Middleton Environmental Inc.

Environmental Consultants and Engineers

54 George Street, Babylon, NY 11702
(631) 321-4300 • Fax (631) 321-4349
middletonenvironmental.com

Phase I Environmental Site Assessment Report

MEI Project Number 16-1337

Property located at 71 New Street in Huntington, New York

February 6, 2017

Prepared for 71 New Street Huntington LLC

Middleton Environmental Inc.

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February 6, 2017

Mr. Greg DeRosa
71 New Street Huntington LLC
52 Elm Street
Suite 7
Huntington, NY 11743

Re: Phase I Environmental Site Assessment Report
71 New Street in Huntington, New York 11743
MEI Project #: 16-1337

In accordance with our agreement, Middleton Environmental Incorporated (MEI), has performed a Phase I Environmental Assessment of the above referenced property in accordance with ASTM E 1527-13 Scope of Work. Please find a copy of the report enclosed.

We declare that to the best of our knowledge and belief, we meet the definition of Environmental professional as defined in §312.10 of 40 CFR and, we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Thank you for choosing MEI as your consultant for this project. If you have any questions, or if we can be of additional service, please contact us at 631 321 4300.

Respectfully submitted,

Middleton Environmental Incorporated

Prepared by: Donald J. Middleton Jr.
President

Table of Contents and Report Format For Phase I Environmental Site Assessment (as per ASTM E1527-13 Protocol)

1.0 EXECUTIVE SUMMARY

At the request of 71 New Street Huntington LLC, Middleton Environmental Incorporated (MEI) has performed a Phase I Environmental Site Assessment (ESA) of the property located at 71 New Street in Huntington, New York, herein referred to as the Subject Property. The main objective of this ESA was to identify Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), or Historical Recognized Environmental Conditions (HRECs) in connection with the Subject Property, defined in ASTM Practice E 1527-13 as the presence or likely presence of any hazardous substances or petroleum products that indicate an existing release, a past release, or a material threat of a release. This ESA also includes a preliminary evaluation of certain potential environmental conditions that are outside the scope of ASTM Practice E 1527-13. This assessment has identified no evidence of CRECs or HRECs in connection with the Subject Property. RECs pertaining to the presence of an abandoned heating oil storage tank and a floor drain in the basement were identified pertaining to the Subject Property.

The Subject Property includes one (1) rectangular-shaped parcel totaling approximately 0.31 acres. The Subject Property is currently improved with one (1) 7,100 square foot commercial building. The building has two (2) floors and a basement. At the time of the site inspection, the building was utilized Juris Publishing as a law publishing office. A review of the Town of Huntington Department of Assessment files indicated the building was constructed prior to 1900 and was originally utilized as a single-family residence, then as a funeral parlor before being converted into a professional office building (and it was reported that the building is to be demolished in the near future). The building and associated parking lot occupy the majority of the parcel which is bordered by municipal walkways and right-of-ways.

Below is the Assessment Summary Table presenting our recommended actions for the Subject Property. MEI's Findings and Opinions and Recommendations for further action or investigation (if any), are presented in Section 10.0.

ASSESSMENT SUMMARY TABLE			
Assessment Component	Section(s)	Recommended Actions	Estimated Cost
Historical Review	5.3, 5.4 & 5.5	No Further Action	
Current Occupants / Operations	3.3	No Further Action	
Hazardous Substances / Petroleum Products	7.2	No Further Action	
Drains, Sumps & Storm Water Drywells	7.2	Dye test floor drain to determine discharge endpoint. If directly to ground, sample sediment at base of drain to determine if any contamination from past embalming activities has impacted the subsurface.	
Storage Tanks	7.2	Phase II ESA around perimeter of UST	
PCBs	7.2	No Further Action	
Regulatory Agency / Database Review	5.1	No Further Action	
Asbestos Containing Materials	9.1	Deferred Action	
Lead Based Paint	9.2	No Further Action	
Lead in Drinking Water	9.3	No Further Action	
Radon	9.4	No Further Action	
Mold	9.5	No Further Action	
Wetlands	9.6	No Further Action	

2.0 INTRODUCTION

2.1 Purpose

MEI has performed a Phase I Environmental Site Assessment (Phase I ESA) of property located at 71 New Street in Huntington, New York (Subject Property). The purpose of this Phase I Environmental Site Assessment (Phase I ESA) is to investigate and identify Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), or Historical Recognized Environmental Conditions (HRECs) associated with the Subject Property and/or surrounding property. Recognized Environmental Conditions, as defined in the ASTM Standard Practice E 1527-13, including the following:

The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

For the purpose of this Phase I ESA, *Recognized Environmental Conditions (REC's),* may also include the presence or likely presence of other conditions as noted in the Scope of Services.

2.2 Scope of Services

This ESA was conducted utilizing a standard of good commercial and customary practice that was consistent with the ASTM Practice E 1527-13. Any significant scope-of-work additions, deletions or deviations to ASTM Practice E 1527-13 are noted below or in the corresponding sections of this report. The scope-of-work for this assessment included an evaluation of the following:

- Physical characteristics of the Subject Property through a review of referenced sources for topographic, geologic, soils and hydrologic data.
- Subject Property history through a review of referenced sources such as land deeds, fire insurance maps, city directories, aerial photographs, prior reports and interviews.
- Current Subject Property conditions, including observations and interviews regarding the following: the presence or absence of hazardous substances or petroleum products; generation, treatment, storage, or disposal of hazardous, regulated, or biomedical waste; equipment that utilizes oils which potentially contain PCBs; and storage tanks (aboveground and underground).
- Usage of surrounding area properties and the likelihood for releases of hazardous substances and petroleum products (if known and/or suspected) to migrate onto the Subject Property.
- Information in referenced environmental agency databases and local environmental records, within specified minimum search distances.
- Past ownership through a review of available prior reports and local municipal file review.
  The scope-of-work also included consideration of the following potential environmental conditions that are outside the scope of ASTM Practice E 1527-13: asbestos-containing materials (ACM), lead-based paint (LBP), lead in drinking water, radon, mold, and wetlands.

2.3 Assumptions and Limitations

There is a possibility that even with the proper application of these methodologies there may exist on the Subject Property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. The information and conclusions contained in this report are based upon work undertaken by trained professional in accordance with generally accepted engineering and scientific practices current at the time the work was performed. MEI believes that the information obtained from the record review and the interviews concerning the Subject Property is reliable. However, MEI cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide the User with information relating to the Subject Property. Due to the nature of this investigation and data available, MEI cannot warrant against undiscovered environmental liabilities. Should any additional information become available which differs significantly from our understanding of conditions or findings represented in this report, we request that this information be supplied to MEI so that MEI may reassess the conclusions provided in this report (if necessary).

The findings, opinions and conclusions of this report contain the limitations inherent in these methodologies that are referred to in ASTM E 1527-13. Specific limitations and exceptions to this ESA are set forth below:

Historical and environmental information pertaining to the Subject Property has been included in this report to the extent that such information is "reasonably ascertainable" as defined in the above-referenced standard practice and in accordance with the project specific timeframes.

MEI reviewed an environmental database search report. MEI's conclusions based on the search report are limited to the accuracy of that report. To the extent possible, MEI's field observations are used to verify the information or identify errors and inconsistencies in the search report regarding the listed facilities in the immediate vicinity of the Subject Property.

With respect to conditions outside the scope of the ASTM Standard, MEI's observations are limited to physical observations and a review of published data. Unless otherwise stated, no sampling for Asbestos Containing Materials, Lead Based Paint, Drinking Water, Radon, Mold or Wetlands was conducted.

2.4 Special Terms and Conditions

This Phase I Environmental Site Assessment ("the report") has been prepared to assist 71 New Street Huntington LLC in its underwriting of a proposed mortgage loan or financing on the Subject Property. This report can be relied upon by only the parties stated in the transmittal letter at the front of this report. MEI's liability to a purchaser wishing to use this report is limited to the cost of the report. Amendments to MEI's limitations as stated herein that may occur after issuance of the report are considered to be included in this report. Payment for the report is made by, and MEI's contract and report extends to 71 New Street Huntington LLC only, in accordance with MEI Terms and Condition and the MEI Scope of Work.

2.5 Data Gaps

Any data gaps identified herein, as defined by ASTM Practice E 1527-13 are not considered to have significantly affected the ability to identify Recognized Environmental Conditions in connection with the Subject Property and do not alter the conclusions of this report.

2.6 Deviations

No deviations from the recommended scope of ASTM Standard E 1527-13 were performed as part of this Phase I ESA with the exception of any additional services noted in Section 2.2 Scope of Services.

2.7 User Reliance

This Phase I Environmental Site Assessment Report is for the benefit of 71 New Street Huntington LLC and this report may not be relied upon by any other person or entity without the written consent of MEI.

Only if written agreement has been executed granting the right to utilized this report, no third party which obtains all of portion of this report shall have any rights of recourse or recovery under any course of action against MEI, its officers, employees, vendors, successors or assigns.

Reliance is provided in accordance with MEI's Standard Phase I Environmental Site Assessment Contract and this report is for the benefit of 71 New Street Huntington LLC and its successors and assigns. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of MEI.

3.0 SITE DESCRIPTION

3.1 Ownership and Location

The Town of Huntington Department of Assessment identified the Subject Property as Suffolk County Tax Map Section 69, Block 5, Lot 34 and the Subject Property is owned by Charles and Kathleen Kitzen.

The property is located in Suffolk County, New York at 71 New Street, Huntington, New York. MEI did not identify any prior owners or occupants of potential environmental concern in the property records obtained from the Town of Huntington Department of Assessment.

3.2 Improvements

The Subject Property includes one (1) rectangular-shaped parcel totaling approximately 0.31 acres. The Subject Property is currently improved with one (1) 7,100 square foot commercial building. The building has two (2) floors and a basement. A review of the Town of Huntington Department of Assessment files indicated the building was constructed prior to 1900 and was originally utilized as a single-family residence, then as a funeral parlor before being converted into a professional office building (and it was reported that the building is to be demolished in the near future). The building and associated parking lot occupy the majority of the parcel which is bordered by municipal walkways and right-of-ways.

3.3 Current Use of the Subject Property

At the time of the site inspection, the building was utilized Juris Publishing, a law publishing office.

3.4 Services, Utilities and Roadways

Street Address(es): 71 New Street

City and State: Huntington, New York

County: Suffolk

Owner: Charles and Kathleen Kitzen

Property Size: 0.31 acres

Access Roadway to site: New Street to the east of the Subject Property

Site Use: One (1) two story commercial building with a basement.

Occupants: At the time of the site inspection, the building was utilized Juris Publishing, a law publishing office.

Electricity Provider: PSEG LI

Natural Gas Provider: National Grid

Fuel Oil Provider: None

Potable Water: Municipal Water Supply

Sewer Services: On-site Sanitary System

Heating System: The building is presently heated by a natural gas fired heating system with overhead duct heating units in the building.

3.5 Adjoining Property Usage

The current use of the adjoining properties is residential and commercial. The Subject Property borders are as follows:

North - The property is bordered to the north by an insurance company.

South - The property is bordered to the south by a professional office.

East - The property is bordered to the east by New Street, then a parking lot.

West - The property is bordered to the west by a single-family residence.

4.0 USER PROVIDED INFORMATION

4.1 Environmental Pre-Survey Questionnaire

Pursuant to ASTM E 1527-13, MEI requested the following site information from the User of this report and from the site contact. The following section summarizes information provided by 71 New Street Huntington LLC with regard to this Phase I Environmental Site Assessment.

ITEM	PROVIDED BY USER	NOT PROVIDED BY USER	DISCUSSED BELOW	DOES NOT APPLY
4.1 Environmental Pre-survey Questionnaire		X		
4.2 Title Records		X		
4.3 Environmental Liens or Activity and Use Limitation		X		
4.4 Specialized Knowledge		X		
4.5 Commonly Known or Reasonably Ascertainable Information		X		
4.6 Valuation Reduction for Environmental Issues		X		
4.7 Identification of Key Site Manager		X		
4.8 Reason for Performing Phase 1 ESA	X			
4.9 Prior Environmental Reports	X			

4.2 Title Records

Title record information associated with the Subject Property has not been provided to MEI by 71 New Street Huntington LLC. Land title records provide information on previous ownership of a property. Typically, deeds signifying transfer of a land parcel are recorded in county files and can be researched to determine the identity of past owners. A "chain of title" is a continuous record of ownership for a specific parcel. A 50-year chain of title search was not included in the scope of work for this assessment.

4.3 Environmental Liens or Activity and Use Limitation

The property owner/user/key site personnel did not report any Environmental Liens or Activity/Use Limitations on the site. An environmental lien search was not included in the scope of work of this assessment and therefore was not performed. However, if the findings of a lien search performed by any other party does reveal the presence of an environmental related lien on the subject property, this information should be forwarded to MEI for review, and any significant findings will be added to this assessment as an addendum to this report.

4.4 Specialized Knowledge

71 New Street Huntington LLC provided no specialized knowledge that is material to Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), or Historical Recognized Environmental Conditions (HRECs). MEI was not provided with or made aware of previous environmental assessments or other documentation that is material to RECs, CRECs or HRECs in connection with the Subject Property, except as presented in Section 4.3 of this report.

4.5 Commonly Known or Reasonably Ascertainable Information

71 New Street Huntington LLC has provided no commonly known or reasonably ascertainable information within the local community about the Subject Property that is material to Recognized Environmental Conditions in connection with the Subject Property.

4.6 Valuation Reduction for Environmental Issues

71 New Street Huntington LLC has provided no information regarding valuation reduction for environmental issues in connection with the Subject Property.

4.7 Identification of Key Site Manager

71 New Street Huntington LLC provided contact information for the Subject Property owner, manager and/or occupants. The Contact person for site access was Greg DeRosa.

4.8 Reason for Performing Phase I ESA Report

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions, Controlled Recognized Environmental Conditions or Historical Recognized Environmental Conditions (as defined by ASTM Standard E-1527-13) in connection with the Subject Property. This ESA was also performed to permit the User to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "landowner liability protections," or "LLPs"). ASTM Standard E-1527-13 constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

4.9 Prior Environmental Reports

MEI prepared a Transaction Screen Process Report dated May 18, 2000 for the Subject Property. There were no recognized environmental conditions identified in the 2000 Transaction Screen Process Report.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

Information from standard Federal and state environmental record sources was provided through EDR. Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. This integrated database also contains postal service data in order to enhance address matching. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available provides assistance in identifying and managing risk. The accuracy of the geocoded locations is approximately +/-300 feet.

In some cases, location information supplied by the regulatory agencies is insufficient to allow the database companies to geocode facility locations. These facilities are listed under the unmappables section within the EDR report. A review of the unmappable facilities indicated that none of these facilities are within the ASTM minimum search distance from the Site. Pertinent regulatory files / records associated with the Subject Property and/or any adjoining site will be requested for review in the event the listing is associated with a facility at which a suspected or confirmed release has occurred that has not yet been closed to the satisfaction of the regulatory agency and/or if the facility represents a REC in connection with the Subject Property.

Regulatory information from the following database sources regarding possible recognized environmental conditions, within the ASTM minimum search distance from the Site, was reviewed. Specific facilities are discussed below if determined likely that a potential recognized environmental condition has resulted at the Site from the listed facilities (see appendix 12.5 for Environmental Database Report).

The following table provides a summary of the findings of the environmental database report. Specific properties identified within the database report are further discussed below.

SUMMARY OF FEDERAL, STATE, AND TRIBAL AGENCY DATABASE FINDINGS			
Regulatory Database	Approximate Minimum Search Distance	Subject Property Listed	Off-site Listings Within Search Distance
Federal NPL Sites	1.0 mile	No	0
Federal Delisted NPL Sites	0.5 mile	No	0
Federal CERCLIS Sites	0.5 mile	No	0
Federal CERCLIS NFRAP Sites	0.5 mile	No	0
Federal RCRA CORRACTS Sites	1.0 mile	No	0
Federal RCRA Generators Sites	Property & Adjoining	No	0
Federal RCRA Non-CORRACTS TSD Sites	0.5 mile	No	0
Federal Engineering / Institutional Control Sites	Property & Adjoining	No	0
Federal ERNS Sites	Subject Property	No	0
State and Tribal equivalent NPL Sites	1.0 mile	No	2
State and Tribal equivalent CERCLIS Sites	0.5 mile	No	0
State and Tribal Leaking Storage Tank Sites	0.5 mile	No	23
State and Tribal Spills Sites	Property & Adjoining	Yes	0
State and Tribal Landfill or Solid Waste Disposal Sites	0.5 mile	No	0
State and Tribal Registered Storage Tank Sites	Property & Adjoining	No	1
State and Tribal Engineering / Institutional Control Sites	Property & Adjoining	No	0
State and Tribal Voluntary Cleanup Sites	0.5 mile	No	1
State and Tribal Brownfield Sites	0.5 mile	No	1

- ***Federal National Priority List (NPL) Sites***

The National Priorities List (NPL) is the Environmental Protection Agency (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program. The Subject Property is not listed as a Federal NPL site. No Federal NPL sites are located within a mile radius of the Subject Property.

- ***Federal Delisted National Priority List (NPL) Sites***

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate. The Subject Property is not listed as a Federal Delisted NPL site. No Federal Delisted NPL sites are located within a mile radius of the Subject Property.

- ***Federal CERCLIS Sites***

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a compilation of sites that the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances. The Subject Property is not listed as a Federal CERCLIS site. No Federal CERCLIS sites are listed within a half mile radius of the Subject Property.

- ***Federal CERCLIS NFRAP Sites***

The CERCLIS No Further Remedial Action Planned (NFRAP) List is a compilation of sites that the EPA has investigated, and has determined that the facility does not pose a threat to human health or the environment. The Subject Property is not listed as a Federal CERCLIS-NFRAP site. No Federal CERCLIS NFRAP sites are listed within a half mile radius of the Subject Property.

- ***Federal RCRA CORRACTS Sites***

RCRA Corrective Action Tracking System (CORRACTS) is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information regarding sites that generate, transport, store, treat, and/or dispose of hazardous waste as defined by RCRA. The RCRA-CORRACTS database identifies Transportation, Storage or Disposal (TSD), facilities that have conducted, or are currently conducting, corrective action(s) as regulated under RCRA. The Subject Property was not identified on the RCRA CORRACTS site list. No RCRA CORRACTS sites are listed within a mile radius of the Subject Property.

- ***Federal RCRA Hazardous Waste Generators Sites***

Hazardous waste generators tracked under the Resource Conservation and Recovery Act (RCRA) are classified as either Large Quantity Generators (LQGs), Small Quantity Generators (SQGs), or Conditionally Exempt Small Quantity Generators (CESQGs). A RCRA-LQG is a facility that generates over 1,000 kilograms (Kg) of hazardous waste. A RCRA-SQG is a facility that generates between 100 Kg and 1,000 Kg of hazardous waste per month while a RCRA-CESQG generates less than 100 Kg of hazardous waste per month. The Subject Property is not listed as a Federal RCRA Hazardous Waste Generator site. None of the adjoining properties were listed Federal RCRA Hazardous Waste Generator sites.

- ***Federal RCRA non-CORRACTS TSD Sites***

RCRA non-CORRACTS Treatment, Storage and/or Disposal (TSD) sites are required to register hazardous waste activity under the Resource Conservation and Recovery Act (RCRA). The Subject Property is not listed as a Federal RCRA non-CORRACTS TSD Site. No Federal RCRA non-CORRACTS TSD sites are listed within a half mile radius of the Subject Property.

- ***Federal Engineering Control / Institutional Control Sites***

The completion of site cleanup activities may include the implementation of engineering controls or institutional controls as part of the response action. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. The Subject Property is not listed as a Federal Engineering Control or Institutional Control Site. No Federal Engineering Control or Institutional Control Sites are listed within a half mile radius of the Subject Property.

- ***Federal Emergency Response Notification System (ERNS) Sites***

ERNS is a national database used to collect information regarding reported releases of petroleum products and/or hazardous substances. The database contains information from spill reports submitted to Federal agencies, including the EPA, the U.S. Coast Guard, the National Response Center, and the U.S. Department of Transportation. A review of this database was conducted in order to determine whether any spills or incidents involving releases of hazardous substances or petroleum products have occurred at the Subject Property. The Subject Property is not listed as a Federal ERNS site.

- ***State and Tribal equivalent NPL Sites***

State and Tribal equivalent NPL databases were searched for sites located within 1.0 mile of the Subject Property. The Subject Property is not listed as a State and Tribal equivalent NPL Site. Two (2) State and Tribal equivalent NPL sites are listed within a mile radius of the Subject Property. These sites would not appear to have an apparent adverse impact on the Subject Property based upon the distance to the Subject Property and direction of groundwater flow.

- ***State and Tribal equivalent CERCLIS Sites***

State and Tribal equivalent CERCLIS databases were searched for sites located within 0.5 mile of the Subject Property. The Subject Property is not listed as a State and Tribal equivalent CERCLIS Site. No State and Tribal equivalent CERCLIS sites are listed within a half mile radius of the Subject Property.

- ***State and Tribal Leaking Storage Tank Sites***

Leaking Storage Tank Sites are properties where releases of hazardous substances or petroleum products from underground storage tanks (USTs) and/or aboveground storage tanks (ASTs) have been identified and reported to state, tribal, or local agencies. The Subject Property is not identified as a State and Tribal Leaking Storage Tank site.

There were twenty three (23) sites located within 0.5 mile of the Subject Property that were identified as State and Tribal Leaking Storage Tank Sites. Of the listed sites, eighteen (18) of the sites are located greater than 0.125 mile from the Subject Property and based on the distance from the Subject Property, and closed status of the cases with the New York State Department of Environmental Conservation (NYSDEC), these sites are considered unlikely to represent an existing release, past release or material threat of release of hazardous substances or petroleum products on the Subject Property.

The five (5) remaining listed sites located within 0.125 mile of the Subject Property have been investigated by the NYSDEC and have been closed by the NYSDEC with no further action required. Based upon the current regulatory status, separating distance, presumed hydrogeologic gradient relative to the Subject Property, and/or reported nature/extent of contamination, it is considered unlikely that conditions associated with these identified Leaking Storage Tank sites represents an environmental concern to the Subject Property.

- ***State and Tribal Spills Sites***

A review of the State and Tribal Spills database was conducted in order to determine whether any spills or incidents involving releases of hazardous substances or petroleum products have occurred at the Subject Property. The Subject Property (Crowin & Mathews Bld) is listed as a State and Tribal Spills site. NYSDEC Spill Number 9111282 was assigned to the Subject Property on February 1, 1992 when a vent overfill occurred. The incident was investigated and remediated to the satisfaction of the NYSDEC and the spill file was closed on February 3, 1992.

None of the remaining reported spills listed within a half mile of the Subject Property would have an apparent adverse impact on the Subject Property.

- ***State and Tribal Landfill Sites and Solid Waste Disposal Sites***

The State and Tribal landfill and solid waste disposal site databases identify active or inactive landfill and transfer station facilities, as well as open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. The Subject Property is not listed as a State and Tribal landfill and solid waste disposal site. There were no State and Tribal landfill and solid waste disposal sites listed within 0.5 mile of the Subject Property.

- ***State and Tribal Registered Storage Tank Sites***

The Subject Property is not listed as a State and Tribal Registered Storage Tank site. The adjoining property to the north (A G Edwards – West Carver Realty at 24 West Carver Street) is listed as a State and Tribal Registered Storage Tank site for the presence of a 3,000 gallon underground fuel oil storage tank (status listed as abandoned) and a 2,500 gallon underground fuel oil storage tank (status listed as not reported). None of the remaining adjoining properties were identified as State and Tribal Registered Storage Tank sites.

- ***State and Tribal Engineering Control / Institutional Control Sites***

The completion of site cleanup activities may include the implementation of engineering controls or institutional controls as part of the response action. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. Neither the Subject Property nor any of the surrounding properties were listed as a Federal Engineering Control or Institutional Control Sites.

- ***State and Tribal Voluntary Cleanup Sites***

The Subject Property is not listed as a State and Tribal Voluntary Cleanup site. One (1) State and Tribal Voluntary Cleanup Site is listed within 0.5 mile of the Subject Property. This site would not appear to have an apparent adverse impact on the Subject Property based upon the distance to the Subject Property and direction of groundwater flow.

- ***State and Tribal Brownfield Sites***

The Subject Property is not listed as a State and Tribal Brownfield site. One (1) State and Tribal Brownfield site is listed within 0.5 mile of the Subject Property. This site would not appear to have an apparent adverse impact on the Subject Property based upon the distance to the Subject Property and direction of groundwater flow.

5.2 Sanborn Fire Insurance Maps

Historical fire insurance maps depicting the Subject Property were reviewed and are summarized in the following table. Copies of available fire insurance maps are presented in Appendix 12.6.

FIRE INSURANCE MAP SUMMARY		
Year	Issues Noted	Observations
1892	No	Subject Property: The 1892 Sanborn Map appears to show the Subject Property as a dwelling and associated outbuilding.
		Surrounding Area: The 1892 Sanborn Map appears to show the adjoining properties to the north, south, and west of the Subject Property developed with dwellings, and the adjoining property to the east of the Subject Property as the undeveloped portion of a residential property. New Street is in place to the east of the Subject Property.
1897	No	Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1892 Sanborn Map.
		Surrounding Area: Conditions on the adjoining properties appear to be similar to those depicted on the 1892 Sanborn Map.
1902	No	Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1897 Sanborn Map.
		Surrounding Area: Conditions on the adjoining properties appear to be similar to those depicted on the 1897 Sanborn Map.
1908	No	Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1902 Sanborn Map.
		Surrounding Area: Conditions on the adjoining properties appear to be similar to those depicted on the 1902 Sanborn Map.
1914	No	Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1908 Sanborn Map.
		Surrounding Area: Conditions on the adjoining properties appear to be similar to those depicted on the 1908 Sanborn Map. Usage of the adjoining property to the north of the Subject Property is listed as The Winkworth Cottage Hospital.
1922	No	Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1914 Sanborn Map.
		Surrounding Area: Conditions on the adjoining properties appear to be similar to those depicted on the 1914 Sanborn Map. Usage of the adjoining property to the north of the Subject Property is listed as a dwelling.

FIRE INSURANCE MAP SUMMARY		
Year	Issues Noted	Observations
1930	No	Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1922 Sanborn Map. Usage of the building is listed as dwelling and undertaker.
		Surrounding Area: Conditions on the adjoining properties to the north, south, and west of the Subject Property appear to be similar to those depicted on the 1922 Sanborn Map. The adjoining property to the east of the Subject Property has been developed with a dwelling.
1946	No	Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1930 Sanborn Map.
		Surrounding Area: Conditions on the adjoining properties appear to be similar to those depicted on the 1930 Sanborn Map.
1968	No	Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1946 Sanborn Map.
		Surrounding Area: Conditions on the adjoining properties to the east and west of the Subject Property appear to be similar to those depicted on the 1946 Sanborn Map. The adjoining property to the north of the Subject Property has been developed with a commercial building (usage listed as a bank), and the adjoining property to the south of the Subject Property has been developed with a commercial building (usage listed as doctor's offices).

5.3 Aerial Photographs

Historical aerial photographs may be used to evaluate changes in land use and to identify visible areas of potential environmental concern. A search for historical aerial photographs depicting the Subject Property and vicinity was conducted by researching available historical aerial photographs from www.historicaerials.com and other available resources. Aerial photographs depicting the Subject Property were reviewed and are summarized in the following table:

AERIAL PHOTOGRAPH SUMMARY		
Year	Issues Noted	Observations
1947	No	Subject Property: The 1947 aerial photograph appears to show the Subject Property developed for residential purposes.
		Surrounding Area: The 1947 aerial photograph appears to show the adjoining properties to the north and east as undeveloped land. Residential properties appears to be in place to the west and south off the Subject Property. East Main Street is in place to the south of the Subject Property.
1978	No	Subject Property: The 1978 aerial photograph appears to show the Subject Property as undeveloped land.
		Surrounding Area: The 1978 aerial photograph appears to show the adjoining property to the north of the Subject Property as undeveloped land. Commercial buildings appear to be in place to the east and south of the Subject Property, and the adjoining property to the west of the Subject Property appears to be developed for residential purposes.
1984	No	Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1978 aerial photograph.
		Surrounding Area: Conditions on the adjoining properties appear to be similar to those depicted on the 1978 aerial photograph.
2001	No	Subject Property: The 2001 aerial photograph appears to show the existing commercial building on the Subject Property.
		Surrounding Area: Conditions on the adjoining properties appear to be similar to those depicted on the 1984 aerial photograph.
2013	No	Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 2001 aerial photograph.
		Surrounding Area: Conditions on the adjoining properties appear to be similar to those depicted on the 2001 aerial photograph.

5.4 City Directories

Street directories are commercial publications containing names and addresses, and in many cases, occupations of the occupants of a particular community. The directories may also contain information pertaining to business processes conducted within a community. A search for historical street directories was conducted by MEI and EDR. Historical street directories were reviewed and are summarized in the following table. City Directory information depicting the past usage of the Subject Property was reviewed and is summarized in the following table:

CITY DIRECTORY SUMMARY	
Year	Occupants
1971	Harris Huff Inc., William D Harris, Harris Huff Inc.
1976	Harris Huff Inc., William D Harris, Harris Huff Inc.
1981	Corwin & Matthews, R L Corwin Lwyr, Richard L Davey, Seymour Glass CPA, Horowitz & Asoc CPAS, C T Matthews Atty
1986	Corwin & Matthews, Robert L Corwin, Richard L Davey, Seymour Glass CPA, Horowitz & Asoc CPAS, C T Matthews Aty
1992	Corwin & Matthews Lwyrs, Corwin Robert L Lwyr, Davey Richard L, Matthews Charles T Atty
1995	Corwin & Matthews Lwyrs, Corwin Nathaniel L Atty, Corwin Robert L Lwyr, Hopkins Stephen, Hopkins Stephen CSW, Matthews Charles T Atty
1999	Corwin & Matthews Lwyrs, Corwin Nathaniel L Attorney, Hopkins Stephen CSW, Matthews Charles T Attorney
2003	Juris Publishing Inc., Richard C. Wrigth
2008	Juris Publishing, Juris Publishing International Inc., Wright Richard C.
2013	Juris Inc.

5.5 Vapor Encroachment Conditions

All readily ascertainable information including all applicable Federal, State, Tribal and local database information, historical usage information, soil and groundwater sources and information from the site reconnaissance were reviewed in order to determine if there is a possibility of a Vapor Encroachment Condition regarding the Subject Property. Based upon the results of the site reconnaissance and review of readily ascertainable information, the Vapor Encroachment Condition survey is described below:

POTENTIAL AREA OF CONCERN	RESULT
Does the Subject Property have a current contamination concern or past contamination concern?	None identified
Does the Subject Property have a suspected contamination concern?	None identified
Does an adjacent property have a current contamination concern or past contamination concern?	None identified
Does a nearby property have a have a current contamination concern or past contamination concern which may impact the Subject Property?	None identified
Does a regional groundwater contamination concern exist beneath the Subject Property?	None identified
Does the possibility exist for a vapor intrusion on the Subject Property?	None identified

Based on these current conditions, a vapor encroachment condition (VEC) is not considered a concern with regard to the Subject Property.

5.6 Local Regulatory Agency Records

Local municipal offices consulted during the completion of this assessment included the Town of Huntington Building Department, the Town of Huntington Department of Assessment, and the Suffolk County Department of Health Services (SCDHS). MEI did not identify documented adverse environmental conditions, violations, or complaints associated with the Subject Property in the information provided by these agencies. Similarly, MEI did not identify records of spills or releases of hazardous substances or petroleum products having occurred at the Subject Property in the information provided by these agencies.

Town of Huntington Department of Assessment

MEI reviewed information provided by the Town of Huntington Department of Assessment. Specific information provided by this agency includes lot sizes and dimensions, building sizes, building zoning and use, and the approximate date of construction. The information provided by this agency did not identify any conditions or reported events that would indicate the presence of a recognized environmental condition in connection with the Subject Property. A review of the Town of Huntington Department of Assessment files indicated the building was constructed prior to 1900 and was originally utilized as a single-family residence, then as a funeral parlor before being converted into a professional office building.

Suffolk County Department of Health Services (SCDHS)

MEI submitted a Freedom of Information Request to the SCDHS in order to determine the presence of any registered underground or aboveground storage tanks or if there were any Underground Injection Control (cesspool/storm water drywell), issues regarding the Subject Property. The file review indicated that there were no SCDHS files pertaining to the Subject Property.

6.0 PHYSICAL SETTING

6.1 Topography

The Subject Property and vicinity characteristics listed below were analyzed utilizing a current USGS 7.5 Minute Topographic Map. This information is useful in determining the grade and topography of the Subject Property. The Subject Property is located at an elevation of approximately 72 feet above mean sea level (msl). The topography of the Subject Property is relatively flat and there were no slopes, depressions or rolling hills observed on the Subject Property and slopes on the Subject Property range from 0 to 3 percent. The Subject Property has been graded for commercial usage.

6.2 Geology and Soils

A review of the United States Department of Agriculture Soil Conservation Service's Soil Survey of Suffolk County indicated that the soil beneath the Subject Property is Urban Land and is characterized by a non-homogeneous distribution of soil and fill types. Excavation and backfilling for building foundations, utility conduits, subway systems and other construction results in a varied subsurface profile. In this setting, estimation of local subsurface parameters such as permeability, moisture content, and organic fraction is not feasible without site-specific testing data.

6.3 Hydrogeology and Hydrology

No natural surface water bodies were identified on or adjacent to the Subject Property. The nearest surface water body is Huntington Harbor.

Local groundwater gradient is expected to follow surface topography; therefore, groundwater flow near the Subject Property is expected to flow in a northerly direction. Groundwater depths and flow gradients are best evaluated by a subsurface investigation involving the installation of at least three groundwater monitoring wells and precise measurements of hydrostatic pressure. Monitoring wells were not observed on the Subject Property.

7.0 SUBJECT PROPERTY RECONNAISSANCE

The Subject Property reconnaissance was conducted by Mr. Donald J. Middleton Jr. on January 17, 2017. Mr. Middleton interviewed the property manager during the site inspection.

7.1 Methodology and Limited Conditions

The Subject Property reconnaissance consisted of visual and/or physical observations of the Subject Property and improvements, adjoining properties as viewed from the Subject Property boundaries, and the surrounding area based on visual observations made from adjacent public thoroughfares. Building exteriors were observed along the perimeter from the ground, unless described otherwise. The accessible building interiors were observed during the site inspection.

7.2 Physical Observations

Underground Storage Tanks

MEI observed the presence of a vent pipe associated with a 1,000 gallon underground fuel oil storage tank. The property manager indicated that this tank has been abandoned in place. However, there was no documentation pertaining to any past tank tests or abandonment information. Given the fact that the building is to be demolished in the near future, it is recommended that soil borings be extracted from the perimeter of this tank to determine if any contamination from past tank leakage has impacted the subsurface.

Aboveground Storage Tanks

MEI did not observe any aboveground storage tanks at the Subject Property.

Hazardous Substances and Petroleum Products

MEI did not observe any hazardous substances or petroleum products at the Subject Property.

Non-Hazardous Substances and Petroleum Products

MEI did not observe any non-hazardous substances or petroleum products at the Subject Property.

Unidentified Substances Containers

MEI did not observe any unidentified substances containers at the Subject Property.

Drains or Storm Water Drywells

MEI observed one (1) floor drain inside the basement area of the building. The observed floor drain did not show any signs of chemical or petroleum staining. Given the past usage of the Subject Property and the fact that the building is to be demolished in the near future, it is recommended that this floor drain be dye tested to determine discharge endpoint. If drain discharges directly to the ground or an on-site cesspool or drywell, it is recommended that a sample of the sediment from the base of the drain or cesspool/drywell should be extracted and analyzed to determine if any contamination from past embalming activities has impacted the subsurface. MEI did not observe any storm water drywells at the Subject Property.

Polychlorinated Biphenyls (PCB's)

Polychlorinated biphenyls (PCBs) are a chemical component of many dielectric fluids, heat transfer fluids, hydraulic fluids, lubricating oils, paints, or coatings manufactured prior to July 2, 1979 before being banned by Congress. Equipment that may potentially contain PCBs includes electrical equipment such as transformers or capacitors or hydraulically operated equipment, such as elevators, compaction equipment, or manufacturing equipment. MEI did not observe any PCB-containing equipment inside the building. MEI did not observe any PCB-containing equipment at the Subject Property.

Stains or Corrosion

MEI did not observe any stains or corrosion at the Subject Property.

Odors

MEI did not observe any strong, pungent or noxious odors at the Subject Property.

Pools of Liquid

MEI did not observe any pools of liquid at the Subject Property.

Stressed Vegetation

MEI did not observe any stressed vegetation at the Subject Property.

Stained Soil or Pavement

MEI did not observe any stained soil or pavement at the Subject Property.

Wells

MEI did not observe any irrigation wells or groundwater monitoring wells at the Subject Property.

Sumps, Pits, Ponds or Lagoons

MEI did not observe any sumps, pits, ponds or lagoons at the Subject Property.

Waste Water

MEI did not observe any improper disposal of waste water into drains, ditches or streams at the Subject Property.

Solid Wastes Disposal

All solid wastes generated on-site are carted away by a licensed waste hauler to an approved solid waste facility and are not disposed at on-site.

8.0 INTERVIEWS

8.1 Interview With Property Owner and/or Property Manager

The property owner was interviewed during the site reconnaissance and the property owner did not indicate the presence of any environmental liens or was unaware of any contamination concerns regarding the Subject Property.

9.0 CONDITIONS OUTSIDE THE SCOPE OF ASTM PRACTICE E 1527-13

9.1 Asbestos Containing Material (ACM)

Asbestos is a term used to describe a group of six naturally occurring crystalline fiber minerals. Asbestos has excellent thermal stability, a high degree of tensile strength, and has been used extensively in the textile, insulation, and building industries, particularly as a component in fireproofing, decorative coatings, insulation materials, and as reinforcement for plaster binders in building products. Asbestos-containing building materials are generally classified as friable or non-friable. Friable ACM are those which can be crumbled, pulverized, or reduced to powder by hand pressure, or by normal use or maintenance can be expected to emit asbestos fibers into the air. Non-friable ACM is a potential concern if it is damaged by maintenance work, demolition, or other activities, at which time it may be considered friable.

It should be noted that the limited visual screening survey conducted under the scope of work for this assessment does not constitute a full asbestos inspection, in which all areas of the building would have been thoroughly surveyed and sampled. MEI observed the presence of approximately 20 linear feet of asbestos containing pipe wrap on the overhead pipes in the basement area of the building. The observed ACM material was found to be in fair to good condition. MEI observed small areas of 9 by 9 inch floor tiles in the building which were also in good condition. However, prior to any planned demolition activities, it is recommended that a full ACM survey be conducted and all ACM be properly removed and disposed. MEI did not observe any signs of ACM spray-on fireproofing inside the building.

9.2 Lead Based Paint (LBP)

Use of lead in household paint was banned by the U.S. Environmental Protection Agency (EPA) effective January I, 1978. The EPA and the U.S. Department of Housing and Urban Development (HUD) consider lead based paint as containing a lead concentration equal to or greater than 1.0 milligram per square centimeter (mg/cm') or 0.5% lead by weight, as defined by Title X of the 1992 Housing and Community Development Act.

MEI observed that the painted surfaces inside the accessible building areas were in good condition, free of obvious chipping, flaking or peeling.

9.3 Lead in Drinking Water

Lead has historically been used in pipes, solder, and brass fixtures used in water distribution systems and building plumbing systems. In 1986, the USEPA banned the use of lead at concentrations exceeding 0.2% lead in solder and 8% lead in other plumbing materials. Lead in drinking water results primarily from corrosion of lead containing materials in service lines or from corrosion of lead containing materials in building plumbing such as lead solder, brass, bronze, and other lead containing alloys. The USEPA Action Level for lead in public drinking water supplies is 0.015 parts per million (ppm) or 0.015 milligrams per liter (mg/L). MEI did not observe any brass fixtures or lead fixtures at the Subject Property.

9.4 Radon

Radon is a colorless, odorless, radioactive gas. Radon comes from the natural decay of uranium that is found in nearly all soils. Radon typically moves through the ground and into building through cracks and openings in the foundation. The USEPA has developed a "Map of Radon Zones" indicating the levels of radon concentrations from testing and aerial surveys conducted in all counties in New York State. The U.S. Environmental Protection Agency's Map of Radon Zones identified the Subject Property as a radon zone Level 3. Level 3 signifies that the average predicted radon level indoors is less than 2 pico-Curies per liter and this is the lowest level in the state. This level compares favorably with the EPA action level of 4.0 pico-Curies per liter as the guideline (it should be noted that current radon information and EPA Action Levels are designated for residential spaces only and commercial and industrial facilities are not subject to EPA's Action Level of 4 pico-Curies per liter as the guideline and definitive information concerning radon gas in an individual building can only be obtained through long term testing).

9.5 Mold

Molds are a class of fungi, and have been found to cause a variety of health problems in humans, including allergic, toxicological, and infectious responses. Molds are decomposers of organic materials, and thrive in humid environments. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials including drywall, wallpaper, baseboards, wood framing, insulation and carpeting often play host to such growth.

As part of this assessment, MEI performed a limited visual inspection for the conspicuous presence of mold. MEI observed the accessible interior areas of the Subject Property structure(s), including interior walls and ceilings of the building for the presence of conspicuous mold or observed water intrusion or accumulation. This evaluation did not include a review of pipe chases or areas behind enclosed walls and ceilings. MEI did not observe conspicuous visual or olfactory indications of the presence of mold, nor did MEI observe obvious indications of significant water damage inside the accessible building areas.

9.6 Wetlands

MEI reviewed available information regarding wetlands on the Subject Property, including National Wetlands Inventory online GIS mapping. MEI additionally made general site observations for readily observable potential wetland characteristics. MEI did not observe surface water bodies or any evidence of potential wetlands on or adjacent to the Subject Property.

10.0 FINDINGS, OPINIONS AND RECOMMENDATIONS

MEI has performed this Phase I Environmental Site Assessment of the Subject Property in conformance with the scope and limitations of ASTM Standard E 1527-13. This assessment has identified no evidence of Controlled Recognized Environmental Conditions (CRECs), or Historical Recognized Environmental Conditions (HRECs) in connection with the Subject Property. Recognized Environmental Conditions (RECs), pertaining to the presence of an abandoned heating oil storage tank and a floor drain in the basement were identified pertaining to the Subject Property.

The site reconnaissance, interviews and review of records have found the presence or possible presence of hazardous substances or petroleum related products in, on, or at the Subject Property due to any release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment.

MEI observed the presence of a vent pipe associated with a 1,000 gallon underground fuel oil storage tank. The property manager indicated that this tank has been abandoned in place. However, there was no documentation pertaining to any past tank tests or abandonment information. Given the fact that the building is to be demolished in the near future, it is recommended that soil borings be extracted from the perimeter of this tank to determine if any contamination from past tank leakage has impacted the subsurface.

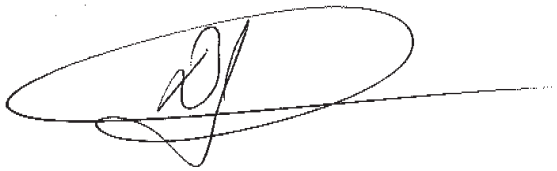
MEI observed one (1) floor drain inside the basement area of the building. The observed floor drain did not show any signs of chemical or petroleum staining. Given the past usage of the Subject Property and the fact that the building is to be demolished in the near future, it is recommended that this floor drain be dye tested to determine discharge endpoint. If drain discharges directly to the ground or an on-site cesspool or drywell, it is recommended that a sample of the sediment from the base of the drain or cesspool/drywell should be extracted and analyzed to determine if any contamination from past embalming activities has impacted the subsurface.

Conditions outside of ASTM E 1527-13 that were identified in connection with the Subject Property were that MEI observed the presence of approximately 20 linear feet of asbestos containing pipe wrap on the overhead pipes and 9 by 9 inch floor tiles in the building which were in good condition. However, prior to any planned demolition activities, it is recommended that a full ACM survey be conducted and all ACM be properly removed and disposed.

11.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

This Phase I Environmental Site Assessment (ESA) Report documents the research methodology used by qualified environmental professionals of MEI to identify Recognized Environmental Conditions using the scope and limitations of ASTM Standard E 1527-13.

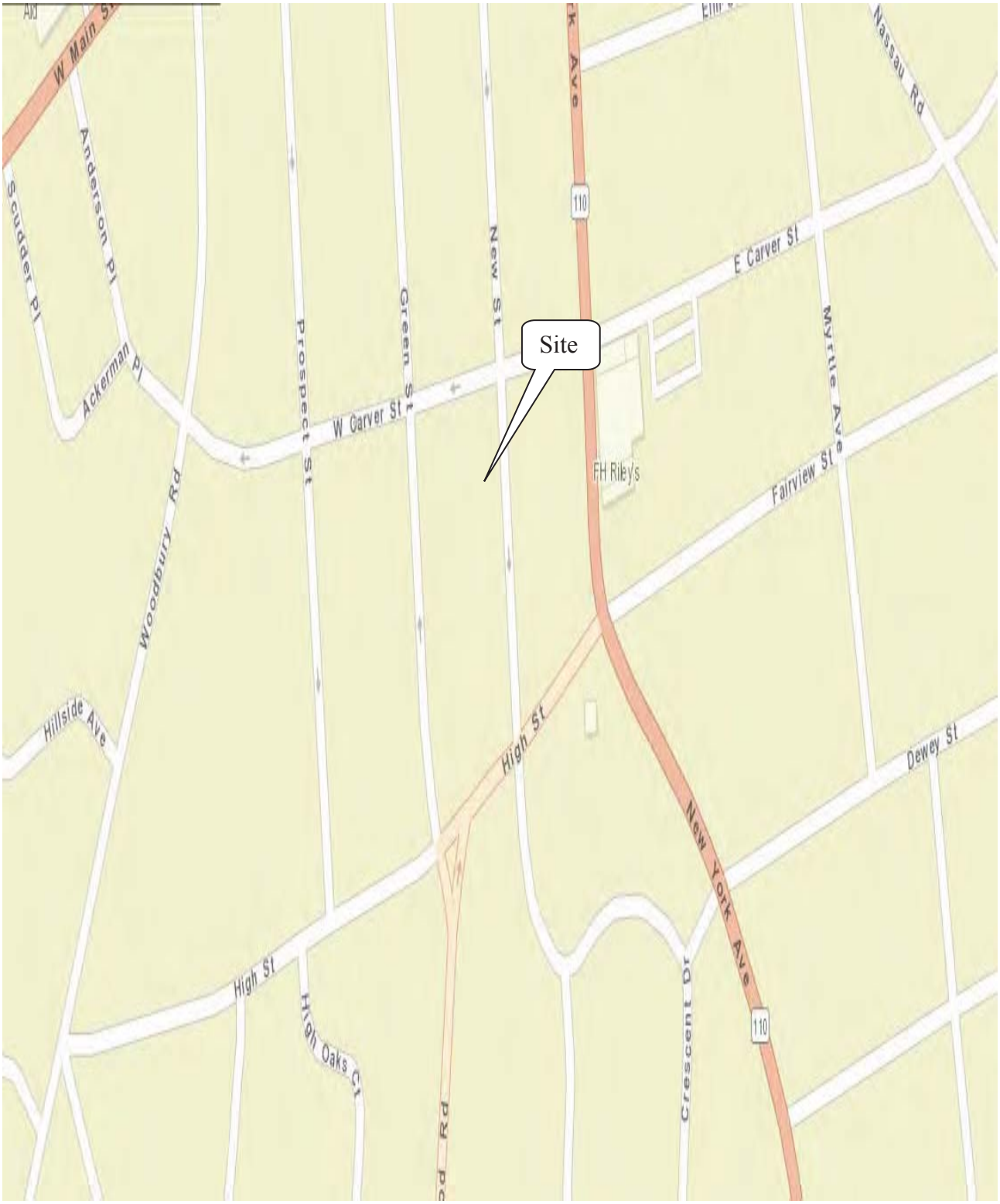
Middleton Environmental Incorporated



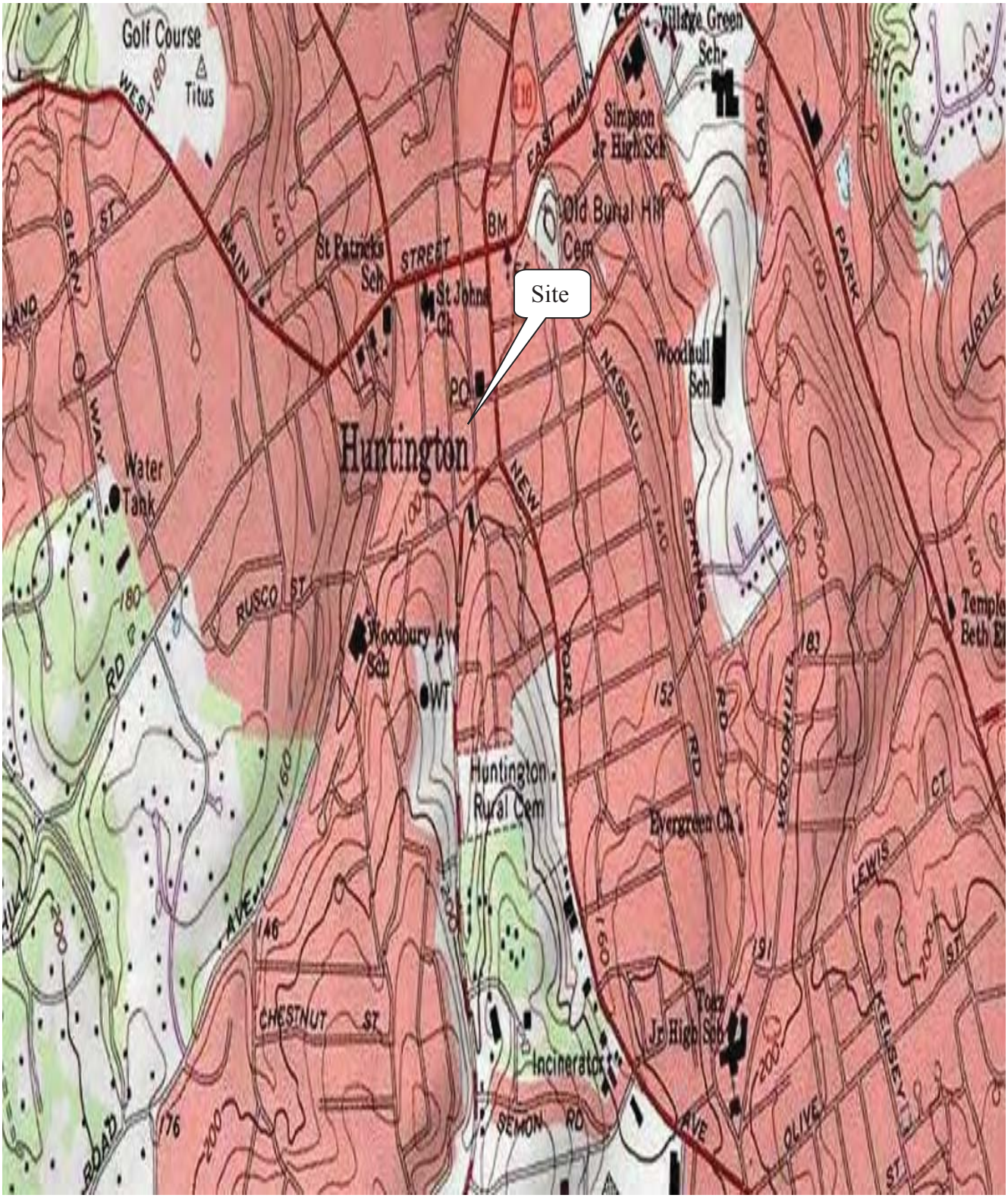
Prepared by: Donald J. Middleton Jr.
President

12.0 APPENDIX

12.1. Site Map



12.2 USGS Topographic Map



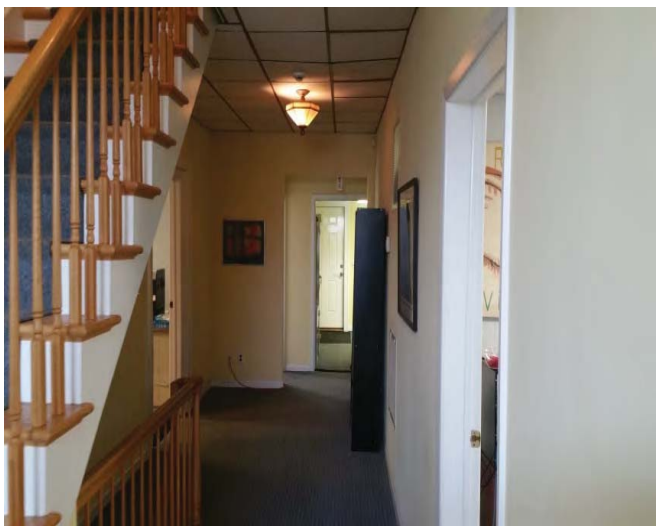
12.3 Site Photographs

BOILER UNIT

ACM ON OVERHEAD PIPE

FLOOR DRAIN IN BASEMENT

BASEMENT OFFICE AREA



OFFICE AREA

VENT FOR UST

12.3 Site Photographs (Borders)

The current use of the adjoining properties is residential and commercial. The Subject Property borders are as follows:

North - The property is bordered to the north by an insurance company.

South - The property is bordered to the south by a professional office.

East - The property is bordered to the east by New Street, then a parking lot.

West - The property is bordered to the west by a single-family residence.

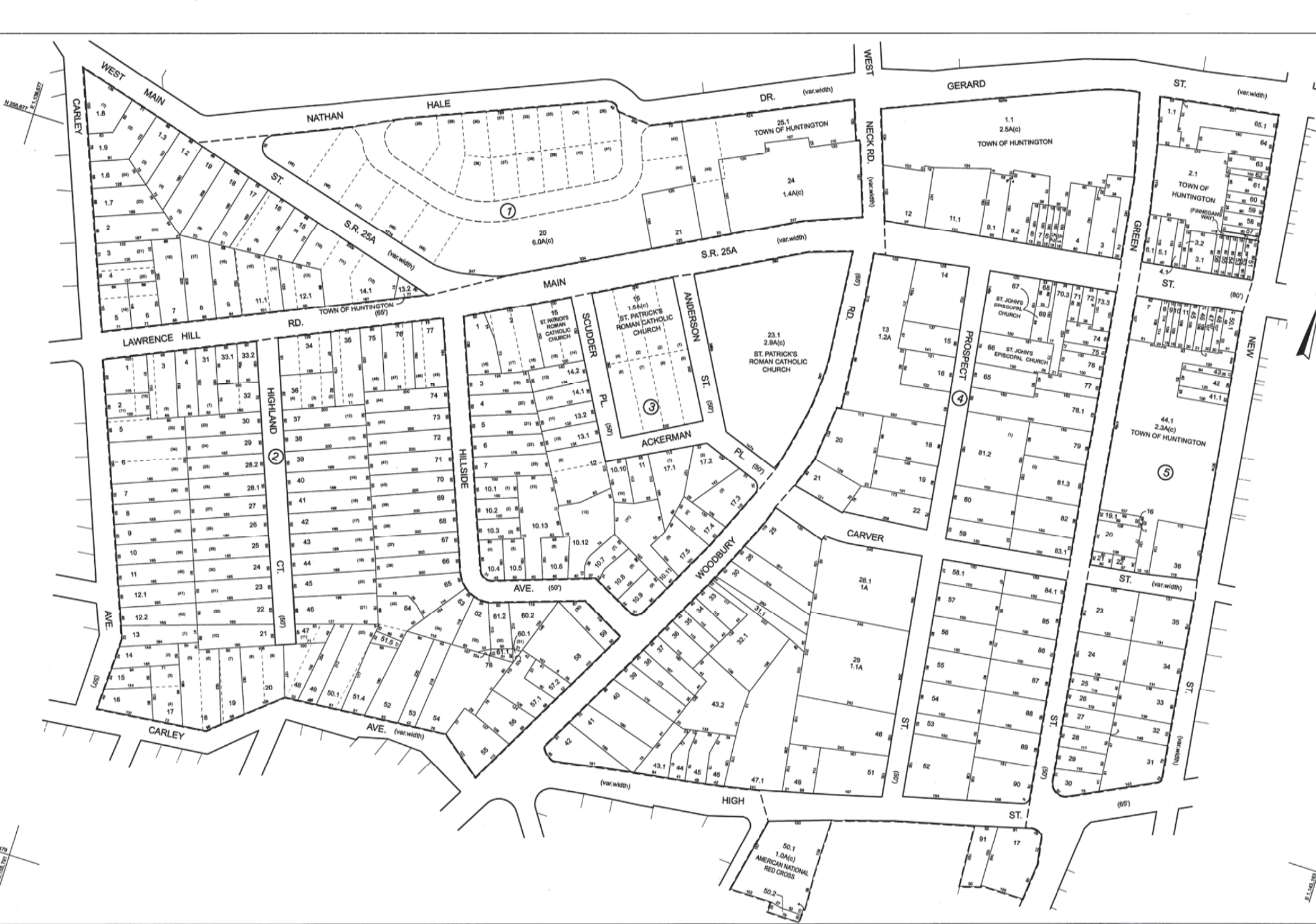
BORDER TO THE NORTH

BORDER TO THE SOUTH

BORDER TO THE EAST

BORDER TO THE WEST

12.4 Municipal Information (Assessment Department, Building Department, Housing Department, etc..)



Property or RW Line	Subdivision Lot No.	179	Block Limit	School District Line — SCH —	Hydrant District Line — H —	UNLESS DRAWN OTHERWISE, ALL PROPERTIES ARE WITHIN THE FOLLOWING DISTRICTS:	
Adjoiner Common Owner	Subdivision Block/Bldg. No.	(21)	Block No. (2)	Fire District Line — F —	Refuse District Line — R —	SCHOOL 3	SEWER 60
Subdivision Lot Line	Deed Dimension	62		Water District Line — W —	Historical District Line — HST —	FIRE 15	HYDRANT
Stream / Shore	Scaled Dimension	62±	County Line	Light District Line — L —	Ambulance District Line — A —	LIGHT 20	WATER
Parcel No. 23	Deed Area	12.1 A(d) or 12.1A	Town Line	Park District Line — P —	Wastewater District Line — WW —	PARK	REFUSE 35
	Calculated Area	12.1 A(c)	Village Line	Sewer District Line — S —		AMBULANCE	WASTEWATER 85

NOTICE

MAINTENANCE, ALTERATION, SALE OR DISTRIBUTION OF ANY PORTION OF THE SUFFOLK COUNTY TAX MAP IS PROHIBITED WITHOUT WRITTEN PERMISSION OF THE REAL PROPERTY TAX SERVICE AGENCY.

COUNTY OF SUFFOLK ©
Real Property Tax Service Agency
County Center Riverhead, N Y 11901
SCALE IN FEET
100 0 100 200

KEY MAP

TOWN OF **HUNTINGTON**
VILLAGE OF
DISTRICT NO **0400**

CONVERSION DATE: May 18, 2011

GEI Consultants

Consulting Engineers and Scientists

May 10, 2017
GEI Project 1700841

VIA EMAIL: greg.derosa@icloud.com

Mr. Gregory DeRosa
71 New Street Huntington LLC
52 Elm Street
Huntington, NY 11743

Re: Phase II Environmental Subsurface Investigation
71 New Street
Huntington, NY

Dear Mr. DeRosa:

This letter documents the scope, and presents the findings and conclusions of GEI Consultants, Inc., P. C.'s (GEI) Phase II Environmental Subsurface Investigation (ESI) for the above-referenced project site. The scope of work consisted of the work described in our proposal dated February 14, 2017 and follow on supplemental soil sampling conducted on March 24, 2017.

Back groun d

The environmental issues for the site, developed from previous site reports and an initial site visit, were identified as follows:

- The former use of the property as a funeral parlor.
- A closed New York State Department of Environmental Conservation (NYSDEC) Spill Case for the site. The spill reportedly involved an underground storage tank (UST) vent overfill on February 1, 1992. The incident was investigated and remediated to the satisfaction of the NYSDEC and the spill case was closed on February 3, 1992. The UST was reported as a 1,000-gallon heating oil tank, located along the north side of the building.
- A floor drain in the southwestern portion of the building basement. The drain may have been associated with the discharge of embalming fluids when the funeral parlor was in operation. This drain may have been connected to an exterior subsurface drywell outside the adjacent southern building wall.
- A drain located within the landing of a rear exterior stairway.
- A suspected subsurface drywell located along the northern property line.

A site plan depicting the areas of environmental concern is provided on Figure 1.

Scop e o f Wo rk

To investigate the environmental issues identified above, the following Phase II ESI tasks were conducted on February 16, 2017. Supplemental investigation activities were conducted on March 24, 2017.

Task 1 – Geophysical Survey

A geophysical survey was conducted by Delta Geophysics Inc. (Delta) of Catasauqua, PA, to further investigate the location of the UST, the suspected subsurface drywell along the northern property line, the potential receptor for the basement floor drain along the south side of the building, and any connective piping. Additionally, the remaining accessible exterior areas of the site were investigated for the presence of other subsurface structures, including drywells and leaching pools. Delta's geophysical report is provided as Attachment 1. Descriptions of the features identified in the geophysical report are describes in the Findings section below.

Task 2 – Subsurface Sampling

This task involved the collection of soil and groundwater samples. The drilling was conducted by Clean Globe Environmental LLC, of Kings Park, NY.

The locations of the subsurface sampling points are included on Figure 1. The soil and groundwater quality at each of the identified areas of environmental concern were investigated as follows:

- Three soil borings (SB-2, SB-3, and SB-4) were advanced adjacent to the three accessible sides of the UST and subsurface soil samples were collected from each boring. In addition, a groundwater sample (GW-2) was collected.
- One shallow soil probe (designated Ext. Floor Drain) was manually advanced within the exterior rear stairway drain and a subsurface soil sample was collected.
- One soil boring (SB-1) was advanced adjacent to the northern suspected subsurface drywell and subsurface soil samples were collected. In addition, a groundwater sample (GW-1) was collected.
- One soil boring (SB-5) was advanced adjacent to a suspected subsurface drywell potentially connected with the basement floor drain and subsurface soil samples were collected. In addition, a groundwater sample (GW-3) was collected.

Each soil boring was advanced to a depth of 15 feet below ground surface (bgs). Subsurface soil samples were collected at five-foot intervals for field screening and selection for laboratory analysis as described below. For the exterior rear stairway, one soil sample was collected from the upper foot of material within the drain.

All soil samples were inspected for impacts (e.g., staining and odor) and screened for volatile soil vapors using a photoionization detector (PID). One worst-case soil sample, based on the field sample characterization and vapor screening findings, or the deepest soil from each area of environmental concern if no impacts were identified, was selected for laboratory analysis. Soil sample descriptions, PID readings, and groundwater sampling information are provided in Attachment 2.

The soil sample from the UST area was analyzed for NYSDEC CP-51 Table 3 compounds. The drywell and drain samples were analyzed for Suffolk County Department of Health Services (SCDHS) Article 12 Standard Operating Procedure (SOP) No. 9-95, plus formaldehyde. The

groundwater samples were analyzed for the comprehensive SCDHS SOP 9-95 parameters, plus formaldehyde. All analysis was performed by Phoenix Environmental Laboratories, Inc. of Manchester, NY, a New York State Department of Health ELAP-approved laboratory. The laboratory report is provided in Attachment 3.

Findings

The findings for each area of environmental concern are presented below. The geophysical survey did not identify any additional subsurface structures of concern for the site.

Groundwater was encountered at a depth of approximately 35 feet bgs. The regional groundwater flow for the vicinity of the site is to the north/northeast. The laboratory analytical results are summarized in the following attached tables:

Table 1: Soil Analytical Results – Underground Storage Tank
Table 2: Soil Analytical Results – Drainage Structures
Table 3: Groundwater Analytical Results
Table 4: Supplemental Soil Analytical Results

Former Heating Oil UST

The geophysical survey indicated the presence of the heating oil UST on the north side of the building. The size of the anomaly indicates that the tank appears to have an approximate capacity of 1,000 gallons. Three soil borings (SB-2, SB-3, and SB-4) were advanced to a depth of 15 feet bgs adjacent to the three accessible sides of the UST (see Figure 1).

The soil encountered in these borings were comprised of silty sand in the upper five feet and medium sand beneath. No sensory impacts were noted and PID readings were low, below 1.5 parts per million (ppm).

The soil from the 13 to 15-foot depth at SB-2 was collected for laboratory analyses. No volatile organic compounds (VOCs) were detected above CP-51 soil cleanup levels. The analytical results identified two semivolatile organic compounds (SVOCs) marginally exceeding CP-51 soil cleanup levels, benzo(k)flouranthene at 830 micrograms per kilogram (µg/Kg) and indeno(1,2,3-cd)pyrene at 660 µg/Kg, compared to their cleanup levels of 800 µg/Kg and 500 µg/Kg, respectively. The detected concentrations do not exceed SCDHS Article 12 action levels for these compounds which are 3,400 µg/Kg and 16,000 µg/Kg, respectively. However, the benzo(k)flouranthene and indeno(1,2,3-cd)pyrene concentrations exceeded their unrestricted use levels of 800 µg/Kg and 500 µg/Kg, respectively, in accordance with 6 NYCRR Part 375 unrestricted soil cleanup objectives (Track 1) under the New York State Brownfield Cleanup Program (BCP).

Groundwater sample GW-2 was collected at boring SB-2. The analytical results show no exceedances of VOCs or SVOCs in the sample. Formaldehyde was detected above the New York Ambient Water Quality Value (AWQV) of 8 microgram per liter (µg/L), at a concentration of 62 µg/L. Eight of the eleven metals analyzed exceeded AWQVs. These metals included arsenic, barium, beryllium, cadmium, chromium, copper, lead, and nickel. The exceedances were up to two orders of magnitude above the standards. It is noted that the analyses were of non-filtered samples and could be related to the metals being entrained on the soil particles and not representative of dissolved concentrations in the groundwater.

Suspected Subsurface Drywell along the North Side of Property

The geophysical survey indicated the presence of two subsurface drainage structures along the north line of the property. The shape and size of the anomalies were similar, an approximate 7-foot square, with no piping indicated to exist between these structures or the building. Based on this information and that this is a low lying area for the site, the structures are suspected to be former storm water drywells.

Soil boring SB-1 was conducted immediately outside of the western structure (see Figure 1) with soil inspected to a depth of 15 feet bgs. The soil at SB-1 was comprised of fill, fine sand with some brick fragments to approximately 10 feet bgs, and natural fine sand with some gravel beneath. No sensory impacts were noted. An elevated PID reading of 6.7 ppm was noted in the deepest soil sample, and the soil from 12 to 14 feet bgs was selected for analysis.

The soil analytical results did not identify any VOCs, SVOCs, or metals exceeding SCDHS SOP 9-95 soil cleanup objectives (SCOs). Formaldehyde was detected at 22,000 µg/Kg, above the SCDHS SCO of 1,000 µg/Kg. There is no BCP Track 1 SCO for formaldehyde. Two metals, arsenic at 14.4 mg/Kg and mercury at 0.22 mg/Kg, exceeded their BCP Track 1 SCOs of 13 mg/Kg and 0.18 mg/Kg, respectively.

Groundwater sample GW-1 was collected from SB-1. The analytical results show no exceedances for VOCs or SVOCs in the sample. Formaldehyde was detected above the AWQV of 8 µg/L, at a concentration of 130 µg/L. Eight of the eleven metals analyzed exceeded AWQVs. These metals included arsenic, barium, beryllium, cadmium, chromium, copper, lead, and nickel. The exceedances were up to one order of magnitude above the standards. It is noted that the analyses were of non-filtered samples and could be related to the metals being entrained on the soil particles and not representative of dissolved concentrations in the groundwater.

Basement Drain and Suspected Associated Subsurface Drywell

The geophysical survey confirmed the southern trace of the basement drain pipe (see Figure 1). An approximate 4-foot square geophysical anomaly was identified outside the nearby southern wall, in direct line of the pipe trace. Considering the trace of the basement drain pipe, and the location of this anomaly, this structure is suspected to be an exterior subsurface drywell that functioned as the receptor for the basement floor drain.

Soil boring SB-5 was conducted at an accessible location immediately outside of the suspected drywell with samples inspected to a depth of 15 feet bgs. The material encountered in the boring was comprised of brown silty sand with gravel in the upper 5 feet, and fine to medium sand beneath. No sensory impacts or elevated PID readings were noted in the soil at SB-5. The sample from the 13 to 15 feet bgs was selected for analysis.

The soil analytical results did not identify any VOCs, SVOCs, formaldehyde, or metals exceeding SCDHS or BCP Track 1 SCOs.

Groundwater sample GW-3 was collected from SB-5. The analytical results show no exceedances of VOCs or SVOCs in the sample. Formaldehyde was detected above the AWQV of 8 µg/L, at a concentration of 120 µg/L. Eight of the eleven metals analyzed exceeded AWQVs. These metals included arsenic, barium, beryllium, cadmium, chromium, copper, lead, and nickel. The exceedances were up to two orders of magnitude above the standards. It is noted that the analyses were of non-filtered samples and could be related to the metals being entrained on the soil particles and not representative of dissolved concentrations in the groundwater.

Exterior Rear Stairway Drain

A manual probe soil boring was conducted within the material at the base of this drain. The material encountered was a poorly sorted sand, with silt and gravel. No sensory impacts or elevated PID readings were noted for this material. A sample (Ext Floor Drain) from the upper foot of the base material beneath the drain was selected for analysis.

The soil analytical results did not identify any VOCs, SVOCs, formaldehyde, or metals exceeding SCDHS SCOs. However, two metals, copper at 72.8 mg/Kg and lead at 229 mg/Kg, exceeded their BCP Track 1 SCOs of 50 mg/Kg and 63 mg/Kg, respectively. No groundwater sample was collected in the area of this drain.

Supplemental Soil Sampling

Based on the results of the sampling conducted on February 16, 2017, a Supplemental Phase II ESI was developed and implemented on March 24, 2017. The objective of this investigation was to delineate formaldehyde impacts in the base of the two northern subsurface drainage structures and the one southern subsurface drainage structure.

- Soil borings were installed within the two drainage structure locations (see Figure 3) to the north of the subject building (DS-1 and DS-2) as well as within the drainage structure location at the southwest corner of the subject building (DS-3).

- DS-1, DS-2 and DS-3 were advanced to 15' bgs. One shallow sample was collected from the terminal depth of each subsurface drainage structure at 4-6' bgs. One deep sample was also collected below each structure at 10-12' bgs.

- The soil analytical results identified formaldehyde concentrations in exceedance of SCDHS SCOs in both the shallow and deep sample collected from DS-1 (5,300 ug/Kg and 6,700 ug/Kg respectively); the shallow sample collected from DS-2 (8,200 ug/Kg); and both the shallow and deep samples collected from DS-3 (7,800 ug/Kg and 4,500 ug/Kg respectively). There is no BCP SCO available for Formaldehyde.

Summary of Findings and Conclusions

Based on the findings of this Phase II ESI, the following conclusions are provided:

- The soil at the UST area was marginally impacted by SVOCs.
- Soil at both the northern and southern drainage structures show impacts of formaldehyde and metals above SCOs.
- GW-1, GW-2 and GW-3 were impacted by formaldehyde in exceedance of the AWQS of 8 mg/L at 130 mg/L, 62 mg/L and 120 mg/L respectively. Detections of metals were observed in exceedance of the AWQS in each groundwater sample as well. It is noted that the metals results were of non-filtered samples and that dissolved levels in groundwater could be lower; however, the exceedances for most of the metals analyzed, as well as their concentrations, indicate that elevated metals concentrations are likely present in the groundwater.

The exceedances of BCP Track 1 SCOs and groundwater AWQV indicate the site is a candidate for entrance into the BCP.

If you have any questions on this investigation, please do not hesitate to contact either of us below, Gary Rozmus at (631) 988-3089 or Stephanie Pollert at (631) 413-3755.

Sincerely,

GEI CONSULTANTS, INC., P. C.

Gary A. Rozmus, P.E.
Senior Consultant

Stephanie Pollert
Project Professional

GAR/AJ:gd
Attachments
c: Errol Kitt
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Tables

Table 1: Soil Analytical Results - Underground Storage Tank
Phase II Environmental Subsurface Investigation
71 New Street, Huntington, New York

Client Id Collection Date Parameter	Units	CP-51 Soil Cleanup Level	Part 375 Unrestricted Use SCOs	SB-2 13-15' 2/16/2017 Result	Qual
Metals Total					
Arsenic	mg/Kg		13	3.6	
Barium	mg/Kg		350	15.3	
Beryllium	mg/Kg		7.2	0.18	
Cadmium	mg/Kg		2.5	< 0.32	
Chromium	mg/Kg		30	8.65	
Copper	mg/Kg		50	6	
Lead	mg/Kg		63	7.2	
Mercury	mg/Kg		0.18	< 0.03	
Nickel	mg/Kg		30	3.72	
Selenium	mg/Kg		3.9	< 1.3	
Silver	mg/Kg		2	< 0.32	
Volatiles - SW8260C					
1,1,1,2-Tetrachloroethane	µg/Kg		NE	< 2.6	
1,1,1-Trichloroethane	µg/Kg		680	< 2.6	
1,1,2,2-Tetrachloroethane	µg/Kg		NE	< 2.6	
1,1,2-Trichloroethane	µg/Kg		NE	< 2.6	
1,1-Dichloroethane	µg/Kg		270	< 2.6	
1,1-Dichloroethene	µg/Kg		330	< 2.6	
1,1-Dichloropropene	µg/Kg		NE	< 2.6	
1,2,3-Trichlorobenzene	µg/Kg		NE	< 2.6	
1,2,3-Trichloropropane	µg/Kg		NE	< 2.6	
1,2,4-Trichlorobenzene	µg/Kg		NE	< 2.6	
1,2,4-Trimethylbenzene	µg/Kg		3,600	< 2.6	
1,2-Dibromo-3-chloropropane	µg/Kg		NE	< 2.6	
1,2-Dibromoethane	µg/Kg		NE	< 2.6	
1,2-Dichlorobenzene	µg/Kg		1,100	< 2.6	
1,2-Dichloroethane	µg/Kg		20	< 2.6	
1,2-Dichloropropane	µg/Kg		NE	< 2.6	
1,3,5-Trimethylbenzene	µg/Kg		8,400	< 2.6	
1,3-Dichlorobenzene	µg/Kg		2,400	< 2.6	
1,3-Dichloropropane	µg/Kg		NE	< 2.6	
1,4-Dichlorobenzene	µg/Kg		1,800	< 2.6	
2,2-Dichloropropane	µg/Kg		NE	< 2.6	
2-Chlorotoluene	µg/Kg		NE	< 2.6	
2-Hexanone	µg/Kg		NE	< 13	
2-Isopropyltoluene	µg/Kg		NE	< 2.6	
4-Chlorotoluene	µg/Kg		NE	< 2.6	
4-Methyl-2-pentanone	µg/Kg		NE	< 13	
Acetone	µg/Kg		50	5.6	
Acrylonitrile	µg/Kg		NE	< 5.3	
Benzene	µg/Kg		60	< 2.6	
Bromobenzene	µg/Kg		NE	< 2.6	
Bromochloromethane	µg/Kg		NE	< 2.6	
Bromodichloromethane	µg/Kg		NE	< 2.6	
Bromoform	µg/Kg		NE	< 2.6	
Bromomethane	µg/Kg		NE	< 2.6	
Carbon Disulfide	µg/Kg		NE	< 2.6	
Carbon tetrachloride	µg/Kg		760	< 2.6	
Chlorobenzene	µg/Kg		1,100	< 2.6	
Chloroethane	µg/Kg		NE	< 2.6	
Chloroform	µg/Kg		370	< 2.6	
Chloromethane	µg/Kg		NE	< 2.6	

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Client Id / Collection Date / Parameter	Units	CP-51 Soil Cleanup Level	Part 375 Unrestricted Use SCOs	SB-2 13-15' 2/16/2017 Result	Qual
cis-1,2-Dichloroethene	µg/Kg		250	< 2.6	
cis-1,3-Dichloropropene	µg/Kg		NE	< 2.6	
Dibromochloromethane	µg/Kg		NE	< 2.6	
Dibromomethane	µg/Kg		NE	< 2.6	
Dichlorodifluoromethane	µg/Kg		NE	< 2.6	
Ethylbenzene	µg/Kg		1,000	< 2.6	
Hexachlorobutadiene	µg/Kg		NE	< 2.6	
Isopropylbenzene	µg/Kg		NE	< 2.6	
m&p-Xylene	µg/Kg		NE	< 2.6	
Methyl Ethyl Ketone	µg/Kg		120	< 13	
Methyl t-butyl ether (MTBE)	µg/Kg		930	< 5.3	
Methylene chloride	µg/Kg		50	< 5.3	
n-Butylbenzene	µg/Kg		12,000	< 2.6	
n-Propylbenzene	µg/Kg		3,900	< 2.6	
Naphthalene	µg/Kg		NE	< 2.6	
o-Xylene	µg/Kg		NE	< 2.6	
p-Isopropyltoluene	µg/Kg		NE	< 2.6	
sec-Butylbenzene	µg/Kg		11,000	< 2.6	
Styrene	µg/Kg		NE	< 2.6	
tert-Butylbenzene	µg/Kg		5,900	< 2.6	
Tetrachloroethene	µg/Kg		1,300	< 2.6	
Tetrahydrofuran (THF)	µg/Kg		NE	< 5.3	
Toluene	µg/Kg		700	< 2.6	
Total Xylenes	µg/Kg		260	< 2.6	
trans-1,2-Dichloroethene	µg/Kg		190	< 2.6	
trans-1,3-Dichloropropene	µg/Kg		NE	< 2.6	
trans-1,4-dichloro-2-butene	µg/Kg		NE	< 5.3	
Trichloroethene	µg/Kg		470	< 2.6	
Trichlorofluoromethane	µg/Kg		NE	< 2.6	
Trichlorotrifluoroethane	µg/Kg		NE	< 2.6	
Vinyl chloride	µg/Kg		20	< 2.6	
Semi-Volatiles - SW8270D					
Acenaphthene	µg/Kg		20,000	< 240	
Acenaphthylene	µg/Kg		100,000	150	
Anthracene	µg/Kg		100,000	< 240	
Benz(a)anthracene	µg/Kg		1,000	570	
Benzo(a)pyrene	µg/Kg		1,000	860	
Benzo(b)fluoranthene	µg/Kg		1,000	970	
Benzo(ghi)perylene	µg/Kg		100,000	520	
Benzo(k)fluoranthene	µg/Kg		800	830	
Chrysene	µg/Kg		1,000	680	
Dibenz(a,h)anthracene	µg/Kg		330	180	
Fluoranthene	µg/Kg		100,000	680	
Fluorene	µg/Kg		30,000	< 240	
Indeno(1,2,3-cd)pyrene	µg/Kg		500	660	
Naphthalene	µg/Kg		12,000	< 240	
Phenanthrene	µg/Kg		100,000	< 240	
Pyrene	µg/Kg		100,000	860	
Volatiles- STARS/CP-51 - SW8260C					
1,2,4-Trimethylbenzene	µg/Kg	3,600		< 1.1	U
1,3,5-Trimethylbenzene	µg/Kg	8,400		< 1.1	U
Benzene	µg/Kg	60		< 0.53	U
Ethylbenzene	µg/Kg	1,000		< 0.53	U

Table 1: Soil Analytical Results - Underground Storage Tank
Phase II Environmental Subsurface Investigation
71 New Street, Huntington, New York

Client Id / Collection Date / Parameter	Units	CP-51 Soil Cleanup Level	Part 375 Unrestricted Use SCOs	SB-2 13-15' 2/16/2017 Result	Qual
Isopropylbenzene	µg/Kg	2,300		< 1.1	U
m&p-Xylene	µg/Kg	NE		< 1.1	U
Methyl t-Butyl Ether (MTBE)	µg/Kg	930		< 5.3	U
Naphthalene	µg/Kg	12,000		< 1.1	U
n-Butylbenzene	µg/Kg	12,000		< 1.1	U
n-Propylbenzene	µg/Kg	3,900		< 1.1	U
o-Xylene	µg/Kg	NE		< 1.1	U
p-Isopropyltoluene	µg/Kg	10,000		< 1.1	U
sec-Butylbenzene	µg/Kg	11,000		< 1.1	U
tert-Butylbenzene	µg/Kg	5,900		< 1.1	U
Toluene	µg/Kg	700		< 0.53	U
Total Xylenes	µg/Kg	260		< 1.1	U
Semivolatiles-STARS/CP-51 By SW8270D					
Acenaphthene	µg/Kg	20,000		< 240	U
Acenaphthylene	µg/Kg	100,000		150	J
Anthracene	µg/Kg	100,000		< 240	U
Benz(a)anthracene	µg/Kg	1,000		570	
Benzo(a)pyrene	µg/Kg	1,000		860	
Benzo(b)fluoranthene	µg/Kg	1,000		970	
Benzo(ghi)perylene	µg/Kg	100,000		520	
Benzo(k)fluoranthene	µg/Kg	800		830	
Chrysene	µg/Kg	1,000		680	
Dibenz(a,h)anthracene	µg/Kg	330		180	J
Fluoranthene	µg/Kg	100,000		680	
Fluorene	µg/Kg	30,000		< 240	U
Indeno(1,2,3-cd)pyrene	µg/Kg	500		660	
Naphthalene	µg/Kg	12,000		< 240	U
Phenanthrene	µg/Kg	100,000		< 240	U
Pyrene	µg/Kg	100,000		860	

Notes:

Shading indicates exceedance of CP-51 Level
µg/Kg: Microgram per Kilogram
NE: None exists
U Qualifier: The compound was anlayzed for but not detected at or above the MDL.
J Qualifier: The value is estimated.

Table 2: Soil Analytical Results - Drainage Structures
Phase II Environmental Subsurface Investigation
71 New Street, Huntington, New York

Client Id / Collection Date / Parameter	Units	SCDHS Article 12 Soil Cleanup Objectives	Part 375 Unrestricted Use SCOs	EXT FLOOR DRAIN 2/16/2017		SB-1 12-14' 2/16/2017		SB-5 13-15' 2/16/2017	
				Result	Qual	Result	Qual	Result	Qual
Metals, Total									
Arsenic	mg/Kg	30	13	2.23		14.4		< 0.65	U
Barium	mg/Kg	4,000	350	46.5		16.6		6.42	
Beryllium	mg/Kg	240	7.2	0.21	J	< 0.25	U	< 0.26	U
Cadmium	mg/Kg	40	2.5	0.73		0.46		< 0.33	U
Chromium	mg/Kg	100	30	8.07		10.9		2.92	
Copper	mg/kg	8,500	50	72.8		17.3		1.91	
Lead	mg/Kg	2,000	63	229		14.4		1.04	
Mercury	mg/Kg	3.7	0.18	0.03	J	0.22		< 0.02	U
Nickel	mg/Kg	650	30	9.79		6.96		1.72	
Selenium	mg/Kg	NE	3.9	< 1.6	U	< 1.3	U	< 1.3	U
Silver	mg/Kg	50	2	< 0.40	U	< 0.31	U	< 0.33	U
Formaldehyde By SW8315A									
Formaldehyde	µg/Kg	1000*		< 2,200	U	22,000**		< 2,000	U
Volatiles- STARS/CP-51 By SW8260C									
1,1,1,2-Tetrachloroethane	µg/Kg	600	NE	< 3.8	U	< 5.2	U	< 5.1	U
1,1,1-Trichloroethane	ug/Kg	1,400	680	< 3.8	U	< 5.2	U	< 5.1	U
1,1,2,2-Tetrachloroethane	ug/Kg	800	NE	< 3.8	U	< 5.2	U	< 5.1	U
1,1,2-Trichloroethane	ug/Kg	200	NE	< 3.8	U	< 5.2	U	< 5.1	U
1,1-Dichloroethane	ug/Kg	600	270	< 3.8	U	< 5.2	U	< 5.1	U
1,1-Dichloroethene	ug/Kg	600	330	< 3.8	U	< 5.2	U	< 5.1	U
1,1-Dichloropropene	ug/Kg	200	NE	< 3.8	U	< 5.2	U	< 5.1	U
1,2,3-Trichlorobenzene	ug/Kg	17,000	NE	< 3.8	U	< 5.2	U	< 5.1	U
1,2,3-Trichloropropane	ug/Kg	100	NE	< 3.8	U	< 5.2	U	< 5.1	U
1,2,4-Trichlorobenzene	ug/Kg	17,000	NE	< 3.8	U	< 5.2	U	< 5.1	U
1,2,4-Trimethylbenzene	ug/Kg	7,200	3,600	< 3.8	U	< 5.2	U	< 5.1	U
1,2-Dibromo-3-chloropropane	ug/Kg	100	NE	< 3.8	U	< 5.2	U	< 5.1	U
1,2-Dibromoethane	ug/Kg	600	NE	< 3.8	U	< 5.2	U	< 5.1	U
1,2-Dichlorobenzene	ug/Kg	2,200	1,100	< 3.8	U	< 5.2	U	< 5.1	U
1,2-Dichloroethane	ug/Kg	100	20	< 3.8	U	< 5.2	U	< 5.1	U
1,2-Dichloropropane	ug/Kg	100	NE	< 3.8	U	< 5.2	U	< 5.1	U
1,3,5-Trimethylbenzene	ug/Kg	16,800	8,400	< 3.8	U	< 5.2	U	< 5.1	U
1,3-Dichlorobenzene	ug/Kg	4,800	2,400	< 3.8	U	< 5.2	U	< 5.1	U
1,3-Dichloropropane	ug/Kg	600	NE	< 3.8	U	< 5.2	U	< 5.1	U
1,4-Dichlorobenzene	ug/Kg	3,600	1,800	< 3.8	U	< 5.2	U	< 5.1	U
2,2-Dichloropropane	ug/Kg	600	NE	< 3.8	U	< 5.2	U	< 5.1	U
2-Chlorotoluene	ug/Kg	5,200	NE	< 3.8	U	< 5.2	U	< 5.1	U
2-Hexanone	ug/Kg	13,000	NE	< 19	U	< 26	U	< 26	U
2-Isopropyltoluene	ug/Kg	NE	NE	< 3.8	U	< 5.2	U	< 5.1	U
4-Chlorotoluene	ug/Kg	5,200	NE	< 3.8	U	< 5.2	U	< 5.1	U
4-Methyl-2-pentanone	ug/Kg	1,400	NE	< 19	U	< 26	U	< 26	U
Acetone	ug/Kg	NE	50	6.5	JS	27	S	< 26	U
Acrylonitrile	ug/Kg	100	NE	< 7.6	U	< 10	U	< 10	U
Benzene	ug/Kg	120	60	< 3.8	U	< 5.2	U	< 5.1	U
Bromobenzene	ug/Kg	2,800	NE	< 3.8	U	< 5.2	U	< 5.1	U
Bromochloromethane	ug/Kg	400	NE	< 3.8	U	< 5.2	U	< 5.1	U
Bromodichloromethane	ug/Kg	4,600	NE	< 3.8	U	< 5.2	U	< 5.1	U
Bromoform	ug/Kg	13,000	NE	< 3.8	U	< 5.2	U	< 5.1	U
Bromomethane	ug/Kg	NE	NE	< 3.8	U	< 5.2	U	< 5.1	U
Carbon Disulfide	ug/Kg	5,600	NE	< 3.8	U	2.4	J	< 5.1	U
Carbon tetrachloride	ug/Kg	1,600	760	< 3.8	U	< 5.2	U	< 5.1	U
Chlorobenzene	ug/Kg	2,200	1,100	< 3.8	U	< 5.2	U	< 5.1	U
Chloroethane	ug/Kg	400	NE	< 3.8	U	< 5.2	U	< 5.1	U
Chloroform	ug/Kg	800	370	< 3.8	U	< 5.2	U	< 5.1	U
Chloromethane	ug/Kg	100	NE	< 3.8	U	< 5.2	U	< 5.1	U
cis-1,2-Dichloroethene	ug/Kg	500	250	< 3.8	U	< 5.2	U	< 5.1	U
cis-1,3-Dichloropropene	ug/Kg	100	NE	< 3.8	U	< 5.2	U	< 5.1	U
Dibromochloromethane	ug/Kg	6,200	NE	< 3.8	U	< 5.2	U	< 5.1	U
Dibromomethane	ug/Kg	400	NE	< 3.8	U	< 5.2	U	< 5.1	U
Dichlorodifluoromethane	ug/Kg	600	NE	< 3.8	U	< 5.2	U	< 5.1	U
Ethylbenzene	µg/Kg	2,000	1,000	< 3.8	U	< 5.2	U	< 5.1	U

Table 2: Soil Analytical Results - Drainage Structures
Phase II Environmental Subsurface Investigation
71 New Street, Huntington, New York

Client Id / Collection Date / Parameter	Units	SCDHS Article 12 Soil Cleanup Objectives	Part 375 Unrestricted Use SCOs	EXT FLOOR DRAIN 2/16/2017		SB-1 12-14' 2/16/2017		SB-5 13-15' 2/16/2017	
				Result	Qual	Result	Qual	Result	Qual
Hexachlorobutadiene	µg/Kg	54,000	NE	< 3.8	U	< 5.2	U	< 5.1	U
Isopropylbenzene	µg/Kg	9,400	NE	< 3.8	U	< 5.2	U	< 5.1	U
m&p-Xylene	µg/Kg	NE	NE	< 3.8	U	< 5.2	U	< 5.1	U
Methyl Ethyl Ketone	µg/Kg	400	120	< 19	U	5.3	J	< 26	U
Methyl t-butyl ether (MTBE)	µg/Kg	200	930	< 7.6	U	< 10	U	< 10	U
Methylene chloride	µg/Kg	100	50	< 7.6	U	< 10	U	< 10	U
Naphthalene	µg/Kg	24,000	12,000	< 3.8	U	< 5.2	U	< 5.1	U
n-Butylbenzene	µg/Kg	12,000	3,900	< 3.8	U	< 5.2	U	< 5.1	U
n-Propylbenzene	µg/Kg	8,000	NE	< 3.8	U	< 5.2	U	< 5.1	U
o-Xylene	µg/Kg	NE	NE	< 3.8	U	< 5.2	U	< 5.1	U
p-Isopropyltoluene	µg/Kg	22,000	NE	< 3.8	U	< 5.2	U	< 5.1	U
sec-Butylbenzene	µg/Kg	12,000	11,000	< 3.8	U	< 5.2	U	< 5.1	U
Styrene	µg/Kg	9,200	NE	< 3.8	U	< 5.2	U	< 5.1	U
tert-Butylbenzene	µg/Kg	12,000	5,900	< 3.8	U	< 5.2	U	< 5.1	U
Tetrachloroethene	µg/Kg	2,600	1,300	< 3.8	U	< 5.2	U	< 5.1	U
Tetrahydrofuran (THF)	µg/Kg	2,200	NE	< 7.6	U	< 10	U	< 10	U
Toluene	µg/Kg	3,000	700	< 3.8	U	< 5.2	U	< 5.1	U
Total Xylenes	µg/Kg	3,200	260	< 3.8	U	< 5.2	U	< 5.1	U
trans-1,2-Dichloroethene	µg/Kg	400	190	< 3.8	U	< 5.2	U	< 5.1	U
trans-1,3-Dichloropropene	µg/Kg	100	NE	< 3.8	U	< 5.2	U	< 5.1	U
trans-1,4-dichloro-2-butene	µg/Kg	NE	NE	< 7.6	U	< 10	U	< 10	U
Trichloroethene	µg/Kg	1,000	470	< 3.8	U	< 5.2	U	< 5.1	U
Trichlorofluoromethane	µg/Kg	1,600	NE	< 3.8	U	< 5.2	U	< 5.1	U
Trichlorotrifluoroethane	µg/Kg	12,000	NE	< 3.8	U	< 5.2	U	< 5.1	U
Vinyl chloride	µg/Kg	100	20	< 3.8	U	< 5.2	U	< 5.1	U
Semivolatiles-STARS/CP-51 By SW8270D									
2-Methylnaphthalene	µg/Kg	NE	NE	< 260	U	< 240	U	< 230	U
Acenaphthene	µg/Kg	200,000	20,000	< 260	U	< 240	U	< 230	U
Acenaphthylene	µg/Kg	NE	100,000	< 260	U	< 240	U	< 230	U
Anthracene	µg/Kg	200,000	100,000	< 260	U	< 240	U	< 230	U
Benz(a)anthracene	µg/Kg	2,000	1,000	300		430		< 230	U
Benzo(a)pyrene	µg/Kg	44,000	1,000	420		420		< 230	U
Benzo(b)fluoranthene	µg/Kg	3,400	1,000	570		330		< 230	U
Benzo(ghi)perylene	µg/Kg	200,000	100,000	320		150	J	< 230	U
Benzo(k)fluoranthene	µg/Kg	3,400	800	350		400		< 230	U
Chrysene	µg/Kg	2,000	1,000	530		420		< 230	U
Dibenz(a,h)anthracene	µg/Kg	200,000	330	< 260	U	< 240	U	< 230	U
Fluoranthene	µg/Kg	200,000	100,000	720		340		< 230	U
Fluorene	µg/Kg	200,000	30,000	< 260	U	< 240	U	< 230	U
Indeno(1,2,3-cd)pyrene	µg/Kg	16,000	500	340		170	J	< 230	U
Naphthalene	µg/Kg	NE	12,000	< 260	U	< 240	U	< 230	U
Phenanthrene	µg/Kg	200,000	100,000	280		< 240	U	< 230	U
Pyrene	µg/Kg	200,000	100,000	580		350		< 230	U

Notes:

Shading indicates exceedance of Regulatory Soil Cleanup Objective
µg/Kg: Microgram per Kilogram
mg/Kg: Milligram per Kilogram
NE: None exists
U: The compound was anlayzed for but not detected at or above the MDL
J: The value is estimated
S: This compound is a solvent that is used in the laboratory
*: Provided by SCDHS
**: Exceeds SCDHS Soil Cleanup Objectives

Table 3: Groundwater Analytical Results
Phase II Environmental Subsurface Investigation
71 New Street, Huntington, New York

Client ID			GW-1		GW-2		GW-3	
Collection Date			2/16/2017		2/16/2017		2/16/2017	
Parameter	Units	NYSAWQV	Result	Qual	Result	Qual	Result	Qual
Metals, Total								
Arsenic	mg/L	0.025	0.117		0.117		0.065	
Barium	mg/L	1	1.32		1.55		1.54	
Beryllium	mg/L	0.003	0.009		0.012		0.009	
Cadmium	mg/L	0.005	0.012		0.014		0.014	
Chromium	mg/L	0.05	0.354		0.474		1.06	
Copper	mg/L	0.2	0.34		0.4		0.737	
Lead	mg/L	0.025	0.102		0.103		0.098	
Mercury	mg/L	0.0007	< 0.0002	U	< 0.0002	U	< 0.0002	U
Nickel	mg/L	0.1	0.342		0.34		0.512	
Selenium	mg/L	0.01	< 0.010	U	< 0.010	U	< 0.010	U
Silver	mg/L	0.05	0.002		< 0.001	U	0.001	
Formaldehyde By SW8315A								
Formaldehyde	µg/L	8*	130	U	62		120	
Volatiles By SW8260C								
1,1,1,2-Tetrachloroethane	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
1,1,1-Trichloroethane	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
1,1,2,2-Tetrachloroethane	µg/L	5	< 0.50	U	< 0.50	U	< 0.50	U
1,1,2-Trichloroethane	µg/L	1	< 1.0	U	< 1.0	U	< 1.0	U
1,1-Dichloroethane	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
1,1-Dichloroethene	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
1,1-Dichloropropene	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
1,2,3-Trichlorobenzene	µg/L	NE	< 1.0	U	< 1.0	U	< 1.0	U
1,2,3-Trichloropropane	µg/L	0.04	< 1.0	U	< 1.0	U	< 1.0	U
1,2,4-Trichlorobenzene	µg/L	NE	< 1.0	U	< 1.0	U	< 1.0	U
1,2,4-Trimethylbenzene	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
1,2-Dibromo-3-chloropropane	µg/L	0.04	< 1.0	U	< 1.0	U	< 1.0	U
1,2-Dibromoethane	µg/L	0.0006	< 1.0	U	< 1.0	U	< 1.0	U
1,2-Dichlorobenzene	µg/L	NE	< 1.0	U	< 1.0	U	< 1.0	U
1,2-Dichloroethane	µg/L	0.6	< 0.60	U	< 0.60	U	< 0.60	U
1,2-Dichloropropane	µg/L	1	< 1.0	U	< 1.0	U	< 1.0	U
1,3,5-Trimethylbenzene	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
1,3-Dichlorobenzene	µg/L	3	< 1.0	U	< 1.0	U	< 1.0	U
1,3-Dichloropropane	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
1,4-Dichlorobenzene	µg/L	NE	< 1.0	U	< 1.0	U	< 1.0	U
2,2-Dichloropropane	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
2-Chlorotoluene	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
2-Hexanone	µg/L	50	< 5.0	U	< 5.0	U	< 5.0	U
2-Isopropyltoluene	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
4-Chlorotoluene	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
4-Methyl-2-pentanone	µg/L	NE	< 5.0	U	< 5.0	U	< 5.0	U
Acetone	µg/L	50	< 25	U	3.5	JS	4.7	JS
Acrylonitrile	µg/L	5	< 5.0	U	< 5.0	U	< 5.0	U
Benzene	µg/L	1	< 0.70	U	< 0.70	U	< 0.70	U
Bromobenzene	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
Bromochloromethane	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
Bromodichloromethane	µg/L	50	< 0.50	U	< 0.50	U	< 0.50	U
Bromoform	µg/L	50	< 1.0	U	< 1.0	U	< 1.0	U
Bromomethane	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
Carbon Disulfide	µg/L	NE	< 5.0	U	< 5.0	U	< 5.0	U
Carbon tetrachloride	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
Chlorobenzene	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
Chloroethane	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
Chloroform	µg/L	7	< 1.0	U	0.32	J	0.3	J
Chloromethane	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
cis-1,2-Dichloroethene	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
cis-1,3-Dichloropropene	µg/L	0.4	< 0.40	U	< 0.40	U	< 0.40	U
Dibromochloromethane	µg/L	50	< 0.50	U	< 0.50	U	< 0.50	U
Dibromomethane	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
Dichlorodifluoromethane	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
Ethylbenzene	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
Hexachlorobutadiene	µg/L	0.5	< 0.40	U	< 0.40	U	< 0.40	U

Table 3: Groundwater Analytical Results
Phase II Environmental Subsurface Investigation
71 New Street, Huntington, New York

Client ID			GW-1		GW-2		GW-3	
Collection Date			2/16/2017		2/16/2017		2/16/2017	
Parameter	**Units**	**NYSAWQV**	Result	Qual	Result	Qual	Result	Qual
Isopropylbenzene	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
m&p-Xylene	µg/L	NE	< 1.0	U	< 1.0	U	< 1.0	U
Methyl ethyl ketone	µg/L	50	< 5.0	U	< 5.0	U	< 5.0	U
Methyl t-butyl ether (MTBE)	µg/L	NE	< 1.0	U	< 1.0	U	< 1.0	U
Methylene chloride	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
Naphthalene	µg/L	10	< 1.0	U	< 1.0	U	< 1.0	U
n-Butylbenzene	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
n-Propylbenzene	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
o-Xylene	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
p-Isopropyltoluene	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
sec-Butylbenzene	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
Styrene	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
tert-Butylbenzene	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
Tetrachloroethene	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
Tetrahydrofuran (THF)	µg/L	50	< 2.5	U	< 2.5	U	< 2.5	U
Toluene	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
Total Xylenes	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
trans-1,2-Dichloroethene	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
trans-1,3-Dichloropropene	µg/L	0.4	< 0.40	U	< 0.40	U	< 0.40	U
trans-1,4-dichloro-2-butene	µg/L	5	< 5.0	U	< 5.0	U	< 5.0	U
Trichloroethene	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
Trichlorofluoromethane	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
Trichlorotrifluoroethane	µg/L	5	< 1.0	U	< 1.0	U	< 1.0	U
Vinyl chloride	µg/L	2	< 1.0	U	< 1.0	U	< 1.0	U
Semivolatiles by SIM By SW8270D (SIM)								
2-Methylnaphthalene	µg/L	NE	0.12		< 0.10	U	< 0.10	U
Acenaphthene	µg/L	20	< 0.10	U	< 0.10	U	< 0.10	U
Acenaphthylene	µg/L	NE	< 0.10	U	< 0.10	U	< 0.10	U
Anthracene	µg/L	50	< 0.10	U	< 0.10	U	< 0.10	U
Benz(a)anthracene	µg/L	0.002	< 0.02	U	< 0.02	U	< 0.02	U
Benzo(a)pyrene	µg/L	NE	< 0.02	U	< 0.02	U	< 0.02	U
Benzo(b)fluoranthene	µg/L	0.002	< 0.02	U	< 0.02	U	< 0.02	U
Benzo(ghi)perylene	µg/L	NE	< 0.10	U	< 0.10	U	< 0.10	U
Benzo(k)fluoranthene	µg/L	0.002	< 0.02	U	< 0.02	U	< 0.02	U
Chrysene	µg/L	0.002	< 0.02	U	< 0.02	U	< 0.02	U
Dibenz(a,h)anthracene	µg/L	NE	< 0.01	U	< 0.01	U	< 0.01	U
Fluoranthene	µg/L	50	< 0.10	U	< 0.10	U	< 0.10	U
Fluorene	µg/L	50	< 0.10	U	< 0.10	U	< 0.10	U
Indeno(1,2,3-cd)pyrene	µg/L	0.002	< 0.02	U	< 0.02	U	< 0.02	U
Naphthalene	µg/L	10	< 0.10	U	< 0.10	U	< 0.10	U
Phenanthrene	µg/L	50	< 0.07	U	< 0.07	U	< 0.07	U
Pyrene	µg/L	50	< 0.10	U	< 0.10	U	< 0.10	U

Notes:

Shading indicates exceedance of TOGS-WQ/GA Value
µg/L: Microgram per Liter
mg/L: Milligram per Liter
NE: None exists
U: The compound was anlayzed for but not detected at or above the MDL
J: The value is estimated.
S: This compound is a solvent that is used in the laboratory
*: EPA Ambient Water Quality Standard

Table 4: SOIL ANALYTICAL RESULTS - WITHIN DRAINAGE STRUCTURES
Supplemental Phase II Environmental Subsurface Investigation
71 New Street, Huntington, New York

Client ID / Collection Date / Parameter	Units	SCDHS Article 12 Soil Cleanup Objectives	DS1 4-6' 3/24/2017 Result	Qual	DS1 10-12' 3/24/2017 Result	Qual	DS2 4-6' 3/24/2017 Result	Qual	DS2 10-12' 3/24/2017 Result	Qual	DS3 4-6' 3/24/2017 Result	Qual	DS3 10-12' 3/24/2017 Result	Qual
Formaldehyde By SW8315A														
Formaldehyde	ug/Kg	1000*	5,300		6,700		8,200		< 2,100	U	7,800		4,500	

Shading indicates exceedance of SCDHS Article 12 Soil Cleanup Objective
mg/Kg: Milligram per Kilogram
U: The compound was anlayzed for but not detected at or above the MDL

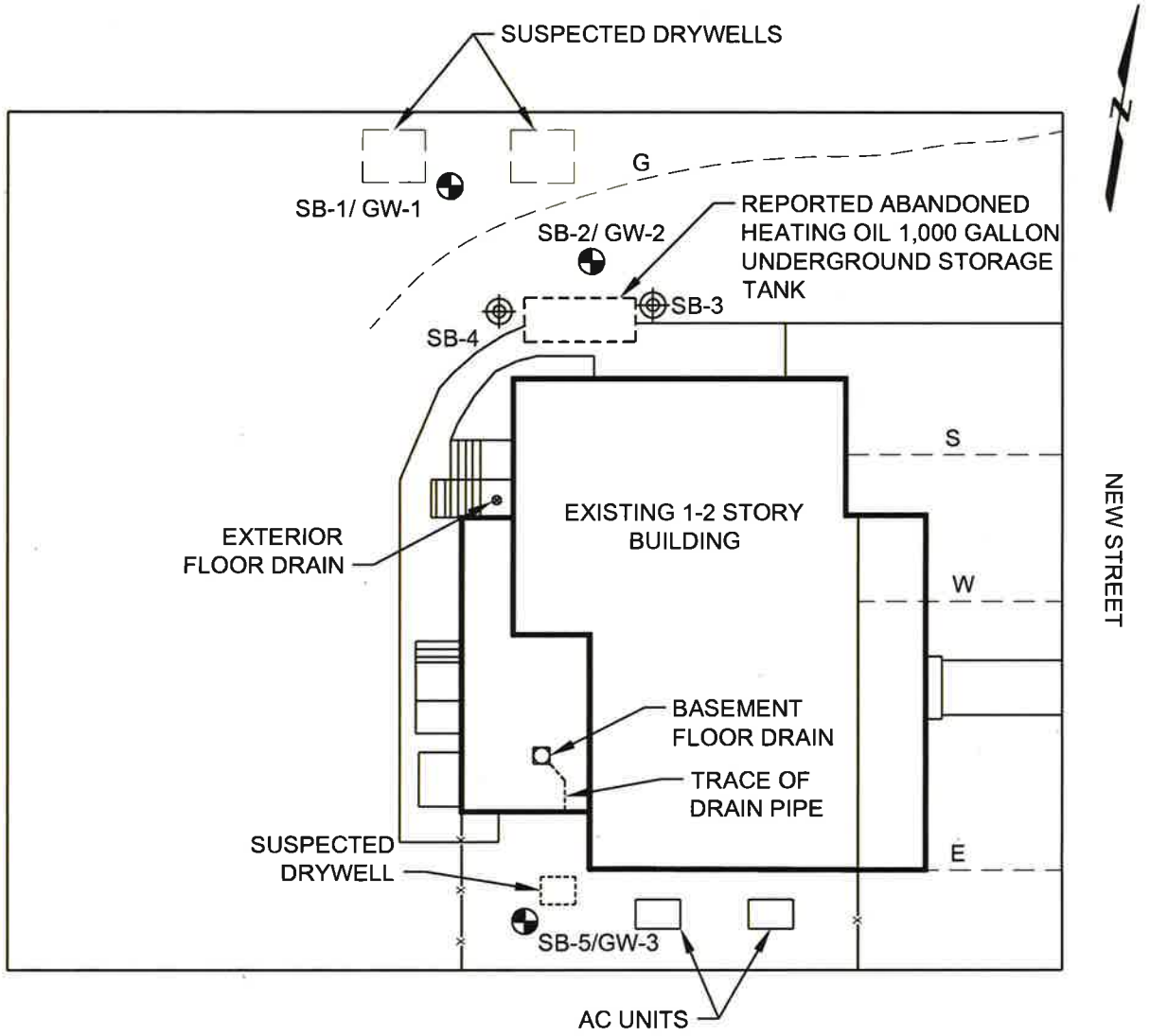
Figure

LEGEND:

SB-2/ GW-2 — SOIL BORING & GROUNDWATER SAMPLE LOCATION

SB-4 — SOIL BORING & SAMPLE LOCATION

G - UNDERGROUND GAS LINE
S - UNDERGROUND SANITARY LINE
W - UNDERGROUND WATER LINE
E - UNDERGROUND ELECTRIC LINE



0 20 40

SCALE: 1" = 20'
APPROXIMATE

SOURCE:
SURVEYED JUNE 7,1977 GUARANTEED TO SECURITY TITLE AND GUARANTY CO.

71 NEW STREET HUNTINGTON, NEW YORK	GEI Consultants	SITE PLAN SHOWING SUBSURFACE FEATURES AND SAMPLING POINTS
71 NEW STREET HUNTINGTON LLC	Project: 1700841	FEBRUARY 2017 Fig. 1

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Soil Boring DS2	SCDHS Article 12 Soil Cleanup Objective	Part 375 Unrestricted Soil Cleanup Objective	DS2 4-6'
Compound			Result ug/Kg
Formaldehyde	1,000	*Note* [2]	8,200

Soil Sample SB-1	SCDHS Article 12 Soil Cleanup Objective	Part 375 Unrestricted Soil Cleanup Objective	SB-1 12-14'
Compound			Result ug/Kg
Formaldehyde	1,000	*Note* [2]	22,000
Metals, Total			
Arsenic	30	13	14
Mercury	3.7	0.18	0.22
Groundwater Sample GW-1	**NYS Water Quality Guidance Value**	**GW-1**[1]	
Compound		Result mg/L	
Formaldehyde	8.0	130	
Metals, Total		Result mg/L	
Arsenic	0.025	0.117	
Barium	1	1.32	
Beryllium	0.003	0.009	
Cadmium	0.005	0.012	
Chromium	0.05	0.354	
Copper	0.2	0.34	
Lead	0.025	0.102	
Nickel	0.1	0.342	

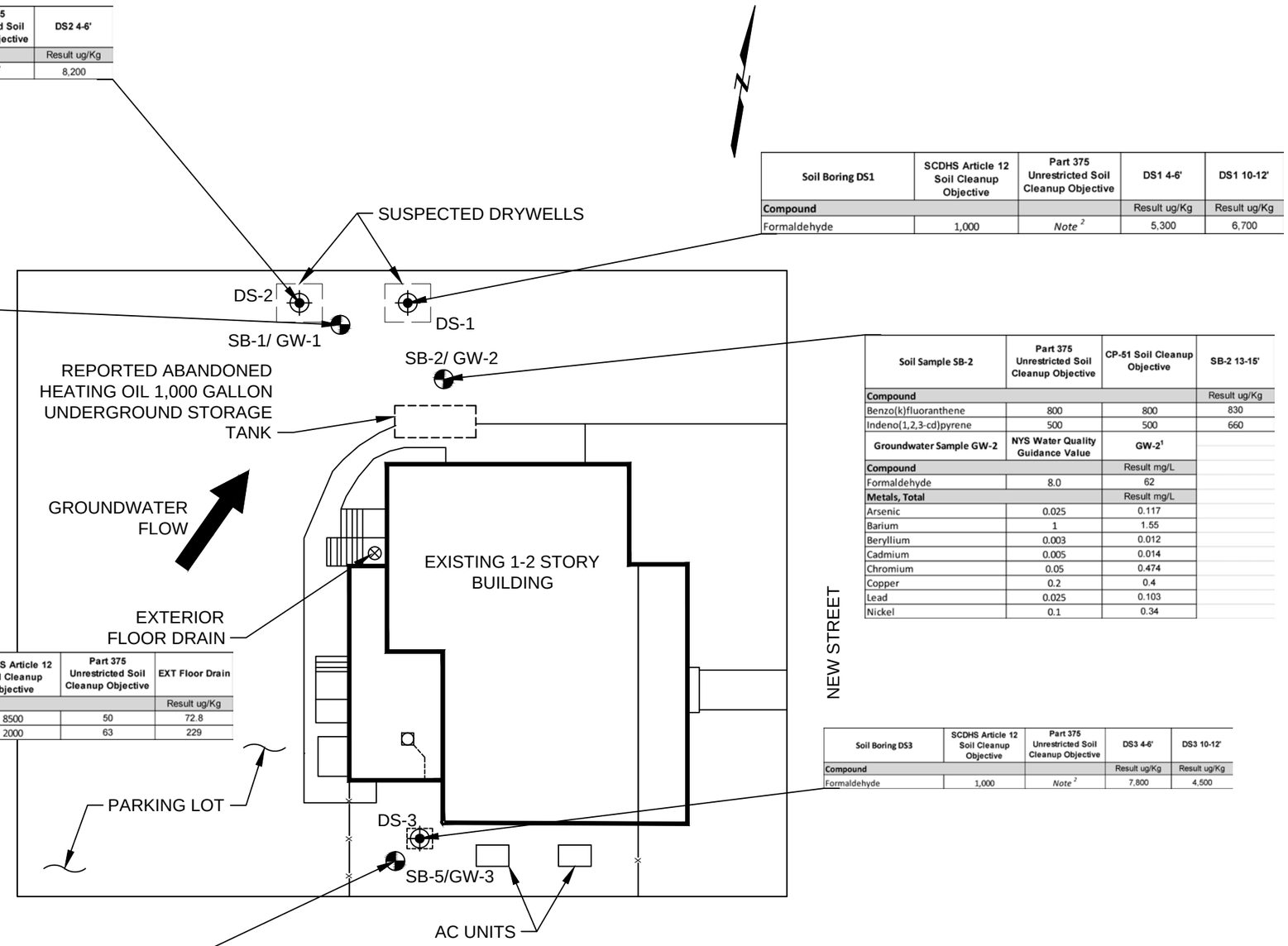
Soil Boring DS1	SCDHS Article 12 Soil Cleanup Objective	Part 375 Unrestricted Soil Cleanup Objective	DS1 4-6'	DS1 10-12'
Compound			Result ug/Kg	Result ug/Kg
Formaldehyde	1,000	*Note* [2]	5,300	6,700

Soil Sample SB-2	Part 375 Unrestricted Soil Cleanup Objective	CP-51 Soil Cleanup Objective	SB-2 13-15'
Compound			Result ug/Kg
Benzo(k)fluoranthene	800	800	830
Indeno(1,2,3-cd)pyrene	500	500	660
Groundwater Sample GW-2	**NYS Water Quality Guidance Value**	**GW-2**[1]	
Compound		Result mg/L	
Formaldehyde	8.0	62	
Metals, Total		Result mg/L	
Arsenic	0.025	0.117	
Barium	1	1.55	
Beryllium	0.003	0.012	
Cadmium	0.005	0.014	
Chromium	0.05	0.474	
Copper	0.2	0.4	
Lead	0.025	0.103	
Nickel	0.1	0.34	

Soil Boring DS3	SCDHS Article 12 Soil Cleanup Objective	Part 375 Unrestricted Soil Cleanup Objective	DS3 4-6'	DS3 10-12'
Compound			Result ug/Kg	Result ug/Kg
Formaldehyde	1,000	*Note* [2]	7,800	4,500

Soil Sample Exterior Floor Drain	SCDHS Article 12 Soil Cleanup Objective	Part 375 Unrestricted Soil Cleanup Objective	EXT Floor Drain
Metals, Total			Result ug/Kg
Copper	8500	50	72.8
Lead	2000	63	229

Groundwater Sample GW-3	NYS Water Quality Guidance Value	GW-3[1]
Compound		Result mg/L
Formaldehyde	8.0	120
Metals, Total		Result mg/L
Arsenic	0.025	0.065
Barium	1	1.54
Beryllium	0.003	0.009
Cadmium	0.005	0.014
Chromium	0.05	1.06
Copper	0.2	0.737
Lead	0.025	0.098
Nickel	0.1	0.512



LEGEND:

- SB-2/ GW-2 — PHASE I (2/16/2017) SOIL BORING & GROUNDWATER SAMPLE LOCATION
- PHASE II (3/24/2017) SOIL BORING LOCATIONS
- ⊗ SUPPLEMENTAL PHASE II (3/24/2017) SOIL SAMPLE LOCATION

0 20 40

SCALE: 1" = 20'
APPROXIMATE

NOTE:
1. METAL ANALYSES PERFORMED ON UNFILTERED GROUNDWATER SAMPLES
2. NO NYSBCP SCO IS AVAILABLE

SOURCE:
SURVEYED JUNE 7,1977 GUARANTEED TO SECURITY TITLE AND GUARANTY CO.

71 NEW STREET
HUNTINGTON, NEW YORK

71 NEW STREET HUNTINGTON LLC

GEI Consultants

SUMMARY OF REGULATORY CRITERIA EXCEEDANCES

Project 1700841 | MARCH 2017 | Fig. 2

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