Reliance Environmental, Inc

235 N. Duke Street, Lancaster, PA 17602 (888) 735-2008
Lancaster, PA – Sarasota, FL

PERIODIC REVIEW REPORT

OCEANSIDE PLAZA
NASSAU COUNTY, NEW YORK

NYSDEC Site Number: C130158

Prepared for:
Oceanside Plaza Associates, LLC
151 Irving Place
Woodmere, New York 11598

Prepared by:
Reliance Environmental, Inc.
235 N. Duke Street
Lancaster, PA 17602
(888) 735-2008

JUNE 2022

TABLE OF CONTENTS

LIST OF TABLES

LIST OF FIGURES

LIST OF APPENDICES

1.0 EXECUTIVE SUMMARY

1.1 Site Summary

1.1.1 Location and Description

The Site is an irregularly shaped 7.45-acre parcel occupying 3131-3221 Long Beach Road, Oceanside, Nassau County, New York - Section 43, Block 368, Lots 19, 20, 41 thru 45, 75 thru 92, 107 and 355 on the Official Land and Tax Map of Nassau County, New York. The Site contains four single-story buildings used for retail purposes with asphalt-paved driveways and parking areas.

1.1.2 Nature and Extent of Contamination

- An area of soil contamination (tetrachloroethene [PCE] and related compounds) was initially identified immediately east of the dry cleaner facility's rear door – exterior of Retail Space 13.
- An area of soil contamination (PCE and related compounds) was identified in the vicinity of the dry cleaning machine room – interior of Retail Space 13.
- A PCE based groundwater plume originating to the east of the dry cleaner facility's rear door – exterior of Retail Space 13 - and migrating in a southeastern direction was identified.
- A PCE and trichloroethene (TCE) soil vapor plume existed beneath the building.

1.1.3 Summary of Remedial Actions

- Excavation of interior and exterior soils exceeding the unrestricted Soil Cleanup Objectives (SCOs), to a maximum depth of 4.25 feet below grade.
- Active sub-slab depressurization system (SSDS) installation and monitoring to safeguard against human exposure to vapors emanating from the contaminated soil remaining at the Site.
  - Vapors are extracted from two horizontal legs and one vertical point within Retail Space 13.
  - A wind turbine was added to the SSDS effluent pipe to allow the system to operate in passive mode.
  - The extraction blower was replaced with commercially rated radon mitigation fans along each existing extraction leg/point.
- Execution and recording of an Environmental Easement to restrict groundwater use and prevent future exposure to any contamination remaining at the Site.

1.2 Effectiveness of the Remedial Program

As provided in the Final Engineering Report, dated December 2013, the selected remedy for the site is **No Further Action** with continued limited-term operation of an SSDS, continued periodic associated monitoring of indoor air quality with institutional controls (IC) and continued site management. The factors considered during the selection of the remedy are those listed in 6NYCRR 375-1.8.

1.3 Compliance

The 2020 Periodic Review Report recommended the requirements to operate the SSDS Engineering Control (EC) be terminated and the associated EC inspection, maintenance tasks and vapor monitoring task be discontinued. This recommendation was based on the documented effectiveness of the SSDS system at remediating residual vapors beneath the concrete slab of the facility to the extent that no pathways exist from the sub-slab environment to the buildings indoor air and that continued operation of the existing SSDS is **not** required for the protection of the indoor air quality (IAQ).

These recommendations were rejected by the New York State Department of Environmental Conservation (NYSDEC) because the rebound study had shown significant concentrations of PCE in soil vapor accumulating beneath the building slab. A Corrective Measure Plan (CMP) was approved by the NYSDEC on August 13, 2021 and implementation included the following:

- Radon mitigation fans were installed along each existing extraction leg/point and activated on October 31, 2021. A U-Tube Manometer is used to monitor the fan operations and vapors are treated via a vapor phase carbon (VPGAC) drum before being discharged into the atmosphere, away from any roof air intakes. The fans are commercially rated and anticipated to remove up to 75 cubic feet per minute.
- To ensure effectiveness of the system, vacuum readings were collected after the system was operating continually for three months from the sub-slab vapor sample points on January 27, 2022.
- System operations are monitored in accordance with the Monitoring Plan provided in the November 2013 Site Management Plan and confirmatory soil vapor/indoor air quality sampling for evaluating the performance and effectiveness of the remedy to reduce or mitigate contamination at the Site was conducted on March 11, 2022.

1.4 Recommendations

It is recommended that the active operation of the SSDS EC and the associated EC inspection, maintenance tasks and vapor monitoring tasks continue until the 2022/2023 “heating season.” At such time:

1. A complete vapor monitoring sampling event will be conducted to ensure the SSDS is effectively removing sub-slab vapors and preventing impacts to indoor air quality.
2. A second vapor monitoring sampling event will be conducted following deactivation of the SSDS for a 30-day period, for the purpose of determining if continued operation of the SSDS is required and appropriate.

2.0 SITE OVERVIEW

2.1 Site Description

The Site is an irregularly shaped 7.45-acre parcel occupying 3131-3221 Long Beach Road, Oceanside, Nassau County, New York -- Section 43, Block 368, Lots 19, 20, 41 thru 45, 75 thru 92, 107 and 355 on the Official Land and Tax Map of Nassau County, New York (Figure 1). The Site contains four single-story buildings used for retail purposes with asphalt-paved driveways and parking areas. The Site retail buildings, reported to have been constructed in 1958 and 1976, contain 21 tenants (Figure 2). The surrounding area is comprised of residential and commercial/retail properties.

2.2 Nature and Extent of Contamination

2.2.1 Soils

PCE and related compounds were identified in subsurface soils at the Site, related to a dry cleaning operation located in Retail Space 13 (Figure 2) within the mall. As of January 1, 2017, all dry cleaning related equipment/supplies were removed from Retail Space 13, which remained vacant until occupied by Ear Works Audiology on November 1, 2017. Affected soils were identified both within the facility, near the dry cleaner machine room, and in a grass covered area to the exterior of the rear door to the facility. The interior soils were addressed in 2005, prior to the property owner entering into the Brownfield Cleanup Program (BCP). The delineated exterior soils were identified as the primary source of groundwater contamination in later investigations and were the subject of Interim Remedial Measures (IRMs) designed to remove these soils/contaminants through excavation and disposal and soil vapor extraction.

Prior to the IRMs, PCE concentrations in the soils ranged from 0.51 mg/kg to 1,200 mg/kg (Table 1). The Track 1 Objective - Unrestricted Use SCO for PCE is 1.3 mg/kg.

2.2.2 Groundwater

PCE and related compounds were identified in groundwater at the Site, in groundwater monitoring wells MW-4 and MW-5. The groundwater monitoring well data, in conjunction with the soil data, indicated the plume originated in the vicinity of well MW-4 (located directly behind the rear door of the dry cleaner). From this point, the plume migrated in a southeastern direction, following the groundwater flow pattern, encompassing well MW-5.

Pre-remedial PCE concentrations in the groundwater ranged from non-detect to 360 µg/l in source area well MW-4, and from 74 µg/l to 160 µg/l in downgradient property boundary well MW-5 (Table 2). The Groundwater Standards/Criteria for PCE is 5.0 µg/l. Cis-1,2-Dichloroethene concentrations in the groundwater ranged from non-detect to 54 µg/l in MW-5. The Groundwater Standards/Criteria for cis-1,2-Dichloroethene is 5.0 µg/l. Vinyl Chloride concentrations in the ground water ranged from non-detect to 17 µg/l in MW-5. The Groundwater Standards/Criteria for vinyl chloride is 2.0 µg/l.

2.2.3 Vapor Intrusion

Indoor air quality samples were collected from the retail spaces immediately adjacent to the dry cleaner (i.e. Retail Spaces 12 and 14). Pre-remediation PCE levels in indoor air samples ranged from 2.3 µg/m^3 to 880 µg/m^3. TCE levels in indoor air samples ranged from non-detect to 5.9 µg/m^3 (Table 3).

Sub-slab soil vapor samples were collected from three soil vapor ports located within the dry cleaner (Retail Space 13), four soil vapor ports in adjacent retail spaces (i.e. Retail Spaces 9, 12, 14 and 16) and one soil vapor port to the rear (east) of the dry cleaner retail space. Pre-remediation PCE concentrations in the sub-slab soil vapor samples ranged from non-detect to 81,000 µg/m^3. TCE concentrations in the sub-slab soil vapor samples ranged from non-detect to 380 µg/m^3 (Table 4).

Pre-remediation soil vapor data indicates that the PCE plume encompassed approximately 945 square feet and the TCE plume encompassed approximately 415 square feet. Both plumes center on the dry cleaning operation.

2.3 Remedial Program

1. Interior soils were excavated/disposed in 2005, prior to the property owner entering into the BCP.
2. Exterior soils were excavated/disposed in 2010, to a maximum depth of 4.25 feet. Based upon compliance with the **Tract 1 Objectives - Unrestricted Use Soil Cleanup Objectives**, no further soil remediation activities were warranted.
3. In July 2009, an SSDS was constructed utilizing perforated plastic piping installed within the interior soil remediation excavation. After construction of the system, performance monitoring was conducted to demonstrate that the system was reducing impacts to indoor air. The remedial process will be considered complete when monitoring data indicates that the SSDS is no longer required to protect indoor air quality from being impacted by the soil vapor.
    - The 2014 PRR recommended the installation of an additional soil vapor extraction point to better capture vapors beneath Retail Space 12. The NYSDEC concurred with this recommendation (Site Management Periodic Review Report Response Letter, November 17, 2014) and the point was installed on January 8, 9 and 12, 2015 (Figure 3).
    - The 2017 PRR documented the installation of a new, 2-leg horizontal vapor extraction trench on April 19, 2017 (Figure 3). The new extraction piping is 2 inches in diameter and approximately 22 feet in total length. This new piping was installed beneath the footprint of the former dry cleaner machine room.
    - Comparison of sub-slab vapor and indoor air results from February 22 and April 27, 2018 to the New York State Department of Health (NYSDOH) decision matrices determined “No Further Action” was necessary; therefore, the 2018 PRR recommended termination of the SSDS.
    - The NYSDOH recommended additional sampling be conducted during the 2018/2019 heating season (December 4, 2018) to evaluate vapor with respect to the continued shut-down of the SSDS, which was deactivated on March 16, 2018. Based upon sub-slab PCE concentrations in excess of 1,000 µg/m^3, the NYSDOH decision matrices ***recommend*** mitigation. The 2019 PRR recommended replacement of the SSDS with a more cost-effective “radon mitigation fan” system; however, the SSDS was not replaced.
    - Confirmatory soil vapor sampling was conducted on March 9, 2020, with the SSDS being non-operational for approximately twenty-three months (March 2018 through February 2020) prior to the collection of the vapor samples. PCE was ***not*** present at a concentration greater than the NYSDOH Air Guideline Value for indoor air of 30 µg/m^3 at any of the four indoor air sample locations. Therefore, it was concluded there are no viable vapor intrusion pathways following an extended period of SSDS inactivity; and therefore, the remedy has achieved the remedial action objectives of mitigating impacts to public health as identified by the decision document. It was recommended in the 2020 PRR that the SSDS remain deactivated pending NYSDEC approval of a Termination Plan.
    - The NYSDEC required the submission of a CMP to address significant soil vapor concentrations beneath the building slab during the March 9, 2020 sampling event. The CMP was submitted to the NYSDEC on May 17, 2021 and subsequently approved on August 13, 2021 (see Section 1.3).

4. Asymptotic concentration levels/trends of all groundwater contaminants were exhibited through the November 2013 groundwater sampling event. In 2013, an Environmental Easement to restrict groundwater use and prevent future exposure to any contamination remaining at the Site was executed and recorded.
    - The 2016 Periodic Review Report recommended that the groundwater monitoring program be terminated, based on the non-detect and asymptotic patterns demonstrated, and proper abandonment/closure of the existing groundwater monitoring wells in compliance with NYSDEC's "Groundwater Monitoring Well Decommissioning Procedures." The NYSDEC approved termination of the groundwater monitoring program, but requested the wells not be abandoned until site closure has been attained.

3.0 REMEDY EVALUATION

As provided in the Final Engineering Report, dated December 2013, the selected remedy for the site is **No Further Action** with continued limited-term operation of an SSDS, continued periodic associated monitoring of indoor air quality with the following ICs and continued site management. The factors considered during the selection of the remedy are those listed in 6NYCRR 375-1.8.

3.1 Institutional Controls

A series of ICs is required by the Decision Document to prevent future exposure to remaining contamination by controlling disturbances of the subsurface contamination (groundwater). Adherence to these ICs on the Site is required by the Environmental Easement and will be implemented under the Site Management Plan (SMP). These ICs are:

- Compliance with the Environmental Easement and the SMP by the Grantor and the Grantor's successors and assigns;
- 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.
- ICs identified in the Environmental Easement may not be discontinued without an amendment to or extinguishment of the Environmental Easement.

3.2 Short Term Engineering Control - Sub-Slab Depressurization System

An active SSDS has been installed at the former Jef El dry cleaner (currently Ear Works Audiology/Retail Space 13). Procedures for monitoring the system are included in the Monitoring Plan (Section 3 of the SMP). Generally, remedial processes are considered completed when effectiveness monitoring indicates that the remedy has achieved the remedial action objectives of mitigating impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site, as identified by the decision document. The framework for determining when remedial processes are complete is provided in Section 6.6 of NYSDEC DER-10.

The active SSDS will not be discontinued unless prior written approval is granted by the NYSDEC. In the event that monitoring data indicates that the SSDS is no longer required, a proposal to discontinue the system will be submitted by the property owner to the NYSDEC and NYSDOH.

3.3 Soil Vapor Intrusion Evaluation

Until the SSDS can be discontinued, prior to the construction of any enclosed structures located over areas that contain remaining contamination and/or the potential for soil vapor intrusion (SVI) has been identified (see Figure 10 of the SMP), an SVI evaluation will be performed to determine whether any mitigation measures are necessary to eliminate potential exposure to vapors in the proposed structure. Alternatively, an SVI mitigation system may be installed as an element of the building foundation without first conducting an investigation. This mitigation system will include a vapor barrier and passive sub-slab depressurization system that is capable of being converted to an active system.

3.4 Excavation Work Plan

The Site has been remediated for unrestricted use. Any future intrusive work that encounters contamination (e.g. groundwater) will be performed in compliance with the Excavation Work Plan (EWP) that is attached as Appendix C to the SMP. Any work conducted pursuant to the EWP must also be conducted in accordance with the procedures defined in a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) prepared for the Site. Based on future changes to State and federal health and safety requirements, and specific methods employed by future contractors, the HASP and CAMP will be updated

and re-submitted with the notification provided in Section B-1 of the EWP. Any intrusive construction work will be performed in compliance with the EWP, HASP and CAMP, and will be included in the periodic inspection and certification reports submitted under the Site Management Reporting Plan.

The Site owner and associated parties preparing the remedial documents submitted to the State, and parties performing this work, are completely responsible for the safe performance of all intrusive work, the structural integrity of excavations, proper disposal of excavation de-water, control of runoff from open excavations into remaining contamination, and for structures that may be affected by excavations (such as building foundations and bridge footings). The Site owner will ensure that Site development activities will not interfere with, or otherwise impair or compromise, any short-term engineering controls described in the SMP.

4.0 IC/EC PLAN COMPLIANCE

4.1 Introduction

Since remaining contaminated groundwater/soil vapor exists beneath the Site, IC/ECs are required to protect human health and the environment. This Section summarizes the IC/ECs required by the SMP at the Site, as well as provides a summary of the IC/EC performance and effectiveness. Additionally, as required by the SMP, the IC/EC Certification is provided in Appendix A.

4.2 Engineering Controls

As discussed in the SMP, an active SSDS was installed at the former Jef El dry cleaner (currently Hear USA/Retail Space 13) and began operation in July 2009. This SSDS was installed by converting the existing 2-inch diameter horizontal screened sub-slab piping (installed following the 2005 interior excavation activities) to an active system. The 2-inch screened pipe is approximately 10 feet long. A 4.0-Hp regenerative blower was connected to the existing sub-slab piping via 4-inch diameter Schedule 40 PVC piping as shown on Figure 3. The blower was rated for 200 cubic feet per minute and 90 inches of water vacuum and the discharge was connected to a VPGAC drum and away from any roof air intakes.

- On January 8, 9, and 12, 2015, Roux Associates installed a 2-inch diameter vertical extraction point in accordance with the recommendations provided in Section 7.2 of the PRR submitted to NYSDEC in September 2014. The purpose of this additional extraction point was to address sub-slab vapor levels persisting beneath Retail Space 12 (current wine store). This new sub-slab extraction point was located in the dry cleaner space, immediately adjacent to the north wall separating the dry cleaner from the wine store (Figure 3). This extraction point was brought online on January 12, 2015, and significantly increased the vacuum influence beneath the former wine store (Retail Space 12) during SSDS operation.

- On September 1, 2015 (when the SSDS was non-operational due to faulty blower motor), a wind powered turbine was installed at the termination of the system effluent stack. The purpose of this wind turbine was to allow the system to operate in a passive mode while evaluating the permanent shutdown of the active SSDS with NYSDEC.

- On April 19, 2017, a second horizontal vapor extraction point was installed beneath the former dry cleaner (currently Hear USA/Retail Space 13). Specifically, this extraction trench was installed beneath the footprint of the former dry cleaner machine room (possible as the space was vacant). This horizontal point consists of a 15 foot leg and a 7 foot leg, configured perpendicular to each other (Figure 3). The new point was placed in an “L” shaped excavation approximately 95 square feet in area and 2.5 feet in depth. The 2-inch diameter perforated extraction piping was lined with a geotextile fabric prior to placement in the trench. The trench was lined with 0.5 feet of gravel, and following installation, the excavation was backfilled with gravel. This second horizontal extraction trench was bought online April 24, 2017, and significantly increases the vacuum influence beneath the former dry cleaner machine room (Retail Space 13) and wine store (Retail Space 12) during SSDS operation.

  A shut off valve was installed on the second horizontal extraction piping. The SSDS system was configured to allow for operation of the previously installed horizontal extraction pipe, the vertical extraction point, and the newest horizontal extraction trench concurrently, or using the shutoff valves such that any of the three points can be shut-down or throttled down.

- Following a period of inactivity due to failure of the blower motor (September to November 1, 2017), the motor was replaced in late October 2017 and the SSDS was re-started on November 1, 2017.

- On March 16, 2018, the system was deactivated to conduct termination sub-slab vapor, indoor air and ambient air sampling. Attempts to re-start the SSDS were unsuccessful, prompting the submission of a CMP on May 17, 2021, and subsequently approved by the NYSDEC on August 13, 2021.
- Commercially rated radon mitigation fans were installed along each existing extraction leg/point and activated on October 31, 2021. A U-Tube Manometer is used to monitor the fan operations and vapors treated via a VPGAC drum before being discharged into the atmosphere, away from any roof air intakes.

  To ensure effectiveness of the system, vacuum readings were collected from the sub-slab vapor sample points (Retail Space 12 – VA-Vac, Retail Space 13 – DCF, DCR & MRE and Retail Space 14 – VS-Book) on January 27, 2022. All of the points are in good condition and a suitable level of vacuum was measured at each location.

4.3 Institutional Controls

4.3.1 Environmental Easement

As discussed in the SMP, ICs have been enacted to prevent exposure to remaining contamination by controlling disturbances of the subsurface contamination (soil vapor and groundwater). Adherence to the Institutional Controls that apply to the Controlled Property is required by the Environmental Easement, which set forth the following Site restrictions:

- The property may be used for Restricted Residential use provided that the ICs included in the SMP are employed.
- The use of the groundwater underlying the property is prohibited without testing and/or treatment rendering it safe for intended use;
- The Site owner or remedial party will submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP. NYSDEC retains the right to access such Controlled Property at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC may allow and will be made by an expert that the NYSDEC finds acceptable.

4.3.2 Environmental Easement Granted

Pursuant to Article 71, Title 36 of the New York State Environmental Conservation Law, an Environmental Easement was granted for the Site on November 12, 2013. The NYSDEC accepted the Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as the Environmental Easement is extinguished.

The controls and requirements listed in the NYSDEC approved SMP, including any and all NYSDEC approved amendments to the SMP, were incorporated into and made part of the Environmental Easement.

4.4 IC/EC Plan Compliance Conclusions and Recommendations

The IC/ECs were in place, operational and protective of public health and the environment (see IC/EC Certification section below) following approval of the May 17, 2021 CMP (October 31, 2021 through May 3, 2022).

4.5 IC/EC Certification

IC/ECs have been established for the Site in accordance with the SMP. ICs include the following:

- Compliance with the Environmental Easement and the SMP by the Grantor and the Grantor's successors and assigns; and
- 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.

Engineering Controls include the following:

- Limited term operation of an active SSDS.

As described above, the IC was in place and the EC was operational, following the approved CMP modifications, during the period covered by this PRR. An IC/EC Certification form is included as Appendix A.

5.0 MONITORING PLAN COMPLIANCE

The Monitoring Plan presented in the SMP is designed to provide measures for evaluating the performance and effectiveness of the remedy to reduce or mitigate contamination at the Site and all affected media identified below. Monitoring of other short-term Engineering Controls is described in the following section (Section 6.0 O&M Plan Compliance).

Monitoring programs are summarized below in Table 5.1 and outlined in detail in Section 5.1. Results for this monitoring period are provided in Section 5.2.

Table 5.1: Monitoring Schedule

Monitoring Program	Frequency	Matrix	Analysis
SSVS	Confirmatory	Soil Vapor	Vinyl Chloride, 1,1-Dichloroethene, Trans-1,2-Dichloroethene, cis-1,2-Dichloroethene, Trichloroethene, and Tetrachloroethene (USEPA Method TO-15)
SSVS	Confirmatory	Indoor Air Quality	Vinyl Chloride, 1,1-Dichloroethene, Trans-1,2-Dichloroethene, cis-1,2-Dichloroethene, Trichloroethene, and Tetrachloroethene (USEPA Method TO-15)

5.1 Media Monitoring Program

5.1.1 Sub-Slab Vapor, Indoor Air, Soil Vapor and Ambient Air Quality Monitoring

Vapor and Indoor Air Quality monitoring was performed during the 2021/2022 heating season as required by the NYSDEC to demonstrate the remedy has achieved the remedial action objectives of mitigating impacts to public health at the site. Indoor air quality samples, sub-slab vapor samples, soil vapor, and outdoor (ambient) air samples were collected from the following locations (numbers correspond to the "Retail Space" numbers, as shown in Figure 4):

Indoor Air Quality	Sub-Slab Vapor	Ambient
Retail Space 12 (IAQ-Vac)	Retail Space 12 (VS-Vac)	Retail Space 10 (rear)
Retail Space 13 (DCR, DCF)	Retail Space 13 (DCF, DCR, MRE, Fence)	
Retail Space 14 (IAQ-Book)	Retail Space 14 (VS-Book)	

All sub-slab vapor, indoor air and ambient air samples were collected following the procedures outlined in the SMP. The confirmatory soil vapor sampling event was conducted on March 11, 2022. Note that since there are no longer any dry cleaning operations or a dry cleaning drop off store present in Retail Space 13 (currently occupied by Hear USA), Indoor Air Quality samples were also collected from within the former dry cleaner (Retail Space 13). Sample "IA-DCF" and sample "IA-DCR" were indoor air samples collected from the front and rear of the former dry cleaner, respectively.

5.2 Monitoring Program Results (March 11, 2022)

5.2.1 Sub-Slab Vapor, Indoor Air, Soil Vapor and Ambient Air Quality Monitoring Results

The results for the confirmatory sampling event conducted on March 11, 2022, are provided in Tables 3 and 4, attached. For reference, in addition to providing the analytical results for these two events, Tables 3 and 4 provide analytical results for all vapor sampling events conducted at the Site since 2007 (prior to the startup of the SSDS on July 30, 2009). All data packages were reviewed by a qualified data validator, and a Data Usability Summary Report (DUSR) was prepared. Due to issues with the flow controllers, many sample containers were not completely filled; therefore, these results were qualified as estimated. The laboratory analytical data report is provided in Appendix B and the DUSR is provided in Appendix C.

5.2.1.2 Sub-Slab Vapor Results

PCE was the only analyte present at a concentration greater than 1 µg/m^3. The highest PCE concentration was reported in the sample collected from VS-VAC (25.6 µg/m^3). There are currently no standards for sub-slab soil vapor established by either the NYSDEC or the NYSDOH.

5.2.1.3 Indoor Air Results

PCE and TCE were the only analytes detected in the facility indoor air, with the highest concentrations being present in Retail Space 13 (former dry cleaner) – IA-DCF and IA-DCR. **No** concentration was greater than the NYSDOH Ambient Air Guideline for PCE of 30 µg/m^3 or TCE of 2 µg/m^3.

5.2.1.4 Sub-Slab/Indoor Air Results Evaluation

The sub-slab and indoor air results described above and presented in Tables 3 and 4 were compared to the NYSDOH Soil Vapor/Indoor Air Matrices for each analyte detected. The matrices recommend “No Further Action” for all analytes.

5.3 Site-Wide Inspection

5.3.1 Inspection Procedures

As presented in the SMP, site-wide inspections will be performed on a regular schedule at a minimum of once a year. Site-wide inspections will also be performed after all severe weather conditions that may affect Engineering Controls or monitoring devices. During these inspections, an inspection form will be completed, for the purpose of compiling sufficient information to assess the following:

- Compliance with all ICs, including Site usage;
- An evaluation of the condition and continued effectiveness of ECs;
- General Site conditions at the time of the inspection;
- The Site management activities being conducted including, where appropriate, confirmation sampling and a health and safety inspection;
- Compliance with permits and schedules included in the Operation and Maintenance Plan; and
- Confirm that Site records are up to date.

5.3.2 Inspection Findings

A site-wide inspection was conducted on August 15, 2021 and included a reconnaissance of the Site exterior and the interior of Retail Space 13. A copy of the Site-Inspection Form is provided in Appendix D and summarized below.

- The Site was found to be in compliance with all ICs, as the Site usage has not changed, groundwater beneath the Site is not being used and the remaining contaminated material has not been disturbed.

- All potential sources have been removed from Retail Space 13, currently occupied by Hear USA.
- The SSDS was not operational and there were no odors found within either Retail Space 12, 13 or 14.
- The Site was reported to be in good condition with no foreign debris being identified on the grounds and all structures being of sound construction.
- A review of the Site records indicated all inspection activities have been completed, as outlined in the SMP.
- No additional observations relevant to the remedy were documented.

5.4 Monitoring Plan Compliance Conclusions and Recommendations

The system is currently operational and effective in mitigating sub-slab vapors from impacting human health. Please see Section 7.0 for details on future activities.

6.0 OPERATION & MAINTENANCE PLAN COMPLIANCE

6.1 Introduction

Section 4.2 of the SMP describes the O&M activities that are to be performed at the Site. These activities include:

- Sub-slab vapor monitoring (described above in Section 5.0);
- Performance monitoring of the SSDS; and
- Inspection and maintenance of the SSDS.

This section details the O&M Plan activities that are currently implemented as part of the SMP to achieve overall effectiveness of the remedy selected for the site.

6.1.1 O&M Plan Requirements

Table 6.1.1 outlines the O&M Plan components as detailed in the SMP.

Table 6.1.1
SSDS O&M Plan Components

Component	Frequency
Site Inspection & Maintenance	Monthly
Regulatory Reporting	Annual Periodic Review Report

6.2 Evaluation of O&M Plan Activities

The Site inspection and routine maintenance activities include visual inspections, operating data collection and general maintenance. Visual inspection is the routine part of the SSDS operator's activities.

The specific routine maintenance tasks completed as part of the SMP are outlined below:

- Inspect SSDS piping to confirm operation of appropriate valves (i.e., dilution valve);
- Inspect U-Tube Manometers for proper operation;
- Check and clean air filter on knockout tank; and
- Check for the presence of water in the knockout tank.

Site Inspection and Maintenance tasks were conducted during the last week of each month following activation of the SSDS (November 2021 through April 2022). During each event, the system was operational and removing sub-slab vapors from all three extraction points. No follow-up actions were warranted during any of the Inspection/Maintenance events.

7.0 OVERALL PRR CONCLUSIONS AND RECOMMENDATIONS

The following sections present conclusions from inspections and maintenance activities and summarize recommendations for modifications the SSDS and the Monitoring Plan and O&M Compliance Plan.

7.1 Conclusions

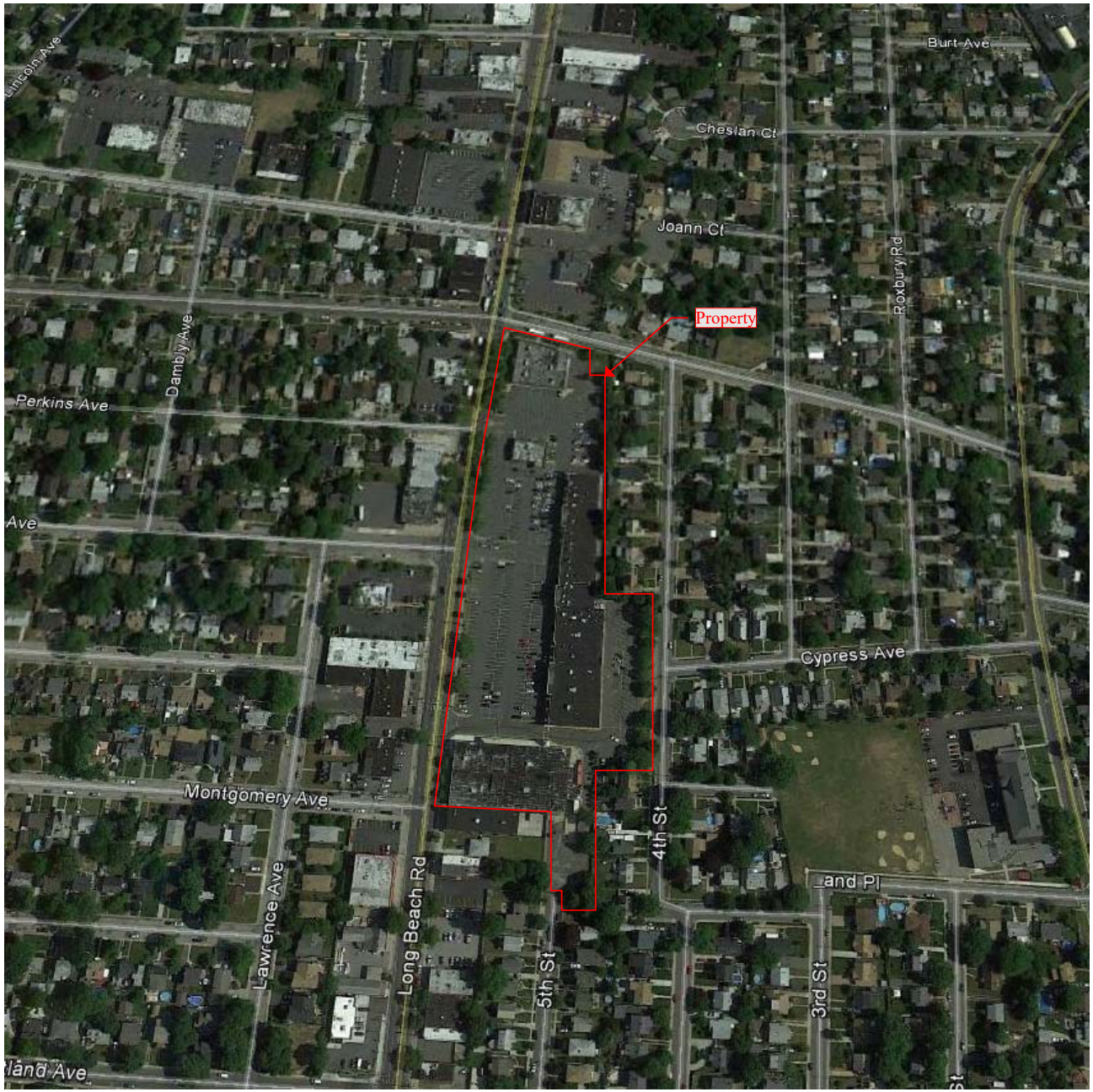
The SSDS was modified in accordance with the NYSDEC approved CMP and activated on October 31, 2021. Monitoring activities indicates the system is effective in protecting human health and the environment.

7.2 Recommendations

It is recommended that the active operation of the SSDS EC and the associated EC inspection, maintenance tasks and vapor monitoring tasks continue until the 2022/2023 “heating season.” At such time:

1. A complete vapor monitoring sampling event will be conducted to ensure the SSDS is effectively removing sub-slab vapors and preventing impacts to indoor air quality.
2. A second vapor monitoring sampling event will be conducted following deactivation of the SSDS for a 30-day period, for the purpose of determining if continued operation of the SSDS is required and appropriate.

FIGURES



N
W E
S

Reliance Environmental, Inc

235 North Duke Street, Lancaster, PA 17602
Phone: (717) 735-9508 / Fax: (717) 735-9509
www.relianceenv.com

Figure 1:
Site Location Map

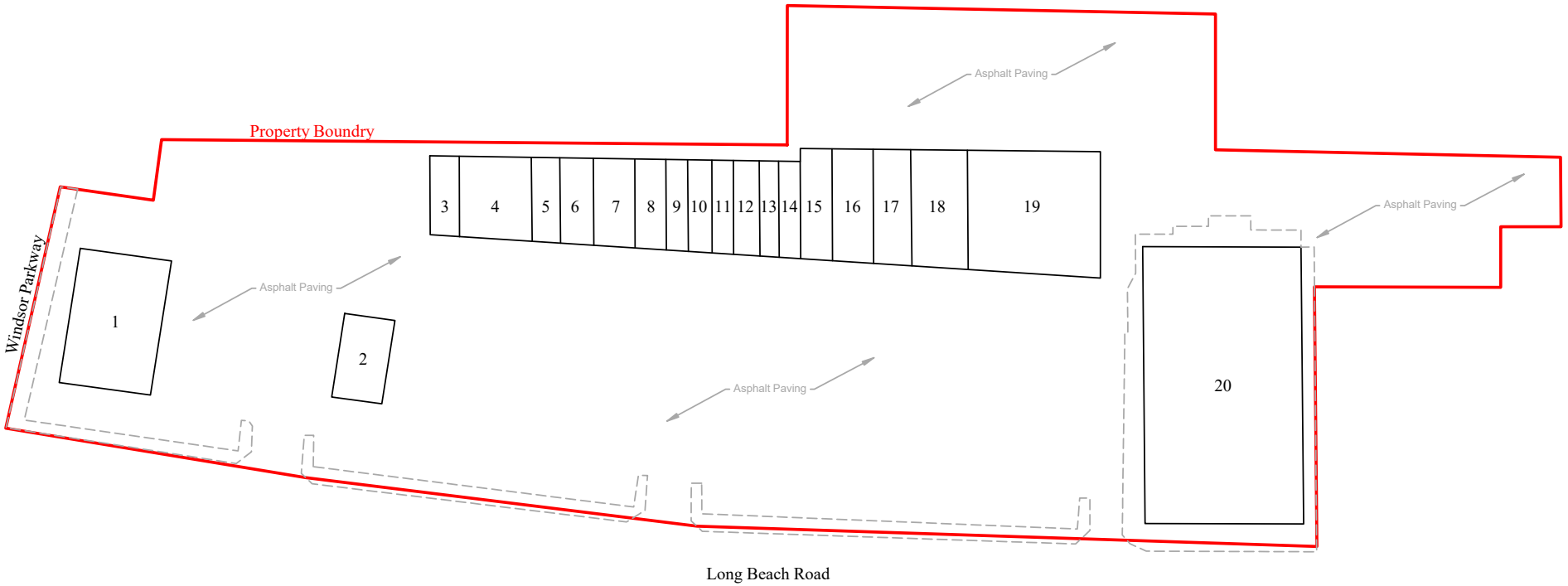
Google Earth (June 17, 2010)

Oceanside Plaza

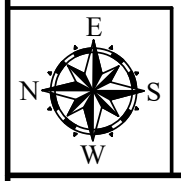
3131-3221 Long Beach Road, Oceanside, NY

Town of Hempstead, Nassau County

Scale: 1" = 350'



1 : Vacant
2 : Vacant
3 : Massage Envy
4 : Capri Nail & Spa
5 : Chipotle Mexican Grill
6 : Chipotle Mexican Grill
7 : Gamestop
8 : AT&T
9 : Protess Bags & Baggage
10 : Temptations Boutique
11 : Nassau Vision Center
12 : The Wine Cellar
13 : Hear USA
14 : Swirls & Twirls Yogurt
15 : Kravit Jewlers
16 : Pizziola Italian Restaurant
17 : Vacant
18 : Jovia Financial Credit Unio
18 : Club & Pilates
19 : Rite Aid
20 : TJ Maxx



Reliance Environmental, Inc
235 North Duke Street, Lancaster, PA 17602
Phone: (717) 735-9508 / Fax: (717) 735-9509
www.relianceenv.com

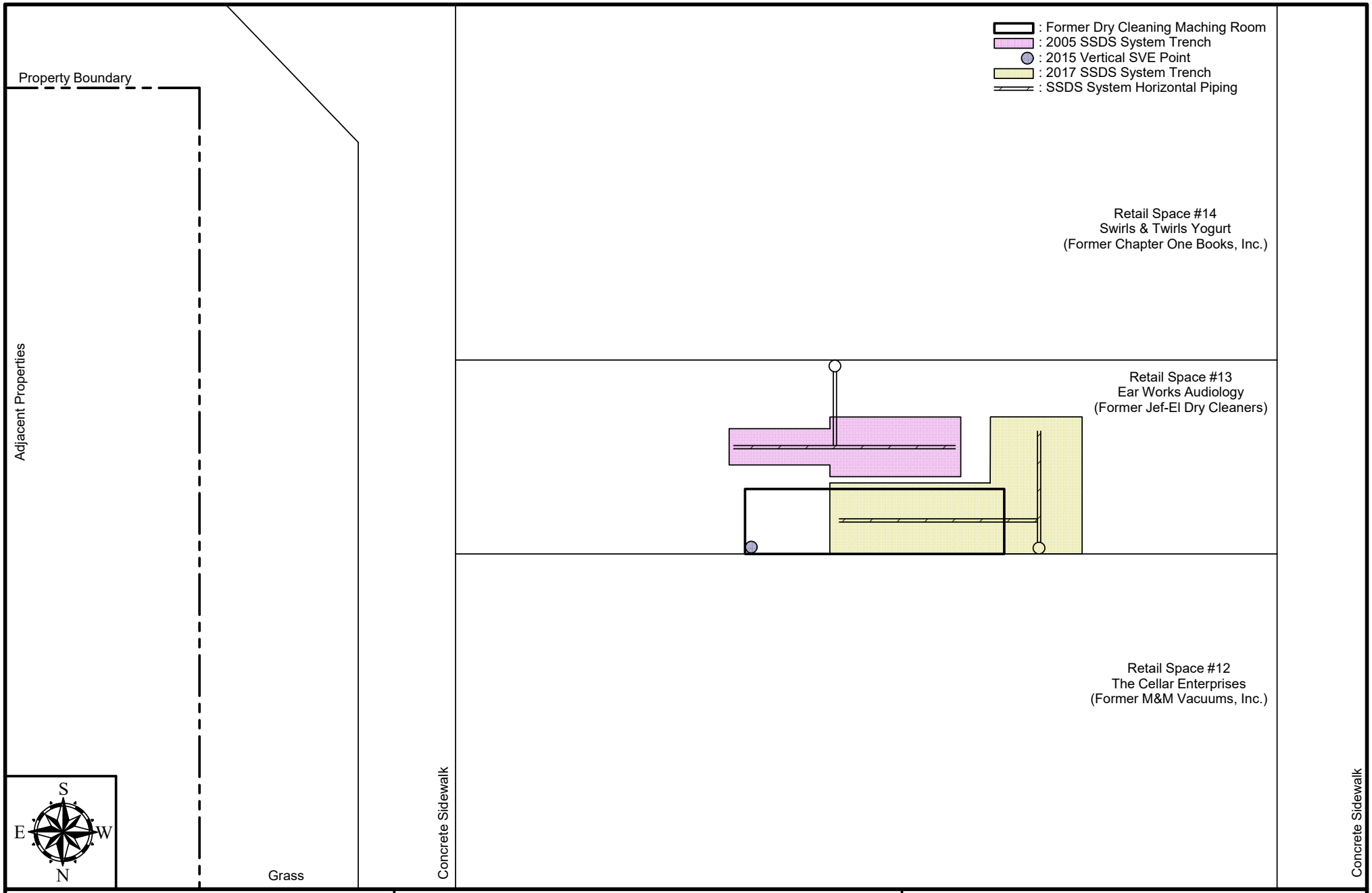
Figure 2:
Subject Site Plan

Oceanside Plaza

3131-3221 Long Beach Road, Oceanside, NY

Town of Hempstead, Nassau County

Not to Scale



Reliance Environmental, Inc
235 North Duke Street, Lancaster, PA 17602
Phone: (717) 735-9508 / Fax: (717) 735-9509
www.relianceenv.com

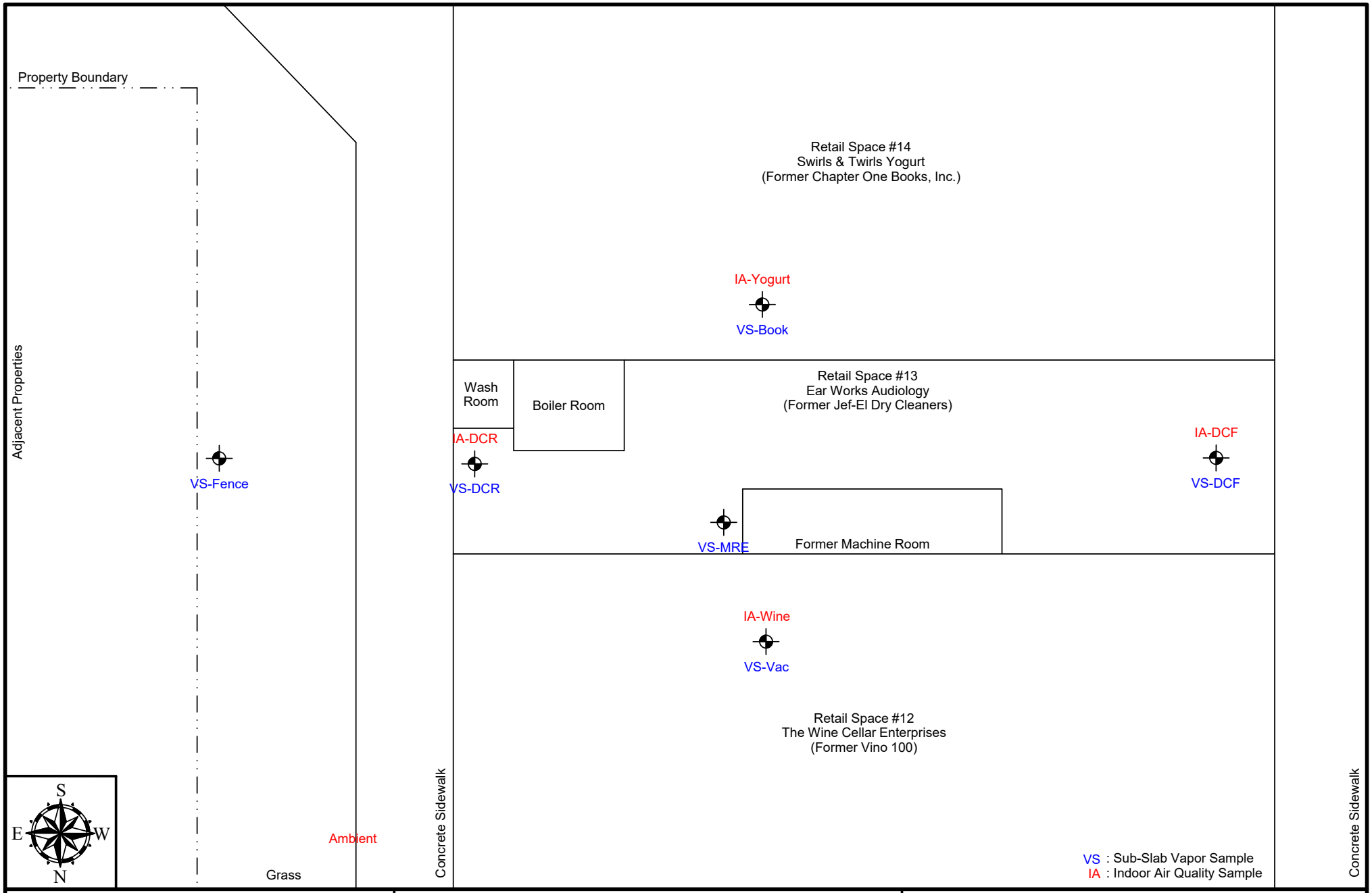
Figure 3: Location of Remedial Treament Systems

Oceanside Plaza

3131-3221 Long Beach Road, Oceanside, NY

Town of Hempstead, Nassau County

Scale : 1" = 10'



Reliance Environmental, Inc
235 North Duke Street, Lancaster, PA 17602
Phone: (717) 735-9508 / Fax: (717) 735-9509
ww.relianceenv.com

Figure 4:
Sub-Slab Vapor and Indoor Air Quality Sample Location Map

Oceanside Plaza

3131-3221 Long Beach Road, Oceanside, NY

Town of Hempstead, Nassau County

Scale: 1" = 10'

TABLES

TABLE 1
Remedial Investigation Soil Contamination Summary
Oceanside Plaza (NYSDEC Site Number: C130158)
3131-3221 Long Beach Road, Town of Hempstead, Nassau County, New York

Sample ID	Sample Date	Sample Depth (feet)	1,1-Dichloroethene (mg/kg)	cis-1,2-Dichloroethene (mg/kg)	Tetrachloroethene (mg/kg)	Toluene (mg/kg)	Trichloroethene (mg/kg)	Vinyl Chloride (mg/kg)
SCO[a]	na	na	0.33	0.25	1.3	0.70	0.47	0.02
BK-Ocean-1	7/13/2004	8	ND	ND	ND	ND	ND	ND
BK-Ocean-2	7/13/2004	6	ND	ND	0.51	ND	ND	ND
BK-Ocean-3	7/13/2004	6	ND	ND	0.67	ND	ND	ND
BK-Ocean-4	7/13/2004	2	ND	ND	**85**	ND	0.11	ND
BKO-1	2/23/2005	1	ND	ND	0.41	ND	ND	ND
		3	ND	ND	0.075	ND	ND	ND
BKO-2	2/23/2005	1	ND	ND	0.20	ND	ND	ND
		3	ND	ND	0.14	ND	ND	ND
BKO-3	2/23/2005	1	ND	ND	**1.6**	ND	0.0017	ND
		3	ND	ND	0.057	ND	ND	ND
		7	ND	ND	0.016	ND	ND	ND
BKO-SB1[b]	10/1/2007	3	ND	ND	ND	**4.1**	ND	ND
BKO-SB2	10/1/2007	18	ND	ND	0.52	ND	ND	ND
BKO-SB3	10/1/2007	12	ND	ND	**740**	ND	ND	ND
BKO-SB4	10/1/2007	18	ND	ND	**1,200**	ND	ND	ND
E1	12/20/10	39	ND	ND	ND	ND	ND	ND
		80[c]	ND	ND	ND	ND	ND	ND
E2	12/20/10	51	ND	ND	0.031	ND	ND	ND
		80c	ND	ND	ND	ND	ND	ND
E3	12/20/10	42	ND	ND	0.005	ND	ND	ND
		80c	ND	ND	ND	ND	ND	ND
E4	7/21/09	42	ND	ND	1.1	ND	ND	ND
E5	7/21/09	18	ND	ND	1.3	ND	ND	ND
E6	12/20/10	24	ND	ND	0.022	ND	ND	ND
		80c	ND	ND	0.019	ND	ND	ND

[a]Track 1 - Unrestricted Use Soil Cleanup Objectives (Chapter 4, Subpart 375-6, Table 375-6.8(a))
[b]Collected from strom water dry well located in the eastern parking lot.
[c]Sample collected at the soil/water interface.

na = Not Applicable.
ND = Non Detect.
BOLD = Exceeds the Track 1 Soil Cleanup Objectives.

Reliance Environmental, Inc
Professional Environmental Consulting
235 North Duke Street, Lancaster, PA 17602
Phone: (717) 735-9508 / Fax: (717) 735-9509
www.relianceenv.com

TABLE 2
Remedial Investigation Ground Water Contamination Summary
Oceanside Plaza (NYSDEC Site Number: C130158)
3131-3221 Long Beach Road, Town of Hempstead, Nassau County, New York

Monitoring Well	Sample Date	Depth-to Water (feet)	1,1-Dichloroethene	cis-1,2-Dichloroethene	Tetrachloroethene	trans-1,2-Dichloroethene	Trichloroethene	Vinyl Chloride	MTBE
		CAS Registry Number	75-35-4	156-59-2	127-18-4	156-60-5	79-01-6	75-01-4	1634-04-4
		NYSDEC GWQS[a]	5.0	5.0	5.0	5.0	5.0	2.0	10
MW-1	11/16/2005	5.54	<2.0	<2.0	<1.0	<2.0	<1.0	<2.0	<2.0
	2/22/2006	5.77	<2.0	<2.0	<1.0	<2.0	<1.0	<2.0	<2.0
	5/17/2006	5.79	<2.0	<2.0	<1.0	<2.0	<1.0	<2.0	<2.0
	10/1/2007	6.51	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
MW-2	11/16/2005	6.06	<2.0	<2.0	<1.0	<2.0	<1.0	<2.0	**12**
	2/22/2006	6.28	<2.0	<2.0	<1.0	<2.0	<1.0	<2.0	<2.0
	5/17/2006	6.23	<2.0	<2.0	<1.0	<2.0	<1.0	<2.0	**13**
	10/1/2007	6.99	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
MW-3	11/16/2005	6.53	<2.0	<2.0	<1.0	<2.0	<1.0	<2.0	<2.0
	2/22/2006	6.74	<2.0	<2.0	<1.0	<2.0	<1.0	<2.0	<2.0
	5/17/2006	6.78	<2.0	<2.0	<1.0	<2.0	<1.0	<2.0	<2.0
	10/1/2007	7.48	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA

NA = Not Analyzed.
All concentrations are reported in µg/l.
[a]Ground Water Quality Standards (Chapter X, Part 703, §703.5, Table 1)
BOLD = Exceeds the Ground Water Quality Standard.

TABLE 2
Remedial Investigation Ground Water Contamination Summary
Oceanside Plaza (NYSDEC Site Number: C130158)
3131-3221 Long Beach Road, Town of Hempstead, Nassau County, New York

Monitoring Well	Sample Date	Depth-to Water (feet)	1,1-Dichloroethene	cis-1,2-Dichloroethene	Tetrachloroethene	trans-1,2-Dichloroethene	Trichloroethene	Vinyl Chloride	MTBE
		CAS Registry Number	75-35-4	156-59-2	127-18-4	156-60-5	79-01-6	75-01-4	1634-04-4
		NYSDEC GWQS[a]	5.0	5.0	5.0	5.0	5.0	2.0	10
MW-4	11/16/2005	6.60	<2.0	<2.0	**360**	<2.0	<1.0	<2.0	<2.0
	2/22/2006	6.82	<2.0	<2.0	**230**	<2.0	<1.0	<2.0	<2.0
	5/17/2006	6.84	<2.0	<2.0	**100**	<2.0	<1.0	<2.0	<2.0
	10/1/2007	7.57	<5.0	<5.0	**110**	<5.0	<5.0	<5.0	NA
	7/21/2009	6.90	<0.8	<0.8	**77**	<0.8	<1.0	<1.0	NA
	10/7/2009	7.33	<5.0	<5.0	**21**	<5.0	<5.0	<5.0	NA
	1/21/2010	7.09	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	4/7/2010	5.95	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	7/22/2010	7.53	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	1/26/2011	7.05	<5.0	<5.0	**11**	<5.0	<5.0	<5.0	NA
	7/19/2011	7.49	<5.0	<5.0	**10**	<5.0	<5.0	<5.0	NA
	10/26/2011	7.00	<5.0	<5.0	**10**	<5.0	<5.0	<5.0	NA
	1/24/2012	7.13	<5.0	<5.0	**11**	<5.0	<5.0	<5.0	NA
	4/25/2012	7.23	<5.0	<5.0	**9**	<5.0	<5.0	<5.0	NA
	7/20/2012	7.21	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	10/18/2012	7.46	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	11/13/2013	7.94	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	3/10/2015	7.02	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	NA
	12/9/2015	7.60	<0.5	<0.5	3	<0.5	<0.5	<0.5	NA

NA = Not Analyzed.
All concentrations are reported in µg/l.
[a]Ground Water Quality Standards (Chapter X, Part 703, §703.5, Table 1)
BOLD = Exceeds the Ground Water Quality Standard.

TABLE 2
Remedial Investigation Ground Water Contamination Summary
Oceanside Plaza (NYSDEC Site Number: C130158)
3131-3221 Long Beach Road, Town of Hempstead, Nassau County, New York

Monitoring Well	Sample Date	Depth-to Water (feet)	1,1-Dichloroethene	cis-1,2-Dichloroethene	Tetrachloroethene	trans-1,2-Dichloroethene	Trichloroethene	Vinyl Chloride	MTBE
		CAS Registry Number	75-35-4	156-59-2	127-18-4	156-60-5	79-01-6	75-01-4	1634-04-4
		NYSDEC GWQS[a]	5.0	5.0	5.0	5.0	5.0	2.0	10
MW-5	7/21/2009	6.44	<0.8	<0.8	**160**	<0.8	1.00	<1.0	NA
	10/7/2009	6.88	<5.0	**54**	**74**	<5.0	<5.0	**17**	NA
	1/21/2010	6.64	<5.0	<5.0	**80**	<5.0	<5.0	<5.0	NA
	4/7/2010	5.49	<5.0	<5.0	**37**	<5.0	<5.0	<5.0	NA
	7/22/2010	7.06	<5.0	**74**	**69**	<5.0	<5.0	<5.0	NA
	1/26/2011	6.56	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	7/19/2011	7.03	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	10/26/2011	6.55	<5.0	**57**	**8**	<5.0	<5.0	**13**	NA
	1/24/2012	6.67	<5.0	**80**	**7**	<5.0	<5.0	**10**	NA
	4/25/2012	6.76	<5.0	**11**	**10**	<5.0	<5.0	<5.0	NA
	7/20/2012	6.75	<5.0	**9**	**14**	<5.0	<5.0	<5.0	NA
	10/18/2012	6.99	<5.0	**11**	**10**	<5.0	<5.0	<5.0	NA
	11/13/2013	7.46	<5.0	**13**	<5.0	<5.0	<5.0	<5.0	NA
	3/10/2015	6.90	<0.5	**18**	2	<0.5	<0.5	0.8	NA
	12/9/2015	7.16	<0.5	<0.5	3	<0.5	<0.5	<0.5	NA

NA = Not Analyzed.
All concentrations are reported in µg/l.
[a]Ground Water Quality Standards (Chapter X, Part 703, §703.5, Table 1)
BOLD = Exceeds the Ground Water Quality Standard.

TABLE 2
Remedial Investigation Ground Water Contamination Summary
Oceanside Plaza (NYSDEC Site Number: C130158)
3131-3221 Long Beach Road, Town of Hempstead, Nassau County, New York

Monitoring Well	Sample Date	Depth-to Water (feet)	1,1-Dichloroethene	cis-1,2-Dichloroethene	Tetrachloroethene	trans-1,2-Dichloroethene	Trichloroethene	Vinyl Chloride	MTBE
		CAS Registry Number	75-35-4	156-59-2	127-18-4	156-60-5	79-01-6	75-01-4	1634-04-4
		NYSDEC GWQS[a]	5.0	5.0	5.0	5.0	5.0	2.0	10
Duplicate (MW-4)	10/1/2007	na	<5.0	<5.0	**160**	<5.0	<5.0	<5.0	NA
	7/21/2009	na	<0.8	<0.8	**75**	<0.8	<1.0	<1.0	NA
	10/7/2009	na	<5.0	<5.0	**20**	<5.0	<5.0	<5.0	NA
	1/21/2010	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	4/7/2010	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	7/22/2010	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	1/26/2011	na	<5.0	<5.0	**13**	<5.0	<5.0	<5.0	NA
	7/19/2011	na	<5.0	<5.0	**10**	<5.0	<5.0	<5.0	NA
	10/26/2011	na	<5.0	<5.0	**10**	<5.0	<5.0	<5.0	NA
	1/24/2012	na	<5.0	<5.0	**12**	<5.0	<5.0	<5.0	NA
	4/25/2012	na	<5.0	<5.0	**9**	<5.0	<5.0	<5.0	NA
	7/20/2012	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	10/18/2012	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	11/13/2013	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	3/10/2015	na	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	NA
	12/9/2015	na	<0.5	<0.5	3	<0.5	<0.5	<0.5	NA

NA = Not Analyzed.

All concentrations are reported in µg/l.

[a]Ground Water Quality Standards (Chapter X, Part 703, §703.5, Table 1)

BOLD = Exceeds the Ground Water Quality Standard.

TABLE 2
Remedial Investigation Ground Water Contamination Summary
Oceanside Plaza (NYSDEC Site Number: C130158)
3131-3221 Long Beach Road, Town of Hempstead, Nassau County, New York

Monitoring Well	Sample Date	Depth-to Water (feet)	1,1-Dichloroethene	cis-1,2-Dichloroethene	Tetrachloroethene	trans-1,2-Dichloroethene	Trichloroethene	Vinyl Chloride	MTBE
		CAS Registry Number	75-35-4	156-59-2	127-18-4	156-60-5	79-01-6	75-01-4	1634-04-4
		NYSDEC GWQS[a]	5.0	5.0	5.0	5.0	5.0	2.0	10
Field Blank	11/16/2005	na	<2.0	<2.0	<1.0	<2.0	<1.0	<2.0	<2.0
	2/22/2006	na	<2.0	<2.0	<1.0	<2.0	<1.0	<2.0	<2.0
	5/17/2006	na	<2.0	<2.0	<1.0	<2.0	<1.0	<2.0	<2.0
	10/1/2007	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	7/21/2009	na	<0.8	<0.8	<0.8	<0.8	<1.0	<1.0	NA
	10/7/2009	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	1/21/2010	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	4/7/2010	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	7/22/2010	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	1/26/2011	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	7/19/2011	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	10/26/2011	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	1/24/2012	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	4/25/2012	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	7/20/2012	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	10/18/2012	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	11/13/2013	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	3/10/2015	na	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	NA
	12/9/2015	na	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	NA

NA = Not Analyzed.

All concentrations are reported in µg/l.

[a]Ground Water Quality Standards (Chapter X, Part 703, §703.5, Table 1)

BOLD = Exceeds the Ground Water Quality Standard.

235 North Duke Street, Lancaster, PA 17602
Phone: (717) 735-9508 / Fax: (717) 735-9509
www.relianceenv.com

TABLE 2
Remedial Investigation Ground Water Contamination Summary
Oceanside Plaza (NYSDEC Site Number: C130158)
3131-3221 Long Beach Road, Town of Hempstead, Nassau County, New York

Monitoring Well	Sample Date	Depth-to Water (feet)	1,1-Dichloroethene	cis-1,2-Dichloroethene	Tetrachloroethene	trans-1,2-Dichloroethene	Trichloroethene	Vinyl Chloride	MTBE
		CAS Registry Number	75-35-4	156-59-2	127-18-4	156-60-5	79-01-6	75-01-4	1634-04-4
		NYSDEC GWQS[a]	5.0	5.0	5.0	5.0	5.0	2.0	10
Trip Blank	11/16/2005	na	<2.0	<2.0	<1.0	<2.0	<1.0	<2.0	<2.0
	2/22/2006	na	<2.0	<2.0	<1.0	<2.0	<1.0	<2.0	<2.0
	5/17/2006	na	<2.0	<2.0	<1.0	<2.0	<1.0	<2.0	<2.0
	10/1/2007	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	7/21/2009	na	<0.8	<0.8	<0.8	<0.8	<1.0	<1.0	NA
	10/7/2009	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	1/21/2020	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	4/7/2010	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	7/22/2010	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	1/26/2011	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	7/19/2011	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	10/26/2011	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	1/24/2012	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	4/25/2012	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	7/20/2012	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	10/18/2012	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	11/13/2013	na	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA
	3/10/2015	na	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	NA
	12/9/2015	na	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	NA

NA = Not Analyzed.
All concentrations are reported in µg/l.
[a]Ground Water Quality Standards (Chapter X, Part 703, §703.5, Table 1)
BOLD = Exceeds the Ground Water Quality Standard.

TABLE 3
Remedial Investigation Indoor Air Quality Data
Oceanside Plaza (NYSDEC Site Number: C130158)
3131-3221 Long Beach Road, Town of Hempstead, Nassau County, New York

Sample Location	Sample Date	1,1-Dichloroethene	1,2-Dichloroethene	cis-1,2-Dichloroethene	Tetrachloroethene	trans-1,2-Dichloroethene	Trichloroethene	Vinyl Chloride
	Air Guideline Value[a]	DNE	DNE	DNE	30	DNE	2	DNE
Chapter One Books, Inc. (Retail Space 14)	12/6/2007	0.63U	0.63U	0.63U	**88**	0.63U	**5.9**	0.41U
	9/2/2009	2U	2U	2U	**500**	2U	2.7U	1.3U
	10/28/2009	0.63U	0.63U	0.63U	11	0.63U	0.86U	0.41U
	1/13/2012	0.79U	0.79U	0.79U	2.3	0.79U	0.21U	0.51U
	3/1/2012	0.79U	0.79U	0.79U	**32**	0.79U	0.21U	0.51U
	12/18/2012	0.79U	0.79U	0.79U	8.1	0.79U	0.33	0.51U
	3/20/2014	0.079U	0.099	0.079U	2.62	0.099	0.134	0.051U
	3/25/2015	0.079U	0.167	0.079U	**39.8**	0.167	0.231	0.051U
	9/21/2015	0.079U	0.079U	0.079U	9.9	0.079U	0.296	0.051U
	2/22/2018	0.079 U	0.079 U	0.079 U	0.366	0.079 U	0.107 U	0.051 U
	4/27/2018	0.079 U	0.079 U	0.079 U	0.163	0.079 U	0.107 U	0.051 U
	12/4/2018	0.079 U	0.079 U	0.079 U	0.651	0.079 U	0.107 U	0.051 U
	3/9/2020	0.079U	0.147	0.079 U	0.536	0.147	0.107 U	0.051 U
	3/11/2022	0.180 U	0.180 U	0.180 U	0.570	0.180 U	0.245 U	0.116 U
Vino 100 (Retail Space 12)	12/6/2007	0.63U	0.63U	0.63U	2.6	0.63U	0.86U	0.41U
	9/2/2009	4U	4U	4U	**880**	4U	5.4U	2.6U
	10/28/2009	0.63U	0.63U	0.63U	7.5	0.63U	0.86U	0.41U
	1/13/2012	0.79U	0.79U	0.79U	5.2	0.79U	0.21U	0.51U
	3/1/2012	0.79U	0.79U	0.79U	28	0.79U	0.21U	0.51U
	12/18/2012	0.79U	0.79U	0.79U	13	0.79U	0.21U	0.51U
	3/20/2014	0.079U	0.079U	0.079U	3.4	0.079U	0.107U	0.051U
	3/25/2015	0.079U	0.079U	0.079U	3.31	0.079U	0.107U	0.051U
	9/21/2015	0.079 U	0.079U	0.079U	16.7	0.079U	0.107U	0.051U
	2/22/2018	0.079 U	0.079 U	0.079 U	0.475	0.079 U	0.107 U	0.051 U
	4/27/2018	0.079 U	0.079 U	0.079 U	0.366	0.079 U	0.107 U	0.051 U
	12/4/2018	0.079 U	0.079 U	0.079 U	0.441	0.079 U	0.107 U	0.051 U
	3/9/2020	0.079 U	0.127	0.079 U	0.502	0.127	0.107 U	0.051 U
	3/11/2022	0.207 U	0.207 U	0.207 U	1.32	0.207 U	0.280 U	0.133 U

All concentrations are reported in micrograms per cubic meter ($\mu g/m^3$).
[a]NYSDOH "Guidance for Evaluating Soil Vapor Intrusion in the State of New York" (Indoor Air Quality Only).
[b]Ambient air quality sample.
BOLD = Exceeds the Air Guideline Value.
DNE = Does Not Exist.

TABLE 3
Remedial Investigation Indoor Air Quality Data
Oceanside Plaza (NYSDEC Site Number: C130158)
3131-3221 Long Beach Road, Town of Hempstead, Nassau County, New York

Sample Location	Sample Date	1,1-Dichloroethene	1,2-Dichloroethene	cis-1,2-Dichloroethene	Tetrachloroethene	trans-1,2-Dichloroethene	Trichloroethene	Vinyl Chloride
	Air Guideline Value[a]	DNE	DNE	DNE	30	DNE	2	DNE
Jef-El Dry Cleaners (DCR) (Retail Space 13)	9/21/2015	0.079 U	0.079 U	0.079 U	**117**	0.079 U	0.403	0.051 U
	2/22/2018	0.079 U	0.079 U	0.079 U	0.224	0.079 U	0.107 U	0.051 U
	4/27/2018	0.079 U	0.079 U	0.079 U	0.136	0.079 U	0.107 U	0.051 U
	12/4/2018	0.079 U	0.079 U	0.079 U	0.99	0.079 U	0.107 U	0.051 U
	3/9/2020	0.079 U	0.210	0.079 U	3.04	0.210	0.107 U	0.051 U
	3/11/2022	0.079 U	0.079 U	0.079 U	2.58	0.079 U	0.161	0.051 U
Jef-El Dry Cleaners (DCF) (Retail Space 13)	9/21/2015	0.079 U	0.079 U	0.079 U	**60.5**	0.079 U	0.242	0.051 U
	2/22/2018	0.079 U	0.079 U	0.079 U	0.21	0.079 U	0.107 U	0.051 U
	4/27/2018	0.079 U	0.079 U	0.079 U	0.136 U	0.079 U	0.107 U	0.051 U
	12/4/2018	0.079 U	0.079 U	0.079 U	1.07	0.079 U	0.107 U	0.051 U
	3/9/2020	0.079 U	0.194	0.079 U	3.31	0.194	0.107 U	0.051 U
	3/11/2022	0.116 U	0.116 U	0.116 U	2.41	0.116 U	0.157 U	0.075 U

All concentrations are reported in micrograms per cubic meter ($\mu g/m^3$).
[a]NYSDOH "Guidance for Evaluating Soil Vapor Intrusion in the State of New York" (Indoor Air Quality Only).
[b]Ambient air quality sample.
BOLD = Exceeds the Air Guideline Value.
DNE = Does Not Exist.

TABLE 4
Remedial Investigation Sub-Slab Vapor Data
Oceanside Plaza (NYSDEC Site Number: C130158)
3131-3221 Long Beach Road, Town of Hempstead, Nassau County, New York

Sample Location	Sample Date	1,1-Dichloroethene	1,2-Dichloroethene	cis-1,2-Dichloroethene	Tetrachloroethene	trans-1,2-Dichloroethene	Trichloroethene	Vinyl Chloride
Chapter One Books, Inc. (Retail Space 14)	12/6/2007	48U	48U	48U	8,100	48U	64U	31U
	10/28/2009	0.63U	0.63U	0.63U	2.5	0.63U	0.86U	0.41U
	1/13/2012	0.79U	0.79U	0.79U	467	0.79U	7	0.51U
	3/1/2012	3.2U	3.1U	3.2U	232	3.2U	1.2	2U
	12/18/2012	3.2U	3.1U	3.2U	131	3.2U	0.86U	2U
	3/20/2014	0.793U	0.793U	0.793U	187	0.793U	1.07U	0.511U
	3/25/2015	0.793U	0.793U	0.793U	4.92	0.793U	1.07U	0.511U
	9/21/2015	0.159 U	0.159 U	0.159 U	363	0.159 U	1.76	0.102 U
	2/22/2018	0.793 U	0.793 U	0.793 U	5.62	0.793 U	1.07 U	0.511 U
	4/27/2018	0.079 U	0.079 U	0.079 U	6.2	0.079 U	0.118	0.051 U
	12/4/2018	0.159 U	0.159 U	0.159 U	827	0.159 U	1.31	0.102 U
	3/9/2020	0.079 U	0.079 U	0.079 U	685	0.079 U	1.45	0.051 U
	3/11/2022	0.079 U	0.464	0.369	1.37	0.095	0.183	0.051 U
Vino 100 (Retail Space 12)	12/6/2007	120U	120U	120U	18,000	120U	160U	77U
	10/28/2009	0.63U	0.63U	0.63U	2.4	0.63U	0.86U	0.41U
	1/13/2012	0.79U	0.79U	0.79U	4,180	0.79U	78.5	0.51U
	3/1/2012	44U	43U	44U	21,100	44U	97.8	28U
	12/18/2012	13U	13U	13U	9,830	13U	36U	8.2U
	3/20/2014	3.96U	3.96U	3.96U	2,070	3.96U	11.8	2.56U
	3/25/2015	0.793 U	0.793 U	0.793 U	66.3	0.793 U	1.07 U	0.511 U
	9/21/2015	0.396 U	0.396 U	0.396 U	1,660	0.396 U	10.5	0.256 U
	2/22/2018	0.793 U	0.793 U	0.793 U	438	0.793 U	2.79	0.511 U
	4/27/2018	0.079 U	0.079 U	0.079 U	228	0.079 U	1.39	0.051 U
	12/4/2018	0.396 U	0.396 U	0.396 U	1,260	0.396 U	4.03	0.256 U
	3/9/2020	1.39 U	1.39 U	1.39 U	4,980	1.39 U	24.7	0.895 U
	3/11/2022	0.079 U	0.079 U	0.079 U	25.6	0.079 U	0.688	0.051 U

All concentrations are reported in micrograms per cubic meter ($\mu g/m^3$).
[a]Ambient air quality sample.
BOLD = Exceeds the Air Guideline Value.
DNE = Does Not Exist.

TABLE 4
Remedial Investigation Sub-Slab Vapor Data
Oceanside Plaza (NYSDEC Site Number: C130158)
3131-3221 Long Beach Road, Town of Hempstead, Nassau County, New York

Sample Location	Sample Date	1,1-Dichloroethene	1,2-Dichloroethene	cis-1,2-Dichloroethene	Tetrachloroethene	trans-1,2-Dichloroethene	Trichloroethene	Vinyl Chloride
Jef-El Dry Cleaners (DCF) (Retail Space 13)	12/6/2007	1.2U	1.2U	1.2U	350	1.2U	2.5	0.77U
	10/28/2009	0.63U	0.63U	0.63U	2.2	0.63U	0.86U	0.41U
	1/13/2012	0.79U	0.79U	0.79U	150	0.79U	2.6	0.51U
	3/1/2012	3.2U	3.1U	3.2U	766	3.2U	3.7	2U
	12/18/2012	3.2U	3.1U	3.2U	11	3.2U	0.86U	2U
	3/20/2014	0.793U	0.793U	0.793U	4.62	0.793U	1.07U	0.511U
	3/25/2015	0.793 U	0.793U	0.793U	21.9	0.793U	1.07U	0.511U
	9/21/2015	0.079 U	0.079 U	0.079 U	78	0.079 U	0.43	0.072
	2/22/2018	0.793 U	0.793 U	0.793 U	1.36 U	0.793 U	1.07 U	0.511 U
	4/27/2018	0.079 U	0.079 U	0.079 U	1.76	0.079 U	0.683	0.051 U
	12/4/2018	0.079 U	0.079 U	0.079 U	26.7	0.079 U	0.124	0.051 U
	3/9/2020	0.079 U	0.079 U	0.079 U	30.2	0.079 U	0.134	0.051 U
	3/11/2022	0.109 U	0.109 U	0.109 U	0.557	0.109 U	0.147 U	0.070 U
Jef-El Dry Cleaners (DCR) (Retail Space 13)	12/6/2007	320U	320U	320U	81,000	320U	430U	200U
	10/28/2009	0.63U	0.63U	0.63U	2.9	0.63U	0.86U	0.41U
	1/13/2012	0.79U	0.79U	0.79U	3,480	0.79U	21	0.51U
	3/1/2012	3.2U	3.1U	3.2U	1,990	3.2U	2.2	2U
	12/18/2012	3.2U	3.1U	3.2U	164	3.2U	0.86U	2U
	3/20/2014	0.793U	0.793U	0.793U	148	0.793U	1.07U	0.511U
	3/25/2015	0.793U	0.793U	0.793U	8.88	0.793U	1.07U	0.511U
	9/21/2015	0.396 U	0.396 U	0.396 U	1,520	0.396 U	5.59	0.256 U
	2/22/2018	0.793 U	0.793 U	0.793 U	8.48	0.793 U	1.07 U	0.511 U
	4/27/2018	0.079 U	0.079 U	0.079 U	6.4	0.079 U	0.93	0.051 U
	12/4/2018	0.079 U	0.079 U	0.079 U	195	0.079 U	0.478	0.051 U
	3/9/2020	0.117 U	0.117 U	0.117 U	821	0.117 U	2.61	0.075 U
	3/11/2022	0.079 U	0.079 U	0.079 U	0.909	0.079 U	0.107	0.051 U

All concentrations are reported in micrograms per cubic meter ($\mu g/m^3$).
[a]Ambient air quality sample.
BOLD = Exceeds the Air Guideline Value.
DNE = Does Not Exist.

TABLE 4
Remedial Investigation Sub-Slab Vapor Data
Oceanside Plaza (NYSDEC Site Number: C130158)
3131-3221 Long Beach Road, Town of Hempstead, Nassau County, New York

Sample Location	Sample Date	1,1-Dichloroethene	1,2-Dichloroethene	cis-1,2-Dichloroethene	Tetrachloroethene	trans-1,2-Dichloroethene	Trichloroethene	Vinyl Chloride
Jef-El Dry Cleaners (MRE) (Retail Space 13)	12/6/2007	280U	280U	280U	50,000	280U	380	180U
	9/4/2009	3.2U	3.2U	3.2U	37	3.2U	51	2U
	10/28/2009	0.63U	0.63U	0.63U	2.5	0.63U	15	0.41U
	1/13/2012	0.79U	0.79U	0.79U	1,080	0.79U	56.4	0.51U
	3/1/2012	3.2U	3.1U	3.2U	902	3.2U	3.5	2U
	12/18/2012	3.2U	3.1U	3.2U	205	3.2U	0.86U	2U
	3/20/2014	1.98U	1.98U	1.98U	963	1.98U	9.14	1.28U
	3/25/2015	0.793 U	0.793 U	0.793 U	23.2	0.793 U	1.07 U	0.511 U
	9/21/2015	0.793 U	0.793 U	0.793 U	2,820	0.793 U	15.2	0.511 U
	2/22/2018	0.793 U	0.793 U	0.793 U	54.6	0.793 U	1.07 U	0.511 U
	4/27/2018	0.079 U	0.079 U	0.079 U	67.1	0.079 U	1.41	0.051 U
	12/4/2018	0.396 U	0.396 U	0.396 U	1,210	0.396 U	9.78	0.256 U
	3/9/2020	0.283 U	0.283 U	0.283 U	2,370	0.283 U	16.2	0.183 U
	3/11/2022	0.079 U	0.079 U	0.079 U	9.43	0.079 U	0.441	0.051 U
Jef-El Dry Cleaners (Fence) (Retail Space 13)	12/6/2007	1.2U	1.2U	1.2U	240	1.2U	1.6U	0.77U
	1/13/2012	0.79U	0.79U	0.79U	46	0.79U	0.39	0.51U
	3/1/2012	3.2U	3.1U	3.2U	224	3.2U	0.86U	2U
	12/18/2012	3.2U	3.1U	3.2U	1.1U	3.2U	0.86U	2U
	3/20/2014	0.793U	0.793U	0.793U	1.36U	0.793U	1.07U	0.511U
	3/25/2015	0.793U	0.793U	0.793U	10.7	0.793U	1.07U	0.511U
	9/21/2015	0.079 U	0.079 U	0.079 U	102	0.079 U	0.113	0.102
	2/22/2018	0.793 U	0.793 U	0.793 U	3.99	0.793 U	1.07 U	0.511 U
	4/27/2018	0.079 U	0.079 U	0.079 U	0.136	0.079 U	0.994	0.051 U
	12/4/2018	0.722 U	0.722 U	0.722 U	1,060 J	0.722 U	0.978 U	0.465 U
	3/9/2020	0.079 U	0.079 U	0.079 U	94.9	0.079 U	0.107 U	0.051 U
	3/11/2022	0.137 U	0.150	0.150	2.03	0.137 U	0.185 U	0.088 U

All concentrations are reported in micrograms per cubic meter ($\mu g/m^3$).
[a]Ambient air quality sample.
BOLD = Exceeds the Air Guideline Value.
DNE = Does Not Exist.

TABLE 4
Remedial Investigation Sub-Slab Vapor Data
Oceanside Plaza (NYSDEC Site Number: C130158)
3131-3221 Long Beach Road, Town of Hempstead, Nassau County, New York

Sample Location	Sample Date	1,1-Dichloroethene	1,2-Dichloroethene	cis-1,2-Dichloroethene	Tetrachloroethene	trans-1,2-Dichloroethene	Trichloroethene	Vinyl Chloride
Pizzaiola (Retail Space 16)	6/14/2010	0.63U	0.63U	0.63U	5	0.63U	0.86U	0.41U
Protass (Retail Space 9)	6/14/2010	0.63U	0.63U	0.63U	17	0.63U	0.86U	0.41U
Ambient Air Quality Sample								
AMB[b]	12/6/2007	0.63U	0.63U	0.63U	1.1U	0.63U	0.86U	0.41U
	9/2/2009	0.63U	0.63U	0.63U	1.1U	0.63U	0.86U	0.41U
	6/14/2010	0.63U	0.63U	0.63U	13	0.63U	1.40	0.41U
	1/13/2012	0.79U	0.79U	0.79U	0.6	0.79U	0.21U	0.51U
	3/1/2012	0.79U	0.79U	0.79U	0.57	0.79U	0.21U	0.51U
	12/18/2012	0.79U	0.79U	0.79U	1.2	0.79U	0.21U	0.51U
	9/21/2015	0.079 U	0.079 U	0.079 U	0.197	0.079 U	0.107 U	0.051 U
	2/22/2018	0.079 U	0.079 U	0.079U	0.19	0.079 U	0.107 U	0.051 U
	4/27/2018	0.079 U	0.079 U	0.079 U	0.136 U	0.079 U	0.107 U	0.051 U
	12/4/2018	0.079 U	0.079 U	0.079 U	0.176	0.079 U	0.107 U	0.051 U
	3/9/2020	0.079 U	0.127	0.079 U	0.38	0.127	0.107 U	0.051 U
	3/11/2022	0.079 U	0.079 U	0.079 U	0.475	0.079 U	0.156	0.051 U

All concentrations are reported in micrograms per cubic meter ($\mu g/m^3$).
[a]Ambient air quality sample.
BOLD = Exceeds the Air Guideline Value.
DNE = Does Not Exist.

APPENDIX A
IC/EC CERTIFICATION

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Division of Environmental Remediation
625 Broadway, 11th Floor, Albany, NY 12233-7020
P: (518)402-9543 | F: (518)402-9547
www.dec.ny.gov

5/3/2022

Steven Kaufman
Oceanside Plaza, LLC
151 Irving Place
Woodmere, NY 11598

Re: Reminder Notice: Site Management Periodic Review Report and IC/EC Certification Submittal
Site Name: Oceanside Plaza
Site No.: C130158
Site Address: 3131-3221 Long Beach Road
Oceanside, NY 11572

Dear Steven Kaufman:

This letter serves as a reminder that sites in active Site Management (SM) require the submittal of a periodic progress report. This report, referred to as the Periodic Review Report (PRR), must document the implementation of, and compliance with, site-specific SM requirements. Section 6.3(b) of DER-10 *Technical Guidance for Site Investigation and Remediation* (available online at http://www.dec.ny.gov/regulations/67386.html) provides guidance regarding the information that must be included in the PRR. Further, if the site is comprised of multiple parcels, then you as the Certifying Party must arrange to submit one PRR for all parcels that comprise the site. The PRR must be received by the Department no later than **June 02, 2022**. Guidance on the content of a PRR is enclosed.

This letter replaces one sent to you on May 17, 2021, which included an Institutional and Engineering Controls Certification Form that incorrectly identified the certifying period as from May 12, 2019 through July 31, 2021. The end of that certifying period should have coincided with the implementation of the corrective measures described in your May 17, 2021 Corrective Measure Plan (CMP), approved by the Department on August 13, 2021. As you have reported, the corrective measures described the CMP were not put into place until October 31, 2021. Note that the certifying period identified in the Institutional and Engineering Controls Certification Form attached to this letter is from May 12, 2019 through today, May 3, 2022.

Site Management is defined in regulation (6 NYCRR 375-1.2(at)) and in Chapter 6 of DER-10. Depending on when the remedial program for your site was completed, SM may be governed by multiple documents (e.g., Operation, Maintenance, and Monitoring Plan; Soil Management Plan) or one comprehensive Site Management Plan.

A Site Management Plan (SMP) may contain one or all of the following elements, as applicable to the site: a plan to maintain institutional controls and/or engineering controls ("IC/EC Plan"); a plan for monitoring the performance and effectiveness of the selected remedy ("Monitoring Plan"); and/or a plan for the operation and maintenance of the selected remedy ("O&M Plan"). Additionally, the technical requirements for SM are stated in the decision document (e.g., Record of Decision) and, in some cases, the legal agreement directing the remediation of the site (e.g., order on consent, voluntary agreement, etc.).

When you submit the PRR (by the due date above), include the enclosed forms documenting that all SM

requirements are being met. The Institutional Controls (ICs) portion of the form (Box 6) must be signed by you or your designated representative. The Engineering Controls (ECs) portion of the form (Box 7) must be signed by a Professional Engineer (PE). If you cannot certify that all SM requirements are being met, you must submit a Corrective Measures Work Plan that identifies the actions to be taken to restore compliance. The work plan must include a schedule to be approved by the Department. The Periodic Review process will not be considered complete until all necessary corrective measures are completed and all required controls are certified. Instructionsfor completing the certifications are enclosed.

All site-related documents and data, including the PRR, must be submitted in electronic format to the Department of Environmental Conservation. The required format for documents is an Adobe PDF file with optical character recognition and no password protection. Data must be submitted as an electronic data deliverable (EDD) according to the instructions on the following webpage:

https://www.dec.ny.gov/chemical/62440.html

Documents may be submitted to the project manager either through electronic mail or by using the Department's file transfer service at the following webpage:

https://fts.dec.state.ny.us/fts/

The Department will not approve the PRR unless all documents and data generated in support of the PRR have been submitted using the required formats and protocols.

You may contact Jahan Reza, the Project Manager, at 631-444-0242 or jahan.reza@dec.ny.gov with any questions or concerns about the site. Please notify the project manager before conducting inspections or field work. You may also write to the project manager at the following address:

New York State Department of Environmental Conservation
SUNY at Stony Brook
50 Circle Road
Stony Brook, NY 11790-3409

Enclosures

PRR General Guidance
Certification Form Instructions
Certification Forms

ec: w/ enclosures

Oceanside Plaza Associates, LLC - steven@basserkaufman.com

ec: w/ enclosures

Jahan Reza, Project Manager

Chris Engelhardt, Hazardous Waste Remediation Supervisor, Region 1

Reliance Environmental Inc. - Mark E. Zunich - mez@relianceenv.com

Enclosure 1

Certification Instructions

I. Verification of Site Details (Box 1 and Box 2):

Answer the three questions in the Verification of Site Details Section. The Owner and/or Qualified Environmental Professional (QEP) may include handwritten changes and/or other supporting documentation, as necessary.

II. Certification of Institutional Controls/ Engineering Controls (IC/ECs)(Boxes 3, 4, and 5)

1.1.1. Review the listed IC/ECs, confirming that all existing controls are listed, and that all existing controls are still applicable. If there is a control that is no longer applicable the Owner / Remedial Party should petition the Department separately to request approval to remove the control.

2. In Box 5, complete certifications for all Plan components, as applicable, by checking the corresponding checkbox.

3. If you cannot certify "YES" for each Control listed in Box 3 & Box 4, sign and date the form in Box 5. Attach supporting documentation that explains why the **Certification** cannot be rendered, as well as a plan of proposed corrective measures, and an associated schedule for completing the corrective measures. Note that this **Certification** form must be submitted even if an IC or EC cannot be certified; however, the certification process will not be considered complete until corrective action is completed.

If the Department concurs with the explanation, the proposed corrective measures, and the proposed schedule, a letter authorizing the implementation of those corrective measures will be issued by the Department's Project Manager. Once the corrective measures are complete, a new Periodic Review Report (with IC/EC Certification) must be submitted within 45 days to the Department. If the Department has any questions or concerns regarding the PRR and/or completion of the IC/EC Certification, the Project Manager will contact you.

III. IC/EC Certification by Signature (Box 6 and Box 7**):**

If you certified "YES" for each Control, please complete and sign the IC/EC Certifications page as follows:

- For the Institutional Controls on the use of the property, the certification statement in Box 6 shall be completed and may be made by the property owner or designated representative.

- For the Engineering Controls, the certification statement in Box 7 must be completed by a Professional Engineer or Qualified Environmental Professional, as noted on the form.

Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form

Site Details **Box 1**

Site No. C130158

Site Name Oceanside Plaza

Site Address: 3131-3221 Long Beach Road Zip Code: 11572
City/Town: Oceanside
County: Nassau
Site Acreage: 7.450

Reporting Period: May 12, 2019 to May 03, 2022

	YES	NO
1. Is the information above correct?	X	
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?		X
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?		X
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?		X
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?		X

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below? Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial	X	
7. Are all ICs in place and functioning as designed?	X	

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

_____ _____

Box 2A

	YES	NO
8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?	☐	☒

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

9. Are the assumptions in the Qualitative Exposure Assessment still valid? (The Qualitative Exposure Assessment must be certified every five years)	☒	☐

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C130158 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
43-368-18,19, 20, 41 thru 45	Oceanside Plaza Associates, LLC	Ground Water Use Restriction Landuse Restriction O&M Plan IC/EC Plan Monitoring Plan Site Management Plan

An environmental easement has been recorded on the property which restricts the use of the property to Restricted Residential use. The use of on-site groundwater is restricted as a source of drinking water or for industrial use without necessary water quality treatment as determined by either the state or local health department. Monitoring of environmental media and operation, maintenance and monitoring of the engineering control must comply with the DEC approved Site Management Plan.

Box 4

Description of Engineering Controls

Parcel	Engineering Control
43-368-18,19, 20, 41 thru 45...	Vapor Mitigation

A sub-slab depressurization system was installed to create negative pressure beneath the building's slab and to mitigate soil vapor intrusion in the overlying shopping mall building.

Box 5

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

   a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

   b) to the best of my 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 the information presented is accurate and compete.

YES	NO
X	☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

   (a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

   (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

   (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

   (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

   (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES	NO
X	☐

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

_____ _____

Signature of Owner, Remedial Party or Designated Representative Date

IC CERTIFICATIONS
SITE NO. C130158

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 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 Marc Kemp (print name) at 151 Irving Place Cobleskill NY (print business address).

am certifying as Owner (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

[signature] 5/31/22

Signature of Owner, Remedial Party, or Designated Representative Rendering Certification — Date

EC CERTIFICATIONS

Box 7

Professional Engineer Signature

I certify that all information in Boxes 4 and 5 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 Charles McGuckin at 209 Shafter Street, Islandia, NY 11749

print name — print business address

am certifying as a Professional Engineer for the Oceanside Plaza Associates LLC

(Owner or Remedial Party)

Charles McGuckin — 069509 — 5/27/22

Signature of Professional Engineer, for the Owner or Remedial Party, Rendering Certification — Stamp (Required for PE) — Date

Enclosure 3
Periodic Review Report (PRR) General Guidance

I. Executive Summary: (1/2-page or less)
   A. Provide a brief summary of site, nature and extent of contamination, and remedial history.
   B. Effectiveness of the Remedial Program - Provide overall conclusions regarding;
      1. progress made during the reporting period toward meeting the remedial objectives for the site
      2. the ultimate ability of the remedial program to achieve the remedial objectives for the site.
   C. Compliance
      1. Identify any areas of non-compliance regarding the major elements of the Site Management Plan (SMP, i.e., the Institutional/Engineering Control (IC/EC) Plan, the Monitoring Plan, and the Operation & Maintenance (O&M) Plan).
      2. Propose steps to be taken and a schedule to correct any areas of non-compliance.
   D. Recommendations
      1. recommend whether any changes to the SMP are needed
      2. recommend any changes to the frequency for submittal of PRRs (increase, decrease)
      3. recommend whether the requirements for discontinuing site management have been met.

II. Site Overview (one page or less)
   A. Describe the site location, boundaries (figure), significant features, surrounding area, and the nature and extent of contamination prior to site remediation.
   B. Describe the chronology of the main features of the remedial program for the site, the components of the selected remedy, cleanup goals, site closure criteria, and any significant changes to the selected remedy that have been made since remedy selection.

III. Evaluate Remedy Performance, Effectiveness, and Protectiveness
   Using tables, graphs, charts and bulleted text to the extent practicable, describe the effectiveness of the remedy in achieving the remedial goals for the site. Base findings, recommendations, and conclusions on objective data. Evaluations and should be presented simply and concisely.

IV. IC/EC Plan Compliance Report (if applicable)
   A. IC/EC Requirements and Compliance
      1. Describe each control, its objective, and how performance of the control is evaluated.
      2. Summarize the status of each goal (whether it is fully in place and its effectiveness).
      3. Corrective Measures: describe steps proposed to address any deficiencies in ICECs.
      4. Conclusions and recommendations for changes.
   B. IC/EC Certification
      1. The certification must be complete (even if there are IC/EC deficiencies), and certified by the appropriate party as set forth in a Department-approved certification form(s).

V. Monitoring Plan Compliance Report (if applicable)
   A. Components of the Monitoring Plan (tabular presentations preferred) - Describe the requirements of the monitoring plan by media (i.e., soil, groundwater, sediment, etc.) and by any remedial technologies being used at the site.
   B. Summary of Monitoring Completed During Reporting Period - Describe the monitoring tasks actually completed during this PRR reporting period. Tables and/or figures should be used to show all data.
   C. Comparisons with Remedial Objectives - Compare the results of all monitoring with the remedial objectives for the site. Include trend analyses where possible.
   D. Monitoring Deficiencies - Describe any ways in which monitoring did not fully comply with the monitoring plan.
   E. Conclusions and Recommendations for Changes - Provide overall conclusions regarding the monitoring completed and the resulting evaluations regarding remedial effectiveness.

VI. Operation & Maintenance (O&M) Plan Compliance Report (if applicable)
   A. Components of O&M Plan - Describe the requirements of the O&M plan including required activities, frequencies, recordkeeping, etc.
   B. Summary of O&M Completed During Reporting Period - Describe the O&M tasks actually completed during this PRR reporting period.
   C. Evaluation of Remedial Systems - Based upon the results of the O&M activities completed, evaluated

the ability of each component of the remedy subject to O&M requirements to perform as designed/expected.

D. O&M Deficiencies - Identify any deficiencies in complying with the O&M plan during this PRR reporting period.

E. Conclusions and Recommendations for Improvements - Provide an overall conclusion regarding O&M for the site and identify any suggested improvements requiring changes in the O&M Plan.

VII. Overall PRR Conclusions and Recommendations

A. Compliance with SMP - For each component of the SMP (i.e., IC/EC, monitoring, O&M), summarize;
   1. whether all requirements of each plan were met during the reporting period
   2. any requirements not met
   3. proposed plans and a schedule for coming into full compliance.

B. Performance and Effectiveness of the Remedy - Based upon your evaluation of the components of the SMP, form conclusions about the performance of each component and the ability of the remedy to achieve the remedial objectives for the site.

C. Future PRR Submittals
   1. Recommend, with supporting justification, whether the frequency of the submittal of PRRs should be changed (either increased or decreased).
   2. If the requirements for site closure have been achieved, contact the Departments Project Manager for the site to determine what, if any, additional documentation is needed to support a decision to discontinue site management.

VIII. Additional Guidance

Additional guidance regarding the preparation and submittal of an acceptable PRR can be obtained from the Departments Project Manager for the site.

APPENDIX B
SUB-SLAB VAPOR AND INDOOR AIR QUALITY SAMPLING
LABORATORY ANALYTICAL DATA REPORTS

ANALYTICAL REPORT

Lab Number:	L2213129
Client:	Roux Env. Eng. & Geology, DPC 209 Shafter Street Islandia, NY 11749-5074
ATTN:	Robert Kovacs
Phone:	(631) 232-2600
Project Name:	OCEANSIDE PLAZA
Project Number:	1802.0001Y000
Report Date:	03/18/22

Certifications & Approvals: MA (M-MA030), NH NELAP (2062), CT (PH-0141), DoD (L2474), FL (E87814), IL (200081), LA (85084), ME (MA00030), MD (350), NJ (MA015), NY (11627), NC (685), OH (CL106), PA (68-02089), RI (LAO00299), TX (T104704419), VT (VT-0015), VA (460194), WA (C954), US Army Corps of Engineers, USDA (Permit #P330-17-00150), USFWS (Permit #206964).

320 Forbes Boulevard, Mansfield, MA 02048-1806
508-822-9300 (Fax) 508-822-3288 800-624-9220 - www.alphalab.com

Project Name: OCEANSIDE PLAZA
Project Number: 1802.0001Y000

Lab Number: L2213129
Report Date: 03/18/22

Alpha Sample ID	Client ID	Matrix	Sample Location	Collection Date/Time	Receive Date
L2213129-01	VS-DCF	SOIL_VAPOR	OCEANSIDE, NY	03/11/22 17:47	03/11/22
L2213129-02	IA-DCF	AIR	OCEANSIDE, NY	03/11/22 17:52	03/11/22
L2213129-03	VS-MRE	SOIL_VAPOR	OCEANSIDE, NY	03/11/22 17:32	03/11/22
L2213129-04	IA-DCR	AIR	OCEANSIDE, NY	03/11/22 17:50	03/11/22
L2213129-05	VS-DCR	SOIL_VAPOR	OCEANSIDE, NY	03/11/22 17:34	03/11/22
L2213129-06	IA-WINE	AIR	OCEANSIDE, NY	03/11/22 18:07	03/11/22
L2213129-07	VS-VAC	SOIL_VAPOR	OCEANSIDE, NY	03/11/22 18:04	03/11/22
L2213129-08	VS-BOOK	SOIL_VAPOR	OCEANSIDE, NY	03/11/22 18:21	03/11/22
L2213129-09	IA-YOGURT	AIR	OCEANSIDE, NY	03/11/22 18:24	03/11/22
L2213129-10	VS-FENCE	SOIL_VAPOR	OCEANSIDE, NY	03/11/22 18:14	03/11/22
L2213129-11	AMBIENT	AIR	OCEANSIDE, NY	03/11/22 18:12	03/11/22

Project Name:	OCEANSIDE PLAZA	**Lab Number:**	L2213129
Project Number:	1802.0001Y000	**Report Date:**	03/18/22

Case Narrative

The samples were received in accordance with the Chain of Custody and no significant deviations were encountered during the preparation or analysis unless otherwise noted. Sample Receipt, Container Information, and the Chain of Custody are located at the back of the report.

Results contained within this report relate only to the samples submitted under this Alpha Lab Number and meet NELAP requirements for all NELAP accredited parameters unless otherwise noted in the following narrative. The data presented in this report is organized by parameter (i.e. VOC, SVOC, etc.). Sample specific Quality Control data (i.e. Surrogate Spike Recovery) is reported at the end of the target analyte list for each individual sample, followed by the Laboratory Batch Quality Control at the end of each parameter. Tentatively Identified Compounds (TICs), if requested, are reported for compounds identified to be present and are not part of the method/program Target Compound List, even if only a subset of the TCL are being reported. If a sample was re-analyzed or re-extracted due to a required quality control corrective action and if both sets of data are reported, the Laboratory ID of the re-analysis or re-extraction is designated with an "R" or "RE", respectively.

When multiple Batch Quality Control elements are reported (e.g. more than one LCS), the associated samples for each element are noted in the grey shaded header line of each data table. Any Laboratory Batch, Sample Specific % recovery or RPD value that is outside the listed Acceptance Criteria is bolded in the report. In reference to questions H (CAM) or 4 (RCP) when "NO" is checked, the performance criteria for CAM and RCP methods allow for some quality control failures to occur and still be within method compliance. In these instances, the specific failure is not narrated but noted in the associated QC Outlier Summary Report, located directly after the Case Narrative. QC information is also incorporated in the Data Usability Assessment table (Format 11) of our Data Merger tool, where it can be reviewed in conjunction with the sample result, associated regulatory criteria and any associated data usability implications.

Soil/sediments, solids and tissues are reported on a dry weight basis unless otherwise noted. Definitions of all data qualifiers and acronyms used in this report are provided in the Glossary located at the back of the report.

HOLD POLICY - For samples submitted on hold, Alpha's policy is to hold samples (with the exception of Air canisters) free of charge for 21 calendar days from the date the project is completed. After 21 calendar days, we will dispose of all samples submitted including those put on hold unless you have contacted your Alpha Project Manager and made arrangements for Alpha to continue to hold the samples. Air canisters will be disposed after 3 business days from the date the project is completed.

Please contact Project Management at 800-624-9220 with any questions.

Project Name: OCEANSIDE PLAZA **Lab Number:** L2213129
Project Number: 1802.0001Y000 **Report Date:** 03/18/22

Case Narrative (continued)

Volatile Organics in Air

Canisters were released from the laboratory on March 7, 2022. The canister certification results are provided as an addendum.

L2213129-01D: Prior to sample analysis, the canisters were pressurized with UHP Nitrogen in order to perform a screen analysis. The pressurization resulted in a dilution of the samples. The reporting limits have been elevated accordingly.

L2213129-02D: The canister vacuum measured on receipt at the laboratory was > 15 in. Hg. Prior to sample analysis, the canisters were pressurized with UHP Nitrogen in order to facilitate the transfer of sample to the Gas Chromatograph. The addition of Nitrogen resulted in a dilution of the samples. The reporting limits have been elevated accordingly.

L2213129-06D: The canister vacuum measured on receipt at the laboratory was > 15 in. Hg. Prior to sample analysis, the canisters were pressurized with UHP Nitrogen in order to facilitate the transfer of sample to the Gas Chromatograph. The addition of Nitrogen resulted in a dilution of the samples. The reporting limits have been elevated accordingly.

L2213129-09D: The canister vacuum measured on receipt at the laboratory was > 15 in. Hg. Prior to sample analysis, the canisters were pressurized with UHP Nitrogen in order to facilitate the transfer of sample to the Gas Chromatograph. The addition of Nitrogen resulted in a dilution of the samples. The reporting limits have been elevated accordingly.

L2213129-10D: Prior to sample analysis, the canisters were pressurized with UHP Nitrogen in order to perform a screen analysis. The pressurization resulted in a dilution of the samples. The reporting limits have been elevated accordingly.

I, the undersigned, attest under the pains and penalties of perjury that, to the best of my knowledge and belief and based upon my personal inquiry of those responsible for providing the information contained in this analytical report, such information is accurate and complete. This certificate of analysis is not complete unless this page accompanies any and all pages of this report.

Authorized Signature: Christopher J. Anderson

Title: Technical Director/Representative Date: 03/18/22

AIR

Project Name: OCEANSIDE PLAZA
Project Number: 1802.0001Y000

Lab Number: L2213129
Report Date: 03/18/22

SAMPLE RESULTS

Lab ID: L2213129-01 D
Client ID: VS-DCF
Sample Location: OCEANSIDE, NY

Date Collected: 03/11/22 17:47
Date Received: 03/11/22
Field Prep: Not Specified

Sample Depth:
Matrix: Soil_Vapor
Anaytical Method: 48,TO-15-SIM
Analytical Date: 03/17/22 23:05
Analyst: RY

	ppbV			ug/m3				
Parameter	**Results**	**RL**	**MDL**	**Results**	**RL**	**MDL**	**Qualifier**	**Dilution Factor**
Volatile Organics in Air by SIM - Mansfield Lab								
Vinyl chloride	ND	0.027	--	ND	0.070	--		1.37
1,1-Dichloroethene	ND	0.027	--	ND	0.109	--		1.37
trans-1,2-Dichloroethene	ND	0.027	--	ND	0.109	--		1.37
cis-1,2-Dichloroethene	ND	0.027	--	ND	0.109	--		1.37
Trichloroethene	ND	0.027	--	ND	0.147	--		1.37
Tetrachloroethene	0.082	0.027	--	0.557	0.186	--		1.37
1,2-Dichloroethene (total)	ND	0.027	--	ND	0.109	--		1.37

Internal Standard	**% Recovery**	**Qualifier**	**Acceptance Criteria**
1,4-difluorobenzene	92		60-140
bromochloromethane	94		60-140
chlorobenzene-d5	93		60-140

Project Name: OCEANSIDE PLAZA
Project Number: 1802.0001Y000

Lab Number: L2213129
Report Date: 03/18/22

SAMPLE RESULTS

Lab ID: L2213129-02 D
Client ID: IA-DCF
Sample Location: OCEANSIDE, NY

Date Collected: 03/11/22 17:52
Date Received: 03/11/22
Field Prep: Not Specified

Sample Depth:
Matrix: Air
Anaytical Method: 48,TO-15-SIM
Analytical Date: 03/17/22 00:00
Analyst: RY

	ppbV			ug/m3				
Parameter	**Results**	**RL**	**MDL**	**Results**	**RL**	**MDL**	**Qualifier**	**Dilution Factor**
Volatile Organics in Air by SIM - Mansfield Lab								
Vinyl chloride	ND	0.029	--	ND	0.075	--		1.464
1,1-Dichloroethene	ND	0.029	--	ND	0.116	--		1.464
trans-1,2-Dichloroethene	ND	0.029	--	ND	0.116	--		1.464
cis-1,2-Dichloroethene	ND	0.029	--	ND	0.116	--		1.464
Trichloroethene	ND	0.029	--	ND	0.157	--		1.464
Tetrachloroethene	0.356	0.029	--	2.41	0.199	--		1.464
1,2-Dichloroethene (total)	ND	0.029	--	ND	0.116	--		1.464

Internal Standard	**% Recovery**	**Qualifier**	**Acceptance Criteria**
1,4-difluorobenzene	95		60-140
bromochloromethane	98		60-140
chlorobenzene-d5	94		60-140

Project Name: OCEANSIDE PLAZA
Project Number: 1802.0001Y000
Lab Number: L2213129
Report Date: 03/18/22

SAMPLE RESULTS

Lab ID: L2213129-03
Client ID: VS-MRE
Sample Location: OCEANSIDE, NY

Date Collected: 03/11/22 17:32
Date Received: 03/11/22
Field Prep: Not Specified

Sample Depth:
Matrix: Soil_Vapor
Anaytical Method: 48,TO-15-SIM
Analytical Date: 03/17/22 23:45
Analyst: RY

	ppbV			ug/m3				
Parameter	**Results**	**RL**	**MDL**	**Results**	**RL**	**MDL**	**Qualifier**	**Dilution Factor**
Volatile Organics in Air by SIM - Mansfield Lab								
Vinyl chloride	ND	0.020	--	ND	0.051	--		1
1,1-Dichloroethene	ND	0.020	--	ND	0.079	--		1
trans-1,2-Dichloroethene	ND	0.020	--	ND	0.079	--		1
cis-1,2-Dichloroethene	ND	0.020	--	ND	0.079	--		1
Trichloroethene	0.082	0.020	--	0.441	0.107	--		1
Tetrachloroethene	1.39	0.020	--	9.43	0.136	--		1
1,2-Dichloroethene (total)	ND	0.020	--	ND	0.079	--		1

Internal Standard	**% Recovery**	**Qualifier**	**Acceptance Criteria**
1,4-difluorobenzene	81		60-140
bromochloromethane	80		60-140
chlorobenzene-d5	82		60-140

Project Name: OCEANSIDE PLAZA
Project Number: 1802.0001Y000
Lab Number: L2213129
Report Date: 03/18/22

SAMPLE RESULTS

Lab ID: L2213129-04
Client ID: IA-DCR
Sample Location: OCEANSIDE, NY

Date Collected: 03/11/22 17:50
Date Received: 03/11/22
Field Prep: Not Specified

Sample Depth:
Matrix: Air
Anaytical Method: 48,TO-15-SIM
Analytical Date: 03/16/22 22:39
Analyst: RY

	ppbV			ug/m3				
Parameter	**Results**	**RL**	**MDL**	**Results**	**RL**	**MDL**	**Qualifier**	**Dilution Factor**
Volatile Organics in Air by SIM - Mansfield Lab								
Vinyl chloride	ND	0.020	--	ND	0.051	--		1
1,1-Dichloroethene	ND	0.020	--	ND	0.079	--		1
trans-1,2-Dichloroethene	ND	0.020	--	ND	0.079	--		1
cis-1,2-Dichloroethene	ND	0.020	--	ND	0.079	--		1
Trichloroethene	0.030	0.020	--	0.161	0.107	--		1
Tetrachloroethene	0.380	0.020	--	2.58	0.136	--		1
1,2-Dichloroethene (total)	ND	0.020	--	ND	0.079	--		1

Internal Standard	**% Recovery**	**Qualifier**	**Acceptance Criteria**
1,4-difluorobenzene	93		60-140
bromochloromethane	98		60-140
chlorobenzene-d5	89		60-140

Project Name: OCEANSIDE PLAZA
Project Number: 1802.0001Y000

Lab Number: L2213129
Report Date: 03/18/22

SAMPLE RESULTS

Lab ID: L2213129-05
Client ID: VS-DCR
Sample Location: OCEANSIDE, NY

Date Collected: 03/11/22 17:34
Date Received: 03/11/22
Field Prep: Not Specified

Sample Depth:
Matrix: Soil_Vapor
Anaytical Method: 48,TO-15-SIM
Analytical Date: 03/18/22 00:25
Analyst: RY

	ppbV			ug/m3				
Parameter	**Results**	**RL**	**MDL**	**Results**	**RL**	**MDL**	**Qualifier**	**Dilution Factor**
Volatile Organics in Air by SIM - Mansfield Lab								
Vinyl chloride	ND	0.020	--	ND	0.051	--		1
1,1-Dichloroethene	ND	0.020	--	ND	0.079	--		1
trans-1,2-Dichloroethene	ND	0.020	--	ND	0.079	--		1
cis-1,2-Dichloroethene	ND	0.020	--	ND	0.079	--		1
Trichloroethene	0.020	0.020	--	0.107	0.107	--		1
Tetrachloroethene	0.134	0.020	--	0.909	0.136	--		1
1,2-Dichloroethene (total)	ND	0.020	--	ND	0.079	--		1

Internal Standard	**% Recovery**	**Qualifier**	**Acceptance Criteria**
1,4-difluorobenzene	79		60-140
bromochloromethane	76		60-140
chlorobenzene-d5	83		60-140

Project Name: OCEANSIDE PLAZA
Project Number: 1802.0001Y000

Lab Number: L2213129
Report Date: 03/18/22

SAMPLE RESULTS

Lab ID: L2213129-06 D
Client ID: IA-WINE
Sample Location: OCEANSIDE, NY

Date Collected: 03/11/22 18:07
Date Received: 03/11/22
Field Prep: Not Specified

Sample Depth:
Matrix: Air
Anaytical Method: 48,TO-15-SIM
Analytical Date: 03/17/22 00:39
Analyst: RY

	ppbV			ug/m3				
Parameter	**Results**	**RL**	**MDL**	**Results**	**RL**	**MDL**	**Qualifier**	**Dilution Factor**
Volatile Organics in Air by SIM - Mansfield Lab								
Vinyl chloride	ND	0.052	--	ND	0.133	--		2.605
1,1-Dichloroethene	ND	0.052	--	ND	0.207	--		2.605
trans-1,2-Dichloroethene	ND	0.052	--	ND	0.207	--		2.605
cis-1,2-Dichloroethene	ND	0.052	--	ND	0.207	--		2.605
Trichloroethene	ND	0.052	--	ND	0.280	--		2.605
Tetrachloroethene	0.195	0.052	--	1.32	0.353	--		2.605
1,2-Dichloroethene (total)	ND	0.052	--	ND	0.207	--		2.605

Internal Standard	**% Recovery**	**Qualifier**	**Acceptance Criteria**
1,4-difluorobenzene	95		60-140
bromochloromethane	98		60-140
chlorobenzene-d5	94		60-140

Project Name: OCEANSIDE PLAZA
Project Number: 1802.0001Y000

Lab Number: L2213129
Report Date: 03/18/22

SAMPLE RESULTS

Lab ID: L2213129-07
Client ID: VS-VAC
Sample Location: OCEANSIDE, NY

Date Collected: 03/11/22 18:04
Date Received: 03/11/22
Field Prep: Not Specified

Sample Depth:
Matrix: Soil_Vapor
Anaytical Method: 48,TO-15-SIM
Analytical Date: 03/18/22 01:04
Analyst: RY

	ppbV			ug/m3				
Parameter	**Results**	**RL**	**MDL**	**Results**	**RL**	**MDL**	**Qualifier**	**Dilution Factor**
Volatile Organics in Air by SIM - Mansfield Lab								
Vinyl chloride	ND	0.020	--	ND	0.051	--		1
1,1-Dichloroethene	ND	0.020	--	ND	0.079	--		1
trans-1,2-Dichloroethene	ND	0.020	--	ND	0.079	--		1
cis-1,2-Dichloroethene	ND	0.020	--	ND	0.079	--		1
Trichloroethene	0.128	0.020	--	0.688	0.107	--		1
Tetrachloroethene	3.77	0.020	--	25.6	0.136	--		1
1,2-Dichloroethene (total)	ND	0.020	--	ND	0.079	--		1

Internal Standard	**% Recovery**	**Qualifier**	**Acceptance Criteria**
1,4-difluorobenzene	78		60-140
bromochloromethane	73		60-140
chlorobenzene-d5	79		60-140

Project Name: OCEANSIDE PLAZA
Project Number: 1802.0001Y000

Lab Number: L2213129
Report Date: 03/18/22

SAMPLE RESULTS

Lab ID: L2213129-08
Client ID: VS-BOOK
Sample Location: OCEANSIDE, NY

Date Collected: 03/11/22 18:21
Date Received: 03/11/22
Field Prep: Not Specified

Sample Depth:
Matrix: Soil_Vapor
Anaytical Method: 48,TO-15-SIM
Analytical Date: 03/18/22 01:48
Analyst: RY

	ppbV			ug/m3				
Parameter	**Results**	**RL**	**MDL**	**Results**	**RL**	**MDL**	**Qualifier**	**Dilution Factor**
Volatile Organics in Air by SIM - Mansfield Lab								
Vinyl chloride	ND	0.020	--	ND	0.051	--		1
1,1-Dichloroethene	ND	0.020	--	ND	0.079	--		1
trans-1,2-Dichloroethene	0.024	0.020	--	0.095	0.079	--		1
cis-1,2-Dichloroethene	0.093	0.020	--	0.369	0.079	--		1
Trichloroethene	0.034	0.020	--	0.183	0.107	--		1
Tetrachloroethene	0.202	0.020	--	1.37	0.136	--		1
1,2-Dichloroethene (total)	0.117	0.020	--	0.464	0.079	--		1

Internal Standard	**% Recovery**	**Qualifier**	**Acceptance Criteria**
1,4-difluorobenzene	77		60-140
bromochloromethane	73		60-140
chlorobenzene-d5	77		60-140

Project Name: OCEANSIDE PLAZA
Project Number: 1802.0001Y000

Lab Number: L2213129
Report Date: 03/18/22

SAMPLE RESULTS

Lab ID: L2213129-09 D
Client ID: IA-YOGURT
Sample Location: OCEANSIDE, NY

Date Collected: 03/11/22 18:24
Date Received: 03/11/22
Field Prep: Not Specified

Sample Depth:
Matrix: Air
Anaytical Method: 48,TO-15-SIM
Analytical Date: 03/17/22 01:18
Analyst: RY

	ppbV			ug/m3				
Parameter	**Results**	**RL**	**MDL**	**Results**	**RL**	**MDL**	**Qualifier**	**Dilution Factor**
Volatile Organics in Air by SIM - Mansfield Lab								
Vinyl chloride	ND	0.046	--	ND	0.116	--		2.273
1,1-Dichloroethene	ND	0.046	--	ND	0.180	--		2.273
trans-1,2-Dichloroethene	ND	0.046	--	ND	0.180	--		2.273
cis-1,2-Dichloroethene	ND	0.046	--	ND	0.180	--		2.273
Trichloroethene	ND	0.046	--	ND	0.245	--		2.273
Tetrachloroethene	0.084	0.046	--	0.570	0.309	--		2.273
1,2-Dichloroethene (total)	ND	0.046	--	ND	0.180	--		2.273

Internal Standard	**% Recovery**	**Qualifier**	**Acceptance Criteria**
1,4-difluorobenzene	95		60-140
bromochloromethane	99		60-140
chlorobenzene-d5	92		60-140

Project Name: OCEANSIDE PLAZA
Project Number: 1802.0001Y000

Lab Number: L2213129
Report Date: 03/18/22

SAMPLE RESULTS

Lab ID: L2213129-10 D
Client ID: VS-FENCE
Sample Location: OCEANSIDE, NY

Date Collected: 03/11/22 18:14
Date Received: 03/11/22
Field Prep: Not Specified

Sample Depth:
Matrix: Soil_Vapor
Anaytical Method: 48,TO-15-SIM
Analytical Date: 03/18/22 02:28
Analyst: RY

	ppbV			ug/m3				
Parameter	**Results**	**RL**	**MDL**	**Results**	**RL**	**MDL**	**Qualifier**	**Dilution Factor**
Volatile Organics in Air by SIM - Mansfield Lab								
Vinyl chloride	ND	0.035	--	ND	0.088	--		1.724
1,1-Dichloroethene	ND	0.035	--	ND	0.137	--		1.724
trans-1,2-Dichloroethene	ND	0.035	--	ND	0.137	--		1.724
cis-1,2-Dichloroethene	0.038	0.035	--	0.150	0.137	--		1.724
Trichloroethene	ND	0.035	--	ND	0.185	--		1.724
Tetrachloroethene	0.300	0.035	--	2.03	0.234	--		1.724
1,2-Dichloroethene (total)	0.038	0.035	--	0.150	0.137	--		1.724

Internal Standard	**% Recovery**	**Qualifier**	**Acceptance Criteria**
1,4-difluorobenzene	74		60-140
bromochloromethane	72		60-140
chlorobenzene-d5	77		60-140

Project Name: OCEANSIDE PLAZA
Project Number: 1802.0001Y000
Lab Number: L2213129
Report Date: 03/18/22

SAMPLE RESULTS

Lab ID: L2213129-11
Client ID: AMBIENT
Sample Location: OCEANSIDE, NY

Date Collected: 03/11/22 18:12
Date Received: 03/11/22
Field Prep: Not Specified

Sample Depth:
Matrix: Air
Anaytical Method: 48,TO-15-SIM
Analytical Date: 03/16/22 23:21
Analyst: RY

	ppbV			ug/m3				
Parameter	**Results**	**RL**	**MDL**	**Results**	**RL**	**MDL**	**Qualifier**	**Dilution Factor**
Volatile Organics in Air by SIM - Mansfield Lab								
Vinyl chloride	ND	0.020	--	ND	0.051	--		1
1,1-Dichloroethene	ND	0.020	--	ND	0.079	--		1
trans-1,2-Dichloroethene	ND	0.020	--	ND	0.079	--		1
cis-1,2-Dichloroethene	ND	0.020	--	ND	0.079	--		1
Trichloroethene	0.029	0.020	--	0.156	0.107	--		1
Tetrachloroethene	0.070	0.020	--	0.475	0.136	--		1
1,2-Dichloroethene (total)	ND	0.020	--	ND	0.079	--		1

Internal Standard	**% Recovery**	**Qualifier**	**Acceptance Criteria**
1,4-difluorobenzene	96		60-140
bromochloromethane	98		60-140
chlorobenzene-d5	98		60-140

Project Name: OCEANSIDE PLAZA
Project Number: 1802.0001Y000
Lab Number: L2213129
Report Date: 03/18/22

Method Blank Analysis
Batch Quality Control

Analytical Method: 48,TO-15-SIM
Analytical Date: 03/16/22 19:22

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air by SIM - Mansfield Lab for sample(s): 02,04,06,09,11 Batch: WG1616490-4								
Vinyl chloride	ND	0.020	--	ND	0.051	--		1
1,2-Dichloroethene (total)	ND	0.020	--	ND	0.079	--		1
1,1-Dichloroethene	ND	0.020	--	ND	0.079	--		1
trans-1,2-Dichloroethene	ND	0.020	--	ND	0.079	--		1
cis-1,2-Dichloroethene	ND	0.020	--	ND	0.079	--		1
Trichloroethene	ND	0.020	--	ND	0.107	--		1
Tetrachloroethene	ND	0.020	--	ND	0.136	--		1

Project Name: OCEANSIDE PLAZA
Project Number: 1802.0001Y000
Lab Number: L2213129
Report Date: 03/18/22

Method Blank Analysis
Batch Quality Control

Analytical Method: 48,TO-15-SIM
Analytical Date: 03/17/22 16:17

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air by SIM - Mansfield Lab for sample(s): 01,03,05,07-08,10 Batch: WG1616973-4								
Vinyl chloride	ND	0.020	--	ND	0.051	--		1
1,2-Dichloroethene (total)	ND	0.020	--	ND	0.079	--		1
1,1-Dichloroethene	ND	0.020	--	ND	0.079	--		1
trans-1,2-Dichloroethene	ND	0.020	--	ND	0.079	--		1
cis-1,2-Dichloroethene	ND	0.020	--	ND	0.079	--		1
Trichloroethene	ND	0.020	--	ND	0.107	--		1
Tetrachloroethene	ND	0.020	--	ND	0.136	--		1

Lab Control Sample Analysis

Batch Quality Control

Project Name: OCEANSIDE PLAZA

Project Number: 1802.0001Y000

Lab Number: L2213129

Report Date: 03/18/22

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics in Air by SIM - Mansfield Lab Associated sample(s): 02,04,06,09,11 Batch: WG1616490-3								
Vinyl chloride	86		-		70-130	-		25
1,1-Dichloroethene	87		-		70-130	-		25
trans-1,2-Dichloroethene	84		-		70-130	-		25
cis-1,2-Dichloroethene	86		-		70-130	-		25
Trichloroethene	102		-		70-130	-		25
Tetrachloroethene	104		-		70-130	-		25

Lab Control Sample Analysis

Batch Quality Control

Project Name: OCEANSIDE PLAZA

Project Number: 1802.0001Y000

Lab Number: L2213129

Report Date: 03/18/22

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics in Air by SIM - Mansfield Lab Associated sample(s): 01,03,05,07-08,10 Batch: WG1616973-3								
Vinyl chloride	89		-		70-130	-		25
1,1-Dichloroethene	89		-		70-130	-		25
trans-1,2-Dichloroethene	83		-		70-130	-		25
cis-1,2-Dichloroethene	86		-		70-130	-		25
Trichloroethene	94		-		70-130	-		25
Tetrachloroethene	84		-		70-130	-		25

Project Name: OCEANSIDE PLAZA

Project Number: 1802.0001Y000

Lab Number: L2213129

Report Date: 03/18/22

Canister and Flow Controller Information

Samplenum	Client ID	Media ID	Media Type	Date Prepared	Bottle Order	Cleaning Batch ID	Can Leak Check	Initial Pressure (in. Hg)	Pressure on Receipt (in. Hg)	Flow Controler Leak Chk	Flow Out mL/min	Flow In mL/min	% RPD
L2213129-01	VS-DCF	0255	Flow 5	03/07/22	380113		-	-	-	Pass	4.5	2.9	43
L2213129-01	VS-DCF	2761	2.7L Can	03/07/22	380113	L2210522-02	Pass	-29.7	-14.7	-	-	-	-
L2213129-02	IA-DCF	01645	Flow 5	03/07/22	380113		-	-	-	Pass	4.5	2.9	43
L2213129-02	IA-DCF	3440	2.7L Can	03/07/22	380113	L2210789-01	Pass	-29.9	-15.9	-	-	-	-
L2213129-03	VS-MRE	0875	Flow 5	03/07/22	380113		-	-	-	Pass	4.5	4.5	0
L2213129-03	VS-MRE	2042	2.7L Can	03/07/22	380113	L2210522-02	Pass	-29.7	-8.9	-	-	-	-
L2213129-04	IA-DCR	0630	Flow 5	03/07/22	380113		-	-	-	Pass	4.5	2.6	54
L2213129-04	IA-DCR	3195	2.7L Can	03/07/22	380113	L2210789-01	Pass	-29.8	-14.8	-	-	-	-
L2213129-05	VS-DCR	0400	Flow 5	03/07/22	380113		-	-	-	Pass	4.5	4.6	2
L2213129-05	VS-DCR	456	2.7L Can	03/07/22	380113	L2210789-01	Pass	-29.8	-8.4	-	-	-	-
L2213129-06	IA-WINE	01380	Flow 5	03/07/22	380113		-	-	-	Pass	4.5	1.7	90
L2213129-06	IA-WINE	2556	2.7L Can	03/07/22	380113	L2210789-01	Pass	-29.7	-22.2	-	-	-	-
L2213129-07	VS-VAC	0741	Flow 4	03/07/22	380113		-	-	-	Pass	4.5	4.5	0
L2213129-07	VS-VAC	156	2.7L Can	03/07/22	380113	L2210789-01	Pass	-29.7	-7.5	-	-	-	-
L2213129-08	VS-BOOK	0550	Flow 5	03/07/22	380113		-	-	-	Pass	4.5	4.3	5

Project Name: OCEANSIDE PLAZA

Lab Number: L2213129

Project Number: 1802.0001Y000

Report Date: 03/18/22

Canister and Flow Controller Information

Samplenum	Client ID	Media ID	Media Type	Date Prepared	Bottle Order	Cleaning Batch ID	Can Leak Check	Initial Pressure (in. Hg)	Pressure on Receipt (in. Hg)	Flow Controler Leak Chk	Flow Out mL/min	Flow In mL/min	% RPD
L2213129-08	VS-BOOK	538	2.7L Can	03/07/22	380113	L2210522-02	Pass	-29.8	-13.3	-	-	-	-
L2213129-09	IA-YOGURT	0454	Flow 3	03/07/22	380113		-	-	-	Pass	4.5	2.3	65
L2213129-09	IA-YOGURT	2227	2.7L Can	03/07/22	380113	L2210789-01	Pass	-29.6	-22.0	-	-	-	-
L2213129-10	VS-FENCE	01381	Flow 5	03/07/22	380113		-	-	-	Pass	4.5	2.2	69
L2213129-10	VS-FENCE	534	2.7L Can	03/07/22	380113	L2210522-02	Pass	-29.7	-17.7	-	-	-	-
L2213129-11	AMBIENT	02156	FLOW 5	03/07/22	380113		-	-	-	Pass	4.5	3.1	37
L2213129-11	AMBIENT	3167	2.7L Can	03/07/22	380113	L2210789-01	Pass	-29.8	-15.0	-	-	-	-

Project Name: BATCH CANISTER CERTIFICATION
Project Number: CANISTER QC BAT
Lab Number: L2210522
Report Date: 03/18/22

Air Canister Certification Results

Lab ID: L2210522-02
Client ID: CAN 500 SHELF 9
Sample Location:

Date Collected: 02/28/22 18:00
Date Received: 03/01/22
Field Prep: Not Specified

Sample Depth:
Matrix: Air
Anaytical Method: 48,TO-15
Analytical Date: 03/01/22 21:13
Analyst: TS

	ppbV			ug/m3				
Parameter	**Results**	**RL**	**MDL**	**Results**	**RL**	**MDL**	**Qualifier**	**Dilution Factor**
Volatile Organics in Air - Mansfield Lab								
Chlorodifluoromethane	ND	0.200	--	ND	0.707	--		1
Propylene	ND	0.500	--	ND	0.861	--		1
Propane	ND	0.500	--	ND	0.902	--		1
Dichlorodifluoromethane	ND	0.200	--	ND	0.989	--		1
Chloromethane	ND	0.200	--	ND	0.413	--		1
Freon-114	ND	0.200	--	ND	1.40	--		1
Methanol	ND	5.00	--	ND	6.55	--		1
Vinyl chloride	ND	0.200	--	ND	0.511	--		1
1,3-Butadiene	ND	0.200	--	ND	0.442	--		1
Butane	ND	0.200	--	ND	0.475	--		1
Bromomethane	ND	0.200	--	ND	0.777	--		1
Chloroethane	ND	0.200	--	ND	0.528	--		1
Ethanol	ND	5.00	--	ND	9.42	--		1
Dichlorofluoromethane	ND	0.200	--	ND	0.842	--		1
Vinyl bromide	ND	0.200	--	ND	0.874	--		1
Acrolein	ND	0.500	--	ND	1.15	--		1
Acetone	ND	1.00	--	ND	2.38	--		1
Acetonitrile	ND	0.200	--	ND	0.336	--		1
Trichlorofluoromethane	ND	0.200	--	ND	1.12	--		1
Isopropanol	ND	0.500	--	ND	1.23	--		1
Acrylonitrile	ND	0.500	--	ND	1.09	--		1
Pentane	ND	0.200	--	ND	0.590	--		1
Ethyl ether	ND	0.200	--	ND	0.606	--		1
1,1-Dichloroethene	ND	0.200	--	ND	0.793	--		1

Project Name: BATCH CANISTER CERTIFICATION
Project Number: CANISTER QC BAT
Lab Number: L2210522
Report Date: 03/18/22

Air Canister Certification Results

Lab ID: L2210522-02
Client ID: CAN 500 SHELF 9
Sample Location:

Date Collected: 02/28/22 18:00
Date Received: 03/01/22
Field Prep: Not Specified

Sample Depth:

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab								
Tertiary butyl Alcohol	ND	0.500	--	ND	1.52	--		1
Methylene chloride	ND	0.500	--	ND	1.74	--		1
3-Chloropropene	ND	0.200	--	ND	0.626	--		1
Carbon disulfide	ND	0.200	--	ND	0.623	--		1
Freon-113	ND	0.200	--	ND	1.53	--		1
trans-1,2-Dichloroethene	ND	0.200	--	ND	0.793	--		1
1,1-Dichloroethane	ND	0.200	--	ND	0.809	--		1
Methyl tert butyl ether	ND	0.200	--	ND	0.721	--		1
Vinyl acetate	ND	1.00	--	ND	3.52	--		1
Xylenes, total	ND	0.600	--	ND	0.869	--		1
2-Butanone	ND	0.500	--	ND	1.47	--		1
cis-1,2-Dichloroethene	ND	0.200	--	ND	0.793	--		1
Ethyl Acetate	ND	0.500	--	ND	1.80	--		1
Chloroform	ND	0.200	--	ND	0.977	--		1
Tetrahydrofuran	ND	0.500	--	ND	1.47	--		1
2,2-Dichloropropane	ND	0.200	--	ND	0.924	--		1
1,2-Dichloroethane	ND	0.200	--	ND	0.809	--		1
n-Hexane	ND	0.200	--	ND	0.705	--		1
Diisopropyl ether	ND	0.200	--	ND	0.836	--		1
tert-Butyl Ethyl Ether	ND	0.200	--	ND	0.836	--		1
1,2-Dichloroethene (total)	ND	1.00	--	ND	1.00	--		1
1,1,1-Trichloroethane	ND	0.200	--	ND	1.09	--		1
1,1-Dichloropropene	ND	0.200	--	ND	0.908	--		1
Benzene	ND	0.200	--	ND	0.639	--		1
Carbon tetrachloride	ND	0.200	--	ND	1.26	--		1
Cyclohexane	ND	0.200	--	ND	0.688	--		1
tert-Amyl Methyl Ether	ND	0.200	--	ND	0.836	--		1

Project Name: BATCH CANISTER CERTIFICATION
Project Number: CANISTER QC BAT
Lab Number: L2210522
Report Date: 03/18/22

Air Canister Certification Results

Lab ID: L2210522-02
Client ID: CAN 500 SHELF 9
Sample Location:

Date Collected: 02/28/22 18:00
Date Received: 03/01/22
Field Prep: Not Specified

Sample Depth:

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab								
Dibromomethane	ND	0.200	--	ND	1.42	--		1
1,2-Dichloropropane	ND	0.200	--	ND	0.924	--		1
Bromodichloromethane	ND	0.200	--	ND	1.34	--		1
1,4-Dioxane	ND	0.200	--	ND	0.721	--		1
Trichloroethene	ND	0.200	--	ND	1.07	--		1
2,2,4-Trimethylpentane	ND	0.200	--	ND	0.934	--		1
Methyl Methacrylate	ND	0.500	--	ND	2.05	--		1
Heptane	ND	0.200	--	ND	0.820	--		1
cis-1,3-Dichloropropene	ND	0.200	--	ND	0.908	--		1
4-Methyl-2-pentanone	ND	0.500	--	ND	2.05	--		1
trans-1,3-Dichloropropene	ND	0.200	--	ND	0.908	--		1
1,1,2-Trichloroethane	ND	0.200	--	ND	1.09	--		1
Toluene	ND	0.200	--	ND	0.754	--		1
1,3-Dichloropropane	ND	0.200	--	ND	0.924	--		1
2-Hexanone	ND	0.200	--	ND	0.820	--		1
Dibromochloromethane	ND	0.200	--	ND	1.70	--		1
1,2-Dibromoethane	ND	0.200	--	ND	1.54	--		1
Butyl acetate	ND	0.500	--	ND	2.38	--		1
Octane	ND	0.200	--	ND	0.934	--		1
Tetrachloroethene	ND	0.200	--	ND	1.36	--		1
1,1,1,2-Tetrachloroethane	ND	0.200	--	ND	1.37	--		1
Chlorobenzene	ND	0.200	--	ND	0.921	--		1
Ethylbenzene	ND	0.200	--	ND	0.869	--		1
p/m-Xylene	ND	0.400	--	ND	1.74	--		1
Bromoform	ND	0.200	--	ND	2.07	--		1
Styrene	ND	0.200	--	ND	0.852	--		1
1,1,2,2-Tetrachloroethane	ND	0.200	--	ND	1.37	--		1

Project Name: BATCH CANISTER CERTIFICATION
Project Number: CANISTER QC BAT
Lab Number: L2210522
Report Date: 03/18/22

Air Canister Certification Results

Lab ID: L2210522-02
Client ID: CAN 500 SHELF 9
Sample Location:

Date Collected: 02/28/22 18:00
Date Received: 03/01/22
Field Prep: Not Specified

Sample Depth:

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab								
o-Xylene	ND	0.200	--	ND	0.869	--		1
1,2,3-Trichloropropane	ND	0.200	--	ND	1.21	--		1
Nonane	ND	0.200	--	ND	1.05	--		1
Isopropylbenzene	ND	0.200	--	ND	0.983	--		1
Bromobenzene	ND	0.200	--	ND	0.793	--		1
2-Chlorotoluene	ND	0.200	--	ND	1.04	--		1
n-Propylbenzene	ND	0.200	--	ND	0.983	--		1
4-Chlorotoluene	ND	0.200	--	ND	1.04	--		1
4-Ethyltoluene	ND	0.200	--	ND	0.983	--		1
1,3,5-Trimethylbenzene	ND	0.200	--	ND	0.983	--		1
tert-Butylbenzene	ND	0.200	--	ND	1.10	--		1
1,2,4-Trimethylbenzene	ND	0.200	--	ND	0.983	--		1
Decane	ND	0.200	--	ND	1.16	--		1
Benzyl chloride	ND	0.200	--	ND	1.04	--		1
1,3-Dichlorobenzene	ND	0.200	--	ND	1.20	--		1
1,4-Dichlorobenzene	ND	0.200	--	ND	1.20	--		1
sec-Butylbenzene	ND	0.200	--	ND	1.10	--		1
p-Isopropyltoluene	ND	0.200	--	ND	1.10	--		1
1,2-Dichlorobenzene	ND	0.200	--	ND	1.20	--		1
n-Butylbenzene	ND	0.200	--	ND	1.10	--		1
1,2-Dibromo-3-chloropropane	ND	0.200	--	ND	1.93	--		1
Undecane	ND	0.200	--	ND	1.28	--		1
Dodecane	ND	0.200	--	ND	1.39	--		1
1,2,4-Trichlorobenzene	ND	0.200	--	ND	1.48	--		1
Naphthalene	ND	0.200	--	ND	1.05	--		1
1,2,3-Trichlorobenzene	ND	0.200	--	ND	1.48	--		1
Hexachlorobutadiene	ND	0.200	--	ND	2.13	--		1

Project Name: BATCH CANISTER CERTIFICATION
Project Number: CANISTER QC BAT
Lab Number: L2210522
Report Date: 03/18/22

Air Canister Certification Results

Lab ID: L2210522-02
Client ID: CAN 500 SHELF 9
Sample Location:

Date Collected: 02/28/22 18:00
Date Received: 03/01/22
Field Prep: Not Specified

Sample Depth:

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab								

	Results	Qualifier	Units	RDL	Dilution Factor
Tentatively Identified Compounds					

No Tentatively Identified Compounds

Internal Standard	% Recovery	Qualifier	Acceptance Criteria
1,4-Difluorobenzene	90		60-140
Bromochloromethane	92		60-140
chlorobenzene-d5	89		60-140

Project Name: BATCH CANISTER CERTIFICATION
Project Number: CANISTER QC BAT
Lab Number: L2210522
Report Date: 03/18/22

Air Canister Certification Results

Lab ID: L2210522-02
Client ID: CAN 500 SHELF 9
Sample Location:

Date Collected: 02/28/22 18:00
Date Received: 03/01/22
Field Prep: Not Specified

Sample Depth:
Matrix: Air
Anaytical Method: 48,TO-15-SIM
Analytical Date: 03/01/22 21:13
Analyst: TS

	ppbV			ug/m3				
Parameter	**Results**	**RL**	**MDL**	**Results**	**RL**	**MDL**	**Qualifier**	**Dilution Factor**
Volatile Organics in Air by SIM - Mansfield Lab								
Dichlorodifluoromethane	ND	0.200	--	ND	0.989	--		1
Chloromethane	ND	0.200	--	ND	0.413	--		1
Freon-114	ND	0.050	--	ND	0.349	--		1
Vinyl chloride	ND	0.020	--	ND	0.051	--		1
1,3-Butadiene	ND	0.020	--	ND	0.044	--		1
Bromomethane	ND	0.020	--	ND	0.078	--		1
Chloroethane	ND	0.100	--	ND	0.264	--		1
Acrolein	ND	0.050	--	ND	0.115	--		1
Acetone	ND	1.00	--	ND	2.38	--		1
Trichlorofluoromethane	ND	0.050	--	ND	0.281	--		1
Acrylonitrile	ND	0.500	--	ND	1.09	--		1
1,1-Dichloroethene	ND	0.020	--	ND	0.079	--		1
Methylene chloride	ND	0.500	--	ND	1.74	--		1
Freon-113	ND	0.050	--	ND	0.383	--		1
trans-1,2-Dichloroethene	ND	0.020	--	ND	0.079	--		1
1,1-Dichloroethane	ND	0.020	--	ND	0.081	--		1
Methyl tert butyl ether	ND	0.200	--	ND	0.721	--		1
2-Butanone	ND	0.500	--	ND	1.47	--		1
cis-1,2-Dichloroethene	ND	0.020	--	ND	0.079	--		1
Chloroform	ND	0.020	--	ND	0.098	--		1
1,2-Dichloroethane	ND	0.020	--	ND	0.081	--		1
1,1,1-Trichloroethane	ND	0.020	--	ND	0.109	--		1
Benzene	ND	0.100	--	ND	0.319	--		1
Carbon tetrachloride	ND	0.020	--	ND	0.126	--		1

Project Name: BATCH CANISTER CERTIFICATION
Project Number: CANISTER QC BAT
Lab Number: L2210522
Report Date: 03/18/22

Air Canister Certification Results

Lab ID: L2210522-02
Client ID: CAN 500 SHELF 9
Sample Location:

Date Collected: 02/28/22 18:00
Date Received: 03/01/22
Field Prep: Not Specified

Sample Depth:

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air by SIM - Mansfield Lab								
1,2-Dichloropropane	ND	0.020	--	ND	0.092	--		1
Bromodichloromethane	ND	0.020	--	ND	0.134	--		1
1,4-Dioxane	ND	0.100	--	ND	0.360	--		1
Trichloroethene	ND	0.020	--	ND	0.107	--		1
cis-1,3-Dichloropropene	ND	0.020	--	ND	0.091	--		1
4-Methyl-2-pentanone	ND	0.500	--	ND	2.05	--		1
trans-1,3-Dichloropropene	ND	0.020	--	ND	0.091	--		1
1,1,2-Trichloroethane	ND	0.020	--	ND	0.109	--		1
Toluene	ND	0.100	--	ND	0.377	--		1
Dibromochloromethane	ND	0.020	--	ND	0.170	--		1
1,2-Dibromoethane	ND	0.020	--	ND	0.154	--		1
Tetrachloroethene	ND	0.020	--	ND	0.136	--		1
1,1,1,2-Tetrachloroethane	ND	0.020	--	ND	0.137	--		1
Chlorobenzene	ND	0.100	--	ND	0.461	--		1
Ethylbenzene	ND	0.020	--	ND	0.087	--		1
p/m-Xylene	ND	0.040	--	ND	0.174	--		1
Bromoform	ND	0.020	--	ND	0.207	--		1
Styrene	ND	0.020	--	ND	0.085	--		1
1,1,2,2-Tetrachloroethane	ND	0.020	--	ND	0.137	--		1
o-Xylene	ND	0.020	--	ND	0.087	--		1
Isopropylbenzene	ND	0.200	--	ND	0.983	--		1
4-Ethyltoluene	ND	0.020	--	ND	0.098	--		1
1,3,5-Trimethybenzene	ND	0.020	--	ND	0.098	--		1
1,2,4-Trimethylbenzene	ND	0.020	--	ND	0.098	--		1
Benzyl chloride	ND	0.100	--	ND	0.518	--		1
1,3-Dichlorobenzene	ND	0.020	--	ND	0.120	--		1
1,4-Dichlorobenzene	ND	0.020	--	ND	0.120	--		1

Project Name: BATCH CANISTER CERTIFICATION
Project Number: CANISTER QC BAT
Lab Number: L2210522
Report Date: 03/18/22

Air Canister Certification Results

Lab ID: L2210522-02
Client ID: CAN 500 SHELF 9
Sample Location:

Date Collected: 02/28/22 18:00
Date Received: 03/01/22
Field Prep: Not Specified

Sample Depth:

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air by SIM - Mansfield Lab								
sec-Butylbenzene	ND	0.200	--	ND	1.10	--		1
p-Isopropyltoluene	ND	0.200	--	ND	1.10	--		1
1,2-Dichlorobenzene	ND	0.020	--	ND	0.120	--		1
n-Butylbenzene	ND	0.200	--	ND	1.10	--		1
1,2,4-Trichlorobenzene	ND	0.050	--	ND	0.371	--		1
Naphthalene	ND	0.050	--	ND	0.262	--		1
1,2,3-Trichlorobenzene	ND	0.050	--	ND	0.371	--		1
Hexachlorobutadiene	ND	0.050	--	ND	0.533	--		1

Internal Standard	% Recovery	Qualifier	Acceptance Criteria
1,4-difluorobenzene	97		60-140
bromochloromethane	97		60-140
chlorobenzene-d5	94		60-140

Project Name: BATCH CANISTER CERTIFICATION
Project Number: CANISTER QC BAT
Lab Number: L2210789
Report Date: 03/18/22

Air Canister Certification Results

Lab ID: L2210789-01
Client ID: CAN 1731 SHELF 13
Sample Location:

Date Collected: 03/01/22 18:00
Date Received: 03/02/22
Field Prep: Not Specified

Sample Depth:
Matrix: Air
Anaytical Method: 48,TO-15
Analytical Date: 03/02/22 19:25
Analyst: RY

	ppbV			ug/m3				
Parameter	**Results**	**RL**	**MDL**	**Results**	**RL**	**MDL**	**Qualifier**	**Dilution Factor**
Volatile Organics in Air - Mansfield Lab								
Chlorodifluoromethane	ND	0.200	--	ND	0.707	--		1
Propylene	ND	0.500	--	ND	0.861	--		1
Propane	ND	0.500	--	ND	0.902	--		1
Dichlorodifluoromethane	ND	0.200	--	ND	0.989	--		1
Chloromethane	ND	0.200	--	ND	0.413	--		1
Freon-114	ND	0.200	--	ND	1.40	--		1
Methanol	ND	5.00	--	ND	6.55	--		1
Vinyl chloride	ND	0.200	--	ND	0.511	--		1
1,3-Butadiene	ND	0.200	--	ND	0.442	--		1
Butane	ND	0.200	--	ND	0.475	--		1
Bromomethane	ND	0.200	--	ND	0.777	--		1
Chloroethane	ND	0.200	--	ND	0.528	--		1
Ethanol	ND	5.00	--	ND	9.42	--		1
Dichlorofluoromethane	ND	0.200	--	ND	0.842	--		1
Vinyl bromide	ND	0.200	--	ND	0.874	--		1
Acrolein	ND	0.500	--	ND	1.15	--		1
Acetone	ND	1.00	--	ND	2.38	--		1
Acetonitrile	ND	0.200	--	ND	0.336	--		1
Trichlorofluoromethane	ND	0.200	--	ND	1.12	--		1
Isopropanol	ND	0.500	--	ND	1.23	--		1
Acrylonitrile	ND	0.500	--	ND	1.09	--		1
Pentane	ND	0.200	--	ND	0.590	--		1
Ethyl ether	ND	0.200	--	ND	0.606	--		1
1,1-Dichloroethene	ND	0.200	--	ND	0.793	--		1

Project Name: BATCH CANISTER CERTIFICATION
Project Number: CANISTER QC BAT
Lab Number: L2210789
Report Date: 03/18/22

Air Canister Certification Results

Lab ID: L2210789-01
Client ID: CAN 1731 SHELF 13
Sample Location:

Date Collected: 03/01/22 18:00
Date Received: 03/02/22
Field Prep: Not Specified

Sample Depth:

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab								
Tertiary butyl Alcohol	ND	0.500	--	ND	1.52	--		1
Methylene chloride	ND	0.500	--	ND	1.74	--		1
3-Chloropropene	ND	0.200	--	ND	0.626	--		1
Carbon disulfide	ND	0.200	--	ND	0.623	--		1
Freon-113	ND	0.200	--	ND	1.53	--		1
trans-1,2-Dichloroethene	ND	0.200	--	ND	0.793	--		1
1,1-Dichloroethane	ND	0.200	--	ND	0.809	--		1
Methyl tert butyl ether	ND	0.200	--	ND	0.721	--		1
Vinyl acetate	ND	1.00	--	ND	3.52	--		1
2-Butanone	ND	0.500	--	ND	1.47	--		1
Xylenes, total	ND	0.600	--	ND	0.869	--		1
cis-1,2-Dichloroethene	ND	0.200	--	ND	0.793	--		1
Ethyl Acetate	ND	0.500	--	ND	1.80	--		1
Chloroform	ND	0.200	--	ND	0.977	--		1
Tetrahydrofuran	ND	0.500	--	ND	1.47	--		1
2,2-Dichloropropane	ND	0.200	--	ND	0.924	--		1
1,2-Dichloroethane	ND	0.200	--	ND	0.809	--		1
n-Hexane	ND	0.200	--	ND	0.705	--		1
Diisopropyl ether	ND	0.200	--	ND	0.836	--		1
tert-Butyl Ethyl Ether	ND	0.200	--	ND	0.836	--		1
1,2-Dichloroethene (total)	ND	1.00	--	ND	1.00	--		1
1,1,1-Trichloroethane	ND	0.200	--	ND	1.09	--		1
1,1-Dichloropropene	ND	0.200	--	ND	0.908	--		1
Benzene	ND	0.200	--	ND	0.639	--		1
Carbon tetrachloride	ND	0.200	--	ND	1.26	--		1
Cyclohexane	ND	0.200	--	ND	0.688	--		1
tert-Amyl Methyl Ether	ND	0.200	--	ND	0.836	--		1

Project Name: BATCH CANISTER CERTIFICATION
Project Number: CANISTER QC BAT
Lab Number: L2210789
Report Date: 03/18/22

Air Canister Certification Results

Lab ID: L2210789-01
Client ID: CAN 1731 SHELF 13
Sample Location:

Date Collected: 03/01/22 18:00
Date Received: 03/02/22
Field Prep: Not Specified

Sample Depth:

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab								
Dibromomethane	ND	0.200	--	ND	1.42	--		1
1,2-Dichloropropane	ND	0.200	--	ND	0.924	--		1
Bromodichloromethane	ND	0.200	--	ND	1.34	--		1
1,4-Dioxane	ND	0.200	--	ND	0.721	--		1
Trichloroethene	ND	0.200	--	ND	1.07	--		1
2,2,4-Trimethylpentane	ND	0.200	--	ND	0.934	--		1
Methyl Methacrylate	ND	0.500	--	ND	2.05	--		1
Heptane	ND	0.200	--	ND	0.820	--		1
cis-1,3-Dichloropropene	ND	0.200	--	ND	0.908	--		1
4-Methyl-2-pentanone	ND	0.500	--	ND	2.05	--		1
trans-1,3-Dichloropropene	ND	0.200	--	ND	0.908	--		1
1,1,2-Trichloroethane	ND	0.200	--	ND	1.09	--		1
Toluene	ND	0.200	--	ND	0.754	--		1
1,3-Dichloropropane	ND	0.200	--	ND	0.924	--		1
2-Hexanone	ND	0.200	--	ND	0.820	--		1
Dibromochloromethane	ND	0.200	--	ND	1.70	--		1
1,2-Dibromoethane	ND	0.200	--	ND	1.54	--		1
Butyl acetate	ND	0.500	--	ND	2.38	--		1
Octane	ND	0.200	--	ND	0.934	--		1
Tetrachloroethene	ND	0.200	--	ND	1.36	--		1
1,1,1,2-Tetrachloroethane	ND	0.200	--	ND	1.37	--		1
Chlorobenzene	ND	0.200	--	ND	0.921	--		1
Ethylbenzene	ND	0.200	--	ND	0.869	--		1
p/m-Xylene	ND	0.400	--	ND	1.74	--		1
Bromoform	ND	0.200	--	ND	2.07	--		1
Styrene	ND	0.200	--	ND	0.852	--		1
1,1,2,2-Tetrachloroethane	ND	0.200	--	ND	1.37	--		1

Project Name: BATCH CANISTER CERTIFICATION
Project Number: CANISTER QC BAT
Lab Number: L2210789
Report Date: 03/18/22

Air Canister Certification Results

Lab ID: L2210789-01
Client ID: CAN 1731 SHELF 13
Sample Location:

Date Collected: 03/01/22 18:00
Date Received: 03/02/22
Field Prep: Not Specified

Sample Depth:

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab								
o-Xylene	ND	0.200	--	ND	0.869	--		1
1,2,3-Trichloropropane	ND	0.200	--	ND	1.21	--		1
Nonane	ND	0.200	--	ND	1.05	--		1
Isopropylbenzene	ND	0.200	--	ND	0.983	--		1
Bromobenzene	ND	0.200	--	ND	0.793	--		1
2-Chlorotoluene	ND	0.200	--	ND	1.04	--		1
n-Propylbenzene	ND	0.200	--	ND	0.983	--		1
4-Chlorotoluene	ND	0.200	--	ND	1.04	--		1
4-Ethyltoluene	ND	0.200	--	ND	0.983	--		1
1,3,5-Trimethylbenzene	ND	0.200	--	ND	0.983	--		1
tert-Butylbenzene	ND	0.200	--	ND	1.10	--		1
1,2,4-Trimethylbenzene	ND	0.200	--	ND	0.983	--		1
Decane	ND	0.200	--	ND	1.16	--		1
Benzyl chloride	ND	0.200	--	ND	1.04	--		1
1,3-Dichlorobenzene	ND	0.200	--	ND	1.20	--		1
1,4-Dichlorobenzene	ND	0.200	--	ND	1.20	--		1
sec-Butylbenzene	ND	0.200	--	ND	1.10	--		1
p-Isopropyltoluene	ND	0.200	--	ND	1.10	--		1
1,2-Dichlorobenzene	ND	0.200	--	ND	1.20	--		1
n-Butylbenzene	ND	0.200	--	ND	1.10	--		1
1,2-Dibromo-3-chloropropane	ND	0.200	--	ND	1.93	--		1
Undecane	ND	0.200	--	ND	1.28	--		1
Dodecane	ND	0.200	--	ND	1.39	--		1
1,2,4-Trichlorobenzene	ND	0.200	--	ND	1.48	--		1
Naphthalene	ND	0.200	--	ND	1.05	--		1
1,2,3-Trichlorobenzene	ND	0.200	--	ND	1.48	--		1
Hexachlorobutadiene	ND	0.200	--	ND	2.13	--		1

Project Name: BATCH CANISTER CERTIFICATION
Project Number: CANISTER QC BAT
Lab Number: L2210789
Report Date: 03/18/22

Air Canister Certification Results

Lab ID: L2210789-01
Client ID: CAN 1731 SHELF 13
Sample Location:

Date Collected: 03/01/22 18:00
Date Received: 03/02/22
Field Prep: Not Specified

Sample Depth:

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab								

	Results	Qualifier	Units	RDL	Dilution Factor
Tentatively Identified Compounds					

No Tentatively Identified Compounds

Internal Standard	% Recovery	Qualifier	Acceptance Criteria
1,4-Difluorobenzene	88		60-140
Bromochloromethane	86		60-140
chlorobenzene-d5	91		60-140

Project Name: BATCH CANISTER CERTIFICATION
Project Number: CANISTER QC BAT
Lab Number: L2210789
Report Date: 03/18/22

Air Canister Certification Results

Lab ID: L2210789-01
Client ID: CAN 1731 SHELF 13
Sample Location:

Date Collected: 03/01/22 18:00
Date Received: 03/02/22
Field Prep: Not Specified

Sample Depth:
Matrix: Air
Anaytical Method: 48,TO-15-SIM
Analytical Date: 03/02/22 19:25
Analyst: RY

	ppbV			ug/m3				
Parameter	**Results**	**RL**	**MDL**	**Results**	**RL**	**MDL**	**Qualifier**	**Dilution Factor**
Volatile Organics in Air by SIM - Mansfield Lab								
Dichlorodifluoromethane	ND	0.200	--	ND	0.989	--		1
Chloromethane	ND	0.200	--	ND	0.413	--		1
Freon-114	ND	0.050	--	ND	0.349	--		1
Vinyl chloride	ND	0.020	--	ND	0.051	--		1
1,3-Butadiene	ND	0.020	--	ND	0.044	--		1
Bromomethane	ND	0.020	--	ND	0.078	--		1
Chloroethane	ND	0.100	--	ND	0.264	--		1
Acrolein	ND	0.050	--	ND	0.115	--		1
Acetone	ND	1.00	--	ND	2.38	--		1
Trichlorofluoromethane	ND	0.050	--	ND	0.281	--		1
Acrylonitrile	ND	0.500	--	ND	1.09	--		1
1,1-Dichloroethene	ND	0.020	--	ND	0.079	--		1
Methylene chloride	ND	0.500	--	ND	1.74	--		1
Freon-113	ND	0.050	--	ND	0.383	--		1
trans-1,2-Dichloroethene	ND	0.020	--	ND	0.079	--		1
1,1-Dichloroethane	ND	0.020	--	ND	0.081	--		1
Methyl tert butyl ether	ND	0.200	--	ND	0.721	--		1
2-Butanone	ND	0.500	--	ND	1.47	--		1
cis-1,2-Dichloroethene	ND	0.020	--	ND	0.079	--		1
Chloroform	ND	0.020	--	ND	0.098	--		1
1,2-Dichloroethane	ND	0.020	--	ND	0.081	--		1
1,1,1-Trichloroethane	ND	0.020	--	ND	0.109	--		1
Benzene	ND	0.100	--	ND	0.319	--		1
Carbon tetrachloride	ND	0.020	--	ND	0.126	--		1

Project Name: BATCH CANISTER CERTIFICATION
Project Number: CANISTER QC BAT
Lab Number: L2210789
Report Date: 03/18/22

Air Canister Certification Results

Lab ID: L2210789-01
Client ID: CAN 1731 SHELF 13
Sample Location:

Date Collected: 03/01/22 18:00
Date Received: 03/02/22
Field Prep: Not Specified

Sample Depth:

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air by SIM - Mansfield Lab								
1,2-Dichloropropane	ND	0.020	--	ND	0.092	--		1
Bromodichloromethane	ND	0.020	--	ND	0.134	--		1
1,4-Dioxane	ND	0.100	--	ND	0.360	--		1
Trichloroethene	ND	0.020	--	ND	0.107	--		1
cis-1,3-Dichloropropene	ND	0.020	--	ND	0.091	--		1
4-Methyl-2-pentanone	ND	0.500	--	ND	2.05	--		1
trans-1,3-Dichloropropene	ND	0.020	--	ND	0.091	--		1
1,1,2-Trichloroethane	ND	0.020	--	ND	0.109	--		1
Toluene	ND	0.100	--	ND	0.377	--		1
Dibromochloromethane	ND	0.020	--	ND	0.170	--		1
1,2-Dibromoethane	ND	0.020	--	ND	0.154	--		1
Tetrachloroethene	ND	0.020	--	ND	0.136	--		1
1,1,1,2-Tetrachloroethane	ND	0.020	--	ND	0.137	--		1
Chlorobenzene	ND	0.100	--	ND	0.461	--		1
Ethylbenzene	ND	0.020	--	ND	0.087	--		1
p/m-Xylene	ND	0.040	--	ND	0.174	--		1
Bromoform	ND	0.020	--	ND	0.207	--		1
Styrene	ND	0.020	--	ND	0.085	--		1
1,1,2,2-Tetrachloroethane	ND	0.020	--	ND	0.137	--		1
o-Xylene	ND	0.020	--	ND	0.087	--		1
Isopropylbenzene	ND	0.200	--	ND	0.983	--		1
4-Ethyltoluene	ND	0.020	--	ND	0.098	--		1
1,3,5-Trimethybenzene	ND	0.020	--	ND	0.098	--		1
1,2,4-Trimethylbenzene	ND	0.020	--	ND	0.098	--		1
Benzyl chloride	ND	0.100	--	ND	0.518	--		1
1,3-Dichlorobenzene	ND	0.020	--	ND	0.120	--		1
1,4-Dichlorobenzene	ND	0.020	--	ND	0.120	--		1

Project Name: BATCH CANISTER CERTIFICATION
Project Number: CANISTER QC BAT
Lab Number: L2210789
Report Date: 03/18/22

Air Canister Certification Results

Lab ID: L2210789-01
Client ID: CAN 1731 SHELF 13
Sample Location:

Date Collected: 03/01/22 18:00
Date Received: 03/02/22
Field Prep: Not Specified

Sample Depth:

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air by SIM - Mansfield Lab								
sec-Butylbenzene	ND	0.200	--	ND	1.10	--		1
p-Isopropyltoluene	ND	0.200	--	ND	1.10	--		1
1,2-Dichlorobenzene	ND	0.020	--	ND	0.120	--		1
n-Butylbenzene	ND	0.200	--	ND	1.10	--		1
1,2,4-Trichlorobenzene	ND	0.050	--	ND	0.371	--		1
Naphthalene	ND	0.050	--	ND	0.262	--		1
1,2,3-Trichlorobenzene	ND	0.050	--	ND	0.371	--		1
Hexachlorobutadiene	ND	0.050	--	ND	0.533	--		1

Internal Standard	% Recovery	Qualifier	Acceptance Criteria
1,4-difluorobenzene	87		60-140
bromochloromethane	89		60-140
chlorobenzene-d5	89		60-140

Project Name: OCEANSIDE PLAZA
Project Number: 1802.0001Y000

Lab Number: L2213129
Report Date: 03/18/22

Sample Receipt and Container Information

Were project specific reporting limits specified? YES

Cooler Information

Cooler	Custody Seal
NA	Present/Intact

Container Information

Container ID	Container Type	Cooler	Initial pH	Final pH	Temp deg C	Pres	Seal	Frozen Date/Time	Analysis(*)
L2213129-01A	Canister - 2.7 Liter	NA	NA			Y	Absent		TO15-SIM(30)
L2213129-02A	Canister - 2.7 Liter	NA	NA			Y	Absent		TO15-SIM(30)
L2213129-03A	Canister - 2.7 Liter	NA	NA			Y	Absent		TO15-SIM(30)
L2213129-04A	Canister - 2.7 Liter	NA	NA			Y	Absent		TO15-SIM(30)
L2213129-05A	Canister - 2.7 Liter	NA	NA			Y	Absent		TO15-SIM(30)
L2213129-06A	Canister - 2.7 Liter	NA	NA			Y	Absent		TO15-SIM(30)
L2213129-07A	Canister - 2.7 Liter	NA	NA			Y	Absent		TO15-SIM(30)
L2213129-08A	Canister - 2.7 Liter	NA	NA			Y	Absent		TO15-SIM(30)
L2213129-09A	Canister - 2.7 Liter	NA	NA			Y	Absent		TO15-SIM(30)
L2213129-10A	Canister - 2.7 Liter	NA	NA			Y	Absent		TO15-SIM(30)
L2213129-11A	Canister - 2.7 Liter	NA	NA			Y	Absent		TO15-SIM(30)

*Values in parentheses indicate holding time in days

Project Name:	OCEANSIDE PLAZA	**Lab Number:**	L2213129
Project Number:	1802.0001Y000	**Report Date:**	03/18/22

GLOSSARY

Acronyms

DL - Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the limit of quantitation (LOQ). The DL includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

EDL - Estimated Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The EDL includes any adjustments from dilutions, concentrations or moisture content, where applicable. The use of EDLs is specific to the analysis of PAHs using Solid-Phase Microextraction (SPME).

EMPC - Estimated Maximum Possible Concentration: The concentration that results from the signal present at the retention time of an analyte when the ions meet all of the identification criteria except the ion abundance ratio criteria. An EMPC is a worst-case estimate of the concentration.

EPA - Environmental Protection Agency.

LCS - Laboratory Control Sample: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.

LCSD - Laboratory Control Sample Duplicate: Refer to LCS.

LFB - Laboratory Fortified Blank: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.

LOD - Limit of Detection: This value represents the level to which a target analyte can reliably be detected for a specific analyte in a specific matrix by a specific method. The LOD includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

LOQ - Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

MDL - Method Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The MDL includes any adjustments from dilutions, concentrations or moisture content, where applicable.

MS - Matrix Spike Sample: A sample prepared by adding a known mass of target analyte to a specified amount of matrix sample for which an independent estimate of target analyte concentration is available. For Method 332.0, the spike recovery is calculated using the native concentration, including estimated values.

MSD - Matrix Spike Sample Duplicate: Refer to MS.

NA - Not Applicable.

NC - Not Calculated: Term is utilized when one or more of the results utilized in the calculation are non-detect at the parameter's reporting unit.

NDPA/DPA - N-Nitrosodiphenylamine/Diphenylamine.

NI - Not Ignitable.

NP - Non-Plastic: Term is utilized for the analysis of Atterberg Limits in soil.

NR - No Results: Term is utilized when 'No Target Compounds Requested' is reported for the analysis of Volatile or Semivolatile Organic TIC only requests.

RL - Reporting Limit: The value at which an instrument can accurately measure an analyte at a specific concentration. The RL includes any adjustments from dilutions, concentrations or moisture content, where applicable.

RPD - Relative Percent Difference: The results from matrix and/or matrix spike duplicates are primarily designed to assess the precision of analytical results in a given matrix and are expressed as relative percent difference (RPD). Values which are less than five times the reporting limit for any individual parameter are evaluated by utilizing the absolute difference between the values; although the RPD value will be provided in the report.

SRM - Standard Reference Material: A reference sample of a known or certified value that is of the same or similar matrix as the associated field samples.

STLP - Semi-dynamic Tank Leaching Procedure per EPA Method 1315.

TEF - Toxic Equivalency Factors: The values assigned to each dioxin and furan to evaluate their toxicity relative to 2,3,7,8-TCDD.

TEQ - Toxic Equivalent: The measure of a sample's toxicity derived by multiplying each dioxin and furan by its corresponding TEF and then summing the resulting values.

TIC - Tentatively Identified Compound: A compound that has been identified to be present and is not part of the target compound list (TCL) for the method and/or program. All TICs are qualitatively identified and reported as estimated concentrations.

Report Format: Data Usability Report

Project Name:	OCEANSIDE PLAZA	**Lab Number:**	L2213129
Project Number:	1802.0001Y000	**Report Date:**	03/18/22

Footnotes

1 - The reference for this analyte should be considered modified since this analyte is absent from the target analyte list of the original method.

Terms

Analytical Method: Both the document from which the method originates and the analytical reference method. (Example: EPA 8260B is shown as 1,8260B.) The codes for the reference method documents are provided in the References section of the Addendum.

Difference: With respect to Total Oxidizable Precursor (TOP) Assay analysis, the difference is defined as the Post-Treatment value minus the Pre-Treatment value.

Final pH: As it pertains to Sample Receipt & Container Information section of the report, Final pH reflects pH of container determined after adjustment at the laboratory, if applicable. If no adjustment required, value reflects Initial pH.

Frozen Date/Time: With respect to Volatile Organics in soil, Frozen Date/Time reflects the date/time at which associated Reagent Water-preserved vials were initially frozen. Note: If frozen date/time is beyond 48 hours from sample collection, value will be reflected in 'bold'.

Initial pH: As it pertains to Sample Receipt & Container Information section of the report, Initial pH reflects pH of container determined upon receipt, if applicable.

PAH Total: With respect to Alkylated PAH analyses, the 'PAHs, Total' result is defined as the summation of results for all or a subset of the following compounds: Naphthalene, C1-C4 Naphthalenes, 2-Methylnaphthalene, 1-Methylnaphthalene, Biphenyl, Acenaphthylene, Acenaphthene, Fluorene, C1-C3 Fluorenes, Phenanthrene, C1-C4 Phenanthrenes/Anthracenes, Anthracene, Fluoranthene, Pyrene, C1-C4 Fluoranthenes/Pyrenes, Benz(a)anthracene, Chrysene, C1-C4 Chrysenes, Benzo(b)fluoranthene, Benzo(j)+(k)fluoranthene, Benzo(e)pyrene, Benzo(a)pyrene, Perylene, Indeno(1,2,3-cd)pyrene, Dibenz(ah)+(ac)anthracene, Benzo(g,h,i)perylene. If a 'Total' result is requested, the results of its individual components will also be reported.

PFAS Total: With respect to PFAS analyses, the 'PFAS, Total (5)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA and PFOS. In addition, the 'PFAS, Total (6)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA, PFDA and PFOS. For MassDEP DW compliance analysis only, the 'PFAS, Total (6)' result is defined as the summation of results at or above the RL. Note: If a 'Total' result is requested, the results of its individual components will also be reported.

The target compound Chlordane (CAS No. 57-74-9) is reported for GC ECD analyses. Per EPA,this compound "refers to a mixture of chlordane isomers, other chlorinated hydrocarbons and numerous other components." (Reference: USEPA Toxicological Review of Chlordane, In Support of Summary Information on the Integrated Risk Information System (IRIS), December 1997.)

Total: With respect to Organic analyses, a 'Total' result is defined as the summation of results for individual isomers or Aroclors. If a 'Total' result is requested, the results of its individual components will also be reported. This is applicable to 'Total' results for methods 8260, 8081 and 8082.

Data Qualifiers

A - Spectra identified as "Aldol Condensates" are byproducts of the extraction/concentration procedures when acetone is introduced in the process.

B - The analyte was detected above the reporting limit in the associated method blank. Flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For MCP-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For DOD-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank AND the analyte was detected above one-half the reporting limit (or above the reporting limit for common lab contaminants) in the associated method blank. For NJ-Air-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte above the reporting limit. For NJ-related projects (excluding Air), flag only applies to associated field samples that have detectable concentrations of the analyte, which was detected above the reporting limit in the associated method blank or above five times the reporting limit for common lab contaminants (Phthalates, Acetone, Methylene Chloride, 2-Butanone).

C - Co-elution: The target analyte co-elutes with a known lab standard (i.e. surrogate, internal standards, etc.) for co-extracted analyses.

D - Concentration of analyte was quantified from diluted analysis. Flag only applies to field samples that have detectable concentrations of the analyte.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

F - The ratio of quantifier ion response to qualifier ion response falls outside of the laboratory criteria. Results are considered to be an estimated maximum concentration.

G - The concentration may be biased high due to matrix interferences (i.e, co-elution) with non-target compound(s). The result should be considered estimated.

H - The analysis of pH was performed beyond the regulatory-required holding time of 15 minutes from the time of sample collection.

I - The lower value for the two columns has been reported due to obvious interference.

J - Estimated value. This represents an estimated concentration for Tentatively Identified Compounds (TICs).

M - Reporting Limit (RL) exceeds the MCP CAM Reporting Limit for this analyte.

ND - Not detected at the reporting limit (RL) for the sample.

NJ - Presumptive evidence of compound. This represents an estimated concentration for Tentatively Identified Compounds (TICs), where

Report Format: Data Usability Report

Project Name:	OCEANSIDE PLAZA	**Lab Number:**	L2213129
Project Number:	1802.0001Y000	**Report Date:**	03/18/22

Data Qualifiers

the identification is based on a mass spectral library search.

P - The RPD between the results for the two columns exceeds the method-specified criteria.

Q - The quality control sample exceeds the associated acceptance criteria. For DOD-related projects, LCS and/or Continuing Calibration Standard exceedences are also qualified on all associated sample results. Note: This flag is not applicable for matrix spike recoveries when the sample concentration is greater than 4x the spike added or for batch duplicate RPD when the sample concentrations are less than 5x the RL. (Metals only.)

R - Analytical results are from sample re-analysis.

RE - Analytical results are from sample re-extraction.

S - Analytical results are from modified screening analysis.

V - The surrogate associated with this target analyte has a recovery outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

Z - The batch matrix spike and/or duplicate associated with this target analyte has a recovery/RPD outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

Report Format: Data Usability Report

REFERENCES

48 Compendium of Methods for the Determination of Toxic Organic Compounds in Ambient Air. Second Edition. EPA/625/R-96/010b, January 1999.

LIMITATION OF LIABILITIES

Alpha Analytical performs services with reasonable care and diligence normal to the analytical testing laboratory industry. In the event of an error, the sole and exclusive responsibility of Alpha Analytical shall be to re-perform the work at it's own expense. In no event shall Alpha Analytical be held liable for any incidental, consequential or special damages, including but not limited to, damages in any way connected with the use of, interpretation of, information or analysis provided by Alpha Analytical.

We strongly urge our clients to comply with EPA protocol regarding sample volume, preservation, cooling, containers, sampling procedures, holding time and splitting of samples in the field.

Certification Information

The following analytes are not included in our Primary NELAP Scope of Accreditation:

Westborough Facility
EPA 624/624.1: m/p-xylene, o-xylene, Naphthalene
EPA 625/625.1: alpha-Terpineol
EPA 8260C/8260D: NPW: 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene, Azobenzene; SCM: Iodomethane (methyl iodide), 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene.
EPA 8270D/8270E: NPW: Dimethylnaphthalene,1,4-Diphenylhydrazine, alpha-Terpineol; SCM: Dimethylnaphthalene,1,4-Diphenylhydrazine.
SM4500: NPW: Amenable Cyanide; SCM: Total Phosphorus, TKN, NO2, NO3.

Mansfield Facility
SM 2540D: TSS
EPA 8082A: NPW: PCB: 1, 5, 31, 87,101, 110, 141, 151, 153, 180, 183, 187.
EPA TO-15: Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene, 3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.
Biological Tissue Matrix: EPA 3050B

The following analytes are included in our Massachusetts DEP Scope of Accreditation

Westborough Facility:

Drinking Water
EPA 300.0: Chloride, Nitrate-N, Fluoride, Sulfate; **EPA 353.2**: Nitrate-N, Nitrite-N; **SM4500NO3-F**: Nitrate-N, Nitrite-N; **SM4500F-C, SM4500CN-CE, EPA 180.1, SM2130B, SM4500Cl-D, SM2320B, SM2540C, SM4500H-B, SM4500NO2-B**
EPA 332: Perchlorate; **EPA 524.2:** THMs and VOCs; **EPA 504.1:** EDB, DBCP.
Microbiology: **SM9215B; SM9223-P/A, SM9223B-Colilert-QT,SM9222D**.

Non-Potable Water
SM4500H,B, EPA 120.1, SM2510B, SM2540C, SM2320B, SM4500CL-E, SM4500F-BC, SM4500NH3-BH: Ammonia-N and Kjeldahl-N, **EPA 350.1**: Ammonia-N, **LACHAT 10-107-06-1-B**: Ammonia-N, **EPA 351.1, SM4500NO3-F, EPA 353.2**: Nitrate-N, **SM4500P-E, SM4500P-B, E, SM4500SO4-E, SM5220D, EPA 410.4, SM5210B, SM5310C, SM4500CL-D, EPA 1664, EPA 420.1, SM4500-CN-CE, SM2540D, EPA 300: Chloride, Sulfate, Nitrate.**
EPA 624.1: Volatile Halocarbons & Aromatics,
EPA 608.3: Chlordane, Toxaphene, Aldrin, alpha-BHC, beta-BHC, gamma-BHC, delta-BHC, Dieldrin, DDD, DDE, DDT, Endosulfan I, Endosulfan II, Endosulfan sulfate, Endrin, Endrin Aldehyde, Heptachlor, Heptachlor Epoxide, PCBs
EPA 625.1: SVOC (Acid/Base/Neutral Extractables), **EPA 600/4-81-045**: PCB-Oil.
Microbiology: **SM9223B-Colilert-QT; Enterolert-QT, SM9221E, EPA 1600, EPA 1603, SM9222D.**

Mansfield Facility:

Drinking Water
EPA 200.7: Al, Ba, Cd, Cr, Cu, Fe, Mn, Ni, Na, Ag, Ca, Zn. **EPA 200.8:** Al, Sb, As, Ba, Be, Cd, Cr, Cu, Pb, Mn, Ni, Se, Ag, TL, Zn. **EPA 245.1** Hg.
EPA 522, EPA 537.1.

Non-Potable Water
EPA 200.7: Al, Sb, As, Be, Cd, Ca, Cr, Co, Cu, Fe, Pb, Mg, Mn, Mo, Ni, K, Se, Ag, Na, Sr, TL, Ti, V, Zn.
EPA 200.8: Al, Sb, As, Be, Cd, Cr, Cu, Fe, Pb, Mn, Ni, K, Se, Ag, Na, TL, Zn.
EPA 245.1 Hg.
SM2340B

For a complete listing of analytes and methods, please contact your Alpha Project Manager.

AIR ANALYSIS

ALPHA ANALYTICAL — CHAIN OF CUSTODY — PAGE 1 OF 2

320 Forbes Blvd, Mansfield, MA 02048
TEL: 508-822-9300 FAX: 508-822-3288

Date Rec'd in Lab: 3/12/22

ALPHA Job #: L2213129

Client Information

Client: Roux
Address: 209 Slatter St
Islandia, NY
Phone: 631-232-2600
Fax:
Email: rkovacs@rouxinc.com
☐ These samples have been previously analyzed by Alpha

Project Information

Project Name: Oceanside Plaza
Project Location: Oceanside, NY
Project #: 1802.0001Y000
Project Manager: Rob Kovacs
ALPHA Quote #:

Turn-Around Time

☒ Standard ☐ RUSH (only confirmed if pre-approved)
Date Due: Time:

Report Information - Data Deliverables

☐ FAX
☐ ADEx
Criteria Checker:
(Default based on Regulatory Criteria Indicated)
Other Formats:
☒ EMAIL (standard pdf report)
☒ Additional Deliverables: NYSDEC Cat B
Report to: (if different than Project Manager)

Billing Information

☒ Same as Client info PO #:

Regulatory Requirements/Report Limits

State/Fed	Program	Res / Comm

Other Project Specific Requirements/Comments: Detection Limit 1 ug/m³ or less.

Project-Specific Target Compound List: ☐ Analyze for: 1,1-Dichloroethene, cis-1,2-Dichloroethene, trans-1,2-Dichloroethene, 1,2-Dichloroethene (total), Tetrachloroethene, Trichloroethene, Vinyl chloride

All Columns Below Must Be Filled Out

ALPHA Lab ID (Lab Use Only)	Sample ID	COLLECTION End Date	Start Time	End Time	Initial Vacuum	Final Vacuum	Sample Matrix*	Sampler's Initials	Can Size	ID Can	ID - Flow Controller	ANALYSIS TO-15	TO-15 SIM	APH Solvent Non-petroleum HCs ☐	Fixed Gases	Sulfides & Mercaptans by TO-15	Sample Comments (i.e. PID)
3129-01	VS-DCF	3/11/22	09:33	17:47	-30.09	-15.39	SV	VS	2.7L	2761	0255	X					
-02	IA-DCF	3/11/22	09:47	17:52	-30.10	-15.89	IA	VS	2.7L	3440	0164 5		X				
-03	VS-MRE	3/11/22	09:43	17:32	-30.22	-9.51	SV	VS	2.7L	2042	0875	X					
-04	IA-DCR	3/11/22	09:50	-30.23 (VB) 17:50		-14.98	IA	VS	2.7L	3195	0630		X				
-05	VS-DCR	3/11/22	09:55	17:34	-30.20	-9.30	SV	VS	2.7L	456	0400	X					
-06	IA-Wine	3/11/22	10:07	18:07	-30.31	-22.48	IA	VS	2.7L	2556	01380		X				
-07	VS-VAC	3/11/22	10:06	18:04	-30.64	-8.22	SV	VS	2.7L	156	0741	X					
-08	VS-Book	3/11/22	10:39	18:21	-30.18	-14.11	SV	VS	2.7L	538	0550	X					
-09	IA-Yogurt	3/11/22	12:35	18:24	-30.30	-22.33	IA	VS	2.7L	2007	0454		X				
-10	VS-Fence	3/11/22	10:28	18:14	-30.42	-19.52	SV	VS	2.7L	534	01381	X					

*SAMPLE MATRIX CODES
AA = Ambient Air (Indoor/Outdoor)
SV = Soil Vapor/Landfill Gas/SVE
Other = Please Specify

Container Type

Relinquished By:	Date/Time	Received By:	Date/Time:
Vicki Schultz	3/11/22 18:30		
	3/11/22 20:00		
	3/12/22 0500		3/11/22 21:00
			3/12/22 0500

Please print clearly, legibly and completely. Samples can not be logged in and turnaround time clock will not start until any ambiguities are resolved. All samples submitted are subject to Alpha's Terms and Conditions. See reverse side.

AIR ANALYSIS

CHAIN OF CUSTODY

PAGE 2 OF 2

320 Forbes Blvd, Mansfield, MA 02048
TEL: 508-822-9300 FAX: 508-822-3288

Date Rec'd in Lab: 3/12/22

ALPHA Job #: L2213129

Client Information

Client: Roux
Address: 209 Shafter St
Islandia, NY
Phone: 631-232-2600
Fax:
Email: rkovacs@rouxinc.com

☐ These samples have been previously analyzed by Alpha

Project Information

Project Name: Oceanside Plaza
Project Location: Oceanside, NY
Project #: 1802.0001Y000
Project Manager: Rob Kovacs
ALPHA Quote #:

Turn-Around Time

☒ Standard ☐ RUSH (only confirmed if pre-approved!)

Date Due: Time:

Report Information - Data Deliverables

☐ FAX
☐ ADEx
Criteria Checker:
(Default based on Regulatory Criteria Indicated)
Other Formats:
☒ EMAIL (standard pdf report)
☒ Additional Deliverables: NYSDEC Cat B
Report to: (if different than Project Manager)

Billing Information

☒ Same as Client info PO #:

Regulatory Requirements/Report Limits

State/Fed	Program	Res / Comm

Other Project Specific Requirements/Comments:

Project-Specific Target Compound List: ☐

All Columns Below Must Be Filled Out

ANALYSIS

ALPHA Lab ID (Lab Use Only)	Sample ID	COLLECTION End Date	Start Time	End Time	Initial Vacuum	Final Vacuum	Sample Matrix*	Sampler's Initials	Can Size	I D Can	I D - Flow Controller	TO-15	TO-15 SIM	APH Subtract Non-petroleum HCs ☐	Fixed Gases	Sulfides & Mercaptans by TO-15	Sample Comments (i.e. PID)
-11	Ambient	3/11/22	10:31	18:12	-30.13	-16.23	AA	VS	2.7L	3167	02156	X					

*SAMPLE MATRIX CODES

AA = Ambient Air (Indoor/Outdoor)
SV = Soil Vapor/Landfill Gas/SVE
Other = Please Specify

Container Type

Relinquished By:	Date/Time	Received By:	Date/Time:
Vahi Sahotaan	3/11/22 18:30		
	3/11/22		3/11/22 18:30
3/12/22 0500		3/11/22 2100	
			3/12/22 05:00

Please print clearly, legibly and completely. Samples can not be logged in and turnaround time clock will not start until any ambiguities are resolved. All samples submitted are subject to Alpha's Terms and Conditions. See reverse side.

APPENDIX C
DATA USABILITY SUMMARY REPORTS

Data Validation Services

120 Cobble Creek Rd PO Box 208
North Creek, NY 12853
Phone (518) 251-4429
harry@frontiernet.net

May 30, 2022

Valerie Sabatasso
Roux Associates
209 Shafter St.
Islandia, NY 11747

RE: Data Usability Summary Report (DUSR) of Oceanside Plaza Site Data Packages
Alpha Analytical SDG No. L2213129

Dear Ms. Sabatasso

Review has been completed for the data package generated by Alpha Analytical that pertains to the analyses of air samples collected 03/11/22 at the Oceanside Plaza site. Eleven 2.7- L summa canister air samples were analyzed for seven site-specific volatile analytes by USEPA GC/MS method TO-15.

The data packages submitted by the laboratory contain full deliverables for validation, and this usability report is generated from review of the QC summary form information, with full review of sample raw data and limited review of associated QC raw data. Full validation has not been performed. However, the reported QC summary forms and sample raw data have been reviewed for application of validation qualifiers, with guidance from the 2006 USEPA Region II validation SOP HW-31, and in consideration of the specific requirements of the analytical methodology. The following items were reviewed:

* Data Completeness
* Case Narrative
* Custody Documentation
* Holding Times
* Surrogate Standard Recoveries
* Internal Standard Recoveries
* Method and Canister Blanks
* Laboratory Control Samples (LCSs)
* Instrumental Tunes
* Initial and Continuing Calibration Standards
* Method Compliance
* Sample Result Verification

Those items listed above which show deficiencies are discussed within the text of this narrative. All of the other items were determined to be acceptable for the DUSR level of review.

In summary, sample processing was conducted in compliance with the analysis protocol. Due to issues with the flow controllers, many of the sample canisters were not filled completely, and results for five of the samples have therefore been qualified as estimated.

The client and laboratory sample identifications are attached to this text. Also included is the client excel file, annotated in red with the qualifiers recommended in this report.

Volatile Analyses by EPA TO-15

When measured upon return to the laboratory, the flow of seven of the controllers was significantly slower (37%D to 90%D) than that determined initially. This should have been noted in the laboratory case narrative. IA-DCF, IA-WIND, YOGURT, VS-FENCE, and AMBIENT were received with residual vacuum between -15"Hg and -22”Hg. The results for those five samples have been qualified as estimated.

Holding times were met, internal standard responses are acceptable, and instrument tunes meet fragmentation requirements. LCSs show acceptable recoveries. Method and canister blanks show no contamination.

Initial and continuing calibration standard (ICV and CCV) linearity and calibration verification responses were compliant.

Please do not hesitate to contact me if questions or comments arise during your review of this report.

Very truly yours,

Judy Harry

Judy Harry

VALIDATION DATA QUALIFIER DEFINITIONS

U	The analyte was analyzed for, but was not detected above the level of the associated reported quantitation limit.
J	The analyte was positively identified; the associated numerical value is an approximate concentration of the analyte in the sample.
J-	The analyte was positively identified; the associated numerical value is an estimated quantity that may be biased low.
J+	The analyte was positively identified; the associated numerical value is an estimated quantity that may be biased high.
UJ	The analyte was analyzed for, but was not detected. The associated reported quantitation limit is approximate and may be inaccurate or imprecise.
NJ	The detection is tentative in identification and estimated in value. Although there is presumptive evidence of the analyte, the result should be used with caution as a potential false positive and/or elevated quantitative value.
R	The data are unusable. The sample results are rejected due to serious deficiencies in meeting Quality Control limits. The analyte may or may not be present.
EMPC	The results do not meet all criteria for a confirmed identification. The quantitative value represents the Estimated Maximum Possible Concentration of the analyte in the sample.

Sample Summaries

Project Name: OCEANSIDE PLAZA
Project Number: 1802.0001Y000

Lab Number: L2213129
Report Date: 03/18/22

Alpha Sample ID	Client ID	Matrix	Sample Location	Collection Date/Time	Receive Date
L2213129-01	VS-DCF	SOIL_VAPOR	OCEANSIDE, NY	03/11/22 17:47	03/11/22
L2213129-02	IA-DCF	AIR	OCEANSIDE, NY	03/11/22 17:52	03/11/22
L2213129-03	VS-MRE	SOIL_VAPOR	OCEANSIDE, NY	03/11/22 17:32	03/11/22
L2213129-04	IA-DCR	AIR	OCEANSIDE, NY	03/11/22 17:50	03/11/22
L2213129-05	VS-DCR	SOIL_VAPOR	OCEANSIDE, NY	03/11/22 17:34	03/11/22
L2213129-06	IA-WINE	AIR	OCEANSIDE, NY	03/11/22 18:07	03/11/22
L2213129-07	VS-VAC	SOIL_VAPOR	OCEANSIDE, NY	03/11/22 18:04	03/11/22
L2213129-08	VS-BOOK	SOIL_VAPOR	OCEANSIDE, NY	03/11/22 18:21	03/11/22
L2213129-09	IA-YOGURT	AIR	OCEANSIDE, NY	03/11/22 18:24	03/11/22
L2213129-10	VS-FENCE	SOIL_VAPOR	OCEANSIDE, NY	03/11/22 18:14	03/11/22
L2213129-11	AMBIENT	AIR	OCEANSIDE, NY	03/11/22 18:12	03/11/22

APPENDIX D
SITE-INSPECTION FORM

SITE INSPECTION FORM

Date: August 15, 2021

Inspector: Jason Geyer

Weather Conditions: 89, Sunny, Dry

Observations	Yes	No	Comments
1. Has the site usage changed since the previous inspection?		X	
2. Are any new structures present on-site?		X	
3. Has the usage of any retail spaces changed since the previous inspection?	X		Unit 100, 105 & 185 are now vacant.
4. Have any structures been demolished since the previous inspection?		X	
5. Is there any evidence of recent excavation activities on-site? (i.e. disturbed earth, patched pavement, etc.)		X	
6. Are any modifications evident within the Environmental Easement designated area?		X	
7. Is there any contaminant related surface staining present?		X	
8. Are there any contaminant related odors present?		X	
9. Are the stormwater drains in need of repair?		X	
10. Are the groundwater monitoring wells in need of repair?		X	
11. Is the sub-slab depressurization system operational?		X	
12. Are the sub-slab depressurization system checklists up-to-date?	X		Not Applicable, system has been shut-down.
13. Is the soil vapor/indoor air quality monitoring sampling events up-to-date?	X		Not Applicable, system has been shut-down.
14. Has there been any changes to the neighboring properties?	X		3224 Long Beach Road is under construction.