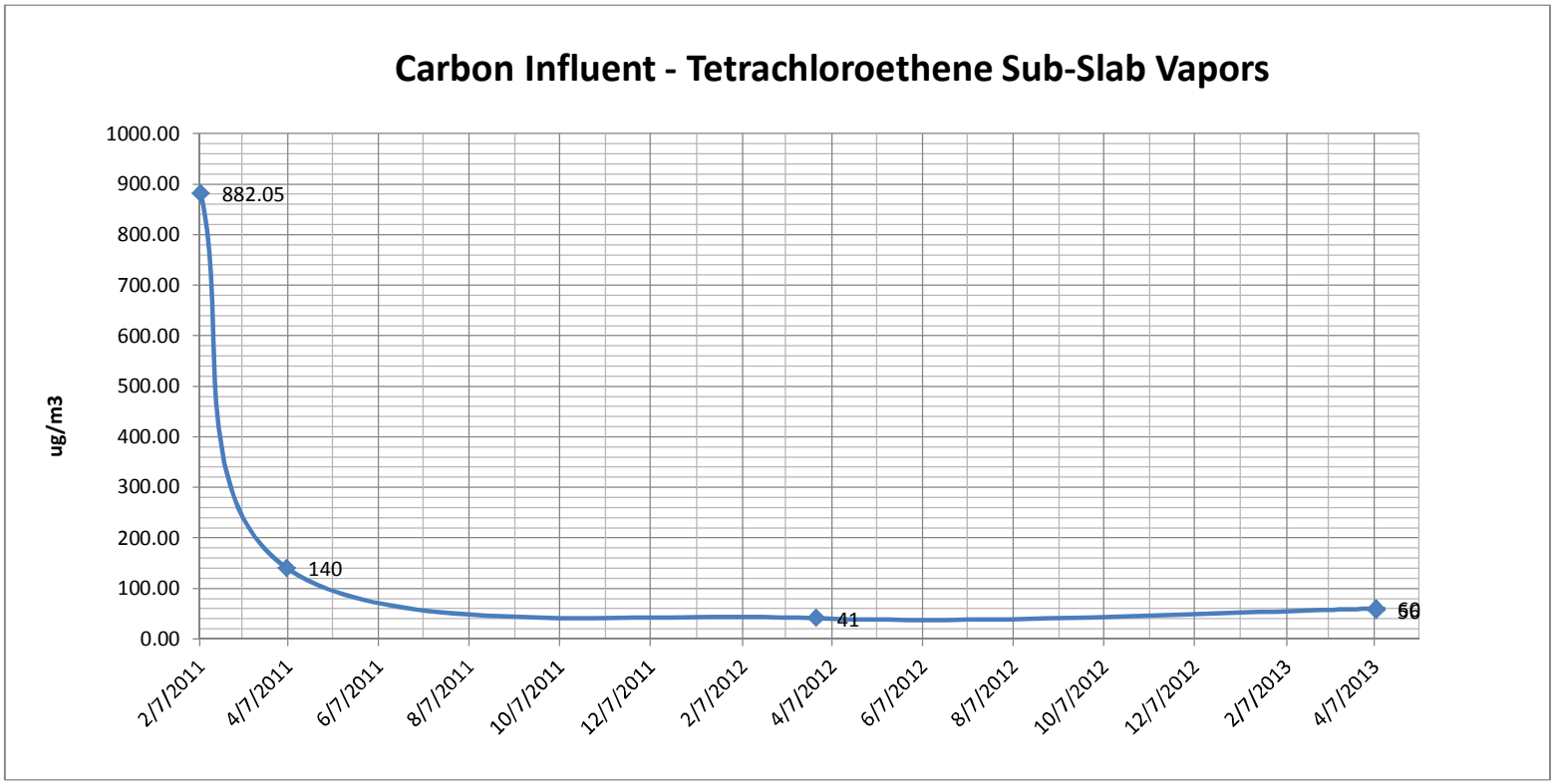
Date	7/28/11	8/11/11	8/19/11	9/23/11	11/23/2011	12/28/2011	1/25/2012	2/29/2012	3/27/2012	5/1/2012	5/3/2012	6/9/2012	7/12/2012	8/24/2012	9/28/2012	12/28/2012	4/8/2013	6/28/2013	9/27/2013 at restart	10/4/2013	1/31/2014	3/17/2014
Blower discharge Velocity (CFM)	99		139	135	152	156	166	178	155	164	164	167	153	145	164	156	155	134	189	162	162	157
PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)	PID (PPM)
Pre Carbon	0.5		0.4	0.6	0.6	0.0	0.0	0.0	0.0		0.0910	0.0870	0.0730	0.4010	0.1430	0.0980	0.1945	0.1440	11.7250	0.1220	0.0130	3.3230
Mid Carbon	0.1		0.1	0.2	0.3	0.0	0.0	0.0	0.0		0.0230	0.0210	0.0260	0.1500	0.0370	0.0380	0.1745	0.1400	0.0000	0.0370	0.0120	1.5300
Post Carbon	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0400	0.0430	0.0410	0.0560	0.0550	0.0600	0.1460	0.1370	4.2025	0.0170	0.0060	0.9940
Parking Lot (Outside)							0.0	0.0	0.0		0.0030	0.0030	0.0020	0.0000	0.0000	0.0000	0.0055	0.0000	0.0000	0.0000	0.0000	0.0000
Basement							0.0	0.0	0.0		0.0090	0.0050	0.0090	0.0000	0.0110	0.0000	0.0295	0.0330	0.0000	0.0000	0.0020	0.0020



Chez Valet Dry Cleaners
New York State Superfund Project
Site # 130169

Soil Vapor Extraction - Sub Slab Depressurization System VOC Sampling Results (Laboratory)

Compound Analyzed	Carbon Influent							
	Result	Result	LRL	Result	Result	LRL	Result	LRL
	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3
	2/7/2011	4/6/2011		3/27/2012	4/8/2013		4/8/2013	
Tetrachloroethene	882.05	140	4.6	41	60	6.8	56	4.5



SSD/SVE SYSTEM
NYSDEC Site Number 1-03-169
Former Chez Valet Dry Cleaners
1-3 Manorhaven Boulevard
Port Washington, NY 11050

Progress Report

Submitted 7/6/2017

Time Period
1/29/2015 to 7/6/2017

The purpose of this report will be to generally outline remedial progress at the above referenced site for the time period indicated.

1. Summary of Highlights - This Reporting Period

- The **Sub Slab Depressurization System (SSD)/ Soil Venting and Extraction (SVE)** system continues operation and has been operational since 2/7/2011. During this reporting period, the remedial system has been operational except for planned shutdowns in 3/2015, 11/2015, 7/2016 and 2/2017 for sampling and an unanticipated blower failure estimated to occur sometime around 7/13/2016. The blower was removed, replaced with a new unit and put back in operation on 9/28/2016.

  Excluding the shutdowns identified in the previous paragraph, the system has had an uptime operating rate of 90.3 % through the middle of February 2017. After restarting the system on 4/4/2017, after our most recent 2/2017 sampling event, the system has been running continuously through 7/6/2017.

- **Indoor Air (Specific to PCE)**

  South Room (Salon)
  - Summa canister sampling showed a decrease from 2.51 $\mu g/m^3$ in 2009 to 0.25 $\mu g/m^3$ in April 2014.
  - It should be noted that while the samples collected in 2011 and 2013 both were non-detect they did have a method detection limit (MDL) exceeding the original 2.51 $\mu g/m^3$ detection limit.
  - April 2015 sampling showed a non-detect result whereas January 2016 and March 2017 showed values of 0.78 to 0.86 $\mu g/m^3$. This low level seems to have stabilized and can be a result of the type of business conducted in this area.

  North Room
  - Summa canister sampling showed a decrease from 11 $\mu g/m^3$ in August 2013 to non-detect in April 2014
  - April 2015 showed a value of 61 $\mu g/m^3$ that has since dropped in January 2016 to 12 $\mu g/m^3$ in March 2017 to 5.6 $\mu g/m^3$.

- Ambient Air (summa canister results)
  - 0.48 μg/m^3 August 2013
  - non-detect April 2014
  - April 2015 was also a non-detect whereas January 2016 showed a value of 3.4 μg/m^3 and March 2017 0.25 μg/m^3

- **Sub-Slab Vapor (Specific to PCE)** (summa canister results)

  South Room (Salon) VP–4
  - 2900 μg/m^3 in 2009 prior to the SVE/SSD
  - 220 μg/m^3 in August 2013
  - 44 μg/m^3 in April 2014
  - 130 μg/m^3 April 2015
  - 84 μg/m^3 January 2016
  - 0.55 μg/m^3 March 2017

  North Room (West of basement area) VP–3
  - 13,700 μg/m^3 in 2009 prior to the SVE/SSD
  - 1400 μg/m^3 in August 2013
  - 700 μg/m^3 in April 2014
  - 330 μg/m^3 April 2015
  - 140 μg/m^3 January 2016
  - 23 μg/m^3 March 2017

- **Soil Vapor/Indoor Air Matrix 2**

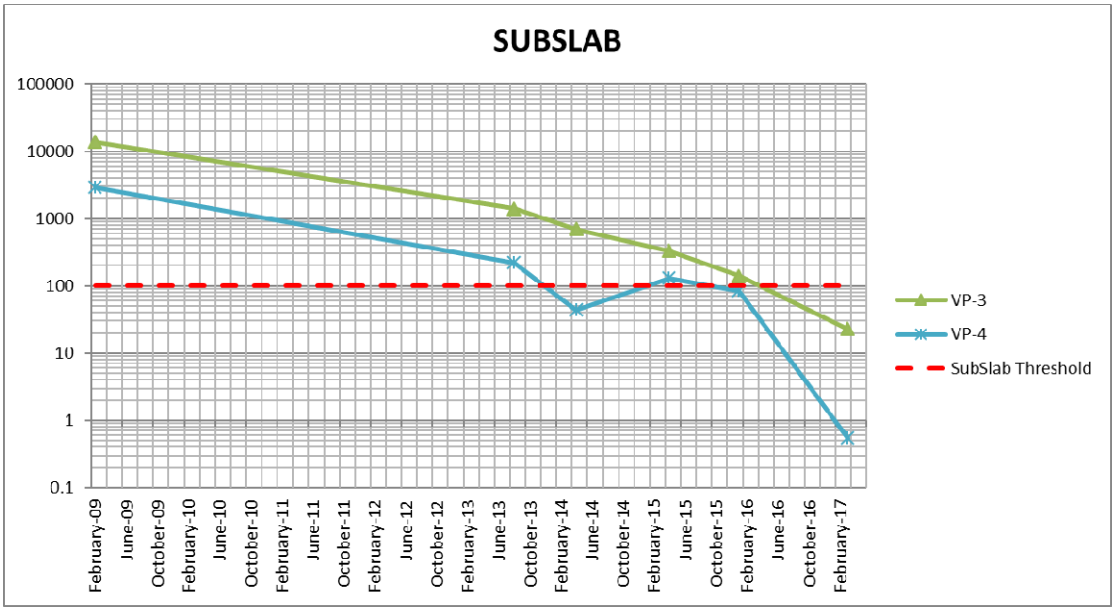
  The New York State Department of Environmental Conservation (NYSDEC) utilizes this matrix to provide guidance to sites that have indoor air and/or sub-slab vapor which contain chemicals of concern. Please refer to Attachment 1. Based on the relationship of indoor air concentrations versus sub slab vapor concentrations certain actions are then dictated that range from "No Further Action" to "Mitigate". Until recently the Chez Valet site has always fallen solidly in the Mitigate category.

  March 2017
  - The highest value indoor air result was 5.6 μg/m^3 and
  - the highest value sub-slab vapor result was 23 μg/m^3.
  - Applying these values to the matrix, yielded a "Take reasonable and practical actions to identify source(s) and reduce exposures".

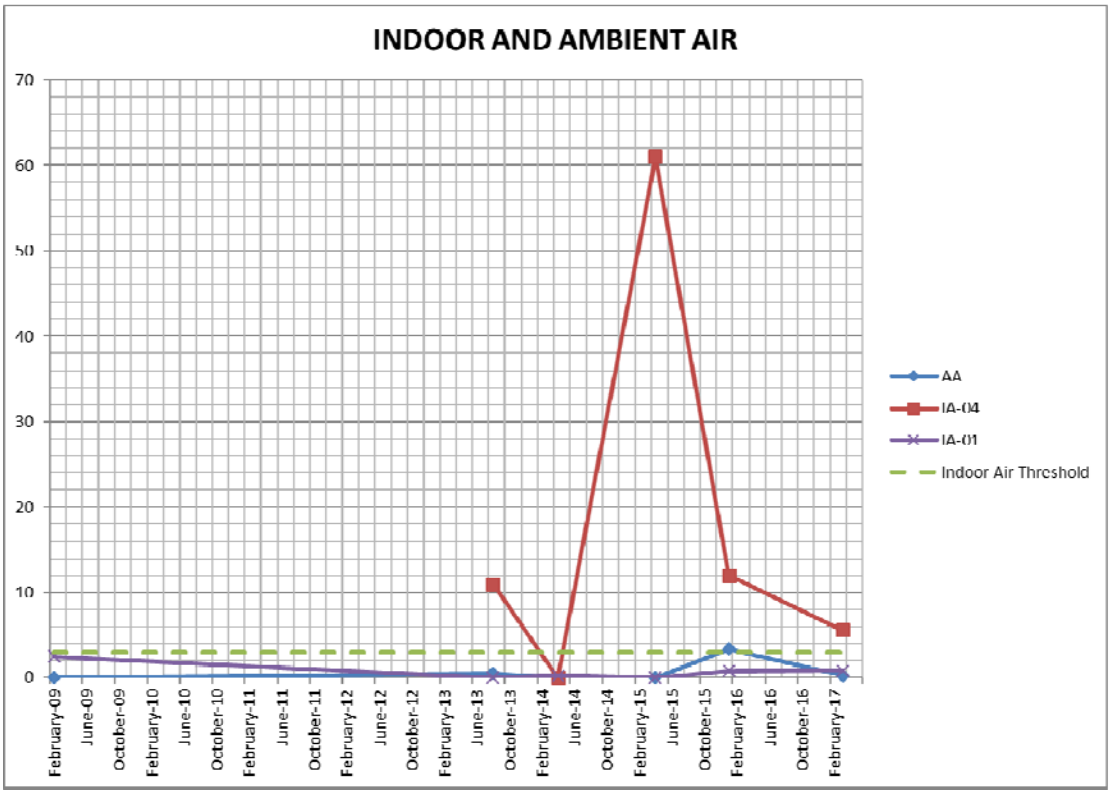
  Although a "Take reasonable and practical actions to identify source(s) and reduce exposures" designation is already a significant improvement for the site, the ultimate goal is to achieve a "No Further Action" classification for the site.

  We do believe that the indoor air quality in the North Room could be impacted by the day-to-day activities of the dry-cleaning operation. Although tetrachloroethene is no longer used in the present day dry-cleaning operation, some cross-contamination is suspected through the use of outside vendor disposal containers that are reused and shared over many dry-cleaning operations.

A graphical representation of the sub slab Tetrachloroethene concentrations over time can be seen below:



A graphical representation of the indoor and ambient air Tetrachloroethene concentrations over time can be seen below.



- Groundwater Sampling
    - Based on the letter dated February 26, 2015, "… Further groundwater sampling will not be required at this time. Groundwater sampling will be required prior to removal of the groundwater use restrictions."

- Final Environmental Easement
    - NYSDEC transmited a copy of the completed and filed Environmental Easement to engineer on 4/11/17.
    - Site's classification could now be downgraded. The site is still a Class 2 site, and the Department would like to revise the classification as soon as the following conditions are met.
        - Finalize Site Management Plan.
        - Finalize Final Engineering Report.
        - State costs have to be paid (refer to letter dated April 4, 2013 from NYSDEC to Mr. Hugo Raimo).
        - Certificate of Completion must be issued.

ATTACHMENT 1

Soil Vapor/Indoor Air Matrix 2
October 2006

Soil Vapor/Indoor Air Matrix 2

October 2006

	INDOOR AIR CONCENTRATION of COMPOUND (mcg/m^3)			
SUB-SLAB VAPOR CONCENTRATION of COMPOUND (mcg/m^3)	< 3	3 to < 30	30 to < 100	100 and above
< 100	1. No further action	2. Take reasonable and practical actions to identify source(s) and reduce exposures	3. Take reasonable and practical actions to identify source(s) and reduce exposures	4. Take reasonable and practical actions to identify source(s) and reduce exposures
100 to < 1,000	5. MONITOR	6. MONITOR / MITIGATE	7. MITIGATE	8. MITIGATE
1,000 and above	9. MITIGATE	10. MITIGATE	11. MITIGATE	12. MITIGATE

No further action:
Given that the compound was not detected in the indoor air sample and that the concentration detected in the sub-slab vapor sample is not expected to significantly affect indoor air quality, no additional actions are needed to address human exposures.

Take reasonable and practical actions to identify source(s) and reduce exposures:
The concentration detected in the indoor air sample is likely due to indoor and/or outdoor sources rather than soil vapor intrusion given the concentration detected in the sub-slab vapor sample. Therefore, steps should be taken to identify potential source(s) and to reduce exposures accordingly (e.g., by keeping containers tightly capped or by storing volatile organic compound-containing products in places where people do not spend much time, such as a garage or outdoor shed). Resampling may be recommended to demonstrate the effectiveness of actions taken to reduce exposures.

MONITOR:
Monitoring, including sub-slab vapor, basement air, lowest occupied living space air, and outdoor air sampling, is needed to determine whether concentrations in the indoor air or sub-slab vapor have changed. Monitoring may also be needed to determine whether existing building conditions (e.g., positive pressure heating, ventilation and air-conditioning systems) are maintaining the desired mitigation endpoint and to determine whether changes are needed. The type and frequency of monitoring is determined on a site-specific and building-specific basis, taking into account applicable environmental data and building operating conditions. Monitoring is an interim measure required to evaluate exposures related to soil vapor intrusion until contaminated environmental media are remediated.

MITIGATE:
Mitigation is needed to minimize current or potential exposures associated with soil vapor intrusion. The most common mitigation methods are sealing preferential pathways in conjunction with installing a sub-slab depressurization system, and changing the pressurization of the building in conjunction with monitoring. The type, or combination of types, of mitigation is determined on a building-specific basis, taking into account building construction and operating conditions. Mitigation is considered a temporary measure implemented to address exposures related to soil vapor intrusion until contaminated environmental media are remediated.

MONITOR / MITIGATE:
Monitoring or mitigation may be recommended after considering the magnitude of sub-slab vapor and indoor air concentrations along with building- and site-specific conditions.

See additional notes on page 2.

ATTACHMENT A

ELAPSED TIME AND RUNTIME CALCULATIONS
Chez Valet

Elapsed Time and Run time calculations

Date @ Time	Meter reading (hours)	Meter Read By	Actual Elapsed Time (hours)	Interval between readings	Interval % runtime	Cumulative % runtime	Days not operating	Comments
5/24/11 9:00	-							
6/24/2011 8:35	743.6	RH	743.6	743.6	100.0%	100.0%		
7/28/2011 7:15	1,555.5	RH	1,558.3	814.7	99.7%	99.8%	0.12	
8/11/2011 7:10	1,890.7	RH	1,894.2	335.9	99.8%	99.8%	0.03	
8/19/11 7:00	2,082.0	RH	2,086.0	191.8	99.7%	99.8%	0.02	
9/23/11 8:20	2,921.0	RH	2,927.3	841.3	99.7%	99.8%	0.10	
11/23/11 7:45	4,379.5	RH	4,390.7	1,463.4	99.7%	99.7%	0.20	
12/28/11 8:00	5,217.5	RH	5,231.0	840.3	99.7%	99.7%	0.09	
1/25/12 7:54	5,887.5	RH	5,902.9	671.9	99.7%	99.7%	0.08	
2/29/12 7:47	6,725.2	RH	6,742.8	839.9	99.7%	99.7%	0.09	
3/27/12 8:00	7,370.7	RH	7,391.0	648.2	99.6%	99.7%	0.11	
5/1/12 10:23	8,210.8	RH	8,233.4	842.4	99.7%	99.7%	0.10	
5/3/12 8:03	8,256.3	RH	8,279.1	45.7	99.6%	99.7%	0.01	
6/9/2012 7:36	9,117.1	RH	9,166.6	933.2	97.1%	99.5%	1.12	Summer thunder Storm
7/12/2012 9:10	9,932.4	RH	9,960.2	793.6	102.7%	99.7%	-0.91	
8/24/2012 8:15	10,960.7	RH	10,991.3	1,031.1	99.7%	99.7%	0.12	
9/27/2012 12:25	11,778.7	AHL	11,811.4	820.2	99.7%	99.7%	0.09	
9/28/2012 9:00	11,799.2	RH	11,832.0	20.6	99.6%	99.7%	0.00	
11/14/2012 10:30	12,856.3	AHL	12,961.5	1,129.5	95.4%	99.2%	2.16	Hurricane Sandy
12/28/2012 9:07	13,908.1	RH	14,016.1	1,054.6	99.7%	99.2%	0.12	
2/7/2013 8:49	14,888.2	AHL	14,999.8	983.7	99.6%	99.3%	0.15	
3/28/2013 11:00	16,001.9	AHL	16,178.0	1,178.2	94.5%	98.9%	2.69	Break In
4/8/2013 11:32	16,265.7	RH	16,442.5	264.5	99.7%	98.9%	0.03	
6/28/2013 11:30	18,202.5	RH	18,386.5	1,944.0	99.6%	99.0%	0.30	
8/12/2013 11:32		RH	19,466.5	1,080.0				System found Running, but hour meter failed
SYSTEM SHUTDOWN FOR SAMPLING							45.99	**<<< Days not operating**
9/27/2013 11:14	1.4	RH	1.4					NEW HOURMETER
10/4/2013 9:46	167.4	RH	166.5	165.1	100.5%	100.5%	-0.04	
1/31/2014 8:00	2,968.8	RH	3,020.8	2,854.2	98.1%	98.3%	2.20	
3/17/2014 9:10	4,046.1	RH	4,101.9	1,081.2	99.6%	98.6%	0.16	
SYSTEM SHUTDOWN FOR SAMPLING							172.06	**<<< Days not operating**
9/5/2014 10:35	4,145.9	Don	8,231.3	4,129.42	2.4%		167.9	
12/12/2014 13:14	6,495.2	AHL	10,586.0	2,354.7	99.8%	61.4%	0.2	
3/3/2015 9:25	8,430.1	Don	12,526.2	1,940.2	99.7%	67.3%	0.2	off - for air test
SYSTEM SHUTDOWN FOR SAMPLING							107.02	**<<< Days not operating**
6/18/2015 9:52	8,430.1	Don	15,094.6	2,568.5	0.0%	55.8%	107.0	om
11/3/2015 7:54	11,732.1	Don	18,404.7	3,310.0	99.8%	63.7%	0.3	
11/25/2015 8:33	12,259.4	Don	18,933.3	528.6	99.7%	64.8%	0.1	off - for air test
SYSTEM SHUTDOWN FOR SAMPLING							50.23	**<<< Days not operating**
1/14/2016 13:59	12,259.5	Don	20,138.8	1,205.4	0.0%	60.9%	50.2	on
7/13/2016 12:00	16,559.0	Don	24,480.8	4,342.0	99.0%	67.6%	1.8	Estimated - breakdown date not known
SYSTEM SHUTDOWN FOR EQUIPMENT FAILURE REPAIR							77.00	**<<< Days not operating**
9/28/2016 12:00	16,559.0	STES	26,328.8	1,848.0	0.0%	62.9%	77.0	
2/17/2017 10:34	19,950.0	Don	29,735.3	3,406.6	99.5%	67.1%	0.6	
SYSTEM SHUTDOWN FOR SAMPLING							45.56	**<<< Days not operating**
4/4/2017 0:00	19,950.0	Don						
				Average uptime *		90.3%		* when not subject to planned sutdown
							0.00%	