



Sent by Certified Mail # 70181130000043679411

June 5, 2019

Tobacco Plaza
218 Lakeville Road
Lake Success, New York 11020

Re: Soil Vapor Intrusion Investigation Results
218 Lakeville Road
Lake Success, New York

To Whom it May Concern:

Walden Environmental Engineering, PLLC ("Walden") conducted Soil Vapor Intrusion (SVI) sampling at your property located at 218 Lakeville Road, Lake Success, New York from April 4, 2019 to April 5, 2019. The samples were collected as part of the investigation and remediation associated with the Former Imperial Cleaners Site. The samples were sent to a New York State Department of Health (NYSDOH) approved laboratory and were analyzed for Volatile Organic Compounds (VOCs) in sub slab soil vapor and air. We have enclosed a copy of your sample results.

If you have questions regarding the remedial activities, please contact the New York State Department of Environmental Conservation (NYSDEC) project manager Joseph Jones at 518-402-9621. Questions regarding the sample results or site related health concerns should be directed to Scarlett McLaughlin of the NYSDOH at 518-402-7860. We appreciate your assistance in this matter.

Very truly yours,
Walden Environmental Engineering, PLLC.

Nora M. Brew, P.E.
Senior Project Manager

cc: Joseph Jones, NYSDEC
Scarlett McLaughlin, NYSDOH



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823



Analysis Report

April 30, 2019

FOR: Attn: Erica Johnston
Walden Environmental Engineering PLLC
16 Spring Street
Oyster Bay, NY 11771

Sample Information

Matrix: AIR
Location Code: WALDENE
Rush Request: Standard
P.O.#: IMPL0115.6
Canister Id: 219

Custody Information

Collected by: EMJ, JKB,
Received by: MCT
Analyzed by: see "By" below

Date Time
04/04/19 12:48
04/08/19 15:26

Laboratory Data

SDG ID: GCC90508
Phoenix ID: CC90517

Project ID: 218 LAKEVILLE RD
Client ID: SS-2

Parameter	ppbv Result	ppbv RL	LOD/ MDL	ug/m3 Result	ug/m3 RL	LOD/ MDL	Date/Time	By	Dilution
Volatiles (TO15)									
1,1,1,2-Tetrachloroethane	ND	0.729	0.729	ND	5.00	5.00	04/10/19	KCA	5
1,1,1-Trichloroethane	ND	0.917	0.917	ND	5.00	5.00	04/10/19	KCA	5
1,1,2,2-Tetrachloroethane	ND	0.729	0.729	ND	5.00	5.00	04/10/19	KCA	5
1,1,2-Trichloroethane	ND	0.917	0.917	ND	5.00	5.00	04/10/19	KCA	5
1,1-Dichloroethane	ND	1.24	1.24	ND	5.02	5.02	04/10/19	KCA	5
1,1-Dichloroethene	ND	0.252	0.252	ND	1.00	1.00	04/10/19	KCA	5
1,2,4-Trichlorobenzene	ND	0.674	0.674	ND	5.00	5.00	04/10/19	KCA	5
1,2,4-Trimethylbenzene	ND	1.02	1.02	ND	5.01	5.01	04/10/19	KCA	5
1,2-Dibromoethane(EDB)	ND	0.651	0.651	ND	5.00	5.00	04/10/19	KCA	5
1,2-Dichlorobenzene	ND	0.832	0.832	ND	5.00	5.00	04/10/19	KCA	5
1,2-Dichloroethane	ND	1.24	1.24	ND	5.02	5.02	04/10/19	KCA	5
1,2-dichloropropane	ND	1.08	1.08	ND	4.99	4.99	04/10/19	KCA	5
1,2-Dichlorotetrafluoroethane	ND	0.716	0.716	ND	5.00	5.00	04/10/19	KCA	5
1,3,5-Trimethylbenzene	ND	1.02	1.02	ND	5.01	5.01	04/10/19	KCA	5
1,3-Butadiene	ND	2.26	2.26	ND	5.00	5.00	04/10/19	KCA	5
1,3-Dichlorobenzene	ND	0.832	0.832	ND	5.00	5.00	04/10/19	KCA	5
1,4-Dichlorobenzene	ND	0.832	0.832	ND	5.00	5.00	04/10/19	KCA	5
1,4-Dioxane	ND	1.39	1.39	ND	5.01	5.01	04/10/19	KCA	5
2-Hexanone(MBK)	ND	1.22	1.22	ND	4.99	4.99	04/10/19	KCA	5
4-Ethyltoluene	ND	1.02	1.02	ND	5.01	5.01	04/10/19	KCA	5
4-Isopropyltoluene	ND	0.911	0.911	ND	5.00	5.00	04/10/19	KCA	5
4-Methyl-2-pentanone(MIBK)	ND	1.22	1.22	ND	4.99	4.99	04/10/19	KCA	5
Acetone	2.22	2.11	2.11	5.27	5.01	5.01	04/10/19	KCA	5
Acrylonitrile	ND	2.31	2.31	ND	5.01	5.01	04/10/19	KCA	5
Benzene	ND	1.57	1.57	ND	5.01	5.01	04/10/19	KCA	5
Benzyl chloride	ND	0.966	0.966	ND	5.00	5.00	04/10/19	KCA	5

Parameter	ppbv Result	ppbv RL	LOD/ MDL	ug/m3 Result	ug/m3 RL	LOD/ MDL	Date/Time	By	Dilution
Bromodichloromethane	ND	0.747	0.747	ND	5.00	5.00	04/10/19	KCA	5
Bromoform	ND	0.484	0.484	ND	5.00	5.00	04/10/19	KCA	5
Bromomethane	ND	1.29	1.29	ND	5.01	5.01	04/10/19	KCA	5
Carbon Disulfide	ND	1.61	1.61	ND	5.01	5.01	04/10/19	KCA	5
Carbon Tetrachloride	ND	0.159	0.159	ND	1.00	1.00	04/10/19	KCA	5
Chlorobenzene	ND	1.09	1.09	ND	5.01	5.01	04/10/19	KCA	5
Chloroethane	ND	1.90	1.90	ND	5.01	5.01	04/10/19	KCA	5
Chloroform	17.2	1.02	1.02	83.9	4.98	4.98	04/10/19	KCA	5
Chloromethane	ND	2.42	2.42	ND	4.99	4.99	04/10/19	KCA	5
Cis-1,2-Dichloroethene	76.4	0.252	0.252	303	1.00	1.00	04/10/19	KCA	5
cis-1,3-Dichloropropene	ND	1.10	1.10	ND	4.99	4.99	04/10/19	KCA	5
Cyclohexane	ND	1.45	1.45	ND	4.99	4.99	04/10/19	KCA	5
Dibromochloromethane	ND	0.587	0.587	ND	5.00	5.00	04/10/19	KCA	5
Dichlorodifluoromethane	ND	1.01	1.01	ND	4.99	4.99	04/10/19	KCA	5
Ethanol	2.89	2.66	2.66	5.44	5.01	5.01	04/10/19	KCA	5 1
Ethyl acetate	ND	1.39	1.39	ND	5.01	5.01	04/10/19	KCA	5 1
Ethylbenzene	ND	1.15	1.15	ND	4.99	4.99	04/10/19	KCA	5
Heptane	ND	1.22	1.22	ND	5.00	5.00	04/10/19	KCA	5
Hexachlorobutadiene	ND	0.469	0.469	ND	5.00	5.00	04/10/19	KCA	5
Hexane	ND	1.42	1.42	ND	5.00	5.00	04/10/19	KCA	5
Isopropylalcohol	ND	2.04	2.04	ND	5.01	5.01	04/10/19	KCA	5
Isopropylbenzene	ND	1.02	1.02	ND	5.01	5.01	04/10/19	KCA	5
m,p-Xylene	ND	1.15	1.15	ND	4.99	4.99	04/10/19	KCA	5
Methyl Ethyl Ketone	ND	1.70	1.70	ND	5.01	5.01	04/10/19	KCA	5
Methyl tert-butyl ether(MTBE)	ND	1.39	1.39	ND	5.01	5.01	04/10/19	KCA	5
Methylene Chloride	ND	4.32	4.32	ND	15.0	15.0	04/10/19	KCA	5
n-Butylbenzene	ND	0.911	0.911	ND	5.00	5.00	04/10/19	KCA	5 1
o-Xylene	ND	1.15	1.15	ND	4.99	4.99	04/10/19	KCA	5
Propylene	ND	2.91	2.91	ND	5.01	5.01	04/10/19	KCA	5 1
sec-Butylbenzene	ND	0.911	0.911	ND	5.00	5.00	04/10/19	KCA	5 1
Styrene	ND	1.17	1.17	ND	4.98	4.98	04/10/19	KCA	5
Tetrachloroethene	6410	11.1	11.1	43400	75.2	75.2	04/10/19	KCA	300
Tetrahydrofuran	ND	1.70	1.70	ND	5.01	5.01	04/10/19	KCA	5 1
Toluene	ND	1.33	1.33	ND	5.01	5.01	04/10/19	KCA	5
Trans-1,2-Dichloroethene	4.43	1.26	1.26	17.6	4.99	4.99	04/10/19	KCA	5
trans-1,3-Dichloropropene	ND	1.10	1.10	ND	4.99	4.99	04/10/19	KCA	5
Trichloroethene	68.9	0.186	0.186	370	1.00	1.00	04/10/19	KCA	5
Trichlorofluoromethane	ND	0.891	0.891	ND	5.00	5.00	04/10/19	KCA	5
Trichlorotrifluoroethane	ND	0.653	0.653	ND	5.00	5.00	04/10/19	KCA	5
Vinyl Chloride	ND	0.391	0.391	ND	1.00	1.00	04/10/19	KCA	5
<u>QA/QC Surrogates/Internals</u>									
% Bromofluorobenzene (5x)	105	%	%	105	%	%	04/10/19	KCA	5
% IS-1,4-Difluorobenzene (5x)	82	%	%	82	%	%	04/10/19	KCA	5
% IS-Bromochloromethane (5x)	79	%	%	79	%	%	04/10/19	KCA	5
% IS-Chlorobenzene-d5 (5x)	82	%	%	82	%	%	04/10/19	KCA	5
% Bromofluorobenzene (300x)	102	%	%	102	%	%	04/10/19	KCA	300
% IS-1,4-Difluorobenzene (300x)	77	%	%	77	%	%	04/10/19	KCA	300
% IS-Bromochloromethane (300x)	77	%	%	77	%	%	04/10/19	KCA	300
% IS-Chlorobenzene-d5 (300x)	82	%	%	82	%	%	04/10/19	KCA	300

Client ID: SS-2

Parameter	ppbv Result	ppbv RL	LOD/ MDL	ug/m3 Result	ug/m3 RL	LOD/ MDL	Date/Time	By	Dilution
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1 = This parameter is not certified by the primary accrediting authority (NY NELAC) for this matrix. NY NELAC does not offer certification for all parameters at this time.

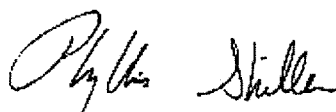
RL/PQL=Reporting/Practical Quantitation Level (Equivalent to NELAC LOQ, Limit of Quantitation) ND=Not Detected BRL=Below Reporting Level L=Biased Low LOD=Limit of Detection MDL=Method Detection Limit1

QA/QC Surrogates: Surrogates are compounds (preceded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

An elevated reporting level was reported for TO15 due to a matrix interference of non target compounds.

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200. The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.



Phyllis Shiller, Laboratory Director

April 30, 2019

Reviewed and Released by: Greg Lawrence, Assistant Lab Director



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823



Analysis Report

April 30, 2019

FOR: Attn: Erica Johnston
Walden Environmental Engineering PLLC
16 Spring Street
Oyster Bay, NY 11771

Sample Information

Matrix: AIR
Location Code: WALDENE
Rush Request: Standard
P.O.#: IMPL0115.6
Canister Id: 11292

Custody Information

Collected by: EMJ, JKB,
Received by: MCT
Analyzed by: see "By" below

Date

04/04/19 13:49
04/08/19 15:26

Time

Laboratory Data

SDG ID: GCC90508
Phoenix ID: CC90515

Project ID: 218 LAKEVILLE RD
Client ID: IA-2

Parameter	ppbv Result	ppbv RL	LOD/ MDL	ug/m3 Result	ug/m3 RL	LOD/ MDL	Date/Time	By	Dilution
Volatiles (TO15)									
1,1,1,2-Tetrachloroethane	ND	0.146	0.146	ND	1.00	1.00	04/09/19	KCA	1
1,1,1-Trichloroethane	ND	0.183	0.183	ND	1.00	1.00	04/09/19	KCA	1
1,1,2,2-Tetrachloroethane	ND	0.146	0.146	ND	1.00	1.00	04/09/19	KCA	1
1,1,2-Trichloroethane	ND	0.183	0.183	ND	1.00	1.00	04/09/19	KCA	1
1,1-Dichloroethane	ND	0.247	0.247	ND	1.00	1.00	04/09/19	KCA	1
1,1-Dichloroethene	ND	0.051	0.051	ND	0.20	0.20	04/09/19	KCA	1
1,2,4-Trichlorobenzene	ND	0.135	0.135	ND	1.00	1.00	04/09/19	KCA	1
1,2,4-Trimethylbenzene	0.351	0.204	0.204	1.72	1.00	1.00	04/09/19	KCA	1
1,2-Dibromoethane(EDB)	ND	0.130	0.130	ND	1.00	1.00	04/09/19	KCA	1
1,2-Dichlorobenzene	ND	0.166	0.166	ND	1.00	1.00	04/09/19	KCA	1
1,2-Dichloroethane	ND	0.247	0.247	ND	1.00	1.00	04/09/19	KCA	1
1,2-dichloropropane	ND	0.217	0.217	ND	1.00	1.00	04/09/19	KCA	1
1,2-Dichlorotetrafluoroethane	ND	0.143	0.143	ND	1.00	1.00	04/09/19	KCA	1
1,3,5-Trimethylbenzene	ND	0.204	0.204	ND	1.00	1.00	04/09/19	KCA	1
1,3-Butadiene	ND	0.452	0.452	ND	1.00	1.00	04/09/19	KCA	1
1,3-Dichlorobenzene	ND	0.166	0.166	ND	1.00	1.00	04/09/19	KCA	1
1,4-Dichlorobenzene	ND	0.166	0.166	ND	1.00	1.00	04/09/19	KCA	1
1,4-Dioxane	ND	0.278	0.278	ND	1.00	1.00	04/09/19	KCA	1
2-Hexanone(MBK)	ND	0.244	0.244	ND	1.00	1.00	04/09/19	KCA	1
4-Ethyltoluene	ND	0.204	0.204	ND	1.00	1.00	04/09/19	KCA	1
4-Isopropyltoluene	ND	0.182	0.182	ND	1.00	1.00	04/09/19	KCA	1
4-Methyl-2-pentanone(MIBK)	ND	0.244	0.244	ND	1.00	1.00	04/09/19	KCA	1
Acetone	3.53	0.421	0.421	8.38	1.00	1.00	04/09/19	KCA	1
Acrylonitrile	ND	0.461	0.461	ND	1.00	1.00	04/09/19	KCA	1
Benzene	ND	0.313	0.313	ND	1.00	1.00	04/09/19	KCA	1
Benzyl chloride	ND	0.193	0.193	ND	1.00	1.00	04/09/19	KCA	1

Parameter	ppbv Result	ppbv RL	LOD/ MDL	ug/m3 Result	ug/m3 RL	LOD/ MDL	Date/Time	By	Dilution
Bromodichloromethane	ND	0.149	0.149	ND	1.00	1.00	04/09/19	KCA	1
Bromoform	ND	0.097	0.097	ND	1.00	1.00	04/09/19	KCA	1
Bromomethane	ND	0.258	0.258	ND	1.00	1.00	04/09/19	KCA	1
Carbon Disulfide	ND	0.321	0.321	ND	1.00	1.00	04/09/19	KCA	1
Carbon Tetrachloride	0.084	0.032	0.032	0.53	0.20	0.20	04/09/19	KCA	1
Chlorobenzene	ND	0.217	0.217	ND	1.00	1.00	04/09/19	KCA	1
Chloroethane	ND	0.379	0.379	ND	1.00	1.00	04/09/19	KCA	1
Chloroform	ND	0.205	0.205	ND	1.00	1.00	04/09/19	KCA	1
Chloromethane	0.630	0.485	0.485	1.30	1.00	1.00	04/09/19	KCA	1
Cis-1,2-Dichloroethene	ND	0.051	0.051	ND	0.20	0.20	04/09/19	KCA	1
cis-1,3-Dichloropropene	ND	0.221	0.221	ND	1.00	1.00	04/09/19	KCA	1
Cyclohexane	ND	0.291	0.291	ND	1.00	1.00	04/09/19	KCA	1
Dibromochloromethane	ND	0.118	0.118	ND	1.00	1.00	04/09/19	KCA	1
Dichlorodifluoromethane	0.474	0.202	0.202	2.34	1.00	1.00	04/09/19	KCA	1
Ethanol	5.32	0.531	0.531	10.0	1.00	1.00	04/09/19	KCA	1
Ethyl acetate	ND	0.278	0.278	ND	1.00	1.00	04/09/19	KCA	1
Ethylbenzene	ND	0.230	0.230	ND	1.00	1.00	04/09/19	KCA	1
Heptane	ND	0.244	0.244	ND	1.00	1.00	04/09/19	KCA	1
Hexachlorobutadiene	ND	0.094	0.094	ND	1.00	1.00	04/09/19	KCA	1
Hexane	ND	0.284	0.284	ND	1.00	1.00	04/09/19	KCA	1
Isopropylalcohol	1.15	0.407	0.407	2.83	1.00	1.00	04/09/19	KCA	1
Isopropylbenzene	ND	0.204	0.204	ND	1.00	1.00	04/09/19	KCA	1
m,p-Xylene	ND	0.230	0.230	ND	1.00	1.00	04/09/19	KCA	1
Methyl Ethyl Ketone	ND	0.339	0.339	ND	1.00	1.00	04/09/19	KCA	1
Methyl tert-butyl ether(MTBE)	ND	0.278	0.278	ND	1.00	1.00	04/09/19	KCA	1
Methylene Chloride	ND	0.864	0.864	ND	3.00	3.00	04/09/19	KCA	1
n-Butylbenzene	ND	0.182	0.182	ND	1.00	1.00	04/09/19	KCA	1
o-Xylene	ND	0.230	0.230	ND	1.00	1.00	04/09/19	KCA	1
Propylene	ND	0.581	0.581	ND	1.00	1.00	04/09/19	KCA	1
sec-Butylbenzene	ND	0.182	0.182	ND	1.00	1.00	04/09/19	KCA	1
Styrene	ND	0.235	0.235	ND	1.00	1.00	04/09/19	KCA	1
Tetrachloroethene	1.00	0.037	0.037	6.78	0.25	0.25	04/09/19	KCA	1
Tetrahydrofuran	ND	0.339	0.339	ND	1.00	1.00	04/09/19	KCA	1
Toluene	0.344	0.266	0.266	1.30	1.00	1.00	04/09/19	KCA	1
Trans-1,2-Dichloroethene	ND	0.252	0.252	ND	1.00	1.00	04/09/19	KCA	1
trans-1,3-Dichloropropene	ND	0.221	0.221	ND	1.00	1.00	04/09/19	KCA	1
Trichloroethene	ND	0.037	0.037	ND	0.20	0.20	04/09/19	KCA	1
Trichlorofluoromethane	0.257	0.178	0.178	1.44	1.00	1.00	04/09/19	KCA	1
Trichlorotrifluoroethane	ND	0.131	0.131	ND	1.00	1.00	04/09/19	KCA	1
Vinyl Chloride	ND	0.078	0.078	ND	0.20	0.20	04/09/19	KCA	1
<u>QA/QC Surrogates/Internals</u>									
% Bromofluorobenzene	100	%	%	100	%	%	04/09/19	KCA	1
% IS-1,4-Difluorobenzene	86	%	%	86	%	%	04/09/19	KCA	1
% IS-Bromochloromethane	84	%	%	84	%	%	04/09/19	KCA	1
% IS-Chlorobenzene-d5	88	%	%	88	%	%	04/09/19	KCA	1

Project ID: 218 LAKEVILLE RD
Client ID: IA-2

Phoenix I.D.: CC90515

Parameter	ppbv Result	ppbv RL	LOD/ MDL	ug/m3 Result	ug/m3 RL	LOD/ MDL	Date/Time	By	Dilution
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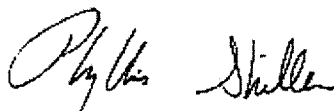
1 = This parameter is not certified by the primary accrediting authority (NY NELAC) for this matrix. NY NELAC does not offer certification for all parameters at this time.

RL/PQL=Reporting/Practical Quantitation Level (Equivalent to NELAC LOQ, Limit of Quantitation) ND=Not Detected BRL=Below Reporting Level L=Biased Low LOD=Limit of Detection MDL=Method Detection Limit1

QA/QC Surrogates: Surrogates are compounds (preceded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200. The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.



Phyllis Shiller, Laboratory Director

April 30, 2019

Reviewed and Released by: Greg Lawrence, Assistant Lab Director