MERRITT Environmental Consulting Corp.

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March 31, 2014
Project: M11048A

Mr. George C. D. Duke, Esq.
Brown Sharlow Duke & Fogel, P.C.
1450 Broadway, 35th floor
New York, New York 10018

RE: Focused Subsurface Site Investigation
3206-3224 Long Beach Road
Oceanside, New York 11572

Dear Mr. Duke:

Merritt Environmental Consulting Corp. ("MECC") has completed a Focused Subsurface Site Investigation (the "FSSI") at the 3206 to 3224 Long Beach Road property (the "Site"). The Site contains two (2) multi-unit retail buildings. A dry cleaning operation has been present for an extended period at the south Site building. The primary focus of this study was to determine if the dry cleaning operations released perchloroethylene (PCE) to the environment at actionable concentrations. While the soil sampling results did not identify actionable concentrations of contaminants the results of the study identified PCE in groundwater beneath the site. Accordingly, further evaluation of the site is recommended. Once this additional evaluation is completed a determination will be made as to the appropriate governmental notifications and approvals required.

Background

The Site is located at the northeast corner of the intersection of Long Beach Road and Montgomery Avenue in a suburban setting. Properties on Long Beach Road generally contain commercial buildings and residential areas are located to the east and west. The Site contains two (2) free-standing single-story buildings used as a neighborhood shopping center with multiple occupants. The size of the Site is approximately 24,000 square feet inclusive of the building footprints and parking areas. No basement levels exist under the two (2) Site buildings, which are constructed on concrete pads. A recently completed Phase I Environmental Site Assessment (ESA) identified a dry cleaner at the Site within the 3220 Long Beach Road tenant space (Imperial Cleaners & Custom Tailors). The ESA also indicated that a dry cleaning operation was historically present within the space for an extended period. This operation is located within the northern-most tenant space of the south Site building. MECC confirmed that this operation is currently active during the FSSI field activities and that a dry cleaning machine is present and operational. The Site appears to have always been connected to the local sewer and drinking water supply systems.

In addition, the ESA identified one (1) heating oil spill incident that was reported to the New York State Department of Environmental Conservation (NYSDEC) in 2013. State regulatory agency databases reviewed by the ESA show that this incident remains unresolved with NYSDEC. According to the ESA, the spill occurred at a small heating oil AST operated by the dry cleaner. During the FSSI field activities, MECC observed that this AST was removed and replaced with a new 275-gallon #2 heating oil AST that provides fuel to the dry cleaner boiler.

Topography and Geology

The elevation of the Site is less than ten feet above mean sea level (msl). Local surface topography has little relief and no discernable slope. MECC's review of the attached USGS topographic map shows an apparent slight downward slope to the southwest. Nearby water channels are located within roughly one-quarter mile to the southeast and southwest of the Site. These channels lead to the embayment between mainland Long Island and a barrier island at the Atlantic Ocean. Local sediment encountered by MECC consists of coarse brown sand. Based on contaminant concentration gradients identified by this FSSI, it appears that local groundwater flow is to the southwest. Depth to the water table aquifer beneath the Site was measured to be five feet bgs.

Scope of Work Completed

MECC employed an electrically-powered hammer drill to drive two-inch diameter solid augers into the exterior areas surrounding the south Site building. A total of four (4) soil borings were installed during this FSSI. Mr. Frank Galdun, Project Geologist with MECC, conducted all drilling and field sampling activities. All field work was completed on March 7, 2014. Three (3) of the soil borings (B1 through B3) were converted to temporary well points for groundwater sampling. The fourth boring (B4) was drilled directly into the removed heating oil AST area (see attached Site Sketch for boring locations).

The principal intent of this study was to determine if the dry cleaner had adversely affected the environmental integrity of the Site. B1 through B3 were all installed at presumed hydraulic downgradient positions relative to the active dry cleaner. Soil Boring No. B4 was solely intended to determine if subsurface soil quality was adversely affected by the reported heating oil release. During the FSSI field work, MECC did observe some apparent soil staining in this area but this condition was isolated and not actionable.

A slide hammer connected to extension rods tipped with a steel sampling sleeve was used to collect soil samples at three-foot intervals (staring at surface) to apply soil quality field screening techniques. These techniques included a continuous physical evaluation of soil condition to determine if any evidence of contamination is present. In addition, MECC also employed a photoionization detector (PID) to determine if measurable levels of volatile organic vapors existed in the soil samples as they were extracted from the sleeve.

For the temporary well points at B1 through B3, MECC installed one-inch diameter PVC well screen to a depth of approximately nine feet bgs for groundwater sample collection. A five-foot well screen topped with a five-foot length of solid riser was placed into the bottom of each boring. Dedicated disposable one-quarter inch diameter flexible tubing fitted with a foot valve was then used to collect the groundwater samples. Groundwater was purged until apparent turbidity was visibly reduced and one (1) groundwater sample was collected from the each well point for laboratory analysis. All purging and sampling was conducted under low-flow conditions using a peristaltic pump.

Soil Quality Field Screening Results

MECC conducted continuous physical evaluation of soil condition to determine if any evidence of contamination is present. In addition, the MECC employed a photoionization detector (PID) to determine if measurable levels of volatile organic vapors existed in the soil samples as they were extracted from the slide hammer spoon. MECC identified a slight petroleum odor in the surface soil sample collected from B4 (at the former heating oil AST location). Slight petroleum staining was also observed in this sample. Based on this condition, MECC proceeded to conduct continuous soil sampling with the slide hammer equipment. The near-surface soil sample collected from B4 (approximately one foot to two feet bgs) showed no evidence of petroleum staining or odors. The maximum depth of this boring was four feet bgs. PID readings for soil samples collected at all borings showed undetected volatile organic vapors.

Soil and Groundwater Sample Laboratory Analysis

One (1) grab soil sample was collected for laboratory analysis from the bottom of B4 (B4 3'-4' as identified in the attached laboratory report). Since no field evidence of contamination was identified in the remaining borings (intended primarily for groundwater sampling) no soil samples were collected for laboratory analysis from B1, B2 or B3. The groundwater samples collected these borings are identified on the attached laboratory report as B1GW, B2GW and B3GW. All samples (three (3) groundwater, one (1) soil) were analyzed at Veritech, a New York State Department of Health-Certified environmental laboratory (NYSDOH Cert. No. 10982). All samples were analyzed under EPA Method 8260 – Volatile Organic Compounds (VOCs). Soil Sample B4 3'-4' was further analyzed for semi-volatile organic compounds (SVOCs) under EPA Method 8270 as required by the State of New York when investigating potential releases of heating oil to the environment.

All appropriate chain of custody documentation shall be completed before sample shipment to the laboratory. All samples were collected in laboratory-supplied containers and shipped on ice to the laboratory within one (1) day of completion of field activities.

Soil Analytical Results

No petroleum based contaminants were identified, however, one (1) VOC was detected in B4 3'-4' and consists of PCE at a concentration of 0.0044 milligrams per kilogram (mg/kg). PCE is not related to the reported heating oil release. This result is below the Unrestricted Use Soil Cleanup Objective of 1.3 mg/kg as defined in New York State Department of Environmental Conservation, Division of Environmental Remediation, 6 NYCRR Part 375, Environmental Remediation Programs, December 14, 2006. No other VOCs were detected in the sample and the laboratory reported no detected SVOCs.

Groundwater Sample Analytical Results

VOCs were detected in the groundwater samples. The following table summarizes the laboratory report.

TABLE 2: VOC RESULTS FOR GROUNDWATER SAMPLES (detected compounds only)				
Compound	**B1GW**	**B2GW**	**B3GW**	**NYSDEC TOGS Standards**
trans-1,2-Dichloroethene	ND	ND	ND	5
cis-1,2-Dichloroethene	ND	2.6	ND	5
Trichloroethene	ND	1.0	ND	5
Perchloroethylene	450	11	1.4	5

NOTES

All results are expressed in micrograms per liter (ug/l), also can be expressed as parts per billion (ppm).

Any result in bold exceeds New York State Department of Health Maximum Contaminant Level for drinking water, and the guidance values or standard listed in the NYSDEC Division of Water Technical and Operational Guidance Series (1.1.1) or "TOGS" *Water Quality Standards and Guidance Values*.

ND: Parameter non-detected, below method detection limits.

j: The concentration was detected at a value below the reporting limit (RL) but above the minimum detection limit (MDL)

Laboratory analysis of these samples shows PCE at a maximum concentration in groundwater of 450 ug/l. B1GW was collected at the rear (west side) of the south Site building exterior and roughly southeast of the dry cleaner tenant space. The regulatory limit for PCE in groundwater is 5 ppb. All remaining detected VOCs are known daughter products caused by PCE degradation in the environment.

Conclusions/Recommendations

This FSSI has identified PCE in Site groundwater at a concentration that exceeds the applicable regulatory standards. MECC considers this detected concentration as moderate to high in severity. B1GW was collected from a boring (B1) that installed at an assumed hydraulic down to cross gradient position from the dry cleaner tenant space based on contaminant gradients relative to other borings where groundwater samples were collected.

MECC concludes that the conditions discovered beneath the Site are indicative of a release. Further evaluation of the impact is recommended to better understand the severity and extent of the condition and to determine what, if any, governmental notification may be required.

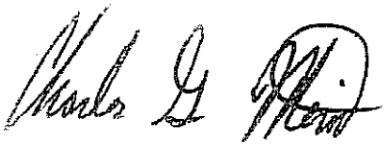
MECC has identified no evidence that the reported heating oil spill at the former AST location within the Site adversely impacted subsurface soil quality and no further investigation or corrective action is recommended.

Limitations of the FSSI

The scope of the FSSI is intended to aid in evaluating whether additional investigation would be prudent. The tasks that comprise this FSSI are not exhaustive or definitive. MECC has made no independent investigation of the accuracy of these secondary sources and has assumed them to be accurate and complete. MECC does not warrant the accuracy or completeness of information provided by secondary sources (MECC has no reason to believe that the secondary sources provided or acquired during this study contain intentionally false or misleading information). MECC does not warrant that all contamination that may exist under the Site has been discovered, that the Site is suitable for any particular purpose or that the Site is clean or free of liability.

If you have any questions concerning this document, please feel free to call our office.

Sincerely,



Charles G. Merritt
President/LEED AP

Frank Galdun
Project Geologist

Attachments:

Attachment 1: Site Location Map and Site Plan
Attachment 2: Laboratory Report of Analysis
Attachment 3: Site Photographs

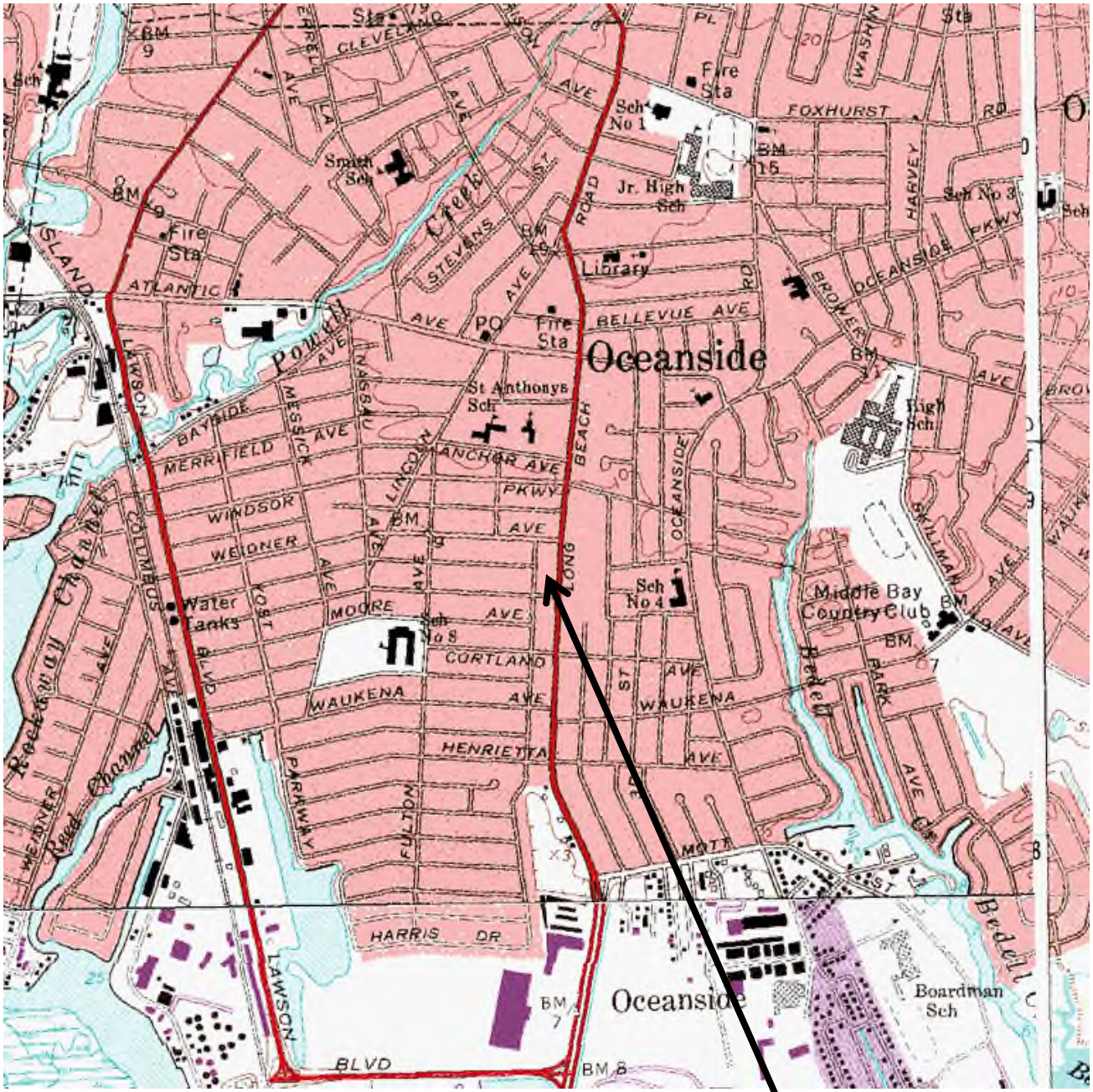
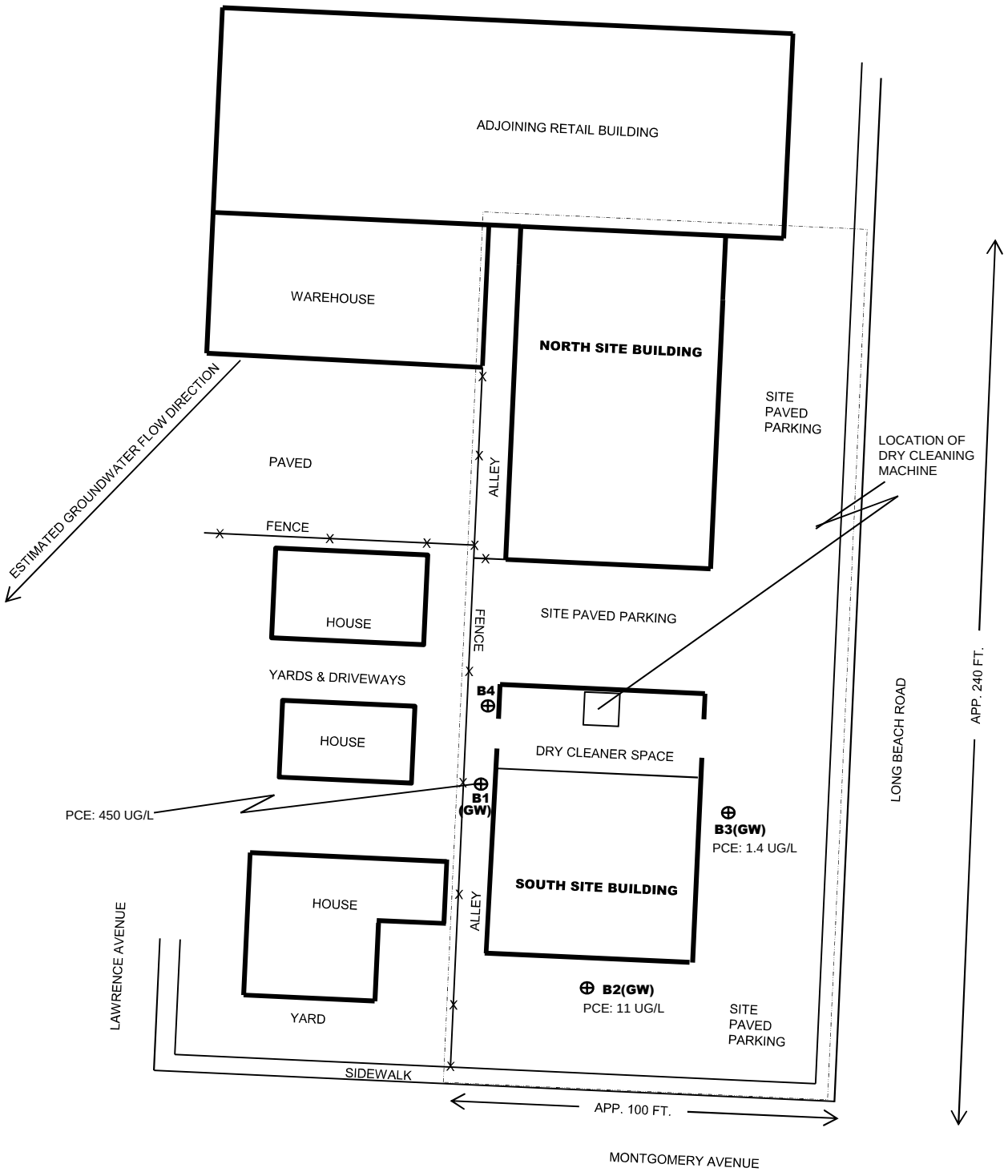


FIGURE 1: SITE LOCATION MAP **Contour Interval: 5'**	**Site Address:** **3206 to 3224 Long Beach Rd.** **Oceanside, NY**
USGS 7.5" Quadrangle Map titled *Lybrook, NY,* dated 1995	



NOTES:
INTERIOR DETAILS SHOW GROUND FLOOR OF DRY CLEANER ONLY.
INTERIOR DETAILS ARE APPROXIMATE AND ARE BASED ON LIMITED ACCESS OBSERVATIONS.
PCE CONCENTRATIONS IN GROUNDWATER LISTED AT EACH BORING LOCATION.
"GW" NOTATION INDICATES GROUNDWATER SAMPLE LOCATIONS.

SITE SKETCH 3206 TO 3224 LONG BEACH RD.
OCEANSIDE, NY

NOT TO SCALE ⊕ DENOTES SOIL BORING LOCATIONS

N

HCV Report Of Analysis
DRAFT

Client: GFE LLC **HCV Project #:** 4030717

Project: 3206-3224 Long Beach Rd.

Sample ID: B1GW **Collection Date: 3/7/2014**
Lab#: AC77416-001 **Receipt Date: 3/7/2014**
Matrix: Aqueous

Volatile Organics (no search) 8260 **DRAFT**

Analyte	DF	Units	RL	Result
1,1,1-Trichloroethane	10	ug/l	10	ND
1,1,2,2-Tetrachloroethane	10	ug/l	10	ND
1,1,2-Trichloro-1,2,2-trifluoroethane	10	ug/l	10	ND
1,1,2-Trichloroethane	10	ug/l	10	ND
1,1-Dichloroethane	10	ug/l	10	ND
1,1-Dichloroethene	10	ug/l	10	ND
1,2,3-Trichloropropane	10	ug/l	10	ND
1,2,4-Trimethylbenzene	10	ug/l	10	ND
1,2-Dichlorobenzene	10	ug/l	10	ND
1,2-Dichloroethane	10	ug/l	5.0	ND
1,2-Dichloropropane	10	ug/l	10	ND
1,3,5-Trimethylbenzene	10	ug/l	10	ND
1,3-Dichlorobenzene	10	ug/l	10	ND
1,3-Dichloropropane	10	ug/l	10	ND
1,4-Dichlorobenzene	10	ug/l	10	ND
1,4-Dioxane	10	ug/l	500	ND
2-Butanone	10	ug/l	10	ND
2-Chloroethylvinylether	10	ug/l	10	ND
2-Hexanone	10	ug/l	10	ND
4-Isopropyltoluene	10	ug/l	10	ND
4-Methyl-2-pentanone	10	ug/l	10	ND
Acetone	10	ug/l	100	ND
Acrolein	10	ug/l	50	ND
Acrylonitrile	10	ug/l	20	ND
Benzene	10	ug/l	5.0	ND
Bromodichloromethane	10	ug/l	10	ND
Bromoform	10	ug/l	10	ND
Bromomethane	10	ug/l	10	ND
Carbon disulfide	10	ug/l	10	ND
Carbon tetrachloride	10	ug/l	10	ND
Chlorobenzene	10	ug/l	10	ND
Chloroethane	10	ug/l	10	ND
Chloroform	10	ug/l	10	ND
Chloromethane	10	ug/l	10	ND
cis-1,2-Dichloroethene	10	ug/l	10	ND
cis-1,3-Dichloropropene	10	ug/l	10	ND
Dibromochloromethane	10	ug/l	10	ND
Dichlorodifluoromethane	10	ug/l	10	ND
Ethylbenzene	10	ug/l	10	ND
Isopropylbenzene	10	ug/l	10	ND
m&p-Xylenes	10	ug/l	10	ND
Methylene chloride	10	ug/l	10	ND
Methyl-t-butyl ether	10	ug/l	5.0	ND
n-Butylbenzene	10	ug/l	10	ND
n-Propylbenzene	10	ug/l	10	ND
o-Xylene	10	ug/l	10	ND
sec-Butylbenzene	10	ug/l	10	ND
Styrene	10	ug/l	10	ND
t-Butyl Alcohol	10	ug/l	50	ND
t-Butylbenzene	10	ug/l	10	ND
Tetrachloroethene	**10**	**ug/l**	**10**	**450**

Sample ID: B1GW **Collection Date: 3/7/2014**
Lab#: AC77416-001 **Receipt Date: 3/7/2014**
Matrix: Aqueous

Toluene	10	ug/l	10	ND
trans-1,2-Dichloroethene	10	ug/l	10	ND
trans-1,3-Dichloropropene	10	ug/l	10	ND
Trichloroethene	10	ug/l	10	ND
Trichlorofluoromethane	10	ug/l	10	ND
Vinyl chloride	10	ug/l	10	ND
Xylenes (Total)	10	ug/l	10	ND

Sample ID: B2GW **Collection Date: 3/7/2014**
Lab#: AC77416-002 **Receipt Date: 3/7/2014**
Matrix: Aqueous

Volatile Organics (no search) 8260 **DRAFT**

Analyte	DF	Units	RL	Result
1,1,1-Trichloroethane	1	ug/l	1.0	ND
1,1,2,2-Tetrachloroethane	1	ug/l	1.0	ND
1,1,2-Trichloro-1,2,2-trifluoroethane	1	ug/l	1.0	ND
1,1,2-Trichloroethane	1	ug/l	1.0	ND
1,1-Dichloroethane	1	ug/l	1.0	ND
1,1-Dichloroethene	1	ug/l	1.0	ND
1,2,3-Trichloropropane	1	ug/l	1.0	ND
1,2,4-Trimethylbenzene	1	ug/l	1.0	ND
1,2-Dichlorobenzene	1	ug/l	1.0	ND
1,2-Dichloroethane	1	ug/l	0.50	ND
1,2-Dichloropropane	1	ug/l	1.0	ND
1,3,5-Trimethylbenzene	1	ug/l	1.0	ND
1,3-Dichlorobenzene	1	ug/l	1.0	ND
1,3-Dichloropropane	1	ug/l	1.0	ND
1,4-Dichlorobenzene	1	ug/l	1.0	ND
1,4-Dioxane	1	ug/l	50	ND
2-Butanone	1	ug/l	1.0	ND
2-Chloroethylvinylether	1	ug/l	1.0	ND
2-Hexanone	1	ug/l	1.0	ND
4-Isopropyltoluene	1	ug/l	1.0	ND
4-Methyl-2-pentanone	1	ug/l	1.0	ND
Acetone	1	ug/l	10	ND
Acrolein	1	ug/l	5.0	ND
Acrylonitrile	1	ug/l	2.0	ND
Benzene	1	ug/l	0.50	ND
Bromodichloromethane	1	ug/l	1.0	ND
Bromoform	1	ug/l	1.0	ND
Bromomethane	1	ug/l	1.0	ND
Carbon disulfide	1	ug/l	1.0	ND
Carbon tetrachloride	1	ug/l	1.0	ND
Chlorobenzene	1	ug/l	1.0	ND
Chloroethane	1	ug/l	1.0	ND
Chloroform	1	ug/l	1.0	ND
Chloromethane	1	ug/l	1.0	ND
cis-1,2-Dichloroethene	**1**	**ug/l**	**1.0**	**2.6**
cis-1,3-Dichloropropene	1	ug/l	1.0	ND
Dibromochloromethane	1	ug/l	1.0	ND
Dichlorodifluoromethane	1	ug/l	1.0	ND
Ethylbenzene	1	ug/l	1.0	ND
Isopropylbenzene	1	ug/l	1.0	ND
m&p-Xylenes	1	ug/l	1.0	ND
Methylene chloride	1	ug/l	1.0	ND
Methyl-t-butyl ether	1	ug/l	0.50	ND
n-Butylbenzene	1	ug/l	1.0	ND
n-Propylbenzene	1	ug/l	1.0	ND
o-Xylene	1	ug/l	1.0	ND
sec-Butylbenzene	1	ug/l	1.0	ND

Sample ID: B2GW **Collection Date: 3/7/2014**
Lab#: AC77416-002 **Receipt Date: 3/7/2014**
Matrix: Aqueous

Styrene	1	ug/l	1.0	ND
t-Butyl Alcohol	1	ug/l	5.0	ND
t-Butylbenzene	1	ug/l	1.0	ND
Tetrachloroethene	**1**	**ug/l**	**1.0**	**11**
Toluene	1	ug/l	1.0	ND
trans-1,2-Dichloroethene	1	ug/l	1.0	ND
trans-1,3-Dichloropropene	1	ug/l	1.0	ND
Trichloroethene	**1**	**ug/l**	**1.0**	**1.1**
Trichlorofluoromethane	1	ug/l	1.0	ND
Vinyl chloride	1	ug/l	1.0	ND
Xylenes (Total)	1	ug/l	1.0	ND

Sample ID: B3GW **Collection Date: 3/7/2014**
Lab#: AC77416-003 **Receipt Date: 3/7/2014**
Matrix: Aqueous

Volatile Organics (no search) 8260 **DRAFT**

Analyte	DF	Units	RL	Result
1,1,1-Trichloroethane	1	ug/l	1.0	ND
1,1,2,2-Tetrachloroethane	1	ug/l	1.0	ND
1,1,2-Trichloro-1,2,2-trifluoroethane	1	ug/l	1.0	ND
1,1,2-Trichloroethane	1	ug/l	1.0	ND
1,1-Dichloroethane	1	ug/l	1.0	ND
1,1-Dichloroethene	1	ug/l	1.0	ND
1,2,3-Trichloropropane	1	ug/l	1.0	ND
1,2,4-Trimethylbenzene	1	ug/l	1.0	ND
1,2-Dichlorobenzene	1	ug/l	1.0	ND
1,2-Dichloroethane	1	ug/l	0.50	ND
1,2-Dichloropropane	1	ug/l	1.0	ND
1,3,5-Trimethylbenzene	1	ug/l	1.0	ND
1,3-Dichlorobenzene	1	ug/l	1.0	ND
1,3-Dichloropropane	1	ug/l	1.0	ND
1,4-Dichlorobenzene	1	ug/l	1.0	ND
1,4-Dioxane	1	ug/l	50	ND
2-Butanone	1	ug/l	1.0	ND
2-Chloroethylvinylether	1	ug/l	1.0	ND
2-Hexanone	1	ug/l	1.0	ND
4-Isopropyltoluene	1	ug/l	1.0	ND
4-Methyl-2-pentanone	1	ug/l	1.0	ND
Acetone	1	ug/l	10	ND
Acrolein	1	ug/l	5.0	ND
Acrylonitrile	1	ug/l	2.0	ND
Benzene	1	ug/l	0.50	ND
Bromodichloromethane	1	ug/l	1.0	ND
Bromoform	1	ug/l	1.0	ND
Bromomethane	1	ug/l	1.0	ND
Carbon disulfide	1	ug/l	1.0	ND
Carbon tetrachloride	1	ug/l	1.0	ND
Chlorobenzene	1	ug/l	1.0	ND
Chloroethane	1	ug/l	1.0	ND
Chloroform	1	ug/l	1.0	ND
Chloromethane	1	ug/l	1.0	ND
cis-1,2-Dichloroethene	1	ug/l	1.0	ND
cis-1,3-Dichloropropene	1	ug/l	1.0	ND
Dibromochloromethane	1	ug/l	1.0	ND
Dichlorodifluoromethane	1	ug/l	1.0	ND
Ethylbenzene	1	ug/l	1.0	ND
Isopropylbenzene	1	ug/l	1.0	ND
m&p-Xylenes	1	ug/l	1.0	ND
Methylene chloride	1	ug/l	1.0	ND
Methyl-t-butyl ether	1	ug/l	0.50	ND

Sample ID: B3GW **Collection Date: 3/7/2014**
Lab#: AC77416-003 **Receipt Date: 3/7/2014**
Matrix: Aqueous

n-Butylbenzene	1	ug/l	1.0	ND
n-Propylbenzene	1	ug/l	1.0	ND
o-Xylene	1	ug/l	1.0	ND
sec-Butylbenzene	1	ug/l	1.0	ND
Styrene	1	ug/l	1.0	ND
t-Butyl Alcohol	1	ug/l	5.0	ND
t-Butylbenzene	1	ug/l	1.0	ND
Tetrachloroethene	**1**	**ug/l**	**1.0**	**1.4**
Toluene	1	ug/l	1.0	ND
trans-1,2-Dichloroethene	1	ug/l	1.0	ND
trans-1,3-Dichloropropene	1	ug/l	1.0	ND
Trichloroethene	1	ug/l	1.0	ND
Trichlorofluoromethane	1	ug/l	1.0	ND
Vinyl chloride	1	ug/l	1.0	ND
Xylenes (Total)	1	ug/l	1.0	ND

Sample ID: B4 3'-4' **Collection Date: 3/7/2014**
Lab#: AC77416-004 **Receipt Date: 3/7/2014**
Matrix: Soil

% Solids SM2540G **DRAFT**

Analyte	DF	Units	RL	Result
% Solids	**1**	**percent**		**96**

PAH Compounds 8270 **DRAFT**

Analyte	DF	Units	RL	Result
Acenaphthene	1	mg/kg	0.035	ND
Acenaphthylene	1	mg/kg	0.035	ND
Anthracene	1	mg/kg	0.035	ND
Benzo[a]anthracene	1	mg/kg	0.035	ND
Benzo[a]pyrene	1	mg/kg	0.035	ND
Benzo[b]fluoranthene	1	mg/kg	0.035	ND
Benzo[g,h,i]perylene	1	mg/kg	0.035	ND
Benzo[k]fluoranthene	1	mg/kg	0.035	ND
Chrysene	1	mg/kg	0.035	ND
Dibenzo[a,h]anthracene	1	mg/kg	0.035	ND
Fluoranthene	1	mg/kg	0.035	ND
Fluorene	1	mg/kg	0.035	ND
Indeno[1,2,3-cd]pyrene	1	mg/kg	0.035	ND
Naphthalene	1	mg/kg	0.0087	ND
Phenanthrene	1	mg/kg	0.035	ND
Pyrene	1	mg/kg	0.035	ND

Volatile Organics (no search) 8260 **DRAFT**

Analyte	DF	Units	RL	Result
1,1,1-Trichloroethane	1.01	mg/kg	0.0021	ND
1,1,2,2-Tetrachloroethane	1.01	mg/kg	0.0021	ND
1,1,2-Trichloro-1,2,2-trifluoroethane	1.01	mg/kg	0.0021	ND
1,1,2-Trichloroethane	1.01	mg/kg	0.0021	ND
1,1-Dichloroethane	1.01	mg/kg	0.0021	ND
1,1-Dichloroethene	1.01	mg/kg	0.0021	ND
1,2,3-Trichloropropane	1.01	mg/kg	0.0021	ND
1,2,4-Trimethylbenzene	1.01	mg/kg	0.0011	ND
1,2-Dichlorobenzene	1.01	mg/kg	0.0021	ND
1,2-Dichloroethane	1.01	mg/kg	0.0011	ND
1,2-Dichloropropane	1.01	mg/kg	0.0021	ND
1,3,5-Trimethylbenzene	1.01	mg/kg	0.0011	ND
1,3-Dichlorobenzene	1.01	mg/kg	0.0021	ND
1,3-Dichloropropane	1.01	mg/kg	0.0021	ND
1,4-Dichlorobenzene	1.01	mg/kg	0.0021	ND
1,4-Dioxane	1.01	mg/kg	0.11	ND

Sample ID: B4 3'-4' **Collection Date: 3/7/2014**
Lab#: AC77416-004 **Receipt Date: 3/7/2014**
Matrix: Soil

2-Butanone	1.01	mg/kg	0.0021	ND
2-Chloroethylvinylether	1.01	mg/kg	0.0021	ND
2-Hexanone	1.01	mg/kg	0.0021	ND
4-Isopropyltoluene	1.01	mg/kg	0.0011	ND
4-Methyl-2-pentanone	1.01	mg/kg	0.0021	ND
Acetone	1.01	mg/kg	0.011	ND
Acrolein	1.01	mg/kg	0.011	ND
Acrylonitrile	1.01	mg/kg	0.0053	ND
Benzene	1.01	mg/kg	0.0011	ND
Bromodichloromethane	1.01	mg/kg	0.0021	ND
Bromoform	1.01	mg/kg	0.0021	ND
Bromomethane	1.01	mg/kg	0.0021	ND
Carbon disulfide	1.01	mg/kg	0.0021	ND
Carbon tetrachloride	1.01	mg/kg	0.0021	ND
Chlorobenzene	1.01	mg/kg	0.0021	ND
Chloroethane	1.01	mg/kg	0.0021	ND
Chloroform	1.01	mg/kg	0.0021	ND
Chloromethane	1.01	mg/kg	0.0021	ND
cis-1,2-Dichloroethene	1.01	mg/kg	0.0021	ND
cis-1,3-Dichloropropene	1.01	mg/kg	0.0021	ND
Dibromochloromethane	1.01	mg/kg	0.0021	ND
Dichlorodifluoromethane	1.01	mg/kg	0.0021	ND
Ethylbenzene	1.01	mg/kg	0.0011	ND
Isopropylbenzene	1.01	mg/kg	0.0011	ND
m&p-Xylenes	1.01	mg/kg	0.0011	ND
Methylene chloride	1.01	mg/kg	0.0021	ND
Methyl-t-butyl ether	1.01	mg/kg	0.0011	ND
n-Butylbenzene	1.01	mg/kg	0.0011	ND
n-Propylbenzene	1.01	mg/kg	0.0011	ND
o-Xylene	1.01	mg/kg	0.0011	ND
sec-Butylbenzene	1.01	mg/kg	0.0011	ND
Styrene	1.01	mg/kg	0.0021	ND
t-Butyl Alcohol	1.01	mg/kg	0.011	ND
t-Butylbenzene	1.01	mg/kg	0.0011	ND
Tetrachloroethene	**1.01**	**mg/kg**	**0.0021**	**0.0044**
Toluene	1.01	mg/kg	0.0011	ND
trans-1,2-Dichloroethene	1.01	mg/kg	0.0021	ND
trans-1,3-Dichloropropene	1.01	mg/kg	0.0021	ND
Trichloroethene	1.01	mg/kg	0.0021	ND
Trichlorofluoromethane	1.01	mg/kg	0.0021	ND
Vinyl chloride	1.01	mg/kg	0.0021	ND
Xylenes (Total)	1.01	mg/kg	0.0011	ND

HamptonClarke-Veritech Laboratories
175 Route 46 West and 2 Madison Road, Fairfield, New Jersey 07004
Ph: 800-426-9992 | 973-244-9770 Fax: 973-244-9787 | 973-439-1458
Service Center: 137-D Gaither Drive, Mount Laurel, New Jersey 08054
Ph (Service Center): 856-780-6057 Fax: 856-780-6056

HC-V HamptonClarke Veritech Laboratories
A Women-Owned, Disadvantaged, Small Business Enterprise

CHAIN OF CUSTODY RECORD

Project # (Lab Use Only): 4030717

NELAC/NJ #07071 | PA #68-00463 | NY #11408 | CT #PH-0671 | KY #90124

Customer Information

1a) Customer: GFE
Address: 58 Nokomis Ave
LK Hiawatha, NJ 07034
1b) Email/Cell/Fax/Ph: frankg4@optonline.net
1c) Send Invoice to:
1d) Send Report to: FRANK GALDUN

Project Information

2a) Project: 3206-3224 Long Beach Rd. Oceanside, NY
2b) Project Mgr: F Galdun
2c) Project Location (City/State):
2d) Quote/PO # (If Applicable):

3) Reporting Requirements (Please Circle)

Turnaround	Report Type	Electronic Deliv.
24 Hours (100%)	(Data Summary) circled	Hazsite/CSV
48 Hours (75%)	Waste	EQuIS 4-File / EZ / NYS
72 Hours (50%)	Red - NJ / NY / PA	EQuIS EPA Region 2 or 5
4 Days (35%; TPH)	CLP	Excel - NJ Regulatory
1 Week (25%; EPH)	Full / Category B	Excel - NY Regulatory
10 Days (10%)	Category A	Excel - PA Regulatory
2 Weeks	Other:	(PDF) circled
Other: 5 DAY		Other:

Expedited TAT Not Always Available. Please Check with Lab.

FOR LAB USE ONLY
Batch #: AC71416

Matrix Codes
DW - Drinking Water S - Soil A - Air
GW - Ground Water SL - Sludge
WW - Waste Water OL - Oil
OT - Other (please specify under item 9, Comments)

Check If Contingent ===> | 7) Analysis Request | <=== Check If Contingent

Lab Sample #	4) Customer Sample ID	5) Matrix	6) Sample Date	6) Sample Time	Composite (C)	Grab (G)	EPA 8260 PART 375 & CP-51	EPA 8270 CP-51 ONLY	None	MeOH	En Core	NaOH	HCl	H2SO4	HNO3	Other:	9) Comments
-001	B1GW	GW	3/7/14	9:00		✓	✓						2				
-002	B2GW	GW	↓	10:00		✓	✓						2				
-003	B3GW	GW	↓	11:00		✓	✓						2				
-004	B4 3'-4'	SOIL	↓	1:00		✓	✓	✓	1								

10) Relinquished by:	Accepted by:	Date	Time
[signature]	[signature]	3/7/14	1540

Comments, Notes, Special Requirements, HAZARDS

Note: Check if low-level groundwater methods required to meet current standards in NJ or PA:
- ☐ BN or BNA (8270C SIM)
- ☐ VOC (8260B SIM or 8011)
- ☐ Metals (ICP-MS 200.8 or 6020)
- ☐ Metals-**Soil** (ICP-MS 6020 for Be & Ag)

Note: Check if applicable:
- ☐ **Project-Specific Reporting Limits**
- ☐ **High Contaminant Concentrations**
- ☐ **NJ LSRP Project**

Cooler Temperature: 3.8

11) Sampler (print name): FRANK GALDUN Date: 3/7/14

Additional Notes

Please note NUMBERED items. If not completed your analytical work may be delayed.
A fee of $5/sample will be assessed for storage should sample not be activated for any analysis.

Photograph 1: View of the south Site building looking northwest from the intersection of Long Beach Road and Montgomery Avenue. The dry cleaner space is visible at far right.

Photograph 2: Alley behind the south Site building. White patch on wall at left denotes the former location of the removed heating oil AST. B4 was installed directly beneath this patch. Photographer facing south.

Photograph 3: View of the temporary well point installed at B3. Photographer facing northwest.

Photograph 4: View of the well point installed at B2. Photographer facing northeast.

MERRITT Environmental Consulting Corp.

77 Arkay Drive, Suite D, Hauppauge, NY 11788
(631) 617-6200/Tel (631) 617-6201/Fax

March 31, 2014
Project: M11048A

Mr. George C. D. Duke, Esq.
Brown Sharlow Duke & Fogel, P.C.
1450 Broadway, 35th floor
New York, New York 10018

RE: Focused Subsurface Site Investigation
3206-3224 Long Beach Road
Oceanside, New York 11572

Dear Mr. Duke:

Merritt Environmental Consulting Corp. ("MECC") has completed a Focused Subsurface Site Investigation (the "FSSI") at the 3206 to 3224 Long Beach Road property (the "Site"). The Site contains two (2) multi-unit retail buildings. A dry cleaning operation has been present for an extended period at the south Site building. The primary focus of this study was to determine if the dry cleaning operations released perchloroethylene (PCE) to the environment at actionable concentrations. While the soil sampling results did not identify actionable concentrations of contaminants the results of the study identified PCE in groundwater beneath the site. Accordingly, further evaluation of the site is recommended. Once this additional evaluation is completed a determination will be made as to the appropriate governmental notifications and approvals required.

Background

The Site is located at the northeast corner of the intersection of Long Beach Road and Montgomery Avenue in a suburban setting. Properties on Long Beach Road generally contain commercial buildings and residential areas are located to the east and west. The Site contains two (2) free-standing single-story buildings used as a neighborhood shopping center with multiple occupants. The size of the Site is approximately 24,000 square feet inclusive of the building footprints and parking areas. No basement levels exist under the two (2) Site buildings, which are constructed on concrete pads. A recently completed Phase I Environmental Site Assessment (ESA) identified a dry cleaner at the Site within the 3220 Long Beach Road tenant space (Imperial Cleaners & Custom Tailors). The ESA also indicated that a dry cleaning operation was historically present within the space for an extended period. This operation is located within the northern-most tenant space of the south Site building. MECC confirmed that this operation is currently active during the FSSI field activities and that a dry cleaning machine is present and operational. The Site appears to have always been connected to the local sewer and drinking water supply systems.

In addition, the ESA identified one (1) heating oil spill incident that was reported to the New York State Department of Environmental Conservation (NYSDEC) in 2013. State regulatory agency databases reviewed by the ESA show that this incident remains unresolved with NYSDEC. According to the ESA, the spill occurred at a small heating oil AST operated by the dry cleaner. During the FSSI field activities, MECC observed that this AST was removed and replaced with a new 275-gallon #2 heating oil AST that provides fuel to the dry cleaner boiler.

Topography and Geology

The elevation of the Site is less than ten feet above mean sea level (msl). Local surface topography has little relief and no discernable slope. MECC's review of the attached USGS topographic map shows an apparent slight downward slope to the southwest. Nearby water channels are located within roughly one-quarter mile to the southeast and southwest of the Site. These channels lead to the embayment between mainland Long Island and a barrier island at the Atlantic Ocean. Local sediment encountered by MECC consists of coarse brown sand. Based on contaminant concentration gradients identified by this FSSI, it appears that local groundwater flow is to the southwest. Depth to the water table aquifer beneath the Site was measured to be five feet bgs.

Scope of Work Completed

MECC employed an electrically-powered hammer drill to drive two-inch diameter solid augers into the exterior areas surrounding the south Site building. A total of four (4) soil borings were installed during this FSSI. Mr. Frank Galdun, Project Geologist with MECC, conducted all drilling and field sampling activities. All field work was completed on March 7, 2014. Three (3) of the soil borings (B1 through B3) were converted to temporary well points for groundwater sampling. The fourth boring (B4) was drilled directly into the removed heating oil AST area (see attached Site Sketch for boring locations).

The principal intent of this study was to determine if the dry cleaner had adversely affected the environmental integrity of the Site. B1 through B3 were all installed at presumed hydraulic downgradient positions relative to the active dry cleaner. Soil Boring No. B4 was solely intended to determine if subsurface soil quality was adversely affected by the reported heating oil release. During the FSSI field work, MECC did observe some apparent soil staining in this area but this condition was isolated and not actionable.

A slide hammer connected to extension rods tipped with a steel sampling sleeve was used to collect soil samples at three-foot intervals (staring at surface) to apply soil quality field screening techniques. These techniques included a continuous physical evaluation of soil condition to determine if any evidence of contamination is present. In addition, MECC also employed a photoionization detector (PID) to determine if measurable levels of volatile organic vapors existed in the soil samples as they were extracted from the sleeve.

For the temporary well points at B1 through B3, MECC installed one-inch diameter PVC well screen to a depth of approximately nine feet bgs for groundwater sample collection. A five-foot well screen topped with a five-foot length of solid riser was placed into the bottom of each boring. Dedicated disposable one-quarter inch diameter flexible tubing fitted with a foot valve was then used to collect the groundwater samples. Groundwater was purged until apparent turbidity was visibly reduced and one (1) groundwater sample was collected from the each well point for laboratory analysis. All purging and sampling was conducted under low-flow conditions using a peristaltic pump.

Soil Quality Field Screening Results

MECC conducted continuous physical evaluation of soil condition to determine if any evidence of contamination is present. In addition, the MECC employed a photoionization detector (PID) to determine if measurable levels of volatile organic vapors existed in the soil samples as they were extracted from the slide hammer spoon. MECC identified a slight petroleum odor in the surface soil sample collected from B4 (at the former heating oil AST location). Slight petroleum staining was also observed in this sample. Based on this condition, MECC proceeded to conduct continuous soil sampling with the slide hammer equipment. The near-surface soil sample collected from B4 (approximately one foot to two feet bgs) showed no evidence of petroleum staining or odors. The maximum depth of this boring was four feet bgs. PID readings for soil samples collected at all borings showed undetected volatile organic vapors.

Soil and Groundwater Sample Laboratory Analysis

One (1) grab soil sample was collected for laboratory analysis from the bottom of B4 (B4 3'-4' as identified in the attached laboratory report). Since no field evidence of contamination was identified in the remaining borings (intended primarily for groundwater sampling) no soil samples were collected for laboratory analysis from B1, B2 or B3. The groundwater samples collected these borings are identified on the attached laboratory report as B1GW, B2GW and B3GW. All samples (three (3) groundwater, one (1) soil) were analyzed at Veritech, a New York State Department of Health-Certified environmental laboratory (NYSDOH Cert. No. 10982). All samples were analyzed under EPA Method 8260 – Volatile Organic Compounds (VOCs). Soil Sample B4 3'-4' was further analyzed for semi-volatile organic compounds (SVOCs) under EPA Method 8270 as required by the State of New York when investigating potential releases of heating oil to the environment.

All appropriate chain of custody documentation shall be completed before sample shipment to the laboratory. All samples were collected in laboratory-supplied containers and shipped on ice to the laboratory within one (1) day of completion of field activities.

Soil Analytical Results

No petroleum based contaminants were identified, however, one (1) VOC was detected in B4 3'-4' and consists of PCE at a concentration of 0.0044 milligrams per kilogram (mg/kg). PCE is not related to the reported heating oil release. This result is below the Unrestricted Use Soil Cleanup Objective of 1.3 mg/kg as defined in New York State Department of Environmental Conservation, Division of Environmental Remediation, 6 NYCRR Part 375, Environmental Remediation Programs, December 14, 2006. No other VOCs were detected in the sample and the laboratory reported no detected SVOCs.

Groundwater Sample Analytical Results

VOCs were detected in the groundwater samples. The following table summarizes the laboratory report.

TABLE 2: VOC RESULTS FOR GROUNDWATER SAMPLES (detected compounds only)				
Compound	**B1GW**	**B2GW**	**B3GW**	**NYSDEC TOGS Standards**
trans-1,2-Dichloroethene	ND	ND	ND	5
cis-1,2-Dichloroethene	ND	2.6	ND	5
Trichloroethene	ND	1.0	ND	5
Perchloroethylene	450	11	1.4	5

NOTES

All results are expressed in micrograms per liter (ug/l), also can be expressed as parts per billion (ppm).

Any result in bold exceeds New York State Department of Health Maximum Contaminant Level for drinking water, and the guidance values or standard listed in the NYSDEC Division of Water Technical and Operational Guidance Series (1.1.1) or "TOGS" *Water Quality Standards and Guidance Values*.

ND: Parameter non-detected, below method detection limits.

j: The concentration was detected at a value below the reporting limit (RL) but above the minimum detection limit (MDL)

Laboratory analysis of these samples shows PCE at a maximum concentration in groundwater of 450 ug/l. B1GW was collected at the rear (west side) of the south Site building exterior and roughly southeast of the dry cleaner tenant space. The regulatory limit for PCE in groundwater is 5 ppb. All remaining detected VOCs are known daughter products caused by PCE degradation in the environment.

Conclusions/Recommendations

This FSSI has identified PCE in Site groundwater at a concentration that exceeds the applicable regulatory standards. MECC considers this detected concentration as moderate to high in severity. B1GW was collected from a boring (B1) that installed at an assumed hydraulic down to cross gradient position from the dry cleaner tenant space based on contaminant gradients relative to other borings where groundwater samples were collected.

MECC concludes that the conditions discovered beneath the Site are indicative of a release. Further evaluation of the impact is recommended to better understand the severity and extent of the condition and to determine what, if any, governmental notification may be required.

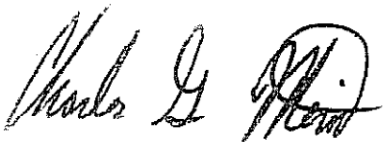
MECC has identified no evidence that the reported heating oil spill at the former AST location within the Site adversely impacted subsurface soil quality and no further investigation or corrective action is recommended.

Limitations of the FSSI

The scope of the FSSI is intended to aid in evaluating whether additional investigation would be prudent. The tasks that comprise this FSSI are not exhaustive or definitive. MECC has made no independent investigation of the accuracy of these secondary sources and has assumed them to be accurate and complete. MECC does not warrant the accuracy or completeness of information provided by secondary sources (MECC has no reason to believe that the secondary sources provided or acquired during this study contain intentionally false or misleading information). MECC does not warrant that all contamination that may exist under the Site has been discovered, that the Site is suitable for any particular purpose or that the Site is clean or free of liability.

If you have any questions concerning this document, please feel free to call our office.

Sincerely,



Charles G. Merritt
President/LEED AP

Frank Galdun
Project Geologist

Attachments:

Attachment 1: Site Location Map and Site Plan
Attachment 2: Laboratory Report of Analysis
Attachment 3: Site Photographs

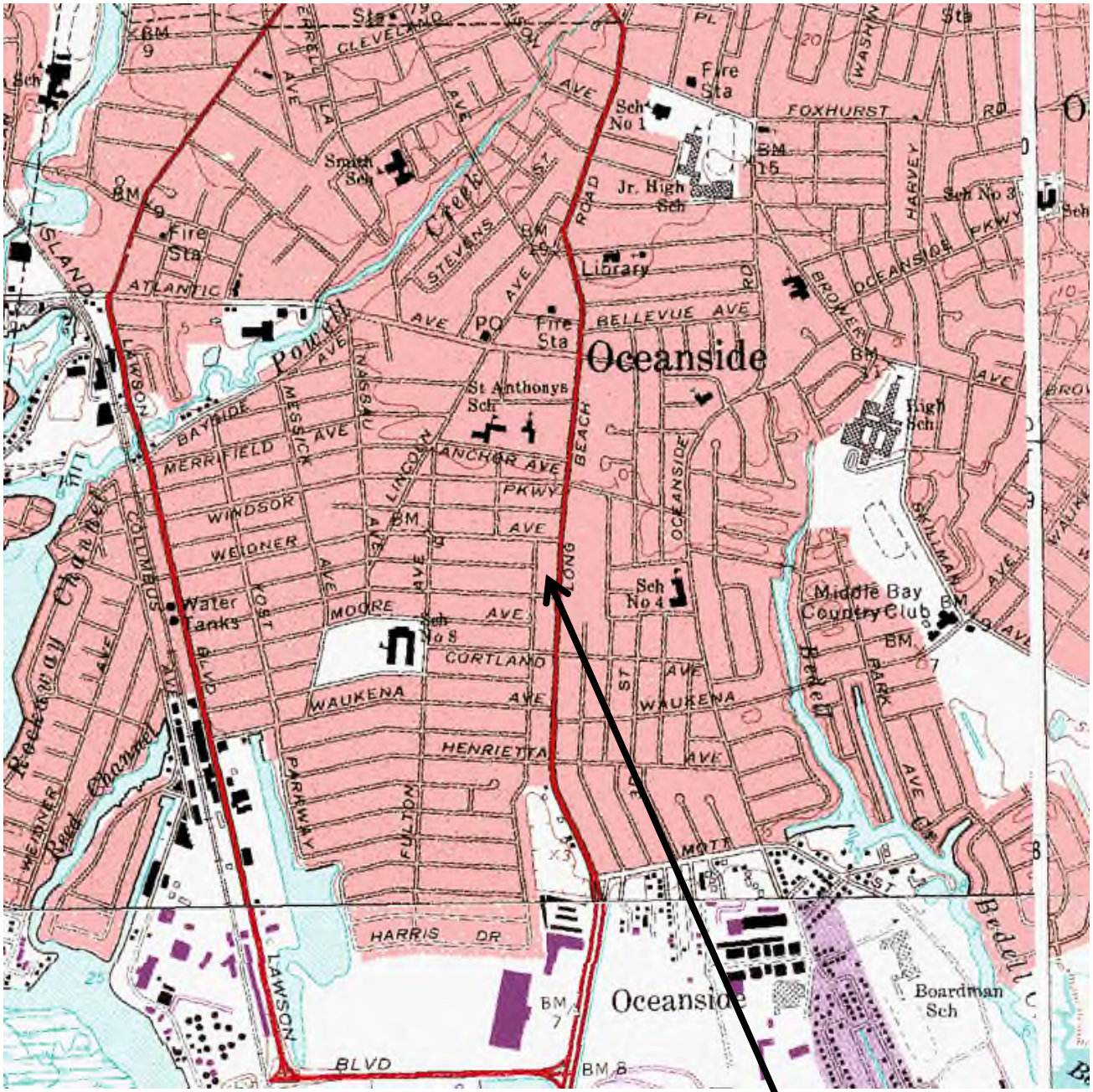
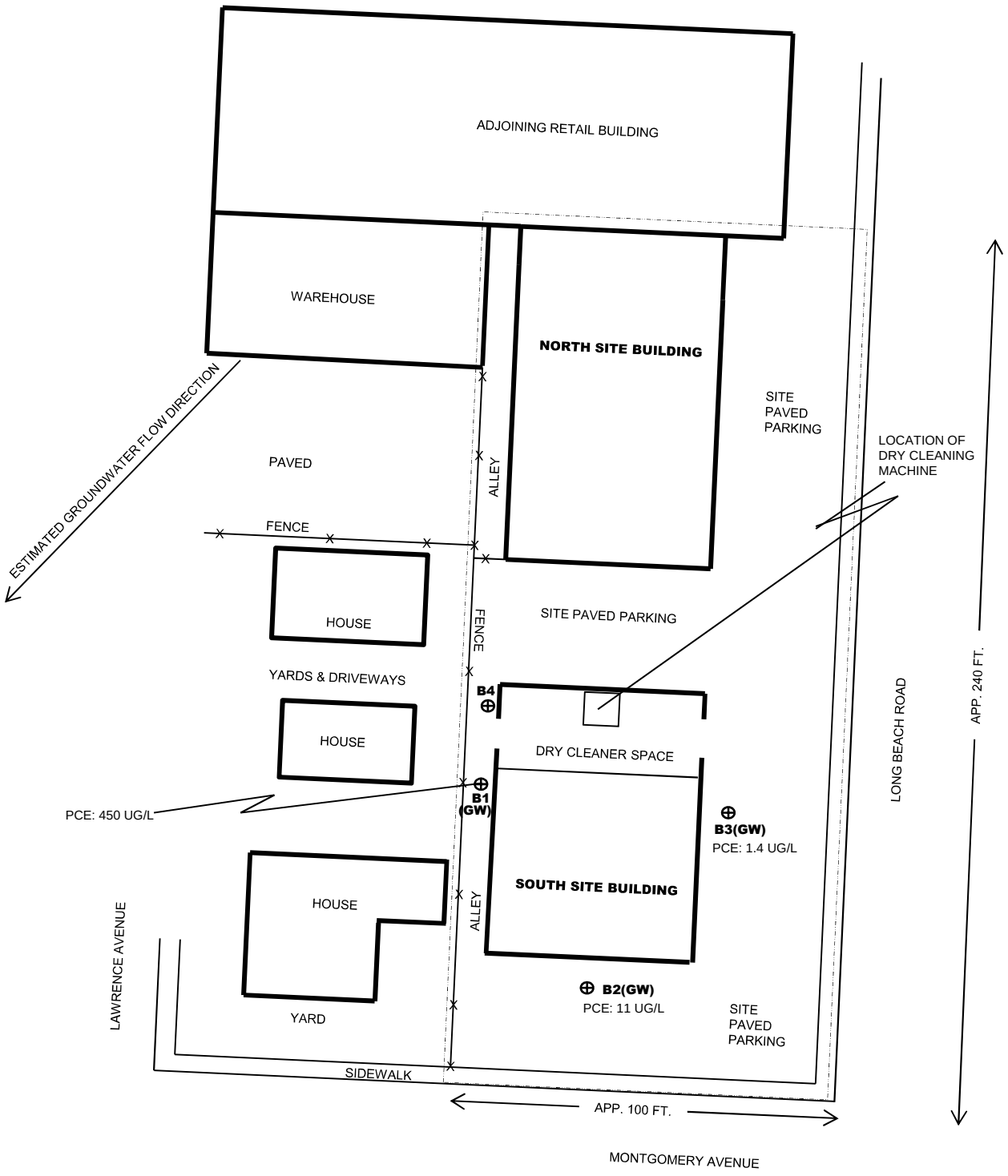


FIGURE 1: SITE LOCATION MAP **Contour Interval: 5'**	**Site Address:** **3206 to 3224 Long Beach Rd.** **Oceanside, NY**
USGS 7.5" Quadrangle Map titled *Lybrook, NY,* dated 1995	



NOTES:
INTERIOR DETAILS SHOW GROUND FLOOR OF DRY CLEANER ONLY.
INTERIOR DETAILS ARE APPROXIMATE AND ARE BASED ON LIMITED ACCESS OBSERVATIONS.
PCE CONCENTRATIONS IN GROUNDWATER LISTED AT EACH BORING LOCATION.
"GW" NOTATION INDICATES GROUNDWATER SAMPLE LOCATIONS.

SITE SKETCH 3206 TO 3224 LONG BEACH RD.
OCEANSIDE, NY

NOT TO SCALE ⊕ DENOTES SOIL BORING LOCATIONS

N

HCV Report Of Analysis
DRAFT

Client: GFE LLC **HCV Project #:** 4030717

Project: 3206-3224 Long Beach Rd.

Sample ID: B1GW **Collection Date: 3/7/2014**
Lab#: AC77416-001 **Receipt Date: 3/7/2014**
Matrix: Aqueous

Volatile Organics (no search) 8260 **DRAFT**

Analyte	DF	Units	RL	Result
1,1,1-Trichloroethane	10	ug/l	10	ND
1,1,2,2-Tetrachloroethane	10	ug/l	10	ND
1,1,2-Trichloro-1,2,2-trifluoroethane	10	ug/l	10	ND
1,1,2-Trichloroethane	10	ug/l	10	ND
1,1-Dichloroethane	10	ug/l	10	ND
1,1-Dichloroethene	10	ug/l	10	ND
1,2,3-Trichloropropane	10	ug/l	10	ND
1,2,4-Trimethylbenzene	10	ug/l	10	ND
1,2-Dichlorobenzene	10	ug/l	10	ND
1,2-Dichloroethane	10	ug/l	5.0	ND
1,2-Dichloropropane	10	ug/l	10	ND
1,3,5-Trimethylbenzene	10	ug/l	10	ND
1,3-Dichlorobenzene	10	ug/l	10	ND
1,3-Dichloropropane	10	ug/l	10	ND
1,4-Dichlorobenzene	10	ug/l	10	ND
1,4-Dioxane	10	ug/l	500	ND
2-Butanone	10	ug/l	10	ND
2-Chloroethylvinylether	10	ug/l	10	ND
2-Hexanone	10	ug/l	10	ND
4-Isopropyltoluene	10	ug/l	10	ND
4-Methyl-2-pentanone	10	ug/l	10	ND
Acetone	10	ug/l	100	ND
Acrolein	10	ug/l	50	ND
Acrylonitrile	10	ug/l	20	ND
Benzene	10	ug/l	5.0	ND
Bromodichloromethane	10	ug/l	10	ND
Bromoform	10	ug/l	10	ND
Bromomethane	10	ug/l	10	ND
Carbon disulfide	10	ug/l	10	ND
Carbon tetrachloride	10	ug/l	10	ND
Chlorobenzene	10	ug/l	10	ND
Chloroethane	10	ug/l	10	ND
Chloroform	10	ug/l	10	ND
Chloromethane	10	ug/l	10	ND
cis-1,2-Dichloroethene	10	ug/l	10	ND
cis-1,3-Dichloropropene	10	ug/l	10	ND
Dibromochloromethane	10	ug/l	10	ND
Dichlorodifluoromethane	10	ug/l	10	ND
Ethylbenzene	10	ug/l	10	ND
Isopropylbenzene	10	ug/l	10	ND
m&p-Xylenes	10	ug/l	10	ND
Methylene chloride	10	ug/l	10	ND
Methyl-t-butyl ether	10	ug/l	5.0	ND
n-Butylbenzene	10	ug/l	10	ND
n-Propylbenzene	10	ug/l	10	ND
o-Xylene	10	ug/l	10	ND
sec-Butylbenzene	10	ug/l	10	ND
Styrene	10	ug/l	10	ND
t-Butyl Alcohol	10	ug/l	50	ND
t-Butylbenzene	10	ug/l	10	ND
Tetrachloroethene	**10**	**ug/l**	**10**	**450**

Sample ID: B1GW **Collection Date: 3/7/2014**
Lab#: AC77416-001 **Receipt Date: 3/7/2014**
Matrix: Aqueous

Toluene	10	ug/l	10	ND
trans-1,2-Dichloroethene	10	ug/l	10	ND
trans-1,3-Dichloropropene	10	ug/l	10	ND
Trichloroethene	10	ug/l	10	ND
Trichlorofluoromethane	10	ug/l	10	ND
Vinyl chloride	10	ug/l	10	ND
Xylenes (Total)	10	ug/l	10	ND

Sample ID: B2GW **Collection Date: 3/7/2014**
Lab#: AC77416-002 **Receipt Date: 3/7/2014**
Matrix: Aqueous

Volatile Organics (no search) 8260 **DRAFT**

Analyte	DF	Units	RL	Result
1,1,1-Trichloroethane	1	ug/l	1.0	ND
1,1,2,2-Tetrachloroethane	1	ug/l	1.0	ND
1,1,2-Trichloro-1,2,2-trifluoroethane	1	ug/l	1.0	ND
1,1,2-Trichloroethane	1	ug/l	1.0	ND
1,1-Dichloroethane	1	ug/l	1.0	ND
1,1-Dichloroethene	1	ug/l	1.0	ND
1,2,3-Trichloropropane	1	ug/l	1.0	ND
1,2,4-Trimethylbenzene	1	ug/l	1.0	ND
1,2-Dichlorobenzene	1	ug/l	1.0	ND
1,2-Dichloroethane	1	ug/l	0.50	ND
1,2-Dichloropropane	1	ug/l	1.0	ND
1,3,5-Trimethylbenzene	1	ug/l	1.0	ND
1,3-Dichlorobenzene	1	ug/l	1.0	ND
1,3-Dichloropropane	1	ug/l	1.0	ND
1,4-Dichlorobenzene	1	ug/l	1.0	ND
1,4-Dioxane	1	ug/l	50	ND
2-Butanone	1	ug/l	1.0	ND
2-Chloroethylvinylether	1	ug/l	1.0	ND
2-Hexanone	1	ug/l	1.0	ND
4-Isopropyltoluene	1	ug/l	1.0	ND
4-Methyl-2-pentanone	1	ug/l	1.0	ND
Acetone	1	ug/l	10	ND
Acrolein	1	ug/l	5.0	ND
Acrylonitrile	1	ug/l	2.0	ND
Benzene	1	ug/l	0.50	ND
Bromodichloromethane	1	ug/l	1.0	ND
Bromoform	1	ug/l	1.0	ND
Bromomethane	1	ug/l	1.0	ND
Carbon disulfide	1	ug/l	1.0	ND
Carbon tetrachloride	1	ug/l	1.0	ND
Chlorobenzene	1	ug/l	1.0	ND
Chloroethane	1	ug/l	1.0	ND
Chloroform	1	ug/l	1.0	ND
Chloromethane	1	ug/l	1.0	ND
cis-1,2-Dichloroethene	**1**	**ug/l**	**1.0**	**2.6**
cis-1,3-Dichloropropene	1	ug/l	1.0	ND
Dibromochloromethane	1	ug/l	1.0	ND
Dichlorodifluoromethane	1	ug/l	1.0	ND
Ethylbenzene	1	ug/l	1.0	ND
Isopropylbenzene	1	ug/l	1.0	ND
m&p-Xylenes	1	ug/l	1.0	ND
Methylene chloride	1	ug/l	1.0	ND
Methyl-t-butyl ether	1	ug/l	0.50	ND
n-Butylbenzene	1	ug/l	1.0	ND
n-Propylbenzene	1	ug/l	1.0	ND
o-Xylene	1	ug/l	1.0	ND
sec-Butylbenzene	1	ug/l	1.0	ND

Sample ID: B2GW **Collection Date: 3/7/2014**
Lab#: AC77416-002 **Receipt Date: 3/7/2014**
Matrix: Aqueous

Styrene	1	ug/l	1.0	ND
t-Butyl Alcohol	1	ug/l	5.0	ND
t-Butylbenzene	1	ug/l	1.0	ND
Tetrachloroethene	**1**	**ug/l**	**1.0**	**11**
Toluene	1	ug/l	1.0	ND
trans-1,2-Dichloroethene	1	ug/l	1.0	ND
trans-1,3-Dichloropropene	1	ug/l	1.0	ND
Trichloroethene	**1**	**ug/l**	**1.0**	**1.1**
Trichlorofluoromethane	1	ug/l	1.0	ND
Vinyl chloride	1	ug/l	1.0	ND
Xylenes (Total)	1	ug/l	1.0	ND

Sample ID: B3GW **Collection Date: 3/7/2014**
Lab#: AC77416-003 **Receipt Date: 3/7/2014**
Matrix: Aqueous

Volatile Organics (no search) 8260 **DRAFT**

Analyte	DF	Units	RL	Result
1,1,1-Trichloroethane	1	ug/l	1.0	ND
1,1,2,2-Tetrachloroethane	1	ug/l	1.0	ND
1,1,2-Trichloro-1,2,2-trifluoroethane	1	ug/l	1.0	ND
1,1,2-Trichloroethane	1	ug/l	1.0	ND
1,1-Dichloroethane	1	ug/l	1.0	ND
1,1-Dichloroethene	1	ug/l	1.0	ND
1,2,3-Trichloropropane	1	ug/l	1.0	ND
1,2,4-Trimethylbenzene	1	ug/l	1.0	ND
1,2-Dichlorobenzene	1	ug/l	1.0	ND
1,2-Dichloroethane	1	ug/l	0.50	ND
1,2-Dichloropropane	1	ug/l	1.0	ND
1,3,5-Trimethylbenzene	1	ug/l	1.0	ND
1,3-Dichlorobenzene	1	ug/l	1.0	ND
1,3-Dichloropropane	1	ug/l	1.0	ND
1,4-Dichlorobenzene	1	ug/l	1.0	ND
1,4-Dioxane	1	ug/l	50	ND
2-Butanone	1	ug/l	1.0	ND
2-Chloroethylvinylether	1	ug/l	1.0	ND
2-Hexanone	1	ug/l	1.0	ND
4-Isopropyltoluene	1	ug/l	1.0	ND
4-Methyl-2-pentanone	1	ug/l	1.0	ND
Acetone	1	ug/l	10	ND
Acrolein	1	ug/l	5.0	ND
Acrylonitrile	1	ug/l	2.0	ND
Benzene	1	ug/l	0.50	ND
Bromodichloromethane	1	ug/l	1.0	ND
Bromoform	1	ug/l	1.0	ND
Bromomethane	1	ug/l	1.0	ND
Carbon disulfide	1	ug/l	1.0	ND
Carbon tetrachloride	1	ug/l	1.0	ND
Chlorobenzene	1	ug/l	1.0	ND
Chloroethane	1	ug/l	1.0	ND
Chloroform	1	ug/l	1.0	ND
Chloromethane	1	ug/l	1.0	ND
cis-1,2-Dichloroethene	1	ug/l	1.0	ND
cis-1,3-Dichloropropene	1	ug/l	1.0	ND
Dibromochloromethane	1	ug/l	1.0	ND
Dichlorodifluoromethane	1	ug/l	1.0	ND
Ethylbenzene	1	ug/l	1.0	ND
Isopropylbenzene	1	ug/l	1.0	ND
m&p-Xylenes	1	ug/l	1.0	ND
Methylene chloride	1	ug/l	1.0	ND
Methyl-t-butyl ether	1	ug/l	0.50	ND

Sample ID: B3GW **Collection Date: 3/7/2014**
Lab#: AC77416-003 **Receipt Date: 3/7/2014**
Matrix: Aqueous

n-Butylbenzene	1	ug/l	1.0	ND
n-Propylbenzene	1	ug/l	1.0	ND
o-Xylene	1	ug/l	1.0	ND
sec-Butylbenzene	1	ug/l	1.0	ND
Styrene	1	ug/l	1.0	ND
t-Butyl Alcohol	1	ug/l	5.0	ND
t-Butylbenzene	1	ug/l	1.0	ND
Tetrachloroethene	**1**	**ug/l**	**1.0**	**1.4**
Toluene	1	ug/l	1.0	ND
trans-1,2-Dichloroethene	1	ug/l	1.0	ND
trans-1,3-Dichloropropene	1	ug/l	1.0	ND
Trichloroethene	1	ug/l	1.0	ND
Trichlorofluoromethane	1	ug/l	1.0	ND
Vinyl chloride	1	ug/l	1.0	ND
Xylenes (Total)	1	ug/l	1.0	ND

Sample ID: B4 3'-4' **Collection Date: 3/7/2014**
Lab#: AC77416-004 **Receipt Date: 3/7/2014**
Matrix: Soil

% Solids SM2540G **DRAFT**

Analyte	DF	Units	RL	Result
% Solids	**1**	**percent**		**96**

PAH Compounds 8270 **DRAFT**

Analyte	DF	Units	RL	Result
Acenaphthene	1	mg/kg	0.035	ND
Acenaphthylene	1	mg/kg	0.035	ND
Anthracene	1	mg/kg	0.035	ND
Benzo[a]anthracene	1	mg/kg	0.035	ND
Benzo[a]pyrene	1	mg/kg	0.035	ND
Benzo[b]fluoranthene	1	mg/kg	0.035	ND
Benzo[g,h,i]perylene	1	mg/kg	0.035	ND
Benzo[k]fluoranthene	1	mg/kg	0.035	ND
Chrysene	1	mg/kg	0.035	ND
Dibenzo[a,h]anthracene	1	mg/kg	0.035	ND
Fluoranthene	1	mg/kg	0.035	ND
Fluorene	1	mg/kg	0.035	ND
Indeno[1,2,3-cd]pyrene	1	mg/kg	0.035	ND
Naphthalene	1	mg/kg	0.0087	ND
Phenanthrene	1	mg/kg	0.035	ND
Pyrene	1	mg/kg	0.035	ND

Volatile Organics (no search) 8260 **DRAFT**

Analyte	DF	Units	RL	Result
1,1,1-Trichloroethane	1.01	mg/kg	0.0021	ND
1,1,2,2-Tetrachloroethane	1.01	mg/kg	0.0021	ND
1,1,2-Trichloro-1,2,2-trifluoroethane	1.01	mg/kg	0.0021	ND
1,1,2-Trichloroethane	1.01	mg/kg	0.0021	ND
1,1-Dichloroethane	1.01	mg/kg	0.0021	ND
1,1-Dichloroethene	1.01	mg/kg	0.0021	ND
1,2,3-Trichloropropane	1.01	mg/kg	0.0021	ND
1,2,4-Trimethylbenzene	1.01	mg/kg	0.0011	ND
1,2-Dichlorobenzene	1.01	mg/kg	0.0021	ND
1,2-Dichloroethane	1.01	mg/kg	0.0011	ND
1,2-Dichloropropane	1.01	mg/kg	0.0021	ND
1,3,5-Trimethylbenzene	1.01	mg/kg	0.0011	ND
1,3-Dichlorobenzene	1.01	mg/kg	0.0021	ND
1,3-Dichloropropane	1.01	mg/kg	0.0021	ND
1,4-Dichlorobenzene	1.01	mg/kg	0.0021	ND
1,4-Dioxane	1.01	mg/kg	0.11	ND

Sample ID: B4 3'-4' **Collection Date: 3/7/2014**
Lab#: AC77416-004 **Receipt Date: 3/7/2014**
Matrix: Soil

2-Butanone	1.01	mg/kg	0.0021	ND
2-Chloroethylvinylether	1.01	mg/kg	0.0021	ND
2-Hexanone	1.01	mg/kg	0.0021	ND
4-Isopropyltoluene	1.01	mg/kg	0.0011	ND
4-Methyl-2-pentanone	1.01	mg/kg	0.0021	ND
Acetone	1.01	mg/kg	0.011	ND
Acrolein	1.01	mg/kg	0.011	ND
Acrylonitrile	1.01	mg/kg	0.0053	ND
Benzene	1.01	mg/kg	0.0011	ND
Bromodichloromethane	1.01	mg/kg	0.0021	ND
Bromoform	1.01	mg/kg	0.0021	ND
Bromomethane	1.01	mg/kg	0.0021	ND
Carbon disulfide	1.01	mg/kg	0.0021	ND
Carbon tetrachloride	1.01	mg/kg	0.0021	ND
Chlorobenzene	1.01	mg/kg	0.0021	ND
Chloroethane	1.01	mg/kg	0.0021	ND
Chloroform	1.01	mg/kg	0.0021	ND
Chloromethane	1.01	mg/kg	0.0021	ND
cis-1,2-Dichloroethene	1.01	mg/kg	0.0021	ND
cis-1,3-Dichloropropene	1.01	mg/kg	0.0021	ND
Dibromochloromethane	1.01	mg/kg	0.0021	ND
Dichlorodifluoromethane	1.01	mg/kg	0.0021	ND
Ethylbenzene	1.01	mg/kg	0.0011	ND
Isopropylbenzene	1.01	mg/kg	0.0011	ND
m&p-Xylenes	1.01	mg/kg	0.0011	ND
Methylene chloride	1.01	mg/kg	0.0021	ND
Methyl-t-butyl ether	1.01	mg/kg	0.0011	ND
n-Butylbenzene	1.01	mg/kg	0.0011	ND
n-Propylbenzene	1.01	mg/kg	0.0011	ND
o-Xylene	1.01	mg/kg	0.0011	ND
sec-Butylbenzene	1.01	mg/kg	0.0011	ND
Styrene	1.01	mg/kg	0.0021	ND
t-Butyl Alcohol	1.01	mg/kg	0.011	ND
t-Butylbenzene	1.01	mg/kg	0.0011	ND
Tetrachloroethene	**1.01**	**mg/kg**	**0.0021**	**0.0044**
Toluene	1.01	mg/kg	0.0011	ND
trans-1,2-Dichloroethene	1.01	mg/kg	0.0021	ND
trans-1,3-Dichloropropene	1.01	mg/kg	0.0021	ND
Trichloroethene	1.01	mg/kg	0.0021	ND
Trichlorofluoromethane	1.01	mg/kg	0.0021	ND
Vinyl chloride	1.01	mg/kg	0.0021	ND
Xylenes (Total)	1.01	mg/kg	0.0011	ND

HamptonClarke-Veritech Laboratories

175 Route 46 West and 2 Madison Road, Fairfield, New Jersey 07004
Ph: 800-426-9992 | 973-244-9770 Fax: 973-244-9787 | 973-439-1458
Service Center: 137-D Gaither Drive, Mount Laurel, New Jersey 08054
Ph (Service Center): 856-780-6057 Fax: 856-780-6056

HC-V HAMPTONCLARKE VERITECH LABORATORIES
A Women-Owned, Disadvantaged, Small Business Enterprise

CHAIN OF CUSTODY RECORD

Project # (Lab Use Only) 4030717

Page 1 of 1

NELAC/NJ #07071 | PA #68-00463 | NY #11408 | CT #PH-0671 | KY #90124

Customer Information

1a) Customer: GFE
Address: 58 NOKOMIS AVE
LK HIAWATHA, NJ 07034
1b) Email/Cell/Fax/Ph: frankg4@optonline.net
1c) Send Invoice to:
1d) Send Report to: FRANK GALDUN

Project Information

2a) Project: 3206-3224 LONG BEACH RD. OCEANSIDE, NY
2b) Project Mgr: F GALDUN
2c) Project Location (City/State):
2d) Quote/PO # (If Applicable):

3) Reporting Requirements (Please Circle)

Turnaround	Report Type	Electronic Deliv.
24 Hours (100%)	(Data Summary) — circled	Hazsite/CSV
48 Hours (75%)	Waste	EQuIS 4-File / EZ / NYS
72 Hours (50%)	Red - NJ / NY / PA	EQuIS EPA Region 2 or 5
4 Days (35%; TPH)	CLP	Excel - NJ Regulatory
1 Week (25%; EPH)	Full / Category B	Excel - NY Regulatory
10 Days (10%)	Category A	Excel - PA Regulatory
2 Weeks	Other:	(PDF) — circled
Other: 5 DAY		Other:

Expedited TAT Not Always Available. Please Check with Lab.

FOR LAB USE ONLY
Batch # AC71416

Matrix Codes
DW - Drinking Water S - Soil A - Air
GW - Ground Water SL - Sludge
WW - Waste Water OL - Oil
OT - Other (please specify under item 9, Comments)

7) Analysis Request — Check If Contingent

Lab Sample #	4) Customer Sample ID	5) Matrix	6) Sample Date	6) Sample Time	Composite (C)	Grab (G)	EPA 8260 PART 375 & CP-51	EPA 8270 CP-51 ONLY	8) # of Bottles: None	MeOH	En Core	NaOH	HCl	H2SO4	HNO3	Other:	9) Comments
-001	B1GW	GW	3/7/14	9:00		✓	✓						2				
-002	B2GW	GW	↓	10:00		✓	✓						2				
-003	B3GW	GW	↓	11:00		✓	✓						2				
-004	B4 3'-4'	SOIL	↓	1:00		✓	✓	✓	1								

10) Relinquished by:	Accepted by:	Date	Time
[signature]	[signature]	3/7/14	1540

Additional Notes

Comments, Notes, Special Requirements, HAZARDS

Note: Check if low-level groundwater methods required to meet current standards in NJ or PA:
- BN or BNA (8270C SIM)
- VOC (8260B SIM or 8011)
- Metals (ICP-MS 200.8 or 6020)
- Metals-**Soil** (ICP-MS 6020 for Be & Ag)

Note: Check if applicable:
- **Project-Specific Reporting Limits**
- **High Contaminant Concentrations**
- **NJ LSRP Project**

Cooler Temperature 3.8

11) Sampler (print name): FRANK GALDUN Date: 3/7/14

Please note NUMBERED items. If not completed your analytical work may be delayed.
A fee of $5/sample will be assessed for storage should sample not be activated for any analysis.

Photograph 1: View of the south Site building looking northwest from the intersection of Long Beach Road and Montgomery Avenue. The dry cleaner space is visible at far right.

Photograph 2: Alley behind the south Site building. White patch on wall at left denotes the former location of the removed heating oil AST. B4 was installed directly beneath this patch. Photographer facing south.

Photograph 3: View of the temporary well point installed at B3. Photographer facing northwest.

Photograph 4: View of the well point installed at B2. Photographer facing northeast.