FORMER HYGRADE PLATING SITE

QUEENS COUNTY

LONG ISLAND CITY, NEW YORK

2025 PERIODIC REVIEW REPORT

Reporting Period: April 22, 2024 to April 22, 2025

NYSDEC BCP Site No. C241148

Prepared for:

Stalingrad Ventures, LLC

100 Field Street

West Babylon, NY 11704

Prepared by:

Touchstone Environmental Geology, PC

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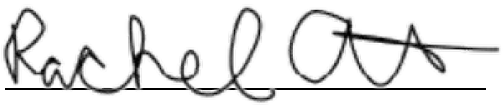
April 2025



Rachel Ataman, President

Eric Weinstock, Senior Scientist

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2025 Periodic Review Report
BCP Site No. C241148

1.0 Executive Summary

The following Periodic Review Report (PRR) for the reporting period of April 22, 2024 to April 22, 2025 has been prepared by Touchstone Environmental, PC (Touchstone) on behalf of Stalingrad Ventures, LLC. This report was prepared in accordance with the NYSDEC's PRR General Guidance document and a NYSDEC Brownfield Cleanup Program (BCP) Agreement Index Number C241148-03-15.

A. Nature and Extent of Contamination

Historically, the contaminated media at the former Hygrade Electroplating Facility (the Site) included soil, soil vapor, and groundwater. A location map is included on **Figure 1**.

- The primary contaminants of concerns (COCs) in soil were the metals Cadmium, Chromium, and to a lesser degree, Nickel which were detected in the soil below the building.

- The primary COCs in the soil vapor and groundwater were the volatile organic compounds (VOCs) tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2 dichloroethene (cis 1,2-DCE), and vinyl chloride. The metals Cadmium and Chromium were also detected in the groundwater. The emerging contaminants Perfluorooctanoic Acid (PFOA) and Perfluorooctanesulfonic Acid (PFOS), which are included under a larger group of compounds referred to as Per and Polyfluoroalkyl Substances (PFAS) compounds, were also detected in the groundwater.

- The VOC vapors present at the Site were detected in samples collected from below the basement floor.

- The impacted groundwater was detected in groundwater samples collected under the basement of the building and, to a lesser degree, in the groundwater below the sidewalk directly west and downgradient of the basement.

Remedial activities at the Site have included soil excavation and off-site disposal, injections of bioremediation products, and the operation of a sub-slab depressurization system (SSDS).

B. Effectiveness of Remedial Program

The remedial program has been effective.

- The majority of the soil impacted by these metals was excavated and removed from the property as part of the renovation activities. The entire property is capped with pavement or a concrete slab.

- The active SSD system (shown on **Figure 2)** maintains negative pressure below the slab. Indoor air sample results do not exceed the NYSDOH indoor air guidelines for PCE or TCE.

- The Site Management Plan (SMP) (AMEC 2020) indicates that groundwater monitoring should occur semi-annually for two years followed by annually for one additional year. After that

frequency of sampling is completed, a request to terminate groundwater sampling can be submitted to the NYSDEC. Based on the laboratory results, a request was submitted to the NYSDEC and NYSDOH as part of the 2023 PRR. In their response letter dated July 26, 2023, the NYSDEC approved a request to terminate groundwater sampling at this Site. The NYSDEC is currently reviewing an updated 2024 Site Management Plan, which changes the monitoring scope and scheduling, essentially eliminating the groundwater sampling requirement.

C. Compliance

The Site is in compliance. A completed Certification Form is included in **Appendix A**.

D. Recommendations

Annual inspections, monitoring, and indoor air sampling during the heating season should continue in accordance with the SMP.

2.0 Site Overview

A. Site Location, Surrounding Area , and Nature and Extent of Contamination Prior to Site Remediation

The Site is located in Long Island City, Queens, NY and currently encompasses an approximately 2,500 square feet (ft^2) property developed with a four-story industrial/commercial building and basement level. The NYC Tax Map designates the Site as Queens County; Block: 409; Lot: 6. The neighborhood surrounding the subject property consists of a highly urbanized area of Long Island City with adjacent properties generally consisting of commercial use and hotels. An indoor air sample was taken inside the building in the basement.

Operations at the former Hygrade facility included chromium, copper, nickel and zinc plating. Analysis of the soil samples collected in the basement revealed that there were no exceedances of the NYSDEC Part 375 Unrestricted Use Soil Cleanup Objective (SCO) for any of the soil samples collected.

Soil vapor samples collected from below the building slab during the Remedial Investigation included detections of PCE, TCE, cis-1,2-DCE and vinyl chloride in the 1 to 200 ug/m^3 range.

Elevated levels of chlorinated VOCs were detected in the shallow monitoring wells located in the southern portion of the basement. Water samples from the basement monitoring well BMW-3, located in the basement, contained PCE in the 3,000 ug/L range during the Remedial Investigation. The results of deeper groundwater samples collected within the basement footprint and off-site groundwater monitoring wells screened below 22nd Street were significantly lower suggesting that the bulk of the VOCs are adhered to the silts in the shallow soils situated below the basement.

Elevated levels of the metals cadmium, chromium and nickel were detected in the shallow monitoring wells located in the northern portion of the basement. During the Remedial Investigation, cadmium was detected in water sampled from monitoring wells BMW-1 and BMW-2 in the range of 7 to 27 ug/L, chromium was detected in the range of 679 to 775 ug/L and Nickel was detected in the range of 117 to 174 ug/L. The results of deeper groundwater samples collected within the basement footprint and off-site groundwater

monitoring wells screened below 22nd Street where significantly lower suggesting that the bulk of the metals are also adhered to the silts in the shallow soils situated below the basement.

The analytical data also revealed that PFAS was present in the groundwater below the site during the 2018 monitoring event at concentrations above the EPA drinking water health advisory. Well BMW-3 contained PFOS at 5.97 ug/L and PFOA at 0.138 ug/L.

B. Chronology of Remedial Program

The following narrative provides a remedial history timeline and a brief summary of the available project records to document key investigative and remedial milestones for the Site.

Facility Decommissioning

Upon taking ownership, IRT was retained by Stalingrad Ventures for a decommissioning effort of the facility. The work was completed under a NYCDEP Commissioner's Order that had been issued to the Site's previous owner, Edward Byers and Double E Plating Corp. in 2012 and under the supervision of NYCDEP representatives and periodic inspection by NYSDEC representatives. The work that was completed, [Final Report for the Limited Remediation of the Former Double E Plating Facility, (IRT 2013)] is as follows:

- The contents of the plating tanks, approximately 30, were pumped into 55-gallon closed head drums. In addition, 111 drums from previous operations were left at the Site when Stalingrad Ventures LLC took title. Each drum was numbered, and a composite sample was collected to characterize the contents of the drums. The drums were also inspected for structural integrity. Drums that were in DOT shippable condition were labeled and staged for ultimate disposal. The contents of drums that were not in DOT compliant and shippable containers were transferred into DOT– approved containers prior to staging and ultimate disposal.

- Floor solids were containerized into 55-gallon drums or cubic yard boxes. Once the solids were removed, the floors were pressure washed. The generated wastewater from this process was containerized in DOT-approved 55-gallon drums.

- The effluent storage tanks in the basement were pumped from the basement directly into DOT-approved totes located in a box truck.

- Water found in the elevator pit was sampled and tested. Laboratory analysis indicated the water in the elevator pit contained hazardous waste. This water was removed with a vacuum truck then transferred into DOT-approved totes.

- The concrete floors in the basement and first floors were removed by a separate company. The foundation walls and first floor walls were mechanically cleaned to remove visible contamination. The concrete was shipped and disposed of at Stablex Canada, Inc. located in Quebec, Canada.

- There were two former #2 fuel oil tanks, 275 gallons each, in the basement encased in cement blocks. The cement blocks were removed to expose the tanks. It was discovered that the two tanks were ¾ full of water with oily sludge in the bottom. The water and sludge was pumped into 7 open-head steel drums. The tanks were cut with a reciprocating saw. The thick sludge and speedy-dry

used to clean the tank were placed into the 7 drums. The remaining steel was sent to Gershow Recycling for recycling. The seven drums were shipped to Republic Environmental Systems, Inc. (PA) located in Hatfield, PA.

- All used poly drums were triple rinsed, cut and removed by Metro Environmental Contracting Corp and shipped to One World Recycling located in Lindenhurst, NY.

The work described above (including copies of the disposal manifests) was documented in Innovative Recycling Technologies, Inc., Final Report for the Limited Remediation of the Former Double E Plating Facility, and is included in the Final Engineering Report (AMEC 2020).

RCRA Closure Activities

The procedures for closing the waste management units at this Site are described in the RCRA Closure Plan (CA Rich 2013) prepared for this Site. However, after the Closure Plan was prepared, this Site was transitioned into the NYSDEC's Brownfield Cleanup Program. Therefore, the closure activities and the results of laboratory analysis generated during the closure activities are included in the Remedial Investigation Report (AMEC 2017).

During 2016 and 2017, a Remedial Investigation was completed. Part of the scope of the investigation included RCRA-type rinsate samples collected from the first, second, third and fourth floors of the building. On September 26, 2016 rinsate tests of the first, second, third, and fourth floors of the building were performed in accordance with the NYSDEC rinsate testing procedures. The results of the rinsate tests indicated that the existing concrete floors were properly decontaminated as part of the Closure of the facility.

Sample location maps and the results of the rinsate tests are included in Final Engineering Report.

Post-RCRA Remedial Activities

- A cover system consisting of eight inches of newly poured concrete slab was placed in the basement preventing exposure to contaminated soils.

- The next portion of the remedy implemented at the Site consisted of the groundwater below the basement floor being treated with a pneumatic fracturing event followed by in- situ injections of bio-remediation products as described in the IRM CCR (Ref. 8). The northern half of the basement was treated with MetaFix® to target the removal of heavy metals, while the southern half of the basement was treated with EHC® to remediate VOCs present. Batches consisting of 500 pounds of remediation product mixed with tap water to the manufacturer's specification were prepared. Using technology developed by Cascade Drilling Technical Services, the product was injected into six boreholes at depth intervals of 6 to 10 feet below the surface of the basement floor.

- The third engineering control for the Site was the installation of a vapor barrier and piping for a SSD system before the new slab was poured in the basement to mitigate the intrusion of VOC vapors that could seep through the floor. A trench was excavated along the center of the basement to a depth of approximately 1 foot below grade. Next, a section of 4-inch diameter perforated PVC pipe surrounded with filter fabric was installed in the trench. The pipe was surrounded up to grade

with ¾-inch diameter screened recycled concrete aggregate. A 20-mil plastic vapor barrier was installed over the soil in the basement in accordance with the manufacturer's recommendations. All penetrations were sealed to the vapor barrier following the manufacturer's installation recommendations. A sheet metal riser was then extended from the basement to the roof. A Fantech model HP2190 fan was connected to the riser on the roof along with a weather tight on/off switch.

- The fourth portion of the remedy included the injection of PlumeStop®. Beginning on March 25, 2020, the product was applied to basement wells BMW-1, BMW-2, BMW-3, BMW-4, IP-1 and IP-2 with a double-diaphragm pump and an air compressor. In total, more than 1,440 gallons was distributed among the six injections points as described in the Final Engineering Report.
- In accordance with the SMP, groundwater monitoring was completed semi-annually for two years followed by annually for one additional year. After that frequency of sampling was completed, a request to terminate groundwater sampling was submitted to the NYSDEC. Based on the laboratory results, a request was submitted was submitted to the NYSDEC and NYSDOH as part of the 2023 PRR. In their response letter dated July 26, 2023, the NYSDEC approved a request to terminate groundwater sampling at this Site.
- During September, 2023, all of the Site groundwater monitoring wells were abandoned in place as requested by the Department. This work was documented in a Field Activities Summary Report dated September 2023.
- Lu Engineers of Rochester, New York has submitted an Updated Site Management Plan dated 2024 to the NYSDEC. The 2024 Updated Site Management Plan changes the monitoring scope and schedule essentially eliminating the groundwater sampling requirement. The updated Site Management Plan was reviewed by the NYSDEC and comments were provided to Lu Engineers on March 26, 2025.

3.0 Remedial Performance, Effectiveness, and Protectiveness

The remedial actions performed at the site have been effective and protective of human health.

Performance

The soil excavation activities have been completed. Groundwater monitoring has been completed in accordance with the SMP and is no longer required. A sub-slab depressurization system (SSDS) has been installed and remains in operation. Indoor air monitoring was completed on an annual basis.

Effectiveness

The remedy has been effective. The Site is completely covered by a pavement or concrete slab cap. An SSDS has been installed and is in operation.

Protectiveness

The remedy is protective.

- The entire property is capped with pavement or a concrete slab.

- The active SSD system is maintaining negative pressure below the slab. Indoor air sample results do not exceed the NYSDOH indoor air guidelines.

4.0 Institutional Controls / Engineering Controls (IC/ECs) Plan

A. IC/EC Requirements and Compliance

The following institutional controls for this Site have been implemented by the property owner:

1) The property may only be used for commercial and industrial use;

2) All ECs must be operated and maintained as specified in the SMP;

3) All ECs must be inspected at a frequency and in a manner defined in the SMP;

4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Queens County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

6) Data and information pertinent to site management must be reported at the frequency and in a manner as defined in the SMP;

7) All future activities that will disturb remaining contaminated material must be conducted in accordance with the SMP;

8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in the SMP;

10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement;

11) The potential for vapor intrusion must be evaluated for any buildings developed in the area within the IC boundaries and any potential impacts that are identified must be monitored or mitigated; and

12) Vegetable gardens and farming on the Site are prohibited. The property owner has implemented these twelve institutional controls.

The following engineering controls for this Site have been implemented by the property owner and are in good condition:

1) SSDS: A sub-slab vent was installed below the basement floor and then a riser was extended to the roof. The vent was then covered with aggregate followed by a 20-mil vapor barrier. A fan was connected to the riser to complete the SSDS.

2) Site Cover System: After the placement of the piping, aggregate, and vapor barriers were completed, a new concrete floor 8-inches thick was poured to serve as a cap between the underlying soil and future occupants of the building.

B. IC/EC Certification

We certify that the ICs and ECs for this project are: in place and effective; are performing as designed; nothing has occurred that would impair the ability of the controls to protect public health and the environment; no violations have occurred and there were no failures to comply with the Site Management Plan; Site access is available to maintain the engineering controls; and, there is no groundwater usage at the Site.

A PRR Certification Form is included in **Appendix A**.

5.0 Monitoring Plan Compliance Report

Indoor Air Monitoring Procedures

In accordance with the SMP, an indoor air sample (designated IA-1) was collected during the 2024 to 2025 winter heating season, in the basement of the former Hygrade Plating Site. A sample location map is included on **Figure 3**. A sample was collected using a Summa Canister calibrated to collect air for an 8-hour period. The sample was delivered to Phoenix Environmental Laboratories, Inc., an ELAP- approved Laboratory, and was analyzed for halogenated volatile organic compounds (VOCs) using EPA Method TO-15.

Summary of Results

Indoor Air – During the winter 2024-2025 sampling event, low levels of chlorinated solvents (less than 1 ug/m^3) were detected in the indoor air of the basement. The chlorinated solvents carbon tetrachloride (0.46 ug/m^3), tetrachloroethylene (PCE, 0.56 ug/m^3), and trichloroethene (TCE, 0.45 ug/m^3) were detected at concentrations below their respective NYSDOH guidelines. Carbon tetrachloride is a compound not typically used at metal plating shops. The data collected from the March 2025 sampling is provided in **Table 1**.

Building Survey

On April 25, 2025, Touchstone returned to the Site and completed the New York State Department of Health (NYSDOH) Indoor Air Quality Questionnaire and Building Inventory Form, which identifies general property information (i.e., address, size, type of structure, number of floors, floor layout, type of ventilation system, and other physical conditions of the property along with documenting indoor products that can potentially contribute to or affect air quality.

No chemicals of concern potentially containing chlorinated volatile organic compounds (CVOCs) were noted during the survey; however, products including packaging materials (plastics, bubble wrap, and

cardboard boxes) as well as retail product boxes, gift items and souvenirs, nesting dolls and painted wooden items, religious artifacts, wooden icon eggs (hand-painted), and metal shelving units were observed within the sampling area. **Appendix C** provides a completed copy of the Indoor Air Quality Questionnaire and Building Inventory Form.

6.0 Operations and Maintenance Plan

Operations and Maintenance (O&M) procedures that apply to the Fantech® fan include a physical inspection of the fan to confirm that air is being discharged, and that the unit is operating. No other maintenance is recommended in the owner's manual.

The SSDS fan and piping were inspected during April 2024 and everything was observed to be in good working order. A map summarizing our observations is included as **Figure 4.** A copy of the completed Remedial System Monitoring Form is included as **Appendix B**. A Data Usability Summary Report is included in **Appendix D** and the Laboratory Report is included in **Appendix E**.

The interior floor slabs (the capping system) were observed to be in good condition. There were no visible signs of wear, damage, or issues that could potentially impact the system's effectiveness.

7.0 Overall PRR Conclusions and Recommendations

- Touchstone Environmental Geology, PC conducted an annual physical inspection of SSD system. The fan was operating, and the ducts, floor, and pavement were in good condition. No signs of damage, leaks, or blockages were noted. The chlorinated VOCs carbon tetrachloride (0.46 ug/m^3), PCE (0.56 ug/m^3) and TCE (0.45 ug/m^3) were detected at concentrations below their respective NYSDOH guidelines.

- Acetone was detected at an elevated concentration (95.2 ug/m3); however, there is no NYSDOH guideline for this compound. Acetone is common laboratory contaminant and is not considered to represent an environmental concern for this Site.

- Petroleum-related compounds including 1,2,4-trimethylbenzene (4.46 ug/m3), 1,2-dichloroethane (2.77 ug/m3), 1,2-dichloropropane (1.6 ug/m3), 1,3,5-trimethylbenzene (1.29 ug/m3), 4-ethyltoluene (2.43 ug/m3), 4-isopropyltoluene (1.53 ug/m3), 4-methyl-2-pentanone (3.15 ug/m3), benzene (1.7 ug/m3), chloromethane (2 ug/m3)dichlorodifluoromethane (2.35 ug/m3), ethanol (604 ug/m3), ethyl acetate (19.3 ug/m3), ethylbenzene (16.6 ug/m3), heptane (2.6 ug/m3), isopropyl alcohol (47.4 ug/m3), m, p-Xylene (45.6 ug/m3), methyl ethyl ketone (10 ug/m3), o-xylene (122 ug/m3), styrene (1.96 ug/m3), tetrahydrofuran (2.6 ug/m3), toluene (93.4 ug/m3), and trichlorofluoromethane (1.11 ug/m3) were detected at low to elevated concentrations; however, there are no NYSDOH guidelines for these compounds. Packaging materials including plastics, bubble wrap, and cardboard boxes can release VOCs over time; these materials were observed in the sampling area during the inspection and sampling.

  Touchstone Environmental Geology, PC returned to the Site on April 25, 2025 to further investigate the potential source(s) of the VOCs identified in the indoor air. During this Site visit, Touchstone used a photo-ionization detector (PID) to field screen for the presence of VOCs. The PID identified

the presence of organic vapors in the IA-1 sampling area (0.2-0.4 ppm), specifically in proximity to the painted wooden eggs, nesting dolls, and other hand-painted wood artifacts. Touchstone personnel noted that the air quality in the vicinity of these items felt "dense/heavy." The PID did not identify the presence of organic vapors in the rear of the basement and Touchstone personnel stated that air quality felt "improved" compared to the testing area located on the street-side of the basement.

Additional sources of petroleum-related compounds in the indoor air can include gasoline, vehicle exhaust, paint thinner, stored solvents, glues, paints, varnishes, tobacco smoke, cleaning products, laundry products, building materials, air fresheners, air purifiers, air conditioners, lacquers, auto products, heating and cooking systems including natural gas stoves, ovens, and heating systems, aerosol paints, primers, caulks, insecticides, fungicides, and stains.

- We recommend that the SSD system remain in operation and that monitoring continue as outlined in the SMP. The SMP should be updated, if needed.

8.0 References

1. Innovative Recycling Technologies, Inc., Final Report for the Limited Remediation of the Former Double E Plating Facility, May 2013

2. CA RICH (September 2013) RCRA Closure Plan, Former Hygrade Polishing and Plating Co., 22-07 41st Avenue, Long Island City, NY 11101 (August 2018 addendum)

3. AMEC, Remedial Investigation Report, Former Hygrade Polishing and Plating Co. Site, Long Island City, New York, August 2017.

4. AMEC, Site Management Plan, Former Hygrade Polishing and Plating Co. Site, Long Island City, New York, October 2020.

5. AMEC, Final Engineering Report, Former Hygrade Polishing and Plating Co. Site, Long Island City, New York, November 2020.

6. AMEC, Semi-Annual Monitoring Report, Former Hygrade Polishing and Plating Co. Site, Long Island City, New York, November 2020.

7. AMEC, Semi-Annual Monitoring Report, Former Hygrade Polishing and Plating Co. Site, Long Island City, New York, May 2021.

8. AMEC, Semi-Annual Monitoring Report, Former Hygrade Polishing and Plating Co. Site, Long Island City, New York, November 2021.

9. NYSDEC, Site Management Periodic Review Report Response Letter, 22-07 41st Avenue, Long Island City, Queens County, Site No. C241148, July 26, 2023.

10. EAW, PG, PC, Field Activities Summary Report, Former Hygrade Polishing and Plating Co. Site, Long Island City, New York, September 2023.

FIGURES

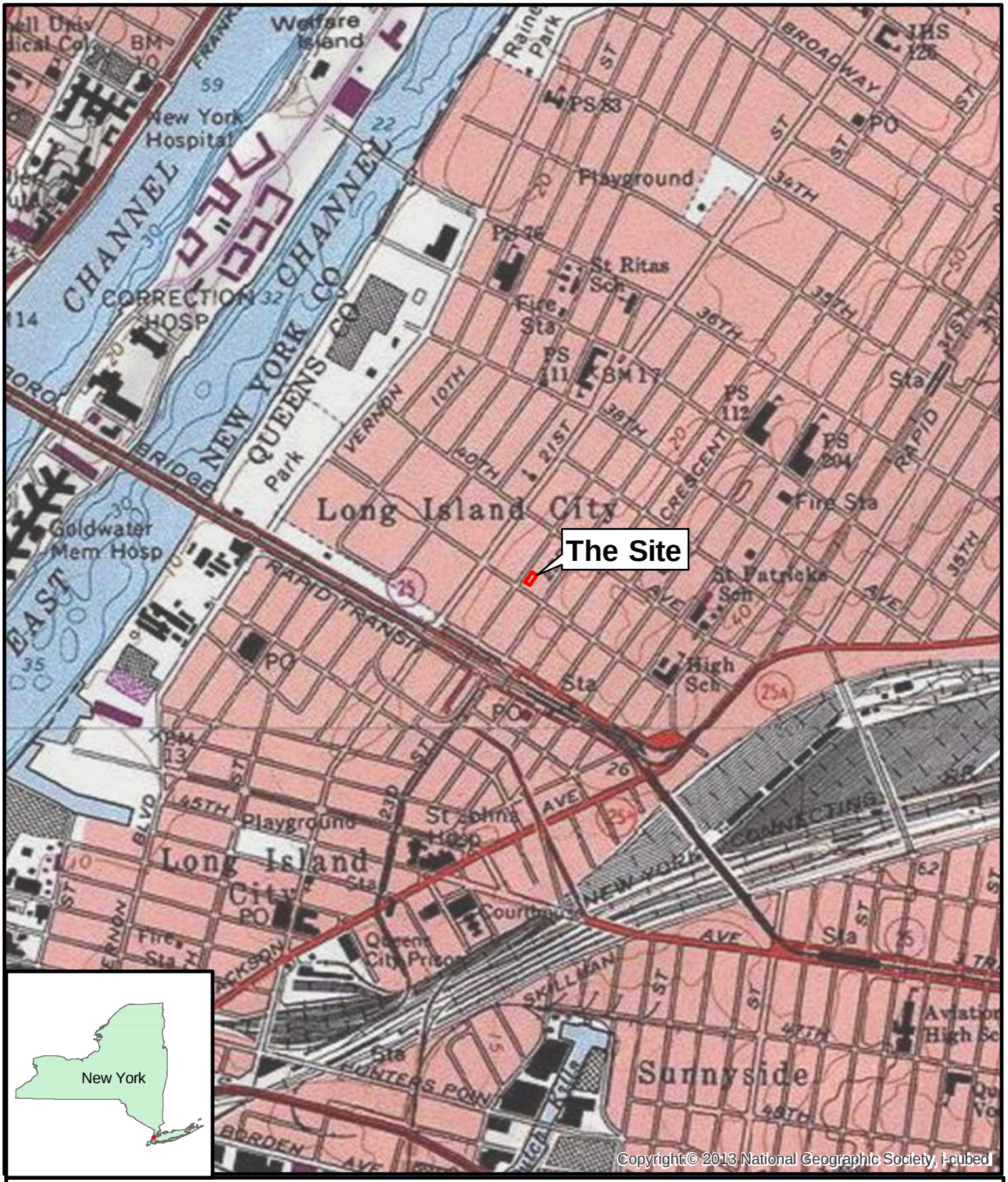


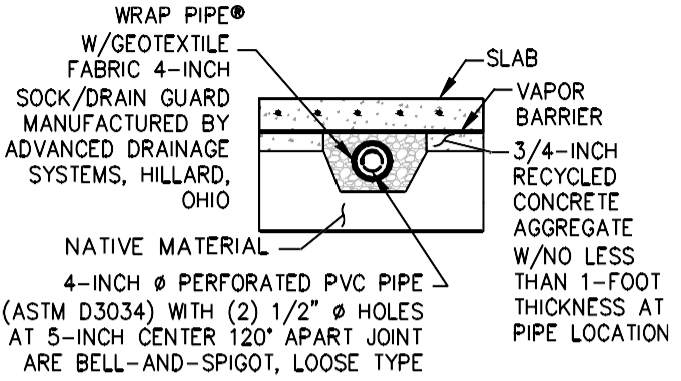
Figure 1
Site Location Map

22-07 41st Avenue
Long Island City, New York

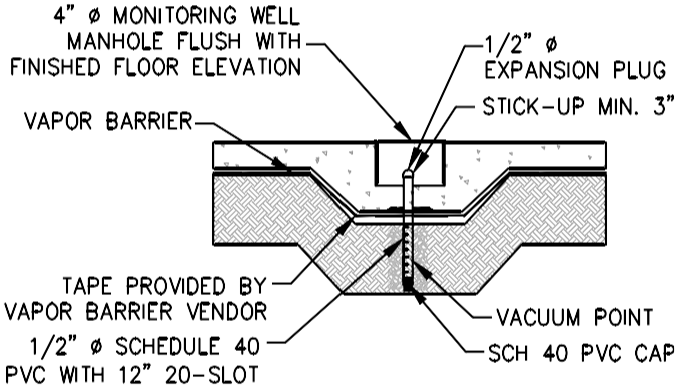
0 500 1,000
Feet

Touchstone Environmental Geology, PC
1919 Middle Country Road, Suite 205
Centereach, NY 11720

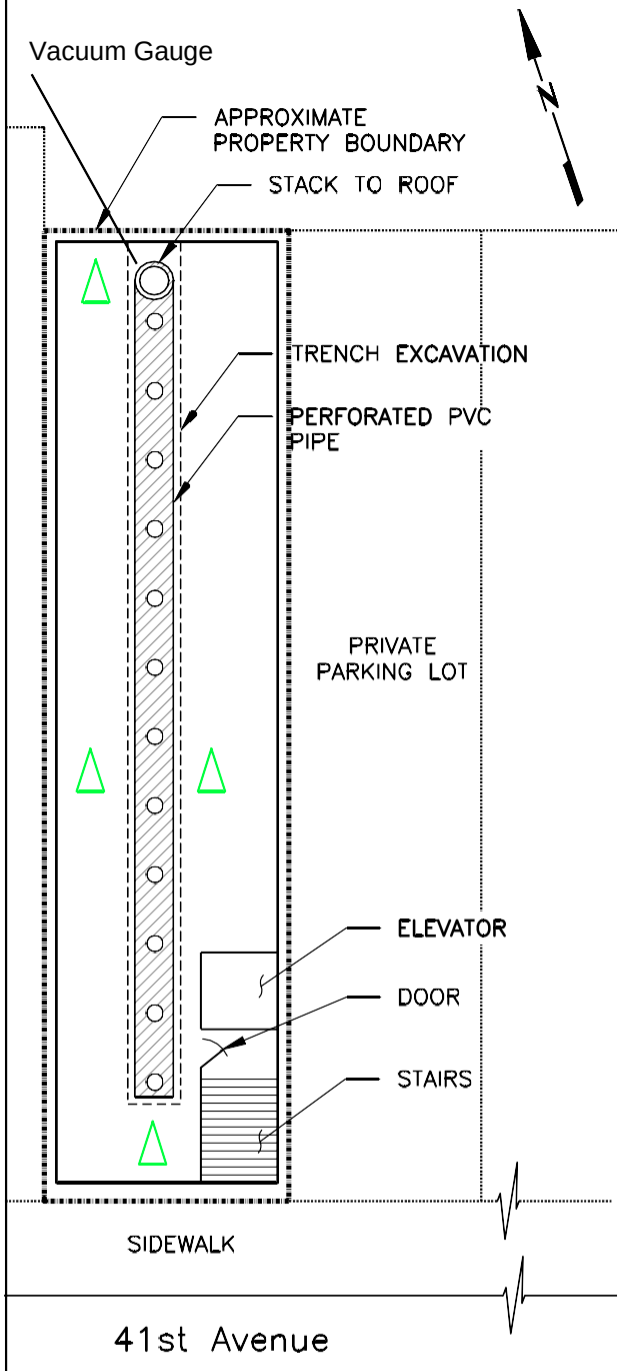
Prepared/Date: 03/28/2025	Checked/Date: 03/28/2025



TYPICAL VENT PIPE CROSS-SECTION (NTS)



TYPICAL VACUUM MONITORING POINT (NTS)



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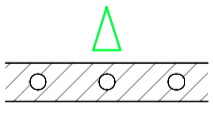

VACUUM MONITORING POINT

4"ø PERFORATED PVC PIPE

0 10 20 40

SCALE IN FEET

Former Hygrade Plating 22-07 41st Ave Long Island City, NY	Touchstone Environmental Geology, PG 1919 Middle Country Road, Suite 205 Centereach, NY 11720	SUB-SLAB DEPRESSURIZATION PLAN Figure 2

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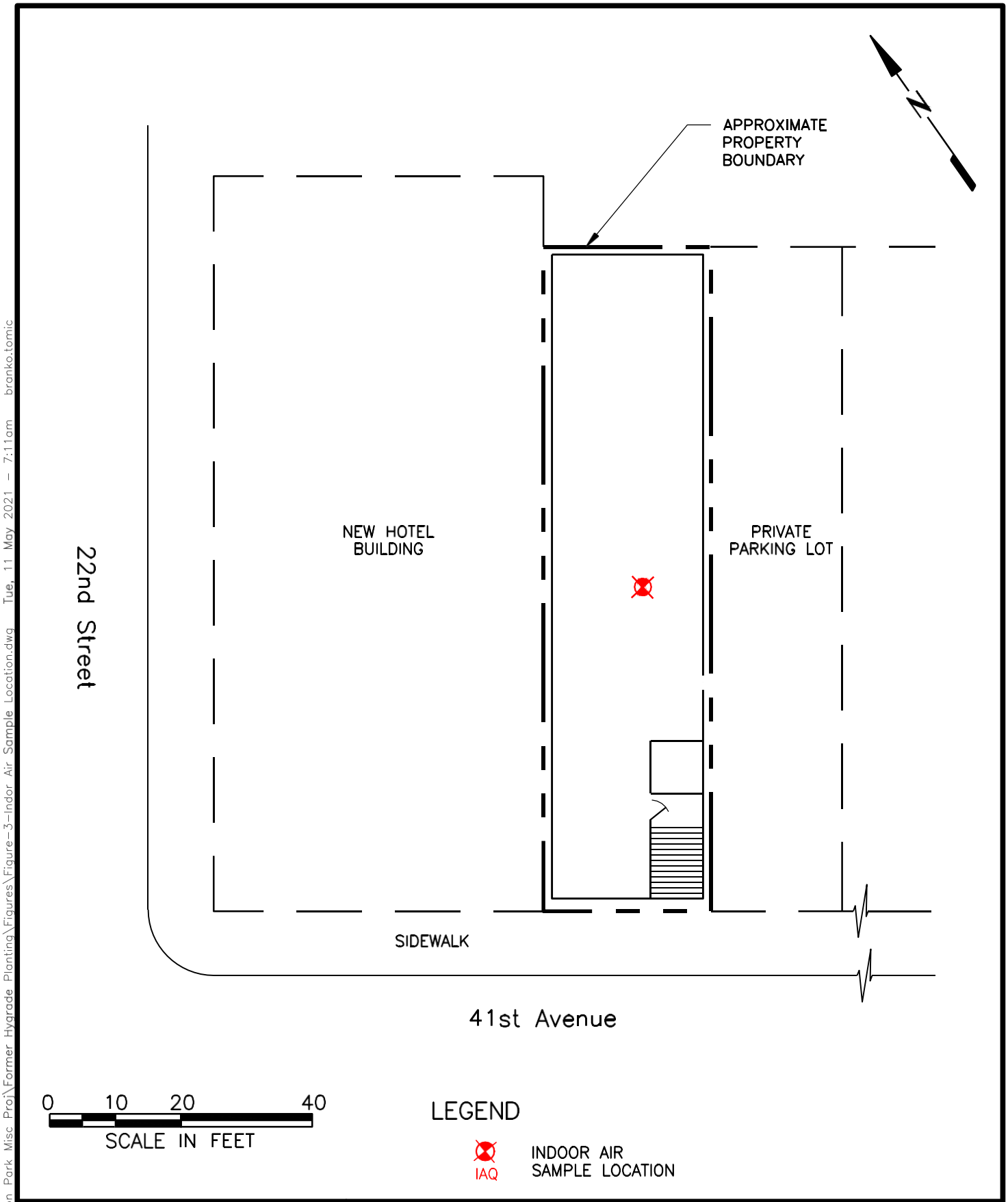

Former Hygrade Plating 22-07 41st Ave Long Island City, NY	Touchstone Environmental Geology, PC 1919 Middle Country Road, Suite 205 Centereach, NY 11720	INDOOR AIR SAMPLE LOCATION Figure 3

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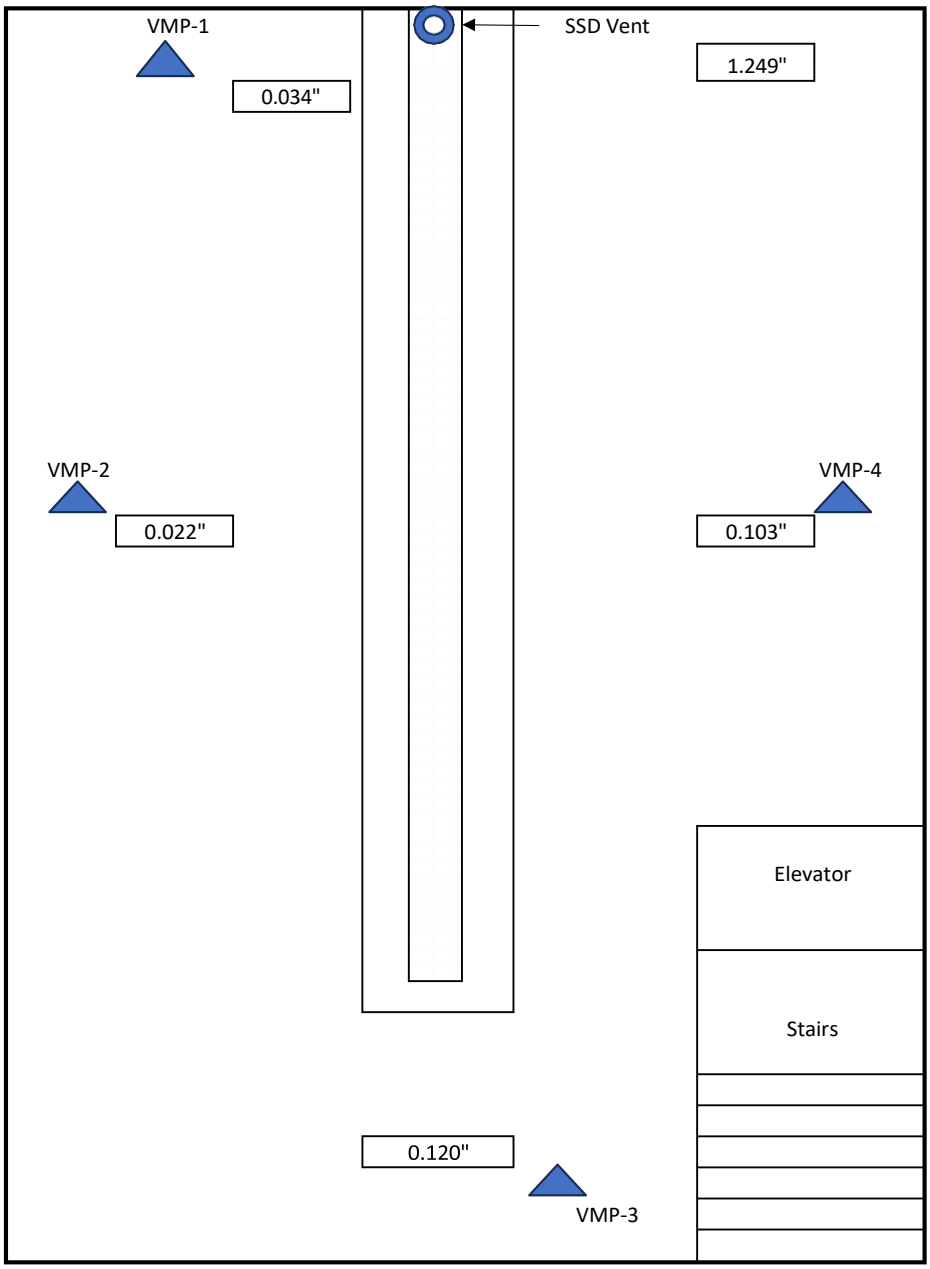
3/21/2025



Not to scale

Former Hygrade Plating 22-07 41st Ave Long Island City, NY	Touchstone Environmental Geology, PC 1919 Middle Country Road, Suite 205 Centereach, NY 11720	Sub-Slab Depressurization Vent And Vacuum Monitoring Point Readings In Inches Of Water Figure 4

TABLES

TABLE 1 – INDOOR AIR VOLATILE ORGANIC COMPOUND ANALYTICAL RESULTS

Table 1
Indoor Air Volatile Organic Compound Analytical Results
22-07 41st Avenue, Long Island City, New York

Sample ID	NYSDOH Guidance	IA-1	
Collection Date		03/21/2025	
Matrix		AIR	
Unit		ug/m3	
Compound		Result	RL
1,1,1,2-Tetrachloroethane		< 1.00	1
1,1,1-Trichloroethane	**	< 1.00	1
1,1,2,2-Tetrachloroethane		< 1.00	1
1,1,2-Trichloroethane		< 1.00	1
1,1-Dichloroethane		< 1.00	1
1,1-Dichloroethene	*	< 0.20	0.2
1,2,4-Trichlorobenzene		< 1.00	1
1,2,4-Trimethylbenzene		**4.46**	1
1,2-Dibromoethane(EDB)		< 1.00	1
1,2-Dichlorobenzene		< 1.00	1
1,2-Dichloroethane		**2.77**	1
1,2-dichloropropane		**1.6**	1
1,2-Dichlorotetrafluoroethane		< 1.00	1
1,3,5-Trimethylbenzene		**1.29**	1
1,3-Butadiene		< 1.00	1
1,3-Dichlorobenzene		< 1.00	1
1,4-Dichlorobenzene		< 1.00	1
1,4-Dioxane		< 1.00	1
2-Hexanone(MBK)		< 1.00	1
4-Ethyltoluene		**2.43**	1
4-Isopropyltoluene		**1.53**	1
4-Methyl-2-pentanone(MIBK)		**3.15**	1
Acetone		**95.2**	1
Acrylonitrile		< 1.00	1
Benzene		**1.7**	1
Benzyl chloride		< 1.00	1
Bromodichloromethane		< 1.00	1
Bromoform		< 1.00	1
Bromomethane		< 1.00	1
Carbon Disulfide		< 1.00	1
Carbon Tetrachloride	*	**0.46**	0.2
Chlorobenzene		< 1.00	1
Chloroethane		< 1.00	1
Chloroform		< 1.00	1
Chloromethane		**2**	1
Cis-1,2-Dichloroethene	*	< 0.20	0.2
cis-1,3-Dichloropropene		< 1.00	1
Cyclohexane		< 1.00	1
Dibromochloromethane		< 1.00	1
Dichlorodifluoromethane		**2.35**	1
Ethanol		**604**	1
Ethyl acetate		**19.3**	1
Ethylbenzene		**16.6**	1
Heptane		**2.6**	1
Hexachlorobutadiene		< 1.00	1
Hexane		< 1.00	1
Isooctane		< 1.00	1
Isopropylalcohol		**47.4**	1
Isopropylbenzene		< 1.00	1
m,p-Xylene		**45.6**	1
Methyl Ethyl Ketone		**10**	1
Methyl tert-butyl ether(MTBE)		< 1.00	1
Methylene Chloride	60	< 3.00	3
n-Butylbenzene		< 1.00	1
Naphthalene		< 1.05	1.05
o-Xylene		**122**	1
Propylene		< 1.00	1
sec-Butylbenzene		< 1.00	1
Styrene		**1.96**	1
Tetrachloroethene	30	**0.56**	0.25
Tetrahydrofuran		**2.6**	1
Toluene		**93.4**	1
Trans-1,2-Dichloroethene		< 1.00	1
trans-1,3-Dichloropropene		< 1.00	1
Trichloroethene	2	**0.45**	0.2
Trichlorofluoromethane		**1.11**	1
Trichlorotrifluoroethane		< 1.00	1
Vinyl Chloride	*	< 0.20	0.2

NOTES:

Bolded values indicate the analyte was detected at or above the Reporting Limit (RL)

** = No established guidance, but expected to be less than 1 ug/m3

** = No established guidance, but expected to be around 3 ug/m3

APPENDICES

APPENDIX A – CERTIFICATION FORM

APPENDIX B – FIELD NOTES AND REMEDIAL SYSTEM MONITORING FORM

APPENDIX C – NYSDOH INDOOR AIR QUALITY AND BUILDING INVENTORY FORM

APPENDIX D – DUSR

APPENDIX E – LABORATORY REPORT

APPENDIX A – CERTIFICATION FORM

Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form

Site Details **Box 1**

Site No. C241148

Site Name Former Hygrade Polishing and Plating Co.

Site Address: 22-07 41st Avenue Zip Code: 11101
City/Town: Long Island City
County: Queens
Site Acreage: 0.057

Reporting Period: April 22, 2024 to April 22, 2025

	YES	NO
1. Is the information above correct?	X	☐
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	☐	X
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☐	X
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☐	X
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	☐	X

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below? Commercial and Industrial	X	☐
7. Are all ICs in place and functioning as designed?	X	☐

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

_____ _____
Signature of Owner, Remedial Party or Designated Representative Date

Box 2A

	YES	NO
8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?	☐	☒

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

9. Are the assumptions in the Qualitative Exposure Assessment still valid? (The Qualitative Exposure Assessment must be certified every five years)	☒	☐

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C241148 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
409-6	Stalingrad Ventures LLC	Ground Water Use Restriction Monitoring Plan Site Management Plan O&M Plan IC/EC Plan Soil Management Plan Landuse Restriction

Imposition of an institutional control in the form of environmental easement for the controlled property which will:
-require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for commercial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOH; and
- require compliance with the Department approved Site Management Plan.

Box 4

Description of Engineering Controls

Parcel	Engineering Control
409-6	Vapor Mitigation Cover System

A site cover currently exists and will be maintained to allow for commercial use of the site. Any site redevelopment will maintain the existing site cover. The site cover may include paved surface parking areas, sidewalks or soil where the upper one foot of exposed surface soil meets the applicable soil cleanup objectives (SCOs) for commercial use. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6NYCRR part 375-6.7(d).

Continued operation and maintenance of the on-site sub-slab depressurization system, which was installed as an interim remedial measure (IRM), to mitigate the migration of vapors into the building from groundwater. Any future on-site buildings will be required to have a sub-slab depressurization system, or a similar engineered system, to prevent the migration of vapors into the building from soil and/or groundwater.

Box 5

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

   a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

   b) 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 is accurate and compete.

YES	NO
X	☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

   (a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

   (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

   (c) 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;

   (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

   (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES	NO
X	☐

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

_____ _____

Signature of Owner, Remedial Party or Designated Representative Date

IC CERTIFICATIONS
SITE NO. C241148

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 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 Robert Birnbaum (print name) at Stalingrad Ventures, LLC 100 Field St. West Babylon, NY 11704 (print business address),

am certifying as Remedial Party (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

X _____ 4-24-25

Signature of Owner, Remedial Party, or Designated Representative Rendering Certification — Date

EC CERTIFICATIONS

Box 7

Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 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 Rachel Ataman (print name) at Touchstone Environmental Geology, PC (print business address),

am certifying as a Qualified Environmental Professional for the Owner / Remedial Party (Owner or Remedial Party)

Signature of Qualified Environmental Professional, for the Owner or Remedial Party, Rendering Certification

Stamp (Required for PE)

04/22/2025
Date

APPENDIX B – FIELD NOTES AND REMEDIAL SYSTEM MONITORING FORM

3/21/2025

Field Measurements Or Observations To Be Collected During Indoor Air Sampling Events

Remedial System Component	Monitoring Parameter	Measured Or Observed Value	Monitoring Schedule
SSD System Fan	Vacuum during annual inspection	1.249 In. of water	Annuallly
Vacuum Monitoring Points	VMP-1 VMP-2 VMP-3 VMP-4	0.034 In. of water 0.022 In. of water 0.120 In. of water 0.103 In. of water	Annuallly
Duct Work	Condition during visit (circle one)	Excellent, Good, Needs Repair	Annuallly
Basement Floors	Condition during visit (circle one)	Excellent, Good, Needs Repair	Annuallly

Inventory Of Products Stored In Basement
Bubble wraps, retail products, gift items, (nesting dools, religious items, gifts, souvenirs) packaging items. cardboard boxes,

APPENDIX C – NYSDOH INDOOR AIR QUALITY QUESTIONNAIRE AND BUILDING INVENTORY FORM

NEW YORK STATE DEPARTMENT OF HEALTH
INDOOR AIR QUALITY QUESTIONNAIRE AND BUILDING INVENTORY
CENTER FOR ENVIRONMENTAL HEALTH

This form must be completed for each residence involved in indoor air testing.

Preparer's Name Firat Ataman Date/Time Prepared 4/25/2025 11:00 A.M.

Preparer's Affiliation Consultant Phone No. 6313152733

Purpose of Investigation product inventory

1. OCCUPANT:

Interviewed: Y / N

Former Hygrade Plating site.

Last Name: _____ First Name: _____

Address: 22-07 41st. Avenue, Long Island City, NY

County: _____

Home Phone: _____ Office Phone: _____

Number of Occupants/persons at this location _____ Age of Occupants _____

2. OWNER OR LANDLORD: (Check if same as occupant ___)

Interviewed: Y / N

Last Name: _____ First Name: _____

Address: _____

County: _____

Home Phone: _____ Office Phone: _____

3. BUILDING CHARACTERISTICS

Type of Building: (Circle appropriate response)

Residential	School	(Commercial/Multi-use)
Industrial	Church	Other: _____

If the property is residential, type? (Circle appropriate response)

Ranch	2-Family	3-Family
Raised Ranch	Split Level	Colonial
Cape Cod	Contemporary	Mobile Home
Duplex	Apartment House	Townhouses/Condos
Modular	Log Home	Other:_____

If multiple units, how many? _____

If the property is commercial, type?

Business Type(s) _____

Does it include residences (i.e., multi-use)? Y / (N) If yes, how many? _____

Other characteristics:

Number of floors 4 + Basement. Building age_____

Is the building insulated? (Y) / N How air tight? Tight / (Average) / Not Tight

4. AIRFLOW

Use air current tubes or tracer smoke to evaluate airflow patterns and qualitatively describe:

Airflow between floors

N/A

Airflow near source

N/A

Outdoor air infiltration

N/A

Infiltration into air ducts

N/A

5. **BASEMENT AND CONSTRUCTION CHARACTERISTICS** (Circle all that apply)

a. Above grade construction:	wood frame	concrete	stone	brick
b. Basement type:	full	crawlspace	slab	other _____
c. Basement floor:	concrete	dirt	stone	other _____
d. Basement floor:	uncovered	covered	covered with _____	
e. Concrete floor:	unsealed	sealed	sealed with _____	
f. Foundation walls:	poured	block	stone	other _____
g. Foundation walls:	unsealed	sealed	sealed with _____	
h. The basement is:	wet	damp	dry	moldy
i. The basement is:	finished	unfinished	partially finished	
j. Sump present?	Y / N			
k. Water in sump?	Y / N / not applicable			

Basement/Lowest level depth below grade: 10 (feet)

Identify potential soil vapor entry points and approximate size (e.g., cracks, utility ports, drains)

none

6. **HEATING, VENTING and AIR CONDITIONING** (Circle all that apply)

Type of heating system(s) used in this building: (circle all that apply – note primary)

Hot air circulation	Heat pump	Hot water baseboard	
Space Heaters	Stream radiation	Radiant floor	
Electric baseboard	Wood stove	Outdoor wood boiler	Other _____

The primary type of fuel used is:

Natural Gas	Fuel Oil	Kerosene
Electric	Propane	Solar
Wood	Coal	

Domestic hot water tank fueled by: N/A

Boiler/furnace located in:	Basement	Outdoors	Main Floor	Other_____
Air conditioning:	Central Air	Window units	Open Windows	None

Basement

Are there air distribution ducts present? (Y) / N Basement has its own HVAC system Forced air.

Describe the supply and cold air return ductwork, and its condition where visible, including whether there is a cold air return and the tightness of duct joints. Indicate the locations on the floor plan diagram.

_____

_____

_____

_____

7. OCCUPANCY

Is basement/lowest level occupied? (Full-time) Occasionally Seldom Almost Never

Level	**General Use of Each Floor (e.g., familyroom, bedroom, laundry, workshop, storage)**
Basement	use as a storage for first floor tenant.
1st Floor	(Alexandra International)
2nd Floor	
3rd Floor	
4th Floor	

8. FACTORS THAT MAY INFLUENCE INDOOR AIR QUALITY

a. Is there an attached garage? Y / (N)

b. Does the garage have a separate heating unit? Y / N / (NA)

c. Are petroleum-powered machines or vehicles stored in the garage (e.g., lawnmower, atv, car) Y / (N) / NA Please specify_____

d. Has the building ever had a fire? Y / (N) When?_____

e. Is a kerosene or unvented gas space heater present? Y / (N) Where?_____

f. Is there a workshop or hobby/craft area? Y / (N) Where & Type? _____

g. Is there smoking in the building? Y / (N) How frequently? _____

h. Have cleaning products been used recently? Y / (N) When & Type? _____

i. Have cosmetic products been used recently? Y / (N) When & Type? _____

j. Has painting/staining been done in the last 6 months? Y / (N) Where & When? _____

k. Is there new carpet, drapes or other textiles? Y / (N) Where & When? _____

l. Have air fresheners been used recently? Y / (N) When & Type? _____

m. Is there a kitchen exhaust fan? Y / (N) If yes, where vented? _____

n. Is there a bathroom exhaust fan? Y / (N) If yes, where vented? _____

o. Is there a clothes dryer? Y / (N) If yes, is it vented outside? Y / N

p. Has there been a pesticide application? Y / (N) When & Type? _____

Are there odors in the building? Y / (N)
If yes, please describe: _____

Do any of the building occupants use solvents at work? Y / N
(e.g., chemical manufacturing or laboratory, auto mechanic or auto body shop, painting, fuel oil delivery, boiler mechanic, pesticide application, cosmetologist

If yes, what types of solvents are used? _____

If yes, are their clothes washed at work? Y / N

Do any of the building occupants regularly use or work at a dry-cleaning service? (Circle appropriate response)

Yes, use dry-cleaning regularly (weekly) (No)
Yes, use dry-cleaning infrequently (monthly or less) Unknown
Yes, work at a dry-cleaning service

Is there a ~~radon~~ mitigation system for the ~~building~~/structure? (Y) / N Date of Installation: 2016 (SSDS)
Is the system active or passive? (Active)/Passive

9. WATER AND SEWAGE

Water Supply: (Public Water) Drilled Well Driven Well Dug Well Other: _____

Sewage Disposal: (Public Sewer) Septic Tank Leach Field Dry Well Other: _____

10. RELOCATION INFORMATION (for oil spill residential emergency)

a. Provide reasons why relocation is recommended: N/A

b. Residents choose to: remain in home relocate to friends/family relocate to hotel/motel

c. Responsibility for costs associated with reimbursement explained? Y / N

d. Relocation package provided and explained to residents? Y / N

11. FLOOR PLANS

Draw a plan view sketch of the basement and first floor of the building. Indicate air sampling locations, possible indoor air pollution sources and PID meter readings. If the building does not have a basement, please note.

Basement:

SSDS in the basement, all duct in good condition
Basement walls and floor in good condition.

First Floor:

13. PRODUCT INVENTORY FORM

Make & Model of field instrument used: MiniRae 300 PID.

List specific products found in the residence that have the potential to affect indoor air quality.

Location	Product Description	Size (units)	Condition*	Chemical Ingredients	Field Instrument Reading (units)	Photo** Y / N
Basement	Nesting Dolls	Boxes	UO and U	Painted, unknown	0.4ppm	Y
	Religious paintings	Boxes	UO and U	painted, unknown	0.2ppm	Y
	Christmas + Easter Items	Boxes	UO and U	Painted, unkn.	0.3ppm	Y
	Bubble wraps					
	Gift Items					

* Describe the condition of the product containers as **Unopened (UO), Used (U),** or **Deteriorated (D)**
** Photographs of the **front and back** of product containers can replace the handwritten list of chemical ingredients. However, the photographs must be of good quality and ingredient labels must be legible.

APPENDIX D – DUSR

will be provided upon receipt*

APPENDIX E – LABORATORY REPORT

PHOENIX
Environmental Laboratories, Inc.

Wednesday, March 26, 2025

Attn: Rachel Ataman
Touchstone Environmental Geology, PC
1919 Middle Country Road
Centereach, NY 11720

Project ID: HYGRADE PLATING
SDG ID: GCS89501
Sample ID#s: CS89501

This laboratory is in compliance with the NELAC requirements of procedures used except where indicated.

This report contains results for the parameters tested, under the sampling conditions described on the Chain Of Custody, as received by the laboratory. This report is incomplete unless all pages indicated in the pagination at the bottom of the page are included.

A scanned version of the COC form accompanies the analytical report and is an exact duplicate of the original.

The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.

Sincerely yours,

Phyllis Shiller
Laboratory Director

NELAC - #NY11301
CT Lab Registration #PH-0618
MA Lab Registration #M-CT007
ME Lab Registration #CT-007
NH Lab Registration #213693-A,B
NJ Lab Registration #CT-003
NY Lab Registration #11301
PA Lab Registration #68-03530
RI Lab Registration #63
VT Lab Registration #VT11301

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

ACCREDITED IN ACCORDANCE WITH nelac NY # 11301

Sample Id Cross Reference

March 26, 2025

SDG I.D.: GCS89501

Project ID: HYGRADE PLATING

Client Id	Lab Id	Matrix	Col Date
IA-1	CS89501	AIR	03/21/25 18:30

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

NY # 11301

Analysis Report

March 26, 2025

FOR: Attn: Rachel Ataman
Touchstone Environmental Geology, PC
1919 Middle Country Road
Centereach, NY 11720

Sample Information		Custody Information		Date	Time
Matrix:	AIR	Collected by:	RA	03/21/25	18:30
Location Code:	TOUCHSTONE	Received by:	SR1	03/24/25	20:40
Rush Request:	Standard	Analyzed by:	see "By" below		
P.O.#:					
Canister Id:	245				

Laboratory Data

SDG ID: GCS89501
Phoenix ID: CS89501

Project ID: HYGRADE PLATING
Client ID: IA-1

Parameter	ppbv Result	ppbv RL		ug/m3 Result	ug/m3 RL	Date/Time	By	Dilution	
Volatiles (TO15)									
1,1,1,2-Tetrachloroethane	ND	*0.146*		ND	*1.00*	03/25/25	KCA	1	1
1,1,1-Trichloroethane	ND	*0.183*		ND	*1.00*	03/25/25	KCA	1	
1,1,2,2-Tetrachloroethane	ND	*0.146*		ND	*1.00*	03/25/25	KCA	1	
1,1,2-Trichloroethane	ND	*0.183*		ND	*1.00*	03/25/25	KCA	1	
1,1-Dichloroethane	ND	*0.247*		ND	*1.00*	03/25/25	KCA	1	
1,1-Dichloroethene	ND	*0.051*		ND	*0.20*	03/25/25	KCA	1	
1,2,4-Trichlorobenzene	ND	*0.135*		ND	*1.00*	03/25/25	KCA	1	
1,2,4-Trimethylbenzene	0.907	*0.204*		4.46	*1.00*	03/25/25	KCA	1	
1,2-Dibromoethane(EDB)	ND	*0.130*		ND	*1.00*	03/25/25	KCA	1	
1,2-Dichlorobenzene	ND	*0.166*		ND	*1.00*	03/25/25	KCA	1	
1,2-Dichloroethane	0.685	*0.247*		2.77	*1.00*	03/25/25	KCA	1	
1,2-dichloropropane	0.346	*0.217*		1.60	*1.00*	03/25/25	KCA	1	
1,2-Dichlorotetrafluoroethane	ND	*0.143*		ND	*1.00*	03/25/25	KCA	1	
1,3,5-Trimethylbenzene	0.262	*0.204*		1.29	*1.00*	03/25/25	KCA	1	
1,3-Butadiene	ND	*0.452*		ND	*1.00*	03/25/25	KCA	1	
1,3-Dichlorobenzene	ND	*0.166*		ND	*1.00*	03/25/25	KCA	1	
1,4-Dichlorobenzene	ND	*0.166*		ND	*1.00*	03/25/25	KCA	1	
1,4-Dioxane	ND	*0.278*		ND	*1.00*	03/25/25	KCA	1	
2-Hexanone(MBK)	ND	*0.244*		ND	*1.00*	03/25/25	KCA	1	1
4-Ethyltoluene	0.495	*0.204*		2.43	*1.00*	03/25/25	KCA	1	1
4-Isopropyltoluene	0.279	*0.182*		1.53	*1.00*	03/25/25	KCA	1	1
4-Methyl-2-pentanone(MIBK)	0.769	*0.244*		3.15	*1.00*	03/25/25	KCA	1	
Acetone	40.1	*0.421*	E	95.2	*1.00*	03/25/25	KCA	1	
Acrylonitrile	ND	*0.461*		ND	*1.00*	03/25/25	KCA	1	
Benzene	0.533	*0.313*		1.70	*1.00*	03/25/25	KCA	1	
Benzyl chloride	ND	*0.193*		ND	*1.00*	03/25/25	KCA	1	

Project ID: HYGRADE PLATING
Client ID: IA-1

Phoenix I.D.: CS89501

Parameter	ppbv Result		ppbv RL	ug/m3 Result	ug/m3 RL	Date/Time	By	Dilution	
Bromodichloromethane	ND		*0.149*	ND	*1.00*	03/25/25	KCA	1	
Bromoform	ND		*0.097*	ND	*1.00*	03/25/25	KCA	1	
Bromomethane	ND		*0.258*	ND	*1.00*	03/25/25	KCA	1	
Carbon Disulfide	ND		*0.321*	ND	*1.00*	03/25/25	KCA	1	
Carbon Tetrachloride	0.073		*0.032*	0.46	*0.20*	03/25/25	KCA	1	
Chlorobenzene	ND		*0.217*	ND	*1.00*	03/25/25	KCA	1	
Chloroethane	ND		*0.379*	ND	*1.00*	03/25/25	KCA	1	
Chloroform	ND		*0.205*	ND	*1.00*	03/25/25	KCA	1	
Chloromethane	0.968		*0.485*	2.00	*1.00*	03/25/25	KCA	1	
Cis-1,2-Dichloroethene	ND		*0.051*	ND	*0.20*	03/25/25	KCA	1	
cis-1,3-Dichloropropene	ND		*0.221*	ND	*1.00*	03/25/25	KCA	1	
Cyclohexane	ND		*0.291*	ND	*1.00*	03/25/25	KCA	1	
Dibromochloromethane	ND		*0.118*	ND	*1.00*	03/25/25	KCA	1	
Dichlorodifluoromethane	0.476		*0.202*	2.35	*1.00*	03/25/25	KCA	1	
Ethanol	321	E	*0.531*	604	*1.00*	03/25/25	KCA	1	1
Ethyl acetate	5.36		*0.278*	19.3	*1.00*	03/25/25	KCA	1	1
Ethylbenzene	3.83		*0.230*	16.6	*1.00*	03/25/25	KCA	1	
Heptane	0.635		*0.244*	2.60	*1.00*	03/25/25	KCA	1	
Hexachlorobutadiene	ND		*0.094*	ND	*1.00*	03/25/25	KCA	1	
Hexane	ND		*0.284*	ND	*1.00*	03/25/25	KCA	1	
Isooctane	ND		*0.215*	ND	*1.00*	03/25/25	KCA	1	
Isopropylalcohol	19.3		*0.407*	47.4	*1.00*	03/25/25	KCA	1	
Isopropylbenzene	ND		*0.204*	ND	*1.00*	03/25/25	KCA	1	
m,p-Xylene	10.5		*0.230*	45.6	*1.00*	03/25/25	KCA	1	
Methyl Ethyl Ketone	3.40		*0.339*	10.0	*1.00*	03/25/25	KCA	1	
Methyl tert-butyl ether(MTBE)	ND		*0.278*	ND	*1.00*	03/25/25	KCA	1	
Methylene Chloride	ND		*0.863*	ND	*3.00*	03/25/25	KCA	1	
Naphthalene	ND		*0.200*	ND	*1.05*	03/25/25	KCA	1	
n-Butylbenzene	ND		*0.182*	ND	*1.00*	03/25/25	KCA	1	1
o-Xylene	28.0		*0.230*	122	*1.00*	03/25/25	KCA	1	
Propylene	ND		*0.581*	ND	*1.00*	03/25/25	KCA	1	1
sec-Butylbenzene	ND		*0.182*	ND	*1.00*	03/25/25	KCA	1	1
Styrene	0.460		*0.235*	1.96	*1.00*	03/25/25	KCA	1	
Tetrachloroethene	0.083		*0.037*	0.56	*0.25*	03/25/25	KCA	1	
Tetrahydrofuran	0.881		*0.339*	2.60	*1.00*	03/25/25	KCA	1	1
Toluene	24.8		*0.266*	93.4	*1.00*	03/25/25	KCA	1	
Trans-1,2-Dichloroethene	ND		*0.252*	ND	*1.00*	03/25/25	KCA	1	
trans-1,3-Dichloropropene	ND		*0.221*	ND	*1.00*	03/25/25	KCA	1	
Trichloroethene	0.083		*0.037*	0.45	*0.20*	03/25/25	KCA	1	
Trichlorofluoromethane	0.197		*0.178*	1.11	*1.00*	03/25/25	KCA	1	
Trichlorotrifluoroethane	ND		*0.131*	ND	*1.00*	03/25/25	KCA	1	
Vinyl Chloride	ND		*0.078*	ND	*0.20*	03/25/25	KCA	1	
QA/QC Surrogates/Internals									
% Bromofluorobenzene	103		*%*	103	*%*	03/25/25	KCA	1	
% IS-1,4-Difluorobenzene	92		*%*	92	*%*	03/25/25	KCA	1	
% IS-Bromochloromethane	93		*%*	93	*%*	03/25/25	KCA	1	
% IS-Chlorobenzene-d5	93		*%*	93	*%*	03/25/25	KCA	1	

Project ID: HYGRADE PLATING
Client ID: IA-1

Phoenix I.D.: CS89501

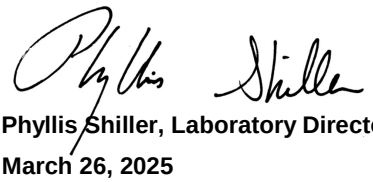
Parameter	ppbv Result	ppbv RL	ug/m3 Result	ug/m3 RL	Date/Time	By	Dilution

1 = This parameter is not certified by the primary accrediting authority (NY NELAC) for this matrix. NY NELAC does not offer certification for all parameters at this time.

RL/PQL=Reporting/Practical Quantitation Level (Equivalent to NELAC LOQ, Limit of Quantitation) ND=Not Detected at RL/PQL
BRL=Below Reporting Level L=Biased Low
QA/QC Surrogates: Surrogates are compounds (preceeded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

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



Phyllis Shiller, Laboratory Director

March 26, 2025

Reviewed and Released by: Greg Lawrence, Assistant Lab Director

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

ACCREDITED IN ACCORDANCE WITH nelac NY # 11301

Canister Sampling Information

March 26, 2025

FOR: Attn: Rachel Ataman
Touchstone Environmental Geology, PC
1919 Middle Country Road
Centereach, NY 11720

Location Code: TOUCHSTONE

SDG I.D.: GCS89501

Project ID: HYGRADE PLATING

						Laboratory					Field			
Client Id	Lab Id	Canister Id	Canister Type	Reg. Id	Chk Out Date	Out Hg	In Hg	Out Flow	In Flow	Flow RPD	Start Hg	End Hg	Sampling Start Date	Sampling End Date
IA-1	CS89501	245	6.0L	6989	03/18/25	-30	-5	10.5	12	13.3	-29	-5	03/21/25 10:30	03/21/25 18:30

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

NY # 11301

QA/QC Report

March 26, 2025

QA/QC Data

SDG I.D.: GCS89501

Parameter	Blk ppbv	Blk RL ppbv	Blk ug/m3	Blk RL ug/m3	LCS %	Sample Result ug/m3	Sample Dup ug/m3	Sample Result ppbv	Sample Dup ppbv	DUP RPD	% Rec Limits	% RPD Limits
QA/QC Batch 776104 (ppbv), QC Sample No: CS88966 (CS89501)												
Volatiles												
1,1,1,2-Tetrachloroethane	ND	0.250	ND	1.72	101	ND	ND	ND	ND	NC	70 - 130	25
1,1,1-Trichloroethane	ND	0.250	ND	1.36	104	ND	ND	ND	ND	NC	70 - 130	25
1,1,2,2-Tetrachloroethane	ND	0.005	ND	0.03	104	ND	ND	ND	ND	NC	70 - 130	25
1,1,2-Trichloroethane	ND	0.010	ND	0.05	101	ND	ND	ND	ND	NC	70 - 130	25
1,1-Dichloroethane	ND	0.075	ND	0.30	103	ND	ND	ND	ND	NC	70 - 130	25
1,1-Dichloroethene	ND	0.100	ND	0.40	104	ND	ND	ND	ND	NC	70 - 130	25
1,2,4-Trichlorobenzene	ND	0.027	ND	0.20	112	ND	ND	ND	ND	NC	70 - 130	25
1,2,4-Trimethylbenzene	ND	0.250	ND	1.23	116	1.23	1.28	0.251	0.260	NC	70 - 130	25
1,2-Dibromoethane(EDB)	ND	0.005	ND	0.04	102	ND	ND	ND	ND	NC	70 - 130	25
1,2-Dichlorobenzene	ND	0.050	ND	0.30	119	ND	ND	ND	ND	NC	70 - 130	25
1,2-Dichloroethane	ND	0.010	ND	0.04	104	ND	0.14	ND	0.034	NC	70 - 130	25
1,2-dichloropropane	ND	0.010	ND	0.05	100	ND	0.05	ND	0.011	NC	70 - 130	25
1,2-Dichlorotetrafluoroethane	ND	0.250	ND	1.75	105	ND	ND	ND	ND	NC	70 - 130	25
1,3,5-Trimethylbenzene	ND	0.250	ND	1.23	107	ND	ND	ND	ND	NC	70 - 130	25
1,3-Butadiene	ND	0.250	ND	0.55	101	ND	ND	ND	ND	NC	70 - 130	25
1,3-Dichlorobenzene	ND	0.050	ND	0.30	123	ND	ND	ND	ND	NC	70 - 130	25
1,4-Dichlorobenzene	ND	0.040	ND	0.24	118	ND	ND	ND	ND	NC	70 - 130	25
1,4-Dioxane	ND	0.065	ND	0.23	103	ND	ND	ND	ND	NC	70 - 130	25
2,2,4-Trimethylpentane	ND	0.100	ND	0.47	101	ND	ND	ND	ND	NC	70 - 130	25
2-Hexanone(MBK)	ND	0.250	ND	1.02	108	ND	ND	ND	ND	NC	70 - 130	25
4-Ethyltoluene	ND	0.250	ND	1.23	113	ND	ND	ND	ND	NC	70 - 130	25
4-Isopropyltoluene	ND	0.250	ND	1.37	104	ND	ND	ND	ND	NC	70 - 130	25
4-Methyl-2-pentanone(MIBK)	ND	0.250	ND	1.02	104	ND	ND	ND	ND	NC	70 - 130	25
Acetone	ND	0.375	ND	0.89	101	32.0	33.2	13.5	14.0	3.6	70 - 130	25
Acrylonitrile	ND	0.250	ND	0.54	98	ND	ND	ND	ND	NC	70 - 130	25
Benzene	ND	0.100	ND	0.32	99	0.88	0.93	0.275	0.291	NC	70 - 130	25
Benzyl chloride	ND	0.250	ND	1.29	100	ND	ND	ND	ND	NC	70 - 130	25
Bromodichloromethane	ND	0.010	ND	0.07	102	0.29	0.29	0.043	0.044	NC	70 - 130	25
Bromoform	ND	0.075	ND	0.77	106	ND	ND	ND	ND	NC	70 - 130	25
Bromomethane	ND	0.070	ND	0.27	97	ND	ND	ND	ND	NC	70 - 130	25
Carbon Disulfide	ND	0.250	ND	0.78	100	ND	ND	ND	ND	NC	70 - 130	25
Carbon Tetrachloride	ND	0.043	ND	0.27	104	0.85	0.92	0.135	0.147	NC	70 - 130	25
Chlorobenzene	ND	0.100	ND	0.46	103	ND	ND	ND	ND	NC	70 - 130	25
Chloroethane	ND	0.250	ND	0.66	102	ND	ND	ND	ND	NC	70 - 130	25
Chloroform	ND	0.100	ND	0.49	100	ND	ND	ND	ND	NC	70 - 130	25
Chloromethane	ND	0.250	ND	0.52	100	1.36	1.43	0.657	0.693	NC	70 - 130	25
Cis-1,2-Dichloroethene	ND	0.100	ND	0.40	102	ND	ND	ND	ND	NC	70 - 130	25
cis-1,3-Dichloropropene	ND	0.050	ND	0.23	103	ND	ND	ND	ND	NC	70 - 130	25
Cyclohexane	ND	0.250	ND	0.86	93	ND	ND	ND	ND	NC	70 - 130	25
Dibromochloromethane	ND	0.010	ND	0.09	104	0.16	0.18	0.019	0.021	NC	70 - 130	25
Dichlorodifluoromethane	ND	0.250	ND	1.24	106	2.19	2.44	0.443	0.494	NC	70 - 130	25

QA/QC Data

SDG I.D.: GCS89501

Parameter	Blk ppbv	Blk RL ppbv	Blk ug/m3	Blk RL ug/m3	LCS %	Sample Result ug/m3	Sample Dup ug/m3	Sample Result ppbv	Sample Dup ppbv	DUP RPD	% Rec Limits	% RPD Limits
Ethanol	ND	0.375	ND	0.71	98	235 E	239	125 E	127	1.6	70 - 130	25
Ethyl acetate	ND	0.250	ND	0.90	124	20.7	21.7	5.76	6.02	4.4	70 - 130	25
Ethylbenzene	ND	0.250	ND	1.08	107	ND	ND	ND	ND	NC	70 - 130	25
Heptane	ND	0.250	ND	1.02	102	2.70	2.95	0.660	0.720	NC	70 - 130	25
Hexachlorobutadiene	ND	0.005	ND	0.05	128	ND	ND	ND	ND	NC	70 - 130	25
Hexane	ND	0.225	ND	0.79	104	ND	0.83	ND	0.236	NC	70 - 130	25
Isopropylalcohol	ND	0.375	ND	0.92	99	4.84	4.69	1.97	1.91	3.1	70 - 130	25
Isopropylbenzene	ND	0.250	ND	1.23	103	ND	ND	ND	ND	NC	70 - 130	25
m,p-Xylene	ND	0.500	ND	2.17	109	ND	ND	ND	ND	NC	70 - 130	25
Methyl Ethyl Ketone	ND	0.225	ND	0.66	101	1.45	1.53	0.493	0.518	NC	70 - 130	25
Methyl tert-butyl ether(MTBE)	ND	0.250	ND	0.90	107	ND	ND	ND	ND	NC	70 - 130	25
Methylene Chloride	ND	1.50	ND	5.21	94	ND	ND	ND	ND	NC	70 - 130	25
Naphthalene	ND	2.50	ND	13.1	106	ND	ND	ND	ND	NC	70 - 130	25
n-Butylbenzene	ND	0.250	ND	1.37	110	ND	ND	ND	ND	NC	70 - 130	25
o-Xylene	ND	0.250	ND	1.08	107	ND	ND	ND	ND	NC	70 - 130	25
Propylene	ND	0.250	ND	0.43	93	ND	ND	ND	ND	NC	70 - 130	25
sec-Butylbenzene	ND	0.250	ND	1.37	101	ND	ND	ND	ND	NC	70 - 130	25
Styrene	ND	0.100	ND	0.43	111	ND	ND	ND	ND	NC	70 - 130	25
Tetrachloroethene	ND	0.050	ND	0.34	106	9.42	10.2	1.39	1.50	7.6	70 - 130	25
Tetrahydrofuran	ND	0.250	ND	0.74	107	ND	ND	ND	ND	NC	70 - 130	25
Toluene	ND	0.250	ND	0.94	104	3.05	3.24	0.809	0.861	NC	70 - 130	25
Trans-1,2-Dichloroethene	ND	0.100	ND	0.40	102	ND	ND	ND	ND	NC	70 - 130	25
trans-1,3-Dichloropropene	ND	0.250	ND	1.13	103	ND	ND	ND	ND	NC	70 - 130	25
Trichloroethene	ND	0.025	ND	0.13	106	0.62	0.68	0.115	0.127	NC	70 - 130	25
Trichlorofluoromethane	ND	0.250	ND	1.40	103	ND	ND	ND	ND	NC	70 - 130	25
Trichlorotrifluoroethane	ND	0.250	ND	1.91	103	ND	ND	ND	ND	NC	70 - 130	25
Vinyl Chloride	ND	0.050	ND	0.13	100	ND	ND	ND	ND	NC	70 - 130	25
% Bromofluorobenzene	85	%	85	%	105	107	109	107	109	NC	70 - 130	25
% IS-1,4-Difluorobenzene	102	%	102	%	96	91	84	91	84	NC	60 - 140	25
% IS-Bromochloromethane	103	%	103	%	92	88	85	88	85	NC	60 - 140	25
% IS-Chlorobenzene-d5	99	%	99	%	104	93	86	93	86	NC	60 - 140	25

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.

RPD - Relative Percent Difference
LCS - Laboratory Control Sample
LCSD - Laboratory Control Sample Duplicate
MS - Matrix Spike
MS Dup - Matrix Spike Duplicate
NC - No Criteria
Intf - Interference
(ISO) - Isotope Dilution

Phyllis Shiller, Laboratory Director
March 26, 2025

Wednesday, March 26, 2025

Criteria: None

State: NY

Sample Criteria Exceedances Report

GCS89501 - TOUCHSTONE

SampNo	Acode	Phoenix Analyte	Criteria	Result	RL	Criteria	RL Criteria	Analysis Units

*** No Data to Display ***

Phoenix Laboratories does not assume responsibility for the data contained in this exceedance report. It is provided as an additional tool to identify requested criteria exceedences. All efforts are made to ensure the accuracy of the data (obtained from appropriate agencies). A lack of exceedence information does not necessarily suggest conformance to the criteria. It is ultimately the site professional's responsibility to determine appropriate compliance.

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

ACCREDITED IN ACCORDANCE WITH nelac NY # 11301

Analysis Comments

March 26, 2025 SDG I.D.: GCS89501

The following analysis comments are made regarding exceptions to criteria not already noted in the Analysis Report or QA/QC Report: None.

CHAIN OF CUSTODY RECORD
AIR ANALYSES

PHOENIX *Environmental Laboratories, Inc.*

587 East Middle Turnpike, P.O. Box 370, Manchester, CT 06040
Telephone: 860.645.1102 • Fax: 860.645.0823

TOUCHSTONE

860-645-1102
email: greg@phoenixlabs.com

P.O. # Page 1 of 1

Data Delivery:
☐ Fax #:
☐ Email:
☐ Phone #:

Report to:	rachel Ataman	Project Name: Hygrade Plating	Data Format: (Circle) Equis Excel Other:
Customer:	Touchstone Environmental Geology, PC	Invoice to:	Requested Deliverable: RCP ASP CAT B
Address:	1919 Middle Country Road		MCP NJ Deliverables
17180	Centereach, NY 11720	Sampled by: F. Ataman	Quote Number:

Phoenix ID #	Client Sample ID	Canister ID #	Canister Size (L)	Outgoing Canister Pressure (" Hg)	Incoming Canister Pressure ("Hg)	Flow Regulator ID #	Flow Controller Setting (mL/min)	Sampling Start Time	Sampling End Time	Sample Start Date	Canister Pressure at Start (" Hg)	Canister Pressure at End ("Hg)	Ambient/Indoor Air	Soil Gas	Grab (G) Composite (C)	TO-15	APH	
		THIS SECTION FOR LAB USE ONLY											MATRIX			ANALYSES		
89501	IA-1	245	6.0L	-30	-5	6989	10.5	10:30	18:30	3/21/25	-29	-5	X			X		

Relinquished by:	Accepted by:	Date:	Time:	
		3/24/25	1545	*I attest that all media released by Phoenix Environmental Laboratories, Inc. have been received in good working condition and agree to the terms and conditions as listed on the back of this document:*
		3/24/25	2040	Signature: _____ Date: _____

State Where Samples Collected: _____

SPECIAL INSTRUCTIONS, QC REQUIREMENTS, REGULATORY INFORMATION:

(1) - 6.0L 8 hr

Turnaround Time:
- 1 Day* ☐
- 2 Day* ☐
- 3 Day* ☐
- 4 Day* ☐
- 5 Day* ☐
- Standard ☐

*SURCHARGES MAY APPLY

Requested Criteria: (Please Circle)

CT:	MA:	NJ:	NY:	PA:	VT:
TAC I/C	**Indoor Air:** Residential	**Indoor Air:** Residential	Vapor Intrusion	**Indoor Air** Residential	**Indoor Air** Residential
TAC RES	Ind/Commercial	Ind/Commercial		Non-residential	Industrial
SVVC I/C	**Soil Gas:** Residential	**Soil Gas:** Residential			**Sub-slab** Residential
SVVC RES	Ind/Commercial	Ind/Commercial			Industrial
GWV I/C					
GWV CES					