MAKO PROPERTIES LLC - BUILDING #3

48-50 ENTER LANE

ISLANDIA, NEW YORK

CONSTRUCTION COMPLETION REPORT

NYSDEC Site Number: 152-20-30

Prepared for:

Mako Properties LLC

931B Conklin Street

Farmingdale, NY 11735

Prepared by:

CA RICH CONSULTANTS, INC.

17 Dupont Street

Plainview, NY 11803-1614

&

Tyll Engineering and Consulting PC
169 Commack Road, Suite H173
Commack, New York 11725

MARCH 2018

CERTIFICATIONS

I, Karen Tyll, am currently a registered professional engineer licensed by the State of New York, I had primary direct responsibility to review the Interim Remedial Measures (IRM) Work Plan and implementation of the remedial program activities. The Remedial Engineer that prepared and certified the IRM Work Plan, Health and Safety Plan, and Community Air Monitoring Plan was Stephen J. Osmundsen, P.E. To confirm that the remedy was implemented in accordance with the Department-approved IRM Work Plan, DER-10, and associated applicable regulations, I, Karen Tyll P.E, reviewed the IRM Work Plan, the design documents prepared under the supervision of Stephen J. Osmundsen, the construction related documents, and the completed work at the site. I certify that the IRM Work Plan was implemented and that all construction activities were completed in substantial conformance with the Department-approved IRM Work Plan.

079520	4/26/18	Karen Tyll
NYS Professional Engineer #	Date	Signature

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CONSTRUCTION COMPLETION REPORT

1.0 BACKGROUND AND SITE DESCRIPTION

Mako Properties LLC entered into an Order on Consent, with the New York State Department of Environmental Conservation (NYSDEC) in August 2010, to investigate and remediate a 2.1 acre property located in Islandia, Suffolk County, New York. (See Figure 1). The site is currently undergoing remediation in the form of in-situ groundwater treatment to achieve commercial use standards.

The site is located in the County of Suffolk, New York and is identified as Section 6, Block 01.00 and Lot 18 on the Suffolk County Tax Map. The site is situated on an approximately 2.1-acre area bounded by commercial/industrial buildings to the north, commercial/industrial buildings to the south, Enter Lane to the east, and a parking lot to the west (see Figure 2). The boundaries of the entire site are fully described in Appendix A: Deed with Metes and Bounds description.

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

2.0 SUMMARY OF SITE REMEDY

2.1 REMEDIAL ACTION OBJECTIVES

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.
- Prevent the discharge of contaminants to surface water.
- Remove the source of ground or surface water contamination.

2.2 DESCRIPTION OF SELECTED REMEDY

The site was remediated in accordance with the remedy approved by NYSDEC in the Interim Remedial Measures Work Plan dated October 2013 and NYSDEC's approval letter dated December 31, 2013.

The factors considered during the selection of the remedy are those listed in 6 NYCRR 375-1.8. The following are the components of the selected remedy:

1. Installation and on-going operation of a mechanical in-situ groundwater treatment system including air sparging and soil vapor extraction;
2. Execution and recording of an environmental easement to restrict land use and prevent future exposure to any contamination remaining at the site;
3. Development and implementation of a Site Management Plan (SMP) 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;
4. Periodic certification of the institutional and engineering controls listed above.

3.0 INTERIM REMEDIAL MEASURES, OPERABLE UNITS AND REMEDIAL CONTRACTS

3.1 INTERIM REMEDIAL MEASURES

The Interim Remedial Measures for this site were approved as the final remedy which is outlined in the following Sections.

4.0 DESCRIPTION OF REMEDIAL ACTIONS PERFORMED

Remedial activities completed at the site were conducted in accordance with the NYSDEC-approved Interim Remedial Measures Work Plan (IRMWP) dated October 2013 (ref 1.) and the Pilot Test & Design Report dated July 2014 (ref. 2). The remedial action includes the installation, start-up and continued operation, maintenance and monitoring of a combination air-sparge (AS) and soil vapor extraction (SVE) system (collectively, the AS/SVE System) for Building #3. All deviations from the Reports are noted below.

4.1 GOVERNING DOCUMENTS

4.1.1 Site Specific Health & Safety Plan

A site-specific Health and Safety Plan (HASP) dated October 2013 was developed for the testing and installation of the AS/SVE System at the site. The HASP was included as Appendix B in the NYSDEC-approved IRMWP.

All remedial work performed under this Remedial Action was in full compliance with governmental requirements, including site and worker safety requirements mandated by Federal OSHA. The HASP was complied with for all remedial and invasive work performed at the site.

4.1.2 Quality Assurance Project Plan

The Quality Assurance Project Plan (QAPP) was included as Appendix A of the IRMWP approved by NYSDEC. The QAPP describes the specific policies, objectives, organization, functional activities and quality assurance/ quality control activities designed to achieve the project data quality objectives.

4.2 REMEDIAL PROGRAM ELEMENTS

4.2.1 Contractors and Consultants

Contractors and Consultants involved with this project are listed below:

Contractor/Consultant Name	**Responsibility**
Stephen Osmundsen, P.E.	Design Engineer
Karen Tyll, P.E.	Project Engineer
CA RICH Consultants, Inc.	Environmental Consultant, System Construction
Delta Well & Pump	Drilling Contractor
Aquifer Drilling & Testing, Inc.	Drilling Contractor
Aarco Environmental Services Corp.	Drilling (sparge point) contractor
William Pappas	System Technical Support
Chipco	Trenching Contractor
E.L. Electric	Electrician

4.2.2 Site Preparation

Because the site is developed with buildings, parking lot and a small lawn/grassy area, no physical site preparation was necessary. A pre-construction meeting was held with site contractors and tenants of Building #3 on September 12, 2014. NYSDEC was not present at the meeting. The purpose of the meeting was to familiarize the contractors and the existing building tenants with the logistics of the project and the locations for installation of the below-ground and above-ground components of the AS/SVE System.

Documentation of agency approvals required by the IRM Work Plan is included in Appendix C. Utility markouts were secured prior to initiation of subsurface work.

4.2.3 General Site Controls

The site is a developed property containing occupied commercial buildings and parking areas. The work was performed within Building #3 and within a secured shed at the rear of that building. Exterior portions of the AS/SVE System are contained beneath bolt-down manholes. Daily activities were recorded in a field book. No erosion /sedimentation control or odor/ nuisance control was necessary for the installation of the AS/SVE System.

4.2.4 CAMP results

No formal CAMP monitoring was performed during system installation. However, PID readings within the work space were taken during subsurface activities. No readings above background were observed during drilling or trenching.

4.2.5 Reporting

Periodic progress reports were provided to NYSDEC.

All progress reports are included in electronic format in Appendix D

The digital photo log required by IRMWP is included in electronic format in Appendix E.

4.3 CONTAMINATION REMAINING AT THE SITE

The Site Characterization Investigation (the SCI) performed by CA RICH in 2012 (Ref.3) determined the following:

1. A site-specific source of the 1,1,1-trichloroethane (TCA) found in the shallow groundwater and the soil vapor beneath Building #3 was not identified. Groundwater analysis of upgradient monitoring wells located behind Building #3 indicates that there may be an up-gradient off-site source for these chemicals.

2. Elevated levels of TCA in groundwater were limited to the immediate vicinity of Building #3, most notably in the shallow water table at MW-2.

3. Sub-slab soil vapor and indoor air samples from Building #3 contained levels of TCA that fell within the mitigation range as set forth in the October 2006 New York State Department Of Health (NYSDOH) Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York (NYSDOH Guidance).

Since contaminated groundwater and soil vapor remain beneath Building #3 at the site, Engineering Controls (ECs) and Institutional Controls (ICs) (collectively ECs/ICs) are required to protect human health and the environment. These 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 NYSDEC.

4.4 ENGINEERING CONTROLS

Since contaminated groundwater and soil vapor exist beneath Building #3 at the site, ECs are required to protect human health and the environment. The Site has the following primary ECs, as described in the following sections.

5.0 REMEDIATION SYSTEM DESIGN & INSTALLATION

5.1 Remedial System Design

A combined AS/SVE System was developed and installed at Building #3 for this project. The details of this system are outlined below and in the As-Built Drawings which are included as Figures 3, 4, 5 and 6 of this report. Table 1 of this document provides a summary of the construction details of the SVE wells and AS points.

5.1.1 Soil Vapor Extraction (SVE)

The SVE system includes SVE wells in 8 locations (four beneath the interior portions of Building #3 and four in exterior locations around Building #3). The location of each of these SVE wells is presented on Figure 3.

The interior SVE wells consist of five feet of four-inch diameter 20-slot schedule 40 PVC screen installed to a depth of seven feet below grade with two feet of riser above, extending to just below the slab of Building #3. The screen and riser are surrounded by pea gravel and grouted in place with cement. The SVE wells are flush-mounted with bolt-down curb boxes. A schematic profile of the interior SVE wells is presented in Figure 4.

The four exterior SVE wells were installed using a hollow stem auger drill rig in one common borehole along with the four associated AS points discussed below. A section of 2-inch diameter, Schedule 40, 0.020-inch slotted (20 slot) PVC well screen was installed from a depth of 52 to 62 feet below grade. This was followed by PVC pipe to the ground surface. Morie number 2 sand was placed around the well screens followed by a bentonite seal. Native sand and gravel from the borehole was used as backfill above the seal and a concrete seal was placed at the surface. A schematic profile of the exterior AS points/SVE wells is presented in Figure 5.

The soil vapor is extracted from the exterior SVE wells using a seven-horsepower regenerative blower capable of producing approximately 250 cfm at 5 inches of water vacuum and is located in a secured equipment shed at the rear of Building #3. The vacuum to the interior SVE wells is supplied by a separate one-horsepower regenerative blower capable of producing approximately 80 cfm at 5 inches of water vacuum and is also located in the equipment shed. The soil vapor collected from each SVE system passes through a moisture knock-out drum, into the blower and flows through a series of vapor-phase carbon units located inside of the shed. The four air pollution carbon barrels are provided by General Carbon. The raw air from the interior SVE passes through two 85-gallon air pollution control barrels (300-pounds each) connected in series. The extracted air from the exterior SVE passes through two 110-gallon air pollution control barrels (400-pounds each) connected in series. A 4-inch PVC discharge stack was attached to the side of the shed with the discharge point above the shed roof. The electrical connection to the system is direct from the blower to a utility panel inside the shed. A schematic of the equipment layout is presented as Figure 6.

5.1.2 Air Sparging (AS)

A total of four AS points were installed on the exterior of Building #3 using a hollow stem auger drill rig at the locations illustrated on Figure 3. Each of the AS points were constructed of 2-inch diameter x 2-foot long 0.020-inch slotted (20 slot) PVC well screens connected to 2-inch diameter PVC pipe. The AS points were placed from approximately 90 to 92 feet below grade. Each AS point was surrounded with a Morie No. 2 sand pack followed by a one-foot-thick bentonite seal. A schematic profile of a typical AS point/SVE well is presented on Figure 5.

Air sparging is achieved using a 7.5-horsepower reciprocating compressor equipped with an after cooler. The air compressor is capable of delivering approximately 24.3 cubic feet per minute (cfm) of air at 175 pounds per square inch (psi) and was placed in the equipment shed. The electrical connection to the system is directly from the air compressor to a utility panel inside the shed.

The four AS points are each run for 8 hours per day and automatically cycled on and off for optimum effectiveness in accordance with the following schedule:

Sparge Points	Time On	Time Off
AS-1 & AS-4	2:00 AM	10:00 AM
AS-2 & AS-3	4:00PM	12:00AM

The SVE wells run continuously. In addition, an automatic shutoff circuit was installed on the AS/SVE system which disables the sparge-point compressor in the event either of the SVE blowers shut down. This circuitry prevents the generation of impacted soil vapor from the sparge system without the associated collection of the generated vapor through the SVE wells.

6.0 PILOT/START UP TEST

6.1 Pilot Test

A pilot test for design of the AS/SVE system as constructed was performed in July of 2014. The results of the pilot testing are summarized in CA RICH's report entitled "Pilot Test & Design Report" dated July 23, 2014 (ref. 2).

6.2 SVE Wells Start-Up

A start-up test of the SVE system was conducted on July 28, 2015. Prior to the initial system start-up, a round of static water level measurements was recorded at monitoring wells MW-2, 8, & 9. The initial start-up was limited to the 7-hp blower providing vacuum to the four exterior SVE wells (SVE 1, 2, 3 & 4). Once the blower was turned on, a round of vacuum readings were measured at the four exterior SVE wells and the three monitoring wells using a hand held field magnehelic. The blower remained on with a vacuum reading of approximately 45 inches of water. The flow supplied by the 7-hp blower averages out to approximately 40-50 cfm per well. The radius of influence measured during the test was in general agreement with the results of the pilot test. Upon start-up, a baseline reading of total volatile organic compounds (VOCs) in the raw system effluent (prior to carbon treatment) from each SVE blower was taken with a PID (Minirae 11.7). A PID reading of 0.3 ppm was recorded. In addition, an effluent air sample was collected in a SUMMA canister for laboratory analysis.

Following start-up and stabilization of the 7-hp blower, the 1-hp blower supplying vacuum to the four interior SVE wells (SVE-5, 6, 7 & 8) was activated and a vacuum reading of 11 inches of water was recorded. The flow supplied by the 1-hp blower averages out to approximately 15 CFM per SVE well. Upon start-up, a baseline reading of total VOCs in the raw system effluent (prior to carbon treatment) was taken with a PID (Minirae 11.7). A PID reading of 0.1 ppm was recorded. In addition, an effluent air sample was collected in a SUMMA canister for laboratory analysis.

Analysis of the raw effluent sample from the 7-hp blower (drawing from the deeper exterior SVE wells) resulted in detections of TCA at a concentration 20,500 ug/m^3 and tetrachloroethylene (PCE) at a concentration of 2,330 ug/m^3. Analysis of the raw effluent sample from the 1-hp blower (drawing from the shallow interior SVE wells) resulted in detections of TCA at a concentration 18,900 ug/m^3 and PCE at a concentration of 4,240 ug/m^3.

6.3 AS Points Start-Up

A start-up test of the AS system was also conducted on July 28, 2015.   Air supplied by the compressor was applied to all four sparge points and after 1 hour, the depth to water was measured in on-site monitoring wells MW-2, MW-8 & MW-9. As expected, air applied to the AS points caused the water level to rise slightly (approx. 0.1 ft.) in the on-site wells. The flow rates in standard cubic feet per hour (scfh) and pressures in pounds per square inch (psi) applied to the AS points during the start-up test are presented below. The radius of influence equaled or exceeded the pilot test results.

AS Point	Pressure (psi)	Flow (scfh)
AS-1	15	200
AS-2	14	220
AS-3	12	200
AS-4	8	200

The duration of the start-up test was 3 hours. Following collection of all data and sampling, the system was shut down so that final adjustments to the components could be made prior to full-time operation.

Following final equipment and piping adjustments, and modifications to the system, the AS/SVE System was activated on September 9, 2015 and has generally been fully operational since that date.

7.0 REMEDIATION SYSTEM MONITORING AND EQUIPMENT TERMINATION CRITERIA

The following monitoring schedule has been developed for the operation of the AS/SVE System. Evaluation of historical plots of the data generated during the operation of this equipment will be used to determine when it is appropriate to shut off the remediation equipment.

7.1 Groundwater Monitoring

System performance monitoring includes semi-annual groundwater sampling and analysis utilizing a network of 14 on-site and off-site monitoring wells. The monitoring well network includes shallow, intermediate and deep wells ranging in depth from 80 feet to 195 feet below land surface. Monitoring well details are included on Table 2. A map detailing the locations of the wells and the direction of shallow groundwater flow is presented on Figure 7. As shown on Figure 7, the groundwater flow direction beneath the site is to the southeast.

Historical sampling and analysis of groundwater from the on-site well network performed by CA RICH, resulted in detections of TCA in well MW-2 at a concentration as high as 55,000 micrograms per liter (ug/L). The annual trend in TCA concentration for well MW-2 is detailed on Table 3. More recently, three rounds of sampling and analysis have been performed on the complete well network (i.e. all 14 wells). The sampling was conducted in June 2015, December 2015 and June 2016. The results of the three sampling rounds are detailed on Tables 4, 5 & 6, and laboratory results are included in Appendix F.

Comparison of the analytical results from the "baseline" sampling in June 2015 with the subsequent sampling rounds indicates a decrease in concentration of all VOCs within the on-site monitoring wells to below NYSDEC TOGS water quality standards, with the exception of an isolated June 2016 detection of methylene chloride, (a common laboratory contaminant) in off-site monitoring well MW-4. In addition, levels of VOCs in off-site, downgradient well MW-11s continue to decrease.

7.2 Indoor Air Monitoring

Indoor air monitoring has been performed within the ground-floor units at 48, 50, 52 and 54 Enter Lane. Indoor air samples were collected from these locations in October

2015, December 2015, and June 2016. In addition, during each sampling event, an exterior ambient air sample was collected. The results of the indoor air monitoring are included on Tables 7, 8, & 9. In general, air quality inside the buildings has remained below NYSDOH action levels. With respect to Building #2 (52 and 54 Enter Lane), the results of this round of indoor air sampling, coupled with the prior results from indoor and sub-slab testing, shows that the levels associated with this building are in the no further action range of the NYSDOH Guidance. Figure 8 illustrates the indoor air sampling locations.

7.3 AS System Monitoring and Termination Criteria

Prior to the start-up of the AS system, and as detailed in Section 7.1 "baseline" groundwater samples were collected on June 16-18, 2015, from all of the on-site and off-site wells.

MW-1 is considered the on-site "upgradient" monitoring point with regards to groundwater flow direction, and impacted wells MW-2, MW-8, and MW-9 are considered the on-site "compliance point" wells. The "contaminants of concern" (COCs) for monitoring purposes as identified during previous sampling include TCA, PCE, and 1,1-dichloroethene (DCE).

All of the site wells will be sampled on a semi-annual basis and analyzed for halogenated volatile organics using EPA method 8260 or a similar approved method.

The AS system will be kept in operation until the concentration of the contaminants of concern or related degradation by-products meet the criteria established below:

- The AS system will operate until the on-site groundwater meets the New York State GA groundwater standards; or the NYSDEC and NYSDOH concludes that the treatment systems have eliminated potential exposures from on-site sources of contamination prior to shut-down.

- Specifically, the AS system will remain in operation: 1) until the groundwater samples from the compliance wells indicate that they meet the TOGS standards for the contaminants of concern; or 2) the on-site and down-gradient groundwater contamination is at or less than the up-gradient groundwater contamination at the time of re-evaluation and site conditions are protective for its contemplative use, or it is jointly determined that an asymptotic condition is achieved with respect to any residual contaminant concentrations in the compliance point wells.

7.4 SVE Unit Monitoring and Termination Criteria

As discussed in Section 6.2, an initial "base line" soil vapor sample was collected of the untreated (raw) vapor stream (effluent) between the exhaust side of each blower and the inlet side of the carbon canisters using summa canisters on July 28, 2015, during the system start-up. In addition, samples were collected in December 2015 and again in June 2016. Selected results of the three rounds of raw effluent testing for the 7 HP (exterior) blower and the 1 HP (interior) blower are presented below and laboratory results are included in Appendix F:

1 HP (interior) Blower Raw Effluent

Compound (ug/m^3)	June 2015	Dec. 2015	June 2016
TCA	18,900	47	89.5
PCE	4,240	247	136

7 HP (exterior) Blower Raw Effluent

Compound (ug/m^3)	June 2015	Dec. 2015	June 2016
TCA	20,500	715	140
PCE	2,330	22	19

As detailed above, the concentration of key compounds in the raw effluent has decreased by one to two orders of magnitude since system start-up. As the operation of the SVE unit progresses, PID testing of the raw air and the air between the carbon units will be performed during each system inspection. Summa canister vapor samples of the raw air entering the system will be collected semi-annually and the resulting data will be plotted graphically versus time of operation. The following termination criteria will be employed.

- Once the levels of total VOCs in the SVE wells decreases to a near constant or asymptotic concentration (as approved by NYSDEC) and it is demonstrated that shutdown of the system will not result in the migration of unacceptable concentrations of residual vapors to the on-site and off-site structures (as approved by NYSDOH), operation of the system will be suspended.

- The soil vapor measurements must remain protective of the contemplative use of the on-site and off-site structures.

- The SVE system also serves to capture off-gassing contaminants from the AS system. Therefore, aside from the criteria described above, the SVE system will remain in operation as long as the AS system is in operation.

In addition, the SVE system will run as long as the potential for sub-slab vapor intrusion exists. Once groundwater remediation has been accomplished, the equipment used in the SVE system will be reevaluated and resized, if needed, to meet the goal of preventing vapor intrusion. The SVE system will not be shut down without permission from NYSDEC.

8.0 MAINTENANCE AND MONITORING SCHEDULE

8.1 Introduction

This Section addresses, component by component, the standard maintenance needed to operate the system as provided by the manufacturers. Copies of the owner's manuals for key equipment purchased for this project are included as Appendix G.

8.2 Maintenance Procedures

General

Monthly

A brief check should be performed once a month for possible air leaks, vacuum leaks, excessive temperatures, or other equipment related issues.

Air Compressor

The air compressor should be inspected on the following basis:

Weekly

- Observe oil level- Maintain level at center of sight glass.
- Inspect air inlet filter element.
- Check belt tension.
- Check heat exchangers for cleanliness.
- Check for loose fittings and fasteners.
- Check auto-drain & condensate level.
- Drain condensate from collection bucket.
- Drain condensate valves on the compressor line.

Initial 100 Hours or 30 days

- Change oil filter element.

1000 Hours or 6 Months

- Change oil filter element.
- Inspect air filter element.
- Perform weekly maintenance.
- Take oil sample if applicable.
- Test high temperature shut down switch. Remove fan starter fuses. Start until switch trips at 230°F +/-5°F, reinstall fan fuses, reset control panel. Ready for normal operation.

2000 Hours or 1 Year

- Clean blow down valve orifice.
- Observe unit for proper load/unload cycle.
- Perform weekly maintenance.
- Check electrical connection.
- Observe overall condition of unit-clean if necessary.
- Change oil filter element.
- Change air filter element.

4000 Hours or 1 Year

- Change oil/air separator element.
- Check v-belt alignment.
- Perform weekly maintenance.

8000 Hours or 1 Year

- Change oil.

Pressure Regulators

- There are no periodic maintenance procedures recommended by the manufacturer.

Flow Meters

- The only maintenance required is the occasional cleaning to assure reliable operation and good float visibility.

SVE Blower

Weekly

- Check vacuum gauge at inlet and record value.

Monthly

- Clean the inside and outside of the cooling fan.

Moisture Knock-Out Drum

- The moisture knock-out drum contains an air filter to prevent sediment from entering the blower. The filter should be checked every six months or after a significant increase in the measured vacuum at the blower inlet. The filter element should be either cleaned or replaced depending on the condition of the element. The drum should be checked for water weekly/monthly and drained as needed.

Carbon Units

- The sampling ports on the discharge side of the blower should be monitored during weekly/monthly inspections using a PID and the values recorded. Once the meter indicates breakthrough of the carbon, CA RICH should be contacted to arrange for replacement of the unit(s). There are no periodic maintenance procedures recommended by the manufacturer.

Intermatic Timer

- There is no periodic maintenance required for the timer as specified by the manufacturer. If there is a power outage, verify that the clock is operating properly and set to the correct time.

8.3 Records, Monitoring, and Sampling

Records and Monitoring

A copy of the AS/SVE System log sheets are kept in the equipment shed on a clipboard. The following information should be recorded.

Information	Frequency
Vacuum of blower	Weekly/Monthly
Sparging pressures	Weekly/Monthly
Drain knock-out drum and condensate valves	Weekly/Monthly
PID readings of vapor discharge	Weekly/Monthly
Any repairs, maintenance or adjustments	As needed

Sampling

Indoor Air

CA RICH will collect indoor air samples from the ground-floor units at 48 and 50 Enter Lane semi-annually and at least once per year during the heating season. The samples will be collected using Summa canisters and analyzed for halogenated VOCs using EPA method TO-15.

Groundwater

- CA RICH will collect groundwater samples from all of the site wells on a semi-annual basis. The samples will be analyzed for halogenated VOCs using EPA method 8260.

SVE System Sampling

- CA RICH will collect semi-annual vapor samples from the untreated vapor stream between the exhaust side of the blowers and the inlet side of the carbon canisters using Summa canisters. The samples will be analyzed for halogenated VOCs using method TO-15.

Procedures for monitoring, operating and maintaining the AS/SVE System will also be provided in the Operation and Maintenance Plan in Section 4 of the SMP which is currently being developed. The Monitoring Plan also addresses inspection procedures that must occur after any severe weather condition has taken place that may affect on-site ECs.

9.0 INSTITUTIONAL CONTROLS

The site remedy requires that an environmental easement be placed on the property to (1) implement, maintain and monitor the ECs; (2) prevent future exposure to remaining contamination by controlling disturbances of the subsurface contamination; and, (3) limit the use and development of the site to commercial uses only.

The environmental easement for the site is currently being prepared.

10.0 DEVIATIONS FROM THE IRM WORK PLAN

There were no deviations from the IRM Work Plan in the performance of the remedial action described herein.

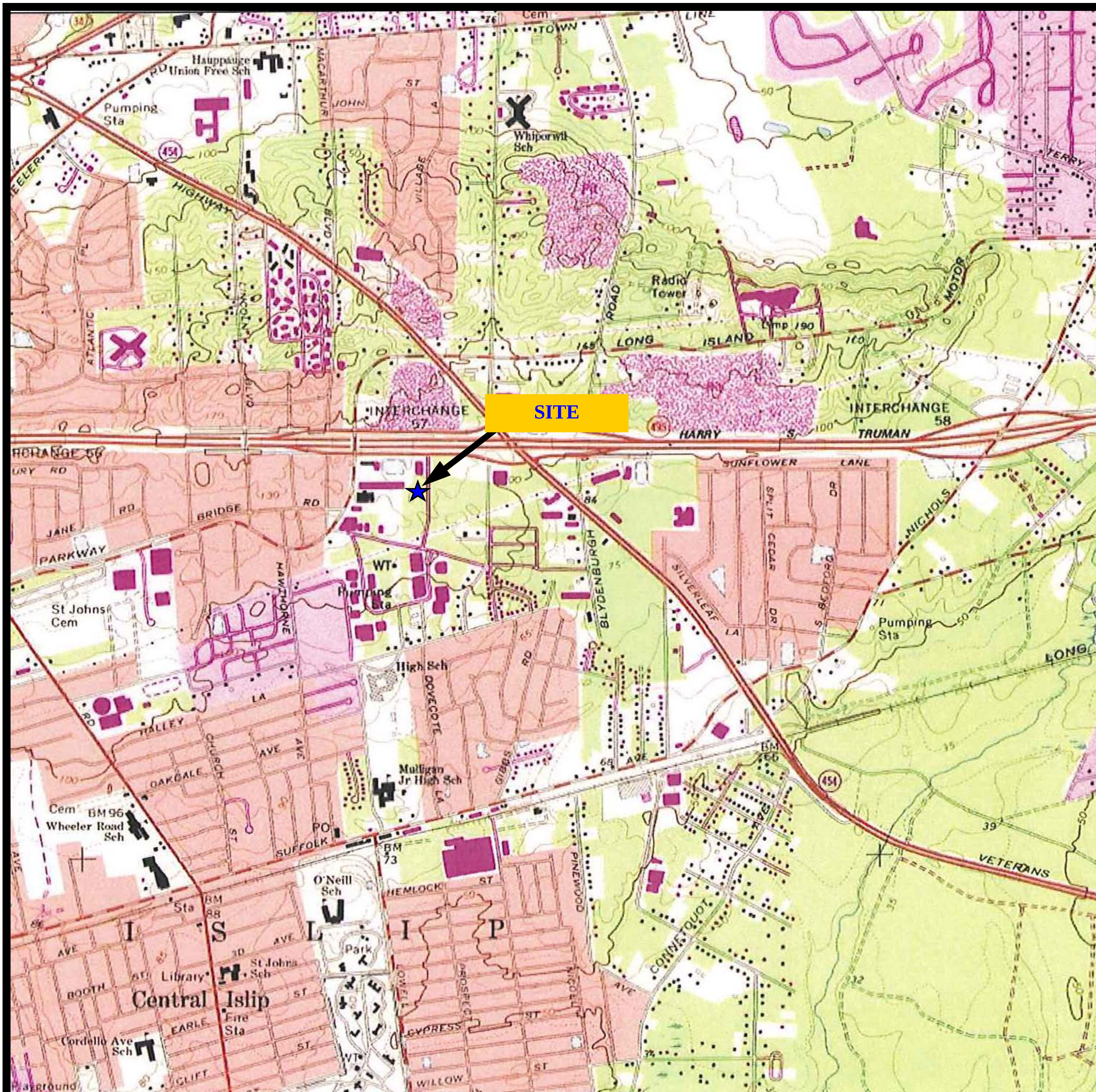
11.0 REFERENCES

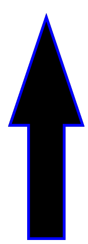
1. CA RICH Consultants, Inc., Interim Remedial Measures Work Plan, October 2013

2. CA RICH Consultants, Inc., Pilot Test and Design Report, July 2014

3. CA RICH Consultants, Inc., Final Site Characterization Report, November 2012

FIGURES

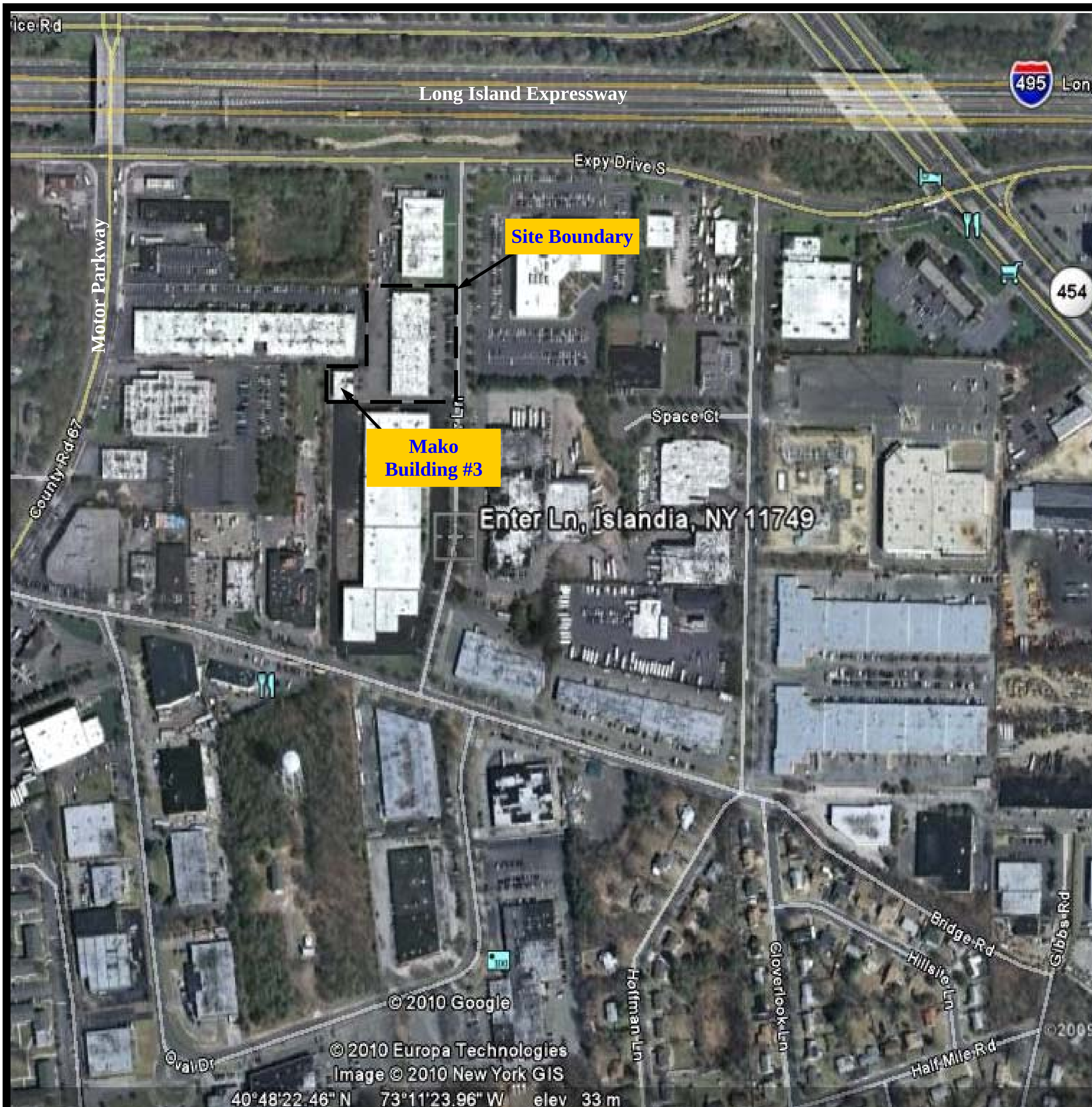




Adapted from 1979 USGS Central Islip Quadrangle

CA RICH CONSULTANTS, INC.
17 Dupont Street,
Plainview, NY 11803

TITLE: **SITE LOCATION MAP**		DATE: 4/29/2010
		SCALE: 1 : 24,000
FIGURE: 1	**Mako Properties Ltd. Building # 3** **48-50 Enter Lane** **Islandia, New York**	DRAWN BY: JP
DRAWING:		APPR. BY: STM



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Adapted from Google Earth Aerial Image.

CA RICH CONSULTANTS, INC.
17 Dupont Street,
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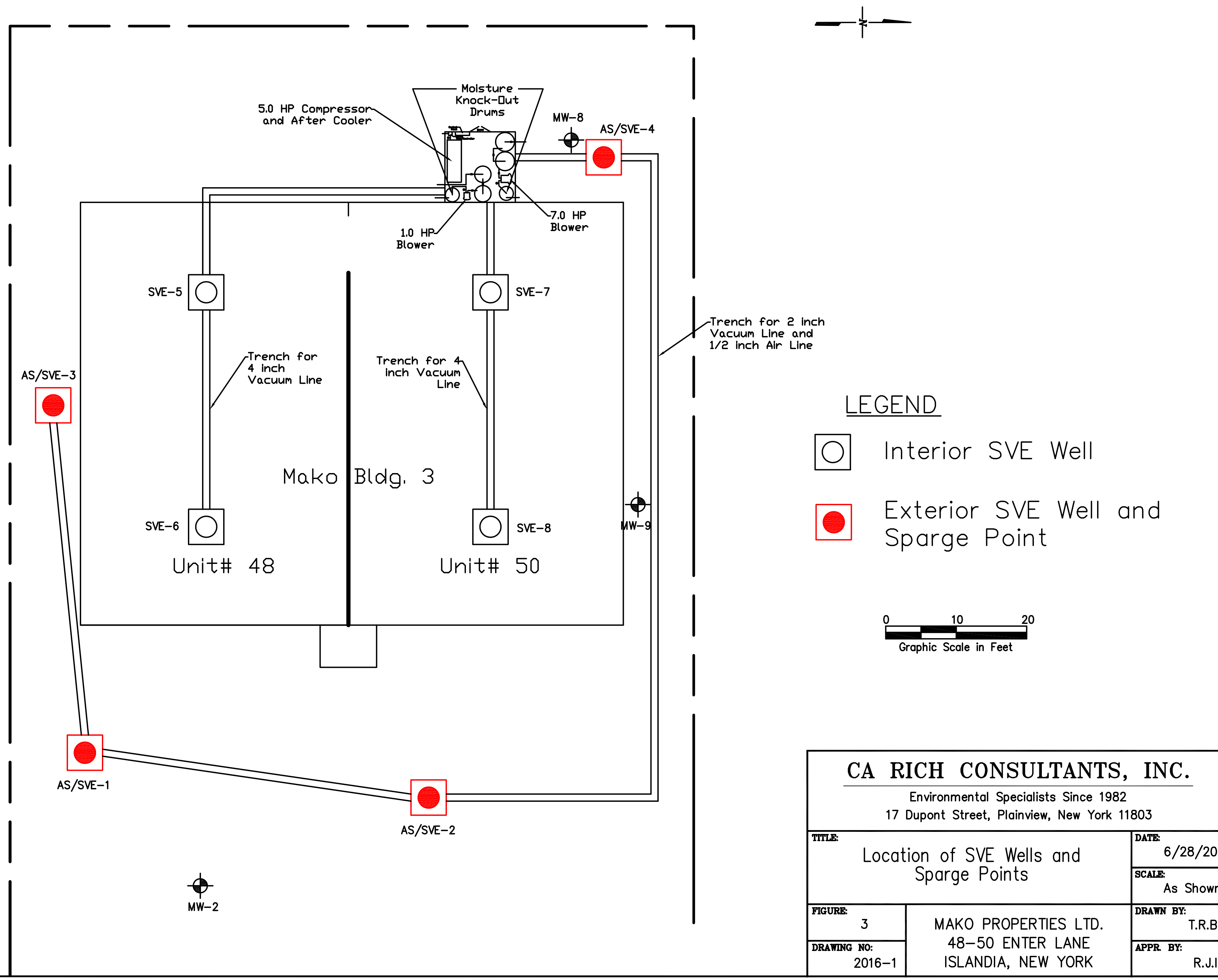
TITLE: Site Boundaries		DATE: 4/22/10
		SCALE: AS SHOWN
FIGURE: 2	Mako Properties LP Mako Building # 3 48-50 Enter Lane Islandia, New York	DRAWN BY: S.T.M.
DRAWING:		APPR. BY: C.A.R.

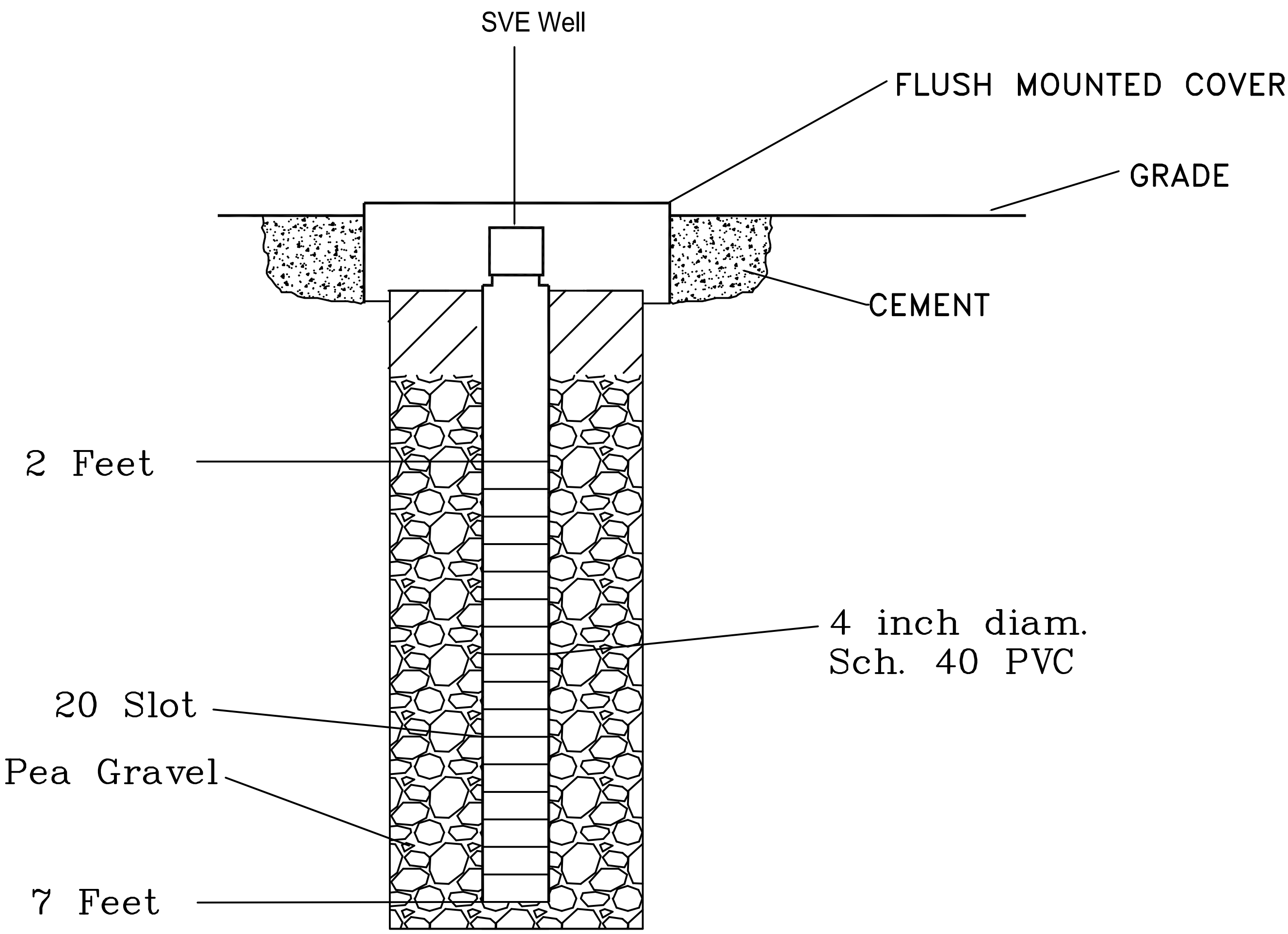


CA RICH CONSULTANTS, INC.

Environmental Specialists Since 1982

17 Dupont Street, Plainview, New York 11803

TITLE: Location of SVE Wells and Sparge Points	**DATE:** 6/28/2016
	SCALE: As Shown
FIGURE: 3	MAKO PROPERTIES LTD. 48-50 ENTER LANE ISLANDIA, NEW YORK
DRAWING NO: 2016-1	
DRAWN BY: T.R.B.	**APPR. BY:** R.J.I.



LEGEND

Pea Gravel

Cement Grout

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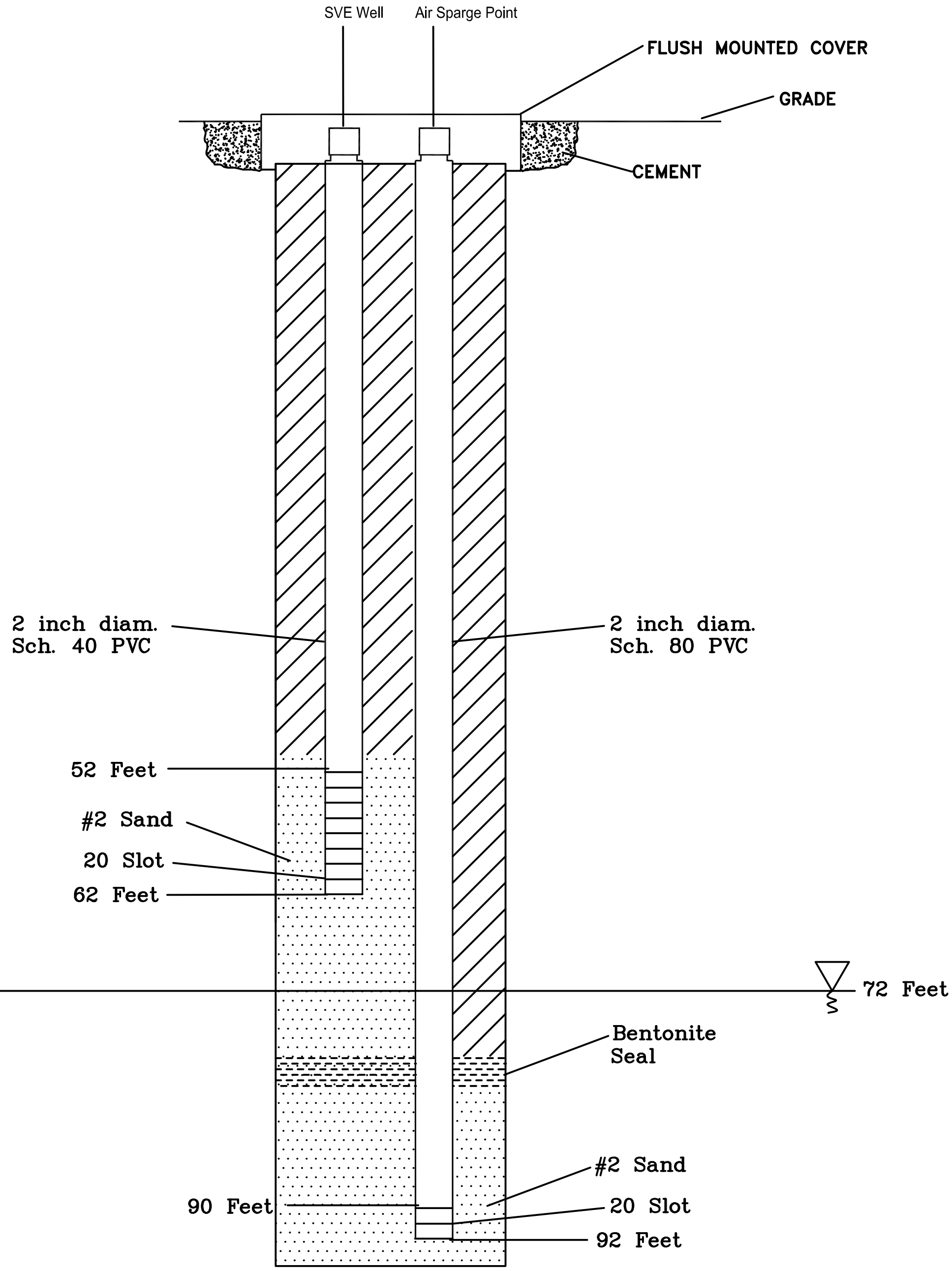
17 Dupont Street, Plainview, New York 11803

TITLE: Interior SVE Well Profile	DATE: 6/28/2016
	SCALE: NTS
FIGURE: 4	DRAWN BY: T.R.B.
DRAWING NO: 2013-7	APPR. BY: R.J.I.

MAKO PROPERTIES LTD.
48-50 ENTER LANE
ISLANDIA, NEW YORK



LEGEND

- Bentonite Seal
- Cement Grout
- #2 Sand
- Approximate Water Table Surface

CA RICH CONSULTANTS, INC.
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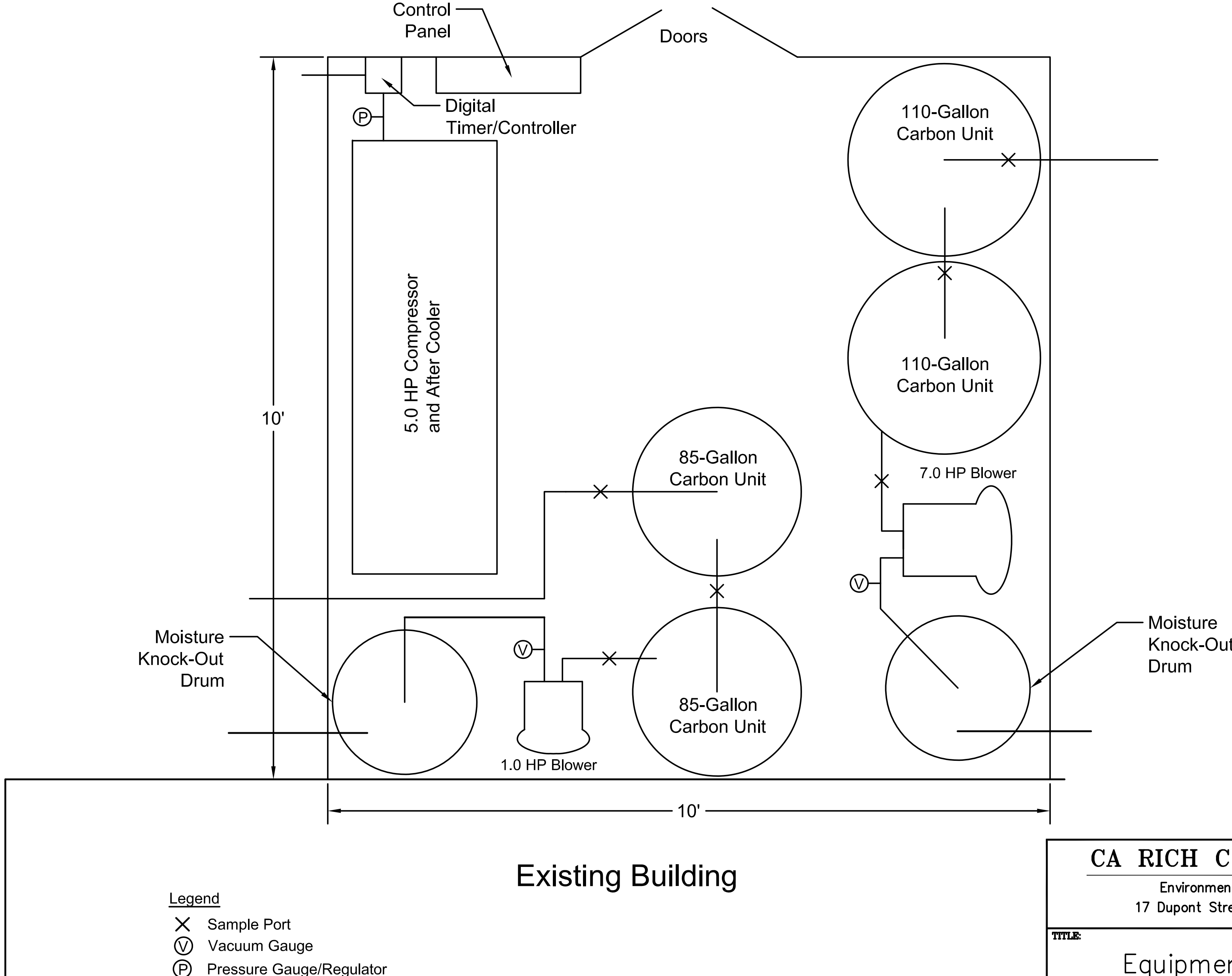
17 Dupont Street, Plainview, New York 11803

TITLE: SVE and Air Sparge Profile	DATE: 6/28/2016
	SCALE: NTS
FIGURE: 5	DRAWN BY: T.R.B.
DRAWING NO: 2013-6	APPR. BY: R.J.I.

MAKO PROPERTIES LTD.
48-50 ENTER LANE
ISLANDIA, NEW YORK



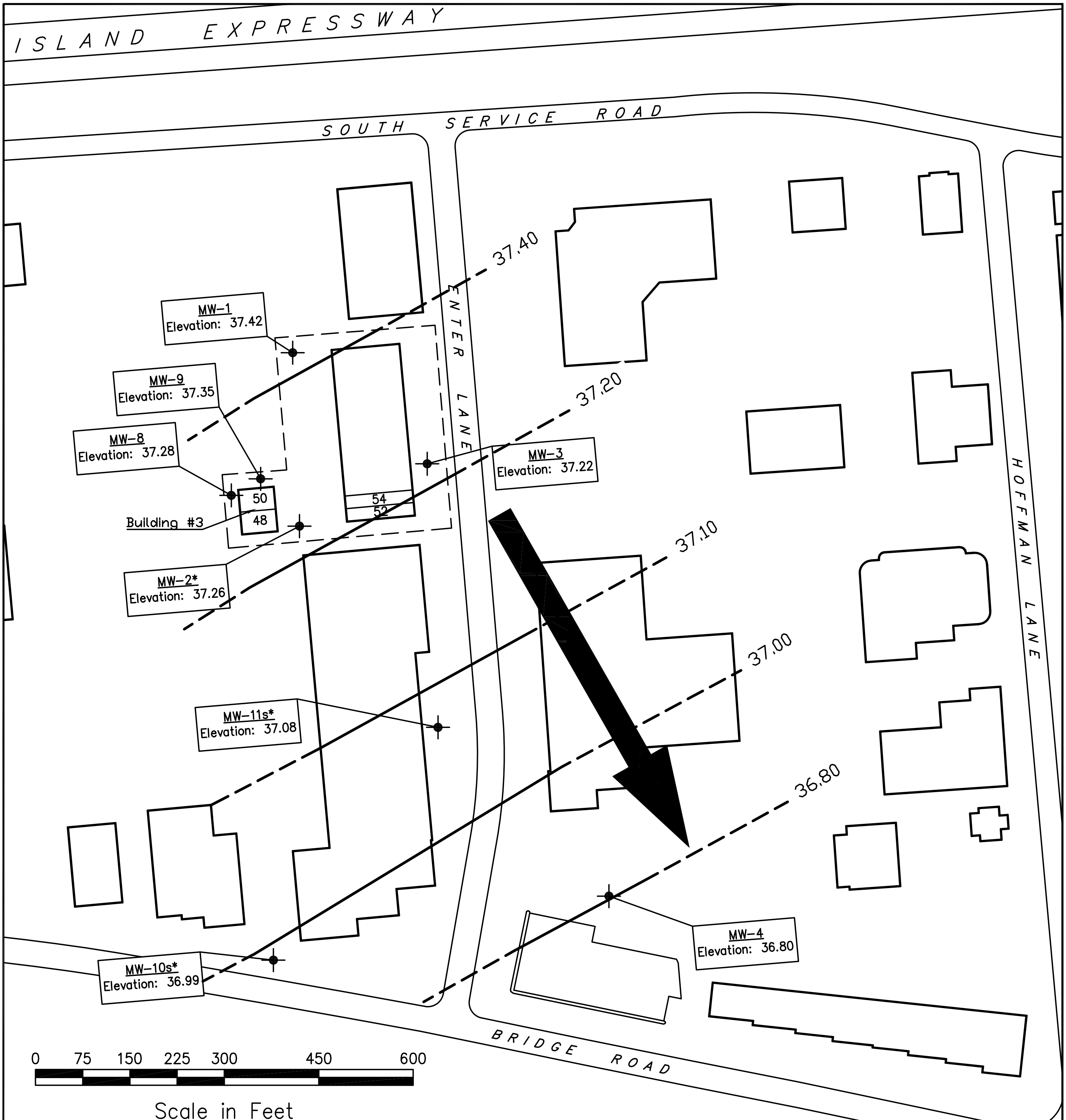
CA RICH CONSULTANTS, INC.

Environmental Specialists Since 1982

17 Dupont Street Plainview, New York 11803

TITLE: Equipment Layout		DATE: 6/28/2016
		SCALE: Schematic
FIGURE: 6	MAKO PROPERTIES LTD. 48-50 ENTER LANE ISLANDIA, NEW YORK	DRAWN BY: T.R.B.
DRAWING NO: 2014-6		APPR. BY: R.J.I.

H:\Drawings\Mako Properties Limited Bldg 3\2014-6



* Well Cluster Containing Shallow, Intermediate and Deep Wells

LEGEND

- Groundwater Monitoring Well
- MW-2 Elevation: 37.26 — Well ID with GW Elevation above Mean Sea Level
- Groundwater Contour Line (Dashed Where Inferred)
- 48 — Building Enter Lane Address

CA RICH CONSULTANTS, INC.

Environmental Specialists Since 1982
17 Dupont Street, Plainview, New York 11803

TITLE: Groundwater Flow Contour Map June 2016

DATE: 8/8/2016

SCALE: As Shown

FIGURE: 7

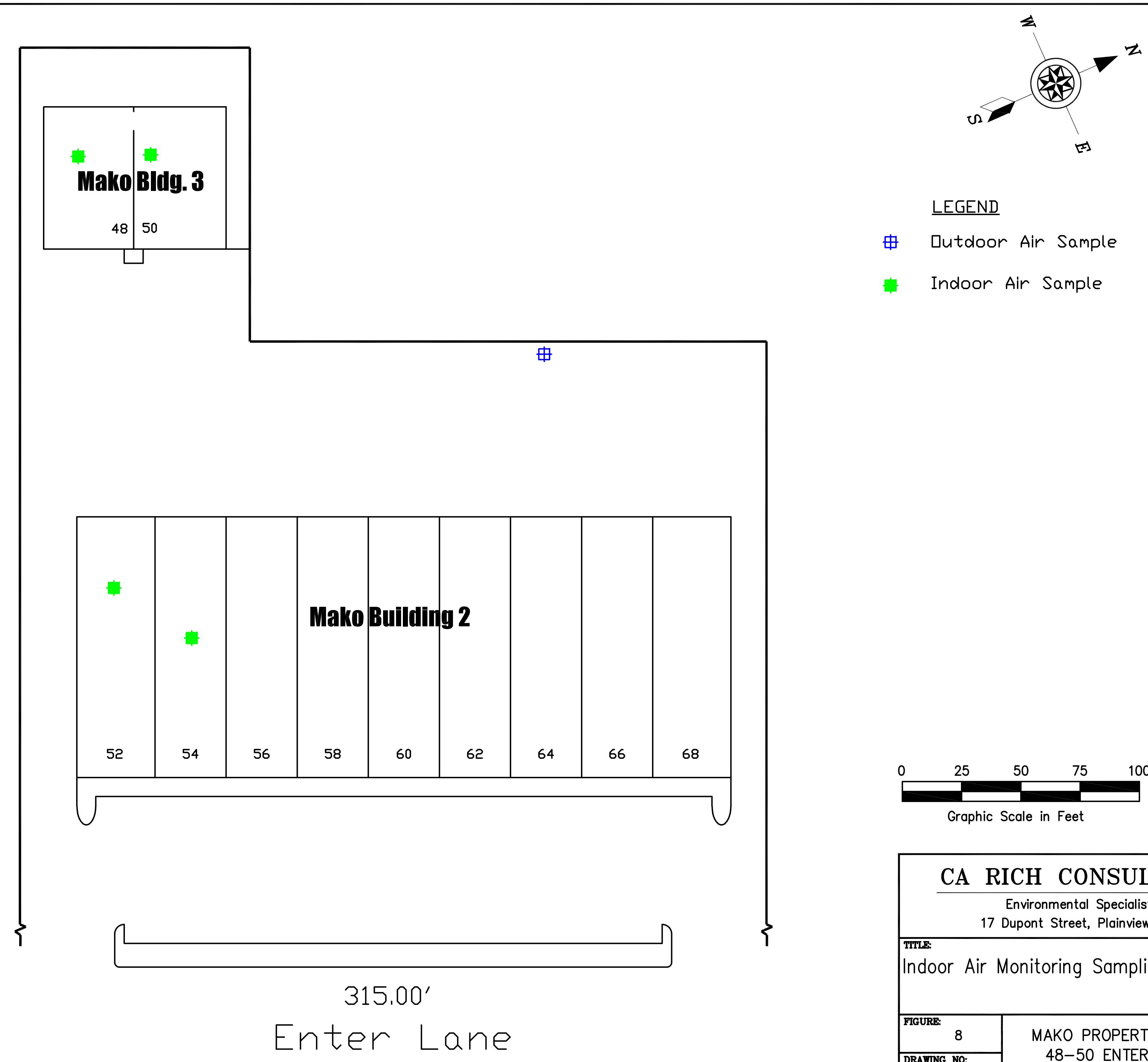
DRAWING NO: 2016-2

48-50 ENTER LANE
ISLANDIA, NEW YORK

DRAWN BY: T.R.B.

APPR. BY: R.J.I.

H:\Drawings\Mako Properties Limited Bldg 3\2016-2



CA RICH CONSULTANTS, INC. Environmental Specialists Since 1982 17 Dupont Street, Plainview, New York 11803	
TITLE: Indoor Air Monitoring Sampling Points	DATE: 12/20/2017
	SCALE: As Shown
FIGURE: 8 — MAKO PROPERTIES LTD. 48-50 ENTER LANE ISLANDIA, NEW YORK	DRAWN BY: J.T.C./T.R.B.
DRAWING NO: 2017-3	APPR. BY: M.T.Y.

TABLES

Table 1
Summary of Sparge Point & Vapor Well Construction
48-50 Enter Lane, Islandia, NY

Well ID #	Vapor or Sparge	Pipe Diameter	Screen Interval(s)	Slot Size	Date Installed	Intermediate Seals/Depths
AS-1	Sparge (used in pilot test)	2 in. Sch. 80 PVC	90-92 ft.	20 slot	3/25/2014	#2 Morie/92-88 ft. Bentonite seal 86-88 ft. Grout to grade.
AS-2	Sparge	2 in. Sch. 80 PVC	90-92 ft.	20 slot	10/8/2014	#2 Morie/92-88 ft. Bentonite seal 86-88 ft. Grout to grade.
AS-3	Sparge	2 in. Sch. 80 PVC	90-92 ft.	20 slot	10/13/2014	#2 Morie/92-88 ft. Bentonite seal 86-88 ft. Grout to grade.
AS-4	Sparge	2 in. Sch. 80 PVC	90-92 ft.	20 slot	10/14/2014	#2 Morie/92-88 ft. Bentonite seal 86-88 ft. Grout to grade.
SVE-1	Vapor (used in pilot test)	2 in. Sch. 40 PVC	52-62 ft.	20 Slot	3/24/2014	#2 Morie/50-62 ft. Bentonite seal 50-51 ft. Drill cuttings to grade.
SVE-2	Vapor	2 in. Sch. 40 PVC	52-62 ft.	20 Slot	10/9/2014	#2 Morie/50-62 ft. -sand Bentonite seal 50-51 ft. Grout to grade.
SVE-3	Vapor	2 in. Sch. 40 PVC	52-62 ft.	20 Slot	10/10/2014	#2 Morie/50-62 ft. -sand Bentonite seal 50-51 ft. Grout to grade.
SVE-4	Vapor	2 in. Sch. 40 PVC	52-62 ft.	20 Slot	10/15/2014	#2 Morie/50-62 ft. Bentonite seal 50-51 ft. Grout to grade.
SVE-5	Vapor	4 in. Sch. 40 PVC	2-7 ft.	20 Slot	10/31/2014	Pea gravel/1-7 ft. Grout to grade
SVE-6	Vapor	4 in. Sch. 40 PVC	2-7 ft.	20 Slot	10/31/2014	Pea gravel/1-7 ft. Grout to grade
SVE-7	Vapor	4 in. Sch. 40 PVC	2-7 ft.	20 Slot	11/3/2014	Pea gravel/1-7 ft. Grout to grade
SVE-8	Vapor	4 in. Sch. 40 PVC	2-7 ft.	20 Slot	11/3/2014	Pea gravel/1-7 ft. Grout to grade

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ENVIRONMENTAL SPECIALISTS

Table 2

Mako Properties LLC - Building 3

Groundwater Monitoring Well Details June 2015

On-Site Wells + MW-4 Bldg 1

Well ID/Mako Bldg #	Diameter/Material	DTB	Screened Zone	DTW	LF Pump Depth
MW-1/Bldg 2	4 inch/PVC	82 ft	72 – 82 ft	73.87	77 ft
MW-2/Bldg 3	4 inch/PVC	83 ft	73 – 83 ft	72.78	81 ft
MW-2i/Bldg 3	4 inch/PVC	128 ft	118 – 128 ft	72.64	126 ft
MW-2D/Bldg 3	4 inch/PVC	178 ft	168 – 178 ft	72.55	176 ft
MW-3/Bldg 2	4 inch/PVC	82 ft	72 – 82 ft	71.56	77 ft
MW-4/Bldg 1	4 inch/PVC	72 ft	62 – 72 ft	62.07	66 ft
MW-8/Bldg 3	2 inch/PVC	85 ft	75 – 85 ft	74.25	81 ft
MW-9/Bldg 3	2 inch/PVC	85 ft	75 – 85 ft	74.78	81 ft

Off-Site Wells at 40 Enter Lane

Well ID	Diameter/Material	DTB	Screened Zone	DTW	LF Pump Depth
MW-10s	4 inch/PVC	84 ft	74 – 84 ft	71.60	81 ft
MW-10i	4 inch/PVC	139 ft	129 – 139 ft	71.83	136 ft
MW-10D	4 inch/PVC	190 ft	180 – 190 ft	71.70	187 ft
MW-11s	4 inch/PVC	88 ft	78 – 88 ft	71.25	81 ft
MW-11i	4 inch/PVC	138 ft	128 – 138 ft	71.30	136 ft
MW-11D	4 inch/PVC	190 ft	180 – 190 ft	71.20	186 ft

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Table 3

HISTORICAL SUMMARY OF DETECTED VOLATILE ORGANIC COMPOUNDS

Mako Groundwater Monitoring Program

48-50 Enter Lane, Islandia, NY

	Downgradient of Building #3				Downgradient of Building #3				Downgradient of Building #3				Upgradient of Building #3				Upgradient of Building #3			
	MW-2 2010	*MW-2 2011*	*MW-2 2012*	*MW-2 2013*	*MW-2I 2010*	*MW-2I 2011*	*MW-2I 2012*	*MW-2I 2013*	*MW-2D 2010*	*MW-2D 2011*	*MW-2D 2012*	*MW-2D 2013*	*MW-8 2010*	*MW-8 2011*	*MW-8 2012*	*MW-8 2013*	*MW-9 2010*	*MW-9 2011*	*MW-9 2012*	*MW-9 2013*
Organic Compounds (ug/L)																				
1,1-Dichloroethene	460	50	6.5	2.4	N/A	ND	ND	ND	N/A	ND	ND	ND	N/A	5.5	ND	ND	N/A	ND	ND	ND
1,1,1-Trichloroethane	55,400	3,800	350	130	N/A	ND	ND	ND	N/A	ND	ND	ND	N/A	490	31	21	N/A	31	15	25
Tetrachloroethene	ND	17.7	6.8	3.6	N/A	ND	ND	ND	N/A	4	ND	ND	N/A	15.8	1.7	1.2	N/A	ND	ND	1.1

Notes:

ug/L - micrograms per Liter or parts per billion.

ND - Not Detected above laboratory detection limit.

NA - Not Analyzed.

* - NYSDEC Division of Water Technical and Operational Guidance series (1.1.1) Ambient Water Quality Standards and Guidance Values, June 1998.

Exceeds GW Standard of 5 ug/L.

Table 3 (cont.)

HISTORICAL SUMMARY OF DETECTED VOLATILE ORGANIC COMPOUNDS

Mako Groundwater Monitoring Program

48-50 Enter Lane, Islandia, NY

	Downgradient of Building #3				Downgradient of Building #3				Downgradient of Building #3				Upgradient of Building #3				Upgradient of Building #3			
	MW-2	*MW-2*	*MW-2*	*MW-2*	*MW-2I*	*MW-2I*	*MW-2I*	*MW-2I*	*MW-2D*	*MW-2D*	*MW-2D*	*MW-2D*	*MW-8*	*MW-8*	*MW-8*	*MW-8*	*MW-9*	*MW-9*	*MW-9*	*MW-9*
	Sept. 2014	*June 2015*	*Dec. 2015*	*June 2016*	*Sept. 2014*	*June 2015*	*Dec. 2015*	*June 2016*	*Sept. 2014*	*June 2015*	*Dec. 2015*	*June 2016*	*Sept. 2014*	*June 2015*	*Dec. 2015*	*June 2016*	*Sept. 2014*	*June 2015*	*Dec. 2015*	*June 2016*
Organic Compounds (ug/L)																				
1,1-Dichloroethene	1.6	1.8	ND	ND	NS	ND	ND	ND	NS	ND	ND	ND	NS	ND	ND	ND	NS	ND	ND	ND
1,1,1-Trichloroethane	55	86.5	4	ND	NS	ND	ND	ND	NS	0.93	0.49	ND	NS	8.6	ND	ND	NS	12.2	1.2	0.38
Tetrachloroethene	2.9	6	ND	ND	NS	ND	ND	ND	NS	ND	ND	0.99	NS	0.91	ND	ND	NS	0.8	ND	ND

Notes:

ug/L - micrograms per Liter or parts per billion.

ND - Not Detected above laboratory detection limit.

NA - Not Analyzed.

NS - Not Sampled.

* - NYSDEC Division of Water Technical and Operational Guidance series (1.1.1) Ambient Water Quality Standards and Guidance Values, June 1998.

Exceeds GW Standard of 5 ug/L.

TABLE 4

Summary of Analytical Detections for

Groundwater Samples - Monitoring Well Network

Mako Building #3 - Baseline June 2015

48-50 Enter Lane

Islandia, New York

Sample ID	**MW-1**	**MW-2**	***MW-X (Dup)**	**MW-2I**	**MW-2D**	**MW-3**	**MW-4**	**MW-8**	**MW-9**	**MW-10S**	**MW-10I**	**MW-10D**	**MW-11S**	**MW-11I**	**MW-11D**	**Field Blank**	**Trip Blank**	****NYSDEC**
Screen Depth	**68ft-83ft**	**68ft-83ft**	**NA**	**118ft-128ft**	**168ft-178ft**	**72ft-82ft**	**62ft-72ft**	**75ft-85ft**	**75ft-85ft**	**74ft-84ft**	**129ft-139ft**	**180ft-190ft**	**78ft-88ft**	**128ft-138ft**	**180ft-190ft**	**NA**	**NA**	**TOGS**
Date Sampled	**6/17/2015**	**6/18/2015**	**6/18/2015**	**6/18/2015**	**6/18/2015**	**6/17/2015**	**6/17/2015**	**6/18/2015**	**6/18/2015**	**6/16/2015**	**6/16/2015**	**6/16/2015**	**6/16/2015**	**6/16/2015**	**6/16/2015**	**6/18/2015**	**6/18/2015**	
Volatile Organics																		
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
Acetone	ND	ND	ND	ND	ND	4.5 J	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	50
Chloroform	ND	ND	ND	ND	0.35 J	ND	ND	ND	ND	ND	ND	0.87 J	ND	ND	0.42 J	ND	ND	7
1,1-Dichloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.31 J	0.78 J	ND	ND	ND	ND	ND	5
1,1-Dichloroethene	ND	1.8	2.2	ND	ND	ND	ND	ND	ND	ND	ND	ND	**31.8**	ND	ND	ND	ND	5
Methyl Tert Butyl Ether	ND	ND	ND	ND	0.41 J	ND	ND	ND	ND	ND	0.37 J	0.27 J	ND	ND	0.42 J	ND	ND	10
Tetrachloroethene	ND	**6**	**5.5**	ND	ND	ND	ND	0.91 J	0.80 J	ND	ND	ND	**24.8**	ND	ND	ND	ND	5
Toluene	ND	0.29 J	0.25 J	0.26 J	ND	ND	ND	0.28 J	0.23 J	ND	ND	ND	ND	ND	ND	ND	ND	5
1,1,1-Trichloroethane	ND	**86.5**	**72.6**	ND	0.93 J	ND	ND	**8.6**	**12.2**	ND	0.33 J	0.53 J	**875**	ND	4.9	ND	ND	5

Notes:

ND= Indicates the compound was analyzed for but not detected.

Bold *indicates that value is above NYSDEC TOGS Cleanup Levels.*

**MW-X(Dup) is the duplicate of MW-2.*

***NYSDEC Technical and Operational Guidance Series (1.1.1), Ambient Water QualityStandards and Guidance Values and Groundwater Effluent Limitations, June 1998.*

TABLE 5

Summary of Analytical Detections for
Groundwater Samples - Monitoring Well Network
Mako Building #3 December 2015
48-50 Enter Lane
Islandia, New York

Sample ID	**MW-1**	**MW-2**	**MW-2I**	**MW-2D**	**MW-3**	**MW-4**	**MW-8**	**MW-9**	**MW-10S**	**MW-10I**	**MW-10D**	**MW-11S**	***MW-XX (Dup)**	**MW-11I**	**MW-11D**	**Field Blank**	**Trip Blank**	****NYSDEC**
Screen Depth	**66ft-81ft**	**68ft-83ft**	**120ft-130ft**	**176ft-186ft**	**65ft-80ft**	**53ft-68ft**	**75ft-85ft**	**75ft-85ft**	**70ft-85ft**	**130ft-140ft**	**185ft-195ft**	**70ft-85ft**	**NA**	**130ft-140ft**	**185ft-195ft**	**NA**	**NA**	**TOGS**
Date Sampled	**12/16/2015**	**12/16/2015**	**12/16/2015**	**12/16/2015**	**12/16/2015**	**12/16/2015**	**12/17/2015**	**12/17/2015**	**12/15/2015**	**12/15/2015**	**12/15/2015**	**12/15/2015**	**12/15/2015**	**12/15/2015**	**12/15/2015**	**12/17/2015**	**12/17/2015**	
Volatile Organics																		
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
Acetone	R	R	ND	R	ND	ND	ND	ND	R	ND	ND	R	ND	ND	ND	ND	ND	50
Chloroform	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.97 J	ND	ND	ND	ND	ND	ND	7
1,1-Dichloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.69 J	ND	ND	ND	ND	ND	ND	5
1,1-Dichloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	**22.9**	**30.1**	ND	ND	ND	ND	5
Methyl Tert Butyl Ether	ND	ND	ND	0.76 J	ND	ND	ND	ND	ND	0.38 J	0.27 J	ND	ND	ND	ND	ND	ND	10
Tetrachloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	**27.4**	**30.5**	ND	ND	ND	ND	5
Toluene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	5
1,1,1-Trichloroethane	ND	4.0	ND	0.49 J	ND	ND	ND	1.2	ND	ND	0.50 J	**517**	**553 D**	ND	2.0	ND	ND	5

Notes:

ND = Indicates the compound was analyzed for but not detected.

J = Indicates analyte was detected below reporting limit; value given is an estimate.

R = Indicates the data are unusable; the analyte may or may not be present in the sample

D = Indicates analyte concentration is from diluted analysis.

Bold *indicates value is above NYSDEC TOGS Cleanup Levels.*

**MW-XX(Dup) is the duplicate of MW-11S.*

***NYSDEC Technical and Operational Guidance Series (1.1.1), Ambient Water QualityStandards and Guidance Values and Groundwater Effluent Limitations, June 1998.*

TABLE 6

Summary of Analytical Detections for
Groundwater Samples - Monitoring Well Network
Mako Building #3 - June 2016
48-50 Enter Lane
Islandia, New York

Sample ID	**MW-1**	**MW-2**	**MW-2I**	**MW-2D**	**MW-3**	**MW-4**	**MW-8**	**MW-9**	**MW-10S**	**MW-10I**	**MW-10D**	**MW-11S**	***MW-XX (Dup)**	**MW-11I**	**MW-11D**	**Field Blank**	**Trip Blank**	****NYSDEC**
Screen Depth	**66ft-81ft**	**68ft-83ft**	**120ft-130ft**	**176ft-186ft**	**65ft-80ft**	**53ft-68ft**	**75ft-85ft**	**75ft-85ft**	**70ft-85ft**	**130ft-140ft**	**185ft-195ft**	**70ft-85ft**	**NA**	**130ft-140ft**	**185ft-195ft**	**NA**	**NA**	**TOGS**
Date Sampled	**6/22/2016**	**6/22/2016**	**6/22/2016**	**6/22/2016**	**6/22/2016**	**6/22/2016**	**6/22/2016**	**6/22/2016**	**6/21/2016**	**6/21/2016**	**6/21/2016**	**6/21/2016**	**6/21/2016**	**6/21/2016**	**6/21/2016**	**6/22/2016**	**6/22/2016**	
Volatile Organics																		
Units	**ug/L**	**ug/L**	**ug/L**	**ug/L**	**ug/L**	**ug/L**	**ug/L**	**ug/L**	**ug/L**	**ug/L**	**ug/L**	**ug/L**	**ug/L**	**ug/L**	**ug/L**	**ug/L**	**ug/L**	**ug/L**
Acetone	UJ	UJ	UJ	UJ	UJ	UJ	UJ	UJ	UJ	UJ	UJ	UJ	UJ	UJ	UJ	UJ	UJ	50
Chloroform	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.75 J	ND	ND	ND	0.26 J	ND	ND	7
1,1-Dichloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.22 J+	0.55 J	0.28 J	0.28 J	ND	ND	ND	ND	5
1,1-Dichloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	**23.7**	**24.3**	ND	ND	ND	ND	5
Methyl Tert Butyl Ether	ND	ND	ND	0.92 J	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	10
Methylene Chloride	ND	ND	ND	ND	ND	**37.2**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	5
Tetrachloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	**14.5**	**14.6**	ND	ND	ND	ND	5
Toluene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	5
1,1,1-Trichloroethane	ND	ND	ND	0.99 J	ND	ND	ND	0.38 J	ND	0.26 J	0.33 J	**323 D**	**323 D**	ND	1.2	ND	ND	5

Notes:

ND = Indicates the compound was analyzed for but not detected.

UJ = Indicates analyte was analyzed for , but not detected.   The reported quantitatic

J = Indicates analyte was detected below reporting limit; value given is an estimate.

J+ = The result is an estimated quantity and may be biased high.

D = Analyte concentration is from diluted analysis.

Bold *indicates value is above NYSDEC TOGS Cleanup Levels.*

**MW-XX(Dup) is the duplicate of MW-11S.*

***NYSDEC Technical and Operational Guidance Series (1.1.1), Ambient Water QualityStandards and Guidance Values and Groundwater Effluent Limitations, June 1998.*

TABLE 7
Summary of VOCs in Indoor & Outdoor Air

Mako Building 2&3, Enter Lane
Islandia, New York
October 22, 2015

Sample ID:	IA-48		IA-50		IA-52		IA-54		IA-AA		*NYSDOH
Sample Date:	10/22/2015		10/22/2015		10/22/2015		10/22/2015		10/22/2015		Mitigation Levels
Volatile Organic Compounds											
Units	µg/m^3	Q	µg/m^3	Q	µg/m^3	Q	µg/m^3	Q	µg/m^3	Q	µg/m^3
Acetone	60.3		78.2		31.4		194		12		NVG
1,3-Butadiene	ND (0.069)		ND (0.069)		ND (0.069)		ND (0.069)		ND (0.069)		NVG
Benzene	1.8		0.96		0.77		1.4		0.67		NVG
Bromodichloromethane	ND (0.21)		ND (0.21)		ND (0.21)		ND (0.21)		ND (0.21)		NVG
Bromoform	ND (0.21)		ND (0.21)		ND (0.21)		ND (0.21)		ND (0.21)		NVG
Bromomethane	ND (0.085)		ND (0.085)		ND (0.085)		ND (0.085)		ND (0.085)		NVG
Bromoethene	ND (0.087)		ND (0.087)		ND (0.087)		ND (0.087)		ND (0.087)		NVG
Benzyl Chloride	ND (0.13)		ND (0.13)		ND (0.13)		ND (0.13)		ND (0.13)		NVG
Carbon disulfide	ND (0.090)		ND (0.090)		ND (0.090)		0.65		ND (0.090)		NVG
Chlorobenzene	ND (0.15)		ND (0.15)		ND (0.15)		ND (0.15)		ND (0.15)		NVG
Chloroethane	ND (0.058)		ND (0.058)		ND (0.058)		ND (0.058)		ND (0.058)		NVG
Chloroform	0.54	J	ND (0.15)		ND (0.15)		0.59	J	ND (0.15)		NVG
Chloromethane	1.9		1.2		1.2		1.4		1.1		NVG
3-Chloropropene	ND (0.088)		ND (0.088)		ND (0.088)		ND (0.088)		ND (0.088)		NVG
2-Chlorotoluene	ND (0.17)		ND (0.17)		ND (0.17)		ND (0.17)		ND (0.17)		NVG
Carbon tetrachloride[1]	ND (0.16)		ND (0.16)		ND (0.16)		ND (0.16)		ND (0.16)		5.0
Cyclohexane	ND (0.11)		ND (0.11)		ND (0.11)		3		ND (0.11)		NVG
1,1-Dichloroethane	ND (0.13)		ND (0.13)		ND (0.13)		ND (0.13)		ND (0.13)		NVG
1,1-Dichloroethene[2]	ND (0.11)		ND (0.11)		ND (0.11)		ND (0.11)		ND (0.11)		100
1,2-Dibromoethane	ND (0.27)		ND (0.27)		ND (0.27)		ND (0.27)		ND (0.27)		NVG
1,2-Dichloroethane	ND (0.11)		ND (0.11)		ND (0.11)		ND (0.11)		ND (0.11)		NVG
1,2-Dichloropropane	ND (0.23)		ND (0.23)		ND (0.23)		ND (0.23)		ND (0.23)		NVG
1,4-Dioxane	ND (0.23)		ND (0.23)		ND (0.23)		ND (0.23)		ND (0.23)		NVG
Dichlorodifluoromethane	2.3		2.6		2.5		2.6		2.3		NVG
Dibromochloromethane	ND (0.35)		ND (0.35)		ND (0.35)		ND (0.35)		ND (0.35)		NVG
trans-1,2-Dichloroethylene	6.3		ND (0.079)		ND (0.079)		ND (0.079)		ND (0.079)		NVG
cis-1,2-Dichloroethene[2]	ND (0.099)		ND (0.099)		ND (0.099)		ND (0.099)		ND (0.099)		100
cis-1,3-Dichloropropene	ND (0.16)		ND (0.16)		ND (0.16)		ND (0.16)		ND (0.16)		NVG
m-Dichlorobenzene	ND (0.17)		ND (0.17)		ND (0.17)		ND (0.17)		ND (0.17)		NVG
o-Dichlorobenzene	ND (0.18)		ND (0.18)		ND (0.18)		ND (0.18)		ND (0.18)		NVG
p-Dichlorobenzene	ND (0.11)		ND (0.11)		ND (0.11)		ND (0.11)		ND (0.11)		NVG
trans-1,3-Dichloropropene	ND (0.091)		ND (0.091)		ND (0.091)		ND (0.091)		ND (0.091)		NVG
Ethanol	1080	E	34.3		12		97.2		7.3		NVG
Ethylbenzene	2		0.65	J	0.69	J	6.5		ND (0.21)		NVG
Ethyl Acetate	3		3.5		ND (0.23)		ND (0.23)		1.1		NVG
4-Ethyltoluene	1.4		ND (0.11)		0.88	J	90.5		ND (0.11)		NVG
Freon 113	ND (0.21)		ND (0.21)		ND (0.21)		ND (0.21)		ND (0.21)		NVG
Freon 114	ND (0.17)		ND (0.17)		ND (0.17)		ND (0.17)		ND (0.17)		NVG
Heptane	24		3.9		18		5.3		0.7	J	NVG
Hexachlorobutadiene	ND (0.35)		ND (0.35)		ND (0.35)		ND (0.35)		ND (0.35)		NVG
Hexane	2.4		2.2		7.4		30		1.3		NVG
2-Hexanone	ND (0.18)		ND (0.18)		ND (0.18)		ND (0.18)		ND (0.18)		NVG
Isopropyl Alcohol	16		3.7		8.6		167		0.71		NVG
Methylene chloride	2		1		5.2		8.3		0.83		NVG
Methyl ethyl ketone	27		2.3		2.1		6.8		1.4		NVG
Methyl Isobutyl Ketone	ND (0.11)		0.66	J	ND (0.11)		ND (0.11)		ND (0.11)		NVG
Methyl Tert Butyl Ether	ND (0.094)		ND (0.094)		ND (0.094)		ND (0.094)		ND (0.094)		NVG
Methylmethacrylate	ND (0.12)		ND (0.12)		ND (0.12)		ND (0.12)		ND (0.12)		NVG
Propylene	ND (0.14)		1.9		ND (0.14)		ND (0.14)		ND (0.14)		NVG
Styrene	11		8.1		ND (0.11)		0.55	J	ND (0.11)		NVG
1,1,1-Trichloroethane[2]	ND (0.17)		ND (0.17)		ND (0.17)		8.2		ND (0.17)		100
1,1,2,2-Tetrachloroethane	ND (0.21)		ND (0.21)		ND (0.21)		ND (0.21)		ND (0.21)		NVG
1,1,2-Trichloroethane	ND (0.20)		ND (0.20)		ND (0.20)		ND (0.20)		ND (0.20)		NVG
1,2,4-Trichlorobenzene	ND (0.33)		ND (0.33)		ND (0.33)		ND (0.33)		ND (0.33)		NVG
1,2,4-Trimethylbenzene	4.8		1.3		2.4		331		0.59	J	NVG
1,3,5-Trimethylbenzene	1.4		ND (0.15)		0.69	J	76.7		ND (0.15)		NVG
2,2,4-Trimethylpentane	1.7		0.98		0.65	J	2.8		0.7	J	NVG
Tertiary Butyl Alcohol	0.61		2		ND (0.15)		0.7		ND (0.15)		NVG
Tetrachloroethene[2]	0.55		0.26	J	ND (0.16)		1.4		ND (0.16)		100
Tetrahydrofuran	27		ND (0.13)		ND (0.13)		2.9		ND (0.13)		NVG
Toluene	11		9		35		7.9		2.3		NVG
Trichloroethene[1]	ND (0.13)		ND (0.13)		ND (0.13)		ND (0.13)		ND (0.13)		5.0
Trichlorofluoromethane	1.3		1.3		1.3		1.5		1.2		NVG
Vinyl chloride[1]	ND (0.082)		ND (0.082)		ND (0.082)		ND (0.082)		ND (0.082)		5.0
Vinyl Acetate	ND (0.19)		ND (0.19)		ND (0.19)		ND (0.19)		ND (0.19)		NVG
m,p-Xylene	6.9		2.1		2.5		31		0.83	J	NVG
o-Xylene	2.9		0.91		0.78	J	19		ND (0.11)		NVG
Xylenes (total)	10		3		3.3		49.5		0.83	J	NVG

Abbreviation:
ND = The compound was analyzed for, but not detected.
Q = Qualifier
J = The compound was detected below reliable detection limits. The value given is an estimate.
NVG = No Value Given by NYSDOH
E = Indicates value exceeds calibration range

Notes:
[1] - Matrix 1 compound. According to NYSDOH, concentrations for indoor air above 5.0 µg/m^3 require mitigation.
[2] - Matrix 2 compound. According to NYSDOH, concentrations for indoor air above 100 µg/m^3 require mitigation

TABLE 8
Summary of VOCs in Indoor & Outdoor Air

Mako Building 2&3, Enter Lane
Islandia, New York
December 22, 2015

Sample ID:	IA-48		IA-50		IA-52		IA-54		IA-AA		*NYSDOH
Sample Date:	12/22/2015		12/22/2015		12/22/2015		12/22/2015		12/22/2015		Mitigation Levels
Volatile Organic Compounds											
Units	µg/m³	Q	µg/m³	Q	µg/m³	Q	µg/m³	Q	µg/m³	Q	µg/m³
Acetone	34.2		123		70.6		463		4.8		NVG
1,3-Butadiene	ND (0.44)		ND (0.44)		ND (0.44)		ND (0.44)		ND (0.44)		NVG
Benzene	1.9		6.4		0.67		0.67		0.48	J	NVG
Bromodichloromethane	ND (1.3)		ND (1.3)		ND (1.3)		ND (1.3)		ND (1.3)		NVG
Bromoform	ND (2.1)		ND (2.1)		ND (2.1)		ND (2.1)		ND (2.1)		NVG
Bromomethane	ND (0.78)		ND (0.78)		ND (0.78)		ND (0.78)		ND (0.78)		NVG
Bromoethene	ND (0.87)		ND (0.87)		ND (0.87)		ND (0.87)		ND (0.87)		NVG
Benzyl Chloride	ND (1.0)		ND (1.0)		ND (1.0)		ND (1.0)		ND (1.0)		NVG
Carbon disulfide	ND (0.62)		ND (0.62)		ND (0.62)		1		ND (0.62)		NVG
Chlorobenzene	ND (0.92)		ND (0.92)		ND (0.92)		ND (0.92)		ND (0.92)		NVG
Chloroethane	ND (0.53)		ND (0.53)		ND (0.53)		ND (0.53)		ND (0.53)		NVG
Chloroform	ND (0.98)		0.54	J	ND (0.98)		0.54	J	ND (0.98)		NVG
Chloromethane	ND (0.41)		ND (0.41)		0.72		0.72		0.68		NVG
3-Chloropropene	ND (0.63)		ND (0.63)		ND (0.63)		ND (0.63)		ND (0.63)		NVG
2-Chlorotoluene	ND (1.0)		ND (1.0)		ND (1.0)		ND (1.0)		ND (1.0)		NVG
Carbon tetrachloride[1]	ND (1.3)		ND (1.3)		ND (1.3)		ND (1.3)		ND (1.3)		5.0
Cyclohexane	1		3.2		1.2		1.1		ND (0.69)		NVG
1,1-Dichloroethane	ND (0.81)		ND (0.81)		ND (0.81)		ND (0.81)		ND (0.81)		NVG
1,1-Dichloroethene[2]	ND (0.79)		ND (0.79)		ND (0.79)		ND (0.79)		ND (0.79)		100
1,2-Dibromoethane	ND (1.5)		ND (1.5)		ND (1.5)		ND (1.5)		ND (1.5)		NVG
1,2-Dichloroethane	ND (0.81)		ND (0.81)		ND (0.81)		ND (0.81)		ND (0.81)		NVG
1,2-Dichloropropane	ND (0.92)		ND (0.92)		ND (0.92)		ND (0.92)		ND (0.92)		NVG
1,4-Dioxane	ND (0.72)		ND (0.72)		ND (0.72)		ND (0.72)		ND (0.72)		NVG
Dichlorodifluoromethane	1.7		1.7		1.7		1.7		1.7		NVG
Dibromochloromethane	ND (1.7)		ND (1.7)		ND (1.7)		ND (1.7)		ND (1.7)		NVG
trans-1,2-Dichloroethylene	8.7		0.95		ND (0.79)		ND (0.79)		ND (0.79)		NVG
cis-1,2-Dichloroethene[2]	ND (0.79)		ND (0.79)		ND (0.79)		ND (0.79)		ND (0.79)		100
cis-1,3-Dichloropropene	ND (0.91)		ND (0.91)		ND (0.91)		ND (0.91)		ND (0.91)		NVG
m-Dichlorobenzene	ND (1.2)		ND (1.2)		ND (1.2)		ND (1.2)		ND (1.2)		NVG
o-Dichlorobenzene	ND (1.2)		ND (1.2)		ND (1.2)		ND (1.2)		ND (1.2)		NVG
p-Dichlorobenzene	ND (1.2)		ND (1.2)		ND (1.2)		ND (1.2)		ND (1.2)		NVG
trans-1,3-Dichloropropene	ND (0.91)		ND (0.91)		ND (0.91)		ND (0.91)		ND (0.91)		NVG
Ethanol	482	E	48.4		45.8		166		4.3		NVG
Ethylbenzene	1.5		5.6		1.4		7.4		0.24	J	NVG
Ethyl Acetate	7.6		4		27		4		9.7		NVG
4-Ethyltoluene	0.64	J	2		0.93	J	51.1		ND (0.98)		NVG
Freon 113	ND (1.5)		ND (1.5)		ND (1.5)		ND (1.5)		ND (1.5)		NVG
Freon 114	ND (1.4)		ND (1.4)		ND (1.4)		ND (1.4)		ND (1.4)		NVG
Heptane	4.5		16		3.9		2.5		ND (0.82)		NVG
Hexachlorobutadiene	ND (2.1)		ND (2.1)		ND (2.1)		ND (2.1)		ND (2.1)		NVG
Hexane	8.1		2.9		2.1		14		0.74		NVG
2-Hexanone	ND (0.82)		ND (0.82)		ND (0.82)		ND (0.82)		ND (0.82)		NVG
Isopropyl Alcohol	23		8.6		43.3		126		14		NVG
Methylene chloride	7.6		2.7		2.2		9.7		0.73		NVG
Methyl ethyl ketone	23		90.8		5.6		6.5		4.7		NVG
Methyl Isobutyl Ketone	ND (0.82)		ND (0.82)		ND (0.82)		ND (0.82)		ND (0.82)		NVG
Methyl Tert Butyl Ether	ND (0.72)		ND (0.72)		ND (0.72)		ND (0.72)		ND (0.72)		NVG
Methylmethacrylate	ND (0.82)		ND (0.82)		ND (0.82)		ND (0.82)		ND (0.82)		NVG
Propylene	ND (0.86)		ND (0.86)		ND (0.86)		ND (0.86)		ND (0.86)		NVG
Styrene	0.98		4.3		ND (0.85)		ND (0.85)		ND (0.85)		NVG
1,1,1-Trichloroethane[2]	ND (1.1)		ND (1.1)		ND (1.1)		1.7		ND (1.1)		100
1,1,2,2-Tetrachloroethane	ND (1.4)		ND (1.4)		ND (1.4)		ND (1.4)		ND (1.4)		NVG
1,1,2-Trichloroethane	ND (1.1)		ND (1.1)		ND (1.1)		ND (1.1)		ND (1.1)		NVG
1,2,4-Trichlorobenzene	ND (1.5)		ND (1.5)		ND (1.5)		ND (1.5)		ND (1.5)		NVG
1,2,4-Trimethylbenzene	1.6		5.4		1.6		155		ND (0.98)		NVG
1,3,5-Trimethylbenzene	0.59	J	1.7		0.74	J	45		ND (0.98)		NVG
2,2,4-Trimethylpentane	1.1		2		ND (0.93)		1.3		ND (0.93)		NVG
Tertiary Butyl Alcohol	1.9		ND (0.61)		ND (0.61)		ND (0.61)		ND (0.61)		NVG
Tetrachloroethene[2]	0.28		0.51		0.46		2.7		0.57		100
Tetrahydrofuran	0.65		ND (0.59)		1.4		11		ND (0.59)		NVG
Toluene	17		79.1		9.8		6.8		2.3		NVG
Trichloroethene[1]	ND (0.21)		ND (0.21)		ND (0.21)		ND (0.21)		ND (0.21)		5.0
Trichlorofluoromethane	1.1		1.2		0.9	J	1.2		0.84	J	NVG
Vinyl chloride[1]	ND (0.51)		ND (0.51)		ND (0.51)		ND (0.51)		ND (0.51)		5.0
Vinyl Acetate	ND (0.70)		ND (0.70)		ND (0.70)		ND (0.70)		ND (0.70)		NVG
m,p-Xylene	5.6		22		3.8		34		0.87		NVG
o-Xylene	2		7.8		0.91		14		0.27	J	NVG
Xylenes (total)	7.4		30		4.8		48.2		1.2		NVG

Abbreviation:
ND = The compound was analyzed for, but not detected.
Q = Qualifier
J = The compound was detected below reliable detection limits. The value given is an estimate.
NVG = No Value Given by NYSDOH
E = Indicates value exceeds calibration range

Notes:
[1] - Matrix 1 compound. According to NYSDOH, concentrations for indoor air above 5.0 µg/m³ require mitigation.
[2] - Matrix 2 compound. According to NYSDOH, concentrations for indoor air above 100 µg/m³ require mitigation

TABLE 9
Summary of VOCs in Indoor & Outdoor Air

Mako Properties LLC - Building 2&3
48-54 Enter Lane, Islandia, New York
June 29, 2016

Sample ID:	IA-48		IA-50		IA-52		IA-54		IA-AA		*NYSDOH
Sample Date:	6/29/2016		6/29/2016		6/29/2016		6/29/2016		6/29/2016		Mitigation Levels
Volatile Organic Compounds											
Units	µg/m^3	Q	µg/m^3	Q	µg/m^3	Q	µg/m^3	Q	µg/m^3	Q	µg/m^3
Acetone	577		1190		58.7		371		23		NVG
1,3-Butadiene	ND (0.062)		ND (0.062)		ND (0.062)		ND (0.062)		ND (0.062)		NVG
Benzene	5.1		32		0.38	J	0.51	J	0.48	J	NVG
Bromodichloromethane	ND (0.26)		ND (0.26)		ND (0.26)		ND (0.26)		ND (0.26)		NVG
Bromoform	ND (0.17)		ND (0.17)		ND (0.17)		ND (0.17)		ND (0.17)		NVG
Bromomethane	ND (0.070)		ND (0.070)		ND (0.070)		ND (0.070)		ND (0.070)		NVG
Bromoethene	ND (0.079)		ND (0.079)		ND (0.079)		ND (0.079)		ND (0.079)		NVG
Benzyl Chloride	ND (0.14)		ND (0.14)		ND (0.14)		ND (0.14)		ND (0.14)		NVG
Carbon disulfide	ND (0.097)		0.34	J	0.34	J	0.34	J	ND (0.097)		NVG
Chlorobenzene	ND (0.26)		ND (0.26)		ND (0.26)		ND (0.26)		ND (0.26)		NVG
Chloroethane	ND (0.095)		ND (0.095)		ND (0.095)		ND (0.095)		ND (0.095)		NVG
Chloroform	ND (0.083)		ND (0.083)		ND (0.083)		ND (0.083)		ND (0.083)		NVG
Chloromethane	1.4		1.9		1.8		1.5		1.3		NVG
3-Chloropropene	ND (0.085)		ND (0.085)		ND (0.085)		ND (0.085)		ND (0.085)		NVG
2-Chlorotoluene	ND (0.088)		ND (0.088)		ND (0.088)		ND (0.088)		ND (0.088)		NVG
Carbon tetrachloride[1]	0.75	J	ND (0.20)		0.6	J	ND (0.20)		ND (0.20)		5.0
Cyclohexane	2.3		10		1.4		1		ND (0.055)		NVG
1,1-Dichloroethane	ND (0.061)		ND (0.061)		ND (0.061)		ND (0.061)		ND (0.061)		NVG
1,1-Dichloroethene[2]	ND (0.083)		ND (0.083)		ND (0.083)		ND (0.083)		ND (0.083)		100
1,2-Dibromoethane	ND (0.32)		ND (0.32)		ND (0.32)		ND (0.32)		ND (0.32)		NVG
1,2-Dichloroethane	ND (0.073)		ND (0.073)		ND (0.073)		ND (0.073)		ND (0.073)		NVG
1,2-Dichloropropane	ND (0.10)		ND (0.10)		ND (0.10)		ND (0.10)		ND (0.10)		NVG
1,4-Dioxane	ND (0.16)		ND (0.16)		0.65	J	ND (0.16)		ND (0.16)		NVG
Dichlorodifluoromethane	2.4		2.6		2.8		2.6		2.4		NVG
Dibromochloromethane	ND (0.45)		ND (0.45)		ND (0.45)		ND (0.45)		ND (0.45)		NVG
trans-1,2-Dichloroethylene	5.9		0.4	J	ND (0.11)		ND (0.11)		ND (0.11)		NVG
cis-1,2-Dichloroethene[2]	ND (0.083)		ND (0.083)		ND (0.083)		ND (0.083)		ND (0.083)		100
cis-1,3-Dichloropropene	ND (0.068)		ND (0.068)		ND (0.068)		ND (0.068)		ND (0.068)		NVG
m-Dichlorobenzene	ND (0.12)		ND (0.12)		ND (0.12)		ND (0.12)		ND (0.12)		NVG
o-Dichlorobenzene	ND (0.096)		ND (0.096)		ND (0.096)		ND (0.096)		ND (0.096)		NVG
p-Dichlorobenzene	ND (0.16)		ND (0.16)		ND (0.16)		ND (0.16)		ND (0.16)		NVG
trans-1,3-Dichloropropene	ND (0.082)		ND (0.082)		ND (0.082)		ND (0.082)		ND (0.082)		NVG
Ethanol	637		151		61		38.6		11		NVG
Ethylbenzene	13		11		1.9		4.8		ND (0.18)		NVG
Ethyl Acetate	43.6		12		9.7		ND (0.27)		0.79		NVG
4-Ethyltoluene	1.7		ND (0.084)		3.4		28		ND (0.084)		NVG
Freon 113	ND (0.16)		0.74	J	ND (0.16)		ND (0.16)		ND (0.16)		NVG
Freon 114	ND (0.22)		ND (0.22)		ND (0.22)		ND (0.22)		ND (0.22)		NVG
Heptane	13		27		2.3		2.3		0.57	J	NVG
Hexachlorobutadiene	ND (0.21)		ND (0.21)		ND (0.21)		ND (0.21)		ND (0.21)		NVG
Hexane	6.3		19		6.3		264		0.49	J	NVG
2-Hexanone	0.61	J	ND (0.18)		0.86		0.45	J	ND (0.18)		NVG
Isopropyl Alcohol	119		31		56.8		164		8.4		NVG
Methylene chloride	31		358		1.5		2.6		0.83		NVG
Methyl ethyl ketone	22		60.5		5.6		10		5		NVG
Methyl Isobutyl Ketone	1.7		4.1		0.74	J	0.61	J	ND (0.23)		NVG
Methyl Tert Butyl Ether	ND (0.072)		ND (0.072)		ND (0.072)		ND (0.072)		ND (0.072)		NVG
Methylmethacrylate	1.2		ND (0.16)		ND (0.16)		ND (0.16)		ND (0.16)		NVG
Propylene	ND (0.055)		ND (0.055)		ND (0.055)		ND (0.055)		0.77	J	NVG
Styrene	4		ND (0.064)		0.94		1.6		ND (0.064)		NVG
1,1,1-Trichloroethane[2]	ND (0.13)		ND (0.13)		ND (0.13)		0.82	J	ND (0.13)		100
1,1,2,2-Tetrachloroethane	ND (0.11)		ND (0.11)		ND (0.11)		ND (0.11)		ND (0.11)		NVG
1,1,2-Trichloroethane	ND (0.21)		ND (0.21)		ND (0.21)		ND (0.21)		ND (0.21)		NVG
1,2,4-Trichlorobenzene	ND (0.42)		ND (0.42)		ND (0.42)		ND (0.42)		ND (0.42)		NVG
1,2,4-Trimethylbenzene	4.7		ND (0.074)		10		81.1		ND (0.074)		NVG
1,3,5-Trimethylbenzene	1.5		ND (0.22)		3.2		26		ND (0.22)		NVG
2,2,4-Trimethylpentane	7.9		33		0.61	J	1.7		0.51	J	NVG
Tertiary Butyl Alcohol	6.4		21		0.97		0.7		ND (0.16)		NVG
Tetrachloroethene[2]	0.27		1.6		0.95		0.64		ND (0.16)		100
Tetrahydrofuran	17		15		0.53	J	1.4		0.44	J	NVG
Toluene	30		82.9		4.1		4.1		1.1		NVG
Trichloroethene[1]	ND (0.10)		ND (0.10)		ND (0.10)		0.21	J	ND (0.10)		5.0
Trichlorofluoromethane	1.3		1.5		1.6		2		1.3		NVG
Vinyl chloride[1]	ND (0.054)		ND (0.054)		ND (0.054)		ND (0.054)		ND (0.054)		5.0
Vinyl Acetate	ND (0.19)		ND (0.19)		ND (0.19)		ND (0.19)		ND (0.19)		NVG
m,p-Xylene	49.1		20		6.5		18		0.61	J	NVG
o-Xylene	16		4.8		2		6.9		ND (0.22)		NVG
Xylenes (total)	65.2		25		8.3		25		0.61	J	NVG

Abbreviation:
ND = The compound was analyzed for, but not detected.
Q = Qualifier
J = The compound was detected below reliable detection limits. The value given is an estimate.
NVG = No Value Given by NYSDOH

Notes:
[1] - Matrix 1 compound. According to NYSDOH, concentrations for indoor air above 5.0 µg/m^3 require mitigation.
[2] - Matrix 2 compound. According to NYSDOH, concentrations for indoor air above 100 µg/m^3 require mitigation

APPENDICES

APPENDIX A
Metes & Bounds

10762 PG245

18496

THIS INDENTURE, made the 26th day of September , nineteen hundred and eighty-eight

BETWEEN BRENT ASSOCIATES, INC. a New York Corporation with offices at 931 B Conklin Street, Farmingdale, New York 11735 and MASCIOLI INVESTMENT COMPANY, a New York Partnership with offices at 30 Jericho Executive Plaza, Suite East 500, Jericho, New York 11753,

NO CONSIDERATION

party of the first part, and MAKO PROPERTIES LIMITED PARTNERSHIP, a New York Limited Partnership with offices at 931 B Conklin Street, Farmingdale, New York 11735,

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,

Dist. 0504

Sect. 006.00

Blk. 01.00

Lot 018.000

2/15/88

REAL PROPERTY TAX SERVICE AGENCY SUFFOLK COUNTY

3

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Islip, County of Suffolk and State of New York, being bounded and described as follows:

BEGINNING at a point lying in the westerly side of Center Lane, distant 288.00 feet southerly from the southerly end of a curve having a radius of 20.00 feet joining the westerly side of Center Lane with the southerly side of the Long Island Expressway Service Road, as said distance is measured along the westerly side of Center Lane; running thence from this point of beginning, south 10 degrees 15 minutes 14 seconds west along the westerly side of Center Lane, 315.00 feet; thence north 79 degrees 44 minutes, 46 seconds west 379.92 feet; thence, north 10 degrees 30 minutes 50 seconds east, 96.97 feet; thence, south 79 degrees 28 minutes 10 seconds east, 120.65 feet; thence, north 10 degrees 53 minutes 50 seconds east, 218.63 feet; thence, south 79 degrees 44 minutes 46 seconds east, 256.38 feet to the westerly side of Center Lane and the point or place of beginning.

(Center Lane is also known as Enter Lane)

18496

SAID premises being and intended to be the same premises being conveyed to Mascioli Investment Company by Deed dated February 13, 1980 and recorded in the Suffolk County Clerk's Office in Liber 8797 of Conveyances at Page 315.

RECEIVED $ — REAL ESTATE DEC 22 1988 TRANSFER TAX SUFFOLK COUNTY

TOGETHER with all right, title and interest, if any, of the party of the first part 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 encumbered 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:

BRENT ASSOCIATES, INC.

By: [signature]
Jacob James Kogel, President

[signature], Secretary

[signature]

MASCIOLI INVESTMENT COMPANY

[signature] Lindsay N. Orma[...]

By: [signature]
Joseph Mascioli, Managing Partner

APPENDIX B
Electronic Copy of CCR (rear pocket)

APPENDIX C
NYSDEC Approvals

New York State Department of Environmental Conservation
Division of Environmental Remediation, Region One
Stony Brook University
50 Circle Road, Stony Brook, New York 11790-3409
Phone: (631) 444-0240 • **Fax:** (631) 444-0248
Website: www.dec.ny.gov

Joe Martens
Commissioner

August 25, 2014

Mr. Steve Sobstyl
CA Rich Consultants, Inc.
17 Dupont Street
Plainview, NY 11803-1614

Re: 48-50 Enter Lane Site #1-52-230
Order on Consent Index #A1-0649-08-10
Interim Remedial Measures (IRM) Design Document: July 2014

Dear Mr. Sobstyl,

The New York State Department of Environmental Conservation (DEC) and the New York State Department of Health (DOH) have reviewed the referenced IRM design document and the pilot test results for the referenced site and hereby approve the report. Please contact DEC five days prior to the start of construction activities. If you should have any questions, feel free to contact me at (631) 444-0246.

Sincerely,

Jamie Ascher
Engineering Geologist 2

ec: J. Harrington, DEC
W. Parish, DEC
A. Perretta, DOH
E. Weinstock, CA Rich

APPENDIX D
Progress Reports

May 8, 2014

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Region I
SUNY at Stony Brook
50 Circle Road
Stony Brook, NY 11790
Attention: Jamie Ascher

Re: **Progress Report: March-April 2014**
Mako Properties Building #3
48-50 Enter Lane – NYSDEC Site #152230
Islandia, New York
Agreement Index # A1-0649-08-10

Dear Mr. Ascher:

In accordance with the above referenced Agreement, CA RICH is pleased to provide you with the following Progress Report. This Report includes selected work items outlined in Section III Progress Reports pursuant to the Agreement.

During the months of March and April, the following activities were performed:

- We have installed and developed the off-site monitoring wells.
- We have performed the pilot test for the SVE system design for the interior of Mako Building #3 and the pilot test for the AS/SVE for groundwater remediation system.

The following work is planned for the month May-June:

- We will submit the pilot test data along with the designs for both the SVE system inside Mako Building #3 and the AS/SVE for groundwater treatment system.
- We will prepare a Work Plan for the collection of groundwater samples from the pre-existing monitoring well network that will include the newly installed monitoring wells installed off-site.

We trust that the level of detail provided herein is sufficient at this time. If there is a need for further detail, please contact us.

Yours sincerely,

CA RICH CONSULTANTS, INC.

Steve Sobstyl
Project Manager

cc: see attached distribution

17 Dupont Street, Plainview, NY 11803 ■ Tel. 516.576.8844 ■ Fax. 516.576.0093 ■ www.carichinc.com

Distribution List

48-50 Enter Lane, Islandia, NY - NYSDEC Site #152230

Jamie Ascher (1 hard copy unbound & 1 electronic copy)
NYSDEC Region I
Division of Environmental Remediation
SUNY at Stony Brook
50 Circle Road
Stony Brook, NY 11790
jxascher@gw.dec.state.ny.us

Anthony Perretta (electronic copy)
Bureau of Environmental Exposure Investigation
New York State Department of Health
Flanigan Square
547 River Street
Troy, New York 12180-2216
acp06@health.state.ny.us

Jacqueline Nealon (electronic copy)
Bureau of Environmental Exposure Investigation
New York State Department of Health
Flanigan Square
547 River Street
Troy, New York 12180-2216
Jen02@health.state.ny.us

Dena Putnick, Esq. (electronic copy)
NYSDEC
625 Broadway/11th Floor
Albany, New York 12233-7015
dnputnic@gw.dec.state.ny.us

Mako Properties Limited Partnership (1 hard copy unbound & 1 electronic copy)
Att. Jim Kogel
931B Conklin Street
Farmingdale, NY 11735
jimkog@optonline.net

Charlotte A. Biblow, Esq. (electronic copy)
Farrell Fritz, P.C.
1320 Reckson Plaza
Uniondale, NY 11556-0111
cbiblow@farrellfritz.com

April 6, 2015

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Region I
SUNY at Stony Brook
50 Circle Road
Stony Brook, NY 11790
Attention: Jamie Ascher

Re: Progress Report: June 2014 - March 2015
Mako Properties Building #3
48-50 Enter Lane – NYSDEC Site #152230
Islandia, New York
Agreement Index # A1-0649-08-10

Dear Mr. Ascher:

In accordance with the above referenced Agreement, CA RICH is pleased to provide you with the following Progress Report. This Report includes selected work items outlined in Section III Progress Reports pursuant to the Agreement.

As we discussed recently, during the months of April through March 2015, the following activities were performed:

- We submitted the pilot test data along with the designs for both the SVE system inside Mako Building #3 and the exterior AS/SVE for groundwater treatment system. We have installed the remaining exterior AS/SVE and the remaining interior SVE wells;

- We have constructed the remediation system equipment shed and have installed the remediation system equipment;

- We have retained an electrical contractor and met on-site with PSE&G to discuss the process for connecting the electric service line directly to a nearby transformer; and

- We completed and submitted a PSEG application for a new service line.

The following work is planned for the month April:

- We will connect the necessary electric supply to operate and power the remediation equipment in preparation of system start-up. Our schedule for April is to connect the remediation equipment to the electric power supply on April 12th.

- Prior to starting up the remediation system, we will collect a "baseline" of groundwater samples from the existing monitoring wells (14 wells) that will include the on-site and off-site monitoring well network. The groundwater samples will be collected using the "low-flow" sampling methodology and analyzed for Volatile Organic Compounds (VOCs-Method 8260) with NYSDEC-ASP Category B Deliverables. We plan on collecting the "baseline" groundwater samples form the monitoring well network the week of April 20th.

- At the time that the remediation system is first started, we will collect SUMMA® canister air samples (USEPA Method T0-15) from the installed sampling ports associated with the treatment system carbon assembly. Once the remediation system is fully operational, we will collect vacuum measurements from the sub-slab of the building to confirm that the design goals have been achieved. We will collect one SUMMA® canister air sample (USEPA Method T0-15) from the interior air of each tenant unit space (one sample per each unit space) approximately one month after the startup of the system.

We trust that the level of detail provided herein is sufficient at this time. If there is a need for further detail, please contact us.

Yours sincerely,

CA RICH CONSULTANTS, INC.

Steve Sobstyl
Sr. Project Manager

cc: see attached distribution

Distribution List

48-50 Enter Lane, Islandia, NY - NYSDEC Site #152230

Jamie Ascher (1 hard copy unbound & 1 electronic copy)
NYSDEC Region I
Division of Environmental Remediation
SUNY at Stony Brook
50 Circle Road
Stony Brook, NY 11790
jxascher@gw.dec.state.ny.us

Anthony Perretta (electronic copy)
Bureau of Environmental Exposure Investigation
New York State Department of Health
Flanigan Square
547 River Street
Troy, New York 12180-2216
acp06@health.state.ny.us

Jacqueline Nealon (electronic copy)
Bureau of Environmental Exposure Investigation
New York State Department of Health
Flanigan Square
547 River Street
Troy, New York 12180-2216
Jen02@health.state.ny.us

Dena Putnick, Esq. (electronic copy)
NYSDEC
625 Broadway/11th Floor
Albany, New York 12233-7015
dnputnic@gw.dec.state.ny.us

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Mako Properties Limited Partnership
931B Conklin Street
Farmingdale, NY 11735
jimkog@optonline.net

Charlotte A. Biblow, Esq. (electronic copy)
Farrell Fritz, P.C.
1320 Reckson Plaza
Uniondale, NY 11556-0111
cbiblow@farrellfritz.com

Tanya Crawford, Analyst (electronic copy)
Chartis – Pollution Insurance Products
101 Hudson Street – 29th Floor
Jersey City, NJ 07302
tanya.crawford@chartisinsurance.com

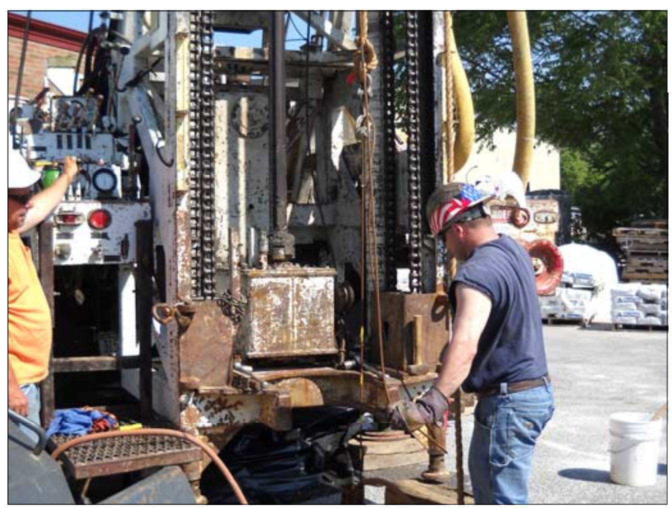
APPENDIX E
Digital Photo Log

CaRICH
ENVIRONMENTAL SPECIALISTS

Mako Building #3
48-50 Enter Lane, Islandia, NY

<u>Digital Photo Log</u>

Drilling 2015



Mako Building #3
48-50 Enter Lane, Islandia, NY

Digital Photo Log

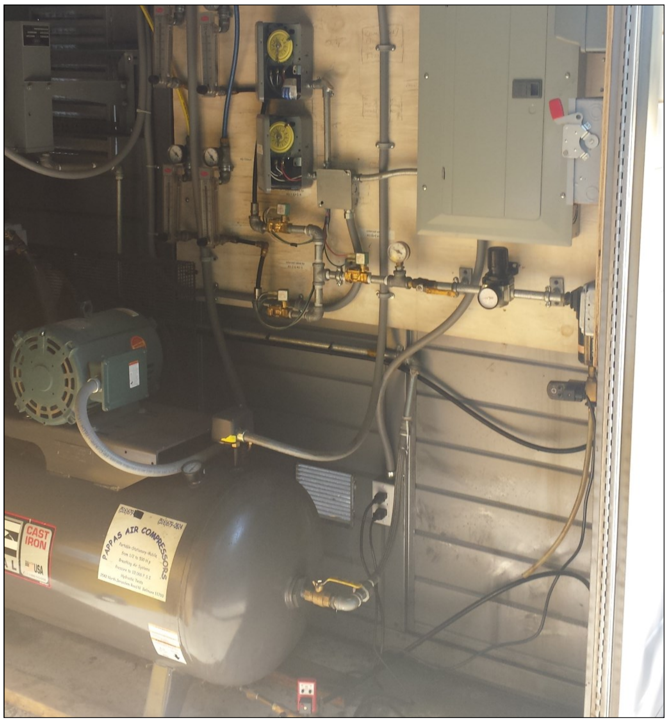
System Installation 2015

CaRICH
ENVIRONMENTAL SPECIALISTS

Mako Building #3
48-50 Enter Lane, Islandia, NY

<u>Digital Photo Log</u>

Treatment Equipment



APPENDIX F
Laboratory Reports & DUSRS
(included in electronic copy of CCR)

APPENDIX G
Equipment Manuals
(Included in electronic copy of CCR)