

GROUNDWATER SAMPLING AND LABORATORY ANALYSIS

3206-3224 LONG BEACH ROAD OCEANSIDE, NEW YORK 11572

PREPARED FOR

UNITED PROPERTIES CORP.

MECC PROJECT: M11048AA

MERRITT ENVIRONMENTAL CONSULTING CORP.

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September 16, 2014 Project: M11048AA

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

RE: Groundwater Sampling and Laboratory Analysis

3206-3224 Long Beach Road Oceanside, New York 11572

Dear Mr. Duke:

Merritt Environmental Consulting Corp. ("MECC") has completed the installation of three (3) permanent groundwater monitoring wells at the 3206-3224 Long Beach Road Site. In addition, a well elevation survey and subsequent groundwater sampling with laboratory analysis was completed. This report presents methods implemented to complete these tasks, and discusses the findings of the study.

Background

The Site is located at the northeast corner of the intersection of Long Beach Road and Montgomery Avenue in a suburban setting of Nassau County, New York. Properties located along Long Beach Road generally contain retail and commercial buildings with residential areas are located to the east and west. The Subject 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. The Site appears to have always been connected to the local sewer and drinking water supply systems.

MECC previously submitted a report titled *Focused Subsurface Site Investigation, 3206 to 3224 Long Beach Road, Oceanside, New York* dated March 21, 2014 (the "FSSI Report"). The FSSI Report described the findings of an initial subsurface study of the Site and included installation of three (3) temporary well points with groundwater sampling and laboratory analysis. The FSSI Report shows that laboratory analysis groundwater samples detected elevated concentrations of perchloroethylene (PCE) in proximity of the dry cleaner tenant space at the Site. The highest detected PCE concentration was documented in the FSSI Report

at 450 micrograms per liter (ug/l) in a groundwater sample collected from near the rear (west) entrance to the dry cleaner tenant space. Depth to the water table beneath the Site was measured at approximately five (5) feet to six (6) feet below ground surface (bgs).

Scope of Work Completed

Three (3) permanent groundwater monitoring wells were installed at the Site on August 22, 2014 by a qualified contractor retained by MECC. Mr. Frank Galdun, MECC Project Geologist, was present to monitor drilling activities. These wells were installed using a hydraulic direct-push drill rig. In addition, a well elevation survey was completed to allow preparation of a water table elevation isopleth map by MECC. Groundwater samples were collected for laboratory analysis by MECC from all newly installed wells on September 10, 2014. Depth to water measurements were also obtained from each well during the sampling event.

Monitoring Well Locations and Construction Design

Two (2) of the groundwater monitoring wells (MW1, MW2) were installed at the rear (west side) of the south Site building in proximity of the dry cleaner tenant space. These wells were positioned to bracket the soil boring previously installed by MECC where an elevated PCE concentration was detected in groundwater. MW3 was installed northeast of the south Site building to obtain background groundwater quality conditions at a presumed hydraulic upgradient position relative to the dry cleaner tenant space.

The depth to the water table measured in these wells ranges from 5.93 feet to 6.2 feet bgs. The following table provides all pertinent well specifications:

	WELL (CONSTRUCTION & GAUGIN	NG DATA
Well diameter Screened interval Screen slot size Depth to water	MW1	MW2	MW13
	2 inch	2 inch	2 inch
Screened interval 3 ft-13ft		3 ft-13ft.	3 ft13ft.
Screen slot size	0.02 inch	0.02 inch	0.02 inch
Depth to water	6.12 ft.	6.2 ft.	5.93 ft.
Well casing elevation	12.62 ft.	12.69 ft.	12.89 ft.
Depth of well	12.25 ft	12.1 ft.	12.35 ft.
Observations	clear, no odor	clear, no odor	clear, no odor

Groundwater Sampling: Scope of Work

The following procedure was implemented during the sampling event:

- Depth-to-water measurements were obtained from each well prior to sample collection.
- The equivalent of three (3) well volumes of water were manually removed from each well prior to sampling.
- Low-flow sampling techniques were implemented for sample collection.
- All groundwater samples were placed in 40 milliliter vials provided by the laboratory. All sample containers were appropriately labeled and closed with no trapped air.
- Chain-of-custody documents were completed before shipment. The samples were placed in ice and secured in a cooler during shipment to the laboratory.
- All groundwater samples were analyzed at Veritech, a New York State Department of Health-approved laboratory for analysis under EPA Method 8260.

Groundwater sampling was conducted by MECC personnel on September 10, 2014. A Site location map and Site plan are included in this report as Attachment 1. The Site plan includes water table elevation isopleths and estimated groundwater flow direction.

Laboratory Analysis Results

All samples were placed in laboratory-supplied glassware, labeled, placed in a cooler with ice, and submitted to the laboratory for analysis under EPA Method 8260-Volatile Organic Compounds (VOCs). The laboratory results and chain of custody documentation are Attachment 2.

The table on the following page summarizes the laboratory report of groundwater sample analysis:

TAB	LE 1: VOC RESULTS (detected	FOR GROUNDWA	ATER SAMPLES	
Compound	MW1	MW2	MW3	NYSDOH MCL/NYSDEC TOGS Standards
Acetone	620	ND	ND	50
Carbon disulfide	ND	1.0	ND	5
cis-1,2-Dichloroethene	340	3.4	ND	5
Trichloroethene	59	9.2	ND	5
Perchloroethylene	180	170	4.7	5
Total VOCs	1199	183.6	4.7	

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.

As shown in the table, the sample collected from MW1 was reported to contain the greatest concentration of total VOCs with acetone at 620 ug/l comprising a large percentage of this total. Acetone, along with carbon disulfide, (which was detected in MW2 at a low concentration), are commonly introduced into sample media by laboratory procedures and are not considered by MECC to be representative of actual groundwater quality. Further neither acetone nor carbon disulfide is a PCE degradation product. However, the laboratory report does confirm that PCE and PCE degradation products are present at elevated concentrations in the water table zone of the unconfined aquifer at the west side of the Site.

A low concentration of PCE was reported in the sample collected from MW1, which was installed at an upgradient position relative to the dry cleaner tenant space. This result may reflect an off-site contributing source to the condition discovered at the Site.

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

Sincerely,

Frank Galdun Project Geologist Charles G. Merritt President/LEED AP

Attachment 1: Site Location Map and Site Plan

Attachment 2: Laboratory Report of Current Groundwater Sample Analysis

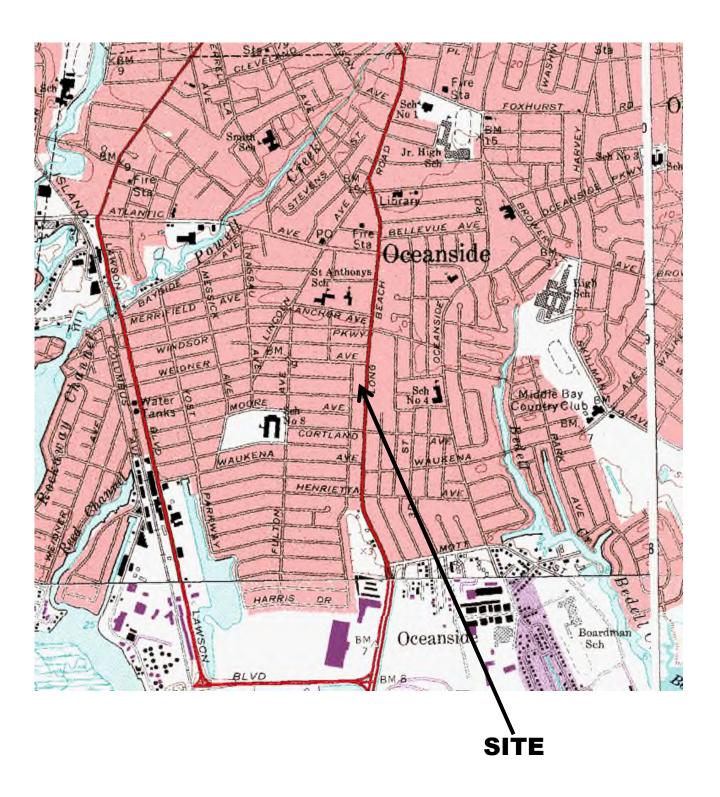


FIGURE 1: SITE LOCATION MAP

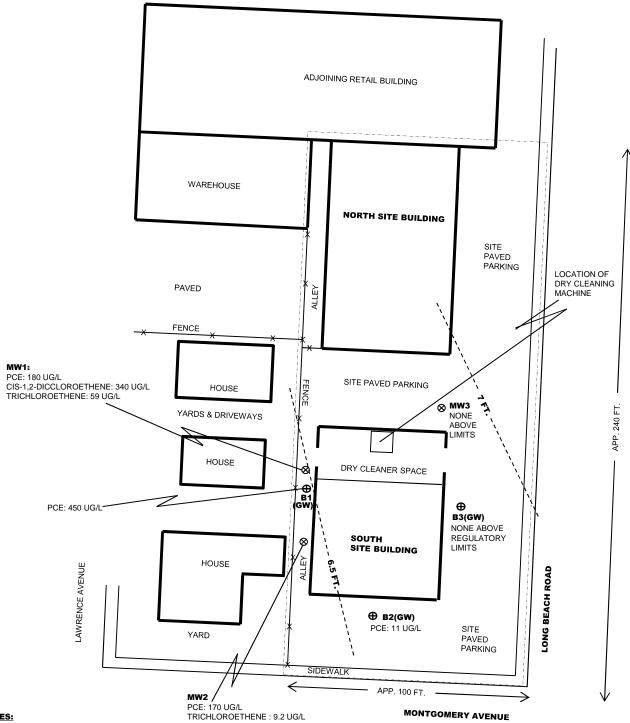
Contour Interval: 5'

USGS 7.5" Quadrangle Map titled Lybrook, NY, dated 1995

Site Address:

3206 to 3224 Long Beach Rd. Oceanside, NY





INTERIOR DETAILS SHOW DRY CLEANER ONLY.

INTERIOR DETAILS ARE APPROXIMATE AND ARE BASED ON LIMITED ACCESS OBSERVATIONS.

VOC CONCENTRATIONS ABOVE REGULATPORY LIMITS IN GROUNDWATER LISTED AT EACH HISTORICAL SOIL BORING LOCATION, LABELED AS B1(GW) TO B3(GW).

VOC CONTENTRATIONS DETECTED ABOVE REGULATORY LIMITS LISTED AT MW1 THROUGH MW3 (MINUS ACETONE DETECTED IN MW1). DASHED LINE DENOTE GROUNDWATER ELEVATION ISOPLETHS.

PATTERNED LINES ENCLOSE THE SITE.

SITE SKETCH SITE SKETCH WITH MONITORING WELL LOCATIONS NOT TO SCALE 3206 TO 3224 LONG BEACH RD. OCEANSIDE, NY

- **⊗** DENOTES GROUNDWATER MONITOING WELL LOCATIONS
- DENOTES PRIOR SOIL BORING LOCATIONS

Hampton-Clarke Report Of Analysis

Client: GFE LLC HCI Project #: 4091026

Project: 3206-3224 Long Beach Rd.

 Sample ID: MW1
 Collection Date: 9/10/2014

 Lab#: AC80757-001
 Receipt Date: 9/10/2014

Matrix: Aqueous

Volatile Organics (no search) 8260

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	1.4
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	5.0	620
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	340
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
Naphthalene	1	ug/l	1.0	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
-	1		1.0	ND
sec-Butylbenzene Styrene	1	ug/l ug/l	1.0	ND ND
	1	ug/i ug/l	5.0	ND ND
t-Butyl Alcohol t-Butylbenzene	1	ug/l ug/l	1.0	ND ND
t-Butylbenzene Tetrachloroethene	1		1.0 1.0	180
Tetrachioroethene Toluene	1 1	ug/l	1.0	ND
		ug/l		
trans-1,2-Dichloroethene	1	ug/l	1.0	ND

NOTE: Soil Results are reported to Dry Weight

Project #: 4091026

Sample ID: Lab#:	MW1 AC80757-001		Date: 9/10/2014 Date: 9/10/2014		
Matrix:	Aqueous				
	Trichloroethene	1	ug/l	1.0	59
	Trichlorofluoromethane	1	ug/l	1.0	ND
	Vinyl chloride	1	ug/l	1.0	ND
	Xylenes (Total)	1	ua/l	1.0	ND

 Sample ID: MW2
 Collection Date: 9/10/2014

 Lab#: AC80757-002
 Receipt Date: 9/10/2014

Matrix: Aqueous

Volatile Organics (no search) 8260

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	5.0	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	1.0
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	3.4
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
Naphthalene	1	ug/l	1.0	ND
n-Butylbenzene	1	ug/l	1.0	ND
n-Propylbenzene	1	ug/l	1.0	ND
o-Xylene	<u>.</u> 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	170

MW2 AC80757-002 Aqueous				Date: 9/10/2014 Date: 9/10/2014
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	9.2
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: MW3 Lab#: AC80757-003 Collection Date: 9/10/2014 Receipt Date: 9/10/2014

Matrix: Aqueous

Volatile Organics (no search) 8260

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	5.0	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
Naphthalene	1	ug/l	1.0	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
Styrene	1	ug/l	1.0	ND
NOTE O U.S. III				
NOTE: Soil Results are reported to Dry Weight	Proiect #:	4091026		Page 3 of 4

Sample ID: MW3		Collection	Date: 9/10/2014									
Lab#: AC80757-003		Receipt	Date: 9/10/2014									
Matrix: Aqueous												
t-Butyl Alcohol	1	ug/l	5.0	ND								
t-Butylbenzene	1	ug/l	1.0	ND								
Tetrachloroethene	1	ug/l	1.0	4.7								
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								

	Additional Notes	#	10) Relinquished				X	853	-002	100	Lab Sample #	AC80757	ONLY Batch #	USE	FOR LAB		1d) Send Report to:	1c) Send Invoice to:		Address:	1a) Customer:		Ph (Se	Ph: 800-426-9
		#((by: 1)					MW3	MUZ-	MWI	4) Customer Sample ID	OT - Other (please specify under item 9, Comments)	DW - Drinking Water S - Soil GW - Ground Water SL - Sludge			TOPACT	1	TOUNT	对于	3 NOKOMUS H	Customer Information	NELAC/NJ#07071.] I	Ph (Service Center): 856-780-6057 Fax: 856-780-6056	Ph. 800-426-9992 973-244-9770 Fax: 973-244-9787 973-439-1458
		101	Accep					かけら	5	Simple City	5) 6) Sample Matrix Pate Time	nder item 9, Comments)	rix Codes S-Soil A-Air SL-Sludge	Check If Contingent =			The second second	Tay Tay They down	15010 SN			A #68-09463 NY #11408 C	x: 856-780-6056	44-9787 973-439-1458
			Accepted by:					\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	0	71	Compos Grab (G)	 	Sample Type	tingent ===>7			2d) Quote/PO # (If Applicable):	ZC) Project Location (City/State):	2b) Project Mgr.	Oct.	2a) Project: 2206	NELACINJ #07071 PA #68-00463 NY #11408 CT #PH-0671 KY #90124 DE HSCA Approved	A Women-Owned, Disadvantaged, Small Business Enterprise	HAMPTONCLARKE VERITECT
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		17:27	Time												7) Analysis Request				MACHA	不必	功	8	ed, Small Busin	REC
11) Sampler (print	Note: Check if applicable: Project-Specific R High Contaminan NJ LSRP Project	BN or BNA VOC (8260													Request						RAPO.		ess Enterprise	RECORD
Sampler (print name): FRANK SALVU Date: 9/10/	Check if applicable: Project-Specific Reporting Limits High Contaminant Concentrations NJ LSRP Project	BN or BNA (8270C SIM) VOC (8260B SIM or 8011)	Comments, Notes, Spe		一次 						None MeOH En Core	44:		<=== Check		Expedited TAT	other 5	2 Weeks	1 Week (25%)	4 Business Days (35%)	2 Business Days (75%) 3 Business Days (50%)	1 Business Day (100%)	Turnaround	3) Repo
ATUNO DAI		eduned to meet content sta	Comments, Notes, Special Requirements, HAZARDS					1	7	2	NaOH HCI H2SO4 HNO3 Other:	8) # of Bottles		<=== Check If Contingent		Expedited TAT Not Always Available. Please		Category A	PA Reduced	NY Reduced	Results + QC (Waste) NJ Reduced	Data Summan	Report Type	3) Reporting Requirements (Please Circle)
#: 4/10/14	Cooler Temperature	noaros	ARDS								9) Comments					Please Check with Lab.	other: (*)	4-File/EZ/NVS/Reg. 2 or 5	Excel - PA Regulatory	Excel - NY Regulatory	EnviroData Excel - NJ Regulatory	Hazsite/CSV	Electronic Deliv.	ase Circle)