Interim Remedial Measures
Construction Completion Report

Former Johnny on the Spot Cleaners
152-153 10th Avenue
Whitestone, NY 11357
Brownfield Cleanup Program
Site #C241125

Prepared for:
New York State Department of
Environmental Conservation
17-40 21st Street
Long Island City, New York 11101

Prepared on behalf of:
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Prepared by:
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August 12, 2022

CERTIFICATION

I, Craig R. Gendron, am currently a registered professional engineer licensed by the State of New York. I had primary direct responsibility for implementation of the remedial program activities, and I certify that the Interim Remedial Measures Design and Installation of Sub-Slab Mitigation Systems Workplan (IRMWP) was implemented and that all construction activities were completed in substantial conformance with the Department-approved IRMWP.

8/12/2022

Signature *Date*

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1.0 Background and Site Description

On behalf of Feil Whitestone LLC (Feil), Stantec Consulting Services Inc. (Stantec) has prepared this Interim Remedial Measures (IRM) Construction Completion Report (CCR) for the Former Johnny on the Spot Cleaners Site located at 152-153 10th Avenue, Queens County, New York (the "Site"; see location on Figure 1). This report describes the IRM undertaken in response to Remedial Investigation (RI) findings and to address the mitigation of potential sub-slab vapors from migrating from subsurface sources to indoor air.

The IRM was completed from May 2018 to July 2022 in general accordance with Stantec's Interim Remedial Measures Design and Installation of Sub-Slab Mitigation System (IRMWP), dated November 30, 2018. The IRMWP was approved by the New York State Department of Environmental Conservation (NYSDEC or the Department) in a letter dated December 3, 2018. The IRM was also conducted in accordance with verbal and e-mail correspondence with NYSDEC during implementation.

The work was also competed pursuant to a Brownfield Cleanup Agreement (BCA) for the Site between Feil and NYSDEC. The BCA was executed by the Department in January 2017. The Site is designated by the Department as Brownfield Cleanup Program (BCP) Site #C241125 and the project is being managed for NYSDEC by the Region 2 office in Long Island City.

1.1 SITE DESCRIPTION

This Site is located at 153-01 10th Avenue, Whitestone, NY 11357, at latitude 40.79397 North, longitude 73.80771 West, and is identified as the former Johnny on the Spot Cleaners. The Site is located in the southwestern corner of a retail strip mall known as Whitestone Plaza (see Figure 2) and is approximately 1,860 square feet (sf). As described below, the Site has been renovated into office and storage space and is now doing business as a travel agency. The renovated office space of the travel agency, which fronts 10th Avenue, is approximately 1,025 sf. The renovated storage space of the travel agency is approximately 835 sf.

The property on which the Site is located is a 3.59±-acre parcel located at 152-45 through 153-01 10th Avenue in Whitestone, Queens County, New York. The property is identified further as Block 4531, Lots 100 and 447 (see Figures 2 and 2A). The property owner is identified as Feil Whitestone LLC. The property is identified as the Whitestone Plaza.

The property currently houses a strip mall-type shopping complex located in the western portion of the property (i.e., Lot 447) and a large parking lot located in the eastern portion of the property (i.e., Lot 100). The strip mall building is generally rectangular and orientated north to south. At the present time, businesses in this strip mall consist of the travel agency noted above, as well as Sunshine Spa and Hair, Subway restaurant, Shake & Swirl, Cascarino's Restorante, JD

Opticians, and a former Sterling National Bank. This bank location is referred to as the "Bank" in this report. Note that this Bank/tenant unit was renovated into a Stars Rehabilitation Center from February to May 2022. The Johnny on the Spot Dry Cleaners Site formerly occupied the southwestern most store unit of the shopping center building, adjacent to the Bank. Tenants may change at any time at this shopping plaza. The store location that housed the Johnny on the Spot Dry Cleaners (the Site) is shown in Figures 2 and 2A.

This dry cleaner store closed sometime after 2004 and remained vacant through 2019 when the space was renovated into a travel agency. Access to the property parking lot is from 154th Street to the east and from 10th Avenue to the south. An access route or drive for delivery trucks from 10th Avenue to a loading dock/parking lot area behind the Site is located on the far western portion of the property.

The properties adjacent to the subject property include: Tropicana of New York, Inc., an orange juice packaging facility to the north; Citi-Bank, Healthy Choices Deli, and residences beyond 10th Avenue to the south; residential dwellings beyond 154th Street to the east and south; and Kinray Pharmaceutical Distribution Company, additional commercial properties, and residences to the west.

The boundaries of the property are more fully shown in the Survey Plan presented in Appendix A. According to survey data, the ground surface elevation ranges from approximately 20 feet above mean sea level (ft MSL) in the northern portion of the property to approximately 17.5 ft MSL in the loading dock/parking lot area behind the former dry cleaner unit Site.

1.2 REMEDIAL INVESTIGATION

Remedial Investigation (RI) activities were performed at the Site by Stantec (from 2012 to 2018) to supplement environmental investigations performed by others (from 2003 to 2008). The results of the RI were summarized in a report by Stantec entitled "Draft Remedial Investigation Report, Former Johnny on the Spot Cleaners, 152-153 10th Avenue, Whitestone, NY 11357, BCP Site ID C241125," submitted to NYSDEC in March 2018. The RI report also provided a detailed summary of the results of the pre-RI (2003 – 2008) environmental investigations.

The RI activities included:

- Drilling of test borings in soil at interior and exterior locations chosen to further evaluate areas of previously-identified or suspected VOC presence;
- Laboratory analysis of soil samples;
- Installation of six shallow and seven deep overburden groundwater monitoring wells;
- Hydraulic conductivity testing of selected wells;
- Sampling of groundwater monitoring wells;
- Laboratory analysis of groundwater samples; and

- Sampling of soil gas, sub-slab vapors, and indoor air at the Site, at adjacent exterior locations, and at adjacent interior store locations (i.e., Bank, Cascarino's Restorante, and JD Opticians).

The RI resulted in the primary findings summarized below.

- Subsurface soil samples from borings drilled within the former dry cleaner store unit exhibited concentrations of cVOCs, including tetrachloroethene (aka perchloroethene or PCE), trichloroethene (TCE), cis-1,2-Dichloroethene (cis-1,2-DCE), and Vinyl Chloride (VC) at levels in excess of NYSDEC Part 375 Unrestricted Soil Cleanup Objectives (SCOs). These are common constituents of dry cleaning activities. Samples from borings drilled at outside locations had no VOCs detected above SCOs and/or laboratory reporting limits.

- Groundwater analytical results reported concentrations of cVOCs (PCE, TCE, 1,1-DCE, cis-1,2-DCE, and VC) at levels exceeding Groundwater Quality Standards (GWQS) at just two shallow wells (MW-1S and MW-2S) and at five deep wells (MW-1D, MW-2D, MW-3D, MW-101D, and MW-201D). Levels of 1,1-dichloroethane (1,1-DCA) and 1,2-DCA were also detected above GWQS in each of the deep wells.

- Areas of elevated cVOC impacts were identified in sub-slab vapors beneath the former dry cleaner unit and beneath the western portion of the Bank (in the kitchen area). The primary compounds were PCE, TCE, and VC. The conclusions presented in the RIR were to "Mitigate" at these areas. Low levels of CVOCs were detected in sub-slab points located in the eastern or customer portion of the Bank. Conclusions presented in the RIR were "No Further Action" for the customer area of the Bank.

- Based on the results of the sub-slab vapor and indoor air sampling, Stantec recommended in the RIR that a sub-slab depressurization system (SSDS) be designed and installed within the former dry cleaner unit as a means to protect the health and safety of future tenant(s). The SSDS was to be sized to extend its influence under the western portion of the adjacent Bank unit as well.

1.3 INTERIM REMEDIAL MEASURES

The IRMWP was developed in two phases. The first phase was a pilot test/communication test that was conducted on two vapor extraction points located inside the former dry cleaner unit. The pilot test work was conducted in accordance with Stantec's Remedial Investigation Workplan (RIWP dated October 21, 2016) that was approved by NYSDEC on March 7, 2017. Since the RIWP did not include a design for an SSDS, Stantec revised the RIWP into an IRMWP that combined both the pilot test and a preliminary SSDS design, and submitted it to NYSDEC in May 2018. The second phase of the IRMWP was the design of the systems. The results of the May 2018 communication test showed that an SSDS in the former dry cleaner unit would consist of several lengths, or segments, of 3-inch diameter perforated PVC piping installed horizontally under the exiting sub slab floor and connected to solid PVC pipes located on the outside wall.

Two radon fans would be connected to the two solid riser pipes on the outside wall (see Figure 3). These two radon fans/systems are identified as System A and System B.

The results of the pilot test also showed that, due to lack of vacuum influence from the former dry cleaner, a separate SSDS would need to be installed inside the kitchen of the adjacent Bank. This system would consist of a 3-inch diameter PVC perforated pipe installed vertically in a suction pit connected to solid PVC pipe. The solid PVC pipe would extend vertically through the ceiling and the roof for connection to a radon fan located on the vertical pipe on top of the roof (see Figures 3 and 4). This radon fan/system is identified as System C.

During this same time period, the former dry cleaner unit was undergoing renovation. A major component of this renovation was installing new flooring in the large area in the front/upper portion of the unit. This area is shown on Figure 3. This new flooring would consist of approximately 4 feet of structural Styrofoam underlying 4-inches of new concrete. Since this new flooring would cover up large portions of the existing floor, Stantec worked with the selected contractor to install portions of the sub-slab piping in just the front/upper portion of the former dry cleaner unit while the existing floor was accessible. These portions are identified as segments A1, B1, and C1. This work was conducted on June 26 and 27, 2018.

The IRMWP was subsequently revised based on continued verbal and email correspondence with NYSDEC and the New York State Department of Health (NYSDOH). The final IRMWP was submitted to NYSDEC and NYSDOH on November 30, 2018. The NYSDEC issued a letter approving the IRMWP on December 3, 2018. The final portions, or segments, of the sub-slab piping for the former dry cleaner unit and the Bank were installed in January 2019.

In mid-March 2022, Stantec was notified by Feil Whitestone LLC (Feil) that the former Bank was being renovated by a new tenant into a Stars Rehabilitation Center (aka Rehab Center) operated by Northwell Health (Northwell) and that the solid PVC piping for the SSDS in the former Bank (identified as System C) would be located in the middle of a hallway in the new Rehab Center. Stantec subsequently worked with Feil and Northwell to relocate System C to an unobtrusive location. The work conducted for this relocation is further described in Section 4. Note that the tenant space described in this IRM-CCR is referred to as both former Bank and/or Rehab Center.

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2.0 IRM Program Goals and Objectives

The RIR submitted by Stantec identified the presence of contamination in soil, groundwater, and vapor at the Site. The contaminants of concern included chlorinated volatile organic compounds (cVOCS), primarily PCE and its breakdown products TCE, cis-1,2-DCE, and VC. The levels of cVOCs in sub-slab vapor warranted IRMs particularly in the former dry cleaner unit and in the kitchen area (western portion) of the Bank.

2.1 REMEDIAL ACTION OBJECTIVES OF THE IRM

The remedial action objectives of the IRMs were to address the RI findings in a timely manner in order to facilitate Site redevelopment and construction such that Site conditions would be protective of human health and the environment. The IRMs were designed to mitigate the potential for vapor intrusion in the two tenant units.

Based on the results of the RI and in accordance with these design objectives, the following Remedial Action Objectives (RAOs) were identified for this Site:

2.1.1 Groundwater RAOs

RAOs for Public Health Protection

- Prevent inhalation of, or exposure to, contaminants volatilizing from contaminated groundwater.

2.1.2 Soil RAOs

RAOs for Public Health Protection

- Prevent inhalation of, or exposure to, contaminants volatilizing from contaminated soil.

2.1.3 Soil Vapor RAO

RAOs for Public Health Protection

- Prevent inhalation of, or exposure to, contaminants volatilizing from contaminated soil and/or groundwater; and
- Construct and maintain sub-slab depressurization systems to mitigate potential sub-slab vapors migrating from subsurface sources to indoor air.

2.2 DESCRIPTION OF SELECTED REMEDY

The Site was remediated in accordance with the IRMWP. The final IRMWP was submitted to NYSDEC and NYSDOH on November 28, 2018 and was approved in an NYSDEC letter on

December 3, 2018. The IRMs were also conducted in accordance with verbal and e-mail correspondence with NYSDEC during implementation.

The factors considered during the selection of the remedy are those listed in 6NYCRR 375-1.8. The following are the components of the selected remedy:

1. Vapor barriers and sub-slab depressurization systems to mitigate potential soil vapor intrusion;

2. Periodic inspections of the engineering controls listed above to ensure proper operation of the sub-slab depressurization systems; and

3. Development of an Operations, Maintenance and Monitoring Plan for long term management of the sub-slab depressurization systems.

2.3 IRM ACTIVITIES

To accomplish the objectives of the IRMWP, Stantec performed the following primary activities:

- Designed and oversaw the installation of sub-slab depressurization systems (SSDS) to mitigate the potential for sub-slab vapors to enter the building;
- Observed and documented the construction activities that involved concrete saw cutting and underlying soil excavation, handling, drum-storage, and disposal;
- Performed visual and instrument screening of soils that were excavated from the trenches during the SSDS installation;
- Collected End-Point soil samples from bottom and sidewalls of excavated trenches for laboratory analysis;
- Collected samples of excavated soils stored in 55-gallon drums for waste disposal purposes;
- Facilitated waste profile preparation for disposal of excavated soils;
- Executed a Community Air Monitoring Program (CAMP) during SSDS installation;
- Installed sub-slab vapor/vacuum monitoring points;
- Collected indoor air quality samples; and
- Collected differential pressure measurements from sub-slab vapor/vacuum monitoring points.

3.0 Description of Interim Remedial Measures Performed

3.1 INTRODUCTION

Remedial activities completed at the Site were conducted in general accordance with the NYSDEC-approved IRMWP for the former Johnny on the Spot Cleaner Site (November 28, 2018). The following deviations from the IRMWP are noted here:

- The sections of solid vertical pipe associated with the systems in the former dry cleaner were designed to exit the building below the foundation and then go up the outside wall. However, during the January 2019 work, due to the thickness of the foundation, it was decided to bring the vertical section up along the inside wall, then through, and up the outside wall. Details of this configuration are shown on Figure 5.
- The suction pit in the Bank for the vertical system was designed to be installed by drilling a 6-inch diameter hole through the concrete slab and then hand-digging a suction pit approximately 18-inches deep by 18-inches in diameter below the slab. However, the concrete at this location was found to be approximately 12-inches thick, which prevented hand-digging below it. Therefore, an 18-inch diameter concrete corer was used to remove the concrete slab. The underlying materials were then hand-dug and removed, and the suction pit and vertical slotted piping were installed and backfilled with pea stone. A vapor barrier (6-mil poly) was placed over the pea stone and new concrete floor installed.

  This same process was also employed to set the relocated System C suction pit in the Rehab Center as detailed in Section 4.

3.2 GOVERNING DOCUMENTS

3.2.1 Site Specific Health & Safety Plan (HASP)

Remedial work performed under this IRMWP followed governmental requirements, including Site and worker safety requirements mandated by Federal OSHA. The Health and Safety Plan (HASP) presented in the approved RIWP, dated October 21, 2016, was followed for the remedial and invasive work performed at the Site.

3.2.2 Quality Assurance Project Plan (QAPP)

The QAPP was included as Appendix F of the approved 2016 RIWP. The QAPP describes the specific policies, objectives, organization, functional activities and quality assurance/ quality control activities designed to achieve the project data quality objectives.

3.2.3 Community Air Monitoring Plan (CAMP)

NYSDEC's generic Community Air Monitoring Plan (CAMP) was adopted for intrusive activities at the Site. The CAMP was implemented using periodic monitoring during construction activities. VOC monitoring was performed using a photoionization detector (PID). Particulate monitoring was performed using a personal DataRam (pDR) dust meter. Both meters were placed outside the rear doors of the former dry cleaner unit in the rear parking lot area to monitor the air emanating from the unit. Note that monitoring was not conducted during the June 2018 work due to rain.

3.3 REMEDIAL PROGRAM ELEMENTS

3.3.1 Contractors and Consultants

Stantec oversaw the IRMs on behalf of, and as consultant to, Feil Whitestone LLC, the Site owner. Mr. Craig Gendron, P.E., of Stantec, is the Engineer of Record for this Site.

The SSDS installation was conducted by Berkshire Environmental Services & Technology, LLC (BEST) of Torrington, CT. BEST utilized the services of O & G Industries, Torrington, CT for clean peastone fill for backfilling purposes. The System C SSDS in the former bank/Rehab Center was relocated by JAM Plumbing.

Feil Whitestone, LLC. provided the services of the following:

- Power Tech Electric - Installed the electrical portion of the SSDSs; and
- Hayden Roofing - Assisted with the installation of the vertical SSDS through the roof and subsequent patching.

Stantec utilized the services of the following subconsultants and subcontractors:

- Ground Penetrating Radar Systems, Inc – Conducted underground utility clearance;
- Hawk Drilling Company Inc. – Assisted with the installation of sub-slab vapor probes;
- Test America - Laboratory analysis of soil samples; and
- Lorco Petroleum Services – Soil waste disposal.

3.3.2 Site Preparation

The RI field program commenced in May 2018 with the pilot test activities and shortly after that, the underground utility clearance activities were completed. In June 2018, preliminary site preparation activities were begun such as installing temporary electrical power and removing

materials and trash from the building interior. The initial piping runs were installed at this time, prior to the installation of the new floor.

Other subsequent clearance events were performed as needed prior to installing additional sub-slab probes and the final piping segments.

3.3.3 General Site Controls

Stantec performed observation and field screening of all excavation activities. Excavated soils were screened with a photoionization detector (PID) and placed in 55-gallon drums (labeled as Investigation Derived waste) and stored in the outside rear parking lot area to facilitate sampling and analysis for offsite disposal approval.

3.3.4 CAMP Results

Community air monitoring was conducted in accordance with the CAMP as set forth in the RIWP. A PID and dust monitor were placed outside the rear doors to monitor the air emanating from the interior of the former dry cleaner unit. The meters were not set up during the June 2018 work due to rain. During the January 2019 work, the meters were visually inspected. The logs/ notes from the January 2019 work are presented in Appendix G.

3.3.5 Reporting

Daily field logs were prepared by Stantec during the June 2018 and January 2019 work. Copies of these logs are present in Appendix C. Memos presenting post-installation test results (indoor air quality samples and pressure field measurements) were submitted to NYSDEC in February and October 2019, and March 2020. Descriptions of these post-installation activities and results are presented in Section 3.6.2 below.

3.4 CONTAMINATED MATERIALS REMOVAL - SOIL

As discussed in the RI report, environmental investigations identified low levels of cVOCs in soil samples collected from inside the former dry cleaner space. As the SSDS construction-related activities were conducted in the former dry cleaner unit, soils from the trenches were excavated and placed in 55-gallon drums.

The concrete floor slab that existed under the upper/front portion of the former dry cleaner unit was saw cut and removed in June 2018. The concrete floor slab in the lower/rear portion of the former dry cleaner and in the kitchen of the Bank was saw cut and removed in January 2019. The slab was found to be approximately 6 to 8-inches think in the former dry cleaner and approximately 12-inches thick in the bank. The concrete was removed and staged in a roll-off onsite.

In June 2018 and January 2019 approximately 19 cy of soil were removed from the trenches and suction pit. The soils were very dense and required a small portable jack-hammer to loosen them prior to removal, by hand shovel. There was no visible staining or odors.

The excavated soils were placed in 55-gallon drums and temporarily staged outside in the rear parking lot. The soils from the June 2018 work were sampled and analyzed in accordance with approvals by the disposal company (Lorco). The drums were removed by Lorco for disposal at Clean Earth of New Jersey as non-hazardous waste. The soils from the 2019 work were also sampled and analyzed in accordance with approvals by Lorco and have been transported and disposed off-site. Disposal information for the drummed soils, along with 2 drums of decon water, is presented in Appendix D.

3.5 SUB-SLAB DEPRESSURIZATION SYSTEM INSTALLATION

Due to the known presence of VOCs in soil, groundwater, and soil vapor beneath the building, the IRMs included installation of a vapor barrier and sub-slab depressurization systems (SSDSs) to mitigate the potential for intrusion of VOC vapors into the building(s). The SSDS includes the following elements (see system layout and details on Figures 3, 4, and 5):

- Sub-slab piping (designed to transport sub-slab vapors away from underneath the building). In the former dry cleaner unit, the sub-slab piping consisted of 150 linear feet of 3-inch diameter perforated PVC pipe placed horizontally under the concrete floor. In the Bank, the piping consisted of 12-inches of 3-inch diameter perforated PVC pipe placed vertically in a suction pit (18-inch diameter) under the concrete floor.
- Pea Stone. Placed around the perorated piping to serve as a porous media through which vapors can be transferred to the piping and away from the building.
- PVC riser piping. Three sections of 3-inch diameter solid PVC piping connecting the two legs of horizontal piping in the former dry cleaner and the single vertical pipe in the Bank to their respective blowers. The two sections of solid PVC pipe associated with the former dry cleaner are located on, and secured to, the outside wall. The section of vertical pipe associated with the Bank is secured to an inside wall and exits the building vertically through the roof.
- Vacuum blowers. Three electric blowers (Radon Fans) installed on the solid PVC pipes. Two Fans (model RadonAway G-501, identified as System A and System B on Figure 3) for the former dry cleaner are attached to two sections of solid pipe and located on the outside wall. Additional sections of solid pipe extend from the two fans to above the roof line. The one fan (model RadonAway SF-180, identified as System C on Figures 3 and 4) for the Bank is connected to the solid pipe on top of the roof. Each Fan is intended to operate continuously to induce vacuum throughout the sub-slab space and to transport vapors away from the building. The blowers are located such that the air exhaust from each system is at least ten feet from any building air handling units.

- Vapor barrier (designed to prevent sub-slab vapors from entering the occupied spaces through the new concrete flooring). Comprised of 6-mil thick poly sheeting placed between the top of the peastone and the base of the new concrete floor.
- Vacuum Monitoring Components. Sub-slab points installed through the concrete slab in the former dry cleaner and Bank to measure vacuum levels beneath the slab.
- Vacuum Manometers – Installed on the control panel in the rear/lower storage area in the former dry cleaner. Separate manometers are connected to each of the three blowers by ¼-inch tubing to provide continuous monitoring of vacuum induced by the blowers. The control panel is equipped with an alarm for each blower. The alarms are both visual (a light goes from green to red) and audible if a blower fails and a loss in vacuum is caused or triggered.

The sub-slab vapor points were installed during separate events throughout the RI and IRM activities. In February 2015, seven probes (identified as VMP-1 to VMP-7) were installed in the former dry cleaner unit. As shown on Figure 3 and described above, three of these probes (VMP-2, VMP-3, and VMP-4) were initially located in areas of the front/upper portion of the unit where the new floor was constructed. Since they were covered up and no longer accessible, NYSDEC requested that they be replaced by VMP-2R, VMP-3R, and VMP-4R. During the IRM work, gaining access to the Bank to install four probes identified as SG-9, SG-10, SG-11, and SG-12 could not be obtained until October 2019 (see Figure 4).

The sub-slab piping inside the former dry cleaner unit was installed in two phases to coordinate with the renovation of this unit. During the first phase, which was conducted in June 2018, piping segments identified on Figure 3 as A1, B1, and C1 were installed in the front/upper portion prior to installing the new floor. During the second phase, conducted in January 2019, segments identified on Figure 3 as A2, B2, D1, and E1 were installed. The January 2019 work also included the installation of the vertical piping in the Bank. The three Radon Fans were installed in January 2019. Representative photographs of the installation are presented in Appendix E.

As mentioned above, due to the renovation of the former Bank into the Rehab Center, the suction pit and vertical piping for System C were relocated approximately 4 feet from the original location in May 2022 (see Section 4.0).

3.6 REMEDIAL PERFORMANCE / DOCUMENTATION SAMLING

3.6.1 Soil Sampling from Trenches

As mentioned above, End-Point soil samples from the bottom and sidewalls of the trenches for the horizontal piping in the former dry cleaner unit were collected and analyzed for VOCs. Since the goal of this IRM was to install the SSDS horizontal piping under the slab and within the excavated trenches so redevelopment could occur, the soil samples were collected as a means to further ascertain concentrations in the sub-slab soils since they were accessible. The locations

are shown on Figure 3. Analytical results, showing only those compounds detected, are presented in Table 1.

The following locations had VOCs reported above Unrestricted Use SCOs:

Piping Segment	Sample ID	Sample Description	Parameter	Concentration (mg/kg)	SCO* (mg/kg
C1	1-N	Sidewall	PCE	18	1.3
			TCE	0.57	0.47
B1	3-B	Bottom	PCE	6.4	1.3
Piping Segment	**Sample ID**	**Sample Description**	**Parameter**	**Concentration (mg/kg)**	**SCO* (mg/kg**
B1	3-E	Sidewall	PCE	9.1	1.3
			TCE	1.1	0.47
B1	3-W	Sidewall	PCE	120	1.3
			TCE	1.4	0.47
B2	B2 B	Bottom	PCE	12	1.3
B2	B2 SW-1	Sidewall	PCE	230	1.3
			TCE	0.83	0.47
D1	D1 B	Bottom	Acetone	0.067	0.05
E1	E1 B	Bottom	Acetone	0.060	0.05

* Unrestricted Use SCOs from 6 NYCCR Table 375-8(a). These SCOS represent the lowest of the three values for protection of groundwater, ecological resources, and public health.

The results indicate levels of PCE and TCE in soils above SCOs in soil samples from the trenches for piping segments located in the western side of the former dry cleaner unit (i.e., from segments C1, B1 and B2). Levels of acetone were detected above SCOS in samples from D1 and E1 trenches. However, acetone is typically a laboratory contaminant and has not been identified as a compound of concern at this Site.

3.6.2 Post-installation Testing

The following sections describe the testing conducted by Stantec after the initial systems were installed. The tests consisted of differential pressure readings from accessible sub-slab vacuum points (i.e., pressure field test) and indoor air sampling. Testing associated with the re-located System C in the Rehab Center is described in Section 4.0.

3.6.2.1 *January 2019*

Approximately 2 weeks after installation, Stantec tested the SSDSs in late-January 2019. A pressure field test was conducted by collecting differential pressure measurements at all accessible sub-slab points and by collecting indoor air quality (IAQ) samples at three locations in the former dry cleaner unit (identified as Cleaner, Cleaner 2, and Cleaner 3) and two locations in the Bank (identified as Bank-1 and Bank-2). Differential pressures were recorded using an Infiltec DM-1 micro-manometer, which measures differential pressures from -0.2204 in Hg to +0.1617 in Hg with a resolution of 0.0001 in Hg.

The IAQ samples were located at previously sampled locations and collected over 8-hours using 6-liter Summa canisters. One outside ambient air sample was also collected over 8-hours in the back parking lot, near the corner of the building (see Figure 2). Lastly, one grab sample from the vent stack emanating from the System B Fan was also collected.

The differential pressure readings measured on January 23, 2019 in the former dry cleaner unit and the Bank are presented on Table 2 and on Figures 6 and 7, respectively. As shown, the readings in the former dry cleaner space ranged from -0.005 in-Hg at VMP-4R in the Mechanical Room to -0.0386 in-Hg at SG-1 in the lower storage room area. The reading at VMP-2R in the upper renovated space was 0.0103 in-Hg. The positive differential pressure reading is assumed to be a function of temperature changes in the void space between the concrete flooring at this location causing positive pressure before temperatures equilibrate. The readings inside the Bank were -0.0022 in-Hg at SG-4 and 0.0001 in-Hg at SG-6A.

Results of the IAQ samples from January 23, 2019 are incorporated into the historical database as shown on Table 3. As shown, levels of PCE in the former dry cleaner unit were 0.74 ug/m3 in the lower storage area (Cleaner) and 0.54 ug/m3 and 0.55 ug/m3 in the upper renovated space (Cleaner 2 and Cleaner 3, respectively). All results were also reported as "estimated ("J"). TCE was not detected at the laboratory reporting limit of 0.19 ug/m3 in any of the three IAQ samples in the former dry cleaner. Levels of PCE in the Bank were reported at 0.50 J ug/m3 in the customer area (Bank 1) and 0.78 J ug/m3 in the kitchen (Bank 2). TCE was also reported as non-detect in both Bank samples. The levels of PCE, TCE and other detected volatile compounds are similar to the levels in the Ambient air sample. Also, the levels of PCE and TCE in the System B Effluent vent stack sample (220 ug/m3 and 5.9 ug/m3, respectively) indicate that the SSDSs are removing sub-slab vapors.

3.6.2.2 *October 2019*

As mentioned above, due to access issues in the Bank, sub-slab probes, SG-9, SG-10, SG-11, and SG-12, were installed in early-October 2019. Following their installation, Stantec collected differential pressure readings at all accessible probes and collected 8-hour IAQ samples from the same five locations (Cleaner, Cleaner 2, Cleaner3, Bank-1, and Bank-2). One ambient air sample was also collected over 8-hours in the back parking lot, near the corner of the building.

The differential pressure readings measured on October 16, 2019 are presented in Table 2 and on Figures 6 and 7. As shown, the readings in the former dry cleaner space ranged from -0.0004 in-Hg at VMP-3R in the Mechanical Room to -0.0902 in-Hg at VMP-7 in the lower storage room area. The reading at VMP-2R in the upper renovated space was -0.0319 in-Hg.

The readings inside the Bank ranged from -0.0002 in-Hg at SG-12 to -0.0182 in-Hg at SG-11. Readings in the three points furthest from the SSDS located in the Bank's kitchen were 0.0000 in-Hg at SG-6A, -0.0007 in-Hg at SG-9, and -0.0003 in-Hg at SG-10. Although these readings indicate a minimal influence, the points are the furthest from the System C SSDS, which is located in the kitchen.

It is important to note that during this testing event, the fan associated with the System B SSDS in the former dry cleaner unit was observed to have malfunctioned in the early-afternoon. Stantec worked with the installation contractor, but was not able to get this fan working. Although the SSDS in the former dry cleaner unit now had only one fan operating, negative pressures were still measured in the afternoon at four vacuum measuring points in the mechanical room and rear storage area of the former dry cleaner area (VMP-3R, VMP-4R, VMP-5, and VMP-6).

Results of the IAQ samples from October 16, 2019 have also been incorporated into the historical database as shown on Table 3. As shown on Table 3, levels of PCE in the former dry cleaner unit were 1.3 ug/m3 in the lower storage area (Cleaner) and not detected at the laboratory reporting limit of 1.4 ug/m3 and 0.21 ug/m3 in the upper renovated space (Cleaner 2 and Cleaner 3, respectively). All detected results were also reported as "estimated ("J"). TCE was not detected at the laboratory reporting limit of 0.19 ug/m3 in any of the three IAQ samples in the former dry cleaner. Levels of PCE in the Bank were reported at 0.45 J ug/m3 in the customer area (Bank 1) and 0.63 J ug/m3 in the kitchen (Bank 2). TCE was also reported as non-detect in both Bank samples. The levels of PCE, TCE and other detected volatile compounds are similar to the levels in the Ambient air sample.

3.6.2.3 *February 2020*

On January 23, 2020, Stantec oversaw the replacement of the malfunctioned Fan associated with the System B SSDS. The new Fan (a RadonAway GP-501) was the same model with the same ratings and velocity as the malfunctioned fan. The new fan was successfully installed and observed to be operating and creating a vacuum.

On February 11, 2020, Stantec returned to the Site to conduct a pressure field test. Stantec measured differential pressure readings (in inches Mercury or in-Hg) at the various sub-slab measuring points with an Infiltec DM-1 digital micro-manometer. Stantec also measured the

vacuum at the manometers associated with the three Fans with the micromanometer. Each of the three manometers are located at a central control panel located in the rear storage room of the former Cleaner. No IAQ samples were collected.

The differential pressure readings measured on February 11, 2020 are presented on the attached Table 2 and on Figures 6 and 7. As shown, the readings in the former dry cleaner space ranged from -0.0003 in-Hg at VMP-3R in the Mechanical Room to -0.0699 in-Hg at VMP-7 in the lower storage room area. The reading at VMP-2R in the upper renovated space was -0.0301 in-Hg. The vacuum measured at the manometers for System A and System B were -0.1243 in-Hg and -0.1412 in-Hg, respectively.

The readings inside the Bank ranged from -0.0115 in-Hg at SG-4 to 0.0002 at SG-12. Readings in the three points furthest from the System C SSDS located in the Bank's kitchen were 0.0001 in-Hg at SG-6A, -0.0003 in-Hg at SG-9, and 0.0001 in-Hg at SG-10. The vacuum measured at the manometer for System C exceeded the ranged of the micromanometer (i.e., > -0.2207 in-Hg).

The observations and readings indicate that the SSDS is creating a vacuum beneath the entire slab at the former dry cleaner unit. The readings from the points inside the Bank, indicate the System C SSDS is creating a vacuum beneath a large portion of the slab, from the kitchen area through the majority of the customer area. The data indicate a minimal influence at the outer edges or walls of the Bank customer area (SG-6A, SG-9, SG-10, and SG-12).

It is important to note that Stantec conducted a vapor intrusion investigation inside the Bank in March 2017 and February 2018 that consisted of sub-slab soil gas and indoor air quality samples. The results of this investigation, which were presented in Stantec's Remedial Investigation Report (dated March 30, 2018), were compared to the NYSDOH Decision Matrices and concluded No Further Action at the two soil gas points (SG-6 and SG-6A) located in the Bank customer area. The results of the investigation indicated Mitigation Required at only the SG-4 point inside the Bank kitchen area. The data show that the SSDS System C is creating a sufficient vacuum under the kitchen that also extends under the customer area (at the SG-6 location).

Based on these results, Stantec concludes that the SSDSs in both building units (System A and B in the former Cleaner and System C in the Bank) are operating as intended and installed. The data indicate that there is a vacuum under the floor of the former dry cleaner unit and under a large portion of the floor of the Bank, even under those areas where No Further Action is warranted (i.e., at SG-6).

3.7 IMPORTED MATERIAL DOCUMENTATION

Pea stone was imported to the Site during construction activities. Documentation from the contractor regarding the pea stone is provided in Appendix F.

3.8 REMAINING CONTAMINATION

3.8.1 Soils

Based on observations and sampling data from the RI and IRM programs, contamination remains in subsurface soils in the interior portions of the former dry cleaner unit only, at the Site.

From the data presented in the RIR, from borings drilled inside the former dry cleaner unit, along with the data discussed herein (from samples collected from sidewalls and bottoms of trenches), it is apparent that there are locations of soils underlying the former dry cleaner unit that are impacted with cVOCs above SCOs (see Figure 8).

The individual VOCs exceeding SCOs in the soil samples included:

Chemical	Data Results	Applicable SCO (mg/kg)
Acetone	0.055 mg/kg at B-109 (3.5-5.0 ft) 2.2 mg/kg at B-113 (12.9 ft) 0.060 mg/kg at E-1 B (19 in) 0.067 mg/kg at D-1 B (19 in)	0.05
Cis-1,2-DCE	0.31 mg/kg at B-110 (14.5 ft) 2.2 mg/kg at B-113 (12.9 ft)	0.25
PCE	4.4 mg/kg at B-110 (6.5 ft) 1.4 mg/kg at B-110 (14.5 ft) 3.0 mg/kg at B-113 (6.5 ft) 52 mg/kg at B-113 (12.9 ft) 18 mg/kg at B-114 (1.0 ft) 6.4 mg/kg at 3-B (19 in) 91 mg/kg at 3 E (9 in) 120 mg/kg at 3 W (9 in) 18 mg/kg at 1N (9 in) 12 mg/kg at B-2 B (19 in) 230 mg/kg at B-2 SW-1 (9 in)	1.3
TCE	0.49 mg/kg at B-110 (6.5 ft) 4.1 mg/kg at B-113 (12.9 ft) 7.8 mg/kg at B-114 (1.0 ft) 1.1 mg/kg at 3 E (9 in) 1.4 mg/kg at 3 W (9 in) 0.57 mg/kg at 1N (9 in) 0.83 mg/kg at B-2 SW-1 (9 in)	0.47
VC	0.056 mg/kg at B-113 (12.9 ft) 4.1 mg/kg at B-113 (12.9 ft)	0.02

The soil quality data show that soils impacted by the contaminants of concern (cVOCs, including PCE and breakdown products TCE, cis-1,2-DCE, and VC) are located within the former dry cleaner unit and are not wide-spread across the property.

3.8.2 Groundwater

There were no groundwater analytical data collected during this IRM. The groundwater results were presented in the RIR and are briefly summarized in this section. A spider map presented as Figure 6 in the RIR is included herein as Figure 9 for illustrative purposes.

The groundwater analytical results reported concentrations of cVOCs at levels exceeding GWQS at just two shallow wells (MW-1S and MW-2S). The specific chemicals of concern included PCE and its breakdown products (TCE, 1,1-DCE, cis-1,2-DCE, and VC). cVOCs at levels exceeding GWQS are also shown at five deep wells (MW-1D, MW-2D, MW-3D, MW-101D, and MW-201D). The specific contaminants of concern (COCs) are similar to the shallow wells (PCE and breakdown products), but levels of 1,1-dichloroethane (1,1-DCA) and 1,2-DCA above GWQS are also shown in each of the deep wells.

The horizontal distribution of cVOC exceedances in the shallow wells appears to be to the north of (downgradient of), and in close proximity to, the former dry cleaner store unit at wells MW-1S (located about 15 feet to the north of the store) and MW-2S (located about 20 feet north-northeast of the store). Concentrations in MW-1S appear to be higher than in MW-2S. The horizontal distribution of cVOC exceedances in the deep wells appears to be slightly more widespread, extending 10 to 15 feet to the north and northeast of the store at MW-1D and MW-2D and approximately 40 feet to the southeast at MW-101D. At MW-101D, exceedances of cis-1,2-DCE and VC were detected. Levels of 1,1-DCA and 1,2-DCA are also indicated at MW-101D as well as MW-201D (10 feet south of the store) and MW-3D (70 feet north of the store). Groundwater flownets, presented at Figures 4A and 4B in the 2028 RIR, are included herein as Figures 10A and 10B for illustrative purposes. As depicted on these flownets, groundwater is shown to converge from the north and from the south and then flows towards the east. Due to this convergent nature of groundwater flow, wells MW-101S, MW-101D, MW-201D, and MW-3D appear to be upgradient of the former drycleaner unit.

Concentrations of cVOCs are consistently higher (by at least an order of magnitude) in the shallow wells than in the deep wells. Data from three sampling events (October 2008, July 2013, and November 2017) show an increase from October 2008 to July 2013 and then a decrease from July 2013 to November 2017.

The analytical data indicate that groundwater contamination is not widespread and appears to be decreasing. Like soil impacts, the distribution of exceedances of GWQS appears to be in wells located to the north of the former dry cleaner unit.

A Supplemental Remedial Investigation Workplan (SRIWP) that included an update of the previously submitted August 2018 Quality Assurance Project Plan (QAPP) for collecting additional groundwater samples for VOCs, as well as for emerging contaminants identified as 1,4-dioxane (1,4-D) and per- and poly-fluoroalkyl substances (PFAS), was submitted to NYSDEC on February 16, 2022 and approved by NYSDEC on March 14, 2022. Results of this sampling will be evaluated to assess trends in VOCs and impacts (if any) from the emerging contaminants and presented in a Supplemental Remedial Investigation Report under separate cover.

4.0 Re-location of System C

As mentioned above, in mid-March 2022, Stantec was notified by Feil that the former Bank was being renovated by a new tenant into a Rehab Center operated by Northwell Health (Northwell) and that the solid PVC piping for the SSDS in the former Bank (identified as System C) would be located in the middle of a hallway in the new Rehab Center. Stantec subsequently worked with Feil and Northwell to relocate System C to an unobtrusive location. The following sections describe the work associated with the relocation of the System C SSDS in the Rehab Center that was conducted between March and July 2022.

4.1 PRE-RELOCATION TESTING

The following sections describe the testing conducted by Stantec on the existing System C SSDS (before it was relocated). The tests consisted of differential pressure readings from accessible sub-slab vacuum points (i.e., pressure field test), air flow measurements from accessible vent stacks, and indoor air and sub-slab soil gas sampling. The differential pressure readings measured are presented on Table 2. Locations are depicted on Figure 3 and Figure 4A. Note that Figure 4A depicts the floor plan of the new Rehabilitation Center.

4.1.1 March 2022

On March 29 and 30, 2022, Stantec mobilized to the Site and tested the SSDSs. On March 29, 2022, Stantec collected indoor air quality (IAQ) samples at three locations in the former dry cleaner unit (identified as Cleaner, Cleaner 2, and Cleaner 3), two locations in the former Bank (identified as Bank-1 and 2), and one outside/ambient air location. These IAQ samples were collected over an 8-hour time period using six-liter Summa Canisters.

On March 30, 2022, Stantec returned to the Site and collected sub-slab soil gas (SSSG) samples from three sub-slab probes in the former dry cleaner (VMP-2R, VMP-3R, and VMP-4R) and six of the seven probes in the former Bank (SG-6, SG-6A, and SG-9 to SG-12). A soil gas sample was attempted at SG-4, but was terminated after water was observed flowing through the tubing into the Summa Canister. Lastly, one grab sample from the vent stack emanating from the System C Fan was also collected. This vent stack sample is identified as System C Effluent. These SSSG and vent stack samples were collected over a 5-minute time period using 1-liter Summa Canisters. The IAQ, Ambient, SSSG, and Effluent vent stack samples were submitted to Test America Inc of Burlington, VT for TO-15 analysis in NYS Category B data deliverable format. A qualified party, independent from the laboratory performing the analysis, then conducted Data validation and Data Usability Summary Report (DUSR). The laboratory report and DUSR were submitted to NYSDEC under separate cover.

On March 30, 2022, a pressure field test was also conducted by collecting differential pressure measurements at all accessible sub-slab points. Differential pressures were recorded using an

Infiltec DM-1 micro-manometer, which measures differential pressures from -0.2204 in Hg to +0.1617 in Hg with a resolution of 0.0001 in Hg. Air flow was measured at the System C vent stack using a TSI-Velocicalc meter.

The differential pressure readings measured on March 30, 2022 in the former dry cleaner unit Rehab Center are presented on Table 2. As shown, the readings in the former dry cleaner space ranged from -0.009 in-Hg at VMP-3R and VMP-4R in the Mechanical Room to -0.0599 in-Hg at VMP-7 in the lower storage room area. The readings in the Rehabilitation Center ranged from -0.0007 in-Hg at SG-9 to -0.0128 in-Hg at SG-11. These values are consistent with previous measurements. The air flow at the System C vent stack was measured at 13.5 cubic feet per minute (CFM). Note this was the first time air flow was measured at this location.

Results of the IAQ samples from March 29, 2022 are incorporated into the historical database as shown on Table 3. As shown, levels of PCE in the former dry cleaner unit were 0.20 J ug/m3 in the lower storage area (Cleaner) and 0.21 J ug/m3 and non-detect (1.4 U ug/m3) in the upper renovated space (Cleaner 2 and Cleaner 3, respectively). Not that the "J" indicates an estimated value. TCE was not detected at the laboratory reporting limit of 0.19 ug/m3 in any of the three IAQ samples in the former dry cleaner.

Levels of PCE in the IAQ samples from the Rehab Center were reported at 0.19 J ug/m3 in the gym area (Bank 1) and non-detect in the break room (Bank 2). TCE was also reported as non-detect in both Bank 1 and Bank 2 samples. The levels of PCE, TCE, and other detected volatile compounds are similar to the levels in the Ambient air sample.

Results of the SSSG samples from March 30, 2022 are incorporated into the historical database as shown on Table 4. As shown, levels of PCE in the former dry cleaner unit were 43 ug/m3 in VMP-2R, 13 J ug/m3 in VMP-3R, and 380 ug/m3 in VMP-4R. TCE concentrations were 6.0 ug/m3 in VMP-2R, non-detect in VMP-3R, and 3.9 ug/m3 in VMP-4R. Note that this is the first time these three probes have been sampled. In general, the results indicate that PCE remains in the sub-slab soil gas beneath the former cleaner.

PCE concentrations in the probes in the Rehab Center were not detected (at a method detection limit of 14 ug/m3) in all probes except SG-6, where PCE was reported at 3.8 J ug/m3. TCE was not detected (at a method detection limit of 1.9 ug/m3) in all probes except SG-10, where TCE was reported at 1.6 J ug/m3. The levels show a decreasing trend in SG-6 and SG-6A. This is the first time SG-9 to SG-12 have been sampled. Again, SG-4 was not sampled during this event due to water being observed flowing through the tubing into the Summa Canister

4.1.2 April 2022

On April 29, 2022, Stantec returned to the Site and tested the SSDSs. During this event, a soil gas sample was again attempted at SG-4, but was terminated after water was again observed flowing through the tubing into the Summa Canister. Stantec, therefore, cored through the sub-

slab and set a permanent Vapor Pin approximately 8 feet to the northeast of the original location of SG-4. The new location for SG-4 was behind the door of the break room, so that it would be accessible, but out of the way for tenants. A successful SSSG sample was then collected and submitted to Test America Inc of Burlington, VT for TO-15 analysis in NYS Category B data deliverable format. A qualified party, independent from the laboratory preforming the analysis, then conducted Data validation and Data Usability Summary Report (DUSR). The laboratory report and DUSR were submitted to NYSDEC under separate cover.

The analytical results are presented in Table 4. PCE was reported at 6.2 J ug/m3. TCE was not detected (at a method detection limit of 1.9 ug/m3). These levels show a decreasing trend at this location.

Stantec also collected differential pressure measurements at all accessible locations and air flow measurements at System C. The differential pressure readings measured on April 29, 2022 in the former dry cleaner unit and the Rehab Center are presented on Table 2. As shown, the readings in the former dry cleaner space ranged from -0.0003 in-Hg at VMP-4R in the Mechanical Room to -0.0840 in-Hg at VMP-7 in the lower storage room area. The readings in the Rehab Center ranged from -0.0006 in-Hg at SG-6A to -0.0538 in-Hg at SG-4. Air flow was measured at the System C vent Stack at 18.3 CFM. These values are consistent with previous measurements.

The overall data indicate that System C continues to create a vacuum under the slab of the Rehabilitation Center.

4.1.3 NYSDOH Decision Matrix for 2022 Sub-slab Soil Gas and Indoor Air Results

Stantec has evaluated the sub-slab and IAQ results in accordance with Section 3.4 (Decision Matrices) of the NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York (October 2006, revised May 2017). The Decision Matrices used to compare sub-slab vapor with indoor air concentrations in order to develop recommended actions. NYSDOH has developed three matrices:

- Matrix A for evaluating TCE, cis-1,2-DCE, 1,1-DCE, and carbon tetrachloride;
- Matrix B for evaluating PCE and 1,1,1-trichloroethane (1,1,1-TCA), and methylene chloride; and
- Matrix C for evaluating vinyl chloride.

Soil Vapor/Indoor Air Matrix A
TCE, cis-1,2-DCE, 1,1-DCE, Carbon Tetrachloride

	INDOOR AIR CONCENTRATION OF COMPOUND (UG/M3)		
SUB-SLAB VAPOR CONCENTRATION OF COMPOUND (UG/M3)	**< 0.2**	**0.2 to < 1**	**1 and above**
< 6	1. No further action	2. No further action	3. IDENTIFY SOURCE(S) and RE-SAMPLE or MITIGATE
6 to < 60	4. No further action	5. Monitor	6. MITIGATE
60 and above	7. MITIGATE	8. MITIGATE	9. MITIGATE

- Carbon tetrachloride was not detected (at 2.2 U ug/m3) in sub-slab samples from the Bank (SG-4, SG-6, SG-6A, and SG-9 – SG-12). The corresponding indoor air results for Bank 1 (0.37 ug/m3) and Bank 2 (0.35 ug/m3) fall within 0.2 to < 1. Levels in the former dry cleaner were similar (i.e., non-detect in the sub-slab samples and 0.31 ug/3 to 0.36 ug/m3 in the indoor air samples). This puts carbon tetrachloride in both units in Category 2 (i.e., No further action).
- Concentrations of both cis-1,2-DCE and 1,1-DCE were reported as non-detect (at 2 U ug/m3 and 1.4 U ug/m3, respectively) in all sub-slab samples and non-detect (at 0.20 U ug/m3 and 0.14 U ug/m3, respectively) in the indoor air samples. This would place these compounds in Category 1 (i.e., No further action).
- Levels of TCE were reported in the sub-slab samples in the Bank as non-detect (at 1.9 U ug/m3) in all samples except SG-10 (1.6 ug/3). TCE in the indoor air samples from the Bank were non-detect (at 0.19 U ug/m3). This would place TCE in Category 1 (i.e., No further action). TCE in sub-slab samples in the former dry cleaner ranged from 1.9 U

mg/m3 to 6.0 ug/m3 (i.e., 6 to <60 ug/m3). Levels in the indoor air samples were non-detect at 0.19 U (i.e., < 0.2 mg/m3). This would place TCE in Category 4 (i.e., No further action).

Soil Vapor/Indoor Air Matrix B
(PCE, 1,1,1-TCA, and Methylene Chloride)

	INDOOR AIR CONCENTRATION OF COMPOIND (UG/M3)		
SUB-SLAB VAPOR CONCENTRATION OF COMPOUND (UG/M3)	**< 3**	**3 to < 10**	**10 and above**
< 100	1. No further action	2. No further action	3. IDENTIFY SOURCES(S) and RE-SAMPLE or MITIGATE
100 to < 1,000	4. No further action	5. Monitor	6. MITIGATE
1,000 and above	7. MITIGATE	8. MITIGATE	9. MITIGATE

- PCE was reported in the sub-slab samples in the Bank as non-detect (at 14 U ug/m3) in all samples except SG-4 (6.2 ug/m3) and SG-6 (3.8 ug/m3). PCE in the indoor air samples from the Bank were non-detect (at 0.19 U ug/m3). This would place PCE in Category 1 (i.e., No further action). PCE in sub-slab samples in the former dry cleaner ranged from 13 ug/m3 to 380 ug/m3). Levels in the indoor air samples were non-detect at 0.19 U. This would place TCE in Category 4 (i.e., No further action).

- 1,1,1-TCA was not detected in any sub-slab or indoor air sample. So, this compound falls in Category 1 (No further action).

- Methylene chloride was reported in the sub-slab samples in the Bank as non-detect (at 17 U ug/m3) in all samples. Methylene chloride in the indoor air samples from the Bank ranged from non-detect (at 1.7 U ug/m3) to 0.97 mg/m3. This would place methylene chloride in Category 1 (i.e., No further action). Methylene chloride in sub-slab samples in the former dry cleaner ranged from non-detect (at 17 ug/m3) to 27 ug/m3. Levels in the indoor air samples ranged from non-detect (at 1.7 U mg/m3) to 0.82 ug/m3. This would place methylene chloride in Category 1 (i.e., No further action).

Soil Vapor/Indoor Air Matrix C
(Vinyl Chloride)

	INDOOR AIR CONCENTRATION OF COMPOIND (UG/M3)	
SUB-SLAB VAPOR CONCENTRATION OF COMPOUND (UG/M3)	**< 0.2**	**0.2 and above**
< 6	1. No further action	2. IDENTIFY SOURCES(S) and RE-SAMPLE or MITIGATE
6 to < 60	3. MONITORI	4. MITIGATE
60 and above	5. MITIGATE	6. MITIGATE

- Vinyl Chloride was not detected in any sub-slab or indoor air sample. So, this compound falls in Category 1 (No further action).

4.2 SUB-SLAB DEPRESSURIZATION SYSTEM C RELOCATION/INSTALLATION

As mentioned above, Stantec worked with Feil and Northwell to relocate System C approximately 4 feet to the north of the existing System (see Figure 4A). This location was selected because the solid PVC pipe would be enclosed within a new wall and no longer visible. The work was conducted by Feil's plumbing contractor (JAM Plumbing and Heating) on May 4, 2022. During the work, the doors of the Rehab Center were open to create ventilation. The relocation work was conducted in the same manner as the initial installation work as described below.

- The existing System was turned off.
- A clean 12-inch diameter core through the concrete (approximately 11-inches thick) was made at the location pre-marked by Stantec.
- The underlying soils were then cleaned out to a depth of 18 inches below top of slab.
- One to two inches of clean sand was poured into the bottom of suction pit.
- A 4-inch diameter slotted PVC pipe was centered in the suction pit, attached to solid piping, and backfilled with pea stone.
- New concrete was poured into the hole and around the pipe.
- The solid PVC piping was extended vertically through the ceiling and over to the roof and connected to the existing blower fan (model RadonAway SF-180).
- The PVC piping for the original system was then cut at the floor and filled with concrete.

- The new system was turned on.

Representative photographs of the installation are presented in Appendix E.

4.3 POST-INSTALLATION PERFORMANCE TESTING

The following sections describe the testing conducted by Stantec after System C was relocated. The tests consisted of differential pressure readings from accessible sub-slab vacuum points (i.e., pressure field test) and air flow measurements at the Radon Fans.

4.3.1 May 2022

Approximately 3 weeks after installation and operation of the relocated System C SSDS, Stantec tested the SSDSs on May 26, 2022. A pressure field test was conducted by collecting differential pressure and air flow rate measurements at all accessible sub-slab points and vent stacks.

The differential pressure readings measured on May 26, 2022 in the former dry cleaner unit and the Rehab Center are presented in Table 2. As shown, the readings in the former dry cleaner space ranged from -0.0003 in-Hg at VMP-3R in the Mechanical Room to -0.0914 in-Hg at VMP-7 in the lower storage room area. The reading at VMP-2R in the upper renovated space was -0.0579 in-Hg. The readings inside the Rehabilitation Center ranged from -0.0001 in-Hg at SG-6A to -0.0397 at SG-11. Note that due to the renovations, SG-6 is not accessible.

Differential pressure readings measured at the three System manometers were -0.1631 in-Hg at System A, -0.1598 in-Hg at System B, and -0.1815 in-Hg at System C. Air flow was measured at 17.2 cubic feet per minute (CFM) at the System A vent stack. The vent stack for System B was not accessible, so no air flow measurement taken. At the vent stack for System C, no measurable flow was observed.

4.3.2 June 2022

Due to the fact that vacuum was measured in the probes in the Rehab Center and at the System C manometer, but no measurable air flow at the vent stack, Stantec returned to the Site on June 3, 2022 to conduct additional testing. The June 3, 2022 pressure field tests were conducted by collecting differential pressure measurements at all accessible sub-slab points and air flow rates at the accessible vent stacks while periodically turning the various systems (A, B, and C) off and on. The differential pressure and air flow measurements from the testing are incorporated into Table 2 (the last three columns). The chronology (24-hr clock) of the testing is described below.

0930 Initial differential pressure (DP) readings, with All Systems Running. DPs appear consistent with the readings measured on May 26th. Air flow as measured at the System A stack at 22.5 CFM and at the System C stack at 5 CFM.

1050 System C shut off.

1150 DPs measured with Systems A&B Running and System C Off. DPs in the probes (VMP2 – VMP-7) located in the former Cleaners show similar/consistent levels as previously measured, ranging from -0.0005 in-Hg at VMP-3 to -0.0939 in-Hg at VMP-7. DPs in probes in the western portion of the Rehab Center close to the former Cleaners depict an influence, with levels of - 0.0019 in-Hg at SG-4, -0.0006 in-Hg at SG-11, and -0.0025 in-Hg at SG-12. The probes located further away in the Rehab Center show little influence. Air flow was measured at the System A stack at 21.5 CFM and at the System C stack at 1.1 CFM. This measurement of minimal air flow from System C is likely due to passive flow after the system was turned off.

1225 System C turned back on and Systems A&B shut off.

1325 DPs measured with System C running and Systems A&B off. DPs in Rehab Center probes located close to System C show influence/vacuum, with levels of - 0.0932 in-Hg at SG-4, -0.0355 in-Hg at SG-11, and -0.0004 in-Hg at SG-12. The probes located further away in the Rehab Center and in the former Cleaners show little influence. Air flow was measured at the System A stack at 0.6 CFM and at the System C stack at 4.9 CFM. This measurement of minimal air flow from System A is likely due to passive flow after the system was turned off.

Based on these results, Stantec concluded that the SSDSs, including the relocated System C, are operating as intended and installed and creating a vacuum under the former dry cleaner and pertinent area of the Rehab Center. Due to the less than optimum or efficient air flow, Stantec returned to the Site on June 29, 2022 after allowing the three systems to run for an additional three weeks to again measure differential pressures and air flows. As shown on Table 2, the readings were consisted with previous levels. It was subsequently decided to reconfigure the piping at the ceiling to try and improve the air flow from the System C Radon Fan.

4.3.3 July 2022 Piping Replacement

The tests conducted by Stantec on this relocated System C SSDS indicated that, although it was creating a vacuum under the slab, it did not seem to be running as efficient as the original location. The air flow coming out of the fan on the roof after the re-location has been measured at 5 cubic ft per minute (CFM). This compared to 15 CFM before it was moved (i.e., the original location). Therefore, Stantec and Jam Plumbing returned to the Rehab Center to evaluate the existing piping. The fan was turned off, the piping taken apart both above the floor and below the fan, and a flashlight used to look up and down the pipe. No blockage was observed. So, as the piping was put back together, the current two 90-degree bends at the ceiling were replaced with a series of angled pipes to create a smoother flow. A photo of this new configuration is presented on the Photolog in Appendix E. Details of this configuration are shown on Figure 5a.

Approximately 3 weeks after the reconfiguration of the piping in the Rehab Center, Stantec tested the SSDSs on July 27, 2022. A pressure field test was conducted by collecting differential pressure and air flow rate measurements at all accessible sub-slab points and vent stacks.

The differential pressure readings measured on July 27, 2022 in the former dry cleaner unit and the Rehab Center are presented in Table 2. As shown, the readings in the former dry cleaner space ranged from -0.0007 in-Hg at VMP-3R in the Mechanical Room to -0.1261 in-Hg at VMP-7 in the lower storage room area. The readings inside the Rehabilitation Center ranged from -0.0000 in-Hg at SG-6A to -0.1094 at SG-4.

Differential pressure readings measured at the three System manometers were -0.2160 in-Hg at System A, -0.2102 in-Hg at System B, and -0.2168 in-Hg at System C. Air flow was measured at 22.93 cubic feet per minute (CFM) at the System A vent stack, 27.6 CFM at the System B vent stack, and 7.0 CFM at the System C vent stack.

These data indicate the overall work conducted on the System C SSDS, the relocation and reconfiguration of the piping, has increased the efficiency of the Radon Fan and measured vacuums. Stantec concludes that the systems are operating as intended and installed and are creating a vacuum under the former dry cleaner and pertinent area of the Rehab Center.

It is important to note that Stantec conducted a vapor intrusion investigation inside the former dry cleaner and former Bank in March 2017 and February 2018 that consisted of sub-slab soil gas and indoor air quality samples. The results of this investigation, which were presented in Stantec's Remedial Investigation Report (dated March 30, 2018), were compared to the NYSDOH Decision Matrices and concluded that mitigation was required in the former dry cleaner. The conclusions for the former Bank were for No Further Action at the two soil gas points (SG-6 and SG-6A) located in the former Bank customer area (now the gym area of the Rehab Center) and that mitigation was required at only the SG-4 point inside the former Bank kitchen area (now the Rehab Center break room). Although the results of the sub-slab soil gas and indoor air sampling conducted in March/April 2022 indicate No Further Action in the Rehab Center or former dry cleaner area, Stantec recommends that the three SSDSs continue to operate and that additional sub-slab and indoor air samples be collected during the next Winter heating season (December 1, 2022 to March 31, 2023) to determine whether any further vapor intrusion actions are required.

5.0 Engineering Institutional and Controls

5.1 ENGINEERING AND INSTITUTIONAL CONTROLS

An Operations, Maintenance, and Monitoring Plan has been developed to manage the engineering controls. With the construction, installation, and measured performance of the SSDSs effectively improving the quality of the indoor air in the former dry cleaner space and the Bank space, a condition of no significant risk to occupants of the spaces exists and the Interim Remedial Measures are considered complete. The SSDS operations and equipment are considered an engineering control necessary for the former dry cleaner and Bank spaces until such time that monitoring data demonstrate that the systems are no longer needed.

5.2 SSDS OPERATION, MAINTENANCE AND MONITORING (OM&M) PLAN

The following provides a brief summary of the controls implemented for the Site, as well as the inspections, monitoring, maintenance and reporting activities required by the OM&M Plan. Further details of the OM&M Plan are presented in Appendix B.

Site Identification: C241125. Former Johnny on the Spot Dry Cleaners, Whitestone, NY

Institutional Controls (ICs):	1. The property may be used for commercial, retail, or industrial use without further risk evaluation. Property use as residential, educations/institutional, or day care and recreational is permitted following favorable risk evaluation review prior to design and renovation.	
Engineering Controls (ECs):	1. Continuation and maintenance of Sub-Slab Depressurization Systems (SSDSs).	
	2. All ECs must be inspected at a frequency and in a manner defined in the OM&M Plan and outlined below.	
Inspections:		Frequency
1. Sub-Slab Depressurization Systems		Monthly
2. Discharge/Exhaust Areas		Annually

Site Identification: C241125. Former Johnny on the Spot Dry Cleaners, Whitestone, NY

Monitoring:	
1. Vacuum monitoring points	Monthly
2. Blowers/Radon Fans	Monthly
Maintenance:	
1. Blower maintenance	Monthly
Reporting:	
1. Monitoring and Maintenance Checklist Form	Monthly
2. Inspection Report	Monthly

5.2.1 Routine System Operation and Maintenance

- Pre-monitoring inspection: Inspection of the area to evaluate whether there is visible damage, blockage, missing components, or access limitations to sampling points. Confirm that building electrical power is on.
- Manufacturer's recommendations: System is plugged into a 120-volt outlet and start switch is turned on.
- Baseline measurements: Check for sound of the fan operating and operation light is on. Visually check and read manometer levels for negative pressure.
- Measure pressure from each sampling location using the specified devise: Infiltec DM-1 digital micro-manometer or equivalent.
- Check on the operations status to the remote sensing and alarm system.
- Document findings and take photos of any damage or repairs needed.

5.2.2 Non-Routine Operation and Maintenance

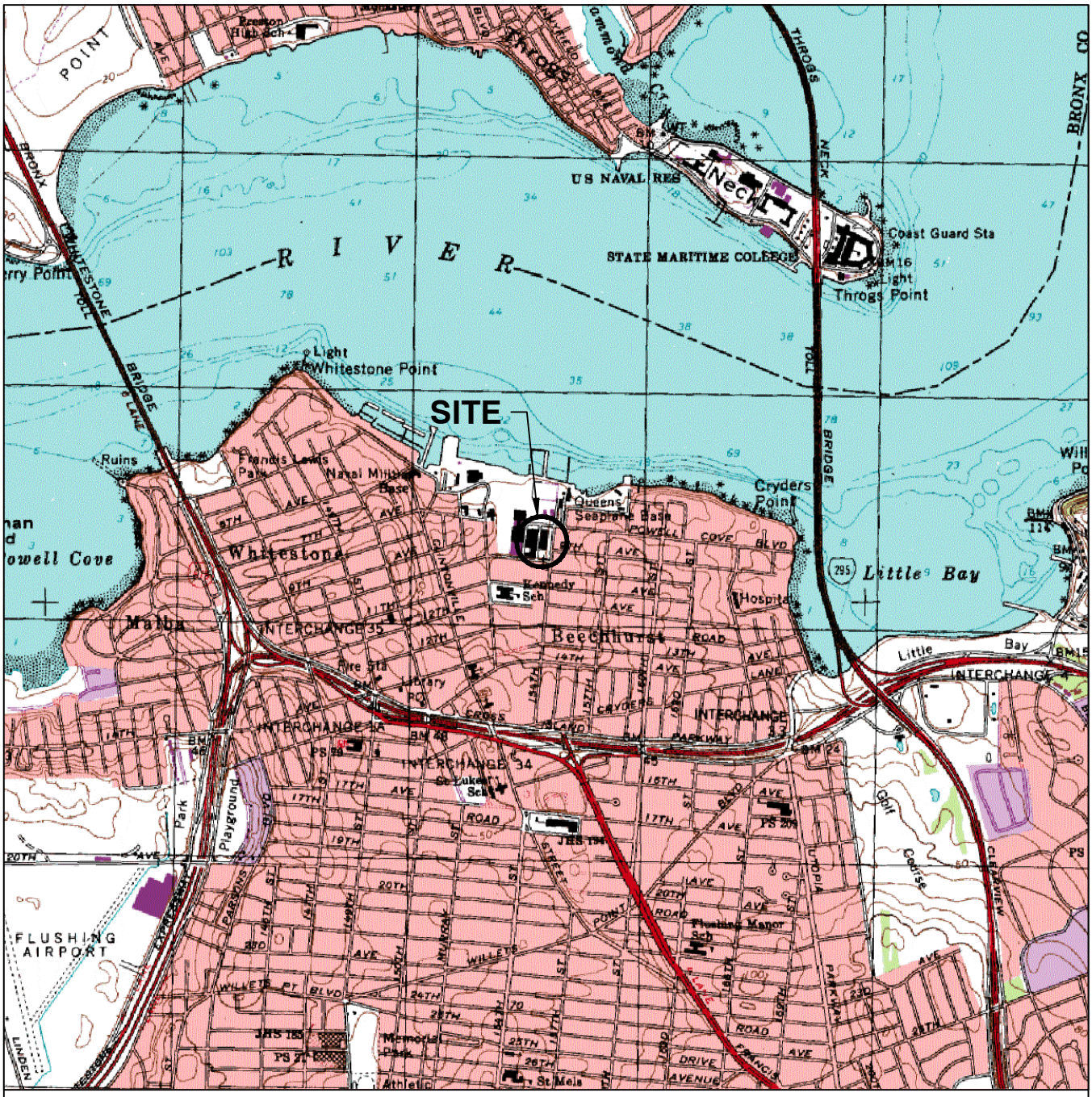
In the event of a non-routine system check and re-start. Full system performance is needed for:

- Warning devices initiated;
- Damage;
- Reduced effectiveness; and
- System or component replacement.

5.2.3 System Monitoring Devices and Alarms

The SSDSs are equipped with an alarm system (Sensaphone 400) that has an audio warning alarm and will call call-out to a Site contact and Stantec in case power is lost. In the event that alarm system is activated, applicable maintenance and repairs will be conducted, as specified in the OM&M Plan, and the affected SSDS will be restarted. Operational problems will be noted in the Periodic Review Report to be prepared for that reporting period. In addition, an electrical time meter will be installed that will continuously record the time that the systems are working, or not.

FIGURES



MAP SOURCE:

MICROSOFT RESEARCH MAPS

USGS FLUSHING [NY] QUAD
1992
40.7938°N, 73.8074°W (NAD83/WGS84)

2000 0 2000

Scale in feet

File: 3_20_18_WALBAUMS_FIG_1.dwg MARCH, 2018 191711695

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3/21/2018 5:02 PM

Stantec

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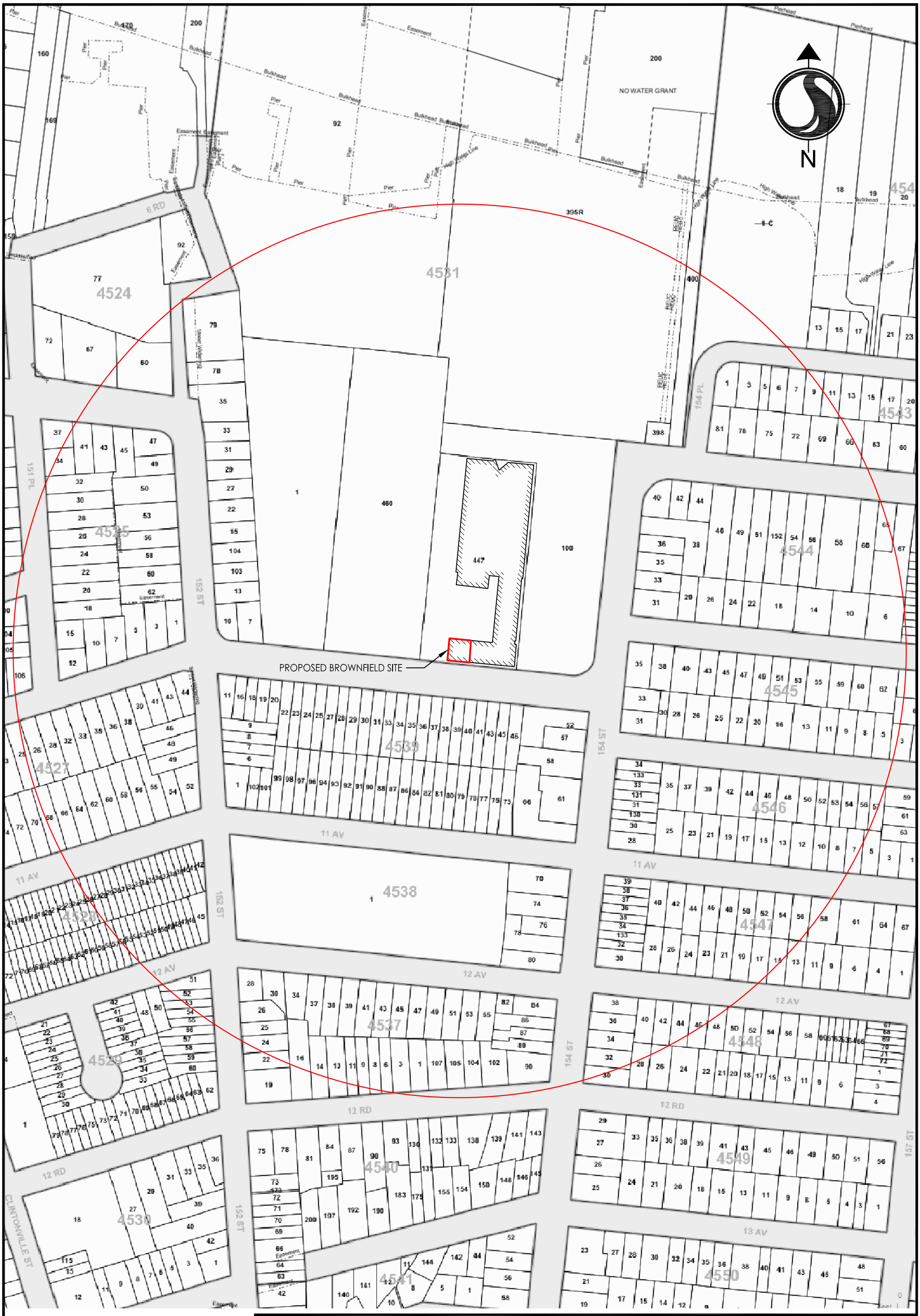
Fax. 603.669.7636
www.stantec.com

Client/Project
WALBAUM'S SUPERMARKET
152-45 TO 153-01 10TH AVE
WHITESTONE, QUEENS, NY

Figure No.
1.0

Title
SITE LOCATION MAP



Stantec Consulting Services Inc.

Stantec

STANTEC OFFICE LOCATION: AUBURN, NEW HAMPSHIRE				
DATE PREPARED: 3–20–18	DESIGNED BY: JJW	DRAWN BY: JJW	CHECKED BY: DFM	REVIEWED BY: RJN
REVISION DATE:	REVISION NO:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
PROJECT NAME/FILE NAME: 10TH AVE WHITESTONE, NY		PROJECT NUMBER/PHASE: 191710864	SCALE: 1" = 200'	

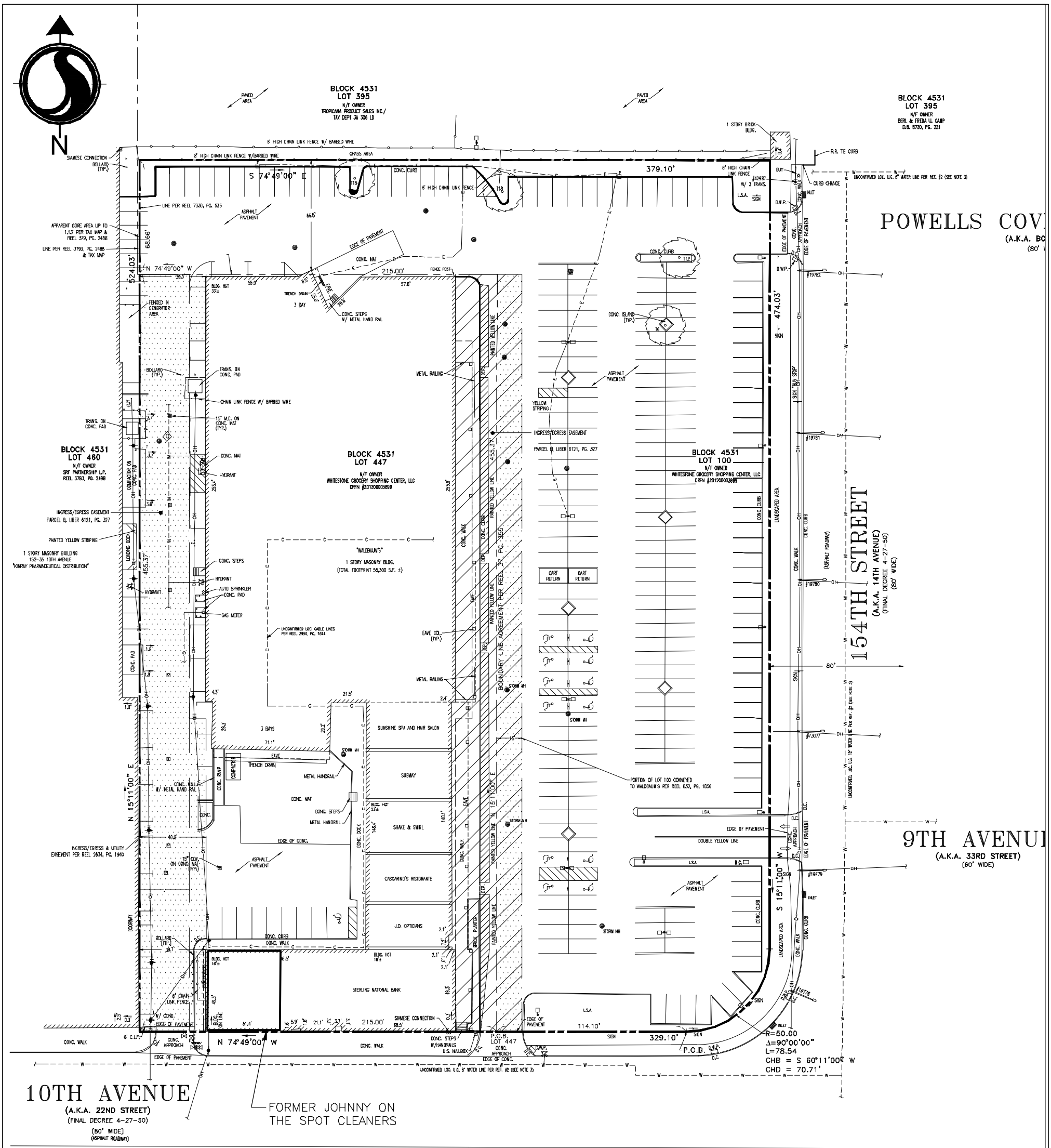
DRAWING TITLE:

TAX MAP

FORMER JOHNNY ON THE SPOT CLEANERS
152–45 TO 153–01 10TH AVE
WHITESTONE, QUEENS, NY

PREPARED FOR: NEW YORK STATE DEC

FIGURE NO. 2



Notes

BASE MAP DEVELOPED FROM PLAN ENTITLED:
MONITORING WELL LOCATION PLAN, WHITESTONE GROCERY SHOPPING CENTER, LLC, PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED MARCH 3, 2018.
ORIGINAL SCALE 1"=20'

0 60' 120'

LEGEND

— – – —

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Client/Project
WHITESTONE PLAZA
152-45 TO 153-01 10TH AVE
WHITESTONE, QUEENS, NY

Project No.
191711695

Title
SITE MAP

Revision

Date
2018.03.15

Reference Sheet

Figure No.
2A

2018.03.22 2:46:58 PM

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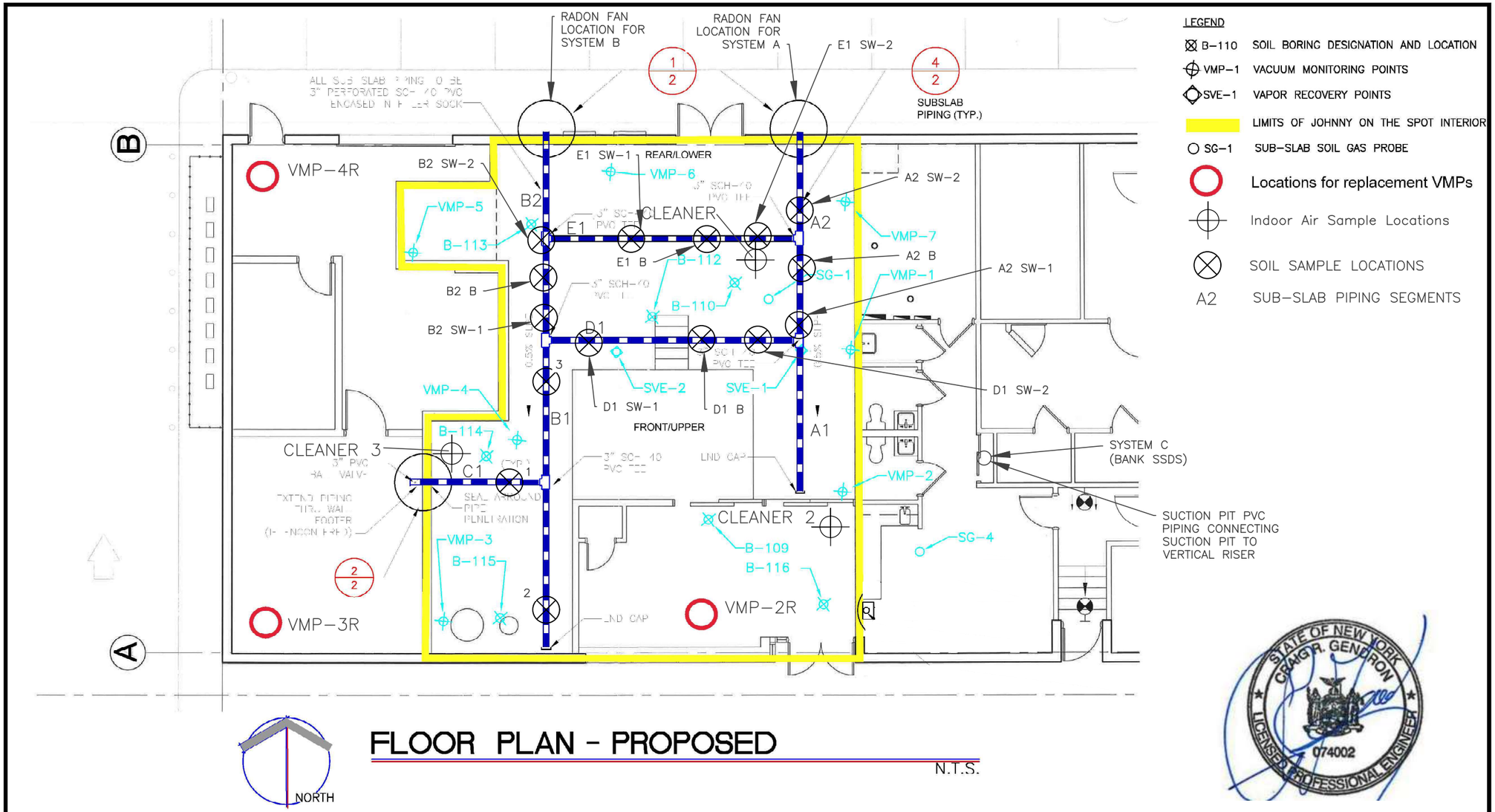

FLOOR PLAN - PROPOSED

N.T.S.

STATE OF NEW YORK
CRAIG R. GENDRON
074002
LICENSED PROFESSIONAL ENGINEER

Stantec
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SUITE 200
PORTLAND, OR. 97255-6690
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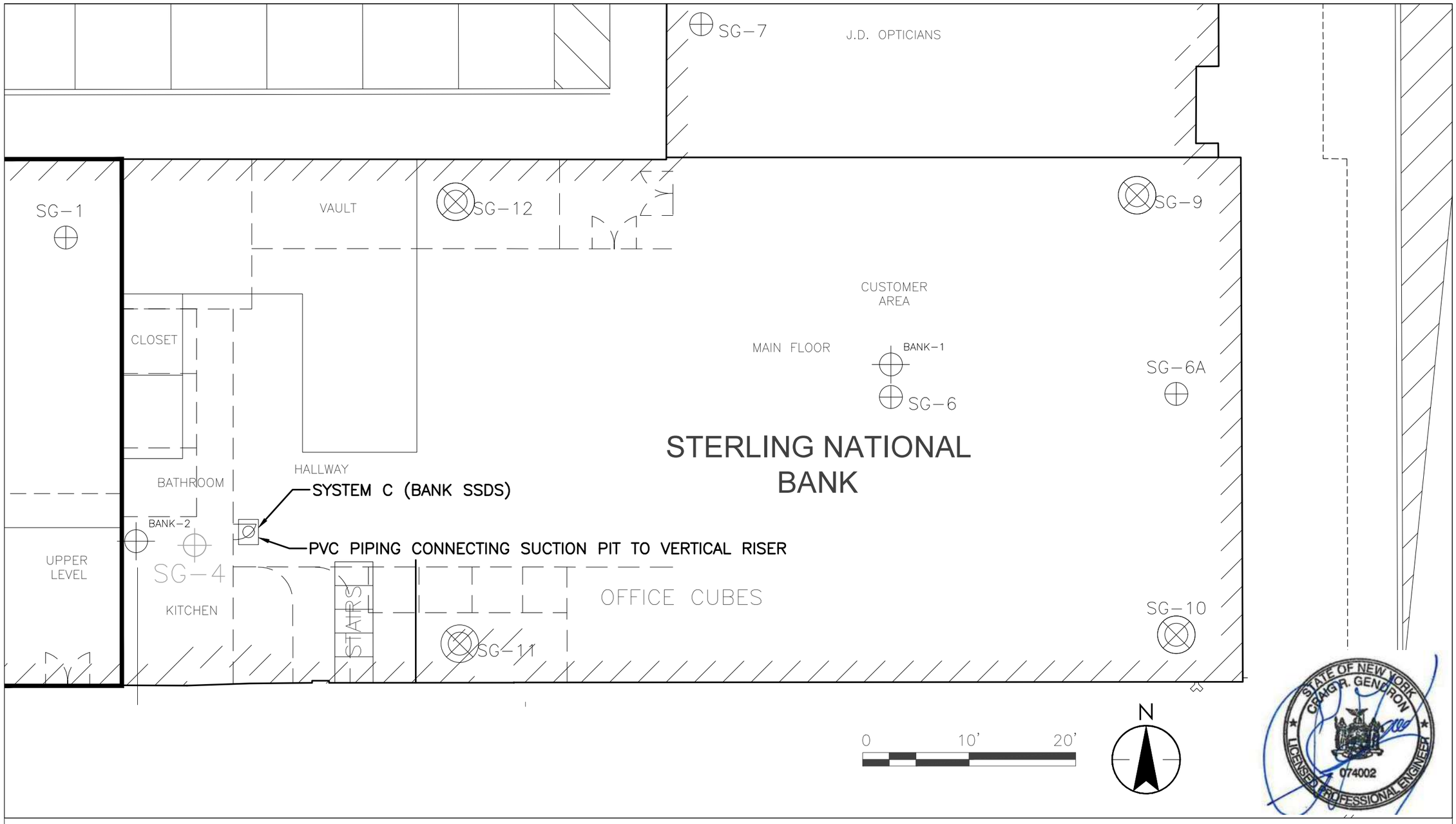
FOR:
WHITESTONE PLAZA
152-45 TO 153-01 10TH
WHITESTONE, QUEENS, NY

SUB-SLAB PIPING & MONITORING POINTS PLAN
FORMER JOHNNY ON THE SPOT CLEANERS

FIGURE: 3

JOB NUMBER:	DRAWN BY:	CHECKED BY:	APPROVED BY:	
191711625	ESW	PV	PV	06/13/18



V:\1917\active\191711695\03_data\gis_cad\Report\CAD\Walbaums Supermarket_02-07-19_Fig3-4.dwg

Revision Date: NOVEMBER 27, 2018
Project Number: 191711695

LEGEND

SG-4	EXISTING SUB-SLAB SOIL GAS PROBE
	LIMITS OF JOHNNY ON THE SPOT CLEANERS
BANK-1	INDOOR AIR SAMPLE LOCATION

THIS PLAN BASED UPON A BOUNDRY AND MONITORING WELL LOCATION SURVEY PLAN PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED 10-13-2008.

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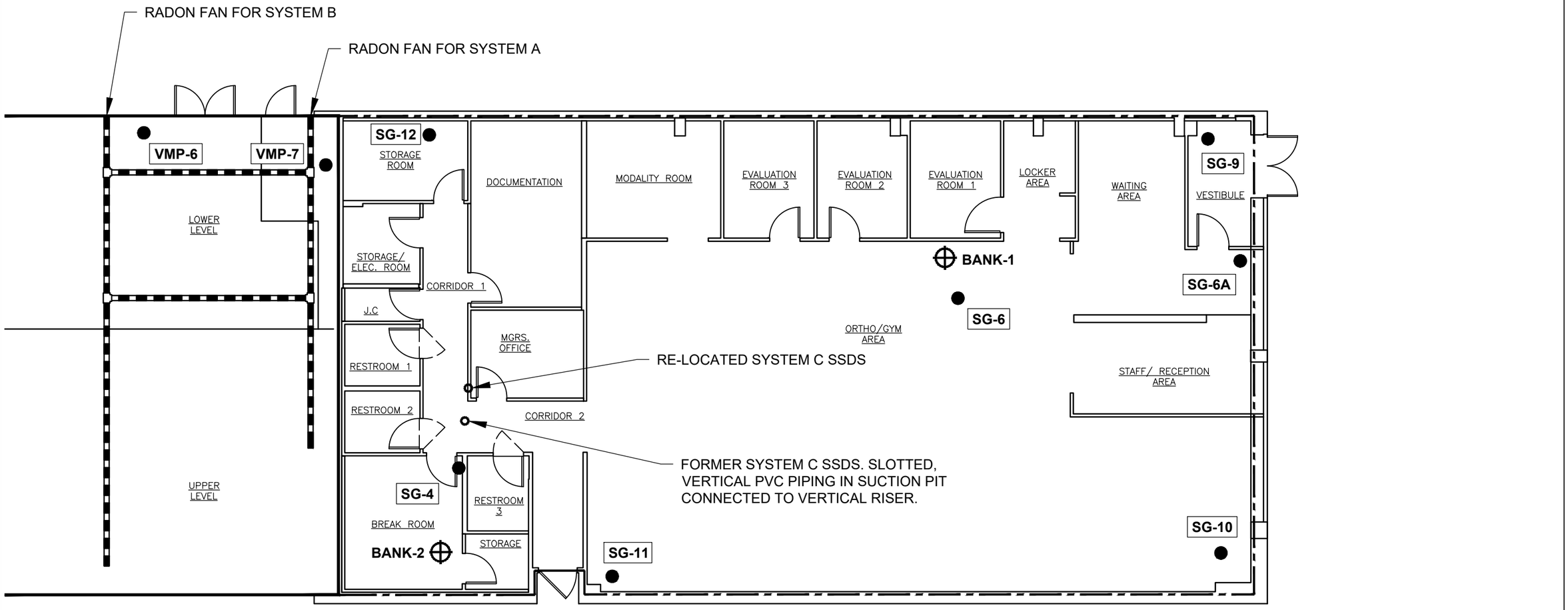
WALBAUM'S SUPERMARKET
152-45 TO 153-01 10TH AVE
WHITESTONE, QUEENS, NY

Figure No.
4

Title
PIPING PLAN AND MONITORING POINTS - BANK

ORIGINAL SHEET - ANSI B



ORIGINAL SHEET - ANSI B

File: Whitestone Floor Plan Sub Slab locations.dwg Month, Year 191711695

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Legend

- SG-4 — EXISTING SUB_SLAB GAS PROBE
- LIMITS OF FORMER JOHNNY ON THE SPOT CLEANERS
- BANK-1 — INDOOR AIR SAMPLE
- HORIZONTAL SUB SLAB PIPING IN FMR JOHNNY ON THE SPOT

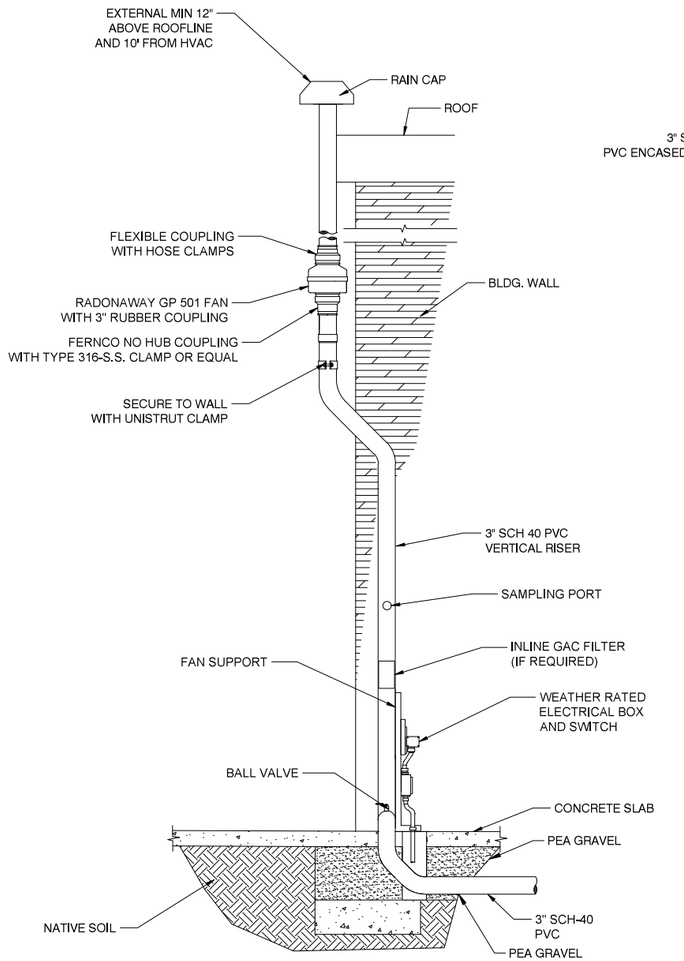
Notes

PLAN IS BASED ON "PROPOSED FIRST FLOOR PLAN" PREPARED BY DEGIAIMO GROUP ARCHITECTS, LLP
SYSTEM C SSDS, RE-LOCATED ON 5/4/22

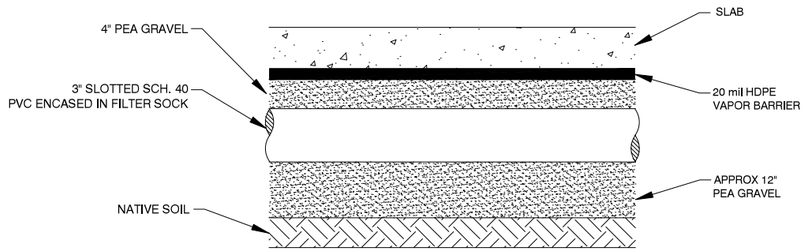
Client/Project
FEIL / WHITESTONE

Figure No.
4A

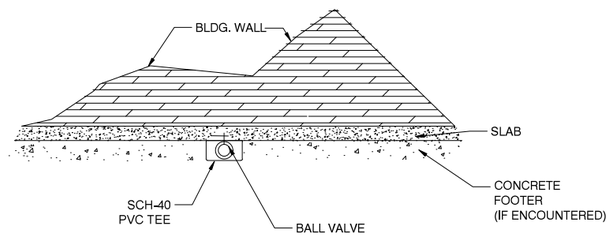
Title
PIPING PLAN AND MONITORING POINTS. STARS REHABILITATION CENTER (FORMER BANK)



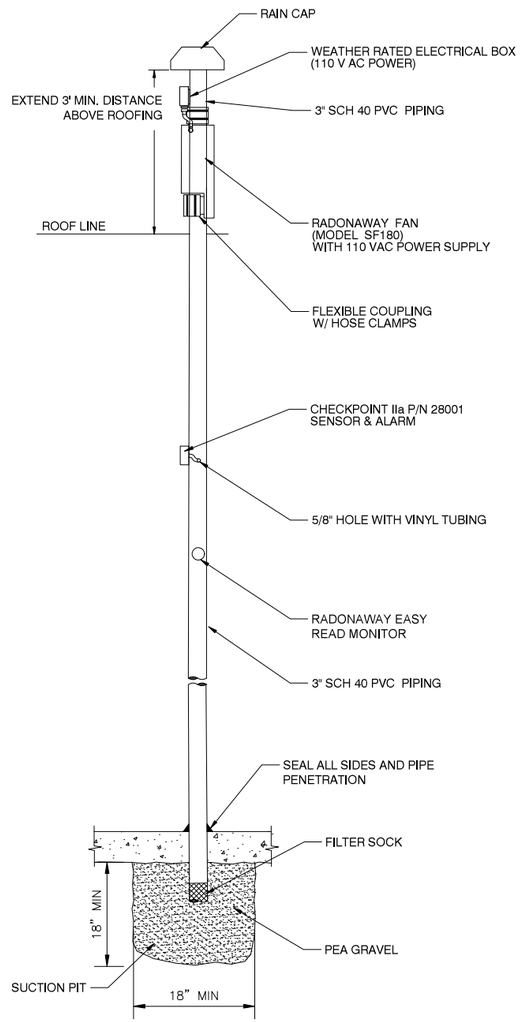
1/2 VERTICAL RISER DETAIL
SCALE: N.T.S.



4/2 CROSS SECTION – PIPE (TYP.)
SCALE: N.T.S.



2/2 ELEVATION OF CONCRETE PENETRATION
(FOR FUTURE PUMP & RISER IF NEEDED)
SCALE: N.T.S.



3/2 SUCTION PIT & PIPING DETAIL
SCALE: N.T.S.

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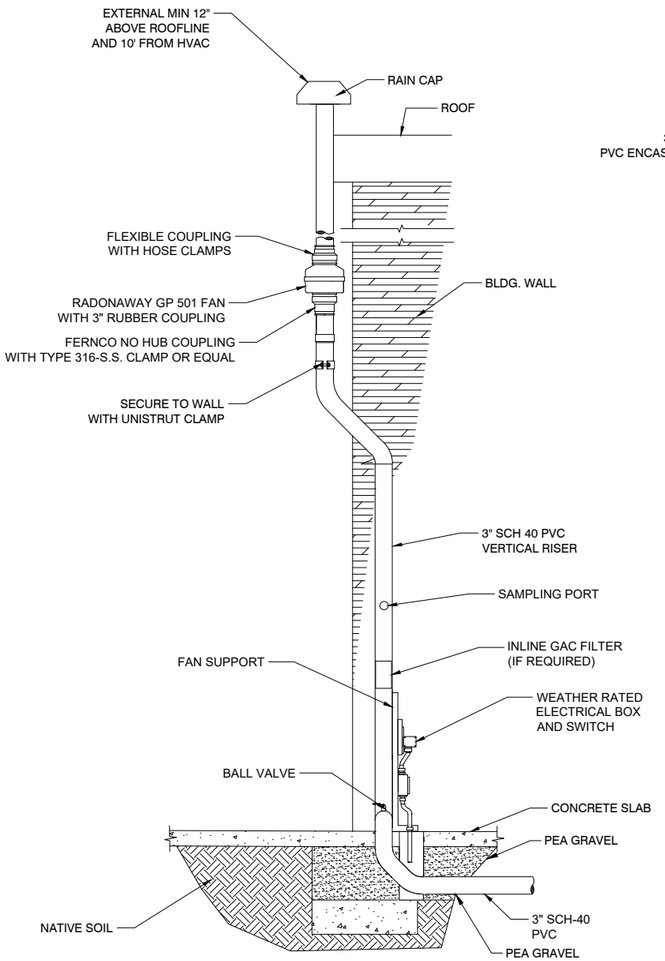
FOR:
WHITESTONE PLAZA
152-45 TO 153-01 10TH
WHITESTONE, QUEENS, NY

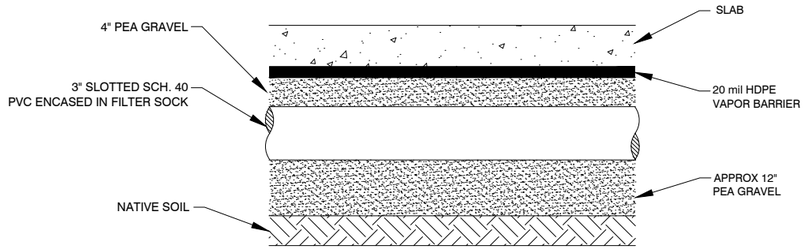
SUBSLAB
DE-PRESURIZATION SYSTEM
DETAILS

FIGURE:
5

JOB NUMBER:	DRAWN BY:	CHECKED BY:	APPROVED BY:	
191711695	ESW	PV	PV	06/13/18



1/2 VERTICAL RISER DETAIL
SCALE: N.T.S.



4/2 CROSS SECTION – PIPE (TYP.)
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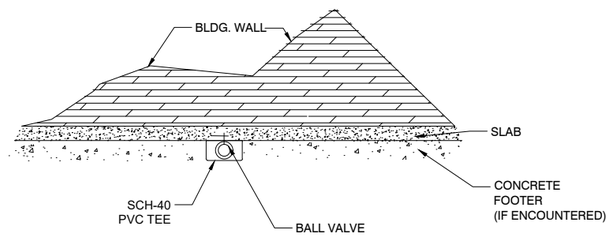
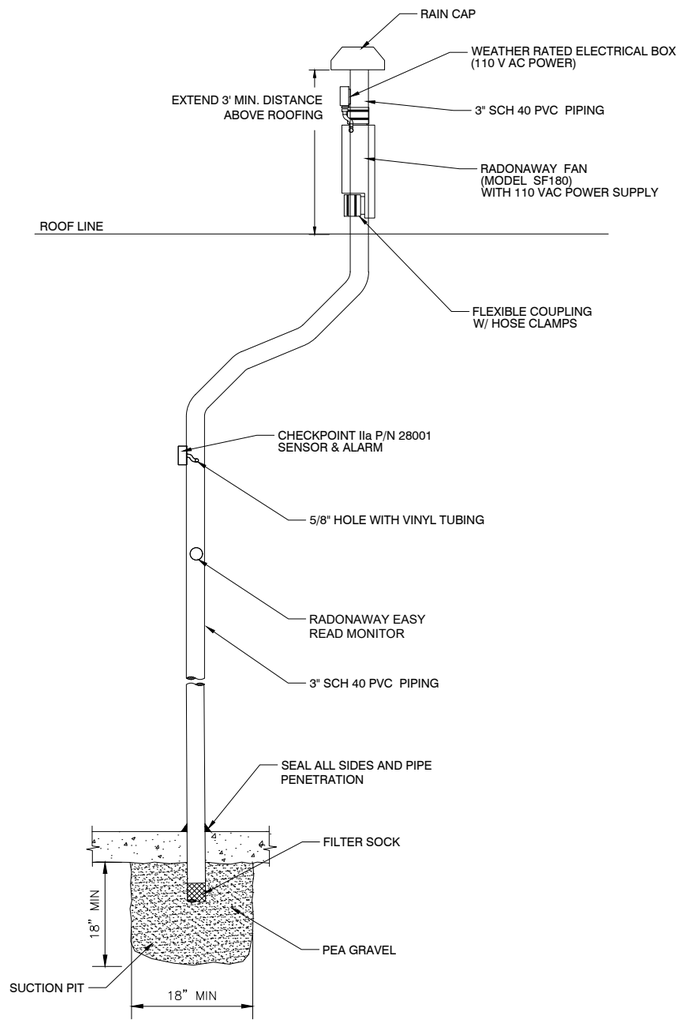


2/2 ELEVATION OF CONCRETE PENETRATION
(FOR FUTURE PUMP & RISER IF NEEDED)
SCALE: N.T.S.



3/2 SUCTION PIT & PIPING DETAIL
SCALE: N.T.S.

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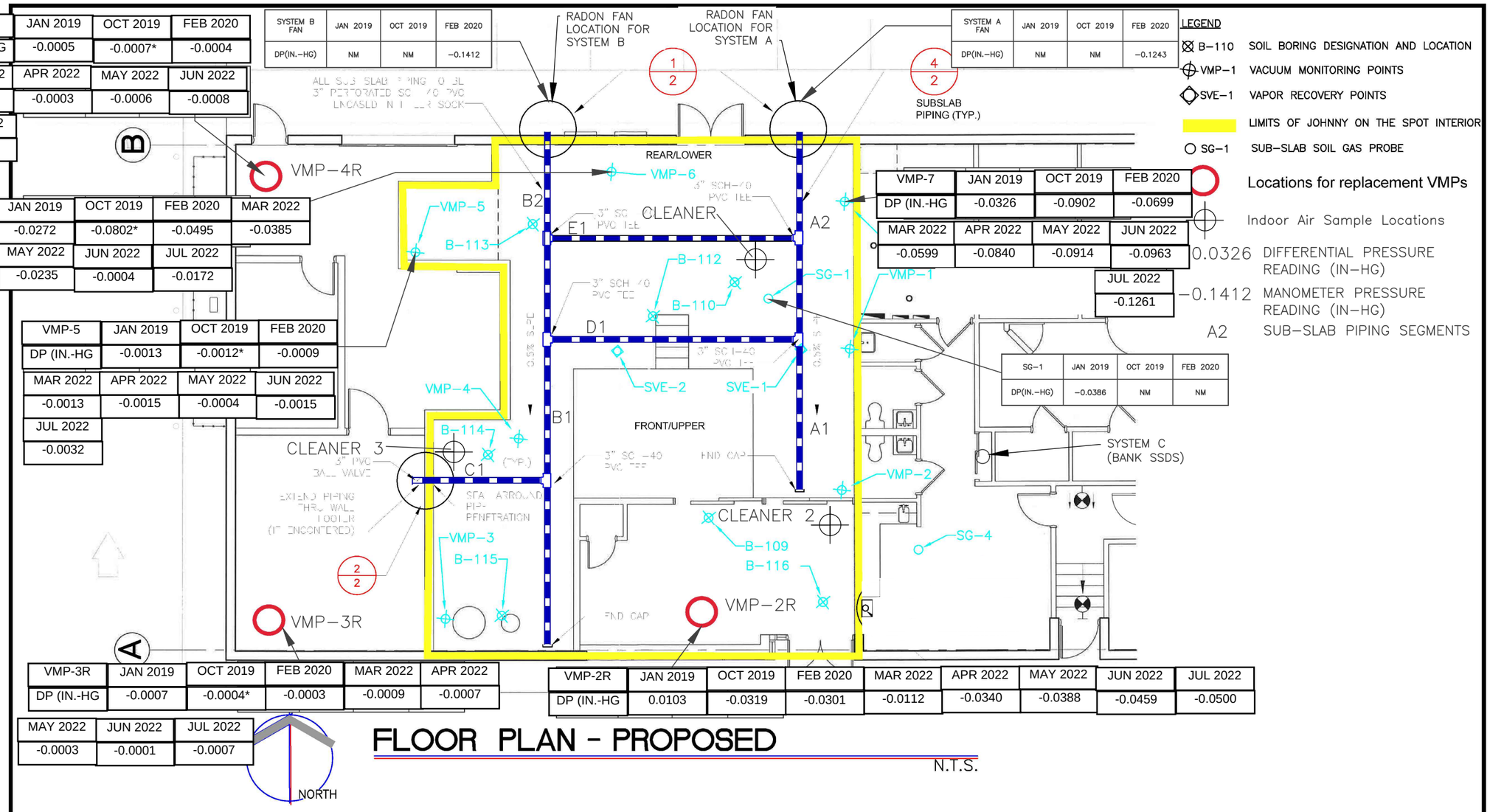
FOR:
WHITESTONE PLAZA
152-45 TO 153-01 10TH
WHITESTONE, QUEENS, NY

SUBSLAB
DE-PRESURIZATION SYSTEM
DETAILS

FIGURE:
5A

JOB NUMBER:	DRAWN BY:	CHECKED BY:	APPROVED BY:	
191711695	ESW	PV	PV	06/01/22



FLOOR PLAN - PROPOSED

N.T.S.

* READINGS TAKEN AFTER THE SYSTEM B FAN HAD MALFUNCTIONED

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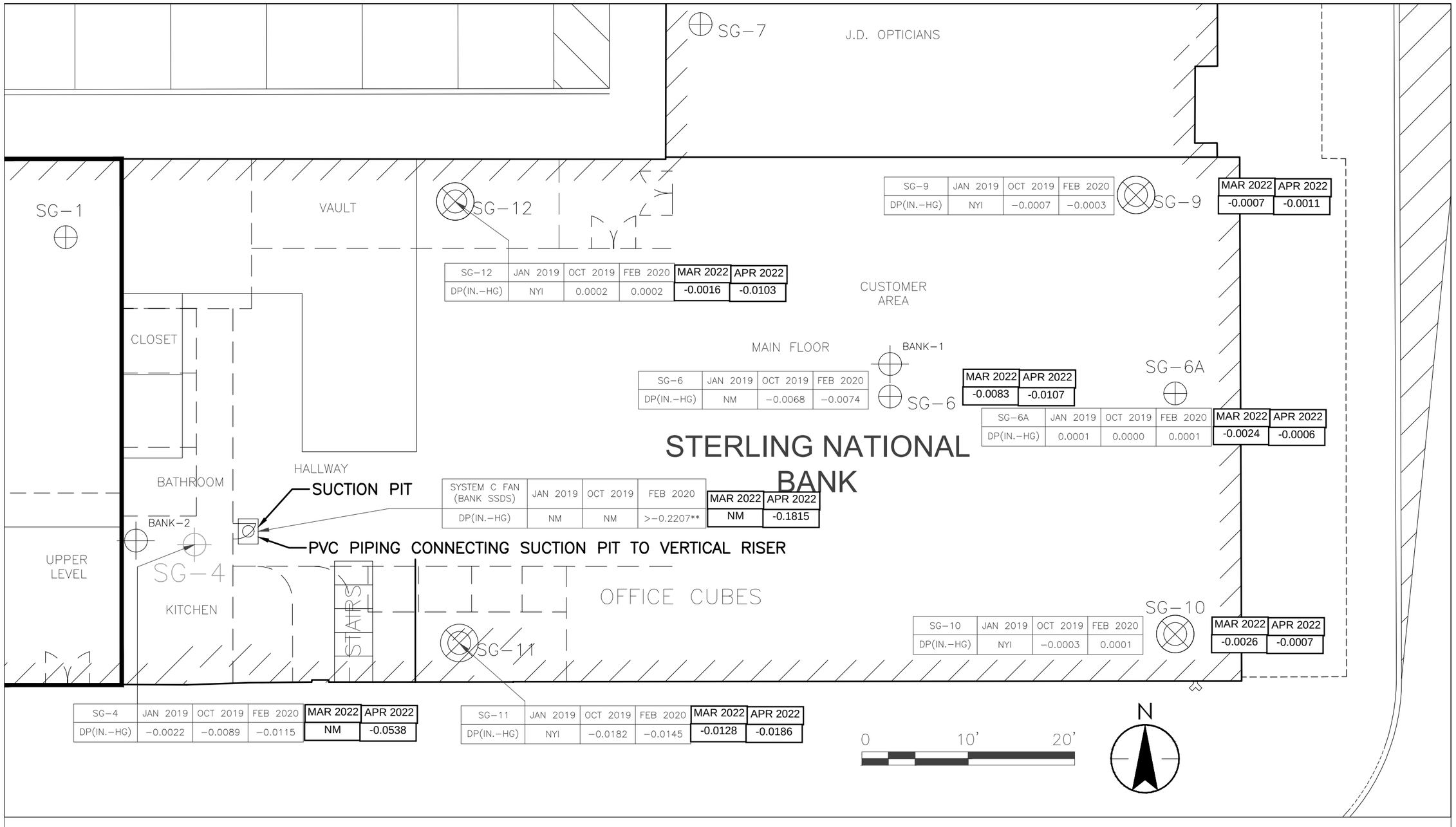
FOR:				FIGURE:
WHITESTONE PLAZA 152-45 TO 153-01 10TH WHITESTONE, QUEENS, NY		DIFFERENTIAL PRESSURE READINGS FORMER JOHNNY ON THE SPOT CLEANERS		6
JOB NUMBER: 191711695	DRAWN BY: ESW	CHECKED BY: PV	APPROVED BY: PV	06/13/18



SG-12	JAN 2019	OCT 2019	FEB 2020	MAR 2022	APR 2022
DP(IN.-HG)	NYI	0.0002	0.0002	-0.0016	-0.0103

SG-9	JAN 2019	OCT 2019	FEB 2020	MAR 2022	APR 2022
DP(IN.-HG)	NYI	-0.0007	-0.0003	-0.0007	-0.0011

SG-6	JAN 2019	OCT 2019	FEB 2020	MAR 2022	APR 2022
DP(IN.-HG)	NM	-0.0068	-0.0074	-0.0083	-0.0107

SG-6A	JAN 2019	OCT 2019	FEB 2020	MAR 2022	APR 2022
DP(IN.-HG)	0.0001	0.0000	0.0001	-0.0024	-0.0006

SYSTEM C FAN (BANK SSDS)	JAN 2019	OCT 2019	FEB 2020	MAR 2022	APR 2022
DP(IN.-HG)	NM	NM	>-0.2207**	NM	-0.1815

SG-10	JAN 2019	OCT 2019	FEB 2020	MAR 2022	APR 2022
DP(IN.-HG)	NYI	-0.0003	0.0001	-0.0026	-0.0007

SG-4	JAN 2019	OCT 2019	FEB 2020	MAR 2022	APR 2022
DP(IN.-HG)	-0.0022	-0.0089	-0.0115	NM	-0.0538

SG-11	JAN 2019	OCT 2019	FEB 2020	MAR 2022	APR 2022
DP(IN.-HG)	NYI	-0.0182	-0.0145	-0.0128	-0.0186

V:\1917\active\191711695\03_data\gis_cad\Report\CAD\Walbaums Supermarket_02-07-19_Fig6-7.dwg

Revision Date: NOVEMBER 27, 2018
Project Number: 191711695

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LEGEND

SG-4 — EXISTING SUB-SLAB SOIL GAS PROBE

LIMITS OF JOHNNY ON THE SPOT CLEANERS

DP — DIFFERENTIAL PRESSURE READING (IN-HG)

BANK-1 — INDOOR AIR SAMPLE LOCATION

NM — NOT MEASURED

NYI — NOT YET INSTALLED

SG — SUB-SLAB SOIL GAS PROBE

IN-HG — INCHES OF MERCURY

THIS PLAN BASED UPON A BOUNDRY AND MONITORING WELL LOCATION SURVEY PLAN PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED 10-13-2008.

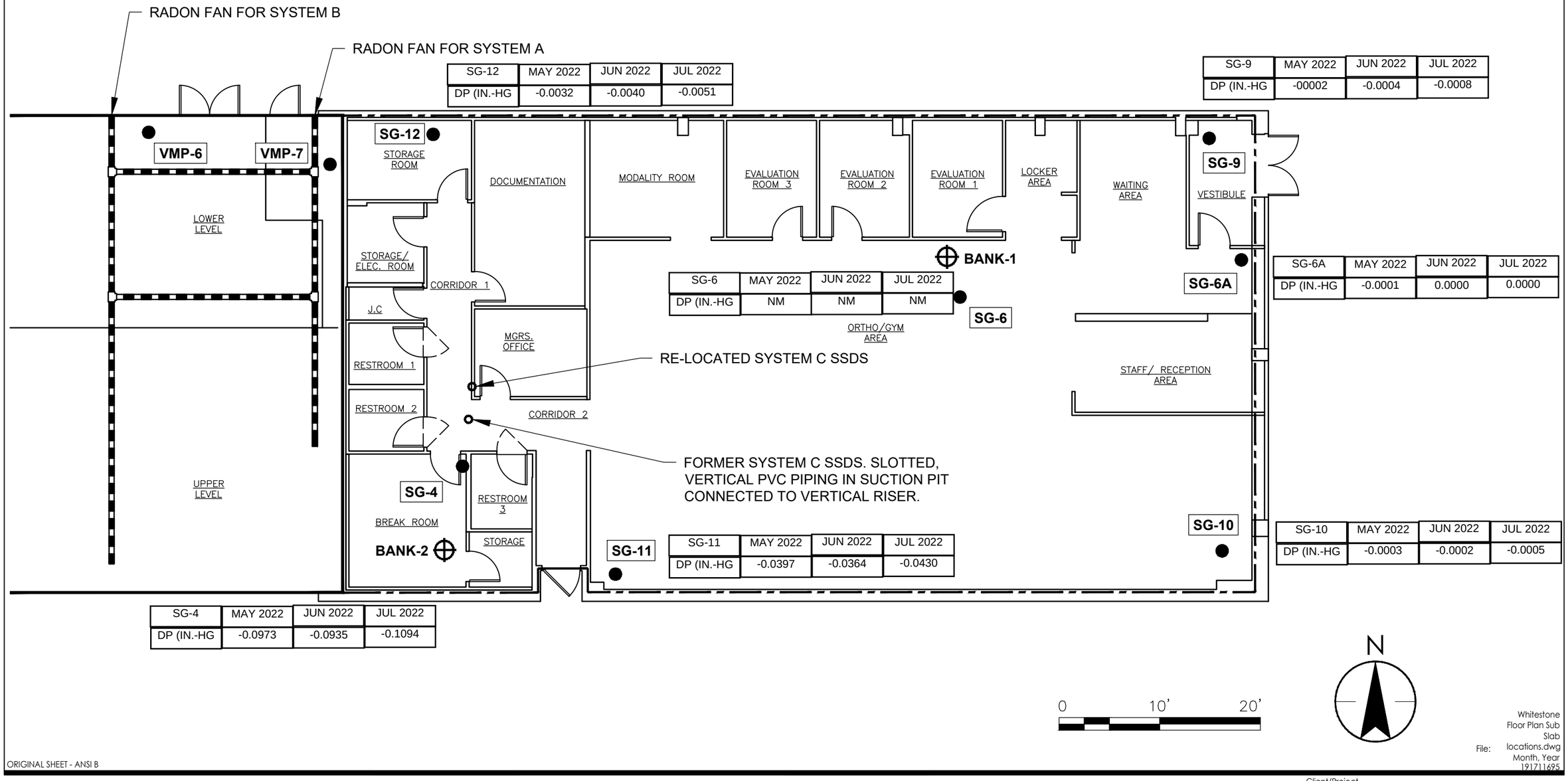
>-0.2207** =VACUUM WAS GREATER THAN RANGE OF METER

Client/Project
WALBAUM'S SUPERMARKET
152-45 TO 153-01 10TH AVE
WHITESTONE, QUEENS, NY

Figure No.
7

Title
DIFFERENTIAL PRESSURE READINGS - BANK

ORIGINAL SHEET - ANSI B



ORIGINAL SHEET - ANSI B

Whitestone Floor Plan Sub Slab locations.dwg
File:
Month, Year
191711695

Stantec

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AUBURN, NH 03032
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Legend

- SG-4 — EXISTING SUB_SLAB GAS PROBE
- LIMITS OF FORMER JOHNNY ON THE SPOT CLEANERS
- BANK-1 — INDOOR AIR SAMPLE
- HORIZONTAL SUB SLAB PIPING IN FMR JOHNNY ON THE SPOT

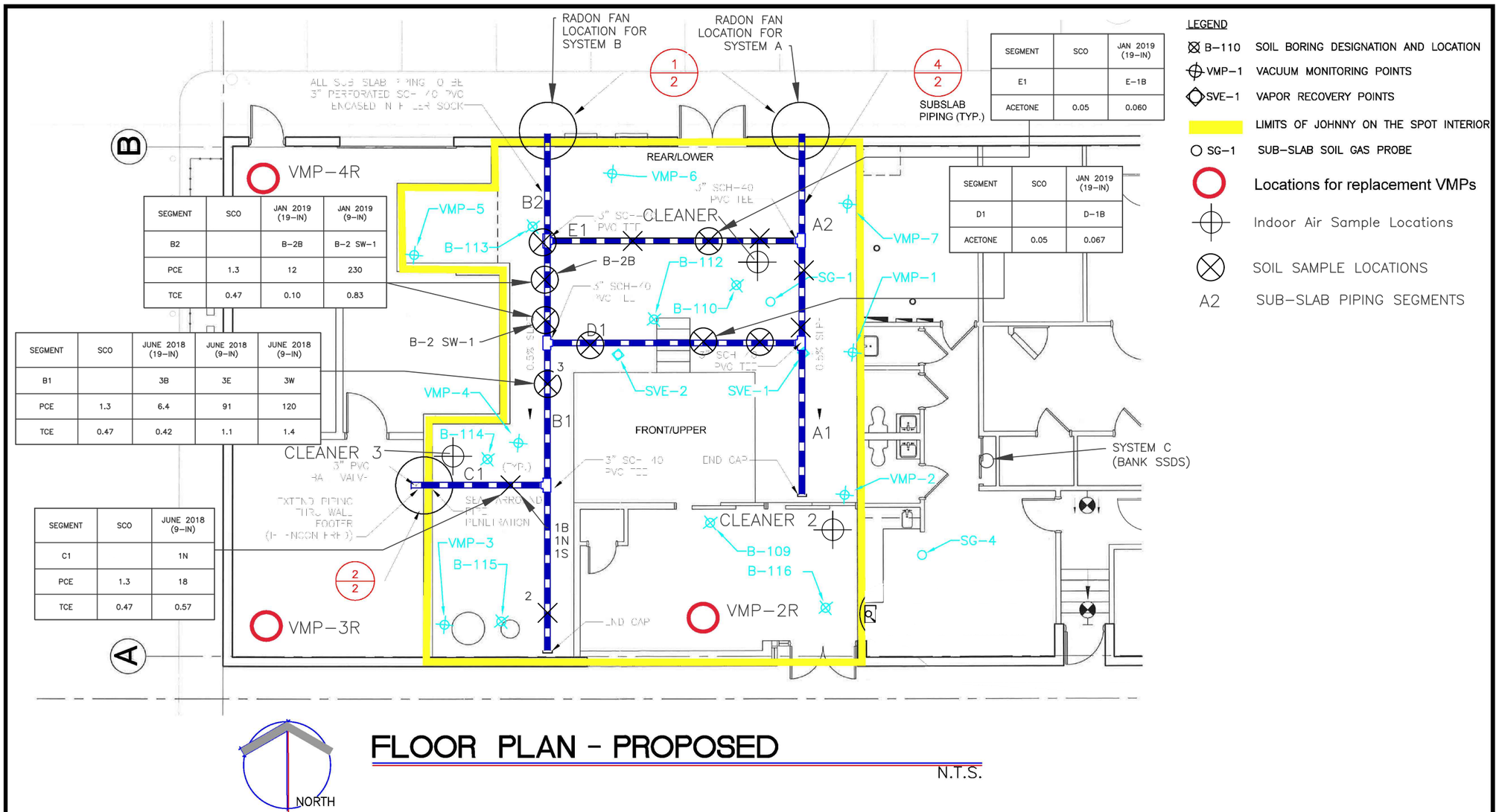
Notes

PLAN IS BASED ON "PROPOSED FIRST FLOOR PLAN" PREPARED BY DEGIAIMO GROUP ARCHITECTS, LLP
SYSTEM C SSDS, RE-LOCATED ON 5/4/22

Client/Project
FEIL / WHITESTONE

Figure No.
7A

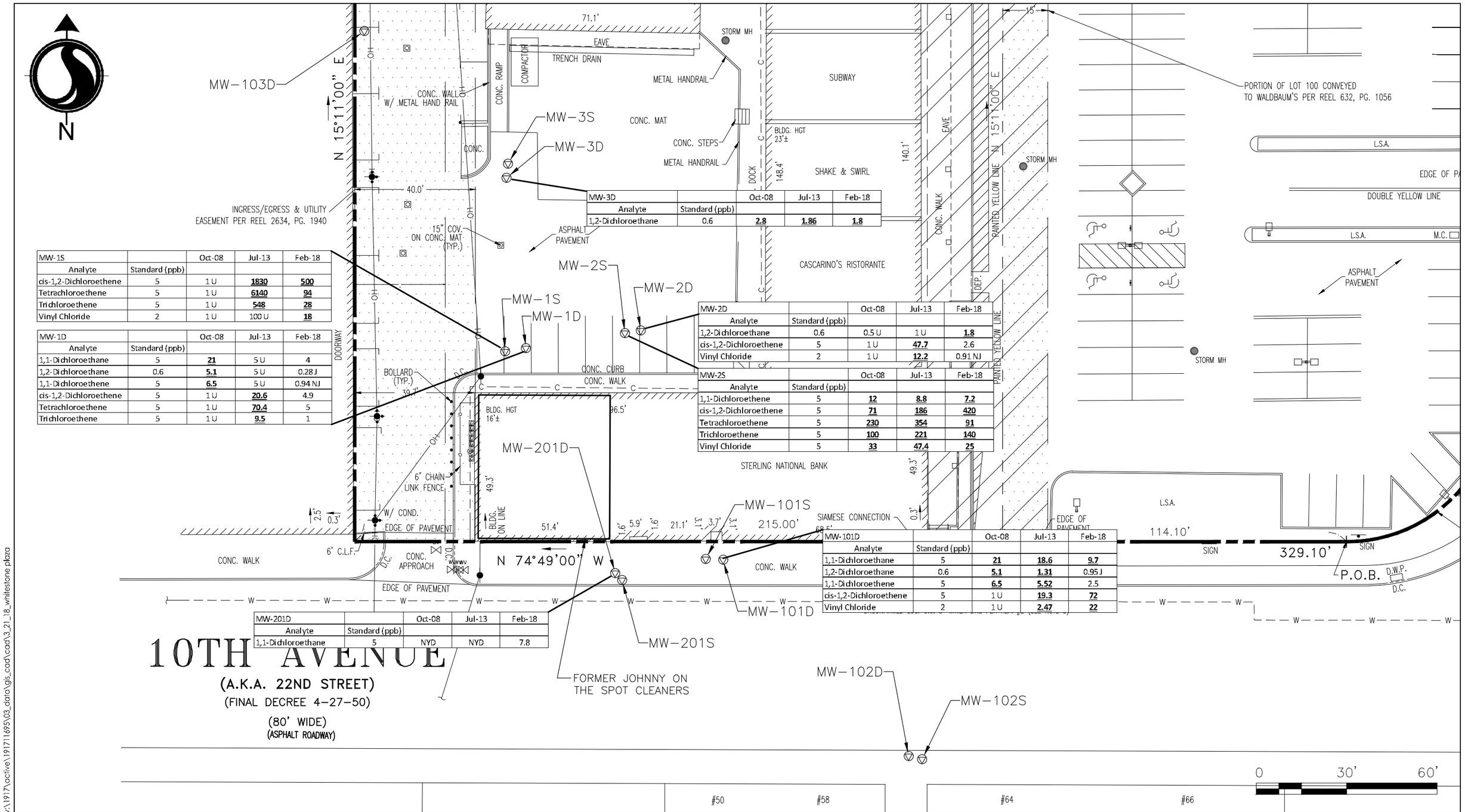
Title
DIFFERENTIAL PRESSURE READINGS - REHAB CENTER



FLOOR PLAN - PROPOSED

N.T.S.

Stantec 9400 SW BARNES ROAD SUITE 200 PORTLAND, OR. 97255-6690 www.stantec.com	FOR: WHITESTONE PLAZA 152-45 TO 153-01 10TH WHITESTONE, QUEENS, NY	VOCs IN SOILS EXCEEDING SOIL CLEANUP OBJECTIVES FORMER JOHNNY ON THE SPOT CLEANERS		FIGURE: 8
	JOB NUMBER: 191711695	DRAWN BY: ESW	CHECKED BY: PV	APPROVED BY: PV	05/13/18



MW-1S		Oct-08	Jul-13	Feb-18
Analyte	Standard (ppb)			
cis-1,2-Dichloroethene	5	1 U	**1830**	**500**
Tetrachloroethene	5	1 U	**6140**	**94**
Trichloroethene	5	1 U	**548**	**28**
Vinyl Chloride	2	1 U	100 U	**18**

MW-1D		Oct-08	Jul-13	Feb-18
Analyte	Standard (ppb)			
1,1-Dichloroethane	5	**21**	5 U	4
1,2-Dichloroethane	0.6	**5.1**	5 U	0.28 J
1,1-Dichloroethane	5	**6.5**	5 U	0.94 NJ
cis-1,2-Dichloroethene	5	1 U	**20.6**	4.9
Tetrachloroethene	5	1 U	**70.4**	5
Trichloroethene	5	1 U	**9.5**	1

MW-3D		Oct-08	Jul-13	Feb-18
Analyte	Standard (ppb)			
1,2-Dichloroethane	0.6	**2.8**	**1.86**	**1.8**

MW-2D		Oct-08	Jul-13	Feb-18
Analyte	Standard (ppb)			
1,2-Dichloroethane	0.6	0.5 U	1 U	**1.8**
cis-1,2-Dichloroethene	5	1 U	**47.7**	2.6
Vinyl Chloride	2	1 U	**12.2**	0.91 NJ

MW-2S		Oct-08	Jul-13	Feb-18
Analyte	Standard (ppb)			
1,1-Dichloroethene	5	**12**	**8.8**	**7.2**
cis-1,2-Dichloroethene	5	**71**	**186**	**420**
Tetrachloroethene	5	**230**	**354**	**91**
Trichloroethene	5	**100**	**221**	**140**
Vinyl Chloride	5	**33**	**47.4**	**25**

MW-101D		Oct-08	Jul-13	Feb-18
Analyte	Standard (ppb)			
1,1-Dichloroethane	5	**21**	**18.6**	**9.7**
1,2-Dichloroethane	0.6	**5.1**	**1.31**	0.95 J
1,1-Dichloroethene	5	**6.5**	**5.52**	2.5
cis-1,2-Dichloroethene	5	1 U	**19.3**	**72**
Vinyl Chloride	2	1 U	**2.47**	**22**

MW-201D		Oct-08	Jul-13	Feb-18
Analyte	Standard (ppb)			
1,1-Dichloroethane	5	NYD	NYD	7.8

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Notes

LEGEND

MW-15 — MONITORING WELL DESIGNATION AND LOCATION

S = SHALLOW WELL

D = DEEP WELL

Client/Project
WHITESTONE PLAZA
152-45 TO 153-01 10TH AVE
WHITESTONE, QUEENS, NY

Project No.
191711695

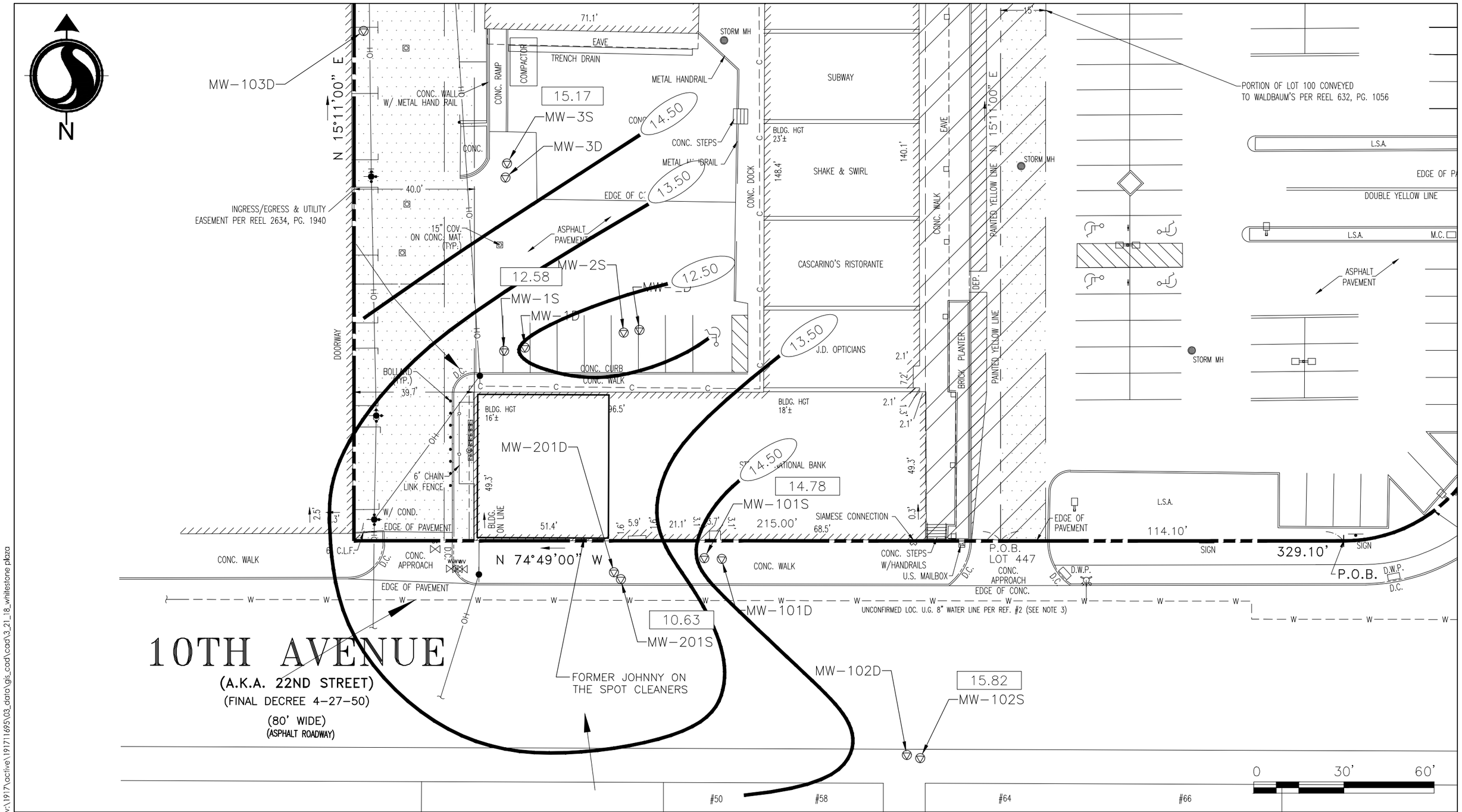
Title
VOCS IN GROUNDWATER EXCEEDING GW QUALITY STANDARDS

Revision

Date
2018.03.15

Reference Sheet
X-XXX

Figure No.
9



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Notes

LEGEND

MW-15 — MONITORING WELL DESIGNATION AND LOCATION

S = SHALLOW WELL

D = DEEP WELL

15.82 — MEASURED WATER TABLE ELEVATION (BASED ON WELL GAUGING DATA COLLECTED ON NOVEMBER 7, 2017

14.5 — GROUNDWATER CONTOUR (DASHED WHERE INFERRED)

— INFERRED DIRECTION OF GROUNDWATER FLOW

Client/Project
WHITESTONE PLAZA
152-45 TO 153-01 10TH AVE
WHITESTONE, QUEENS, NY

Project No.
191711695

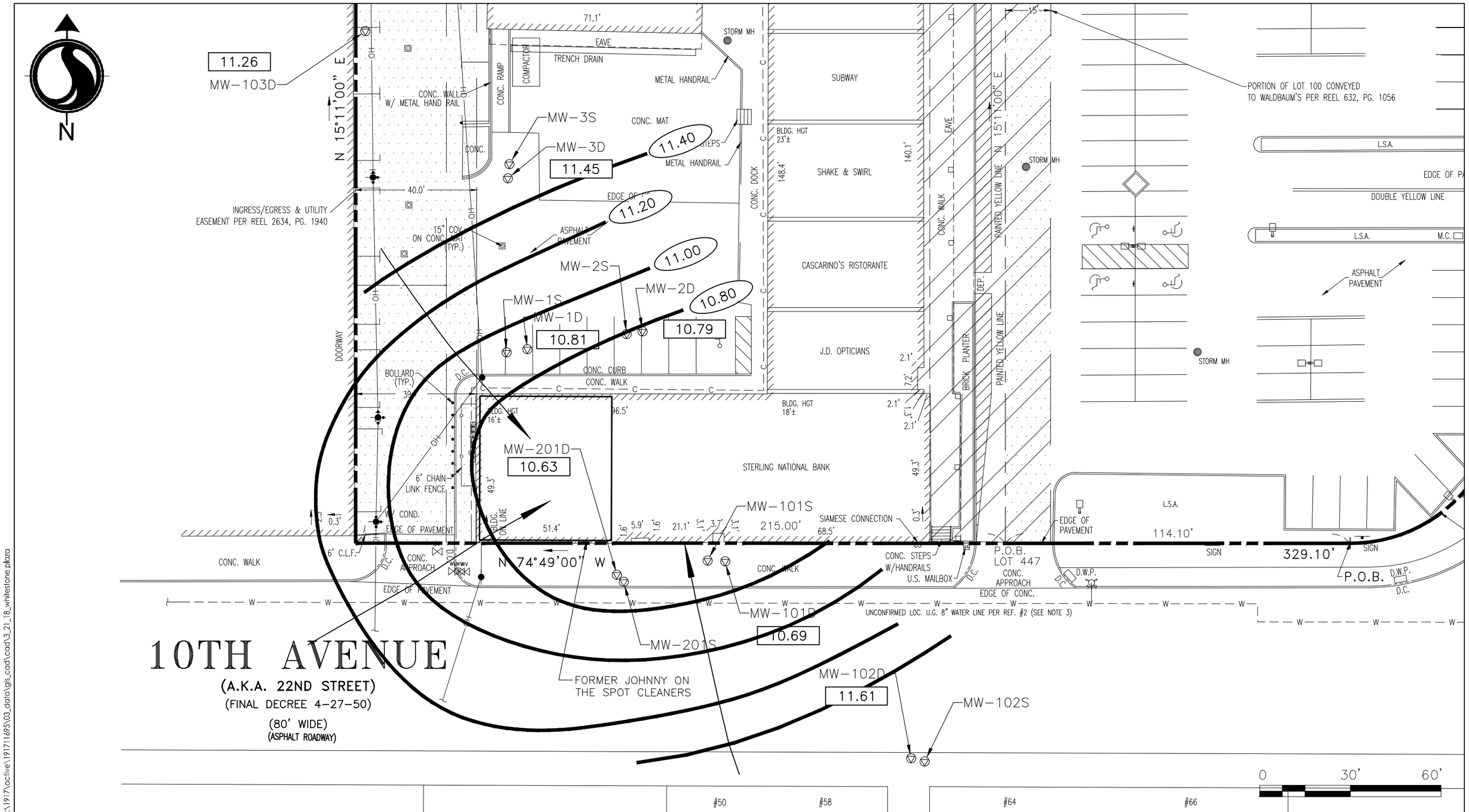
Title
SHALLOW GROUNDWATER FLOW

Revision

Date
2018.03.15

Reference Sheet
X-XXX

Figure No.
10 A



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Notes

LEGEND

MW-15 — MONITORING WELL DESIGNATION AND LOCATION
S = SHALLOW WELL
D = DEEP WELL

11.61 — MEASURED WATER TABLE ELEVATION (BASED ON WELL GAUGING DATA COLLECTED ON NOVEMBER 7, 2017

10.80 — GROUNDWATER CONTOUR (DASHED WHERE INFERRED)

— INFERRED DIRECTION OF GROUNDWATER FLOW

Client/Project
WHITESTONE PLAZA
152-45 TO 153-01 10TH AVE
WHITESTONE, QUEENS, NY

Project No.
191711695

Title
DEEP GROUNDWATER FLOW

Revision

Date
2018.03.15

Reference Sheet
X-XXX

Figure No.
10 B

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TABLES

Table 1
Summary of Soil Analytical Results: Sub-slab Piping Trenches: VOCs
Former Johnny On the Spot Cleaner
152 10th Avenue, Whitestone, NY

			C1			B1		
Analyte/Method[1]	**units[2]**	**NYSDEC Soil Cleanup Objectives [3]**	**1-B**	**1-N**	**1-S**	**2-E**	**2-W**	**2-E-16**
			Trench Bottom	**Trench Sidewall**	**Trench Sidewall**	**Ttrench Sidewall**	**Ttrench Sidewall**	**Trench Sidewall**
Sample Depth	inches		**(19 inches)**	**(9 inches)**	**(9 inches)**	**(9 inches)**	**(9 inches)**	**(16 inches)**
Laboratory ID			**460-159504-1**	**460-159504-2**	**460-159504-3**	**460-159504-4**	**460-159504-5**	**460-159504-6**
Sample Collection Date			**06/28/18**	**06/28/18**	**06/28/18**	**06/28/18**	**06/28/18**	**06/28/18**
Volatile Organic Compounds (VOCs) by EPA Method 8260B								
2-Butanone (MEK)	mg/kg	0.1	0.0089	0.21 U	0.0022 J	0.00098 J	0.0013 J	0.0032 J
Acetone	mg/kg	0.05	0.0480 B	0.10 U	0.013 B	0.0065	0.01	0.021
Carbon disulfide	mg/kg	2.7 *	0.00046 J	0.021 U	0.00024 U	0.00022 U	0.00030 J	0.00028 U
cis-1,2-Dichloroethene	mg/kg	0.25	0.00014 U	0.025 U	0.00014 U	0.00054 J	0.00016 U	0.00016 U
M & P Xylene	mg/kg	NS	0.00016 U	0.027 U	0.00016 U	0.00014 U	0.00018 U	0.00018 U
Methyl Acetate	mg/kg	NS	0.00039 U	0.12 J	0.0039 U	0.0036 U	0.0045 U	0.0045 U
Methylene Chloride	mg/kg	0.05	0.00092 B	0.020 U	0.00060 J	0.00072 B	0.00079 JB	0.0012 B
Tetrachloroethene (PCE)	mg/kg	1.3	0.00082	**18**	0.00019 J	0.00021 J	0.00015 U	0.00036 J
Trichloroethene (TCE	mg/kg	0.47	0.00013 J	**0.57**	0.00013 U	0.063	0.0034	0.00057 J
Total VOCs	mg/kg		0.06661	18.69	0.01599	0.07195	0.01679	0.02633

Notes:
[1] Only detected compounds listed - all others below respective laboratory detection limits
[2] mg/Kg = miligrams per kilogram = parts per million (ppm)
[3] Soil Cleanup Objectives from 6 NYCCR Table 375-6.8(a), 12/16/06.
* Supplemental Soil Cleanup Objectives from CP-51/Soil Cleanup Guidance Table 1, 10/21/10.
NS = No Standard
Bold = concentration exceeds Soil Cleanup Objectives
Bold = concentration exceeds Supplemental Soil Cleanup Objectives

J = Concentration is an approximate value.
B = Compound found in the blank and sample
U = Analyte was analyzed for but not detected

Table 1
Summary of Soil Analytical Results: Sub-slab Piping Trenches: VOCs
Former Johnny On the Spot Cleaner
152 10th Avenue, Whitestone, NY

			B1			B2		
Analyte/Method[1]	**units[2]**	**NYSDEC Soil Cleanup Objectives [3]**	**3-B**	**3-E**	**3-W**	**B-2-B**	**B-2 SW-1**	**B-2 SW-2**
			Ttrench Bottom)	**Ttrench Sidewall**	**Trench Sidewall**	**Ttrench Bottom)**	**Ttrench Sidewall**	**Trench Sidewall**
Sample Depth	inches		**(19 inches)**	**(9 inches)**	**9 inches)**	**(19 inches)**	**(9 inches)**	**9 inches)**
Laboratory ID			**460-159504-7**	**460-159504-8**	**460-159504-9**	**460-173163-1**	**460-173163-1**	**460-159504-9**
Sample Collection Date			**06/28/18**	**06/28/18**	**06/28/18**	**01/09/19**	**01/09/19**	**01/09/19**
Volatile Organic Compounds (VOCs) by EPA Metho								
2-Butanone (MEK)	mg/kg	0.1	0.21 U	0.042 U	0.92 U	0.18 U	1.8 U	0.0010 U
Acetone	mg/kg	0.05	0.10 U	0.20 U	0.45 U	0.087 U	0.88 U	0.0035 U
Carbon disulfide	mg/kg	2.7 *	0.021 U	0.042 U	0.092 U	0.018 U	0.18 U	0.00025 U
cis-1,2-Dichloroethene	mg/kg	0.25	0.051 J	0.049 U	0.11 U	0.021 U	0.21 U	0.00014 U
M & P Xylene	mg/kg	NS	0.027 U	0.053 U	0.12 U	0.029 J	0.23 U	0.00016 U
Methyl Acetate	mg/kg	NS	0.15 J	0.11 U	0.24 U	0.097 J	0.48 U	0.004 U
Methylene Chloride	mg/kg	0.05	0.020 U	0.040 U	0.0880 U	0.017 U	0.17 U	0.00015 U
Tetrachloroethene (PCE)	mg/kg	1.3	**6.4**	**91**	**120**	**12**	**230**	0.17
Trichloroethene (TCE	mg/kg	0.47	0.42	**1.1**	**1.4**	0.10	**0.83**	0.001
Total VOCs	mg/kg		7.021	92.1	121.4	12.226	230.83	121.4

Notes:
[1] Only detected compounds listed - all others below respective laboratory detection limits
[2] mg/Kg = miligrams per kilogram = parts per million (ppm)
[3] Soil Cleanup Objectives from 6 NYCCR Table 375-6.8(a), 12/16/06.
* Supplemental Soil Cleanup Objectives from CP-51/Soil Cleanup Guidance Table 1, 10/21/10.
NS = No Standard
Bold = concentration exceeds Soil Cleanup Objectives
Bold = concentration exceeds Supplemental Soil Cleanup Objectives

J = Concentration is an approximate value.
B = Compound found in the blank and sample
U = Analyte was analyzed for but not detected

Table 1
Summary of Soil Analytical Results: Sub-slab Piping Trenches: VOCs
Former Johnny On the Spot Cleaner
152 10th Avenue, Whitestone, NY

			A2			D1		
Analyte/Method[1]	**units[2]**	**NYSDEC Soil Cleanup Objectives [3]**	**A-2 B**	**A-2 SW-1**	**A-2 SW-2**	**D-1 B**	**D-1 SW-1**	**D-1 SW-2**
			Ttrench Bottom)	**Ttrench Sidewall**	**Trench Sidewall**	**Ttrench Bottom)**	**Ttrench Sidewall**	**Trench Sidewall**
Sample Depth	inches		**(19 inches)**	**(9 inches)**	**9 inches)**	**(19 inches)**	**(9 inches)**	**9 inches)**
Laboratory ID			**460-173163-11**	**460-173163-10**	**460-159504-12**	**460-173163-8**	**460-173163-1**	**460-159504-9**
Sample Collection Date			**01/09/19**	**01/09/19**	**01/09/19**	**01/09/19**	**01/09/19**	**01/09/19**
Volatile Organic Compounds (VOCs) by EPA Metho								
2-Butanone (MEK)	mg/kg	0.1	0.0012 U	0.0016 J	0.0078	0.013	0.00092 U	0.0051 J
Acetone	mg/kg	0.05	0.0042 U	0.0078	0.022	**0.067**	0.0032 U	0.029
Carbon disulfide	mg/kg	2.7 *	0.00029 U	0.00024 U	0.00022 U	0.00031 U	0.00022 U	0.00078 J
cis-1,2-Dichloroethene	mg/kg	0.25	0.00017 U	0.00037 J	0.00012 U	0.00018 U	0.00013 U	0.0013
M & P Xylene	mg/kg	NS	0.00019 U	0.00015 U	0.00014 U	0.00020 U	0.00014 U	0.00018 U
Methyl Acetate	mg/kg	NS	0.0048 U	0.0038 U	0.0035 U	0.0050 U	0.0036 U	0.0045 U
Methylene Chloride	mg/kg	0.05	0.00018 U	0.00014 U	0.00013 U	0.00019 U	0.00014 U	0.00017 U
Tetrachloroethene (PCE)	mg/kg	1.3	0.00016 U	0.021	0.031	0.00018 J	0.019	0.0068
Trichloroethene (TCE	mg/kg	0.47	0.00016 U	0.00013 U	0.00022 J	0.00017 U	0.00012 U	0.00015 U
Total VOCs	mg/kg		0.00000	0.03077	0.06102	0.08018	0.019	0.04298

Notes:

[1] Only detected compounds listed - all others below respective laboratory detection limits

[2] mg/Kg = miligrams per kilogram = parts per million (ppm)

[3] Soil Cleanup Objectives from 6 NYCCR Table 375-6.8(a), 12/16/06.

* Supplemental Soil Cleanup Objectives from CP-51/Soil Cleanup Guidance Table 1, 10/21/10.

NS = No Standard

Bold = concentration exceeds Soil Cleanup Objectives

Bold = concentration exceeds Supplemental Soil Cleanup Objectives

J = Concentration is an approximate value.

B = Compound found in the blank and sample

U = Analyte was analyzed for but not detected

Table 1
Summary of Soil Analytical Results: Sub-slab Piping Trenches: VOCs
Former Johnny On the Spot Cleaner
152 10th Avenue, Whitestone, NY

			E1		
Analyte/Method[1]	**units[2]**	**NYSDEC Soil Cleanup Objectives [3]**	**E-1 B**	**E-1 SW-1**	**E-1 SW-2**
			Ttrench Bottom)	**Ttrench Sidewall**	**Trench Sidewall**
Sample Depth	inches		**(19 inches)**	**(9 inches)**	**9 inches)**
Laboratory ID			**460-173163-6**	**460-173163-5**	**460-159504-7**
Sample Collection Date			**01/09/19**	**01/09/19**	**01/09/19**
Volatile Organic Compounds (VOCs) by EPA Metho					
2-Butanone (MEK)	mg/kg	0.1	0.015	0.0045	0.0015 J
Acetone	mg/kg	0.05	**0.060**	0.0099	0.0054
Carbon disulfide	mg/kg	2.7 *	0.00033 J	0.00024 U	0.00026 U
cis-1,2-Dichloroethene	mg/kg	0.25	0.00014 U	0.00014 U	0.00015 U
M & P Xylene	mg/kg	NS	0.00016 U	0.00016 U	0.00017 U
Methyl Acetate	mg/kg	NS	0.0039 U	0.0039 U	0.0042 U
Methylene Chloride	mg/kg	0.05	0.00015 U	0.00015 U	0.00016 U
Tetrachloroethene (PCE)	mg/kg	1.3	0.00013 U	0.059	0.0023
Trichloroethene (TCE	mg/kg	0.47	0.00013 U	0.00013 U	0.00014 U
Total VOCs	mg/kg		0.07533	0.0734	0.0092

Notes:
[1] Only detected compounds listed - all others below respective laboratory detection limits
[2] mg/Kg = miligrams per kilogram = parts per million (ppm)
[3] Soil Cleanup Objectives from 6 NYCCR Table 375-6.8(a), 12/16/06.
* Supplemental Soil Cleanup Objectives from CP-51/Soil Cleanup Guidance Table 1, 10/21/10.
NS = No Standard
Bold = concentration exceeds Soil Cleanup Objectives
Bold = concentration exceeds Supplemental Soil Cleanup Objectives

J = Concentration is an approximate value.
B = Compound found in the blank and sample
U = Analyte was analyzed for but not detected

TABLE 2
Summary of Differential Pressure Readings: 2019 - 2022
Whitestone Plaza
Whitestone, New York

Location	Measuring Point Location	Differential Pressure Readings Conducted on Original or Initial Systems					Differential Pressure Readings Conducted after System C Relocated on May 4, 2022						
								Pressure Extension Testing: June 3, 2022			Micro-manometer Differential Pressure Readings		
		1/23/2019 (in-Hg)	10/16/2019 (in-Hg)	2/11/2020 (in-Hg)	3/30/2022 (in-Hg)	4/29/2022 (in-Hg)	5/26/2022 (in-Hg)	All Systems Running (in-Hg)	System A&B Running System C Off (in-Hg)	System C Running System A&B Off (in-Hg)	6/29/2022 (in-Hg)	7/14/2022 (in-Hg)	7/27/2022 (in-Hg)
Storage Room #2	SG-1	-0.0386	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM
(former Dry Cleaner rear/lower)													
Storage Room #2	VMP-1	-0.0247	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM
(former Dry Cleaner rear/lower)													
Renovated Office	VMP-2R	0.0103	-0.0319	-0.0301	-0.0112	-0.0370	-0.0388	-0.0579	-0.0426	-0.0068	-0.0459	NM	-0.0500
(former Dry Cleaner front/upper)													
Machine Room	VMP-3R	-0.0007	-0.0004 *	-0.0003	-0.0009	-0.0007	-0.0003	-0.0004	-0.0005	0.0000	-0.0001	NM	-0.0007
Machine Room	VMP-4R	-0.0005	-0.0007 *	-0.0004	-0.0009	-0.0003	-0.0006	-0.0007	-0.0006	0.0000	-0.0008	NM	-0.0009
Storage Room #3	VMP-5	-0.0013	-0.0012 *	-0.0009	-0.0013	-0.0015	-0.0004	-0.0022	-0.0020	0.0000	-0.0015	NM	-0.0032
(former Dry Cleaner rear/lower)													
Storage Room #3	VMP-6	-0.0272	-0.0802 *	-0.0495	-0.0385	-0.0567	-0.0235	-0.0008	-0.0007	0.0000	-0.0004	NM	-0.0172
(former Dry Cleaner rear/lower)													
Storage Room #2	VMP-7	-0.0326	-0.0902	-0.0699	-0.0599	-0.0840	-0.0914	-0.0956	-0.0939	-0.0008	-0.0963	NM	-0.1261
(former Dry Cleaner rear/lower)													
fmr Sterling Bank Kitchen	SG-4 [1]	-0.0022	-0.0089	-0.0115	NM	-0.0538	-0.0973	-0.0951	-0.0019	-0.0932	-0.0935	-0.1014	-0.1094
fmr Sterling Bank Lobby/Customer Area	SG-6	NM	-0.0068	-0.0074	-0.0083	-0.0107	NM	NM	NM	NM	NM	NM	NM
fmr Sterling Bank Lobby/Customer Area	SG-6A	0.0001	0.0000	0.0001	-0.0024	-0.0006	-0.0001	0.0000	0.0000	0.0000	0.0000	-0.0002	0.0000
fmr Sterling Bank/Vestibule area	SG-9	NYI	-0.0007	-0.0003	-0.0007	-0.0011	-0.0002	-0.0009	-0.0003	-0.0002	-0.0004	-0.0006	-0.0008
fmr Sterling Bank Lobby/Customer Area	SG-10	NYI	-0.0003	0.0001	-0.0026	-0.0007	-0.0003	-0.0002	0.0000	-0.0002	-0.0002	-0.0003	-0.0005
fmr Sterling Bank/Office Area	SG-11	NYI	-0.0182	-0.0145	-0.0128	-0.0186	-0.0397	-0.0362	-0.0006	-0.0355	-0.0364	-0.0396	-0.0430
fmr Sterling Bank/Office Area	SG-12 [1]	NYI	-0.0002	0.0002	-0.0016	-0.0103	-0.0032	-0.0038	-0.0025	-0.0004	-0.0040	-0.0049	-0.0051
Manometer	System A Fan	NM	NM	-0.1243	NM	-0.1584	-0.1631	-0.1673	-0.1668	-0.0004	-0.0625	NM	-0.2160
							17.2 CFM	22.5 CFM	21.5 CFM	0.6 CFM	18.6 CFM	NM	22.93 CFM
Manometer	System B Fan	NM	NM	-0.1412	NM	-0.1545	-0.1598	-0.1634	-0.1629	0.0000	-0.0955	NM	-0.2102
							NM	NM	NM	NM	NM	NM	27.6 CFM
Manometer	System C Fan [2 3]	NM	NM	> -0.2207 **	NM	-0.1918	-0.1815	-0.1827	-0.0004	-0.1815	-0.1911	NM	-0.2168
	(Bank SSDS)				13.5 CFM	18.3 CFM	NMF	5.0 CFM	1.1 CFM	4.9 CFM	4.4 CFM	10.1 CFM	7.0 CFM

SG = Sub-slab soil gas probe
VMP = Vacuum Measuring Point
in-Hg = Inches of Mercury

ed, store and/or location not accessible.
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able Flow

-0.004 * = Reading measured after System B Fan malfunctioned
> -0.2207 ** = Vacuum was greater than the range of the meter.

1 = SG-4 and SG-12 relocated on April 29, 2022 due to renovations.
2= System C Suction Pit and Pipe re-located on May 4, 2022.
3 = System C Piping reconfigured on July 14, 2022

TABLE 3
Summary of Indoor Air Analytical Results: 2017 to 2022
Former Johnny On the Spot Cleaner
152 10th Avenue, Whitestone, NY

Sample Location		NYSDOH Standards [1]		Cleaner (Lower)										Cleaner-2									
Medium		Subsurface Vapors	Indoor Air	Indoor Air		Indoor Air		Indoor Air		Indoor Air		Indoor Air		Indoor Air		Indoor Air		Indoor Air		Indoor Air		Indoor Air	
Laboratory ID				200-37771-5		200-42355-3		200-47168-4		200-51061-4		200-62822-3				200-42355-4		200-47168-1		200-51061-5		200-62822-4	
Sample ID				Cleaner		Cleaner		Cleaner 2		Cleaner		Cleaner		Cleaner 2		Cleaner 2		Cleaner 2		Cleaner 2		Cleaner 2	
Collection Date				03/09/17		02/21/18		01/23/19		10/16/19		03/29/22		03/09/17		02/21/18		01/23/19		10/16/19		03/29/22	
Units		ug/m3	ug/m3	ug/m3		ug/m3		ug/m3		ug/m3		ug/m3		ug/m3		ug/m3		ug/m3		ug/m3		ug/m3	
CAS Number	Chemical Name																						
71-55-6	1,1,1-TRICHLOROETHANE	NS	NS	1.1	U	1.1	U	1.1	U	1.1	U	1.1	U			1.1	U	1.1	U	1.1	U	1.1	U
79-34-5	1,1,2,2-TETRACHLOROETHANE	NS	NS	1.4	U	1.4	U	1.4	U	1.4	U	1.4	U			1.4	U	1.4	U	1.4	U	1.4	U
76-13-1	1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE	NS	NS	1.5	U	1.5	U	0.49	J	0.41	NJ	0.48	NJ	Not Yet		1.5	U	0.50	J	0.47	NJ	1.5	U
75-35-4	1,1-DICHLOROETHENE	NS	NS	0.79	U	0.14	U	0.14	U	0.14	U	0.14	U	Established		0.14	U	0.14	U	0.14	U	0.14	U
95-63-6	1,2,4-TRIMETHYLBENZENE	NS	NS	0.98	U	0.98	U	0.71	J	0.63	NJ	0.98	U			0.98	U	0.98	U	0.60	NJ	0.98	U
108-67-8	1,3,5-TRIMETHYLBENZENE (MESITYLENE)	NS	NS	0.98	U	0.98	U	0.98	U	0.98	U	0.98	U			0.98	U	0.98	U	0.98	U	0.98	U
106-99-0	1,3-BUTADIENE	NS	NS	0.44	U	0.44	U	0.34	J	0.44	U	0.44	U			0.44	U	0.44	U	0.44	U	0.44	U
541-73-1	1,3-DICHLOROBENZENE	NS	NS	1.2	U	1.2	U	1.2	U	1.2	U	1.2	U			1.2	U	1.2	U	1.2	U	1.2	U
540-84-1	2,2,4-TRIMETHYLPENTANE	NS	NS	0.93	U	1.2		0.83	J	0.93	U	0.93	U			1.1		0.56	J	0.93	U	0.93	U
622-96-8	4-ETHYLTOLUENE	NS	NS	0.98	U	0.98	U	0.98	U	0.98	U	0.98	U			0.98	U	0.98	U	0.98	U	0.98	U
67-64-1	4-ISOPROPYLTOLUENE (CYMENE)	NS	NS	1.1	U	1.1	U	1.1	U	1.1	U	1.1	U			1.1	U	1.1	U	1.1	U	1.1	U
107-05-1	ACETONE	NS	NS	12	U	12	U	12	U	14		7.4	NJ			12	U	12	U	18		21	
100-44-7	BENZENE	NS	NS	0.64	U	0.76		2.2		0.60	NJ	0.25	NJ			0.73		0.99		0.65		0.42	NJ
75-15-0	BUTANE	NS	NS	1.4		7.5		6.2		2.9		18				6.9		3.4		3.2		48	
56-23-5	CARBON DISULFIDE	NS	NS	1.6	U	1.6	U	1.6	U	1.6	U	1.6	U			1.6	U	1.6	U	1.6	U	1.6	U
108-90-7	CARBON TETRACHLORIDE	NS	NS	0.39		0.44		0.37		0.41		0.31				0.46		0.35		0.38		0.35	
75-00-3	CHLORODIFLUOROMETHANE (Freon 22)	NS	NS	1.8	U	1.8	U	1.0	J	1.4	NJ	1.0	NJ			1.8	U	0.99	J	1.5	NJ	0.98	NJ
74-87-3	CHLOROFORM	NS	NS	0.98	U	0.98	U	0.98	U	1.3		0.98	U			0.98	U	0.98	U	0.98	U	0.98	U
156-59-2	CHLOROMETHANE	NS	NS	1.0	U	1.1		1.0	J	1.3		1.3				1.1		1.2		1.5		1.4	
10061-01-5	CIS-1,2-DICHLOROETHYLENE	NS	NS	0.79	U	0.14	U	0.20	U	0.20	U	0.20	U			0.14	U	0.20	U	0.20	U	0.20	U
99-87-6	CYCLOHEXANE	NS	NS	0.69	U	0.69	U	0.31	J	0.69	U	0.69	U			0.69	U	0.69	U	0.69	U	0.69	U
75-71-8	DICHLORODIFLUOROMETHANE	NS	NS	2.5	U	2.5	U	2.2	J	2.9		2.2	NJ			2.5	U	2.1	J	3.1		2.2	NJ
540-59-0	DICHLOROETHYLENES (1,2-DCE TOTAL)	NS	NS	1.6	U	1.6	U	1.6	U	1.6	U	1.6	U			1.6	U	1.6	U	1.6	U	1.6	U
100-41-4	ETHYLBENZENE	NS	NS	0.87	U	0.87	U	0.81	J	0.52	NJ	0.87	U			0.87	U	0.37	J	0.44	NJ	0.87	U
67-63-0	ISOPROPANOL (ISOPROPYL ALCOHOL)	NS	NS	12	U	12	U	12	U	12	U	20				12	U	12	U	12	U	130	J
98-82-8	ISOPROPYLBENZENE (CUMENE)	NS	NS	0.98	U	0.98	U	0.98	U	0.98	U	0.98	U			0.98	U	0.98	U	0.98	U	0.98	U
179601-23-1	M,P-XYLENES	NS	NS	2.2	U	2.2	U	2.2		0.94	NJ	2.2	U			2.2	U	0.86	J	0.84	NJ	2.2	U
78-93-3	METHYL ETHYL KETONE (2-BUTANONE)	NS	NS	1.5	U	1.8		1.5		20		1.5	U			1.5	U	1.5		1.6		1.4	NJ
75-09-2	METHYL TERT-BUTYL ETHER (MTBE)	NS	NS	0.72	U	0.72	U	0.72	U	0.72	U	0.72	U			0.72	U	0.72	U	0.72	U	0.72	U
91-20-3	METHYLENE CHLORIDE	NS	**60**	1.7	U	1.7	U	1.7	U	0.84	NJ	1.7	U			1.7	U	1.7	U	0.78	NJ	0.82	NJ
104-51-8	NAPHTHALENE	NS	NS	2.6	UJ	2.6	UJ	2.6	U	2.6	UJ	2.6	U			2.6	UJ	6.5	*	2.6	UJ	2.6	U
110-54-3	N-HEPTANE	NS	NS	0.82	U	0.82	U	0.56	J	1.1		0.82	U			0.82	U	0.82	U	0.97		0.59	NJ
103-65-1	N-HEXANE	NS	NS	0.70	U	0.85		0.90		1.0	JB	1.8	U			0.87		0.70	U	0.92	JB	1.8	U
95-47-6	N-PROPYLBENZENE	NS	NS	0.98	U	0.98	U	0.98	U	0.98	U	0.98	U			0.98	U	0.98	U	0.98	U	0.98	U
135-98-8	O-XYLENE (1,2-DIMETHYLBENZENE)	NS	NS	0.87	U	0.87	U	0.69	J	0.45	NJ	0.87	U			0.87	U	0.87	U	0.39	NJ	0.87	U
98-06-6	STYRENE	NS	NS	0.85	U	0.85	U	0.85	U	0.56	NJ	0.85	U			0.85	U	0.85	U	0.85	U	0.85	U
1634-04-4	TERT-BUTYL ALCOHOL	NS	NS	15	U	15	U	15	U	15	U	15	U			15	U	15	U	15	U	15	U
127-18-4	TETRACHLOROETHYLENE (PCE)	NS	**30**	3.6		2.1		0.74	J	1.3	NJ	0.20	NJ			6.0		0.54	J	1.4	U	0.21	NJ
108-88-3	TOLUENE	NS	NS	0.87		2.2		3.7		1.7		0.75	U			2.1		1.9		1.4		0.44	NJ
156-60-5	TRANS-1,2-DICHLOROETHENE	NS	NS	0.79	U	0.79	U	0.79	U	0.79	U	0.79	U			0.79	U	0.79	U	0.79	U	0.79	U
79-01-6	TRICHLOROETHYLENE (TCE)	NS	**2**	0.21	U	0.19	U	0.19	U	0.19	U	0.19	U			0.19	U	0.19	U	0.19	U	0.19	U
75-69-4	TRICHLOROFLUOROMETHANE	NS	NS	1.1	U	1.2		1.2		1.3		1.2				1.1		1.2		1.4		1.2	
75-01-4	VINYL CHLORIDE	NS	NS	0.1	U	0.089	U	0.20	U	0.20	U	0.20	U			0.089	U	0.20	U	0.20	U	0.20	U
XYLENES	XYLENES, TOTAL	NS	NS	3	U	3.0	U	2.9	J	1.4	NJ	3.0	U			3.0	U	0.87	J	1.2	NJ	3.0	U
UNKNOWN1	UNKNOWN WITH HIGHEST CONC.	NS	NS			1.1	NJ					12	N									44	N

Notes:
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[1] Standards from Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York, NYSDOH October 2006, with May 2017 revisions.
ug/m3 = micrograms per cubic meter

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TABLE 3
Summary of Indoor Air Analytical Results: 2017 to 2022
Former Johnny On the Spot Cleaner
152 10th Avenue, Whitestone, NY

Sample Location		NYSDOH Standards [1]		Cleaner-3					Bank-1				
Medium		Subsurface Vapors	Indoor Air	Indoor Air	Indoor Air	Indoor Air	Indoor Air	Indoor Air	Indoor Air	Indoor Air	Indoor Air	Indoor Air	Indoor Air
Laboratory ID					200-42355-5	200-47168-2	200-51061-6	200-62822-5	200-37771-1	200-42355-1	200-47168-6	200-51061-1	200-62822-1
Sample ID				Cleaner 3	Cleaner 3	Cleaner 3	Cleaner 3	Cleaner 3	Bank 1	Bank 1	Bank 1	Bank 1	Bank 1
Collection Date				03/09/17	02/21/18	01/23/19	10/16/19	03/29/22	03/09/17	02/21/18	01/23/19	10/16/19	03/29/22
Units		ug/m3	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3
CAS Number	Chemical Name												
71-55-6	1,1,1-TRICHLOROETHANE	NS	NS		1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U
79-34-5	1,1,2,2-TETRACHLOROETHANE	NS	NS		1.4 U	1.4 U	1.4 U	1.4 U	1.4 U	1.4 U	1.4 U	1.4 U	1.4 U
76-13-1	1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE	NS	NS	Not Yet	1.5 U	0.52 J	0.47 NJ	0.55 NJ	1.5 U	1.5 U	0.54 NJ	0.44 NJ	1.5 U
75-35-4	1,1-DICHLOROETHENE	NS	NS	Established	0.14 U	0.14 U	0.14 U	0.14 U	0.79 U	0.14 U	0.14 U	0.14 U	0.14 U
95-63-6	1,2,4-TRIMETHYLBENZENE	NS	NS		0.98 U	0.98 U	0.57 NJ	0.98 U	1.4	4.3	0.98 U	2.0	0.25 NJ
108-67-8	1,3,5-TRIMETHYLBENZENE (MESITYLENE)	NS	NS		0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	1.4	0.98 U	0.68 NJ	0.98 U
106-99-0	1,3-BUTADIENE	NS	NS		0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.24 NJ
541-73-1	1,3-DICHLOROBENZENE	NS	NS		1.2 U	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U
540-84-1	2,2,4-TRIMETHYLPENTANE	NS	NS		1.1	0.49 J	0.93 U	0.93 U	0.93 U	1.1	0.42 NJ	0.66 NJ	0.21 NJ
622-96-8	4-ETHYLTOLUENE	NS	NS		0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	1.4	0.98 U	0.45 NJ	0.98 U
67-64-1	4-ISOPROPYLTOLUENE (CYMENE)	NS	NS		1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	0.54 NJ	1.1 U	1.1 U
107-05-1	ACETONE	NS	NS		12 U	6.4 J	21	17	12 U	23	33	16	30
100-44-7	BENZENE	NS	NS		0.73	0.80	0.69	0.39 NJ	0.64 U	0.78	0.78	0.67	0.62 NJ
75-15-0	BUTANE	NS	NS		6.8	2.9	2.9	63	1.2 U	6.1	3.0	3.7	9.4
56-23-5	CARBON DISULFIDE	NS	NS		1.6 U	1.6 U	1.6 U	1.6 U	1.6 U	1.6 U	1.6 U	1.6 U	1.6 U
108-90-7	CARBON TETRACHLORIDE	NS	NS		0.45	0.30	0.42	0.36	0.38	0.49	0.39	0.37	0.37
75-00-3	CHLORODIFLUOROMETHANE (Freon 22)	NS	NS		1.8 U	1.0 J	1.5 NJ	0.97 NJ	1.8 U	2.8	1.1 NJ	2.5	2.3
74-87-3	CHLOROFORM	NS	NS		0.98 U	0.98 U	0.98 U	0.26 NJ	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U
156-59-2	CHLOROMETHANE	NS	NS		1.1	1.1	1.5	1.4	1 U	1.5	1.1	1.0	1.2
10061-01-5	CIS-1,2-DICHLOROETHYLENE	NS	NS		0.14 U	0.20 U	0.20 U	0.20 U	0.79 U	0.14 U	0.20 U	0.20 U	0.20 U
99-87-6	CYCLOHEXANE	NS	NS		0.69 U	0.69 U	0.69 U	0.69 U	0.69 U	4.0	0.69 U	0.69 U	0.69 U
75-71-8	DICHLORODIFLUOROMETHANE	NS	NS		2.5 U	2.1 J	3.2	2.3 NJ	5.9	12	7.7	30	140
540-59-0	DICHLOROETHYLENES (1,2-DCE TOTAL)	NS	NS		1.6 U	1.6 U	1.6 U	1.6 U	1.6 U	1.6 U	1.6 U	1.6 U	1.6 U
100-41-4	ETHYLBENZENE	NS	NS		0.87 U	0.87 U	0.46 NJ	0.87 U	0.87 U	0.87 U	0.60 NJ	0.64 NJ	0.87 U
67-63-0	ISOPROPANOL (ISOPROPYL ALCOHOL)	NS	NS		12 U	12 U	12 U	96	35	31	19	13	15
98-82-8	ISOPROPYLBENZENE (CUMENE)	NS	NS		0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.42 NJ	0.98 U	0.98 U
179601-23-1	M,P-XYLENES	NS	NS		2.2 U	0.76 J	0.89 NJ	2.2 U	2.2 U	2.2 U	2.0 NJ	1.5 NJ	2.2 U
78-93-3	METHYL ETHYL KETONE (2-BUTANONE)	NS	NS		1.5 U	1.6	1.7	1.0 NJ	1.5 U	2.0	1.6	1.7	2.1
75-09-2	METHYL TERT-BUTYL ETHER (MTBE)	NS	NS		0.72 U	0.72 U	0.72 U	0.72 U	0.72 U	0.72 U	0.72 U	0.72 U	0.72 U
91-20-3	METHYLENE CHLORIDE	NS	**60**		1.7 U	1.7 U	0.84 NJ	0.60 NJ	1.7 U	1.7 U	1.7 U	0.76 NJ	1.7 U
104-51-8	NAPHTHALENE	NS	NS		2.6 UJ	2.6 U	2.6 UJ	2.6 U	2.6 UJ	2.6 UJ	2.6 U	2.6 JN	2.6 U
110-54-3	N-HEPTANE	NS	NS		0.82 U	0.82 U	0.88	0.45 NJ	0.82 U	1.2	0.82 U	0.94	0.82 U
103-65-1	N-HEXANE	NS	NS		0.81	0.70 U	0.95 JB	1.8 U	0.70 U	2.0	0.70 U	1.0 JB	1.8 U
95-47-6	N-PROPYLBENZENE	NS	NS		0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U
135-98-8	O-XYLENE (1,2-DIMETHYLBENZENE)	NS	NS		0.87 U	0.87 U	0.46 NJ	0.87 U	0.87 U	0.87 U	0.53 NJ	0.61 NJ	0.87 U
98-06-6	STYRENE	NS	NS		0.85 U	0.85 U	0.85 U	0.85 U	0.85 U	0.85 U	0.85 U	0.85 U	0.85 U
1634-04-4	TERT-BUTYL ALCOHOL	NS	NS		15 U	15 U	15 U	15 U	15 U	17	5.9 NJ	7.0 NJ	6.3 NJ
127-18-4	TETRACHLOROETHYLENE (PCE)	NS	**30**		7.0	0.55 J	0.21 NJ	1.4 U	2.6	3.7	0.50 NJ	0.45 NJ	0.19 NJ
108-88-3	TOLUENE	NS	NS		2.1	1.5	1.6	0.42 NJ	0.75 U	2.3	1.5	1.9	1.6
156-60-5	TRANS-1,2-DICHLOROETHENE	NS	NS		0.79 U	0.79 U	0.79 U	0.79 U	0.79 U	0.79 U	0.79 U	0.79 U	0.79 U
79-01-6	TRICHLOROETHYLENE (TCE)	NS	**2**		0.19 U	0.19 U	0.19 U	0.19 U	0.21 U	0.19 U	0.19 U	0.19 U	0.19 U
75-69-4	TRICHLOROFLUOROMETHANE	NS	NS		1.2	1.1	1.4	1.2	1.1 U	1.5	1.2	1.3	1.1
75-01-4	VINYL CHLORIDE	NS	NS		0.089 U	0.20 U	0.20 U	0.20 U	0.1 U	0.089 U	0.20 U	0.20 U	0.20 U
XYLENES	XYLENES, TOTAL	NS	NS		3.0 U	0.74 J	1.3 NJ	3.0 U	3 U	3.0 U	2.5 NJ	2.1 NJ	3.0 U
UNKNOWN1	UNKNOWN WITH HIGHEST CONC.	NS	NS					61 N	12 NJ	26 NJ			12 N

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152 10th Avenue, Whitestone, NY

Sample Location		NYSDOH Standards [1]		Bank-2										Ambient							
Medium		Subsurface Vapors	Indoor Air	Indoor Air		Indoor Air		Indoor Air		Indoor Air		Indoor Air		Ambient Air		Ambient Air		Ambient Air		Ambient Air	
Laboratory ID				200-37771-2		200-42355-2		200-47168-5		200-51061-2		200-62822-2		200-37771-4		200-47168-3		200-51061-3		200-62822-6	
Sample ID				Bank 2		Bank 2		Bank 2		Bank 2		Bank 2		Ambient		Ambient		Ambient		Ambient	
Collection Date				03/09/17		02/21/18		01/23/19		10/16/19		03/29/22		03/09/17		01/23/19		10/16/19		03/29/22	
Units		ug/m3	ug/m3	ug/m3		ug/m3		ug/m3		ug/m3		ug/m3		ug/m3		ug/m3		ug/m3		ug/m3	
CAS Number	Chemical Name																				
71-55-6	1,1,1-TRICHLOROETHANE	NS	NS	1.1	U	1.1	U	1.1	U	1.1	U	1.1	U	1.1	U	1.1	U	1.1	U	1.1	U
79-34-5	1,1,2,2-TETRACHLOROETHANE	NS	NS	1.4	U	1.4	U	1.4	U	1.4	U	1.4	U	1.4	U	1.4	U	1.4	U	1.4	U
76-13-1	1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE	NS	NS	1.5	U	1.5	U	0.50	J	0.46	NJ	0.48	NJ	1.5	U	0.50	J	1.5	U	0.56	NJ
75-35-4	1,1-DICHLOROETHENE	NS	NS	0.79	U	0.14	U	0.14	U	0.14	U	0.14	U	0.79	U	0.14	U	0.14	U	0.14	U
95-63-6	1,2,4-TRIMETHYLBENZENE	NS	NS	1.5		3.4		0.98	U	1.9		0.98	U	0.98	U	0.98	U	0.52	NJ	0.98	U
108-67-8	1,3,5-TRIMETHYLBENZENE (MESITYLENE)	NS	NS	0.98	U	1.1		0.98	U	0.63	NJ	0.98	U	0.98	U	0.98	U	0.98	U	0.98	U
106-99-0	1,3-BUTADIENE	NS	NS	0.44	U	0.44	U	0.44	U	0.44	U	0.16	NJ	0.44	U	0.44	U	0.44	U	0.11	NJ
541-73-1	1,3-DICHLOROBENZENE	NS	NS	1.2	U	1.2	U	1.2	U	1.2	U	1.2	U	1.2	U	1.2	U	1.2	U	1.2	U
540-84-1	2,2,4-TRIMETHYLPENTANE	NS	NS	0.93	U	1.0		0.45	J	0.62	NJ	0.20	NJ	0.93	U	0.52	J	0.93	U	0.93	U
622-96-8	4-ETHYLTOLUENE	NS	NS	0.98	U	0.97		0.98	U	0.44	NJ	0.98	U	0.98	U	0.98	U	0.98	U	0.98	U
67-64-1	4-ISOPROPYLTOLUENE (CYMENE)	NS	NS	1.1	U	1.1	U	1.1	U	1.1	U	1.1	U	1.1	U	1.1	U	1.1	U	1.1	U
107-05-1	ACETONE	NS	NS	12	U	17		26		22		27		12	U	12	U	7.0	NJ	11	NJ
100-44-7	BENZENE	NS	NS	0.64	U	0.72		0.81		0.65		0.59	NJ	0.64	U	0.77		0.51	NJ	0.88	
75-15-0	BUTANE	NS	NS	1.2	U	6.1		3.0		3.7		11		1.2	U	3.0		2.3		1.7	
56-23-5	CARBON DISULFIDE	NS	NS	1.6	U	1.6	U	1.6	U	1.6	U	1.6	U	1.6	U	1.6	U	1.2	NJ	1.9	
108-90-7	CARBON TETRACHLORIDE	NS	NS	0.40		0.41		0.36		0.38		0.35		0.25	U	0.35		0.40		0.39	
75-00-3	CHLORODIFLUOROMETHANE (Freon 22)	NS	NS	1.8	U	2.8		1.1	J	2.7		2.3		1.8	U	0.96	J	1.2	NJ	1.0	NJ
74-87-3	CHLOROFORM	NS	NS	0.98	U	0.98	U	0.98	U	0.98	U	0.98	U	0.98	U	0.98	U	0.98	U	0.98	U
156-59-2	CHLOROMETHANE	NS	NS	1	U	1.1		1.2		1.2		1.3		1.0	U	0.99	J	1.2		1.5	
10061-01-5	CIS-1,2-DICHLOROETHYLENE	NS	NS	0.79	U	0.14	U	0.20	U	0.20	U	0.20	U	0.79	U	0.20	U	0.20	U	0.20	U
99-87-6	CYCLOHEXANE	NS	NS	0.69	U	2.9		0.69	U	0.69	U	0.69	U	0.69	U	0.69	U	0.69	U	0.69	U
75-71-8	DICHLORODIFLUOROMETHANE	NS	NS	6.6		14		8.5		32		120		2.5	U	2.1	J	2.8		2.0	NJ
540-59-0	DICHLOROETHYLENES (1,2-DCE TOTAL)	NS	NS	1.6	U	1.6	U	1.6	U	1.6	U	1.6	U	1.6	U	1.6	U	1.6	U	1.6	U
100-41-4	ETHYLBENZENE	NS	NS	0.87	U	0.87	U	0.61	J	0.65	NJ	0.87	U	0.87	U	0.87	U	0.35	NJ	0.87	U
67-63-0	ISOPROPANOL (ISOPROPYL ALCOHOL)	NS	NS	24		22		20		13		18		12	U	12	U	12	U	12	U
98-82-8	ISOPROPYLBENZENE (CUMENE)	NS	NS	0.98	U	0.98	U	0.98	U	0.98	U	0.98	U	0.98	U	0.98	U	0.98	U	0.98	U
179601-23-1	M,P-XYLENES	NS	NS	2.2	U	2.2	U	1.9	J	1.5	NJ	2.2	U	2.2	U	0.78	J	0.71	NJ	2.2	U
78-93-3	METHYL ETHYL KETONE (2-BUTANONE)	NS	NS	1.5		1.5	U	3.0		1.8		1.8		1.5	U	1.2	J	1.5		1.2	J
75-09-2	METHYL TERT-BUTYL ETHER (MTBE)	NS	NS	0.72	U	0.72	U	0.72	U	0.72	U	0.72	U	0.72	U	0.72	U	0.72	U	0.72	U
91-20-3	METHYLENE CHLORIDE	NS	**60**	1.7	U	1.7	U	1.7	U	0.97	NJ	0.97	MJ	1.7	U	1.7	U	1.7	U	1.1	NJ
104-51-8	NAPHTHALENE	NS	NS	2.6	UJ	2.6	UJ	2.6	U	2.6	UJ	2.6	U	2.6	UJ	2.6	U	2.6	UJ	2.6	U
110-54-3	N-HEPTANE	NS	NS	0.82	U	1.1		0.82	U	0.94		0.82	U	0.82	U	0.82	U	0.82	U	0.82	U
103-65-1	N-HEXANE	NS	NS	0.7	U	1.6		0.70	U	1.1	JB	1.8	U	0.70	U	0.70	U	0.98	JB	1.8	U
95-47-6	N-PROPYLBENZENE	NS	NS	0.98	U	0.98	U	0.98	U	0.98	U	0.98	U	0.98	U	0.98	U	0.98	U	0.98	U
135-98-8	O-XYLENE (1,2-DIMETHYLBENZENE)	NS	NS	0.87	U	0.87	U	0.54	J	0.60	NJ	0.87	U	0.87	U	0.87	U	0.34	NJ	0.87	U
98-06-6	STYRENE	NS	NS	0.85	U	0.85	U	0.85	U	0.85	U	0.85	U	0.85	U	0.85	U	0.85	U	0.85	U
1634-04-4	TERT-BUTYL ALCOHOL	NS	NS	15	U	15	U	10	J	6.6	NJ	8.8	NJ	15	U	15	U	15	U	15	U
127-18-4	TETRACHLOROETHYLENE (PCE)	NS	**30**	2.4		4.3		0.78	J	0.63	NJ	1.4	U	1.4	U	0.50	J	1.4	U	0.75	NJ
108-88-3	TOLUENE	NS	NS	0.84		2.3		2.1		2.2		1.4		0.75	U	1.4		1.0		0.63	NJ
156-60-5	TRANS-1,2-DICHLOROETHENE	NS	NS	0.79	U	0.79	U	0.79	U	0.79	U	0.79	U	0.79	U	0.79	U	0.79	U	0.79	U
79-01-6	TRICHLOROETHYLENE (TCE)	NS	**2**	0.21	U	0.19	U	0.19	U	0.19	U	0.19	U	0.21	U	0.19	U	0.19	U	0.19	U
75-69-4	TRICHLOROFLUOROMETHANE	NS	NS	1.1	U	1.4		1.1		1.3		1.2		1.1	U	1.1		1.3		1.2	
75-01-4	VINYL CHLORIDE	NS	NS	0.1	U	0.089	U	0.20	U	0.20	U	0.20	U	0.10	U	0.20	U	0.20	U	0.20	U
XYLENES	XYLENES, TOTAL	NS	NS	3	U	3.0	U	2.4	J	2.1	NJ	3.0	U	3.0	U	0.78	J	1.0	NJ	3.0	U
UNKNOWN1	UNKNOWN WITH HIGHEST CONC.	NS	NS	7.6	NJ	4.1	NJ					13	N							3.4	NJ

Notes:
Only those analytes detected in one or more samples are presented above
[1] Standards from Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York, NYSDOH October 2006, with May 2017 revisions.
ug/m3 = micrograms per cubic meter

Validator Qualifiers
J = The analyte was positively identified; the associated numerical value is the approximate concentration of the analyte in the sample.
N = The analysis indicates the tentative presence of a non-target/method specified analyte
U = The analyte was analyzed for, but not detected above the reported sample quantitation limit.
NJ = The analysis indicates the presence of an analyte that has been "tentatively identified" and the associated numerical value represents its approximate concentration.

UJ = The analyte was not detected above the reported sample quantitation limit. However, the reported quantitation limit is approximate and may or may not represent the actual limit of quantitation necessary to accurately and precisely measure the analyte in the sample.

TABLE 3
Summary of Indoor Air Analytical Results: 2017 to 2022
Former Johnny On the Spot Cleaner
152 10th Avenue, Whitestone, NY

Sample Location		NYSDOH Standards [1]		System B Effluent Stack		System C Effluent Stack	
Medium		Subsurface Vapors	Indoor Air	Effluent		Effluent	
Laboratory ID				200-37771-4		200-62822-13	
Sample ID				Ambient		System C Effluent	
Collection Date				03/09/17		03/30/22	
Units		ug/m3	ug/m3	ug/m3		ug/m3	
CAS Number	Chemical Name						
71-55-6	1,1,1-TRICHLOROETHANE	NS	NS	3.3	U	11	U
79-34-5	1,1,2,2-TETRACHLOROETHANE	NS	NS	4.2	U	14	U
76-13-1	1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE	NS	NS	4.6	U	15	U
75-35-4	1,1-DICHLOROETHENE	NS	NS	0.42	U	1.4	U
95-63-6	1,2,4-TRIMETHYLBENZENE	NS	NS	17		9.8	U
108-67-8	1,3,5-TRIMETHYLBENZENE (MESITYLENE)	NS	NS	4.7		9.8	U
106-99-0	1,3-BUTADIENE	NS	NS	1.3	U	4.4	U
541-73-1	1,3-DICHLOROBENZENE	NS	NS	3.6	U	12	U
540-84-1	2,2,4-TRIMETHYLPENTANE	NS	NS	40		1.7	NJ
622-96-8	4-ETHYLTOLUENE	NS	NS	4.2		9.8	U
67-64-1	4-ISOPROPYLTOLUENE (CYMENE)	NS	NS	3.3	U	11	U
107-05-1	ACETONE	NS	NS	36	U	120	U
100-44-7	BENZENE	NS	NS	6.4		6.4	U
75-15-0	BUTANE	NS	NS	64		12	U
56-23-5	CARBON DISULFIDE	NS	NS	1.6	U	16	U
108-90-7	CARBON TETRACHLORIDE	NS	NS	0.67	U	2.2	U
75-00-3	CHLORODIFLUOROMETHANE (Freon 22)	NS	NS	5.4	U	18	U
74-87-3	CHLOROFORM	NS	NS	3	U	9.8	U
156-59-2	CHLOROMETHANE	NS	NS	3.1	U	10	U
10061-01-5	CIS-1,2-DICHLOROETHYLENE	NS	NS	2.1		2	U
99-87-6	CYCLOHEXANE	NS	NS	16		6.9	U
75-71-8	DICHLORODIFLUOROMETHANE	NS	NS	7.5	U	33	
540-59-0	DICHLOROETHYLENES (1,2-DCE TOTAL)	NS	NS	2.1	J	16	U
100-41-4	ETHYLBENZENE	NS	NS	9.4		8.7	U
67-63-0	ISOPROPANOL (ISOPROPYL ALCOHOL)	NS	NS	37	U	120	U
98-82-8	ISOPROPYLBENZENE (CUMENE)	NS	NS	0.92	J	9.8	U
179601-23-1	M,P-XYLENES	NS	NS	36		22	U
78-93-3	METHYL ETHYL KETONE (2-BUTANONE)	NS	NS	5.6		15	U
75-09-2	METHYL TERT-BUTYL ETHER (MTBE)	NS	NS	2.2	U	7.2	U
91-20-3	METHYLENE CHLORIDE	NS	**60**	5.3	U	17	U
104-51-8	NAPHTHALENE	NS	NS	7.9	U	26	UJ
110-54-3	N-HEPTANE	NS	NS	17		8.2	U
103-65-1	N-HEXANE	NS	NS	31		18	U
95-47-6	N-PROPYLBENZENE	NS	NS	2.7	J	9.8	U
135-98-8	O-XYLENE (1,2-DIMETHYLBENZENE)	NS	NS	13		8.7	U
98-06-6	STYRENE	NS	NS	0.85	U	8.5	U
1634-04-4	TERT-BUTYL ALCOHOL	NS	NS	46	U	150	U
127-18-4	TETRACHLOROETHYLENE (PCE)	NS	**30**	220		2.8	NJ
108-88-3	TOLUENE	NS	NS	48		7.5	U
156-60-5	TRANS-1,2-DICHLOROETHENE	NS	NS	2.4	U	7.9	U
79-01-6	TRICHLOROETHYLENE (TCE)	NS	**2**	5.9		1.9	U
75-69-4	TRICHLOROFLUOROMETHANE	NS	NS	1.1	J	11	U
75-01-4	VINYL CHLORIDE	NS	NS	0.61	U	2.0	U
XYLENES	XYLENES, TOTAL	NS	NS	48		30	U
UNKNOWN1	UNKNOWN WITH HIGHEST CONC.	NS	NS			35	N

Notes:
Only those analytes detected in one or more samples are presented above
[1] Standards from Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York, NYSDOH October 2006, with May 2017 revisions.
ug/m3 = micrograms per cubic meter

Validator Qualifiers
J = The analyte was positively identified; the associated numerical value is the approximate concentration of the analyte in the sample.
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UJ = The analyte was not detected above the reported sample quantitation limit. However, the reported quantitation limit is approximate and may or may not represent the actual limit of quantitation necessary to accurately and precisely measure the analyte in the sample.

TABLE 4
Summary of Sub-Slab Soil Gas Analytical Results: 2008 to 2022
Former Johnny On the Spot Cleaner
152 10th Avenue, Whitestone, NY

Sample Location		NYSDOH Standards [1]	Former Johnny on the Spot Cleaners													
Medium		Subsurface Vapors	Sub-Slab Vapor		Sub-Slab Vapor		Sub-Slab Vapor		Sub-Slab Vapor		Sub-Slab Vapor		Sub-Slab Vapor		Sub-Slab Vapor	
Laboratory ID									200-37771-11		200-42355-8		200-62822-13		200-62822-15		200-62822-16	
Sample ID			SG-1		SG-1		SG-1		SG-1		SG-1		VMP-2R		VMP-3R		VMP-4R	
Collection Date			08/26/08		06/19/13		07/11/13		10/16/13		03/10/17		02/21/18		03/30/22		03/30/22		03/30/22	
Units		ug/m3	ug/m3		ug/m3		ug/m3		ug/m3		ug/m3		ug/m3		ug/m3		ug/m3		ug/m3	
CAS Number	Chemical Name																			
71-55-6	1,1,1-TRICHLOROETHANE	NS									17	U	11	U	1.1	U	11	UJ	11	U
79-34-5	1,1,2,2-TETRACHLOROETHANE	NS									21	U	14	U	14	U	14	UJ	14	U
76-13-1	1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE (FREON TF)	NS													15	U	15	UJ	15	U
75-35-4	1,1-DICHLOROETHENE	NS									21		16		1.4	U	1.4	UJ	1.4	U
95-63-6	1,2,4-TRIMETHYLBENZENE	NS			72.76		14.5		91.93		15	U	36		3.3	NJ	3.3	UJ	9.8	U
108-67-8	1,3,5-TRIMETHYLBENZENE (MESITYLENE)	NS									15	U	14		9.8	U	9.8	UJ	9.8	U
106-99-0	1,3-BUTADIENE	NS									6.7	U	4.4	U	4.4	U	4.4	UJ	4.4	U
541-73-1	1,3-DICHLOROBENZENE	NS									18	U	12	U	12	U	12	UJ	12	U
540-84-1	2,2,4-TRIMETHYLPENTANE	NS									14	U	79		9.3	U	9.3	UJ	9.3	U
622-96-8	4-ETHYLTOLUENE	NS			35.4						15	U	9.8		9.8	U	9.8	UJ	9.8	U
99-87-6	4-ISOPROPYLTOLUENE (CYMENE)	NS													11	U	11	UJ	11	U
67-64-1	ACETONE	NS			337.43				1451.91		180	U	120	U	81	NJ	120	UJ	120	NJ
71-43-2	BENZENE	NS			17.23						9.7	U	6.4	U	6.4	U	6.4	UJ	6.4	U
106-97-8	BUTANE	NS									18	U	26		12	U	12	UJ	12	U
75-15-0	CARBON DISULFIDE	NS			25.52				295.06		24	U	16	U	16	U	16	UJ	16	U
56-23-5	CARBON TETRACHLORIDE	NS									3.8	U	2.2	U	2.2	U	2.2	UJ	2.2	U
75-45-6	CHLORODIFLUOROMETHANE (Freon 22)	NS									27	U	18	U	18	U	18	UJ	18	U
67-66-3	CHLOROFORM	NS			89.07						15	U	9.8	U	9.8	U	9.8	UJ	9.8	U
74-87-3	CHLOROMETHANE	NS									16	U	10	U	10	U	10	UJ	10	U
156-59-2	CIS-1,2-DICHLOROETHYLENE	NS			51		6.76		6.76		51		22		2	U	2	UJ	1.5	NJ
110-82-7	CYCLOHEXANE	NS									10	U	18		6.9	U	6.9	UJ	6.9	U
75-71-8	DICHLORODIFLUOROMETHANE	NS									38	U	25	U	14	NJ	25	UJ	25	U
540-59-0	DICHLOROETHYLENES (1,2-DCE TOTAL)	NS									52		22		16	U	16	UJ	16	U
100-41-4	ETHYLBENZENE	NS			49.42				78.47		13	U	26		8.7	U	8.7	UJ	8.7	U
67-63-0	ISOPROPANOL (ISOPROPYL ALCOHOL)	NS							180.86		190	U	120	U	120	U	120	UJ	120	U
98-82-8	ISOPROPYLBENZENE (CUMENE)	NS													9.8	U	9.8	UJ	9.8	U
179601-23-1	M,P-XYLENES	NS			224.57				345.1		33	U	78		22	U	22	UJ	22	U
78-93-3	METHYL ETHYL KETONE (2-BUTANONE)	NS									22	U	15	U	15	U	15	UJ	15	J
1634-04-4	METHYL TERT-BUTYL ETHER (MTBE)	NS											7.2	U	7.2	U	7.2	UJ	7.2	U
75-09-2	METHYLENE CHLORIDE	NS									26	U	17	U	17	U	27	J	17	U
91-20-3	NAPHTHALENE	NS									40	UJ	26	U	26	UJ	26	UJ	26	UJ
142-82-5	N-HEPTANE	NS									12	U	31		8.2	U	3.1	NJ	8.2	U
110-54-3	N-HEXANE	NS			35.61				325.76		11	U	35		18	U	9.0	NJ	18	U
103-65-1	N-PROPYLBENZENE	NS									15	U	9.8	U	9.8	U	9.8	UJ	9.8	U
95-47-6	O-XYLENE (1,2-DIMETHYLBENZENE)	NS			52.89				134.4		13	U	44		8.7	U	8.7	UJ	8.7	U
100-42-5	STYRENE	NS													8.5	U	8.5	UJ	8.5	U
75-65-0	TERT-BUTYL ALCOHOL	NS											150	U	150	U	150	UJ	150	U
127-18-4	TETRACHLOROETHYLENE (PCE)	NS	4300		2746.4		2610		16614		2400		75		43		13	NJ	380	
108-88-3	TOLUENE	NS			171.58		6.42		360.85		11	U	37		6.3	NJ	5.3	NJ	7.5	U
156-60-5	TRANS-1,2-DICHLOROETHENE	NS									12	U	7.9	U	7.9	U	7.9	UJ	7.9	U
79-01-6	TRICHLOROETHYLENE (TCE)	NS	75		192.4		188		1101.72		750		97		6.0		1.9	UJ	3.9	
75-69-4	TRICHLOROFLUOROMETHANE	NS									17	U	11	U	11	U	11	UJ	11	U
75-01-4	VINYL CHLORIDE	NS			59.56		43.3				1.6	U	78		2.0	U	2.0	UJ	2.0	U
XYLENES	XYLENES, TOTAL	NS									46	U	120		30	U	30	UJ	30	U
UNKNOWN1	UNKNOWN WITH HIGHEST CONC.	NS											24	NJ	48	N	33	N	33	N

Notes:
Only those analytes detected in one or more samples are presented above
Blank values indicate concentrations below laboratory method detection limits
ug/m3 = micrograms per cubic meter
NS = No Standard
Bold = Concentration exceeds Standards

Validator Qualifiers
J = The analyte was positively identified; the associated numerical value is the approximate concentration of the analyte in the sample.
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TABLE 4
Summary of Sub-Slab Soil Gas Analytical Results: 2008 to 2022
Former Johnny On the Spot Cleaner
152 10th Avenue, Whitestone, NY

Sample Location		NYSDOH Standards [1]	Former Bank									
Medium		Subsurface Vapors	Sub-Slab Vapor	Sub-Slab Vapor	Sub-Slab Vapor	Sub-Slab Vapor	Sub-Slab Vapor	Sub-Slab Vapor	Sub-Slab Vapor	Sub-Slab Vapor	Sub-Slab Vapor	
Laboratory ID						200-37771-12		200-63226-1	200-37771-13	200-342355-7	200-62822-10	
Sample ID			SG-4	SG-4	SG-4	SG-4	SG-4	SG-4	SG-6	SG-6	SG-6	
Collection Date			06/19/13	07/11/13	10/16/13	03/11/17	02/21/18	04/29/22	03/10/17	02/21/18	03/30/22	
Units		ug/m3	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3	
CAS Number	Chemical Name											
71-55-6	1,1,1-TRICHLOROETHANE	NS				1.1 U		11 U	1.1 U	11 U	11 U	
79-34-5	1,1,2,2-TETRACHLOROETHANE	NS				1.4 U		14 U	1.4 U	14 U	14 U	
76-13-1	1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE (FREON TF)	NS					canceled.	15 U			15 U	
75-35-4	1,1-DICHLOROETHENE	NS				0.79 U		1.4 U	0.79 U	1.4 U	1.4 U	
95-63-6	1,2,4-TRIMETHYLBENZENE	NS	195.17	15.1	1.47	5.2		4.0 NJ	4.8	78	9.8 U	
108-67-8	1,3,5-TRIMETHYLBENZENE (MESITYLENE)	NS	34.41	3.1		1.4		9.8 U	1.3	29	9.8 U	
106-99-0	1,3-BUTADIENE	NS				0.44 U	into Summa	4.4 U	0.44 U	4.4 U	4.4 U	
541-73-1	1,3-DICHLOROBENZENE	NS				6.0		12 U	5.9	12 U	12 U	
540-84-1	2,2,4-TRIMETHYLPENTANE	NS	6.3			6.3		9.3 U	6.2	78	9.3 U	
622-96-8	4-ETHYLTOLUENE	NS	70.79	2.7		1.6		9.8 U	1.5	21	9.8 U	
99-87-6	4-ISOPROPYLTOLUENE (CYMENE)	NS						11 U			11 U	
67-64-1	ACETONE	NS			30.18	18		930	190 J	120 U	120 U	
71-43-2	BENZENE	NS			0.77	3.8		6.4 U	4.9 J	6.4 U	6.4 U	
106-97-8	BUTANE	NS				9.6		19	36	18	12 U	
75-15-0	CARBON DISULFIDE	NS				1.6 U		16 U	58	16 U	16 U	
56-23-5	CARBON TETRACHLORIDE	NS				0.29		2.2 U	0.30	2.2 U	2.2 U	
75-45-6	CHLORODIFLUOROMETHANE (Freon 22)	NS				1.8 U	Canister.	18 U	1.8 U	18 U	18 U	
67-66-3	CHLOROFORM	NS				5.7	drawn up	9.8 U	8.3	9.8 U	9.8 U	
74-87-3	CHLOROMETHANE	NS			1.05	1.0 U		10 U	2.9	10 U	10 U	
156-59-2	CIS-1,2-DICHLOROETHYLENE	NS				0.79 U		2 U	0.79 U	1.4 U	2 U	
110-82-7	CYCLOHEXANE	NS				2.8		2.7 NJ	4.1	11	6.9 U	
75-71-8	DICHLORODIFLUOROMETHANE	NS	81.09	21.6	15.03	5.7	Water being	6.1 NJ	100	48	20 NJ	
540-59-0	DICHLOROETHYLENES (1,2-DCE TOTAL)	NS				1.6 U		16 U	1.6 U	16 U	16 U	
100-41-4	ETHYLBENZENE	NS	61.13		1.04	4.5		8.7 U	4.5	49	8.7 U	
67-63-0	ISOPROPANOL (ISOPROPYL ALCOHOL)	NS			53.5	28		320	45	120 U	120 U	
98-82-8	ISOPROPYLBENZENE (CUMENE)	NS						9.8 U			9.8 U	
179601-23-1	M,P-XYLENES	NS	327.75		4.81	15		22 U	15	150	15 U	
78-93-3	METHYL ETHYL KETONE (2-BUTANONE)	NS			3.69	4.6		10 NJ	13	15 U	15 U	
1634-04-4	METHYL TERT-BUTYL ETHER (MTBE)	NS						7.2 U		7.2 U	7.2 U	
75-09-2	METHYLENE CHLORIDE	NS				1.7 U		17 U	1.7 U	17 U	17 U	
91-20-3	NAPHTHALENE	NS	28.79	2.6		2.6 UJ		26 UJ	2.6 UJ	26 U	26 UJ	
142-82-5	N-HEPTANE	NS				3.9		8.2 U	7.0	25.0	8.2 U	
110-54-3	N-HEXANE	NS	80.03		7.19	8.5		18 U	24	12	18 U	
103-65-1	N-PROPYLBENZENE	NS				0.98 U		9.8 U	0.98 U	19	9.8 U	
95-47-6	O-XYLENE (1,2-DIMETHYLBENZENE)	NS	84.54		1.56	5.0		8.7 U	5.0	86	4.9 NJ	
100-42-5	STYRENE	NS						8.5 U			8.5 U	
75-65-0	TERT-BUTYL ALCOHOL	NS						180		150 U	150 U	
127-18-4	TETRACHLOROETHYLENE (PCE)	NS	2909.13	399	435.35	72		6.2 NJ	5.7	86	3.8 NJ	
108-88-3	TOLUENE	NS	156.16		4.67	23		5.8 NJ	24	63	7.5 U	
156-60-5	TRANS-1,2-DICHLOROETHENE	NS				0.72 U		7.9 U	0.79 U	7.9 U	7.9 U	
79-01-6	TRICHLOROETHYLENE (TCE)	NS	54.82	9.1	7.42	6.8		1.9 U	0.49	4.6	1.9 U	
75-69-4	TRICHLOROFLUOROMETHANE	NS				1.2	Sample	11 U	7.8	11 U	11 U	
75-01-4	VINYL CHLORIDE	NS				0.1 U	through tubing	2.0 U	0.10	3.8	2.0 U	
XYLENES	XYLENES, TOTAL	NS				20		30 U	20	240	20 NJ	
UNKNOWN1	UNKNOWN WITH HIGHEST CONC.	NS				3.7 NJ		68 N	14 NJ	44 NJ	13 N	

Notes:
Only those analytes detected in one or more samples are presented above
Blank values indicate concentrations below laboratory method detection limits
ug/m3 = micrograms per cubic meter
NS = No Standard
Bold = Concentration exceeds Standards

Validator Qualifiers
J = The analyte was positively identified; the associated numerical value is the approximate concentration of the analyte in the sample.
N = The analysis indicates the tentative presence of a non-target/method specified analyte
U = The analyte was analyzed for, but not detected above the reported sample quantitation limit.
NJ = The analysis indicates the presence of an analyte that has been "tentatively identified" and the associated numerical value represents its approximate concentration.
UJ = The analyte was not detected above the reported sample quantitation limit. However, the reported quantitation limit is approximate and may or may not represent the actual limit of quantitation necessary to accurately and precisely measure the analyte in the sample.

TABLE 4
Summary of Sub-Slab Soil Gas Analytical Results: 2008 to 2022
Former Johnny On the Spot Cleaner
152 10th Avenue, Whitestone, NY

Sample Location		NYSDOH Standards [1]	Former Bank											
Medium		Subsurface Vapors	Sub-Slab Vapor		Sub-Slab Vapor		Sub-Slab Vapor		Sub-Slab Vapor		Sub-Slab Vapor		Sub-Slab Vapor		Sub-Slab Vapor	
Laboratory ID			200-37771-14		200-42355-6		200-62822-8		200-62822-7		200-62822-9		200-62822-11		200-62822-12	
Sample ID			SG-6A		SG-6A		SG-6A		SG-9		SG-10		SG-11		SG-12	
Collection Date			03/10/17		02/21/18		03/30/22		03/30/22		03/30/22		03/30/22		03/30/22	
Units		ug/m3	ug/m3		ug/m3		ug/m3		ug/m3		ug/m3		ug/m3		ug/m3	
CAS Number	Chemical Name															
71-55-6	1,1,1-TRICHLOROETHANE	NS	1.1	U	11.0	U	1.1	U	11	U	1.1	U	11	U	11	U
79-34-5	1,1,2,2-TETRACHLOROETHANE	NS	1.4	U	14	U	14	U	14	U	14	U	14	U	14	U
76-13-1	1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE (FREON TF)	NS					15	U	15	U	15	U	15	U	15	U
75-35-4	1,1-DICHLOROETHENE	NS	0.79	U	1.4	U	1.4	U	1.4	U	1.4	U	1.4	U	1.4	U
95-63-6	1,2,4-TRIMETHYLBENZENE	NS	6.0		75		9.8	U	9.8	U	9.8	UJ	9.8	U	9.8	U
108-67-8	1,3,5-TRIMETHYLBENZENE (MESITYLENE)	NS	1.6		29		9.8	U	9.8	U	9.8	U	9.8	U	9.8	U
106-99-0	1,3-BUTADIENE	NS	0.44	U	4.4	U	4.4	U	4.4	U	4.4	U	4.4	U	4.4	U
541-73-1	1,3-DICHLOROBENZENE	NS	5.6		12	U	12	U	12	U	12	U	12	U	12	U
540-84-1	2,2,4-TRIMETHYLPENTANE	NS	6.4		76		9.3	U	9.3	U	9.3	U	9.3	U	9.3	U
622-96-8	4-ETHYLTOLUENE	NS	1.9		22		9.8	U	9.8	U	9.8	U	9.8	U	9.8	U
99-87-6	4-ISOPROPYLTOLUENE (CYMENE)	NS					11	U	11	U	11	U	11	U	11	U
67-64-1	ACETONE	NS	21		120	U	120	U	120	U	47	NJ	120	NJ	120	U
71-43-2	BENZENE	NS	3.5		6.4	U	6.4	U	6.4	U	6.4	U	6.4	U	6.4	U
106-97-8	BUTANE	NS	9.8		18		12	U	12	U	12	U	12	U	12	U
75-15-0	CARBON DISULFIDE	NS	1.6	U	16	U	16	U	16	U	16	U	16	U	16	U
56-23-5	CARBON TETRACHLORIDE	NS	0.33		2.2	U	2.2	U	2.2	U	2.2	U	2.2	U	2.2	U
75-45-6	CHLORODIFLUOROMETHANE (Freon 22)	NS	1.8	U	18	U	18	U	4.4	NJ	4.7	NJ	4.1	NJ	3.9	NJ
67-66-3	CHLOROFORM	NS	0.98	U	9.8	U	9.8	U	9.8	U	9.8	U	9.8	U	9.8	U
74-87-3	CHLOROMETHANE	NS	1.0	U	10	U	10	U	10	U	10	U	10	U	10	U
156-59-2	CIS-1,2-DICHLOROETHYLENE	NS	0.79	U	1.4	U	2	U	2	U	2	U	2	U	2	U
110-82-7	CYCLOHEXANE	NS	2.3		9.3		6.9	U	6.9	U	6.9	U	6.9	U	6.9	U
75-71-8	DICHLORODIFLUOROMETHANE	NS	84		25	U	750		19	NJ	29		110		21	NJ
540-59-0	DICHLOROETHYLENES (1,2-DCE TOTAL)	NS	1.6	U	16	U	16	U	16	U	16	U	16	U	16	U
100-41-4	ETHYLBENZENE	NS	5.0		51		8.7	U	8.7	U	7.6	NJ	8.7	U	8.7	U
67-63-0	ISOPROPANOL (ISOPROPYL ALCOHOL)	NS	25		25	U	120	U	120	U	120	U	120	U	120	U
98-82-8	ISOPROPYLBENZENE (CUMENE)	NS					9.8	U	9.8	U	9.8	U	9.8	U	9.8	U
179601-23-1	M,P-XYLENES	NS	17		160		22	U	22	U	30		14	NJ	22	U
78-93-3	METHYL ETHYL KETONE (2-BUTANONE)	NS	5.2		15	U	15	U	15	U	15	U	15	U	15	U
1634-04-4	METHYL TERT-BUTYL ETHER (MTBE)	NS			7.2	U	7.2	U	7.2	U	7.2	U	7.2	U	7.2	U
75-09-2	METHYLENE CHLORIDE	NS	1.7	U	17	U	17	U	17	U	17	U	17	U	17	U
91-20-3	NAPHTHALENE	NS	2.6	UJ	26	U	26	U	26	U	26	UJ	26	UJ	26	UJ
142-82-5	N-HEPTANE	NS	3.9		24		8.2	U	8.2	U	8.2	U	8.2	U	8.2	U
110-54-3	N-HEXANE	NS	7.7		7.7		18	U	18	U	18	U	18	U	18	U
103-65-1	N-PROPYLBENZENE	NS	1.1		19		9.8	U	9.8	U	9.8	U	9.8	U	9.8	U
95-47-6	O-XYLENE (1,2-DIMETHYLBENZENE)	NS	5.9		89		8.7	U	8.7	U	7.5	NJ	4.5	NJ	8.7	U
100-42-5	STYRENE	NS					8.5	U	8.5	U	8.5	U	8.5	U	8.5	U
75-65-0	TERT-BUTYL ALCOHOL	NS			150	U	150	U	150	U	150	U	150	U	150	U
127-18-4	TETRACHLOROETHYLENE (PCE)	NS	2.7		87		14	U	14	U	14	U	14	U	14	U
108-88-3	TOLUENE	NS	23		64		7.5	U	7.5	U	7.5	U	7.5	U	7.5	U
156-60-5	TRANS-1,2-DICHLOROETHENE	NS	0.79	U	7.9	U	7.9	U	7.9	U	7.9	U	7.9	U	7.9	U
79-01-6	TRICHLOROETHYLENE (TCE)	NS	0.21	U	1.9	U	1.9	U	1.9	U	1.6	NJ	1.9	U	1.9	U
75-69-4	TRICHLOROFLUOROMETHANE	NS	3.5		11	U	11	U	11	U	11	U	11	U	11	U
75-01-4	VINYL CHLORIDE	NS	0.1	U	0.89	U	2.0	U	2.0	U	2.0	U	2.0	U	2.0	U
XYLENES	XYLENES, TOTAL	NS	23		250		30	U	30	U	38		19	NJ	30	U
UNKNOWN1	UNKNOWN WITH HIGHEST CONC.	NS	3.3	NJ	24	NJ							13		13	N

Notes:
Only those analytes detected in one or more samples are presented above
Blank values indicate concentrations below laboratory method detection limits
ug/m3 = micrograms per cubic meter
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Bold = Concentration exceeds Standards

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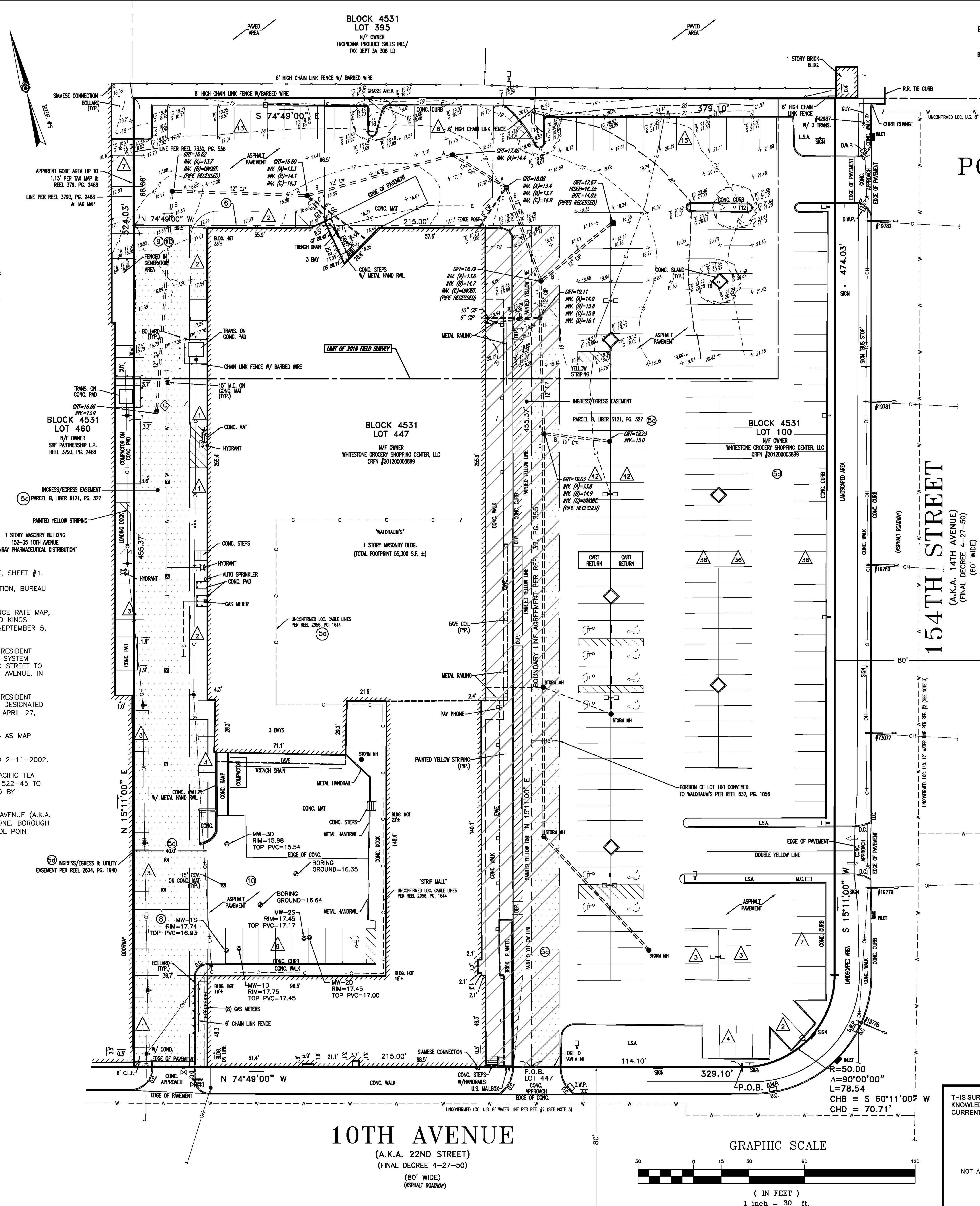
APPENDIX A

Site Survey Plan



SCHEDULE 'A'
METES & BOUNDS DESCRIPTION

OVERALL DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING AT WHITESTONE, THIRD WARD, BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF 10TH AVENUE (A/K/A 22ND STREET) AT THE SOUTHWESTERLY END OF A CURVE CONNECTING THE NORTHERLY SIDE OF 10TH AVENUE WITH THE WESTERLY SIDE OF 154TH STREET (A/K/A 14TH AVENUE);

RUNNING THENCE ALONG THE NORTHERLY SIDE OF 10TH AVENUE, NORTH 74 DEGREES 49 MINUTES 00 SECONDS WEST, A DISTANCE OF 329.10 FEET TO LAND NOW OR FORMERLY OF SR F PARTNERSHIP L.P.;

THENCE NORTH 15 DEGREES 11 MINUTES 00 SECONDS EAST, A DISTANCE OF 524.03 FEET TO LAND NOW OR FORMERLY OF BERL AND FREDA U. CAMP;

THENCE ALONG SAID LAND, SOUTH 74 DEGREES 49 MINUTES 00 SECONDS EAST, 379.10 FEET TO THE WESTERLY SIDE OF 154TH STREET;

THENCE ALONG THE WESTERLY SIDE OF 154TH STREET, SOUTH 15 DEGREES 11 MINUTES 00 SECONDS WEST, A DISTANCE OF 474.03 FEET TO A POINT OF CURVATURE;

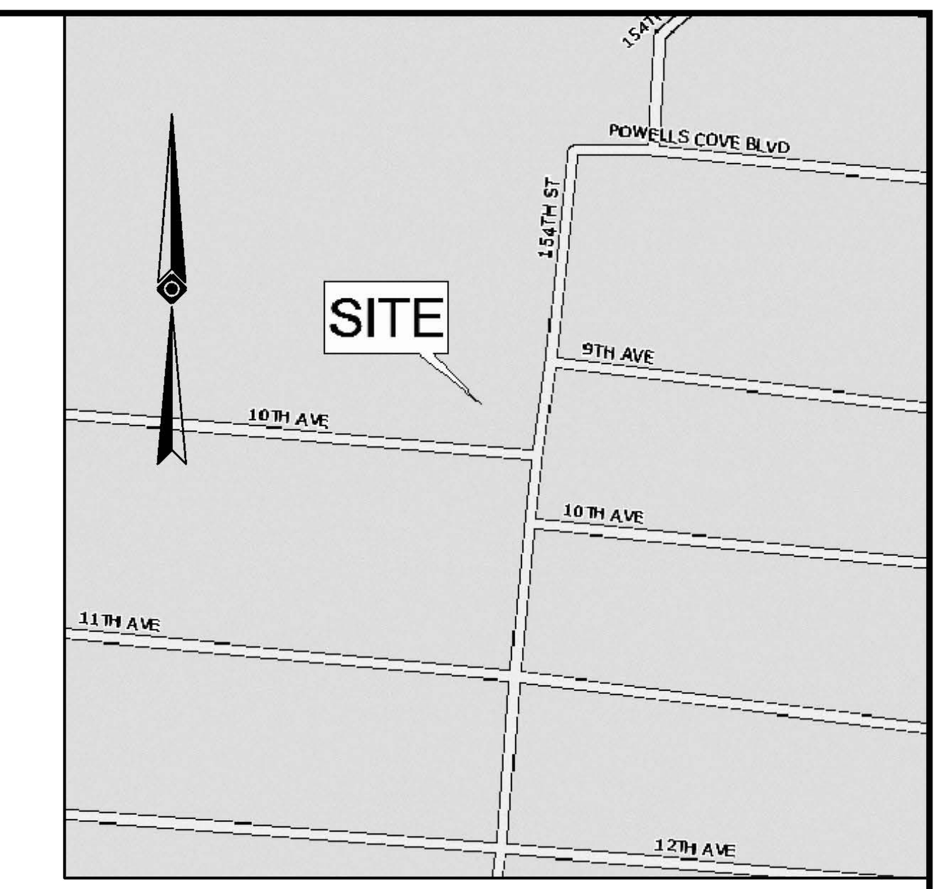
THENCE ALONG THE ARC OF A CURVE CONNECTING THE WESTERLY SIDE OF 154TH STREET WITH THE NORTHERLY SIDE OF 10TH AVENUE, CURVING TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, BEARING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS WITH AN ARC LENGTH OF 78.54 FEET BEARING A CHORD OF SOUTH 60 DEGREES 11 MINUTES 00 SECONDS WEST, AND A CHORD DISTANCE OF 70.71 FEET TO THE POINT OR PLACE OF BEGINNING.

REFERENCES:

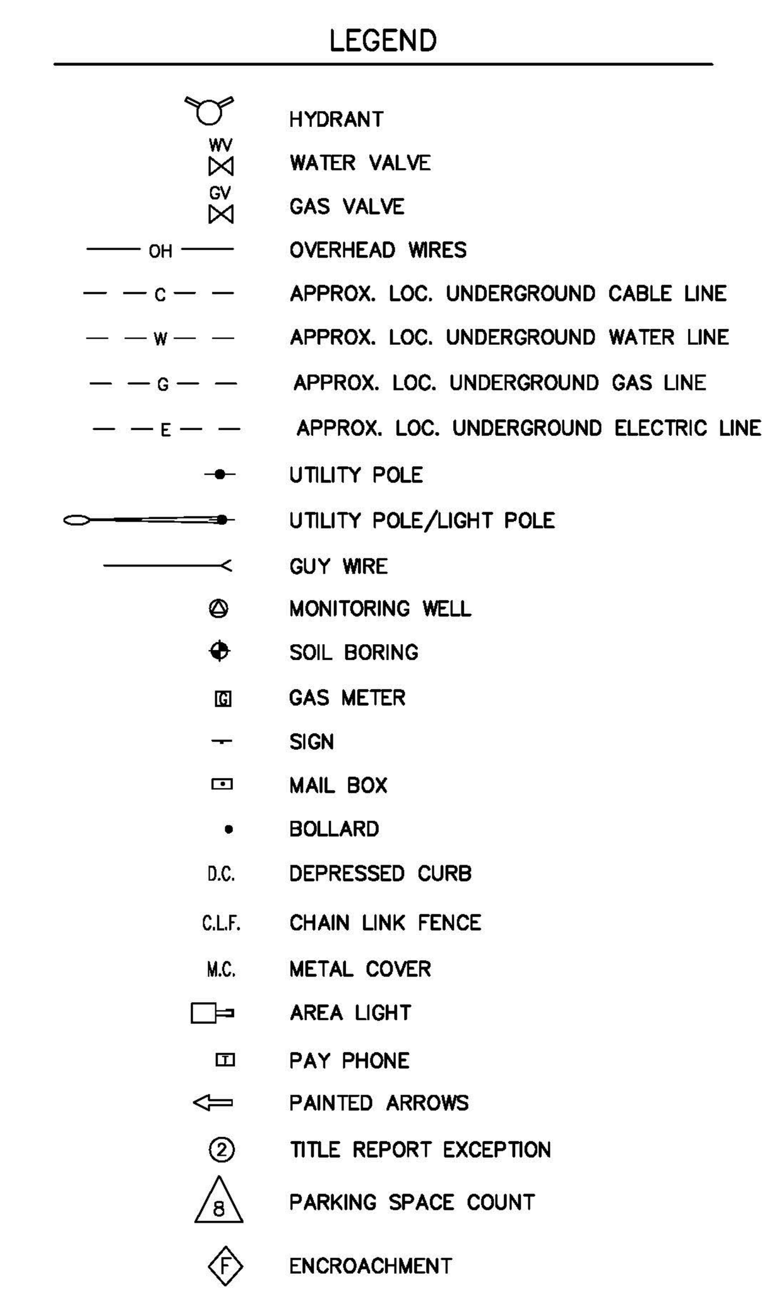
1. THE OFFICIAL NYC DIGITAL TAX MAP OF THE COUNTY OF QUEENS, NEW YORK, SHEET #1.
2. MAP ENTITLED "CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER AND SEWER OPERATIONS", MAP NO.'S DDM 035-13 & 18.
3. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS AND KINGS COUNTIES", PANEL 116 OF 457 MAP NUMBER 3604970116F, MAP REVISED SEPTEMBER 5, 2007.
4. MAP ENTITLED "CITY OF NEW YORK, BOROUGH OF QUEENS OFFICE OF THE PRESIDENT TOPOGRAPHICAL BUREAU MAP NO. 3187 SHOWING A CHANGE IN THE STREET SYSTEM HERETOFORE LAID OUT, ELIMINATING POWELLS COVE BOULEVARD FROM 152ND STREET TO 152ND PLACE AND 152ND PLACE FROM POWELLS COVE BOULEVARD TO 10TH AVENUE, IN THE THIRD WARD NEW YORK", DATED MARCH 12, 1947.
5. MAP ENTITLED "CITY OF NEW YORK, BOROUGH OF QUEENS OFFICE OF THE PRESIDENT TOPOGRAPHICAL BUREAU MAP SHOWING STREET SYSTEM FOR THE TERRITORY, DESIGNATED AS SECTION 58 OF THE FINAL MAPS OF THE BOROUGH OF QUEENS", DATED APRIL 27, 1928.
6. MAP ENTITLED "JOHN D. LOCKE EST. WHITESTONE L.I.", FILED JULY 26, 1884 AS MAP #382- SHEET #1.
7. ZONING MAP, THE NEW YORK CITY PLANNING COMMISSION, MAP # 7D, DATED 2-11-2002.
8. MAP ENTITLED "MONITORING WELL LOCATION PLAN, THE GREAT ATLANTIC & PACIFIC TEA COMPANY, INC., WALBAUMS SUPERMARKET/JONNY ON THE SPOT CLEANERS, 1522-45 TO 153-01 10TH AVENUE, WHITESTONE, QUEENS COUNTY, NEW YORK" PREPARED BY WHITESTONE ASSOCIATES, INC., DATED SEPTEMBER 8, 2008.
9. MAP ENTITLED "WHITESTONE GROCERY SHOPPING CENTER, LLC, 15301 10TH AVENUE (A.K.A. 710 154TH STREET), LOTS 100 & 447, BLOCK 4531, SECTION 23, WHITESTONE, BOROUGH & COUNTY OF QUEENS, CITY & STATE OF NEW YORK" PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED DECEMBER 3, 2013.

STOP - CALL BEFORE YOU DIG!

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



VICINITY MAP
©2008 DeLorme. Street Atlas USA



NOTES:

1. PROPERTY KNOWN AS LOTS 100 & 447, BLOCK 4531, SECTION 23 AS SHOWN ON THE OFFICIAL TAX MAP OF THE COUNTY OF QUEENS, NEW YORK.
2. AREA LOT 447 = 97,904 S.F. OR 2.248 AC.
   AREA LOT 100 = 100,219 S.F. OR 2.300 AC.
   AREA TOTAL = 198,123 S.F. OR 4.548 AC.
3. THE LOCATION OF ALL UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARKOUTS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THE PURPOSE OF THIS SURVEY IS TO DEPICT TOPOGRAPHIC AND EXISTING CONDITIONS OF A PORTION OF THE SUBJECT PROPERTY. AREAS OUTSIDE OF THE CURRENT SURVEY LIMITS ARE SHOWN PER REFERENCE #9 AND MAY OR MAY NOT REFLECT CURRENT CONDITIONS.
6. BOUNDARY AND TITLE CONDITIONS HAVE NOT BEEN UPDATED AS PART OF THIS SURVEY.
7. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY EAST COAST ABSTRACT, INC, TITLE NUMBER ECA45450 WITH AN EFFECTIVE DATE OF 10/09/2013. WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B:
   - (5a) TELEPHONE EASEMENT RECORDED IN REEL 2956, PAGE 1644 – APPROX. LOC. OF CONDUITS SHOWN PER DEED EXHIBIT; AFFECTS SUBJECT PREMISES.
   - (5b) EASEMENTS RECORDED IN LIBER 5999 PAGE 665 – INGRESS & EGRESS EASEMENT. – NO LONGER AFFECTS SUBJECT PROPERTY
   - (5c) EASEMENT RECORDED IN LIBER 6121 PAGE 327 – REFERS TO RIGHTS FOR FIRE SPRINKLER MAIN; – SHOWN.
   - (5d) EASEMENT AGREEMENT RECORDED IN REEL 2634, PAGE 1940 – AFFECTS SUBJECT PROPERTY SHOWN.
8. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
9. PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #3.
10. PROPERTY IS LOCATED IN ZONE MI-I (MANUFACTURING DISTRICT) PER REF. #7. AN IN-DEPTH ZONING ANALYSIS HAS NOT BEEN PERFORMED. ZONING INFORMATION MUST BE CONFIRMED WITH THE NEW YORK CITY PLANNING COMMISSION, PRIOR TO USE.
11. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88, BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) CORS REFERENCE STATION: NYQN.
12. UNDERGROUND UTILITY MARKOUT PERFORMED BY CONTROL POINT ASSOCIATES UTILIZING ELECTROMAGNETIC DETECTION EQUIPMENT. SEE NOTE 3.

PARKING COUNT SUMMARY

REGULAR PARKING SPACES:	268
HANDICAPPED PARKING SPACES:	13
TOTAL PARKING SPACES:	281

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH BLUE INK SEAL

08/04/2016
DATE

JAMES D. SENS
NEW YORK PROFESSIONAL LAND SURVEYOR #50846

FIELD DATE: 7-21-2016
FIELD BOOK NO.: 16.35
FIELD BOOK PG.: 53
DRAWN: R.A.B.
REVIEWED: G.J.S.
APPROVED: J.C.W.

PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY
WHITESTONE GROCERY SHOPPING CENTER, LLC

15301 10TH AVENUE (A.K.A. 710 154TH STREET)
LOTS 100 & 447, BLOCK 4531, SECTION 23
WHITESTONE, BOROUGH & COUNTY OF QUEENS
CITY & STATE OF NEW YORK

CONTROL POINT ASSOCIATES INC. PC
14 PENN PLAZA, 225 WEST 34TH STREET
NEW YORK, NY 10122
646.780.0411 - 908.668.9595 FAX
WWW.CPASURVEY.COM
WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.9800
MT. LAUREL, NJ 609.857.2099
LONG ISLAND, NY 631.580.2645
SOUTHBOROUGH, MA 508.948.3000

DATE	SCALE	FILE NO.	DWG. NO.
08-04-2016	1"=30'	C03376.06	1 OF 1

APPENDIX B

Operations, Maintenance and Monitoring (OM&M) Plan

Former Johnny on the Spot Dry Cleaners

QUEENS COUNTY

WHITESTONE, NEW YORK

OPERATION, MAINTENANCE AND MONITORING (OM&M) PLAN

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Former Johnny On The Spot Dry Cleaners
QUEENS COUNTY
WHITESTONE, NEW YORK

OPERATION, MAINTENANCE & MONITORING PLAN

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Figures referenced in this document are from the 2018 Remedial Investigation Report and the 2022 Interim Remedial Measures-Construction Completion Report associated with this OM&M Plan.

List of Appendices

1.0 OPERATION AND MAINTENANCE PLAN

1.1 General

This Operation and Maintenance Plan provides a brief description of the measures necessary to operate, monitor, and maintain the mechanical components of the remedy selected for the site. The components of the sub-slab depressurization system (SSDS) consist of two horizontal perforated PVC pipes installed beneath the slab of the former dry cleaner that are connected to two solid PVC pipes placed on the outside walls of the former dry cleaner. Two radon fans with exhaust piping are connected to these vertical PVC pipes. These two piping systems are identified as System A and System B on Figure 3. A third SSDS is located in the former bank (identified as System C) and is comprised of a perforated PVC pipe set vertically in an 18-inch diameter suction pit that is connected to a solid PVC pipe (refer to Appendix E and Figures 3 to 5A of the IRM-CCR). The solid PVC pipe extends from the floor through the roof. A radon fan with exhaust pipe is set on the roof.

Monitoring components include:

Sub-slab vacuum pressure probes for monitoring differential pressures, three system monometers (non-Mercury filled), a control panel and switch for electric power with warning lights and audio alarm, and a telemetry system for outgoing alarms if there is a power failure to the system. In addition, an electrical time meter will be installed that will continuously record the time that the systems are working, or not.

This Operation and Maintenance Plan:

- Includes the procedures necessary to allow individuals unfamiliar with the Site to operate and maintain the sub-slab depressurization systems; and
- Will be updated periodically to reflect changes in site conditions or the manner in which the sub-slab depressurization systems are operated and maintained.

1.2 Treatment System Monitoring

Monitoring of the SSDSs will be performed on a monthly basis, as identified in Table 1 – Remedial System Monitoring Requirements and Schedule (see below). Modification to the frequency or sampling requirements will require approval from the NYSDEC. A visual inspection of the systems will be conducted during each monitoring event. Unscheduled inspections and/or sampling may take place when a suspected failure of the SSDSs has been reported or an emergency occurs that is deemed likely to affect the operation of the systems. SSDS system components to be monitored include, but are not limited to, the components included in Table 3 below.

Table 1 – Remedial System Monitoring Requirements and Schedule

Remedial System Component	Monitoring Parameter	Operating Range	Monitoring Schedule
Vacuum Blowers	Flow Rate	Up to 50 CFM[a]	Monthly
General System Piping	Visual condition		Monthly
Vacuum measuring points	Differential Pressure (in-Hg)	< -0.004 in-Hg[b]	Monthly
Discharge/Exhaust Areas	Visual condition		Annually

[a] Manufacturer's typical rating for Model 501 verses Static Pressure connected to 3-inch diameter piping

[b] Based on the design of the system, performance varies by distance and is considered effective with any measurable negative inches of Hg in the water column. -0.004 in-Hg is EPA Standard to show vacuum is being induced.

A complete list of components to be inspected is provided in the Inspection Checklist, provided in Appendix A – Sampling and Inspection Checklist Forms. If equipment readings are not within their specified operation range, equipment is observed to be malfunctioning, or the system is not performing within specifications, then maintenance and repair activities, as per Section 1.5, will be implemented.

1.3 Post-IRM Media Sampling

1.3.1 Indoor Air and Sub-slab Soil Gas Sampling

Indoor air (IA) sampling will be performed on an annual basis to assess the performance of the IRM. IA sampling will be conducted during the winter heating season (defined as December 1 to March 31 each year). Samples will be collected over 8-hours using 6-liter Summa Canisters. Sub-slab soil gas (SSSG) samples will be collected periodically at a frequency (annually or biennially). SSSG samples, will be collected in conjunction with an IA sampling event as a means to evaluate concentration trends and the continued ability of the SSDS to mitigate sub-slab vapors and protect the public health and environment. SSSG samples will collected as 5-minute grabs using 1-liter Summa Canisters. Modification to the frequency or sampling requirements will require approval from the NYSDEC. This IRM OM&M will be modified to reflect changes in sampling plans approved by the NYSDEC.

Deliverables for the indoor air sub-slab soil gas sampling program are specified in Section 2.1 Reporting Requirements.

1.3.2 Monitoring and Sampling Protocol

All monitoring and sampling activities, as required, will be recorded in a field book and associated sampling log as provided in Appendix A – Sampling and Inspection Checklist Forms. Other observations will be noted on the sampling log, which will serve as the inspection form for the monitoring network.

1.4 Remedial System (or other Engineering Control) Performance Criteria

The performance of the SSDSs will be evaluated by measuring the vacuum under the building slab and determining whether the radon fans/blowers are operating. Differential pressure readings (in inches-mercury [in-Hg]) will be measured from all accessible sub-slab measuring points (see Figures 3 and 4 for locations). As shown in Table 1 above, the measured values will be compared to the operating target of -0.004 in-Hg to evaluate the extent of vacuum at each point.

The operation of the radon fans/blowers will be evaluated by visual inspection as well as by flow-rate and differential pressure measurements. Vacuum manometers for each of the three fans/blowers have been installed on the control panel in the rear/lower storage area of the former dry cleaner (see Figure 3). See also Appendix E of the IRM-CCR for photographs of the control panel and manometers. The manometers will be visually inspected to determine whether a vacuum is being induced, and the vacuum readings will be recorded. Actual differential pressure readings in (in-Hg) will also be measured from each manometer. Note that there is no operating range(s) specified for each fan/blower, just that they be operational. Flow rates will be measured (in cubic feet per minute or CFM) at each of the three radon fans exhaust pipes. Note that the exhaust pipes for Systems A and B extend off the roof line so these measurements will be collected if they can be taken safely.

The radon fan systems are equipped with a Sensaphone 400 system that will call out to a Site contact (and Stantec) in case power is lost. In addition, an electrical time meter will be installed that will continuously record the time that the systems are working, or not.

1.5 Operation and Maintenance of Sub-Slab Depressurization Systems

The following sections provide a description of the operations and maintenance of the SSDSs. Drawings of the SSDSs are provided herein as Figures 3 and 4 and are also depicted on Figure 5 of the IRM-CCR.

1.5.1 Routine System Operation and Maintenance

- Pre-monitoring inspection: Inspection of the area to evaluate whether there is visible damage, blockage, missing components, or access limitations to sampling points. Confirm that building electrical power is on.
- Manufacturer's recommendations: System is plugged into a 120-volt outlet and start switch is turned on.
- Baseline measurements: Check for sound of the fan operating and operation light is on. Visually check and read manometer levels for negative pressure.

- Measure pressure from each sampling location using the specified devise: Infiltec DM-1 digital micro-manometer or equivalent.
- Check on the operations status to the remote sensing and alarm system.
- Document findings and take photos of any damage or repairs needed.

Table 1 above provides a summary and schedule of routine maintenance.

1.5.2 Non-Routine Operation and Maintenance

In the event of the system shutdown due to failure of the components of the system, the system will be either manually shutdown or could shutdown automatically at the control center. Either condition would trigger a text alarm from the telemetry system. Once the system has been inspected following shutdown and the problem identified and fixed, the system with be started and checked for operating parameters. Other causes of non-routine shutdown and required maintenance is if the system needs to be moved, or components repositioned. Maintenance on the system may require a licensed electrician, plumber, system specialist, or engineer. Eventually, it is anticipated that the system will no longer be needed and can be disassembled at that time following approval from the NYSDEC.

In the event of a non-routine system check and re-start, full system performance is needed for:

- Warning devices initiated;
- Damage;
- Reduced effectiveness; and
- System or component replacement.

1.5.3 Emergency System Operations and Maintenance

In the event of an emergency, the System is likely to lose power and a text alarm will be triggered from the telemetry system. In the event of a building fire, water or flood, damage, burglary, or unintentional mishap, the system shut down will be triggered and a text alarm will be sent to the property owner. If a report is made to the owner and/or consultant of a

mishap involving the system, then there will be an inspection of the system within 72 hours following notice and/or when safe or permitted access to do so. If there is a shutdown due to a nature disaster, weather related, then the system will be inspected and reset, repaired, or all or some components will be replaced and tested after inspection when it is safe to do so. Based on current data, shut down of the system is not likely to cause an acute hazard or danger to occupants in the building space serviced by the system for the relatively short time for repairs or even replacement.

1.5.4 System Monitoring Devices and Alarms

The SSDSs are equipped with an alarm system (Sensaphone 400) that has an audio warning alarm and will call call-out to a Site contact in case power is lost. In the event that the alarm system is activated, applicable maintenance and repairs will be conducted, as specified in the Operation and Maintenance Plan, and the affected SSDS will be restarted. During periodic site inspections, the system will be visually inspected for observations of failing components or warning lights of malfunction. Measurements of pressure drop will be collected from the array of floor monitoring probes using a hand-held vacuum pressure gauge measuring in inches of mercury (in-Hg). Flow of air from the exhaust will be generally observed to verify an exhaust is occurring. The telemetry communication system will be tested for functionality by shutting the system power and waiting for an alert message. The system will be turned back on within minutes. Information and data from the testing and inspections will be recorded in the field logbook and check list. At present time, monitoring is being conducted by the owner's engineering consultant, who also holds the checklist and logbook files electronically. Operational problems will be noted in the Periodic Review Report to be prepared for that reporting period.

2.0 PERIODIC ASSESSEMENTS/EVALUATIONS

The following procedures will be used to monitor and record information and data during system inspections. For the purpose of monitoring which is conducted under this O&M plan, several sub slab soil probes have been installed throughout the former dry cleaner unit and the former Bank.

Differential pressure readings will be measured on a monthly basis in existing measuring points to confirm that a vacuum is being created under the concrete slab in the former dry cleaner and former Bank units. As shown on Figure 3, the measuring points inside the former dry cleaner include VMP-2R, VMP-3R, VMP-4R, VMP-5, VMP-6, and VMP-7. As shown on Figure 4, the measuring points inside the former Bank include SG-4, SG-6, SG-6A, and SG-9 to SG-12. Differential pressure readings will also be measured at manometers associated with each of the three fans. Differential pressures will be measured using a micro-manometer (Infiltec DM-1 or equivalent), which measures differential pressures from -0.2204 in Hg to +0.1617 in Hg with a resolution of 0.0001 in Hg.

Monthly Operation, Maintenance, and Monitoring (OM&M) inspections will be conducted. The inspections will include confirmation that the fans are operational and that a vacuum is still being created under the floor slab in the monitored areas. Should sufficient vacuums not be confirmed during a monitoring event, appropriate remedies will be evaluated. On an annual basis, the discharge or exhaust areas on the roof will also be inspected to verify that no air intakes have been located nearby. Documentation of each monthly inspection will be recorded in a dedicated field book and O&M Checklist Form.

The radon fan systems are also equipped with a Sensaphone 400 system that will call out to a Site contact in case power is lost. In addition, an electrical time meter will be installed that will continuously record the time that the systems are working, or not.

Indoor air quality (IAQ) samples will also be collected on a routine schedule of once per year during winter heating season. Samples will be collected over an 8-hour period using a 6-liter Suma canisters. The locations of the IAQ samples will be consistent with locations previously established in 2017 and 2018. Samples will be shipped to the contract laboratory for TO-15 analysis.

As shown on Figure 3, these IAQ locations are identified as Cleaner, Cleaner 2, and Cleaner 3 (located inside the former dry cleaner), and Bank l and Bank 2 (located inside the former Bank). One additional sample from an SSDS stack (to quantify the stack emission concentrations) and one outside/ambient air sample will also be collected.

2.1 Reporting Requirements

2.1.1 Site Management Reports

All Site management inspection, maintenance, and monitoring events will be recorded on the appropriate checklist Form provided in Appendix A. These forms are subject to NYSDEC revision.

All applicable inspection forms and other records, including media sampling data and system maintenance reports, generated for the site during the reporting period will be provided in electronic format to the NYSDEC in accordance with the requirements of Table [2] and summarized in the Periodic Review Report.

Table 2: Interim Monitoring/Inspection Report Schedule

Task/Report	Reporting Frequency*
Inspection Report	Monthly
Periodic Review Report	Annually, or as otherwise determined by the Department

* The frequency of events will be conducted as specified until otherwise approved by the NYSDEC.

All monthly monitoring/inspection reports will include, at a minimum:

- Date of event or reporting period;
- Name, company, and position of person(s) conducting monitoring/inspection activities;
- Description of the activities performed;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents noted (included either on the checklist/form or on an attached sheet);
- Type of samples collected (e.g., sub-slab vapor, indoor air, outdoor air, etc.);

- Copies of all field forms completed (e.g., , chain-of-custody documentation, etc.);
- Sampling results in comparison to appropriate standards/criteria;
- A figure illustrating sample type and sampling locations;
- Copies of all laboratory data sheets and the required laboratory data deliverables required for all points sampled (to be submitted electronically in the NYSDEC-identified format);
- Any observations, conclusions, or recommendations; and
- A determination as to whether contaminant conditions have changed since the last reporting event.

Routine maintenance event reporting forms will include, at a minimum:

- Date of event;
- Name, company, and position of person(s) conducting maintenance activities;
- Description of maintenance activities performed;
- Any modifications to the system;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents noted (included either on the checklist/form or on an attached sheet); and,
- Other documentation such as copies of invoices for maintenance work, receipts for replacement equipment, etc., (attached to the checklist/form).

Non-routine maintenance event reporting forms will include, at a minimum:

- Date of event;
- Name, company, and position of person(s) conducting non-routine maintenance/repair activities;
- Description of non-routine activities performed;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents (included either on the form or on an attached sheet); and

- Other documentation such as copies of invoices for repair work, receipts for replacement equipment, etc. (attached to the checklist/form).

Analytical data will be reported in digital format as determined by the NYSDEC. Currently, data is to be supplied electronically and submitted to the NYSDEC EQuIS™ database in accordance with the requirements found at this link http://www.dec.ny.gov/chemical/62440.html.

2.1.2 Periodic Review Report

A Periodic Review Report (PRR) will be submitted to the Department on an annual basis following the annual inspections. In the event that the Site is subdivided into separate parcels with different ownership, a single PRR will be prepared that accompanies such a transaction if one occurs. The report will be prepared in accordance with NYSDEC DER-10 and submitted within 30 days of the end of each certification period. Media sampling results will also be incorporated into the PRR. The report will include:

- Identification, assessment, and certification of all ECs/ICs required by the remedy for the Site.

- Results of the required annual site inspections and severe condition inspections, if applicable.

- All applicable Site management forms and other records generated for the Site during the reporting period in the NYSDEC-approved electronic format, if not previously submitted.

- A summary of any discharge monitoring data and/or information generated during the reporting period, with comments and conclusions.

- Data summary tables and graphical representations of contaminants of concern by media (indoor air, soil vapor, etc.), which include a listing of all compounds analyzed, along with the applicable standards, with all exceedances highlighted. These will include a presentation of past data as part of an evaluation of contaminant concentration trends.

- Results of all analyses, copies of all laboratory data sheets, and the required laboratory data deliverables for all samples collected during the reporting period will be submitted in digital format as determined by the NYSDEC. Currently, data is supplied electronically and submitted to the NYSDEC EQuIS™ database in accordance with the requirements found at this link: http://www.dec.ny.gov/chemical/62440.html.

- A site evaluation, which includes the following:

  - The compliance of the remedy with the requirements of the Site-specific IRM;

  - The operation and the effectiveness of all treatment units, etc., including identification of any needed repairs or modifications;

  - Any new conclusions or observations regarding site contamination based on inspections or data generated by the Monitoring and Sampling Plan for the media being monitored;

  - Recommendations regarding any necessary changes to the remedy and/or Monitoring and Sampling Plan; and

  - Trends in contaminant levels in the affected media will be evaluated to determine if the remedy continues to be effective in achieving remedial goals.

  - The overall performance and effectiveness of the remedy.

2.1.3 Certification of Institutional and Engineering Controls

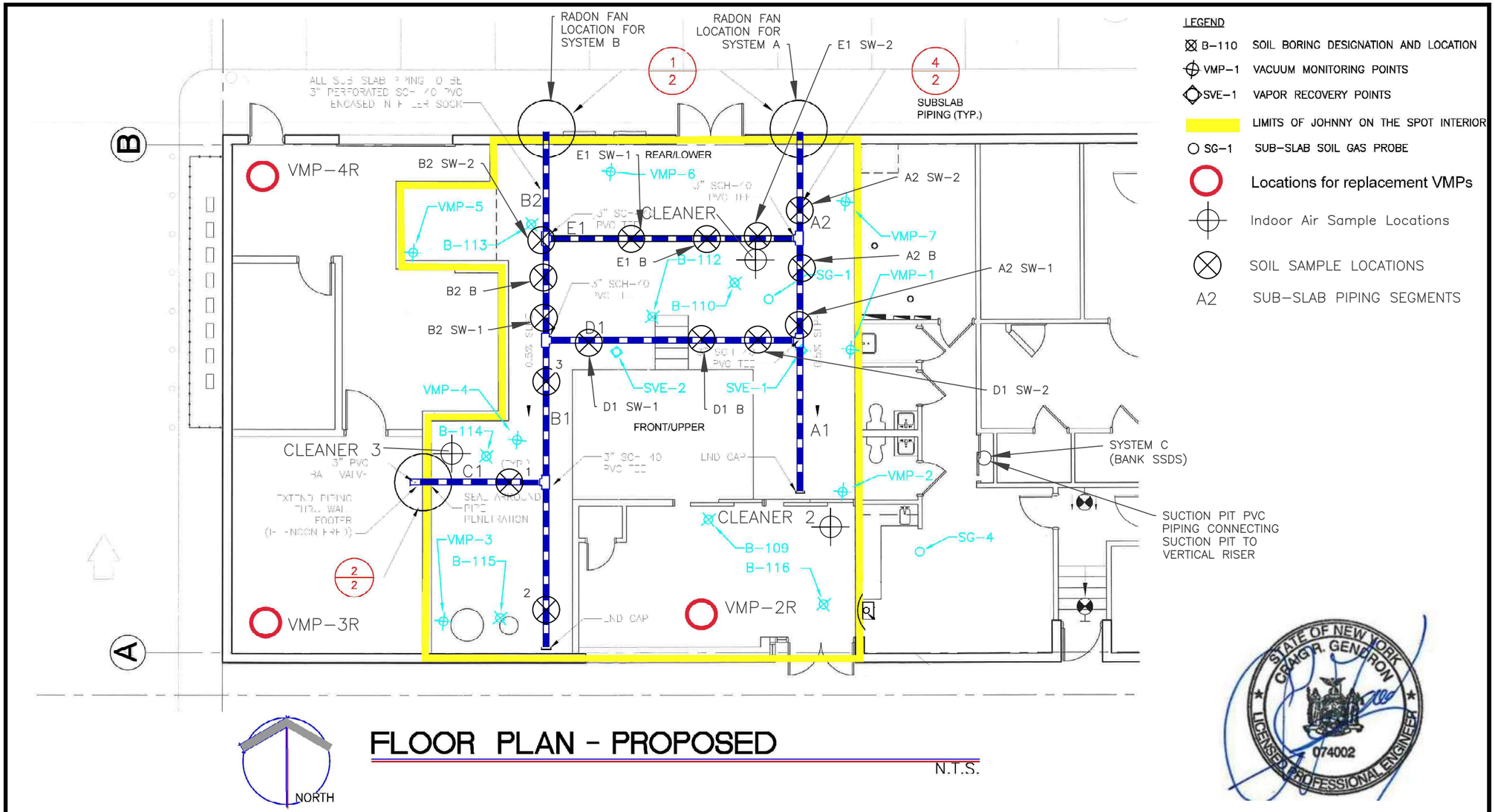
Following the last inspection of the reporting period, a QEP or Professional Engineer (PE) licensed to practice in New York State will prepare, and include in the PRR, the following certification as per the requirements of NYSDEC DER-10:

"*For each institutional or engineering control identified for the site, I certify that all of the following statements are true:*

- *The inspection of the Site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under my direction;*
- *The institutional control and/or engineering control employed at this Site is unchanged from the date the control was put in place, or last approved by the Department;*
- *Nothing has occurred that would impair the ability of the control to protect the public health and environment;*
- *Nothing has occurred that would constitute a violation or failure to comply with any site management plan for this control;*
- *Access to the Site will continue to be provided to the Department to evaluate the remedy, including access to evaluate the continued maintenance of this control;*
- *If a financial assurance mechanism is required under the oversight document for the site, the mechanism remains valid and sufficient for the intended purpose under the document;*
- *Use of the Site is compliant with the IRM SMP;*
- *The engineering control systems are performing as designed and are effective;*
- *To the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program [and generally accepted engineering practices]; and*
- *The information presented in this report is accurate and complete.*

I certify that all information and statements in this certification form are true. I, understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law. I am certifying as Owner's/Remedial Party's Designated Site Representative for the site."

FIGURES



FLOOR PLAN - PROPOSED

N.T.S.

STATE OF NEW YORK
CRAIG R. GENDRON
074002
LICENSED PROFESSIONAL ENGINEER

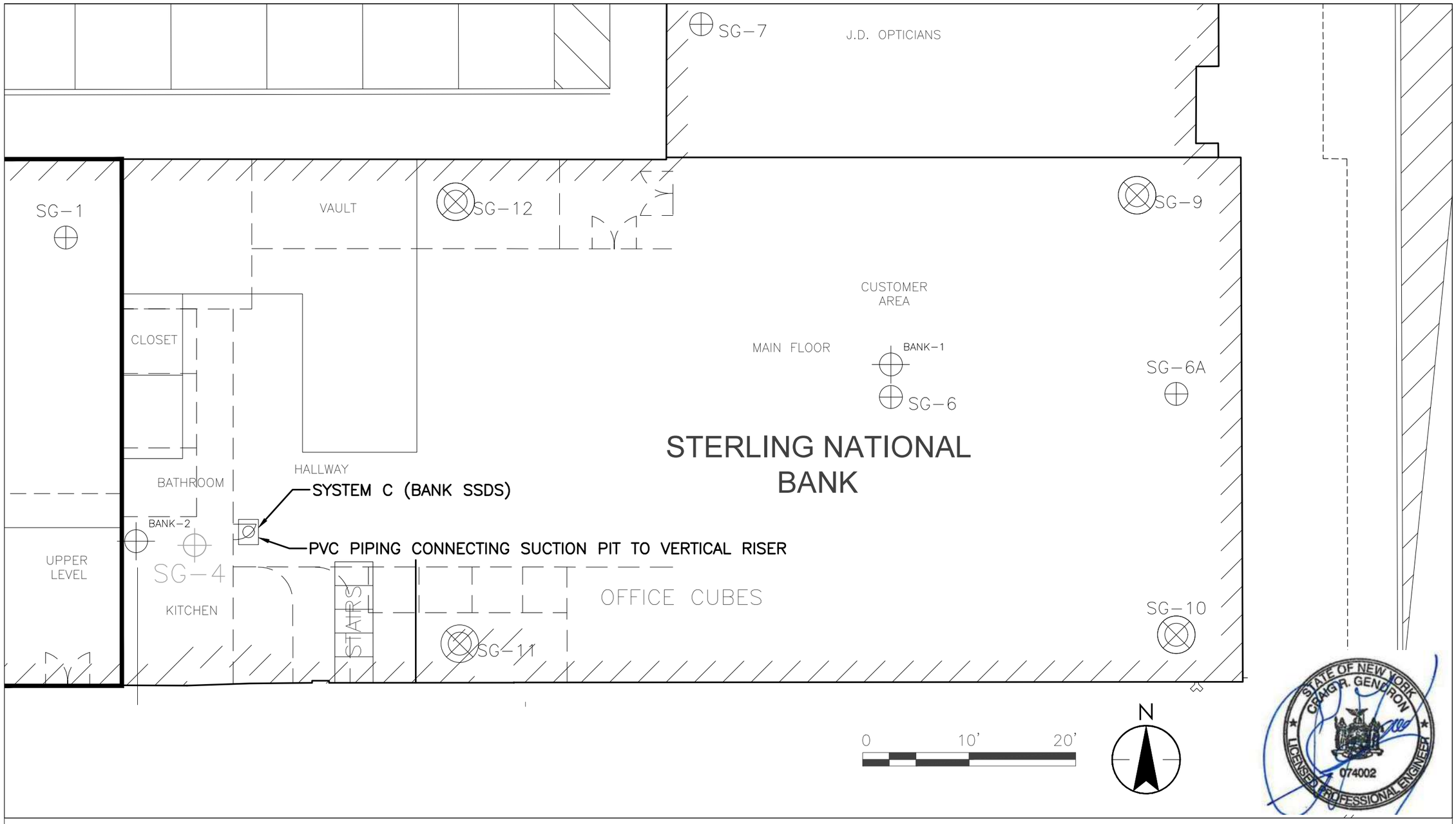
Stantec
9400 SW BARNES ROAD
SUITE 200
PORTLAND, OR. 97255-6690
www.stantec.com

FOR:
WHITESTONE PLAZA
152-45 TO 153-01 10TH
WHITESTONE, QUEENS, NY

SUB-SLAB PIPING & MONITORING POINTS PLAN
FORMER JOHNNY ON THE SPOT CLEANERS

FIGURE: 3

JOB NUMBER:	DRAWN BY:	CHECKED BY:	APPROVED BY:	
191711625	ESW	PV	PV	06/13/18



V:\1917\active\191711695\03_data\gis_cad\Report\CAD\Walbaums Supermarket_02-07-19_Fig3-4.dwg

Revision Date: NOVEMBER 27, 2018
Project Number: 191711695

LEGEND

SG-4	EXISTING SUB-SLAB SOIL GAS PROBE
	LIMITS OF JOHNNY ON THE SPOT CLEANERS
BANK-1	INDOOR AIR SAMPLE LOCATION

THIS PLAN BASED UPON A BOUNDRY AND MONITORING WELL LOCATION SURVEY PLAN PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED 10-13-2008.

Stantec
Stantec Consulting Services, Inc.
100 Pearl Street, 11th Floor
Hartford, Connecticut 06103
860.948.1628
860.948.1629

Client/Project
WALBAUM'S SUPERMARKET
152-45 TO 153-01 10TH AVE
WHITESTONE, QUEENS, NY

Figure No.
4

Title
PIPING PLAN AND MONITORING POINTS - BANK

ORIGINAL SHEET - ANSI B

APPENDIX A –

SAMPLING AND INSPECTION CHECKLIST FORMS

Stantec

INDOOR/OUTDOOR AIR SAMPLE LOG

Sample ID # Building: Date:

Barometric Pressure Start: End: Wind Speed/Direction:

Canister # Flow Controller # Start: End:

Field Instrument PID: MiniRAE 3000 (PGM 7320) IAQ Meter: N/A

Time:	Canister Pressure (inHg)	CO2	CO	Outdoor Temp (F)	RH (%)	PID (ppm)	BP (inHg)	Comments

Stantec
5 Dartmouth Drive, Suite 200
Auburn, NH
(603) 496-4674

Sub-Slab Soil Vapor Sample Collection Log

Sample ID:

Client:		**Date:**	
Project:		**Weather:**	
Project #:		**Temperature/Pressure:**	
Location:		**Wind Speed/Direction:**	
Sampler(s):		**Equipment:**	
Background PID Ambient Air Reading:			

SUMMA Canister Information:

Size: _____

Canister ID: _____

Flow Controller ID: _____

Pressure Reported by Laboratory: _____

Tracer Gas Testing:

Test 1 (before sample collection)				**Test 2 (after sample collection)**			
Pre-Helium enrichment		***Post-Helium enrichment***		***Pre-Helium enrichment***		***Post-Helium enrichment***	
Ambient He (ppm)	Downhole He (ppm)	Ambient He (ppm)	Downhole He (ppm)	Ambient He (ppm)	Downhole He (ppm)	Ambient He (ppm)	Downhole He (ppm)

Differential Pressure Testing:

Test 1 (before sample collection)	**Test 2 (after sample collection)**

Sampling Information:

	Time	**Pressure (inHg)**
Start		
Check #1		
Check #2		
Check #3		
Check #4		
Stop		

Monitoring and Maintenance Checklist

NYSDEC Site # C241152-12-14
Former Johnny-on-the-Spot Cleaners
152-45 10th Avenue
Whitestone, NY

Date of Inspection: _____
Inspector: _____

Sub-Slab Vapor Mitigation System Operation

Was the System on upon arrival? **Yes/No**
If no, explain why the system was not operational and the steps taken to restart the System:

Was the System altered from what is shown in "as built" drawings? **Yes/No**
If yes, discuss changes and possible impacts.

Current Features in the building: <u>Same</u> or Different than last Inspection? Describe

Diagnostic Measurements

Is the current mitigation system (s) vacuum at all vapor measuring
points within 20% of commissioning values based upon micromanometer readings? **Yes/No**

Dry Cleaner SVE System

Differential Pressure units = inches of water column ("WC) converted to inches of Mercury (in-Hg)
Commissioning Values based on 10/16/19 readings
Fan Commissioning Values based on 2/12/20 readings

Monitoring and Maintenance Checklist

NYSDEC Site # C241152-12-14
Former Johnny-on-the-Spot Cleaners
152-45 10th Avenue
Whitestone, NY

Date of Inspection: _____
Inspector: _____

Vacuum Measuring Point	Commissioning Value	Current Value
Fan 1	-1.922	
Fan 2	-1.692	
VMP-2R	-0.434	
VMP-3R	-0.006	
VMP-4R	-0.009	
VMP-5	-0.017	
VMP-6	-1.091	
VMP-7	-1.227	

Bank SVE System

Fan 3	-OP	
SG-4	-0.121	
SG-6	-0.093	
SG-6A	0.000	
SG-9	-0.010	
SG-10	-0.004	
SG-11	-0.248	
SG-12	-0.003	

OP = value less than minimum recordable value by Infiltec DM-1 micromanometer

Repairs Needed: Describe

Repairs Made: Describe

System Check Is Nominal? **Yes/No**

APPENDIX C

Daily Field Logs

FIELD OBSERVATION LOG

Stantec

Date:	6/27/18		
Page:	1 of 1		
Project Name:	Former Johnny on the Spot – SSDS Install	**PROJECT #:**	191711695
Location:	152 10th Ave, Whitestone, NY		
Client:	Feil Whitestone	**Prepared By:**	B. Bline
Client Contact:	Pete O'Connor	**Client Phone #:**	917-731-1586
Contractor Contact:	Matt Prelli – Berkshire Environmental	**Contractor Phone #:**	860-459-0503

On Site:	0720	**Purpose of visit:**	PARTIAL INSTALLATION of Sub slab piping system	**At the request of:**	☒ Client ☐ Contractor ☐ Other
Off Site:	1430				
Weather:	cloudy				
Est. Temp.	70's				

Contractor	Crew
Berkshire Environmental	Matt Prelli
	Frank Wright

Equipment	
Concrete saw	
shovels	
wheel barrow	
Jack hammer	
MINI RAE 2000 PID	

Item:	Observations:
0730	Dig out East Side trench to 19" - Stage soil on 6 mil poly in NW corner of facility - soil is very dense - need to use jack hammer to loosen
0805	Begin Excavation West Side trench
0930	East Side trench excavated to 19", back filled with #4 STONE TO 7" - On West side possible duct bank located approx 7" below floor surface
1230	Saw cut concrete on West side Lateral - concrete disposed of in Roll-off. Another sub slab concrete obstruction located 88" from West Trench in E-W Lateral. Will not be able to extend pipe run to West wall.
1340	Lateral trench excavated to 19"

Photographs:	☒ Site	☐ Road	☐ Utilities:	☐ Other:

Comments/Recommendations:

RMS 2 Health and Safety discussed and completed prior to work start-up
Periodic PID Readings taken in trenches during excavation - no PID Readings > 0.0 ppm noted

FIELD OBSERVATION LOG

Stantec

Date:	6/28/18		
Page:	1 of 1		
Project Name:	Former Johnny on the Spot – SSDS Install	PROJECT #:	191711695
Location:	152 10th Ave, Whitestone, NY		
Client:	Feil Whitestone	Prepared By:	B. Bline
Client Contact:	Pete O'Connor	Client Phone #:	917-731-1586
Contractor Contact:	Matt Prelli – Berkshire Environmental	Contractor Phone #:	860-459-0503

On Site:	0705	Purpose of visit:	Partial Installation of sub-slab piping system	At the request of:	☒ Client ☐ Contractor ☐ Other
Off Site:	1400				
Weather:	Rain → Cloudy				
Est. Temp.	70s - 80s				

Contractor	Crew
Berkshire Environmental	Matt Prelli
	Frank Wright
	Bill Doughs

Equipment	
Hammerdrill	
wheel barrow	
cement mixer	

Item:	Observations:
0735	BPB Begins collecting Encore Samples in lateral Trench / endpoint samples - Berkshire Begins well screen installation in East Trench
0920	Berkshire has completed pipe installation and backfill with pea stone in East Trench - no samples possible because plumbers cut hole in ceiling on 6/27. It rained overnight and filled the trench- Soil is so tight that the water did not infiltrate BPB has finished sampling West Trench and Lateral.
1025	West Side Trench and lateral screen installed and back filled with pea stone / plastic top layer
1230	East, West, west lateral concreted over

Photographs:	☒ Site	☐ Road	☐ Utilities:	☐ Other:

Comments/Recommendations:

RMS - 2 health and safety discussed and completed prior to work start-up

FIELD OBSERVATION LOG

Stantec

Date:	6-29-18		
Page:	1 of 1		
Project Name:	Former Johnny on the Spot – SSDS Install	PROJECT #:	191711695
Location:	152 10th Ave, Whitestone, NY		
Client:	Feil Whitestone	Prepared By:	B. Bline
Client Contact:	Pete O'Connor	Client Phone #:	917-731-1586
Contractor Contact:	Matt Prelli – Berkshire Environmental	Contractor Phone #:	860-459-0503

On Site:	12:00	Purpose of visit:	place soils from trenches into 55-gal drums	At the request of:	☒ Client ☐ Contractor ☑ Other Stantec
Off Site:	5:15				
Weather:	Sunny, hot				
Est. Temp.	90°				

Contractor	Crew
Berkshire Envi.	4

Equipment	
Shovels	
Drums	

Item:	Observations:
	12:00 Arrive on site, unlock back door Remove soils, that had been excavated from trenches and placed on poly in NW corner of unit on Wed & Thurs, into 55-gal open-topped drums. 7-drums total Label drums: IDW soils Date Gen = June 27 & 28, 2018 Location = 152 10th Ave Whitestone Contact = Don Moose Stantec 603-498-3244

Photographs:	☒ Site	☐ Road	☐ Utilities:	☐ Other:

Comments/Recommendations:

Stantec

FIELD OBSERVATION LOG

Date:	1/4/19		
Page:	1 of 1		
Project Name:	Former Johnny on the Spot – SSDS Install	**PROJECT #:**	191711695
Location:	152 10th Ave, Whitestone, NY		
Client:	Feil Whitestone	**Prepared By:**	B. Bline
Client Contact:	Pete O'Connor	**Client Phone #:**	917-731-1586
Contractor Contact:	Matt Prelli – Berkshire Environmental	**Contractor Phone #:**	860-459-0503

On Site:	0750	**Purpose of visit:**	INSTALL 3 soil gas points	**At the request of:**	☒ Client ☐ Contractor ☐ Other
Off Site:					
Weather:	Partly Cloudy				
Est. Temp.	30's - 40's				

Contractor	Crew
Hawk Drilling	Steve/Mike

Equipment	
TORO mini geoprobe	

Item:	Observations:
0750	BPB on-Site / Hawk already here
0815	Set up on point, begin hammering through lower concrete
0817	Went Through 8" +/- concrete, broke through, into something hard again
0845	Have advanced to 98" below slab - It was 45" to obstruction below slab - hammered very hard to 65"-70", easier after that - Sort simple down - set some gravelly fill on Top of Gray Sand.
0920	Run fiber optic camera down boring - appears to be Sand below 5' (or even higher) - Talked to DFM. Will set screen @ 65"-57", sand to 51", cement to 44" - Will Cement 1" pvc from 52" to 2" to seal off void space. Have DFM call Peter O'Connor to determine how high (if any) to set manhole in facility floor as this is not the finished floor - may want to leave it slightly Raised to Allow for new floor

Photographs:	☒ Site	☐ Road	☐ Utilities:	☐ Other:

Comments/Recommendations:

Stantec

FIELD OBSERVATION LOG

Date: 1/4/19

Page: 2 of 3

Project Name:	Former Johnny on the Spot – SSDS Install	**PROJECT #:**	191711695
Location:	152 10th Ave, Whitestone, NY		
Client:	Feil Whitestone	**Prepared By:**	B. Bline
Client Contact:	Pete O'Connor	**Client Phone #:**	917-731-1586
Contractor Contact:	Matt Prelli – Berkshire Environmental	**Contractor Phone #:**	860-459-0503

On Site:	0750	**Purpose of visit:**	install 3 sub slab vapor points	**At the request of:**	☒ Client ☐ Contractor ☐ Other
Off Site:					
Weather:					
Est. Temp.	30's - 40's				

Contractor	Crew
Hawk Drilling	Steve/Mike

Equipment	

Item:	Observations:
0950	On Standby, wait for Peter to talking to Rak Re: floor
1005	DFM says carpeting or carpet Tiles - will leave manhole raised ¼" above existing floor
1025	VMP-2 complete - manhole is approx raised ⅛" or less Goto mechanical room to install 2 points
1105	Have advanced through slab and to depth at VMP-3 and VMP-4
1115	Contractor on-site to pick up equipment from back Room
1130	VMP-3 and VMP-4 Completed - see sketch next page

Photographs:	☒ Site	☐ Road	☐ Utilities:	☐ Other:

Comments/Recommendations:

FIELD OBSERVATION LOG

Stantec

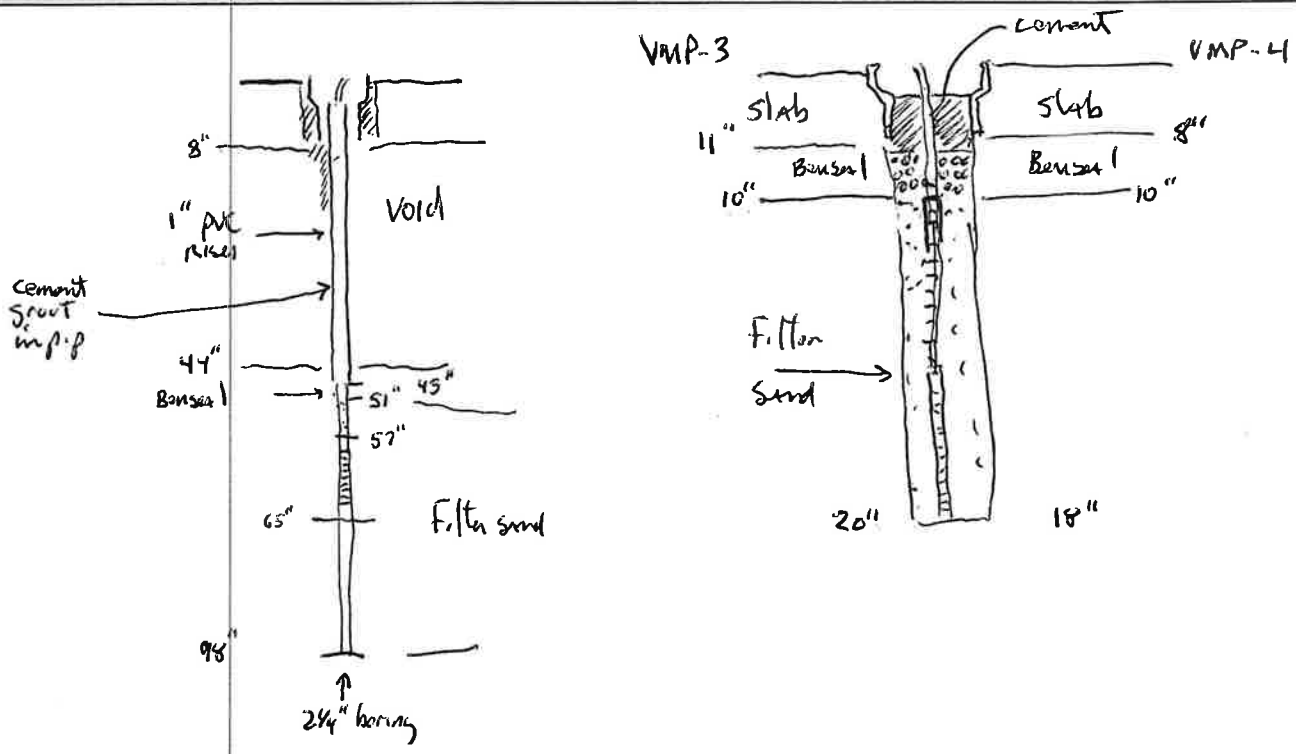
Date:	1/4/19		
Page:	3 of 3		
Project Name:	Former Johnny on the Spot – SSDS Install	**PROJECT #:**	191711695
Location:	152 10th Ave, Whitestone, NY		
Client:	Feil Whitestone	**Prepared By:**	B. Bline
Client Contact:	Pete O'Connor	**Client Phone #:**	917-731-1586
Contractor Contact:	Matt Prelli – Berkshire Environmental	**Contractor Phone #:**	860-459-0503

On Site:	0750	**Purpose of visit:**	Install 3 Soil Vapor points	**At the request of:**	☒ Client ☐ Contractor ☐ Other
Off Site:	1200				
Weather:	Partly Sunny				
Est. Temp.	30's - 40's				

Contractor	Crew

Equipment	

Item: **Observations:**



Photographs:	☒ Site	☐ Road	☐ Utilities:	☐ Other:

Comments/Recommendations:

Stantec	FIELD OBSERVATION LOG	Date:	1/7/19
		Page:	1 of 2

Project Name:	Former Johnny on the Spot – SSDS Install	**PROJECT #:**	191711695
Location:	152 10th Ave, Whitestone, NY		
Client:	Feil Whitestone	**Prepared By:**	B. Bline
Client Contact:	Pete O'Connor	**Client Phone #:**	917-731-1586
Contractor Contact:	Matt Prelli – Berkshire Environmental	**Contractor Phone #:**	860-459-0503

On Site:	1250	**Purpose of visit:**	Oversee sub slab vapor Removal system	**At the request of:**	☒ Client ☐ Contractor ☐ Other
Off Site:					
Weather:	Sunny				
Est. Temp.	20's - 30's				

Contractor	Crew
Berkshire environmental	Matt / Bill
Rizzo	Chris / Pete

Equipment	
concrete saw	
blower	
18" concrete corer	
assorted hand tools	

Item:	Observations:
1250	BB on site. ~~Berkshire~~ Berkshire currently sawing concrete for trenches to add to partial system already installed - In the bank, 18" diameter hole has been cored through 12" +/- concrete floor to 14" depth - will install wellscreen here - Another contractor is working on making hole through ceiling to the roof to use as access for PVC vent pipe from system blower
1350	Bank point (screen) is installed and back filled with peastone (3" pipe) - currently installing 3" pipe up through ceiling, through mechanical space, then through roof. Screen length of 3" pipe was 14".
1510	Bank system done except for electrical and concrete seal. At Cleaner, first lateral is complete and B-2 to demising wall - done for day, picking up. Will return in AM @ 0700
1520	B/B / Berkshire leave Site

Photographs:	☒ Site	☐ Road	☐ Utilities:	☐ Other:

Comments/Recommendations:

FIELD OBSERVATION LOG

Stantec

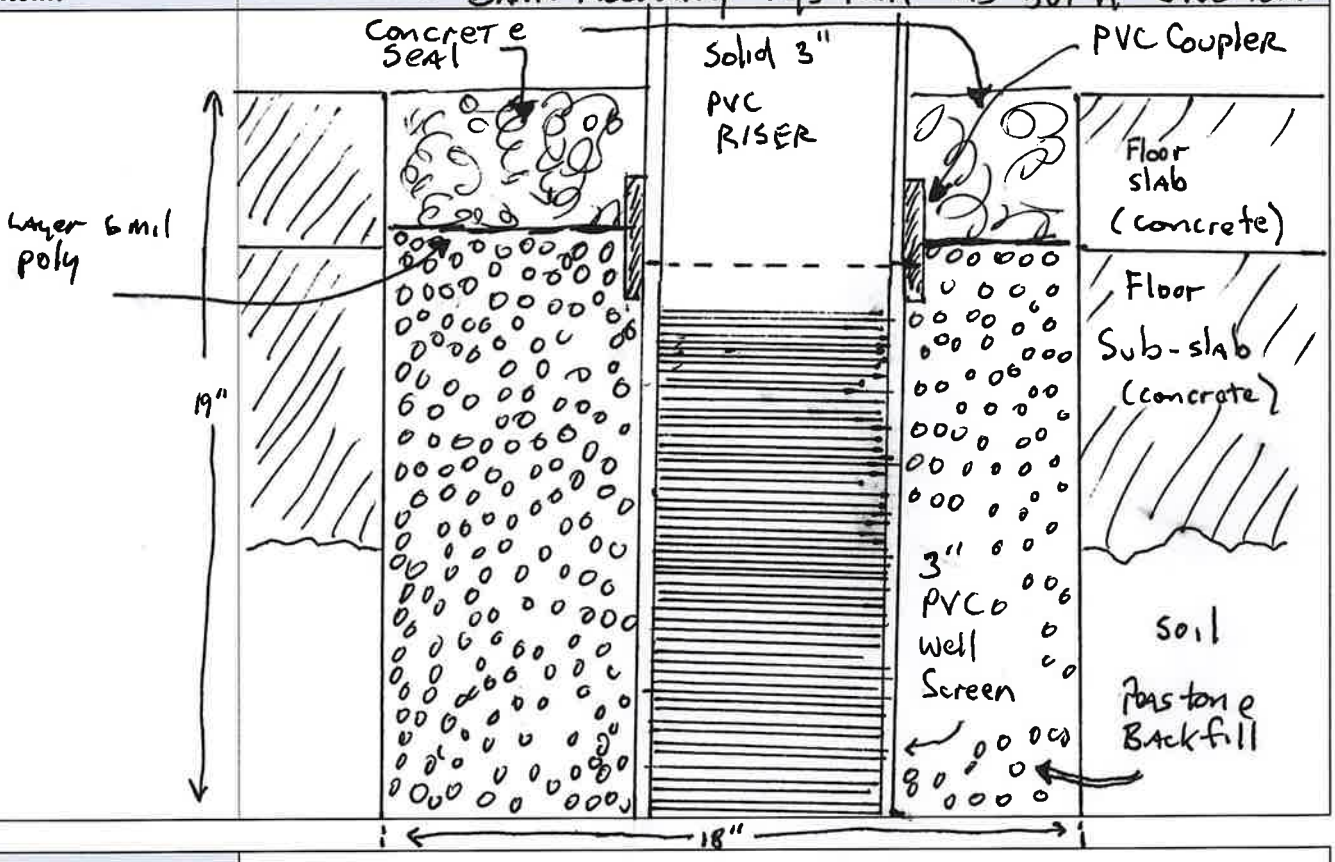
Date:	1/7/19		
Page:	2 of 2		
Project Name:	Former Johnny on the Spot – SSDS Install	**PROJECT #:**	191711695
Location:	152 10th Ave, Whitestone, NY		
Client:	Feil Whitestone	**Prepared By:**	B. Bline
Client Contact:	Pete O'Connor	**Client Phone #:**	917-731-1586
Contractor Contact:	Matt Prelli – Berkshire Environmental	**Contractor Phone #:**	860-459-0503

On Site:	1250	**Purpose of visit:**	INSTALLATION OF SUB SLAB VAPOR RECOVERY SYSTEM	**At the request of:**	☒ Client ☐ Contractor ☐ Other
Off Site:					
Weather:					
Est. Temp.					

Contractor	Crew

Equipment	

Item: **Observations:** BANK Recovery System AS Built Sketch



Photographs: ☒ Site ☐ Road ☐ Utilities: ☐ Other:

Comments/Recommendations:

FIELD OBSERVATION LOG

Stantec

Date:	1/8/19		
Page:	1 of 1		
Project Name:	Former Johnny on the Spot – SSDS Install	PROJECT #:	191711695
Location:	152 10th Ave, Whitestone, NY		
Client:	Feil Whitestone	Prepared By:	B. Bline
Client Contact:	Pete O'Connor	Client Phone #:	917-731-1586
Contractor Contact:	Matt Prelli – Berkshire Environmental	Contractor Phone #:	860-459-0503

On Site:	0715	Purpose of visit:	Oversee construction of sub slab vapor Removal System	At the request of:	☒ Client ☐ Contractor ☐ Other
Off Site:					
Weather:	Cloudy drizzle				
Est. Temp.	30's - 40's				

Contractor	Crew
Berkshire	Matt / Bill
Rizzo	Chris / Lee

Equipment	
blower, Concrete saw	
Generator, jack	
hammer, assorted	
hand tools	

Item:	Observations:
0715	BPB on-Site. Berkshire setting up - Will resume cutting concrete floor for piping installation and will begin Removing Concrete from Sections already cut - currently misting/ drizzling - will set out mini RAE 2000 and PDR-1000 once precipitation ends.
0835	Have calibrated mini rae 2000 to 100ppm isobutylene, zeroed PDR-1000 - set both out side work area in EDGE of parking lot - Background PID = 0.0ppm, PDR = 0.050 mg/m3 (on dumpster)
1000	Have begun jack hammering concrete in addition to saw cutting
1230	All Concrete has been Removed from D1 and B2 Trenches
1246	Bring PID/PDR into truck to dry sensors
1300	Set PID/PDR back on station
1545	Berkshire done for day - trenches are sawcut, Concrete jack hammered out - Equipment stored, doors locked - will begin soil removal in trenches tomorrow BPB/Berkshire leave Site

Photographs:	☒ Site	☐ Road	☐ Utilities:	☐ Other:

Comments/Recommendations:

Stantec	FIELD OBSERVATION LOG		Date:	1/9/19
			Page:	1 of 1

Project Name:	Former Johnny on the Spot – SSDS Install	**PROJECT #:**	191711695
Location:	152 10th Ave, Whitestone, NY		
Client:	Feil Whitestone	**Prepared By:**	B. Bline
Client Contact:	Pete O'Connor	**Client Phone #:**	917-731-1586
Contractor Contact:	Matt Prelli – Berkshire Environmental	**Contractor Phone #:**	860-459-0503

On Site:	0705	**Purpose of visit:**	Oversee installation of sub slab vapor recovery system	**At the request of:**	☒ Client ☐ Contractor ☐ Other
Off Site:					
Weather:	Sunny Windy				
Est. Temp.	30's - 40's				

Contractor	Crew
Berkshire Environmental	Matt / Bill
Rizzo	Chris / Pete

Equipment	
Track hammer, hand tools	

Item:	Observations:
0705	Setting up to excavate soils from previously saw cut concrete with concrete removed. BPB zeros PDR, calibrates mini RAE 2000 to 100 ppm isobutylene
0930	Have completed putting concrete seal on system in Bank closet. Have also determined (as directed by SFM) to set AV to drive and manometers on back wall in storage space #3 as depicted on base Plan dated 06-26-18
1030	Begin Backfilling trenches with pea stone in locations that BPB has sampled - part of crew continues jacking / excavating in sections that still need to be excavated - Screen is being set in areas filled with pea stone
1245	Berkshire/Rizzo to lunch
1325	Berkshire returns from lunch
1600	Piping installation / back fill complete - Berkshire done for day - Doors locked, leave Site

Photographs:	☒ Site	☐ Road	☐ Utilities:	☐ Other:

Comments/Recommendations:

FIELD OBSERVATION LOG

Stantec

Date:	1/10/19		
Page:	1 of 1		
Project Name:	Former Johnny on the Spot – SSDS Install	**PROJECT #:**	191711695
Location:	152 10th Ave, Whitestone, NY		
Client:	Feil Whitestone	**Prepared By:**	B. Bline
Client Contact:	Pete O'Connor	**Client Phone #:**	917-731-1586
Contractor Contact:	Matt Prelli – Berkshire Environmental	**Contractor Phone #:**	860-459-0503

On Site:	0705	**Purpose of visit:**	oversee installation of sub-slab vapor recovery system	**At the request of:**	☒ Client ☐ Contractor ☐ Other
Off Site:					
Weather:	Partly Cloudy, Windy				
Est. Temp.	30's - 40's				

Contractor	Crew
Berkshire Environmental	Bill / Frank
Rizzo	Chris / Pete

Equipment	
cement mixer,	
assorted hand tools	

Item:	Observations:
0705	BPB on-site - Berkshire preparing to concrete piping system installed on 1/8 and 1/9/19, install ball valves on piping.
0715	BPB sets out zeroed PDR, calibrated MiniRae 2000 PID
1400	Frank leaves site - 2 holes have been drilled through back wall for blower piping - Remainder of crew continues to work on concreting the piping runs in the floor
1430	Concrete pouring complete - piping installed through back wall begin cleanup - will also set soil - full 55 gal drums in parking spaces to block them off for use by scissors lift in the morning
1500	BPB / Berkshire leave site

Photographs:	☒ Site	☐ Road	☐ Utilities:	☐ Other:

Comments/Recommendations:

Stantec

FIELD OBSERVATION LOG

Date:	1/11/19		
Page:	1 of 1		
Project Name:	Former Johnny on the Spot – SSDS Install	**PROJECT #:**	191711695
Location:	152 10th Ave, Whitestone, NY		
Client:	Feil Whitestone	**Prepared By:**	B. Bline
Client Contact:	Pete O'Connor	**Client Phone #:**	917-731-1586
Contractor Contact:	Matt Prelli – Berkshire Environmental	**Contractor Phone #:**	860-459-0503

On Site:	0700	**Purpose of visit:**	oversee installation of sub-slab vapor recovery system	**At the request of:**	☒ Client ☐ Contractor ☐ Other
Off Site:	1315				
Weather:	~~rainy~~ Clear				
Est. Temp.	10's - 20's				

Contractor	Crew
Berkshire	Matt/Bill
Rizzo	Pete/Chris

Equipment	
man lift, hand tools	

Item:	Observations:
0705	BAB on-site - Berkshire is here with small man-lift - Begun on SE pipe that is protruding through wall - BAB zeroes PDR-1000, calibrates mini RAE 2000 to 100ppm isobutylene
0845	Have shut down CAMP. No longer any relevant activities occurring. Only work going on is installation of Radon Fans
1045	System on SE side installed except for electric and vacuum lines - Lift moves to install SW side
1240	System on SW side installed
1315	Control panel mounted. All that can be done is done due to lack of an electrician BAB leaves site. Berkshire still cleaning up

Photographs:	☒ Site	☐ Road	☐ Utilities:	☐ Other:

Comments/Recommendations:

APPENDIX D

Waste Disposal Documentation - Soil

Please print or type
(Form designed for use on elite (12-pitch)(typewriter))

LORCO PETROLEUM SERVICES
450 SOUTH FRONT STREET, ELIZABETH, NJ 07202

E001B **NON-HAZARDOUS WASTE MANIFEST** 11/17 100 V

1. Generator's US EPA ID No. . . . . Manifest Document No. 1035 W

2. Page 1 of 1 **NHZ 1035613**

3. Generator's Name and Mailing Address
Feil Whitestone, LLC
152-154 10th Ave
Whitestone, NY 11357
Queens

4. Generator's Phone ( )

5. Transporter 1 Company Name
LORCO PETROLEUM SERVICES

6. US EPA ID Number
NJR 0 0 0 0 2 3 0 3 6

A. Transporter's Phone
908-820-8800

7. Transporter 2 Company Name
LORCO PETROLEUM SERVICES

8. US EPA ID Number
NJR 000023036

B. Transporter's Phone
908 820 8800

9. Designated Facility Name and Site Address
CLEAN EARTH OF NORTH JERSEY
105 JACOBUS AVE.
SOUTH KEARNY, NJ 07032 973-344-4004

10. US EPA ID Number
NJD 9 9 1 2 9 1 1 0 5

C. Facility's Phone
973-344-4004

11. Waste Shipping Name and Description	12. Containers No.	Type	13. Total Quantity	14. Unit Wt/Vol
a. OIL CONTAMINATED SOLIDS NON DOT REGULATED MATERIAL	X13	D M	X6500	P
b.				
c.				
d.				

D. Additional Descriptions for Materials Listed Above
S,T

E. Handling Codes for Wastes Listed Above

15. Special Handling Instructions and Additional Information
24- HOUR EMERGENCY RESPONSE ~~#908-820-8800~~ 1800 255-9924
DECAL # 05135
MANIFEST USED FOR TRACKING PURPOSES ONLY
TRUCK # 164

16. **GENERATOR'S CERTIFICATION:** I certify the materials described above on this manifest are not subject to federal regulations for reporting proper disposal of Hazardous Waste.

Printed/Typed Name	Signature	Month	Day	Year
Stello Black		09	25	18

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year
Stello Black		09	25	18

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year
J. Orzechowski		09	1	18

19. Discrepancy Indication Space
RECEIVED PENDING MANIFEST
REVIEW AND QUALITY CONTROL

20. Facility Owner or Operator: Certification of receipt of waste materials covered by this manifest except as noted in Item 19.

Printed/Typed Name	Signature	Month	Day	Year
Bernice Mills				

GENERATOR
TRANSPORTER
FACILITY

TRANSPORTER #1

C0022

LORCO PETROLEUM SERVICES

www.lorcopetroleum.com

PENDING QUALITY CONTROL

INCHES IN TANK _____

STRAIGHT BILL OF LADING

ORIGINAL - NOT NEGOTIABLE

Shipper No. C138936

Carrier No. _____

LORCO PETROLEUM SERVICES, INC.

EPA ID Number NJR000023036

(Name of Carrier)

Date 9/25/18

TO: Consignee	LORCO PETROLEUM SERVICES	FROM: Shipper	Fei White-stone LLC
Street	450 SOUTH FRONT STREET	Street	152-154 10th Ave
Destination	ELIZABETH, NEW JERSEY 07202	Origin	Whitestone, NY
Route	FEDERAL TERMINAL	Emergency Response Phone No.	1-800-255-3924 Contract # MIS1482273
		Vehicle Number	164

No.	Type	HM*	Kind of Packaging, Description of Articles, Special Marks and Exceptions	Total Quantity	Unit Wt / Vol
2	DM		PETROLEUM CONTACT WATER DOT NON-REGULATED RCRA NON-HAZARDOUS	100	G

When transporting hazardous materials include the technical or chemical name for n.o.s. (not otherwise specified) or generic description of material with appropriate UN or NA number as defined in US DOT Emergency Communication Standard (HM-126C). Provide emergency response phone number in case of incident or accident in box above.

GENERATOR'S CERTIFICATION: This is to certify that the above named materials are properly classified, described, packaged, marked and labeled, and are in the proper condition for transportation according to the applicable regulations of the Department of Transportation.

Printed/Typed Name	Signature	Month	Day	Year

Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year
Tello Blank	Tell. Blank	09	25	18

Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year

Discrepancy Indication Space

Facility Owner or Operator:

Printed/Typed Name	Signature	Month	Day	Year
Tom Wyckoff	Tom Wyckoff	09	25	18

LPS -11

Lorco Petroleum Services
450 South Front St., Elizabeth, NJ 07202
(800) 734-0910 • FAX: (908) 820-8412
www.lorcopetroleum.com

LORCO PETROLEUM SERVICES

RECYCLING AMERICA'S USED OIL SINCE 1957
EPA ID NUMBER NJR000023036

STRAIGHT BILL OF LADING

B/L No. 1701408

GENERATOR/SHIPPER

SALES ORDER # 344640

NAME: WAREHOUSE
INFORMATION/ATTENTION LINE:
ACCOUNT APPROVAL CODE:
DELIVERY ADDRESS: 152-153 10TH AVE.
CITY: WHITESTONE STATE: NY ZIP:
PHONE NUMBER:
PURCHASE ORDER NUMBER: MANIFEST # 020708162

BILL TO (IF DIFFERENT FROM GENERATOR)

NAME: SAFETY Consultants Service
INFORMATION/ATTENTION LINE: ATTN: CARL BENSON
ACCOUNT APPROVAL CODE:
DELIVERY ADDRESS: 5 DARTMOUTH DR.
CITY: AUBURN STATE: NH ZIP: 03032
TIME IN: TIME OUT:

SHIPPING INFORMATION

Designated Facility Name and Site Address	Transporter 1 Company Name	TRUCK #	DECAL #	EMERGENCY RESPONSE PHONE NO.
LORCO PETROLEUM SERVICES 450 SOUTH FRONT STREET ELIZABETH, NJ 07202	LORCO PETROLEUM SERVICES	TRAILER #	DECAL #	1-800-255-3924 Contract # MIS1482273

NO. SHIPPING UNITS	HM	US DOT DESCRIPTION	QUANTITY	UNIT WT/VOL	ITEM #	UNIT PRICE	PRICE	TAX	LINE TOTAL
	X	UN 1203 GASOLINE MIXTURE, 3, PGII		GAL	40500				
	X	UN 1993 FUEL OIL, 3, PGIII		GAL	40300	13 x 55	Gallon Drums		
		USED OIL NON-DOT REGULATED MATERIAL		GAL	40400				
		USED ANTIFREEZE NON-DOT REGULATED MATERIAL		GAL	41100				
		OILY WATER NON-DOT REGULATED MATERIAL		GAL	41000	Pick up 12 Drums			
		OILY SLUDGE NON-DOT REGULATED MATERIAL		GAL	40500				
		NEW 55 GAL DRUMS / 1A2			40611	5 Solids 1no 1 Drum			
		OIL WATER SEPARATOR SERVICE			40515				
		TANK WASHER			41513	7 Liquids			
		TANK ENTRY			41507				
		TRANSPORTATION			41500				
		TRUCK AND OPERATOR			41508				
		ADDITIONAL LABOR			41514				
		DRUM DISPOSAL		LB	40900				

TOTAL

FACILITY

DISCREPANCY INDICATION SPACE

PRINT/TYPE NAME: SIGNATURE: MONTH DAY YEAR

CHARGE MY ACCOUNT FOR THIS TRANSACTION UNLESS OTHERWISE INDICATED IN THE PAYMENT SECTION. $

INVOICES REFLECTING CHARGES TO CUSTOMERS ARE SUBJECT TO AN INTEREST RATE OF THE LESSER OF 1 1/2% PER MONTH (18% PER ANNUM) OR THE MAXIMUM RATE ALLOWED BY LAW ON ANY INVOICES THAT ARE NOT PAID WITHIN 30 DAYS. IN THE EVENT OF DEFAULT, LORCO SHALL BE ENTITLED TO RECOVER COSTS OF COLLECTION, INCLUDING REASONABLE ATTORNEY'S FEES. INITIAL _____

This is to certify that the above-named materials are properly classified, described, packaged, marked and labeled, and are in proper condition for transportation according to applicable regulations of the Department of Transportation.

GENERATOR WARRANTS AND REPRESENTS THAT THE MATERIALS PROVIDED LORCO HEREUNDER HAVE NOT BEEN MIXED, COMBINED, OR OTHERWISE BLENDED IN ANY QUANTITY WITH MATERIALS CONTAINING POLYCHLORINATED BIPHENYLS (PCB) OR ANY OTHER MATERIAL DEFINED AS HAZARDOUS WASTE UNDER APPLICABLE LAWS, INCLUDING BUT NOT LIMITED TO 40 CFR PART 261, GENERATOR AGREES TO INDEMNIFY AND HOLD LORCO HARMLESS FOR ANY DAMAGES, COSTS, ATTORNEY'S FEES, ETC. ARISING OUT OF OR IN ANY WAY RELATED TO A BREACH OF THE ABOVE WARRANTY BY THE GENERATOR.

Generator certifies that the material is ☐ used oil ☐ used antifreeze

☐ oily water ☐ oil filters ☐ parts washer solvent ☐ Other _____

☐ Compartment # 1 ☐ # 2 ☐ # 3 ☐ # 4

In accordance the N.J.A.C. 7:26-12.1 et seq, LORCO has the required permits to accept the above described material.

X Tyler Smith Authorized Agent for Fort Whitestone LLC
Print Name Title

X Tyler Smith 8/11/25
Signature Date

GENERATOR/SHIPPER

CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR CERTIFICATION

I certify that this generator generates less than 100 kilograms of hazardous waste per month, as defined at 40 C.F.R. 261, and does not accumulate more than 1,000 kilograms of such waste during the month.

X
GENERATOR'S SIGNATURE

NON CONDITIONALLY EXEMPT LARGE QUANTITY GENERATOR CERTIFICATION

DEXSIL CDT TEST RESULTS

X _____ PPM

PAYMENT RECEIVED SECTION

CASH ☐	TOTAL RECEIVED
CHECK NUMBER	

In accordance with NJAC7:26-6.7b + 40CFR PART 279 LORCO has notified the US EPA of its location and used oil management activities.

X Tyler Blank
Print Name

X Tyler Blank 8/11/25
Signature Date

LORCO REPRESENTATIVE

LPS-100

GENERATOR'S COPY

Please print or type.

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number	2. Page 1 of	3. Emergency Response Phone	4. Manifest Tracking Number
NYD986957412	1	1-800-255-3924	020708162 JJK

GENERATOR

5. Generator's Name and Mailing Address
Former Johnny on the spot Cleaners
152-153 10th Ave, Whitestone, NY 11357
Generator's Phone:

Generator's Site Address (if different than mailing address)
SAME

6. Transporter 1 Company Name
Loiaco Petroleum Services, Inc
U.S. EPA ID Number
NJR000023036

7. Transporter 2 Company Name
U.S. EPA ID Number

8. Designated Facility Name and Site Address
Cycle Chem Inc 217 South First Street Elizabeth, NJ 07206
U.S. EPA ID Number
NJD002200046
Facility's Phone:

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
X	1. UN 3077, Hazardous waste Solid NOS (Tetrachloroethene) class 9, PGIII	012	DM	5,500	P	F002
X	2. UN 3082, Hazardous waste liquid NOS (Metrachlorethene) class 9, PG III	001	DM	55	G	F002
	3.					
	4.					

14. Special Handling Instructions and Additional Information

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: Paul Marino
Signature: Paul Marino
Month: 08 Day: 11 Year: 22

INT'L

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

TRANSPORTER

17. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name: Otello Nanni
Signature: Otello Nanni
Month: 08 Day: 11 Year: 22

Transporter 2 Printed/Typed Name:
Signature:
Month: Day: Year:

DESIGNATED FACILITY

18. Discrepancy

18a. Discrepancy Indication Space ☐ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection

Manifest Reference Number:

18b. Alternate Facility (or Generator)
U.S. EPA ID Number
Facility's Phone:

18c. Signature of Alternate Facility (or Generator)
Month: Day: Year:

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)

1.	2.	3.	4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a

Printed/Typed Name:
Signature:
Month: Day: Year:

EPA Form 8700-22 (Rev. 12-17) Previous editions are obsolete.

GENERATOR'S INITIAL COPY

APPENDIX E

Photo Logs of Installation

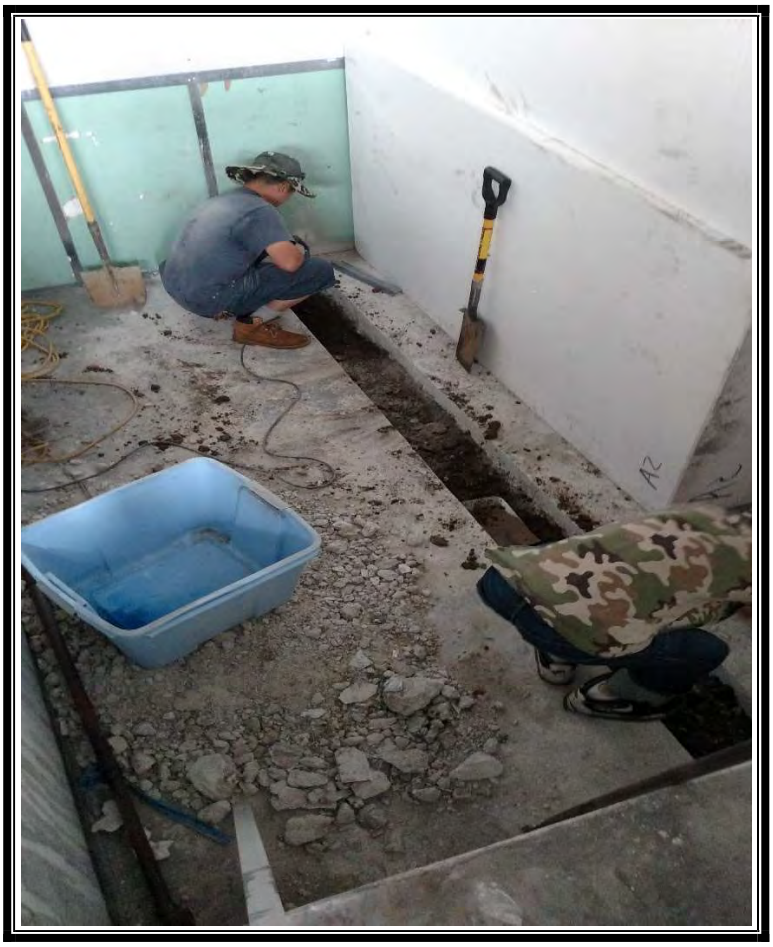


Photo 1 – Trench excavation for pipe segment A1 in lower floor area of former dry cleaner

Photo 2 – Pipe segment A1 in lower floor, prior to backfill.

Photo 3 – Trench and piping segments B1 and C1 in lower floor area of former dry cleaner.

Photo 4 – Piping segments B1 and C1 with vapor barrier.

Photo 5 – Area of renovated former dry cleaner showing new floor over piping segment A1

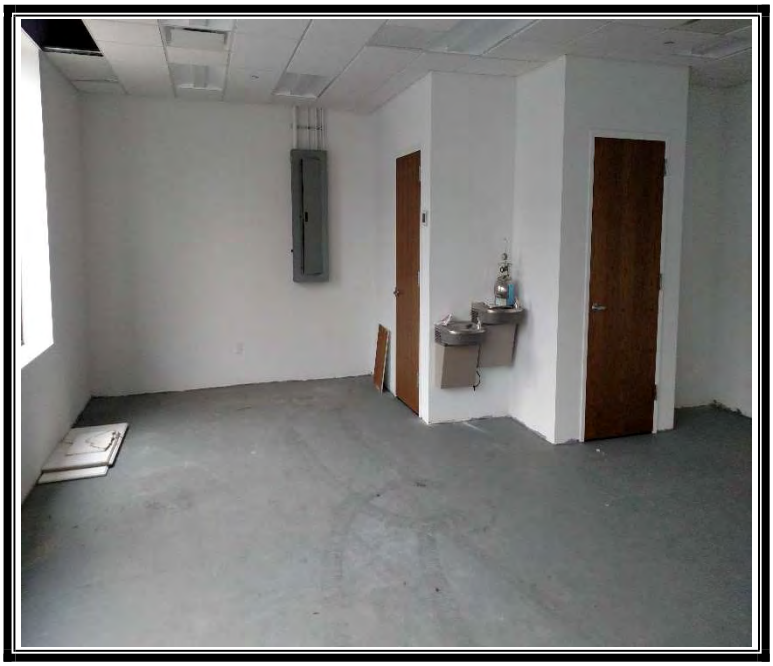


Photo 6 – Area of renovated former dry cleaner showing new floor over piping segment B1 and C1.

Photo 7 – Radon fan located on outside wall of former dry cleaner.

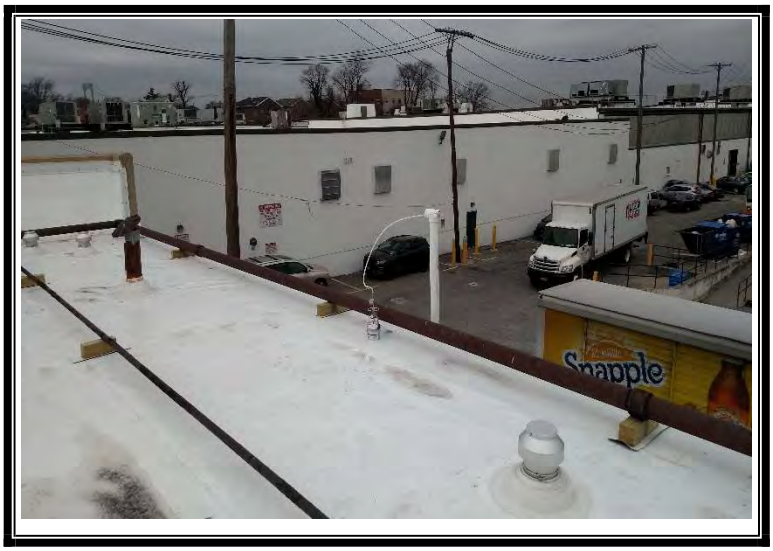


Photo 8 – Vent pipe above roof line at former dry cleaner.

Photo 1 – Suction Pit at Bank, showing thickness of concrete

Photo 2 – Suction Pit with wrapped, slotted section of perforated pipe.

Photo 3 – Suction Pit with pea stone backfill.

Photo 4 – Suction Pit with vapor barrier.

Photo 5 – Radon Fan for Bank SSDS on roof

Photo 6 – Radon Fan for Bank on Roof.

Stantec

Photographic Log

Fel Whitestone, LLC:	**Former Johnny on the Spot Cleaners:**
Brownfield Cleanup Program, Site #C241125:	**152-153 10th Avenue, Whitestone, NY 11357:**

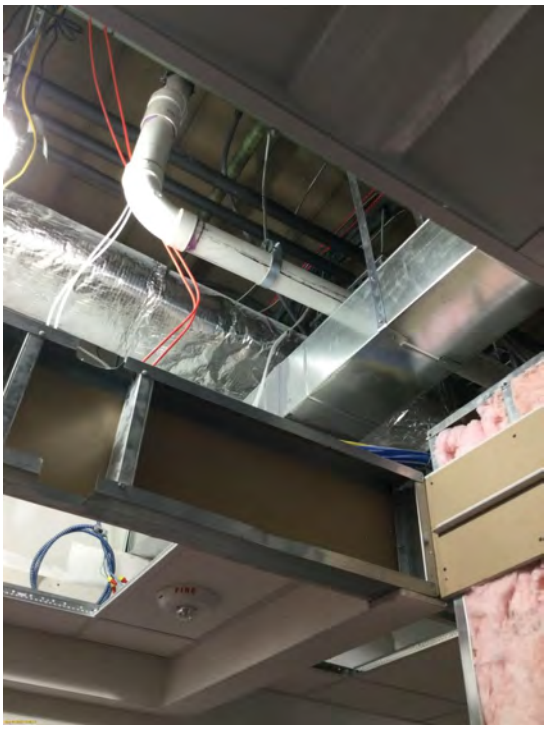
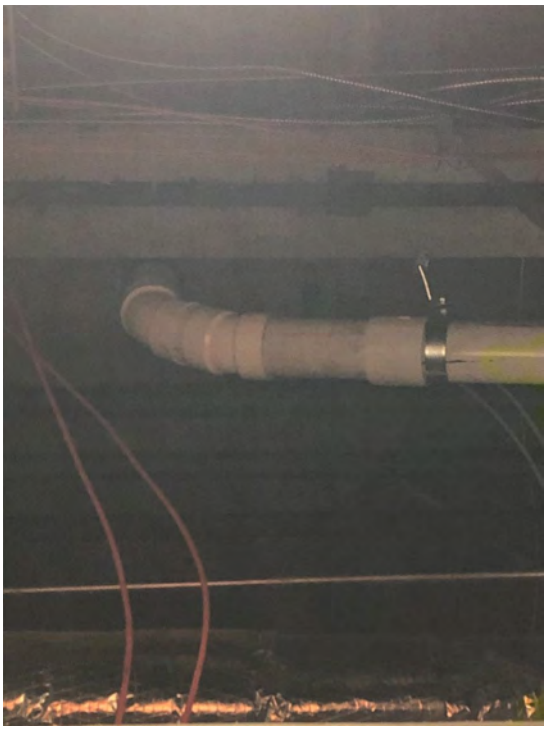
Photograph ID: 1	
Photo Location:	
Direction:	
Survey Date: 5/4/2022	
Comments: Suction Pit: Relocated in Rehabilitation Center	

Photograph ID: 2	
Photo Location:	
Direction:	
Survey Date: 5/4/2022	
Comments: Suction Pit: Relocated in Rehabilitation Center	

Fel Whitestone, LLC:	**Former Johnny on the Spot Cleaners:**
Brownfield Cleanup Program, Site #C241125:	**152-153 10th Avenue, Whitestone, NY 11357:**

Photograph ID: 3 **Photo Location:** **Direction:** **Survey Date:** 5/4/2022 **Comments:** Suction Pit with Pea Stone Backfill	
Photograph ID: 4 **Photo Location:** **Direction:** **Survey Date:** 5/4/2022 **Comments:** Suction Pit with Final Concrete	

Fel Whitestone, LLC:	**Former Johnny on the Spot Cleaners:**
Brownfield Cleanup Program, Site #C241125:	**152-153 10th Avenue, Whitestone, NY 11357:**

Photograph ID: 5 **Photo Location:** **Direction:** **Survey Date:** 5/4/2022 **Comments:** New Piping Connected to Existing Piping Through Roof	
Photograph ID: 6 **Photo Location:** **Direction:** **Survey Date:** 8/5/2022 **Comments:** Reconfigured piping through roof. Replaced 90 degree bends with street elbows to provide smoother air flow.	

APPENDIX F

Imported Fill Documentation

Berkshire Environmental
Services & Technology, LLC

May 18, 2020

Mr. Donald Moore
Stantech Consulting Services, Inc.
Suite 101
Auburn, NH. 03032-3984

Re: Backfill Material Utilized for Sub-slab Depressurization System Installation
Located at 152-45 to 153-01 10th Avenue Whitestone, Queens, New York.

Dear Mr. Moore:

As per your request, please find attached the details for the pea stone backfill material utilized during the sub-slab depressurization system installation located at 152-153-01 10th Avenue, Queens, New York.

Berkshire Environmental Services & Technology, LLC., (Berkshire) procured one (1) cubic yard of pea stone at O&G Industries, Inc., (South Main Street quarry) located in Torrington, CT. The pea stone was loaded into four (4), 55-gallon drums and transported via a box truck equipped with a liftgate to the above reference location by Berkshire personnel.

- January 03, 2019 - Purchase and load pea stone.
- January 07, 2019 - Deliver pea stone to Site.

If you have any questions or require additional information please contact me at your earliest convenience.

Sincerely
Berkshire Environmental Services & Technology, LLC.

Matthew Prelli
Principal / Project Manager

Z:\Projects 11100-11150\11110 - Stantec - Whitestone\2822-Peastone Memo.doc

APPENDIX G

CAMP Notes

1/7/19 Sunny 20's - 30's

1250 BPB on Site. Met Multiple. In the former dry cleaner, they are currently cutting concrete for ~~the~~ trenches - In the bank, floor has been cored (18" diameter) in break Room closet - currently, working on access through ceiling to the Roof - See daily log sheets

1520 BPB/Berkshire leave Site

1/8/18 Cloudy showers 30's

0715 BPB on-site - Berkshire on-site setting setup - see daily sheets for daily activities

Time	PID (ppm)		PDR	mg/m³ (AVG) TWA
0845	0.0		0.039	
0900	0.2		0.028	
0915	1.3		0.048	
0935	2.2		0.054	
0945	4.7	Brings up, dry out PID	0.047	0.058
1000	0.3		0.056	0.057
1015	0.0		0.117	0.064
1015	0.0		0.142	0.079
1045	0.2		0.077	0.055
1100	Beginning to mist 0.9		0.057	0.064
1117	1.2		0.063	0.083
1130	2.1		0.077	0.084
1145	2.5		0.081	0.091
1200	3.2		0.150	0.93
1215	3.1		0.134	0.098
1230	3.9		0.114	0.102
1245	3.9		0.192	0.107
Brings in instruments to dry sensors				
1300	0.0		0.032	0.029
1315	getting foggy 0.0		0.097	0.072

1/8/18 Cloudy / Humid Drizzle

1345 Shut down PDR. No work has occurred since 1315 (Contractors to Quench) yet PDR values climbed to 0.137 mg/m³ (instantaneous) and 0.152 mg/m³ (TWA) respectively - Still running PID although that appears to be affected by moisture also

Time	PID (ppm)
1415	1.6
1430	1.7
1445	1.9
1500	2.0

Done cutting / packing for day

1545 BPB / Berkshire leave Site

1/9/18 Partly Cloudy, Windy 30's-40's

0705 BPB on-site, Berkshire / R. Izzo are here setting up to excavate soil from trenches cut / concrete removed yesterday -- All excavated soil will be drummed, labeled "Pending Analysis", then left inside until disposal is arranged - See daily log sheets for work done today - have cal. bottles PID to 60ppm isobutylene, zeroed PDR

Time	PID (ppm)	PDR mg/m³	PDR TWA
0730	0.0	0.005	0.005
0745	0.0	0.010	0.008
0800	0.0	0.006	0.008
0815	0.0	0.006	0.008
0830	0.0	0.010	0.008
0845	0.0	0.033	0.010
0900	0.0	0.013	0.010
0930	0.0	0.014	0.010
0945	0.0	0.011	0.011
0955	Sample B-2-SW-1	13"-14" Below TO slab	
1000	0.0	0.013	0.011
1015	0.0	0.015	0.011

1/9/19

1240	Collect D-1-B		
1255	Collect D-1-SW-2		
1315	0.0	0.009	0.013
1345	0.0	0.013	0.013
1400	0.0	0.011	0.013
1415	0.0	Replace battery	
1430	0.0	0.007	0.019
1435	Sample A-2-SW-1		
1440	Sample A-2-B		
1445	0.0	0.008	0.016
1455	Sample A-2-SW-2		
1500	0.0	0.003	0.015
1515	0.0	0.002	0.014
1530	0.0	0.002	0.012

1600 Pipins / pea stone back fill complete - pack equipment, BIB / Berkshire leave site

1/10/19 Partly Cloudy 30's-40's Windy

0705 BIB on Site - Berkshire has just arrived and is in the process of unlocking doors, preparing to concrete in the newly set piping system - BIB zeros PDR, calibrates PID to 100 ppm isobutylene

0715 Set out PID/PDR

Time	PID	PDR (mg/m³)	TWA
0745	0.0	0.007	0.006
0800	0.0	0.021	0.011
0815	0.0	0.017	0.036
0830	0.0	0.009	0.041

note that building management is currently emptying Unit #3 and throwing it into the dumpster that the instruments and setting on - probable cause of rise in PDR TWA

0845	0.0	0.021	0.063
0900	0.0	0.018	0.058
0915	0.0	0.011	0.050
0930	0.0	0.007	0.048
0945	0.0	0.005	0.046
1000	0.0	0.007	0.044
1015	0.0	0.004	0.044

1/10/19

1030	0.0	0.023	0.045
1045	0.0	0.024	0.044
1100	0.0	0.021	0.050
1115	0.0	0.019	0.055
1130	0.0	0.143	0.068

Mowing empty concrete bags into dumpster.
Drilling hole through concrete block / brick wall for Room 3 system vent

1145	0.0	0.062	0.076
1200	0.0	0.016	0.069
1215	0.0	0.019	0.067

Berkshire / Rizzo to lunch

1230	0.00	0.009	0.065

1240 Berkshire returns from lunch

1245 Test America picks up soil samples

0.0	0.032	0.063

1315	0.0	0.018	0.059
1345	0.0	0.014	0.058
1400	0.0	0.026	0.060
1415	0.0	0.020	0.058

WHITES FROM DOOR

1430 Berkshire cleaning up - pouring concrete in floor is complete, piping extended through brick wall - currently putty full soil barrels in parking spaces to block them off for use of scissors lift in AM

1500 BPB / Berkshire leave site

1/11/19 Sunny Teens - 20's Windy

0700 BPB on-site Berkshire/R1220 already on-site - mini-lift is here - Set up to work on SE pipe which is extended through the wall - BPB zeroes PDR-1000, calibrates mini RAE 2000 to 100 ppm Isobutylene - background = 0.0 ppm

	PID (ppm)	PDR (mg/m³)	TWA
0745	0.0	0.071	0.113 ~~0.01~~
sweeping sidewalk and parking lot beside meters			
0800	0.0	0.052	0.105
0815	0.0	0.027	0.093
1830	0.0	0.028	0.076
0845	0.0	0.007	0.068

Shut down CAMP monitoring, no longer needed

1045 System on SE side complete, move to SW side

1240 System on SW side complete -

1315 Control panel mounted - no more can be done due to lack of an electrician. Berkshire still cleaning up. BPB leaves site

Witness Front Door