

25 MPR, LLC

Final Engineering Report

25 Melville Park Road Site
Melville, New York
NYSDEC Site No. V00128

January 31, 2012



A handwritten signature in blue ink, reading "Steven M. Feldman".

Steven M. Feldman
Project Manager

A handwritten signature in black ink, reading "Kenneth Zegel".

Kenneth Zegel, P.E.
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Melville, New York
NYSDEC Site No. V00128

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CERTIFICATIONS

I, Kenneth Zegel, 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 Remedial Action Work Plan was implemented and that all construction activities were completed in substantial conformance with the NYSDEC-approved Remedial Action Work Plan.

I certify that the data submitted to the NYSDEC with this Final Engineering Report demonstrates that the remediation requirements set forth in the Remedial Action Work Plan and in all applicable statutes and regulations have been or will be achieved in accordance with the time frames, if any, established in for the remedy.

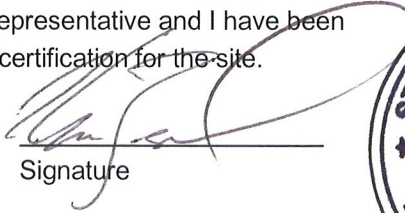
I certify that all use restrictions, Institutional Controls, Engineering Controls, and/or any operation and maintenance requirements applicable to the Site are contained in an environmental easement created and recorded pursuant ECL 71-3605 and that all affected local governments, as defined in ECL 71-3603, have been notified that such easement has been recorded.

I certify that a Site Management Plan has been submitted for the continual and proper operation, maintenance, and monitoring of all Engineering Controls employed at the Site, including the proper maintenance of all remaining monitoring wells, and that such plan has been approved by NYSDEC.

I certify that all documents generated in support of this report have been submitted in accordance with the DER's electronic submission protocols and have been accepted by the NYSDEC.

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, Kenneth Zegel, of ARCADIS of New York, Inc., Two Huntington Quadrangle, Suite 1S10, Melville, New York 11747, am certifying as Owner's Designated Site Representative and I have been authorized and designated by all site owners to sign this certification for the site.

NY-081598-1 1/31/2012
NYS Professional Engineer # Date


Signature



1. Background and Site Description

ARCADIS of New York, Inc. (ARCADIS), on behalf of 25 MPR, LLC (25 MPR), has prepared this Final Engineering Report (FER) for the 25 Melville Park Road Site (hereinafter referred to as the "Site") in Melville, New York. The Site is being remediated in accordance with the Voluntary Cleanup Agreement (VCA) Index # W1-0778-96-11, Site # 1-52-169, Voluntary Cleanup Site V00128-1, which was issued on January 13, 1998, and the Record of Decision (ROD), which was issued on March 29, 2004.

On March 28, 1997, WHCS Melville, LLC (WHCS) entered into a VCA with the New York State Department of Environmental Conservation (NYSDEC) that required WHCS to investigate the Site. Because WHCS qualified for "innocent owner" status, WHCS was only required to address the on-site contamination under the VCA. Preliminary results of the investigation performed by WHCS indicated that on-site remediation was required. Therefore, on January 13, 1998, WHCS and the NYSDEC entered into a new VCA to remediate to the extent practical the on-site portion of the groundwater that is impacted with volatile organic compounds (VOCs). The property was sold by WHCS on October 9, 2002. As a result of this property transaction, the executed VCA between WHCS and the NYSDEC was transferred to the new property owner, 25 MPR, who also qualified for innocent owner status. 25 MPR's obligations under the VCA are limited to the on-site portion of the VOC plume, and they are not responsible for the investigation and remediation of off-site conditions.

Because an innocent owner volunteer is only responsible for addressing the on-site portion of the contamination, the NYSDEC listed the Site as a Class 2 site in the Registry of Inactive Hazardous Waste Disposal Sites in New York on May 3, 1999 so that the off-site groundwater contamination could be addressed under NYSDEC's State Superfund Program (SSF). Voluntary Cleanup Program (VCP) sites listed on the Registry of Inactive Hazardous Waste Disposal Sites as Class 2 require that the Citizen Participation requirements in 6 NYCRR Part 375 be followed. Therefore, a Remedial Action Work Plan (RAWP) was prepared (ARCADIS 2003), and the NYSDEC prepared a Proposed Remedial Action Plan (PRAP) and issued a ROD to fulfill the Part 375 requirements, even though the Site will remain under the VCP.

The Site is located at 25 Melville Park Road in Suffolk County, New York and is identified as District 0400, Section 268, Block 01, Lot 04. The Site is located slightly south and east of the intersection of Broadhollow Road (Route 110) and the Long Island Expressway (Route 495) in the Village of Melville, Suffolk County, New York.

The approximately 6-acre Site is located in an industrial and commercial area and is bounded to the south by Melville Park Road and to the west, north, and east by adjoining properties. The Site is presently occupied by a two-story office building and parking facilities. Figure 1 (Site Plan) shows the Site features and Site layout. The boundaries of the Site are fully described in Appendix A (Environmental Easement) of this FER.

An electronic copy of this FER with all supporting documentation is included as Appendix B.

2. Summary of Site Remedy

2.1 Remedial Action Objectives

The following remedial action objectives (RAOs) were identified for the Site.

2.1.1 Groundwater RAOs

RAOs for public health protection include eliminating or reducing to the extent practicable:

- Exposures of persons at or around the Site to chlorinated solvents and petroleum in the underlying groundwater;
- The migration of chlorinated solvents from groundwater into indoor air through soil vapors; and,
- The migration of on-site groundwater contamination to off-site where additional exposures to contaminated groundwater are possible.

RAOs for environmental protection include attaining to the extent practicable:

- Elimination of VOC source areas in groundwater, thereby removing the source of the dissolved groundwater plume;
- Ambient groundwater quality standards to be met at the downgradient property boundary, thereby preventing further impacts to off-site groundwater; and,
- Ensure that indoor air quality continues to meet NYSDOH guidance values.

The Site Management Plan (SMP) includes a monitoring plan that describes the measures for evaluating the performance and effectiveness of the implemented engineering controls (ECs) in reducing or mitigating contamination at the Site.

2.2 Description of Selected Remedy

The site is being remediated in accordance with the remedy selected by the NYSDEC in the ROD dated March 29, 2004. A description of the remedial actions performed is provided in Section 4 of this FER.

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

1. The operation and maintenance of the downgradient and source area in-situ reactive zones (IRZs) by periodic injection of organic carbon to the subsurface will continue until the remedial objectives have been achieved, or until the NYSDEC determines that continued operation is technically impracticable or not feasible (see Section 5.2 of this FER);
2. Non-aqueous phase liquid (NAPL) bailing in productive wells will continue until NAPL recovery is no longer productive (see Section 5.2 of this FER);
3. Operation of the vapor control system (VCS) in the northeast portion of the building;
4. Operation of the heating, ventilation, and air conditioning (HVAC) system to maintain a positive pressure within the building to help prevent the potential migration of vapors into indoor air;
5. Execution and recording of an Environmental Easement (EE) to restrict land use and prevent future exposure to any contamination remaining at the Site;
6. Development and implementation of a Site Management Plan (SMP) for long term management of remaining contamination as required by the EE, which includes plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance, and (4) reporting;
7. Periodic certification of the institutional and engineering controls listed above.

3. Interim Remedial Measures and Operable Units

3.1 Interim Remedial Measures

A six-month long Enhanced Reductive Dechlorination (ERD) pilot test was conducted from August 2003 to February 2004 in accordance with the Enhanced Reductive Dechlorination (ERD) Pilot Test Workplan (ARCADIS 2003) following an August 2002 letter from the NYSDEC indicating their receptiveness to a pilot demonstration of the IRZ technology. A summary of the pilot program is provided in Appendix C of this FER.

With NYSDEC concurrence, the pilot test was extended and an interim IRZ program was initiated in accordance with the Interim Enhanced Reductive Dechlorination (ERD) Workplan (ARCADIS 2004) immediately following the ERD pilot test and was continued until implementation of the full-scale IRZ (i.e., until December 2005). A summary of the interim IRZ program is provided in Appendix C of this FER.

3.2 Operable Units

The on-site portion of the contamination is designated by the NYSDEC as Operable Unit 1. According to the NYSDEC Environmental Site Remediation Database, a consent order under the SSF was executed on November 16, 2004 between the NYSDEC and potentially responsible parties for this Site. The consent order requires a remedial investigation/feasibility study for the off-site groundwater, which is designated by the NYSDEC as Operable Unit 2.

4. Description of Remedial Actions Performed

Remedial activities completed at the Site were conducted in accordance with the NYSDEC-approved Remedial Action Work Plan (RAWP) for the 25 Melville Park Road site (September 2003) and RAWP Addendum (February 2004).

Appendix C of this FER provides a summary of environmental conditions as they relate to groundwater quality, NAPL, sub-slab soil vapor quality, and indoor air quality.

4.1 Governing Documents

The following sections present the governing documents for the Site.

4.1.1 Site-Specific Health and Safety Plan

All remedial work performed under this Remedial Action was in full compliance with governmental requirements, including Site and worker safety requirements mandated by the Occupational Safety and Health Administration (OSHA).

A Health and Safety Plan (HASP) was complied with for all remedial and invasive work performed at the Site.

4.1.2 Soil/Materials Management Plan

Soil remediation/excavation was not a component of the Remedial Action. Soil/drill cuttings that were generated during well installation were containerized in DOT-approved 55-gallon steel drums and transported off-site for disposal at a permitted facility.

Site use has been restricted to commercial or industrial uses only. Any future intrusive work that would breach the cover system at the Site will be performed in compliance with the Soil Management Plan (SoMP), which is provided in the SMP (Appendix D of this FER). Intrusive construction work must also be conducted in accordance with the procedures defined in the HASP and Community Air Monitoring Plan (CAMP) prepared for the Site.

4.1.3 Community Air Monitoring Plan

Air monitoring was performed in accordance with the CAMP during intrusive work activities. Real-time air monitoring for VOCs and particulates (i.e., dust) was conducted at the Site during field activities to ensure that the community is appropriately protected from potential airborne contaminants related to investigation and remedial work activities.

4.1.4 Site Management Plan

The SMP, dated August 13, 2010, was prepared to manage residual contamination at the Site in perpetuity or until extinguishment of the EE in accordance with 6 NYCRR Part 375 and is provided in Appendix D of this FER. The Site may contain residual contamination left after completion of the Remedial Action performed under the VCP. ECs have been incorporated into the Site remedy to provide proper management of residual contamination in the future and to ensure protection of public health and the

environment. A Site-specific EE was recorded with the Suffolk County Clerk that provides an enforceable means to ensure the continued and proper management of residual contamination and protection of public health and the environment. The EE, dated November 13, 2010, is provided in the SMP. It requires strict adherence to all ECs and all institutional controls (ICs) placed on this Site by NYSDEC, by the grantor of the EE, and any and all successors and assigns of the grantor. ICs provide restrictions on Site usage and mandate operation, maintenance, monitoring, and reporting measures for all ECs and ICs. The SMP includes the methods necessary to ensure compliance with all ECs and ICs required by the ROD and EE for residual contamination at the Site. Details regarding annual EC/IC certification are provided in the SMP. The SMP has been approved by the NYSDEC, and compliance with the SMP is required by the grantor of the EE and grantor's successors and assigns.

4.2 Remedial Program Elements

The following sections present the full-scale remedial program for the Site. Specifically, the sections below present the as-built injection and performance monitoring well network and the implementation methodology (i.e., operation and maintenance procedures) for each of the remedial components that will be used to meet the RAOs for the Site.

4.2.1 Contractors and Consultants

ARCADIS has performed the remedial work at the Site since 2001. The ARCADIS Engineer of Record who has been responsible for inspection of the work is Kenneth Zegel, P.E.

4.2.2 Full-Scale In-Situ Reactive Zone

The following section describes the full-scale IRZ injection and performance monitoring program. Where applicable, the methodology has been separated into the two primary components of the remedy including the downgradient and source area IRZs.

4.2.2.1 Injection Well Network

The following section describes the injection well network to be used during implementation of the full-scale IRZ. The locations of IRZ injection wells are shown on Figure 3. Construction specifications for the IRZ injection wells are provided in Table 1.

4.2.2.1.1 Source Area In-Situ Reactive Zone Injection Well Network

A network of eleven existing injection wells is available to deliver the electron donor solution to the subsurface within the source area. This network consists of six shallow zone and five intermediate zone injection wells. Specifically, the available shallow zone injection wells include IW-17, IW-19, IW-21, IW-22, IW-24, and IW-26. The available intermediate zone injection wells include IW-18, IW-20, IW-23, IW-25, and IW-27. As stated previously, construction specifications for these wells are provided in Table 1.

Injection wells IW-24 and IW-27 are currently used to deliver electron donor solution to the source area IRZ as approved by the NYSDEC (NYSDEC 2008). IRZ performance monitoring data has continually demonstrated that injection into these wells is sufficient to treat the full length and width of the source area. The remaining source area injection wells may be added to the injection program, as needed, based on the results of the source area IRZ performance monitoring and NAPL gauging efforts. Likewise, additional injection well(s) may be installed to supplement the IRZ program, if necessary. A description of potential alterations to the source area injection methodology is provided in Section 4.8.1.1 of this FER.

4.2.2.1.2 Downgradient In-Situ Reactive Zone Injection Well Network

A network of eight existing injection wells is available to deliver the electron donor solution to the subsurface within the downgradient IRZ area. This network consists of three shallow zone and five intermediate zone injection wells. Specifically, the available shallow zone injection wells consist of existing injection wells IW-5, IW-6, and IW-16. The available intermediate zone injection wells consist of existing injection wells IW-10, IW-11, IW-13, IW-14, and IW-15. As stated previously, construction specifications for these wells are provided in Table 1.

Shallow injection wells IW-6 and IW-16 and intermediate injection wells IW-11, IW-13, IW-14 and IW-15 are currently used to deliver electron donor solution. IRZ performance monitoring data has continually demonstrated that the full length and width of the on-site downgradient plume is being remediated and injections into additional side gradient injection wells are not required to remediate the full width of the downgradient plume. However, if IRZ performance monitoring data indicate a need to expand the downgradient IRZ, sufficient measures will be taken to ensure full treatment of the plume. A description of potential alterations to the downgradient injection methodology, if necessary, is provided in Section 4.8.1.2 of this FER.

4.2.2.2 *Monitoring Well Network*

IRZ performance monitoring will be conducted using a subset of existing monitoring wells which will be selected to monitor the effectiveness of the full-scale IRZ. The locations of IRZ performance monitoring wells are shown on Figure 4. Construction specifications for wells in the IRZ performance monitoring program are provided in Table 1. A description of the performance monitoring well network for the source area and downgradient IRZs is provided below.

4.2.2.2.1 Source Area In-Situ Reactive Zone Monitoring Well Network

A network of existing wells is available to track the progress of the source area IRZ. The subset of the well network that is currently used consists of four shallow zone, four intermediate zone, and two deep zone wells. Specifically, the shallow zone monitoring network includes IW-2, IW-17, IW-22, and MW-13. Wells IW-17 and MW-13 will be used to track progress of the remediation along the downgradient flow path. Wells IW-2 and IW-22 will be used to monitor the lateral extent of the IRZ.

The intermediate zone monitoring network includes IW-8, IW-18, IW-23, and MW-13D. Similar to the shallow zone network, wells IW-18 and MW-13D will be used to track progress of the remediation along the downgradient flow path. Wells IW-8 and IW-23 will be used to monitor the lateral extent of the IRZ.

The deep zone monitoring network includes MW-18D and the former diffusion well. MW-18D and the former diffusion well will be used to demonstrate that the remediation is not resulting in the vertical migration of VOC mass in the source area.

During the course of the remediation, select wells used for performance monitoring may be converted to injection wells in an effort to enhance the remediation, if necessary. ARCADIS will notify the NYSDEC of any proposed modifications to the monitoring/injection well network prior to implementation.

4.2.2.2.2 Downgradient In-Situ Reactive Zone Monitoring Well Network

A network of existing wells is available to track the progress of the downgradient IRZ. The subset of the well network that is currently used consists of one shallow zone monitoring well (MW-7) and one intermediate zone monitoring well (MW-28D). These wells will be used to track progress of the remediation along the downgradient flow path.

In addition to the monitoring network described above, select compliance monitoring wells will be used to supplement the IRZ performance monitoring program. Monitoring wells MW-31, MW-16D, and MW-36 will provide additional flow path data for the shallow, intermediate, and deep zones, respectively. Monitoring wells MW-4 and MW-35 will be used to track progress of the western extent of the IRZ in the shallow zone and intermediate zone, respectively. Monitoring wells MW-3 and MW-34 will be used to track progress of the eastern extent of the IRZ in the shallow zone and intermediate zone, respectively.

During the course of the remediation, additional wells may be added or deleted from the monitoring program, as necessary, based on the results of the ongoing performance monitoring. ARCADIS will notify the NYSDEC of any proposed modifications to the monitoring well network prior to implementation.

4.2.2.3 Injection Procedures

Source area IRZ injections began in December 2005 upon NYSDEC concurrence with ARCADIS' determination that the downgradient IRZ had matured sufficiently to allow for complete degradation of contaminant mass released by the source area IRZ. Downgradient IRZ injections began in August 2003. Further detail regarding the current implementation schedule for both IRZs is provided in Section 5.1. Details regarding the current injection procedures are outlined below. Performance monitoring is addressed in Section 4.3. A bulleted time-summary of historic injection methodologies implemented at the Site is provided in Appendix C. Historic injection logs are provided in Appendix F.

4.2.2.3.1 Feed Solution

Maintaining the downgradient IRZ and source area IRZ (full-scale IRZ) will involve adding a source of readily available electron donors to the subsurface. This will be accomplished through injection of a dilute molasses solution. The molasses contains sucrose, reducing sugars, organic non-sugars, and water, all of which are fully soluble in water. During the course of remediation, alternate electron donors (i.e., corn syrup, cheese whey, sodium lactate, molasses-whey blends, etc.) will be evaluated based on ARCADIS' ongoing experience at similar project sites and/or required change in project strategy. ARCADIS will notify the NYSDEC of any proposed alternates prior to implementation.

Groundwater at the Site contains a relatively low natural buffering capacity which resulted in a drop in pH during implementation of the 2003/2004 pilot program. The observed pH drop resulted from the generation of fermentative byproducts and organic acids produced by the microbial activity. Subsequent to implementation of the pilot program, ARCADIS developed a revised injection methodology which, in most geochemical environments, eliminates the need to adjust the pH of the electron donor prior to injection. The revised injection methodology incorporates the use of a lower organic carbon concentration at higher injection volumes to maximize the distribution of organic carbon in the aquifer and optimize microbial consumption. System performance monitoring data currently indicate that the current injection strategy is capable of minimizing the previously observed decline in pH. Nonetheless, if field data indicate that pH adjustments are required, amendments, such as a dilute sodium hydroxide solution, may be added to the injection solution. ARCADIS will notify the NYSDEC of such amendments prior to implementation, if necessary.

4.2.2.3.2 Injection Loading and Frequency

A sufficient amount of electron donor will be added to the subsurface to provide excess organic carbon and maintain the downgradient and source area IRZs. ARCADIS' experience indicates that the following injection loading and frequency guidance criteria assist in properly establishing and maintaining anaerobic IRZs for ERD:

- An IRZ length of approximately 60 to 100 days hydraulically downgradient from the injection zone is sufficient for the eventual complete reductive dechlorination of CVOCs;
- An organic carbon concentration of 20 mg/L greater than baseline conditions is adequate to maintain the reducing conditions established within the IRZ;
- Injection of sufficient reagent volume to ensure adequate distribution within the target zone; and,
- Minimization, to the extent practicable, of the organic carbon concentration within the injection zone to control the generation of fermentative byproducts and organic acids.

Based on the guidance criteria above and site-specific data gathered through IRZ performance monitoring, the total volume of molasses feed solution injected into each well during each injection event will be between 5,000 and 15,000 gallons. These

volumes represent the minimum and maximum anticipated volumes required to provide adequate distribution of organic carbon within the source area. Molasses will typically be delivered to the subsurface as a 0.5 to 3-percent solution. Based on our experience at sites in similar hydrogeologic environments, water-table mounding or other hydraulic effects are unlikely. Injections will be completed every three to six months depending on the results of system performance monitoring.

Downgradient IRZ injections will be conducted using the injection well configuration described in Section 4.2.2.1.2. In accordance with the injection methodology described previously, the total volume of molasses feed solution injection into each well during each injection event will be between 5,000 and 10,000 gallons. Similar to the source area injections, molasses will typically be delivered to the subsurface as a 0.5 to 3-percent solution. As described in Section 4.2.2.1.2, IRZ performance monitoring data has continually demonstrated that the full length and width of the on-site downgradient plume is being remediated and injections into additional side gradient injection wells are not required to remediate the full width of the downgradient plume.

The injection volume, solution concentration, and/or the frequency of injection may be altered at any time depending on field measurements made in the observation wells and the analytical results obtained during groundwater monitoring conducted to track IRZ performance. Adjustments will be reported in the Progress Reports.

4.2.2.3.3 Molasses Solution Injection Procedure

Electron donor injections will be completed through one of three methodologies. Under the first methodology, pre-diluted donor solution will be supplied by tanker truck at a concentration higher than the actual injection concentration. The donor solution will then be further diluted to the proposed injection concentration on-site and delivered to each of the injection wells by transfer pump and/or gravity. Donor solution will be sufficiently mixed through mechanical means prior to delivery to the injection wells. Under the second methodology, pre-diluted donor solution will be supplied by tanker truck at the proposed injection concentration and injected directly from the tanker truck by transfer pump and/or gravity. The third methodology would involve delivery of raw molasses to the Site with all dilution occurring on-site within a portable polyethylene tank.

Injections are currently being completed using the first methodology described above. This methodology represents the most efficient means of delivery given the proposed electron donor (molasses) and corresponding injection loading and frequency criteria

described previously. However, the delivery methodology will be continually evaluated as the remediation progresses and particularly when there is a proposed modification to electron donor and/or injection frequency or loading. The NYSDEC will be notified of any proposed changes in the Progress Reports.

Regardless of the injection methodology, a log will be kept during each injection event to record the solution strength (molasses and water volumes used), the total volume of solution injected into each injection well, the injection pressure at each injection well, and the injection flow rate. These measurements will be monitored to evaluate the condition of the well screens (i.e., biofouling) and whether well maintenance activities are needed. The wells will be redeveloped, as necessary.

4.2.3 NAPL Recovery

The hand bailing of NAPL from any well that contains measurable amounts of NAPL is currently being conducted on a quarterly basis. However, if significant NAPL thicknesses are detected in a well, then NAPL will be recovered on a monthly basis. The methodology outlined herein will continue until NAPL recovery is no longer productive. Recovered NAPL will be containerized in a labeled, sealed 55-gallon drum. The 55-gallon drum will be stored in a secure location and will be disposed of in accordance with applicable local, State, and Federal regulations. In addition, absorbent socks may be installed in wells to recover the trace amounts of LNAPL that are periodically detected in the wells. The absorbent socks will be inspected and changed out as necessary during the inspection events.

NAPL recovery volumes, thickness data, and groundwater quality will be evaluated on an ongoing basis to determine if more effective methods can be used to address residual NAPL that may remain trapped in the aquifer matrix. NAPL recovery wells may be added or removed from the routine schedule based on the results of NAPL gauging during the routine monitoring visits. In addition, more frequent monitoring and recovery of NAPL may be conducted, as necessary.

As of December 2011, approximately 458 gallons of NAPL/water mixture have been removed from Site monitoring wells. NAPL has been disposed of at a number of facilities. NAPL is currently being disposed of at the Veolia ES Technical Solutions, LLC facility in Middlesex, New Jersey. Copies of available waste manifests are provided in Appendix E.

4.2.4 Reporting

Historical documentation and reporting has been provided in the progress reports that are submitted to the NYSDEC. Future documentation and reporting will continue to be provided in the progress reports and will also be completed in accordance with Section 5 of the SMP.

4.3 Remedial Performance/Documentation Sampling

The remedial performance monitoring is fully described in Section 3 (Monitoring Plan) of the SMP (Appendix D of this FER). The Monitoring Plan describes the measures for evaluating the performance and effectiveness of the implemented ECs in reducing or mitigating contamination at the Site. The monitoring program for the Site includes long-term IRZ performance monitoring, groundwater compliance monitoring, groundwater plume configuration monitoring, water-level measurements, NAPL gauging, indoor air quality (IAQ) monitoring, and sub-slab soil vapor monitoring. Figure 4 shows the groundwater, NAPL, indoor air quality, and sub-slab soil vapor monitoring point locations.

4.4 Contamination Remaining at the Site

Contaminated groundwater and soil vapor remain at the Site subsequent to the implementation of the remedial actions described herein. A description of Site environmental conditions is provided in Appendix C of this FER. To mitigate the risks associated with residual contamination, Engineering and Institutional Controls (ECs/ICs) have been implemented to protect human health and the environment. These ECs/ICs are described in the following sections. Long-term management of these EC/ICs and residual contamination will be performed under the SMP approved by the NYSDEC.

4.5 Soil Cover System

None of the original surface soil layer still exists near the former manufacturing area. The entire area around the former manufacturing area is mostly paved at present. There is a small unpaved (i.e., grass) area outside the east wall of the former manufacturing area. However, this area is more than six inches above the original grade prior to 1984, when the Site was last used for manufacturing. Therefore, none of the original surface soils are exposed at present. A Soil Management Plan, which

outlines the procedures required in the event the cover system is disturbed, is provided in Attachment C of the SMP.

4.6 Other Engineering Controls

Since remaining contaminated soil vapor exists beneath the site, ECs are required to protect human health and the environment. In addition to the ECs described above, a VCS has been installed and is currently operating in the northeast portion of the building consisting of extraction points VCS-1 and VCS-2 and induced vacuum monitoring points MP-1 through MP-6. The VCS was installed and is operated in accordance with the approved VCS Work Plan (ARCADIS 2005) which is provided in the SMP. The locations of all VCS wells are shown on Figure 1. In addition to the VCS, the HVAC system is operated to maintain a positive pressure within the building to help prevent the potential migration of vapors into indoor air.

Procedures for monitoring, operating and maintaining these ECs are provided in the Operation and Maintenance Plan in Section 4 of the SMP. The Monitoring Plan (Section 3 of the SMP) also addresses inspection procedures that must occur after any severe weather condition has taken place that may affect on-site ECs.

4.7 Institutional Controls

The Site remedy requires that an EE be placed on the property to (1) implement, maintain and monitor the ECs; (2) prevent future exposure to remaining contamination by controlling disturbances of the subsurface contamination; and, (3) limit the use and development of the Site to commercial and industrial uses only.

The EE for the Site was executed by the NYSDEC on November 3, 2010, and filed with the Suffolk County Clerk on November 19, 2010. The County Recording Identifier number for this filing is Liber 12643, Page 746 of Deeds. A copy of the EE and proof of filing is provided in Appendix A of this FER.

4.8 Deviations from the Remedial Action Work Plan

The RAWP was implemented as written with no significant deviations. However, additional remedial work and/or optimization efforts were implemented subsequent to the submission and approval of the RAWP. These efforts include, but are not limited to:

- Installation and operation of the VCS.
- Modifications to the injection program to optimize performance (i.e., injection wells incorporated, injection frequency, solution strength, etc.).
- Finalization of the long-term monitoring program; and,
- Execution of the EE.

If remedial modifications are required in the future, they will be completed in the accordance with the Contingency Plan below.

4.8.1 Contingency Plan

As described previously, the overall objective of the remedial program is to meet the remedial action objectives outlined in the ROD. Anaerobic IRZ technology and physical removal of NAPL through hand bailing and/or absorbents are the selected remediation techniques to achieve these objectives. During implementation of the remedy, performance monitoring and compliance monitoring data will be continually evaluated versus the remedial objectives. If it is determined that the remedial objectives are not being achieved within a reasonable timeframe, a contingent activity may be implemented. Operation of the remedy will continue until the remedial objectives have been achieved, or until the NYSDEC concurs that continued operation is no longer warranted. The following subsections describe the contingency evaluation activities associated with the long-term operation, maintenance, and monitoring program.

4.8.1.1 Contingent Activities for Source Area Remediation

Source area IRZ performance monitoring will be continually evaluated versus the specific performance monitoring objectives outlined in Section 3 (Monitoring Plan) of the SMP (Appendix D of this FER). If performance monitoring data indicate that the remediation is unsuccessful in meeting these objectives a contingent activity may be implemented. Similarly, a contingent activity may be implemented to enhance the remediation in an effort to expedite the overall remedial timeframe. Specific examples of when a contingent activity may be implemented include the following:

- Performance monitoring results indicate that IRZ technology is not effective in enhancing DNAPL dissolution rates and releasing adsorbed-phase mass, making it available for treatment;
- Performance monitoring results indicate that the full width of the plume is not being addressed in the source area;
- Performance monitoring results indicate that the full length of the plume is not being addressed in the source area;
- Alternate electron donors are identified that will provide an enhancement to the remediation; and,
- Alternate injection amendments are identified that will provide an enhancement to the remediation.

If the source area IRZ is not effective in achieving its specific remediation goals, ARCADIS will reevaluate appropriate remedial technologies for the source area. Technologies to be reevaluated may include enhancement to the source area IRZ through alternate electron donors, in-situ chemical oxidation, thermal treatment technologies, surfactant/cosolvent flushing, the addition of mild surfactants for enhanced dissolution, and zero-valent iron.

If source area IRZ performance monitoring results indicate that the full width and/or length of the source area contamination is not being addressed, ARCADIS will evaluate alterations to the injection program to enhance the remediation. Modifications to the injection methodology may include the installation of additional injection wells, revision to the injection loading, frequency, and volume, and/or injection into additional existing injection wells. It should be noted that the current performance monitoring data indicate that the full width and length of the source area contamination is being remediated.

Finally, alternate electron donors and/or injection amendments will be evaluated throughout implementation of the source area remedial program. If an alternate donor and/or amendment is identified that will enhance the remediation, consideration will be given to revising the injection methodology accordingly.

ARCADIS will notify the NYSDEC of any proposed contingent activities prior to implementation.

4.8.1.2 Contingent Activities for Downgradient Remediation

Downgradient IRZ performance monitoring will be continually evaluated versus the specific performance monitoring objectives outlined in Section 3 (Monitoring Plan) of the SMP (Appendix D of this FER). If performance monitoring data indicate that the remediation is unsuccessful in meeting these objectives a contingent activity may be implemented. Similarly, a contingent activity may be implemented to enhance the remediation in an effort to expedite the overall remedial timeframe for the Site. Specifically, contingent activities for the downgradient remediation may be implemented for the following:

- Performance monitoring results indicate that significant CVOC daughter products (e.g., VC) are being generated but not degraded over time;
- Performance monitoring results indicate that the full width of the downgradient plume is not being adequately addressed;
- Performance monitoring results indicate that the full length of the downgradient plume is not being adequately addressed;
- Alternate electron donors are identified that will provide an enhancement to the remediation; and,
- Alternate injection amendments are identified that will provide an enhancement to the remediation.

If downgradient IRZ performance monitoring data indicate that a significant quantity of CVOC daughter products are being generated but not degraded over time within a reasonable timeframe, a contingent activity will be implemented. Contingent activities evaluated will include, but not be limited to, supplemental (i.e., conducted between quarterly monitoring events) monitoring of compliance monitoring wells, adjustment to the injection loading and frequency, the use of alternate electron donors, the use of injection amendments, injection of oxygen releasing compounds such as hydrogen peroxide at the downgradient property boundary, the installation of a biosparge system at the downgradient property boundary, or a combination of these activities.

If downgradient IRZ performance monitoring results indicate that the full width and/or length of the downgradient contamination is not being addressed, ARCADIS will evaluate alterations to the injection program to enhance the remediation. Modifications

to the injection methodology may include the installation of additional injection wells, revision to the injection loading, frequency and volume, and/or injection into additional existing injection wells. It should be noted that the current performance monitoring data indicate that the full width and length of the downgradient area contamination is being remediated.

Finally, alternate electron donors and/or injection amendments will be evaluated throughout implementation of the downgradient IRZ. If an alternate donor and/or amendment is identified that will enhance the remediation, consideration will be given to revising the injection methodology accordingly.

ARCADIS will notify the NYSDEC of any proposed contingent activities prior to implementation.

4.8.1.3 Well Installation Methodology

The following subsections of this FER describe the methods used to install injection and monitoring wells if required as a contingent activity at the Site.

4.8.1.3.1 Injection Well Installation Methodology

The following sections of this FER describe the methods used to install conventional and angle injection wells.

4.8.1.3.1.1 Conventional Well Installation

No conventional (i.e., vertical) injection wells are currently planned for installation. Should conventional injection wells need to be installed at a future date, the wells will be installed with a drill rig using 4.25-inch inside diameter hollow-stem augers. The wells will be constructed of 2-inch diameter, internally flush threaded, schedule 40 PVC well casing and 2-inch diameter, internally flush threaded, 0.020-inch (20 slot) stainless steel well screen. Once the well casing and screen are inserted into the borehole, the annular space between the well screen and the borehole will be backfilled with either Morie #1 or Morie #2 filter pack (depending on aquifer formation), or equivalent. The filter pack will be followed by a 2-foot thick fine sand seal (#00 Morie [or equivalent]) and then backfilled with a neat cement grout using a tremie pipe. In addition, a locking cap will be placed on the well and a flush-mount protective surface casing will be installed.

4.8.1.3.1.2 *Angle Well Installation*

No angle injection wells are currently planned for installation. Should angle injection wells need to be installed at a future date, the wells will be installed with a drill rig using 4.25-inch inside diameter hollow-stem augers. The wells will be constructed of 2-inch diameter, galvanized steel well casing and 2-inch I.D. x 3-inch O.D., 0.020-inch (20 slot) Johnson Screens Muni-Pak™ pre-packed well screens (i.e., constructed similar to angle wells IW-24 through IW-27). The actual O.D. of the pre-packed screens is 3.5-inches. Once the well casing and screen are inserted into the borehole, a fine sand seal (#00 Morie [or equivalent]) will be emplaced to approximately 5 feet above the top of the well screen. The remaining annulus will then be grouted to land surface using a tremie pipe. In addition, a cap will be placed on the well and a flush-mount protective surface casing will be installed.

4.8.1.3.2 *Monitoring Well Installation Methodology*

No monitoring wells are currently planned for installation. Should monitoring wells need to be installed at a future date, the wells will be installed with a drill rig using 4.25-inch inside diameter hollow-stem augers. The wells will be constructed of 2-inch diameter, schedule 40 PVC well casing and 2-inch diameter, 0.020-inch (20 slot) PVC well screen. Once the well casing and screen are inserted into the borehole, the annular space between the well screen and the borehole will be backfilled with either Morie #1 or Morie #2 filter pack (depending on aquifer formation), or equivalent. The filter pack will be followed by a 2-foot thick bentonite seal and then backfilled with grout using a tremie pipe. In addition, a locking cap will be placed on the well and a flush-mount protective surface casing will be installed.

4.8.1.3.3 *Well Development*

Following the installation of new wells, each well will be developed to remove fine-grained material and ensure hydraulic communication with the surrounding formation. Drill cuttings and development water will be containerized for proper disposal.

4.8.1.3.4 *Well Decommissioning*

All monitoring and injection wells will be decommissioned in accordance with the requirements set forth in NYSDEC CP-43: Groundwater Monitoring Well Decommissioning Policy (NYSDEC 2009) upon concurrence from the NYSDEC that

the referenced well(s) are no longer needed for monitoring or remedial efforts at the Site.

5. Implementation Plan and Schedule

The following section provides the implementation plan and anticipated schedule for ongoing (long-term) remedial activities, and consists of the following subsections: remedial implementation; remedial discontinuation criteria; monitoring; HVAC system; VCS; and, engineering controls/institutional controls and certification.

5.1 Remedial Implementation

The following sections provide the implementation plan for the remedial components at the Site.

5.1.1 NAPL Recovery

NAPL gauging and recovery began in March 1999 as an interim remedial measure. Similarly, absorbent socks were deployed and used in select wells between September 2004 and September 2007. ARCADIS has proposed no additional modifications to the currently implemented NAPL gauging and recovery program within this FER. Therefore, NAPL recovery efforts will be continued as outlined herein. Specific criteria for discontinuation of the active remedial components at the Site are provided in Section 5.2.

5.1.2 Source Area In-Situ Reactive Zone

In an effort to expedite the remedial timeframe for the Site, implementation of the source area IRZ began in December 2005 upon NYSDEC concurrence with ARCADIS' determination that the downgradient IRZ had matured sufficiently to allow for complete degradation of contaminant mass released by the source area IRZ and following receipt and evaluation of the source area baseline monitoring results. The source area IRZ injections are currently being implemented using angle injection wells IW-24 and IW-27. System performance monitoring is currently being completed in accordance with Table 2.

During the course of the remediation, ARCADIS will continuously evaluate the data. If warranted based on these performance evaluations, a contingent activity may be implemented as outlined in Section 4.8.1.

Implementation of the remediation will be continued at the Site until the short and long-term remedial goals have been achieved, or, until it is determined that achieving these goals is either technically impracticable or not warranted based on site-specific circumstances. Specific criteria for discontinuation of the active remedial components at the Site are provided in Section 5.2.

5.1.3 Downgradient In-Situ Reactive Zone

Downgradient IRZ injections began in August 2003 as part of the approved pilot program. Full scale downgradient IRZ injections began in May 2005. The downgradient IRZ injections are currently being implemented using shallow injection wells IW-6 and IW-16 and intermediate injection wells IW-11, IW-13, IW-14 and IW-15 are currently used to deliver electron donor solution. System performance monitoring is currently being completed in accordance with Table 2.

During the course of the remediation, ARCADIS will continuously evaluate the data. If warranted based on these performance evaluations, a contingent activity may be implemented as outlined in Section 4.8.1.

Implementation of the remediation will be continued at the Site until the short and long-term remedial goals have been achieved, or, until it can be demonstrated that achieving these goals is technically impracticable. Specific criteria for discontinuation of the active remedial components at the Site are provided in Section 5.2.

5.2 Remedial Discontinuation Criteria

During the course of the remediation, discontinuation of certain remedial components may be requested if continued operation would not result in significant benefit to the project or is no longer necessary to mitigate an unacceptable risk to human health and the environment. Specific criteria for discontinuation of the active remedial components is provided below.

5.2.1 NAPL Recovery

NAPL recovery will be continued until use of the proposed recovery techniques becomes technically impracticable for the recovery of NAPL from all monitoring/injection wells located within the source area. In general, this will occur when infrequent trace amounts of NAPL are present that cannot be removed in an effective manner. Alternately, NAPL recovery may be discontinued if it is determined

that the rate of enhanced dissolution through operation of the source area IRZ exceeds the then-current NAPL recovery rate through physical means.

NAPL gauging will be continued until measurable NAPL is not detected within on-site monitoring/injection wells for a one year period, or the CVOC mass percentage in the NAPL no longer impedes the attainment of the remedial goals for the Site.

5.2.2 Source Area In-Situ Reactive Zone

The source area IRZ injection and performance monitoring program will be conducted until the residual source area mass has been sufficiently reduced such that compliance standards can be achieved at the downgradient compliance plane or until continued operation provides no incremental benefit and is no longer warranted. The effectiveness of the source area IRZ will be continuously evaluated in concurrence with the other remedial components at the Site. ARCADIS may request discontinuation of the source area IRZ if the following criteria are met:

- If concentrations in the source area have been sufficiently reduced such that compliance standards can be achieved at the downgradient compliance plane;
- If, with concurrence with the NYSDEC, it is determined that continued operation of the source area IRZ will provide no additional significant benefit in achieving the remedial goals for the Site; and,
- If, with concurrence with the NYSDEC, there is no unacceptable risk to human health and the environment which will result from the residual contaminant mass.

Any request will be contingent on the determination that there will be no unacceptable risk to human health and the environment.

If the discontinuation criteria cannot be met, the source area IRZ program will be continued and/or a contingent activity may be implemented as outlined in Section 4.8.1.1.

If the discontinuation criteria are met for a portion of the aquifer (e.g., the shallow zone or the intermediate zone), ARCADIS will request discontinuation of injections at wells being used to remediate the portion of the aquifer meeting the discontinuation criteria.

5.2.3 Downgradient In-Situ Reactive Zone

The downgradient IRZ injection program will be conducted until one of the following conditions have been met:

- Concentrations in the source area have been sufficiently reduced such that continued operation of the downgradient IRZ is not required to achieve the compliance standards at the downgradient property boundary;
- Operation of the source area IRZ alone is adequate to achieve compliance standards at the downgradient property boundary; and,
- There is no unacceptable risk to human health and the environment from discontinuation of the downgradient IRZ.

Following demonstration of the above criteria, ARCADIS will formally request discontinuation of the downgradient IRZ.

Similar to the source area, if the discontinuation criteria are met for a portion of the aquifer (e.g., the shallow zone, the intermediate zone, or the eastern or western lateral extents of contamination), ARCADIS will request discontinuation of injections at wells being used to remediate the portion of the aquifer meeting the discontinuation criteria.

5.3 Monitoring

Long-term monitoring will be conducted at the Site as described in the above sections and in the SMP. However, the monitoring program may be adjusted based on Site conditions. Monitoring will continue until the NYSDEC concurs that monitoring is no longer required. This program will allow the effectiveness of the remedy to be monitored and will be a component of the operation, monitoring, and maintenance for the Site. As described above, indoor air quality monitoring in the northeast section of the building was discontinued because the 2006 monitoring results (four quarters of data) indicated that the vapor intrusion pathway is effectively being mitigated by the VCS, and was replaced with monitoring the maintenance of negative pressure beneath the building slab.

5.4 HVAC System

The HVAC system will be operated to maintain positive pressure inside the building.

5.5 Vapor Control System

The VCS system will be operated to maintain negative pressure beneath the northeast portion of the building. VCS monitoring and inspections will be conducted to demonstrate that mitigation measures are achieving regulatory requirements for protection of indoor air quality in the northeast portion of the building. Figure 5 shows the vapor recovery well and induced vacuum monitoring point locations.

5.6 Engineering Controls/Institutional Controls and Certification

The Site may be used for commercial or industrial use identified future uses in accordance with 6 NYCRR Part 375 - 1.8 (g) (2) (iii) & (iv), as long as the long-term engineering controls (ECs) are employed.

The Site has four primary ECs. These ECs consist of the following:

- Downgradient and source area IRZs that involve the delivery of organic carbon (i.e., dilute molasses solution) to the subsurface through a network of injection wells;
- NAPL recovery that involves the manual removal of NAPL from the monitoring well network by hand bailing;
- A VCS consisting of extraction points VCS-1 and VCS-2 and induced vacuum monitoring points MP-1 through MP-6;
- Operation of the HVAC system to maintain a positive pressure within the building to help prevent the potential migration of vapors into indoor air.

In accordance with the November 3, 2010 Environmental Easement (filed in the Suffolk County Clerk's Office on November 19, 2010) and SMP, institutional controls (ICs) for the Site consist of the following:

- All ECs must be operated and maintained as specified in the SMP;
- All ECs on the Site must be inspected and certified at a frequency and in a manner defined in the SMP;

- Groundwater, NAPL, sub-slab soil vapor, and indoor air monitoring must be performed as defined in the SMP;
- Modifications to or discontinuation of the injection program may be requested at any time based on the results of the source area IRZ performance monitoring and NAPL gauging efforts and will require NYSDEC approval;
- Modifications to or discontinuation of the NAPL gauging program may be requested at any time based on the ongoing monitoring data and will require NYSDEC approval;
- Modifications to or discontinuation of the indoor air quality and sub-slab soil vapor monitoring program may be requested at any time based on the ongoing annual monitoring data and will require NYSDEC and NYSDOH approval;
- Data and information pertinent to Site Management for the Site must be reported at the frequency and in a manner defined in the SMP;
- On-Site environmental monitoring devices, including but not limited to, injection wells, groundwater monitoring wells, VCS extraction and monitoring points, and soil vapor probes, must be protected and replaced, as necessary, or properly abandoned, as directed by the NYSDEC, to ensure continued functioning in the manner specified in the SMP;
- The use of groundwater beneath the Site as a source of potable or process water is restricted, without necessary water quality treatment as determined by the SCDHS; and,
- The property owner must complete and submit to the NYSDEC an annual certification to ensure that the ICs are still in place.

The Site may not be used for a higher level of use such as residential and/or restricted residential use and the above-stated ECs may not be discontinued without an amendment or extinguishment of the Environmental Easement.

An annual Site Management Report, certified by a Professional Engineer licensed to practice in New York State, will be submitted to the NYSDEC and will certify that:

- On-Site ECs/ICs are unchanged from the previous certification.

- The on-site ECs/ICs remain in-place and effective.
- The systems are performing as designed.
 - o The downgradient and source area IRZs are effectively eliminating or reducing to the extent practicable the migration of on-site groundwater contamination to off-site where additional exposures to contaminated groundwater are possible.
 - o The VCS is effectively eliminating the VI pathway into the building to the extent practicable.
 - o The HVAC system is being operated to maintain a positive pressure within the building to help prevent the potential migration of vapors into indoor air. Any significant modifications to the HVAC system operation will be reported.
 - o NAPL bailing is effectively recovering NAPL from the well network. An evaluation of NAPL recovery volumes, thickness data, and groundwater quality will be performed on an ongoing basis to determine if more effective methods can be used to address residual NAPL that may remain trapped in the aquifer matrix.
- Nothing has occurred that would impair the ability of the controls to protect public health and the environment.
- Nothing has occurred that would constitute a violation or failure to comply with any operation and maintenance plan for such controls.
- Access is available to the Site by NYSDEC and NYSDOH to evaluate continued maintenance of such controls.
- Site usage is compliant with the Environmental Easement.

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Table 1. Injection and Monitoring Well Construction Details, 25 Melville Park Road Site, Melville, New York.

Well Designation	Well Diameter (inches)	Screened Interval (feet bls)	Total Depth (feet bls)	Vertical Zone Designation	Comments
IW-1	2	45 to 60	60	Shallow Zone	Existing Well
IW-2	2	45 to 60	60	Shallow Zone	Existing Well
IW-3	2	45 to 60	60	Shallow Zone	Existing Well
IW-4	2	45 to 60	60	Shallow Zone	Existing Well
IW-5	2	45 to 60	60	Shallow Zone	Existing Well
IW-6	2	45 to 60	60	Shallow Zone	Existing Well
IW-7	2	45 to 60	60	Shallow Zone	Existing Well
IW-8	2	75 to 90	90	Intermediate Zone	Existing Well
IW-9	2	75 to 90	90	Intermediate Zone	Existing Well
IW-10	2	75 to 90	90	Intermediate Zone	Existing Well
IW-11	2	75 to 90	90	Intermediate Zone	Existing Well
IW-12	2	75 to 90	90	Intermediate Zone	Existing Well
IW-13	2	75 to 90	90	Intermediate Zone	Existing Well
IW-14	2	60 to 75	75	Intermediate Zone	Existing Well
IW-15	2	60 to 75	75	Intermediate Zone	Existing Well
IW-16	2	45 to 60	60	Shallow Zone	Existing Well
IW-17	2	50 to 70	70	Shallow Zone	Existing Well
IW-18	2	70 to 100	100	Intermediate Zone	Existing Well
IW-19	2	50 to 70	70	Shallow Zone	Existing Well
IW-20	2	70 to 100	100	Intermediate Zone	Existing Well
IW-21	2	50 to 70	70	Shallow Zone	Existing Well
IW-22	2	50 to 70	70	Shallow Zone	Existing Well
IW-23	2	70 to 100	100	Intermediate Zone	Existing Well
IW-24*	2	56 to 75	75	Shallow Zone	Existing Well
IW-25*	2	77 to 97	97	Intermediate Zone	Existing Well
IW-26*	2	56 to 75	75	Shallow Zone	Existing Well
IW-27*	2	77 to 97	97	Intermediate Zone	Existing Well
MW-1	4	40 to 60	60	Shallow Zone	Existing Well
MW-2	4	40 to 60	60	Shallow Zone	Existing Well
MW-3	4	40 to 60	60	Shallow Zone	Existing Well
MW-4	4	40 to 60	60	Shallow Zone	Existing Well
MW-5	4	40 to 60	60	Shallow Zone	Existing Well
MW-6	4	40 to 60	60	Shallow Zone	Existing Well
MW-7	2	40 to 60	60	Shallow Zone	Existing Well

Footnotes on last page.

Table 1. Injection and Monitoring Well Construction Details, 25 Melville Park Road Site, Melville, New York.

Well Designation	Well Diameter (inches)	Screened Interval (feet bls)	Total Depth (feet bls)	Vertical Zone Designation	Comments
MW-8	2	40 to 60	60	Shallow Zone	Existing Well
MW-9	2	40 to 60	60	Shallow Zone	Existing Well
MW-10	2	40 to 60	60	Shallow Zone	Existing Well
MW-11	2	40 to 60	60	Shallow Zone	Existing Well
MW-12	2	46.5 to 56.5	56.5	Shallow Zone	Existing Well
MW-13	2	48 to 58	58	Shallow Zone	Existing Well
MW-13D	2	80 to 90	90	Intermediate Zone	Existing Well
MW-14	2	46 to 56	56	Shallow Zone	Existing Well
MW-15	2	48.5 to 58.5	58.5	Shallow Zone	Existing Well
MW-16D	2	79.5 to 89.5	89.5	Intermediate Zone	Existing Well
MW-17	2	50 to 60	60	Shallow Zone	Existing Well
MW-18D	4	133 to 143	143	Deep Zone	Existing Well
MW-19D	4	160 to 170	170	Deep Zone	Existing Well
MW-20D	4	175 to 185	185	Deep Zone	Existing Well
MW-21D	4	50 to 160	160	---	Abandoned Well
MW-22D	4	48 to 138	138	---	Abandoned Well
MW-23	2	70 to 85	85	Intermediate Zone	Existing Well
MW-24	2	45 to 60	60	Shallow Zone	Existing Well
MW-25D	4	40 to 55	90	Shallow Zone	Existing Well
	4	75 to 90	90	Intermediate Zone	Existing Well
MW-26D	4	35 to 50	85	Shallow Zone	Existing Well
	4	70 to 85	85	Intermediate Zone	Existing Well
MW-27D	4	40 to 55	90	Shallow Zone	Existing Well
	4	75 to 90	90	Intermediate Zone	Existing Well
MW-28D	4	40 to 55	90	Shallow Zone	Existing Well
	4	75 to 90	90	Intermediate Zone	Existing Well
MW-29	2	45 to 60	60	Shallow Zone	Existing Well
MW-30	4	75 to 90	90	Intermediate Zone	Existing Well
MW-31	4	60 to 70	70	Shallow Zone	Existing Well
MW-32	4	45 to 60	60	Shallow Zone	Existing Well
MW-33	4	70 to 85	85	Intermediate Zone	Existing Well
MW-34	4	70 to 80	80	Intermediate Zone	Existing Well
MW-35	4	70 to 80	80	Intermediate Zone	Existing Well
MW-36	2	115 to 135	135	Deep Zone	Existing Well
Former Diffusion Well	6	108 to 116	116	Deep Zone	Existing Well

bls Below land surface.

* Denotes angle well.

Table 2. Long-Term Groundwater Monitoring Program, 25 Melville Park Road Site, Melville, New York.

		Well	Analysis/Parameter			
			VOCs	LH	TOC	pH
Quarter 1	S	MW-31	L	L	--	--
		SIW	--	--	L	F
		IW-6	--	--	L	F
		MW-7	--	--	L	F
		IW-17	--	--	L	F
	I	MW-9	L	--	--	--
		MW-16D ¹	L	L	--	--
		DIW	--	--	L	F
		IW-10	--	--	L	F
		IW-18	--	--	L	F
Quarter 2	S	MW-27D ¹	L	--	L	F
		MW-31	L	L	--	--
		SIW	--	--	L	F
		IW-6	--	--	L	F
		MW-3	L	--	--	--
	I	MW-7	L	--	L	F
		IW-17	--	--	L	F
		MW-9	L	--	--	--
		MW-16D ¹	L	L	--	--
		DIW	--	--	L	F
Quarter 3	S	IW-10	--	--	L	F
		IW-18	--	--	L	F
		MW-27D ¹	L	--	L	F
	I	MW-18D	L	--	--	--
		MW-31	L	L	--	--
		SIW	--	--	L	F
		IW-6	--	--	L	F
		MW-7	--	--	L	F
		IW-17	--	--	L	F
		MW-9	L	--	--	--
Quarter 4	S	MW-16D ¹	L	L	--	--
		DIW	--	--	L	F
		IW-10	--	--	L	F
		IW-18	--	--	L	F
		MW-27D ¹	L	--	L	F
		MW-31	L	L	L	F
		MW-3	L	--	L	F
		MW-4	L	--	L	F
		MW-7	L	--	L	F
		MW-13	L	--	L	F
	I	IW-17	L	L	L	F
		MW-14	L	--	--	--
		MW-15	L	--	--	--
		MW-17	L	--	--	--
		MW-9	L	--	--	--
		MW-29	L	--	--	--
		IW-2	--	--	L	F
		IW-22	L	--	L	F
		IW-18 ²	L	L	L	F
		MW-13D	L	--	L	F
	D	MW-27D ¹	L	--	L	F
		MW-30	L	--	--	--
		MW-16D	L	L	L	F
		MW-34	L	--	L	F
		MW-35	L	--	L	F
		IW-8	--	--	L	F
		IW-23	L	--	L	F
		MW-18D	L	--	--	--
		FDW	L	--	--	--
		MW-19D ³	L	--	--	--
		MW-20D ³	L	--	--	--
		MW-36	L	--	--	--

See footnotes on last page.

Table 2. Long-Term Groundwater Monitoring Program, 25 Melville Park Road Site, Melville, New York.

Notes:

VOCs - Volatile Organic Compounds	S - Shallow Zone Injection or Monitoring Well
TOC - Total Organic Carbon	I - Intermediate Zone Injection or Monitoring Well
LH - Light Hydrocarbons	D - Deep Zone Monitoring Well
L - Laboratory analysis	SIW - Currently used shallow source area injection well
F - Field Measurement using a water quality meter	DIW - Currently used deep source area injection well

¹ Until the NYSDEC indicates otherwise, MW-34 and MW-28D will be sampled instead of MW-16D and MW-27D, respectively.

² Alternative well will be sampled if NAPL is present.

³ Well will be sampled and analyzed for VOCs only if increasing trends in VOCs are observed in MW-18D.

The agency review team may request additions and/or modifications to a sampling round, as needed, based on the results of previous sampling or NAPL monitoring.

Table 3. Summary of Source Area IRZ Baseline Data Collection, 25 Melville Park Road Site, Melville, New York.

			Analysis/Parameter														
			VOCs plus TICs	Dissolved (ferrous) Iron	Dissolved (manganous) Manganese	Nitrate	Nitrite	Sulfate	Sulfide	Ethene	Ethane	Methane	TOC	Alkalinity	pH	Temperature	Specific Conductance
Source Area Baseline Sampling	S	Well															
		IW-1 ¹	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		IW-2	L	-	-	-	-	-	-	-	-	-	-	-	-	F	F
		IW-4	L	-	-	-	-	-	-	-	-	-	-	-	-	F	F
		IW-17	L	L	L	L	L	L	H	L	L	L	L	L	F	F	F
		IW-21	L	-	-	-	-	-	-	L	L	L	L	-	F	F	F
		IW-22	L	-	-	-	-	-	-	L	L	L	L	-	F	F	F
		IW-24 ¹	-	-	-	-	-	-	-	-	-	-	L	-	F	F	F
	I	MW-13	L	L	L	L	L	L	H	L	L	L	L	L	F	F	F
		MW-14	L	-	-	-	-	-	-	-	-	-	-	-	F	F	F
		IW-8	L	-	-	-	-	-	-	L	L	L	L	-	F	F	F
		IW-18	L	L	L	L	L	L	H	L	L	L	L	L	F	F	F
		IW-20 ¹	-	-	-	-	-	-	-	L	L	L	L	-	F	F	F
		IW-23	L	-	-	-	-	-	-	L	L	L	L	-	F	F	F
		IW-25	L	-	-	-	-	-	-	-	-	L	-	F	F	F	
		MW-13D	L	L	L	L	L	L	H	L	L	L	L	F	F	F	

VOCs - Volatile Organic Compounds

TOC - Total Organic Carbon

I - Intermediate Zone Injection or Monitoring Well

S - Shallow Zone Injection or Monitoring Well

TICs - Tentatively Identified Compounds

L - Laboratory analysis

H - Field Analysis using a Hach™ Spectrophotometer

F - Field Measurement using a water quality meter

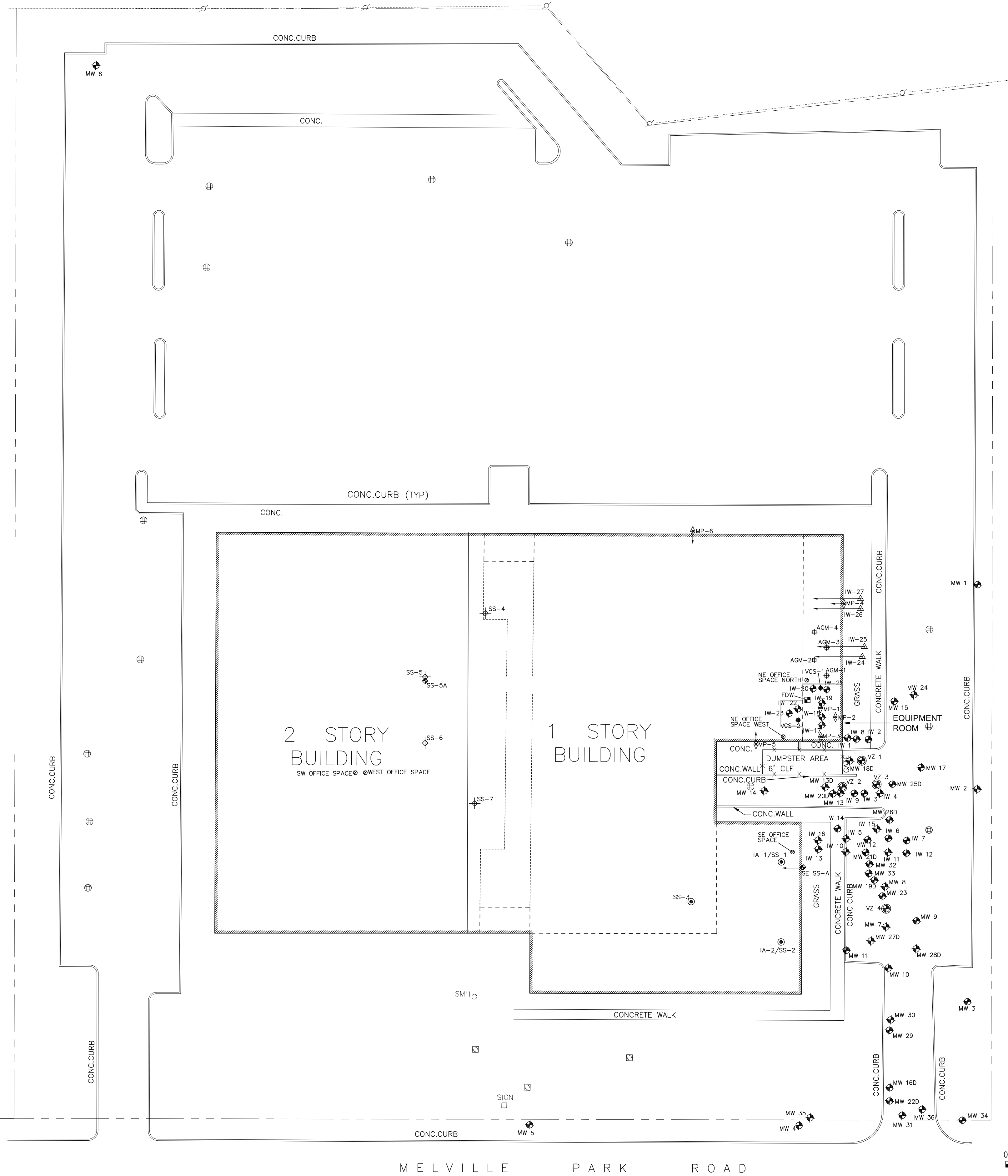
1. Samples were not collected for analysis of VOCs because NAPL was present at the time of sampling.

- LEGEND:**
- IW-24  LOCATION AND DESIGNATION OF ANGLE WELL
- MW-17  LOCATION AND DESIGNATION OF MONITORING WELL
- VZ-3  LOCATION AND DESIGNATION OF VADOSE ZONE WELL
- VCS-1  LOCATION AND DESIGNATION OF VCS EXTRACTION POINT
- MP-1  LOCATION AND DESIGNATION OF VCS MONITORING POINT
- AGM-1  LOCATION AND DESIGNATION OF GEOPROBE SOIL AND SOIL VAPOR BORING
- FDW  FORMER DIFFUSION WELL
- NE OFFICE SPACE NORTH  LOCATION AND DESIGNATION OF INDOOR AIR QUALITY SAMPLE
- IA-1/SS-1  LOCATION AND DESIGNATION OF SUB-SLAB SOIL VAPOR AND CO-LOCATED INDOOR AIR QUALITY SAMPLE
- SS-4  LOCATION AND DESIGNATION OF SUPPLEMENTAL SUB-SLAB SOIL VAPOR SAMPLE
- SE SS-A  LOCATION AND DESIGNATION OF PERMANENT SUB-SLAB SOIL VAPOR PROBE
-  STORM DRAIN
- bls  BELOW LAND SURFACE

NOTES:

1. THE LOCATIONS OF WELLS IW-17, IW-18, IW-19, IW-20, IW-21, IW-22, IW-23, IW-24, IW-25, IW-26, AND IW-27 ARE ESTIMATED.
2. THE LOCATION OF WELL MW-36 IS ESTIMATED.
3. THE LOCATIONS OF VCS-1, VCS-2, MP-1, MP-2, MP-3, MP-4, MP-5 AND MP-6 ARE ESTIMATED.
4. THE LOCATIONS OF ALL INDOOR AIR QUALITY AND SOIL VAPOR SAMPLES ARE ESTIMATED.

BROAD HOLLOW ROAD
(NYS ROUTE 110)



Well Designation	Well Diameter (inches)	Screened Interval (feet bls)	Total Depth (feet bls)	Vertical Zone Designation
IW-1	2	45 to 60	60	Shallow Zone
IW-2	2	45 to 60	60	Shallow Zone
IW-3	2	45 to 60	60	Shallow Zone
IW-4	2	45 to 60	60	Shallow Zone
IW-5	2	45 to 60	60	Shallow Zone
IW-6	2	45 to 60	60	Shallow Zone
IW-7	2	45 to 60	60	Shallow Zone
IW-8	2	75 to 90	90	Intermediate Zone
IW-9	2	75 to 90	90	Intermediate Zone
IW-10	2	75 to 90	90	Intermediate Zone
IW-11	2	75 to 90	90	Intermediate Zone
IW-12	2	75 to 90	90	Intermediate Zone
IW-13	2	75 to 90	90	Intermediate Zone
IW-14	2	60 to 75	75	Intermediate Zone
IW-15	2	60 to 75	75	Intermediate Zone
IW-16	2	45 to 60	60	Shallow Zone
IW-17	2	50 to 70	70	Shallow Zone
IW-18	2	70 to 100	100	Intermediate Zone
IW-19	2	50 to 70	70	Shallow Zone
IW-20	2	70 to 100	100	Intermediate Zone
IW-21	2	50 to 70	70	Shallow Zone
IW-22	2	50 to 70	70	Shallow Zone
IW-23	2	70 to 100	100	Intermediate Zone
IW-24	2	56 to 75	75	Shallow Zone
IW-25	2	77 to 97	97	Intermediate Zone
IW-26	2	56 to 75	75	Shallow Zone
IW-27	2	77 to 97	97	Intermediate Zone
MW-1	4	40 to 60	60	Shallow Zone
MW-2	4	40 to 60	60	Shallow Zone
MW-3	4	40 to 60	60	Shallow Zone
MW-4	4	40 to 60	60	Shallow Zone
MW-5	4	40 to 60	60	Shallow Zone
MW-6	4	40 to 60	60	Shallow Zone
MW-7	2	40 to 60	60	Shallow Zone
MW-8	2	40 to 60	60	Shallow Zone
MW-9	2	40 to 60	60	Shallow Zone
MW-10	2	40 to 60	60	Shallow Zone
MW-11	2	40 to 60	60	Shallow Zone
MW-12	2	46.5 to 56.5	56.5	Shallow Zone
MW-13	2	48 to 58	58	Shallow Zone
MW-13D	2	80 to 90	90	Intermediate Zone
MW-14	2	46 to 56	56	Shallow Zone
MW-15	2	48.5 to 58.5	58.5	Shallow Zone
MW-16D	2	79.5 to 89.5	89.5	Intermediate Zone
MW-17	2	50 to 60	60	Shallow Zone
MW-18D	4	133 to 143	143	Deep Zone
MW-19D	4	160 to 170	170	Deep Zone
MW-20D	4	175 to 185	185	Deep Zone
MW-21D	4	50 to 160	160	Abandoned
MW-22D	4	48 to 138	138	Abandoned
MW-23	2	70 to 85	85	Intermediate Zone
MW-24	2	45 to 60	60	Shallow Zone
MW-25D	4	40 to 55	90	Shallow Zone
	4	75 to 90	90	Intermediate Zone
MW-26D	4	35 to 50	85	Shallow Zone
	4	70 to 85	85	Intermediate Zone
MW-27D	4	40 to 55	90	Shallow Zone
	4	75 to 90	90	Intermediate Zone
MW-28D	4	40 to 55	90	Shallow Zone
	4	75 to 90	90	Intermediate Zone
MW-29	2	45 to 60	60	Shallow Zone
MW-30	4	75 to 90	90	Intermediate Zone
MW-31	4	60 to 70	70	Shallow Zone
MW-32	4	45 to 60	60	Shallow Zone
MW-33	4	70 to 85	85	Intermediate Zone
MW-34	4	70 to 80	80	Intermediate Zone
MW-35	4	70 to 80	80	Intermediate Zone
MW-36	2	115 to 135	135	Deep Zone

25 MELVILLE PARK ROAD
MELVILLE, NEW YORK

SITE PLAN





Well Designation	Well Diameter (inches)	Screened Interval (feet bls)	Total Depth (feet bls)	Vertical Zone Designation
IW-1	2	45 to 60	60	Shallow Zone
IW-2	2	45 to 60	60	Shallow Zone
IW-3	2	45 to 60	60	Shallow Zone
IW-4	2	45 to 60	60	Shallow Zone
IW-5	2	45 to 60	60	Shallow Zone
IW-6	2	45 to 60	60	Shallow Zone
IW-7	2	45 to 60	60	Shallow Zone
IW-8	2	75 to 90	90	Intermediate Zone
IW-9	2	75 to 90	90	Intermediate Zone
IW-10	2	75 to 90	90	Intermediate Zone
IW-11	2	75 to 90	90	Intermediate Zone
IW-12	2	75 to 90	90	Intermediate Zone
IW-13	2	75 to 90	90	Intermediate Zone
IW-14	2	60 to 75	75	Intermediate Zone
IW-15	2	60 to 75	75	Intermediate Zone
IW-16	2	45 to 60	60	Shallow Zone
IW-17	2	50 to 70	70	Shallow Zone
IW-18	2	70 to 100	100	Intermediate Zone
IW-19	2	50 to 70	70	Shallow Zone
IW-20	2	70 to 100	100	Intermediate Zone
IW-21	2	50 to 70	70	Shallow Zone
IW-22	2	50 to 70	70	Shallow Zone
IW-23	2	70 to 100	100	Intermediate Zone
IW-24	2	56 to 75	75	Shallow Zone
IW-25	2	77 to 97	97	Intermediate Zone
IW-26	2	56 to 75	75	Shallow Zone
IW-27	2	77 to 97	97	Intermediate Zone
MW-1	4	40 to 60	60	Shallow Zone
MW-2	4	40 to 60	60	Shallow Zone
MW-3	4	40 to 60	60	Shallow Zone
MW-4	4	40 to 60	60	Shallow Zone
MW-5	4	40 to 60	60	Shallow Zone
MW-6	4	40 to 60	60	Shallow Zone
MW-7	2	40 to 60	60	Shallow Zone
MW-8	2	40 to 60	60	Shallow Zone
MW-9	2	40 to 60	60	Shallow Zone
MW-10	2	40 to 60	60	Shallow Zone
MW-11	2	40 to 60	60	Shallow Zone
MW-12	2	46.5 to 56.5	56.5	Shallow Zone
MW-13	2	48 to 58	58	Shallow Zone
MW-13D	2	80 to 90	90	Intermediate Zone
MW-14	2	46 to 56	56	Shallow Zone
MW-15	2	48.5 to 58.5	58.5	Shallow Zone
MW-16D	2	79.5 to 89.5	89.5	Intermediate Zone
MW-17	2	50 to 60	60	Shallow Zone
MW-18D	4	133 to 143	143	Deep Zone
MW-19D	4	160 to 170	170	Deep Zone
MW-20D	4	175 to 185	185	Deep Zone
MW-21D	4	50 to 160	160	Abandoned
MW-22D	4	48 to 138	138	Abandoned
MW-23	2	70 to 85	85	Intermediate Zone
MW-24	2	45 to 60	60	Shallow Zone
MW-25D	4	40 to 55	90	Shallow Zone
	4	75 to 90	90	Intermediate Zone
MW-26D	4	35 to 50	85	Shallow Zone
	4	70 to 85	85	Intermediate Zone
MW-27D	4	40 to 55	90	Shallow Zone
	4	75 to 90	90	Intermediate Zone
MW-28D	4	40 to 55	90	Shallow Zone
	4	75 to 90	90	Intermediate Zone
MW-29	2	45 to 60	60	Shallow Zone
MW-30	4	75 to 90	90	Intermediate Zone
MW-31	4	60 to 70	70	Shallow Zone
MW-32	4	45 to 60	60	Shallow Zone
MW-33	4	70 to 85	85	Intermediate Zone
MW-34	4	70 to 80	80	Intermediate Zone
MW-35	4	70 to 80	80	Intermediate Zone
MW-36	2	115 to 135	135	Deep Zone

25 MELVILLE PARK ROAD
MELVILLE, NEW YORK

WELLS WHERE NON-AQUEOUS PHASE LIQUID HAS BEEN DETECTED



FIGURE

2



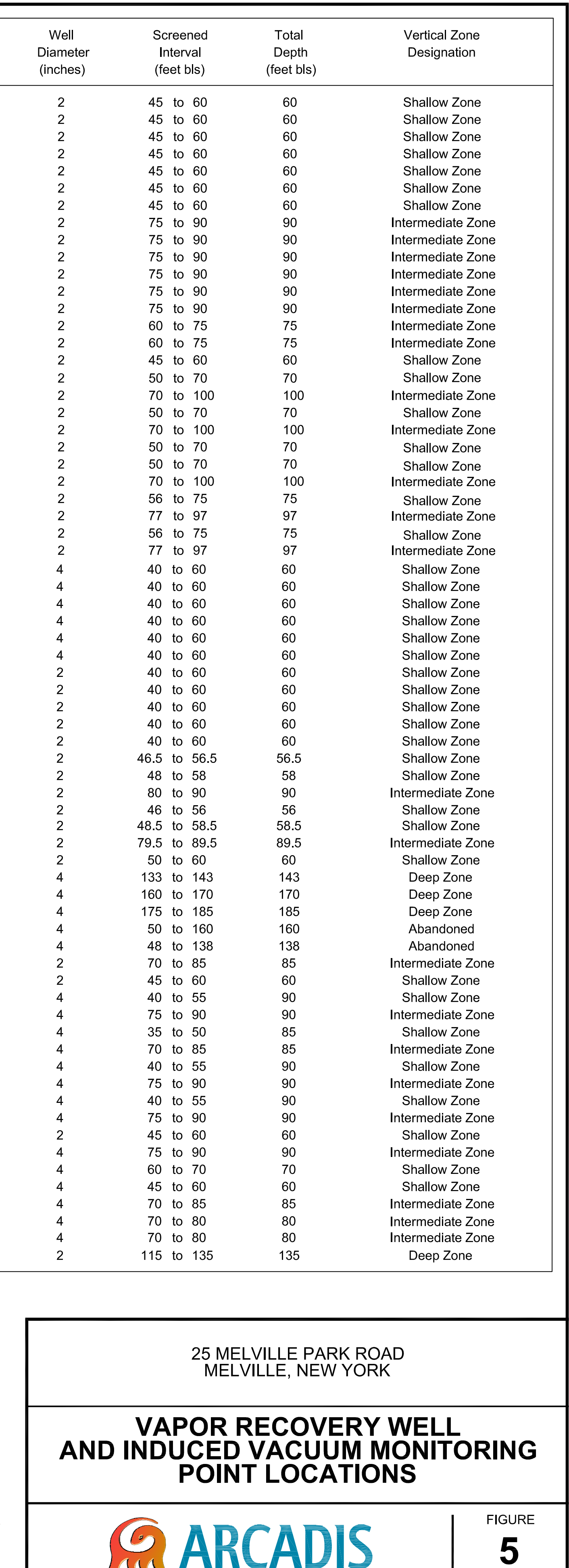
Well Designation	Well Diameter (inches)	Screened Interval (feet bls)	Total Depth (feet bls)	Vertical Zone Designation
IW-1	2	45 to 60	60	Shallow Zone
IW-2	2	45 to 60	60	Shallow Zone
IW-3	2	45 to 60	60	Shallow Zone
IW-4	2	45 to 60	60	Shallow Zone
IW-5	2	45 to 60	60	Shallow Zone
IW-6	2	45 to 60	60	Shallow Zone
IW-7	2	45 to 60	60	Shallow Zone
IW-8	2	75 to 90	90	Intermediate Zone
IW-9	2	75 to 90	90	Intermediate Zone
IW-10	2	75 to 90	90	Intermediate Zone
IW-11	2	75 to 90	90	Intermediate Zone
IW-12	2	75 to 90	90	Intermediate Zone
IW-13	2	75 to 90	90	Intermediate Zone
IW-14	2	60 to 75	75	Intermediate Zone
IW-15	2	60 to 75	75	Intermediate Zone
IW-16	2	45 to 60	60	Shallow Zone
IW-17	2	50 to 70	70	Shallow Zone
IW-18	2	70 to 100	100	Intermediate Zone
IW-19	2	50 to 70	70	Shallow Zone
IW-20	2	70 to 100	100	Intermediate Zone
IW-21	2	50 to 70	70	Shallow Zone
IW-22	2	50 to 70	70	Shallow Zone
IW-23	2	70 to 100	100	Intermediate Zone
IW-24	2	56 to 75	75	Shallow Zone
IW-25	2	77 to 97	97	Intermediate Zone
IW-26	2	56 to 75	75	Shallow Zone
IW-27	2	77 to 97	97	Intermediate Zone
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MW-2	4	40 to 60	60	Shallow Zone
MW-3	4	40 to 60	60	Shallow Zone
MW-4	4	40 to 60	60	Shallow Zone
MW-5	4	40 to 60	60	Shallow Zone
MW-6	4	40 to 60	60	Shallow Zone
MW-7	2	40 to 60	60	Shallow Zone
MW-8	2	40 to 60	60	Shallow Zone
MW-9	2	40 to 60	60	Shallow Zone
MW-10	2	40 to 60	60	Shallow Zone
MW-11	2	40 to 60	60	Shallow Zone
MW-12	2	46.5 to 56.5	56.5	Shallow Zone
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MW-13D	2	80 to 90	90	Intermediate Zone
MW-14	2	46 to 56	56	Shallow Zone
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	4	70 to 85	85	Intermediate Zone
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MW-31	4	60 to 70	70	Shallow Zone
MW-32	4	45 to 60	60	Shallow Zone
MW-33	4	70 to 85	85	Intermediate Zone
MW-34	4	70 to 80	80	Intermediate Zone
MW-35	4	70 to 80	80	Intermediate Zone
MW-36	2	115 to 135	135	Deep Zone

25 MELVILLE PARK ROAD
MELVILLE, NEW YORK

INJECTION WELL LOCATIONS



FIGURE
3





Appendix A

Environmental Easement

NOTICE OF ENVIRONMENTAL EASEMENT

The New York State Department of Environmental Conservation (the "Grantee"), has been granted an Environmental Easement pursuant to Article 71, Section 36 affecting real property located at the following address:

25 Melville Park Road
Melville, New York

Property Owner/Grantor: 25 MPR, LLC

The Tax Map Identification No.: District 04.00, Section 268.00, Block 01.00, Lot 004.00

NYS Department of Environmental Conservation Site No.: V00128

The Environmental Easement for the above referenced property has been filed in the Suffolk County Clerk's Office on November 19, 2010
at Liber 12643, Page 746 of Deeds.

The Environmental Easement contains institutional and/or engineering controls that run with the land. The Environmental Easement may restrict the use of the above referenced property to restricted commercial or industrial uses.

NOTICE IS HEREBY GIVEN that any activity on the land which might or will prevent or interfere with the ongoing or completed remedial program, including the controls as set forth in the Environmental Easement and the Site Management Plan, must be done in accordance with the Site Management Plan which is incorporated by reference into the Environmental Easement. A copy of the Site Management Plan can be obtained by contacting the Department at derweb@gw.dec.state.ny.us. Be further advised of the notice provisions of NYCRR 375-1.11(d) relative to contemplated significant changes in use.

Failure to Comply with the terms and conditions of the Environmental Easement may subject violators to penalties of up to \$37,500 per day for violation of 6 NYCRR 375-1.11(b).

An electronic version of this environmental easement has been accepted by the New York State Department of Environmental Conservation and is available to the public at:
<http://www.dec.ny.gov/chemical/36045.html>.

**ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW**

THIS INDENTURE made this 3rd day of NOVEMBER, 2010, between Owner(s) 25 MPR, LLC having an office at 445 Broad Hollow Road, Suite 430, Melville, New York 11747, (the "Grantor"), and The People of the State of New York (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of environmental easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and of ensuring the potential restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at 25 Melville Park Road, in the Town of Huntington, County of Suffolk, State of New York, known and designated on the tax map of the County Clerk of Suffolk as tax map parcels: District 04.00 Section 268.00 Block 01.00 Lot 004.000 being the same as that property conveyed to Grantor by deed on October 7, 2002 and recorded October 21, 2002 in the Land Records of the Suffolk County Clerk in Liber 12215 at page 926, comprised of approximately 6 acres $\pm$, and hereinafter more fully described in Schedule "A" property description and Land Title Survey Map prepared by Nelson & Pope Engineers, Designers, Surveyors dated September 5, 2002, most recently revised on October 15, 2010, attached hereto and made a part hereof (the "Controlled Property"); and

WHEREAS, the Commissioner does hereby acknowledge that the Department accepts this Environmental Easement in order to ensure the protection of human health and the environment and to achieve the requirements for remediation established at this Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the covenants and mutual promises contained herein and the terms and conditions of the Voluntary Cleanup Agreement Index Number: W1-0778-96-11 Grantor grants, conveys and releases to Grantee a permanent Environmental Easement pursuant to Article 71, Title 36 of the ECL in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. Purposes. Grantor and Grantee acknowledge that the purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the potential restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The following controls apply to the use of the Controlled Property, run with the land are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees, and any person using the Controlled Property:

A. The Controlled Property may be used for commercial or industrial use identified future uses in accordance with 6 NYCRR Part 375 - 1.8 (g)(2) (iii) & (iv), as long as the following long-term engineering controls are employed:

The Controlled Property has three primary Engineering Controls (ECs). These ECs consist of the following:

- (i) Downgradient and source area in-situ reactive zones (IRZs) that involve the delivery of organic carbon (i.e., dilute molasses solution) to the subsurface through a network of injection wells.
- (ii) Non-Aqueous Phase Liquid (NAPL) recovery that involves the manual removal of NAPL from the monitoring well network by hand bailing.
- (iii) A Vapor Control System (VCS) consisting of extraction points VCS-1 and VCS-2 and induced vacuum monitoring points MP-1 through MP-6.

Institutional Controls (ICs) for the Controlled Property consist of the following:

- (i) All ECs must be operated and maintained as specified in the SMP;
- (ii) All ECs on the Controlled Property (the Site) must be inspected and certified at a frequency and in a manner defined in the SMP;
- (iii) Groundwater, NAPL, sub-slab soil vapor, and indoor air monitoring must be

- performed as defined in the SMP.
- (iv) Modifications to or discontinuation of the injection program may be requested at any time based on the results of the source area IRZ performance monitoring and NAPL gauging efforts and will require NYSDEC approval.
 - (v) Modifications to or discontinuation of the NAPL gauging program may be requested at any time based on the ongoing monitoring data and will require NYSDEC approval
 - (vi) Modifications to or discontinuation of the IAQ and sub-slab soil vapor monitoring program may be requested at any time based on the ongoing annual monitoring data and will require NYSDEC and NYSDOH approval.
 - (vii) Data and information pertinent to Site Management for the Controlled Property must be reported at the frequency and in a manner defined in the SMP.
 - (viii) On-Site environmental monitoring devices, including but not limited to, injection wells, groundwater monitoring wells, VCS extraction and monitoring points, and soil vapor probes, must be protected and replaced, as necessary, or properly abandoned, as directed by the NYSDEC, to ensure continued functioning in the manner specified in the SMP.
 - (ix) The use of groundwater beneath the Site as a source of potable or process water is restricted, without necessary water quality treatment as determined by the Suffolk County Department of Health Services.
 - (x) The property owner must complete and submit to the NYSDEC an annual certification to ensure that the ICs are still in place.

B. The Grantor hereby acknowledges receipt of a copy of the NYSDEC-approved Soil Management Plan, dated August, 2008 ("SMP"). The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system on the Controlled Property, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. Upon notice of not less than thirty (30) days the Department in exercise of its discretion and consistent with applicable law may revise the SMP. The notice shall be a final agency determination. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Regional Remediation Engineer: or
Region 1
NYSDEC
SUNY @ Stoney Brook
50 Circle Road
Stoney Brook, New York 11790 - 3409

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

C. The Controlled Property may not be used for a higher level of use such as residential and/or restricted residential use and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

D. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

**This property is subject to an environmental easement
held by the New York State Department of
Environmental Conservation pursuant of Title 36 to
Article 71 of the Environmental Conservation Law.**

E. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

F. Grantor covenants and agrees that it shall annually, or such time as NYSDEC may allow, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury that the controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls employed at the Controlled Property were approved by the NYSDEC, and that nothing has occurred that would impair the ability of such control to protect the public health and environment or constitute a violation or failure to comply with any Site Management Plan for such controls and giving access to such Controlled Property to evaluate continued maintenance of such controls.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Controlled Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer the underlying fee interest to the Controlled Property by operation of law, by deed, or by indenture, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person intentionally violates this Environmental Easement, the Grantee may revoke the Certificate of Completion or Release provided under ECL Article 27, Title 14 with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach. Grantor shall then have a reasonable amount of time from receipt of such notice to cure. At the expiration of said second period, Grantee may commence any proceedings and take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement in accordance with applicable law to require compliance with the terms of this Environmental Easement.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar its enforcement rights in the event of a subsequent breach of or noncompliance with any of the terms of this Environmental Easement.

6. Notice. Whenever notice to the State (other than the annual certification) or approval from the State is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information: County, NYSDEC Site Number, NYSDEC Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to:

If for Grantee:

Site No. V 00128
Department of Environmental Enforcement
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

If for Grantor to:

Attn: Lawrence A. Levine
Managing Member
25 MPR, LLC
445 Broadhollow Road, Suite 430
Melville, NY 11747

Such correspondence shall be delivered by hand, or by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. This Environmental Easement may be amended only by an amendment executed by the Commissioner of the New York State Department of Environmental Conservation and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

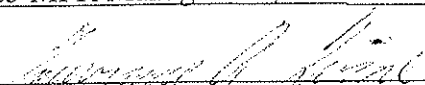
9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

Grantor's Name: 25 MPR, LLC

By: 25 MPR Management, LLC

By: 
LAWRENCE A. LEVINE

Title: MANAGING MEMBER Date: 10/12/2010

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF)

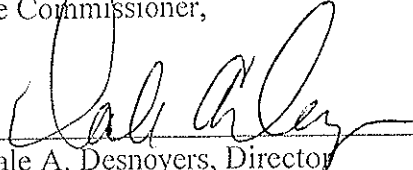
On the 13th day of October, in the year 2010, before me, the undersigned, personally appeared Lawrence A. Levine, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Joanne P. Lasalle
Notary Public - State of New York

JOANNE P. LASALLE
Notary Public, State of New York
No. 01LAG034176
Commission Exp. Dec. 06, 2010

THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE
PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of
Environmental Conservation as Designee of the Commissioner,

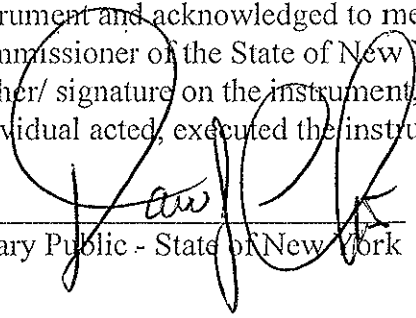
by:


Dale A. Desnoyers, Director
Department of Environmental Remediation

Grantee's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF Albany

On the 3rd day of November, in the year 2010, before me, the undersigned,
personally appeared Dale Desnoyers, personally known to me or proved to me on the basis
of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within
instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as
Commissioner of the State of New York Department of Environmental Conservation, and that by
his/her/ signature on the instrument, the individual, or the person upon behalf of which the
individual acted, executed the instrument.


Notary Public - State of New York

David J. Chiusano
Notary Public, State of New York
No. 01CH5032146
Qualified in Schenectady County
Commission Expires August 22, 2014

SCHEDULE "A"
ENVIRONMENTAL EASEMENT PROPERTY DESCRIPTION

Address: 25 Melville Park Road, Town of Huntington, NY
Tax Id No: District 0400 Section 268 - Block 01.00 - Lot 04.000

BEGINNING at a point on the northerly side of Melville Park Road, distant 571.19 feet easterly from the easterly end of a curve connecting the easterly side of Broad Hollow Road (NYS Route 110) and the northerly side of Melville Park Road;
RUNNING THENCE N 06° 29' 00" W, 555.00 feet;
THENCE N 83° 31' 00" E, 265.79 feet;
THENCE S 47° 41' 18" E, 77.14 feet;
THENCE N 76° 40' 26" E, 172.98 feet;
THENCE S 06° 29' 00" E, 517.57 feet to the northerly side of Melville Park Road;
THENCE along said road line S 83° 31' 00" W, 488.35 feet to the POINT or PLACE of BEGINNING.

Containing within said bounds 6.00 acres.

**ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW**

Section	268
Block	1
Lot	4
Premises:	25 Melville Park Road Melville, New York

RECORD AND RETURN

**Rivkin Radler LLP
926 RXR Plaza
Uniondale, New York 11556
Attn: John Panagopoulos, Esq.**



Recording Office Time Stamp

**Real Estate Transfer Tax Return
For Public Utility Companies'
and Governmental Agencies'
Easements and Licenses**

This form may only be used by public utility companies regulated by the Public Service Commission and governmental agencies for the recording of easements and licenses where the consideration for the grant of such easement or license is \$500.00 or less.

Name of grantee (public utility company or governmental agency)

The New York State Department of Environmental Conservation

Federal employer identification number
(if applicable) 14-6013200

Address of grantee

625 Broadway, Albany, New York 12233-1500

Name and telephone number of person to contact
Yvonne Ward (518) 402-9521

Name(s) of Grantor Of Easement or License	Address of Property	Consideration Given For Easement or License
1. 25 MPR, LLC	25 Melville Park Road	\$0.00
2.	Town of Huntington	
3.	Suffolk County, NY	
4.		
5.		
6.		
7.	Tax Map No.(s) District: 04.00	
8.	Section: 268.00	
9.	Block: 01.00	
10.	ENVIRONMENTAL EASEMENT HELD BY NYSDEC Lot: 004.000	
11.	PURSUANT TO TITLE 36 OF ARTICLE 71	
12.	OF THE NYS ENVIRONMENTAL CONSERVATION LAW	
13.	Site No.(s): V00128	
14.		
15.		

If more than fifteen conveyances are to be recorded, attach a schedule of such other conveyances.

Signature of Grantee

I certify that the grantee is a public utility regulated by the Public Service Commission or is a governmental agency and the grantee of the easements and/or licenses above; that it is true to the best knowledge of the grantee that the granting of each such easement and/or license is exempt from Real Estate Transfer Tax imposed by Article 31 of the Tax Law by reason that each such conveyance is for a consideration of five hundred dollars or less and/or the conveyance is being made to a governmental agency.

NYS Dept. of Environmental Conservation

Name of grantee

Yvonne M. Ward
Signature of partner, officer of corporation, governmental official, etc.
Senior Attorney

Title



Appendix B

Electronic Copy of Final Engineering
Report

Appendix C

Summary of Environmental
Conditions

APPENDIX C

SUMMARY OF ENVIRONMENTAL CONDITIONS

This appendix (Appendix C of the Final Engineering Report [FER]) provides a summary of environmental conditions as they relate to groundwater quality, non-aqueous phase liquid (NAPL), sub-slab soil vapor quality, and indoor air quality.

1. Groundwater Quality

The constituents of concern (COCs) for the Site include tetrachloroethene (PCE), trichloroethene (TCE), 1,1,1-trichloroethane (1,1,1-TCA), cis-1,2-dichloroethene (cis-1,2-DCE), trans-1,2-dichloroethene (trans-1,2-DCE), 1,1-dichloroethane (1,1-DCA), 1,1-dichloroethene (1,1-DCE), and vinyl chloride (VC). The primary constituents on site are PCE and its transformation products. Low-level concentrations of other volatile organic compounds (VOCs) (e.g., toluene, ethylbenzene, and xylene) have been detected in the on-site groundwater.

1.1 Summary of Baseline Groundwater Quality

To establish baseline groundwater conditions prior to the start of the in-situ reactive zone (IRZ) pilot test, an initial round of groundwater elevation measurements and groundwater quality samples were collected. In addition, to establish site-wide baseline groundwater conditions for longer-term performance monitoring beyond the pilot test data collection period and to determine the present-day dissolved-phase VOC plume configuration, groundwater quality samples were collected from additional select shallow and intermediate zone monitoring wells. These data were collected in June 2003. The baseline VOC plume configuration is discussed relative to the shallow (45 to 60 feet below land surface [ft bls]), intermediate (60 to 90 ft bls), and deep (130 to 185 ft bls) aquifer zones. Figures 2 through 4 of the RAWP (ARCADIS 2003) show the baseline VOC plume configuration in each of the three aquifer zones.

Total VOC (TVOC) concentrations in the shallow zone ranged from 7 micrograms per liter ($\mu\text{g/L}$) (MW-1) to 52,225 $\mu\text{g/L}$ (MW-13). The most significant concentrations were detected just east of the loading dock area. A second area of elevated concentrations were detected in the vicinity of MW-7 (11,852 $\mu\text{g/L}$) and MW-11 (10,828 $\mu\text{g/L}$).

TVOC concentrations in the intermediate zone ranged from 84 $\mu\text{g/L}$ (IW-15) to 12,048 $\mu\text{g/L}$ (MW-27D). Elevated concentrations were also detected just east of the loading dock area at MW-13D (5,970 $\mu\text{g/L}$) and IW-14 (6,421 $\mu\text{g/L}$).

TVOC concentrations in the deep zone ranged from 13 $\mu\text{g/L}$ (MW-20D) to 202 $\mu\text{g/L}$ (MW-18D). These wells are both located in the area just east of the loading dock area where elevated concentrations were reported in the shallow and intermediate zones. Deep zone monitoring well (MW-19D), which is located downgradient of the source area, exhibited a TVOC concentration of 40.8 $\mu\text{g/L}$.

The highest TVOC concentration in the deep zone was reported in MW-18D (202 $\mu\text{g/L}$), which is screened from 133 to 143 ft bls. However, the PCE concentration in MW-18D was only 20 $\mu\text{g/L}$, with the

remaining VOC mass comprised of transformation products TCE and cis-1,2-DCE. Based on the reported TVOC concentrations in the two other wells that comprised the deep zone monitoring network in 2003, MW-19D (40.8 µg/L), screened from 160 to 170 ft bls, and MW-20D (13 µg/L), screened from 175 to 185 ft bls, the vertical extent of contamination has been defined.

1.2 Summary of Pilot Test Monitoring Results

A six-month long Enhanced Reductive Dechlorination (ERD) pilot test was conducted from August 2003 to February 2004 in accordance with the Enhanced Reductive Dechlorination (ERD) Pilot Test Workplan (ARCADIS 2003) following an August 2002 letter from the NYSDEC indicating their receptiveness to a pilot demonstration of the IRZ technology. A summary of the key pilot program conclusions are as follows:

- Significant increases in reduced forms of alternate electron acceptors (dissolved iron, dissolved manganese, sulfide, and methane) demonstrated that an anaerobic and strongly reducing IRZ can be established at the Site.
- A significant shift of parent compound (PCE and TCE) to daughter compound (1,2-DCE) during the six-month pilot program demonstrated that the natural rate of reductive dechlorination can be significantly enhanced.
- Complete chlorinated VOC (CVOC) degradation was observed in the vicinity of monitoring wells MW-7 and MW-10.
- The significant increase in total CVOC mass at monitoring wells located within the limits of the IRZ demonstrated that the ERD process aggressively accessed adsorbed-phase mass typically inaccessible to conventional remediation techniques.

Combined, the pilot test results indicated that IRZ technology was a viable remedial technique for the Site but was still in the process of becoming fully mature (i.e., to the point of achieving optimal reductive dechlorination rates). In order to allow the maturation process to continue towards optimal reductive dechlorination rates and to obtain additional design data for the full-scale Site remedy, continuation of the pilot program IRZ was recommended as an interim remedial effort. A discussion of the interim IRZ monitoring data is provided in the following section.

1.3 Summary of Interim In-Situ Reactive Zone Monitoring Results

The interim IRZ program was initiated in accordance with the Interim Enhanced Reductive Dechlorination (ERD) Workplan (ARCADIS 2004) immediately following the ERD pilot test and was continued until implementation of the full-scale IRZ methodology outlined herein. A summary of key interim IRZ monitoring results and conclusions are as follows:

- Sufficient organic carbon has been distributed throughout the intended treatment zone to maintain the reducing conditions. The data indicate that the IRZ extends to the vicinity of the downgradient property boundary within the shallow zone (i.e., monitoring well MW-31) and intermediate zone (i.e., monitoring well MW-16D).

- The IRZ has achieved optimal conditions (i.e., methanogenic) for the complete reductive dechlorination of CVOCs. Specifically, methane concentrations increased an additional two to four orders of magnitude when comparing interim IRZ monitoring data to ERD pilot test Month 6 (February 2004) analytical results for all monitoring wells within the IRZ. Methane was observed as high as 24,000 µg/L in the shallow zone (MW-31) and 30,000 µg/L in the intermediate zone (MW-30).
- Complete CVOC degradation is occurring within the limits of the IRZ through biotic and potentially abiotic pathways. This is evidenced by the significant reduction in parent compound mass (e.g., PCE), observation of daughter compounds (e.g., 1,2-DCE and VC), and observation of degradation end products (e.g., ethene).
- VOC analytical results indicate that complete mass degradation is occurring within the IRZ and that a clean water front was being established at the downgradient property boundary in both the shallow (MW-31) and intermediate (MW-16D) zones. Data also indicate that the biological activity stimulated by the ERD process continued to mine out adsorbed phase mass and provide enhanced dissolution of residual NAPL. Shallow monitoring well MW-32 exhibited a 19 fold increase in total molarity when comparing April 2004 to baseline analytical data. Subsequent to the increase, the total molarity decreased by a factor of 13. The decrease corresponds to a significant increase in methane concentration, providing strong evidence that optimal reductive dechlorination rates have been achieved. Intermediate monitoring well MW-27D exhibited a similar trend to that observed at MW-32. Compliance plane monitoring wells MW-31 and MW-16D exhibited a similar trend. It should be further noted that MW-31 and MW-16D were approximately 97-percent and 60-percent lower than baseline conditions, respectively.

In summary, the interim IRZ monitoring results demonstrated that IRZ technology is the most suitable technology to aggressively access and degrade contaminant mass and achieve the short and long-term remedial goals for the Site. Accordingly, ARCADIS determined that the downgradient IRZ was capable of completely degrading contaminant mass which would be released through operation of the source area IRZ.

1.4 Summary of Source Area In-Situ Reactive Zone Baseline Data Collection

To establish baseline groundwater conditions within the source area prior to the start of the source area IRZ injections in December 2005, an initial round of groundwater elevation measurements and groundwater quality samples were collected in May 2005. Baseline data were collected from shallow zone performance monitoring wells IW-1, IW-2, IW-4, IW-17, IW-21, IW-22, IW-24, MW-13, and MW-14; and, intermediate zone performance monitoring wells IW-8, IW-18, IW-20, IW-23, IW-25, and MW-13D. Table 3 of the FER summarizes the May 2005 source area baseline data collection program. After two (2) new angle injection wells (IW-26 and IW-27) were installed upgradient of angle wells IW-24 and IW-25, baseline VOC and TOC samples were collected from wells IW-26 and IW-27 on December 20, 2005.

The well network selected for establishing baseline conditions included all injection and monitoring wells that were proposed for implementation of the source area IRZ. Specifically, this included wells selected for reagent injections and wells which are sampled as part of the performance monitoring program.

Further details of the specific purpose of each monitoring location are provided in Section 4.2.2.2.1 of this FER.

The majority of wells sampled during the baseline event were monitored for the primary analyte list referenced previously. Specifically, this included shallow wells IW-1, IW-21, and IW-22 and intermediate wells IW-8, IW-20, IW-23, and IW-25. However, VOC samples were not collected from wells IW-1 and IW-20 due to the presence of NAPL. In addition, a VOC sample was not collected from well IW-24 due to the presence of NAPL. A subset of wells was also monitored for the supplemental analyte list to establish baseline conditions for analytes that may be used for IRZ troubleshooting. Specifically, this included shallow wells IW-17 and MW-13 and intermediate wells IW-18 and MW-13D. In addition, VOC samples were collected from wells IW-2, IW-4, and MW-14. Because the injection activities disturb equilibrium conditions that affect dissolved-phase CVOC concentrations, the injection wells (IW-26 and IW-27) are unsuitable for monitoring or demonstration of technology performance. Consequently, the baseline groundwater samples collected from these wells were analyzed for VOCs plus tentatively identified compounds (TICs) and TOC only.

The source area IRZ baseline VOC analytical results indicated the following:

- There was a significant amount of VOC mass present in the vicinity of the suspected release area. This was evidenced by elevated TVOC concentrations within shallow wells IW-17 (21,764 µg/L), MW-13 (18,644 µg/L), IW-4 (11,578 µg/L), and IW-22 (10,427 µg/L) and intermediate wells IW-18 (88,942 µg/L), MW-13D (29,490 µg/L), IW-23 (22,531 µg/L), and IW-25 (19,856 µg/L).
- The limits of the “source strength mass” was bounded by wells IW-22 and IW-23 to the west, IW-1 to the east, and wells IW-24 and IW-25 to the north. This was evidenced on the west by elevated TVOC concentrations at IW-22 (10,427 µg/L) and IW-23 (22,531 µg/L) but a significantly lower TVOC concentration at MW-14 (121 µg/L), located approximately 15 feet west; evidenced on the east by the presence of NAPL at IW-1 but relatively low TVOC concentrations at adjacent wells IW-8 (493 µg/L) and IW-2 (511 µg/L); and evidenced to the north by the presence of NAPL at IW-24 and an elevated TVOC concentration at IW-25 (19,856 µg/L) but a comparatively lower TVOC concentration at boring location AB-2 (6,986 µg/L [sample collected during 2003 supplemental source area investigation]), which was located approximately 20 feet upgradient of wells IW-24 and IW-25.

1.5 Vinyl Chloride

In a letter dated September 22, 2006, the NYSDEC indicated that the environmental fate of the vinyl chloride that had been detected in the compliance plane monitoring wells as a result of the molasses injections needed to be determined. The NYSDEC letter also indicated that off-site groundwater data were needed to support the conclusion that the vinyl chloride that has left the Site will degrade.

Based on a review of available off-site vertical profiling boring groundwater data that were collected by Environmental Resources Management (ERM) during the Operable Unit No. 2 (off-site) Remedial Investigation (RI), VC has not been detected in off-site groundwater with the exception of one groundwater sample. VC was detected at a concentration of 6.6 µg/L in the VP-02 (87.45 ft) groundwater sample, which was collected on March 8, 2006.

In addition, in a memorandum dated June 1, 2007 from ENVIRON (contractor to NYSDEC) to the NYSDEC, ENVIRON indicated the following: "Despite concentrations of VC in samples collected from on-site performance monitoring wells in December 2006 (MW-35 sample at 620 ug/l; MW-31 sample at 56 ug/l; and MW-16D sample at 1400 ug/l), VC was not reported present in samples collected from monitoring wells MW-01 and MW-02 along Transect 1 (less than 100 feet downgradient) in April 2007 at a reported quantitation limit of 0.39 ug/l" (ENVIRON 2007). The objective of the ENVIRON memorandum was to provide a summary analysis of the on-site performance monitoring wells located at or near the property line in the context of recent (2006/2007) groundwater sampling data collected by the OU-2 Respondents. ENVIRON provided the following conclusions in the June 1, 2007 memorandum:

- The on-site remediation efforts, particularly subsequent to May 2005, are approaching the goal of preventing off-site migration of impacted groundwater; and
- The approach to that goal has been beneficial for off-site groundwater quality.

Collectively, the off-site RI groundwater data collected by ERM and the evaluation performed by ENVIRON for the NYSDEC, support the conclusion that historical concentrations of VC detected in the compliance plane monitoring wells had degraded.

Furthermore, VC has not been detected above its NYSDEC Ambient Water Quality Standards and Guidance Values (SGV) (NYSDEC 1998) of 2 µg/L in compliance plane monitoring wells MW-3 and MW-4 since June 2006, MW-31 since September 2008, MW-16D since September 2007, and MW-34 and MW-35 since December 2008. VC was not detected above the laboratory reporting limit in groundwater samples collected from deep zone compliance plane monitoring well MW-36 in June and December 2010.

1.6 Summary of In-Situ Reactive Zone Monitoring Results through December 2011

The full-scale remedial program (concurrent implementation of the source area and downgradient IRZ systems) started in December 2005 and has continued through the present. In addition, a single injection pilot test was completed at well IW-20 on May 28, 2010 in an effort to expedite the remediation at the Site. The pilot test consisted of injecting 10,000 gallons of a 10 percent molasses-whey (mol-whey) solution containing 2,000 milligrams per liter (mg/L) of bromide tracer. The primary objective of the mol-whey injection pilot test is to evaluate the effect of injecting a high solution strength electron donor on NAPL dissolution (i.e., "mining out" of PCE) and treatment.

During the December 2011 groundwater monitoring event, IRZ performance monitoring, compliance monitoring, and dissolved-phase VOC plume configuration (annual) monitoring were conducted. Figures C-1 through C-3 show the distribution of total VOCs in the shallow, intermediate, and deep aquifer zones, respectively, for the June 2003 and December 2011 groundwater sampling events.

The December 2011 monitoring data collected from shallow monitoring well MW-14, intermediate zone monitoring well MW-16D, and deep zone monitoring well MW-36 indicate that VOCs were not detected above their respective reporting limits. The monitoring data collected from shallow zone monitoring wells IW-22, MW-3, MW-4, MW-15, and MW-31 and intermediate zone monitoring wells MW-13D, MW-34, and MW-35 indicate that VOCs were generally detected at concentrations below NYSDEC SGVs, with the

exception of trans-1,2-DCE, which was detected at a concentration of 6.9 µg/L in MW-13D and MW-34, and toluene, which was detected at a concentration of 5.6 µg/L in MW-34. These data indicate that a clean water front has been maintained at the downgradient property boundary.

The December 2011 monitoring data collected from deep zone monitoring well MW-18D, in conjunction with previous MW-18D data, suggest that the dissolved phase daughter-product VOCs (VC and cis-1,2-DCE) observed within MW-18D are transitional in nature due to strong dissolved phase diffusion gradients caused by mining out/dissolution and degradation of mass within the source area.

1.7 Summary of Historic In-Situ Reactive Zone Injection Methodology

The following is a summary of the primary/major injection methodologies implemented since the inception of the IRZ program at the site:

- Ø August 2003 through November 2004 – Injection into downgradient injection wells IW-5, IW-6, IW-10, IW-11, IW-13, IW-14, IW-15, and IW-16. Injections were generally completed using a gravity feed system from an on-site mixing tank or bulk tanker delivery. Injection volumes were typically low and ranged from between 150 gallons to 300 gallons per wells. The injection solution strength typically ranged from 10 to 20 percent by volume. The injection frequency ranged from weekly to monthly. Sodium bicarbonate was occasionally added to the injection solution as a buffering agent.
- Ø December 2004 through March 2005 – Same injection wells as previous operating period; however, the injection methodology is modified with a new strategy aimed at minimizing pH decline through the addition of a more dilute organic carbon solution through larger injection volumes, a decrease in injection solution strength, and a decrease in injection frequency. The use of sodium bicarbonate is discontinued. Injection volumes ranged between 500 and 1500 gallons and the injection solution strength between 2 and 5 percent by volume. Injections were completed bi-monthly.
- Ø May 2005 through October 2005 – The injection methodology was further tailored to reduce pH fluctuations and expand on the concepts that began in December 2004. This involved increasing the injection volumes further and reducing the concentration of molasses. The revised injection volumes ranged between approximately 5000 to 10,000 gallons per well and the injection concentration ranged between 1 and 2 percent by volume. In addition, injection wells IW-5 and IW-10 were omitted from the injection program due to the larger radius of influence achieved with the revised injection volumes. Finally, the injection methodology was revised to a semi-automated constant feed in-line mixing process to accommodate the larger injection volumes.
- Ø December 2005 through March 2008 – Incorporation of source area injection wells IW-26 and IW-27 at injection volumes of approximately 10,000 gallons per well. The downgradient injection methodology generally stayed the same.
- Ø June 2008 to present – Removal of source area injection well IW-26 and replacement with injection well IW-24 at 10,000 gallons injection volume. The revision was made after data confirmed that the area of aquifer between these two wells was remediated. All other injection methodology generally stayed the same.

- Ø May 2010 – A single injection of a 10 percent by volume molasses/whey blend was completed at injection well IW-20 as a pilot test in an effort to accelerate the rate of remediation within the source area. Specifically, it is believed that the injection of a high concentration, high protein, based electron donor containing cheese whey will enhance the rate of parent compound (PCE) dissolution into the dissolved phase, making it available for treatment in the dissolved phase. The molasses/whey solution pH was neutralized with sodium hydroxide to minimize the decrease in pH that typically accompanies high solution strength injections. The solution was also spiked with a bromide tracer to track the downgradient migration of the molasses/whey blend. Post injection monitoring of the pilot test is currently on going.

Detailed injection logs showing the exact volume, solution strength, and other notable data are provided in Appendix F of the FER.

2. NAPL

NAPL, consisting of a mixture of dense non-aqueous phase liquid (DNAPL) and light non-aqueous phase liquid (LNAPL), has been detected in wells IW-1, IW-3, IW-4, IW-9, IW-18, IW-19, IW-20, IW-22, IW-24, IW-25, MW-13, and MW-25D. Figure 2 of the FER shows the wells where NAPL has been detected. NAPL is hand bailed from any well that contains measurable amounts of NAPL during the gauging events. NAPL has never been detected in wells IW-17, IW-21, and IW-23 (i.e., since the wells were installed in the later part of 2003).

As of September 2011, NAPL is present (above trace thicknesses) in wells IW-18 and IW-25. The distribution of drainable NAPL correlates with the source area and there is no evidence, based on the quarterly NAPL gauging data, that there has been a horizontal spread or vertical migration of NAPL from the source area to other areas.

The source area IRZ injections were facilitating the recovery of NAPL, as evidenced by the significant thicknesses of LNAPL that were detected in well IW-18 between April 2008 and January 2010. It should be noted that the top of the well screen is approximately 25 feet below the water table (i.e., the LNAPL is entering the well at depth and being trapped in the well casing as it rises to the top of the water column). The exact mechanism for enhanced NAPL recovery at the Site is unknown, but it could be the result of mild surfactants/cosolvents generated within the IRZ, a change in the physical property of the NAPL (i.e., lowering its specific gravity), or a combination of these factors. The result is that previously residual NAPL (non-drainable) is able to overcome capillary forces and remobilize as recoverable (drainable) NAPL.

3. Sub-Slab Soil Vapor Quality

3.1 Northeast Section of Building

ARCADIS collected soil gas samples (AGM-1 through AGM-4) from the northeast section of the building on November 5, 2003. The soil gas samples were collected at a depth of 4 ft bls using the Geoprobe[®] Post Run Tubing (PRT) System. PCE was detected at concentrations ranging from 372 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) in AGM-2 to 13,100 $\mu\text{g}/\text{m}^3$ in AGM-3. No VOCs were detected in the AGM-4 soil gas sample.

3.2 Southeast Section of Building

ARCADIS collected sub-slab soil vapor samples (SS-1, SS-2, and SS-3) from the southeast section of the building on November 22, 2005. Concentrations of PCE in sub-slab soil vapor ranged from 3,300 $\mu\text{g}/\text{m}^3$ (SS-3) to 5,700 $\mu\text{g}/\text{m}^3$ (SS-1). TCE, 1,1,1-TCA, and MEK were also detected in the SS-1 and SS-2 samples and TCE and 1,1,1-TCA were also detected in the SS-3 sample.

At the request of the NYSDEC, ARCADIS collected a follow up sub-slab soil vapor sample in April 2006 from the southeast section of the building. The sub-slab soil vapor sample was collected from a temporary point (W-1) that was installed to approximately two inches below the bottom of the floor slab (i.e., approximately eight inches below the floor surface). W-1 was installed at the approximate location of the November 2005 SS-1 sub-slab soil vapor sample. PCE, TCE, and 1,1,1-TCA were detected at concentrations of 470 $\mu\text{g}/\text{m}^3$, 39 $\mu\text{g}/\text{m}^3$, and 7.5 $\mu\text{g}/\text{m}^3$, respectively.

At the request of the NYSDEC, a permanent sub-slab soil vapor probe (SE SS-A) was installed in June 2006 in the southeast section of the building (i.e., at the approximate location of the November 2005 SS-1 sub-slab soil vapor sample and April 2006 W-1 sub-slab soil vapor sample) to monitor the concentrations of site-related COCs beneath the floor slab in this portion of the building, as necessary. The permanent sub-slab soil vapor probe was installed in accordance with the NYSDOH Draft February 2005 document entitled *Guidance for Evaluating Soil Vapor Intrusion in the State of New York*. It should be noted that the permanent sub-slab soil vapor probe was constructed so that a sample can be collected external to the building (i.e., the tubing was extended beneath the floor slab to the outside of the building and completed with a flush-mount protective casing). The probe was constructed in this manner so that the office space of any future tenants will not be affected (e.g., carpeting can be installed without creating an issue for accessing the probe).

4. Indoor Air Quality

4.1 Northeast Section of Building

A quarterly indoor air quality monitoring program began at the Site in June 2004. The quarterly monitoring program involved the collection of two (2) indoor air quality samples (NE Office Space North and NE Office Space West) from the northeast portion of the building (i.e., in the former New York Twist Drill [NYTD] production area), which is located above the source area.

The laboratory analytical results from the June 2004 indoor air quality sampling indicated that no site-related COCs were detected in one of the indoor air quality samples. PCE was detected at a concentration of 9.2 $\mu\text{g}/\text{m}^3$ in the second indoor air quality sample. This concentration is approximately 10 times lower than the NYSDOH guideline of 100 $\mu\text{g}/\text{m}^3$ for PCE (NYSDOH 2003) and is within NYSDOH background indoor air levels (i.e., about 10 $\mu\text{g}/\text{m}^3$). NYSDOH recommends that the average air level for PCE in a residential community not exceed 100 $\mu\text{g}/\text{m}^3$, considering continuous lifetime exposure and sensitive people. No other site-related COCs were detected in the second indoor air quality sample.

The laboratory analytical results from the August 2004 monitoring event indicated that no site-related COCs were detected in indoor air.

The laboratory analytical results from the December 2004 monitoring event indicated that low levels of PCE were detected in indoor air. PCE was detected at concentrations of 9.9 $\mu\text{g}/\text{m}^3$ and 11 $\mu\text{g}/\text{m}^3$ (within NYSDOH background indoor air levels) in the two indoor air quality samples.

The laboratory analytical results from the March 2005 monitoring event indicated that PCE was detected in both of the air samples at concentrations slightly above the NYSDOH guideline of 100 $\mu\text{g}/\text{m}^3$. PCE was detected at concentrations of 110 $\mu\text{g}/\text{m}^3$ and 120 $\mu\text{g}/\text{m}^3$ in the two indoor air quality samples. This was the first indoor air monitoring event where PCE was detected above the NYSDOH guideline.

The laboratory analytical results from the June 2005 monitoring event indicated that low levels of PCE were detected in indoor air. PCE was detected at concentrations of 9.6 $\mu\text{g}/\text{m}^3$ and 9.7 $\mu\text{g}/\text{m}^3$ (within NYSDOH background indoor air levels) in the two indoor air quality samples. 2-butanone (MEK) was also detected at low levels (3.7 $\mu\text{g}/\text{m}^3$ and 4.9 $\mu\text{g}/\text{m}^3$) in the two indoor air quality samples.

The laboratory analytical results from the September 2005 monitoring event indicated that PCE was detected in indoor air at concentrations of 35 $\mu\text{g}/\text{m}^3$ and 37 $\mu\text{g}/\text{m}^3$ in the two indoor air quality samples. MEK was also detected at low levels (3.7 $\mu\text{g}/\text{m}^3$ and 4.5 $\mu\text{g}/\text{m}^3$) in the two indoor air quality samples. These concentrations are consistent with the June 2005 MEK concentrations.

A Vapor Control System (VCS) was installed and constructed between November 21 and December 15, 2005 in accordance with the Vapor Control System Work Plan (ARCADIS 2005). The VCS startup test was conducted on December 15, 2005 and the VCS baseline soil vapor samples for recovery points VCS-1 and VCS-2 and the VCS total effluent (after VPGAC unit) sample were collected on December 21, 2005. The September 2005 indoor air quality sampling event served as the VCS baseline indoor air sampling event. The VCS was started on January 9, 2006.

The laboratory analytical results from the January 30, 2006 monitoring event indicated that PCE was not detected in the two indoor air quality samples. MEK was detected at a low-level concentration (2.4 $\mu\text{g}/\text{m}^3$) in one of the indoor air quality samples. This concentration is consistent with previous low-level MEK concentrations in the indoor air quality samples. No compounds were detected in the other indoor air quality sample. The January 2006 indoor air quality sampling event was the first sampling event conducted while the VCS was operational. Accordingly, January 2006 indoor air quality data supported VCS operational data and indicated that the VCS was operating as designed and successfully mitigating vapor intrusion into the commercial office space. PCE was not detected in indoor air in the northeast section of the building during the 2006 quarterly monitoring events with the exception of low-level concentrations (less than NYSDOH background indoor air levels) during the April 2006 quarterly monitoring event. MEK was the only other compound detected at low-level concentrations (i.e., below 10 $\mu\text{g}/\text{m}^3$) in the northeast indoor air quality samples. The 2006 indoor air quality sampling data, in conjunction with operational results from the VCS itself (i.e., demonstration of negative pressure beneath the building foundation on both sides of the wall footing), indicate that the VCS for the northeast section of the building is operating as designed.

The October 2006 indoor air quality sampling event was the fourth quarter of four consecutive quarters of sampling after the VCS was started for continuous operation on January 9, 2006. As outlined in the VCS Work Plan, and based on communication with Melissa Menetti of the NYSDOH on May 3, 2005 and a NYSDOH comment letter dated September 19, 2005, ARCADIS discontinued indoor air quality monitoring

in the northeast portion of the building since it had been demonstrated that the VCS has successfully eliminated the vapor intrusion pathway. This demonstration was provided through four consecutive quarters of indoor air quality monitoring results below the NYSDOH guideline values following VCS startup and an evaluation of the indoor air quality monitoring results in conjunction with operational results from the VCS itself (i.e., demonstration of negative pressure beneath the building foundation on both sides of the wall footing). ARCADIS installed two (2) additional angle vapor monitoring points (MP-5 and MP-6) on the western side of the building wall footing in December 2006 to meet the request for a vapor monitoring point on the western side of the building wall footing. After angle vapor monitoring points MP-5 and MP-6 were installed, ARCADIS demonstrated negative pressure beneath the building slab on both sides of the wall footing through the collection of induced vacuum measurements. In addition, VCS total influent vapor samples were used to monitor and document sub-slab soil vapor quality during the first year of operation of the VCS (i.e., 2006). The results indicated that VCS total influent VOC concentrations (i.e., sub-slab soil vapor VOC concentrations) declined significantly during the first year of operation of the VCS.

4.2 Southeast Section of Building

ARCADIS collected indoor air quality samples (IA-1, IA-2, and IA-3) on November 21, 2005 from the southeast section of the building. The IA-3 sample was initially held at the laboratory for analysis. IA-3 was not analyzed because the results from the IA-1 and IA-2 samples indicated that the concentrations of site-related COCs in indoor air were similar and representative of the open office space. PCE was detected in both IA-1 and IA-2 at a concentration of $13 \mu\text{g}/\text{m}^3$. TCE, 1,1,1-TCA, and MEK were also detected in the IA-1 and IA-2 samples. In addition, 1,1-DCE was detected in the IA-1 sample. It should be noted that the southeast section of the building was not occupied at the time of this work, and the heating, ventilation, and air conditioning (HVAC) system in this section was not operating for a prolonged period.

Additional indoor air quality samples were collected from the southeast section of the building in January 2006 and April 2006. One (1) indoor air quality sample (SE Office Space) was collected from the approximate location of the November 2005 IA-1 indoor air quality sample. Site-related COCs were not detected in the indoor air quality sample that was collected in January 2006. MEK was detected at a concentration of $2.9 \mu\text{g}/\text{m}^3$ in the indoor air quality sample that was collected in April 2006. The data suggest that operation of the HVAC system in the southeast section of the building was responsible for the non-detect concentrations (i.e., below the laboratory reporting limits) of site-related COCs.

5. Supplemental Vapor Intrusion Investigation

A Supplemental Vapor Intrusion Investigation Work Plan (ARCADIS 2007) was submitted to the NYSDEC on February 9, 2007 to outline the supplemental vapor intrusion (VI) investigation activities that were conducted to address those portions of the building that were not included during previous VI investigation activities. ARCADIS conducted the work described in the Supplemental Vapor Intrusion Investigation Work Plan on April 25, 2007.

ARCADIS collected indoor air samples from the southeast section of the building (SE Office Space) and the western section of the building (West Office Space). ARCADIS collected sub-slab soil vapor samples from the southeast section of the building (SE SS-A) and from the western section of the building (SS-4,

SS-5, SS-6, and SS-7). In addition, a duplicate sub-slab soil vapor sample (REP042507) was collected at the SS-5 location. The sub-slab soil vapor and indoor air samples were collected in accordance with the NYSDOH October 2006 document entitled *Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York*.

PCE was detected in both the SE Office Space and West Office Space indoor air samples at a concentration of $0.40 \mu\text{g}/\text{m}^3$. TCE was detected in the SE Office Space sample at a concentration of $0.26 \mu\text{g}/\text{m}^3$. Concentrations of PCE in sub-slab soil vapor beneath the western section of the building ranged from $85 \mu\text{g}/\text{m}^3$ (SS-4) to $340 \mu\text{g}/\text{m}^3$ (SS-5). PCE was detected in sub-slab soil vapor beneath the southeastern section of the building at a concentration of $300 \mu\text{g}/\text{m}^3$ (SE SS-A). Low-level concentrations of TCE, 1,1,1-TCA, and 1,1-DCE were also detected in sub-slab soil vapor.

6. Annual Vapor Intrusion Monitoring

An annual vapor intrusion monitoring program has been conducted since 2008 to monitor indoor air quality and sub-slab soil vapor quality in the western and southeastern portions of the building. These monitoring events consist of collecting two (2) indoor air quality samples (West Office Space/SW Office Space and SE Office Space) and two (2) sub-slab soil vapor quality samples (SS-5A and SE SS-A). A permanent sub-slab soil vapor probe (sample location SS-5A) was installed in the western portion of the building on February 22, 2008 (installed in the vicinity of the April 2007 SS-5 temporary sample location).

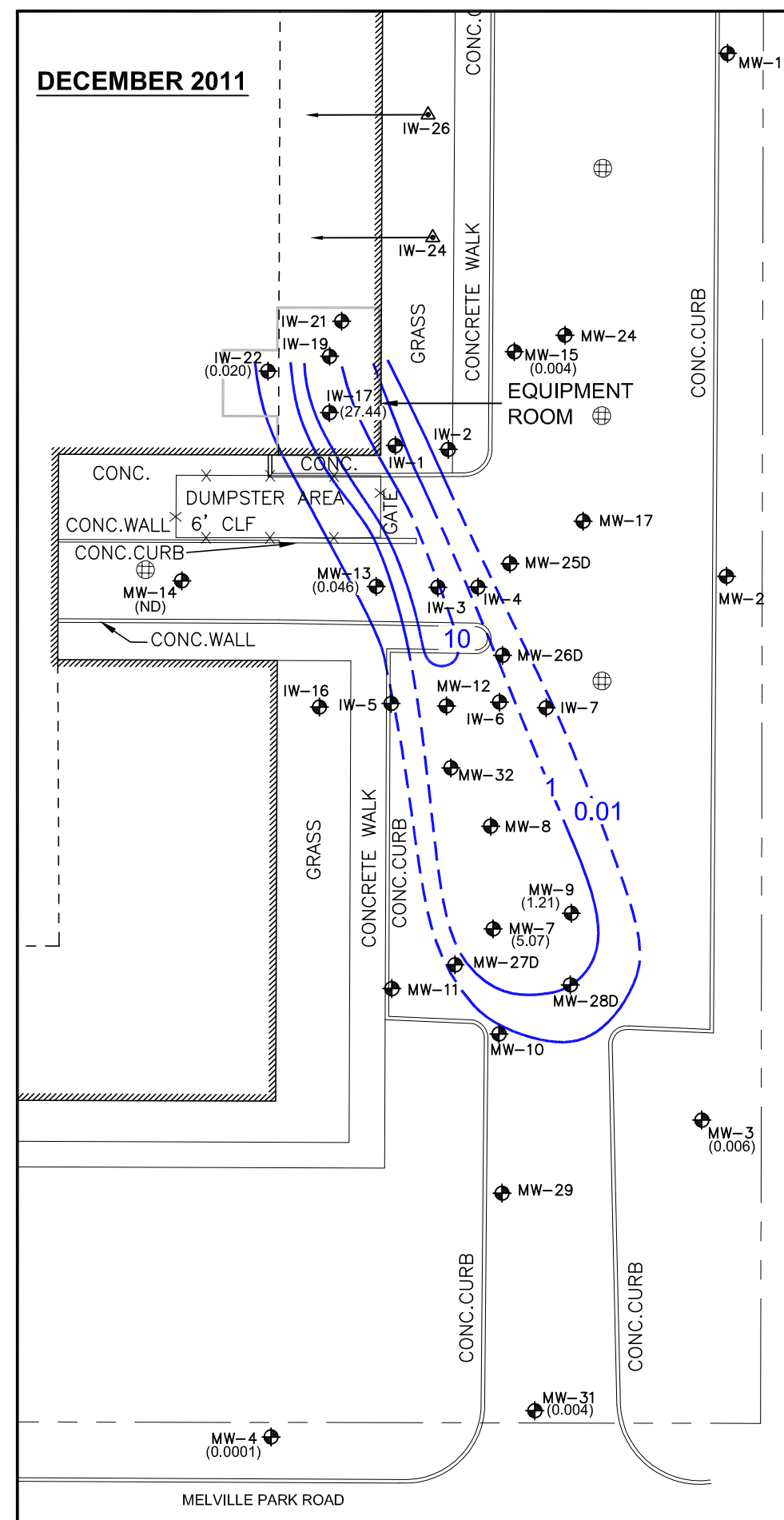
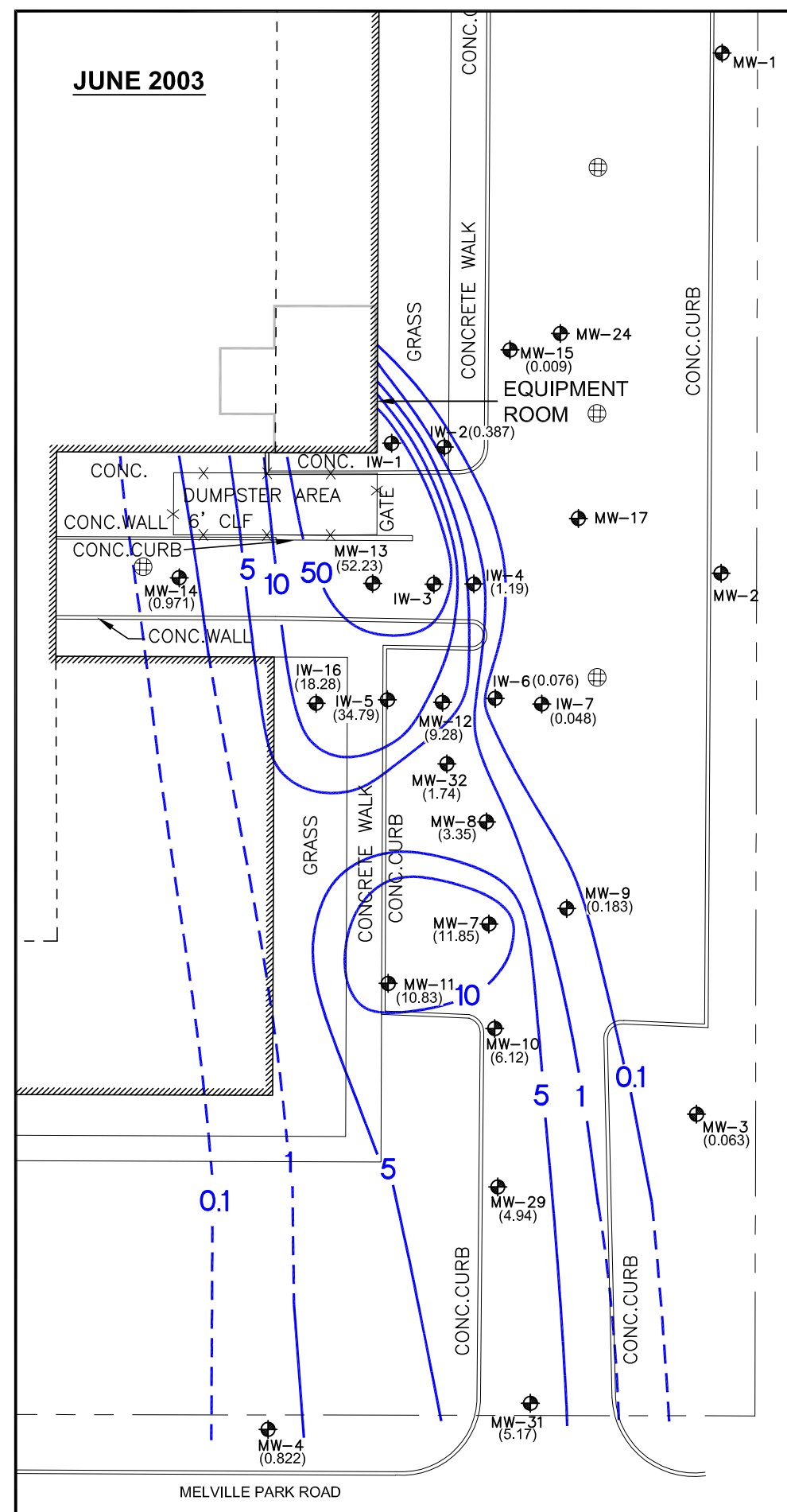
Concentrations of PCE in sub-slab soil vapor sample SS-5A ranged from $100 \mu\text{g}/\text{m}^3$ (February 2011) to $280 \mu\text{g}/\text{m}^3$ (February 2008). Concentrations of 1,1,1-TCA in sub-slab soil vapor sample SS-5A ranged from $18 \mu\text{g}/\text{m}^3$ (February 2009) to $930 \mu\text{g}/\text{m}^3$ (March 2010). TCE, cis-1,2-DCE, VC, and MEK were detected in the February 2008 sub-slab soil vapor sample but were not detected in the 2009 through 2011 sub-slab soil vapor samples.

Concentrations of PCE in indoor air sample West Office Space/SW Office Space ranged from $0.26 \mu\text{g}/\text{m}^3$ (March 2010) to $5.4 \mu\text{g}/\text{m}^3$ (February 2011). PCE was not detected above the laboratory reporting limit ($0.24 \mu\text{g}/\text{m}^3$) in the February 2009 sample. Concentrations of 1,1,1-TCA in indoor air sample West Office Space/SW Office Space ranged from $0.24 \mu\text{g}/\text{m}^3$ (March 2010) to $0.38 \mu\text{g}/\text{m}^3$ (February 2011). 1,1,1-TCA was not detected above the laboratory reporting limit ($0.19 \mu\text{g}/\text{m}^3$) in the February 2008 sample. Concentrations of MEK in indoor air sample West Office Space/SW Office Space ranged from $0.56 \mu\text{g}/\text{m}^3$ (February 2011) to $1 \mu\text{g}/\text{m}^3$ (February 2008).

Concentrations of PCE in sub-slab soil vapor sample SE SS-A ranged from $260 \mu\text{g}/\text{m}^3$ (March 2010) to $580 \mu\text{g}/\text{m}^3$ (February 2008). Concentrations of 1,1,1-TCA in sub-slab soil vapor sample SE SS-A ranged from $3.1 \mu\text{g}/\text{m}^3$ (March 2010) to $7.1 \mu\text{g}/\text{m}^3$ (February 2009). Concentrations of TCE in sub-slab soil vapor sample SE SS-A ranged from $15 \mu\text{g}/\text{m}^3$ (February 2011) to $48 \mu\text{g}/\text{m}^3$ (February 2008). 1,1-DCA and MEK were detected in the February 2009 sub-slab soil vapor sample but were not detected in the 2008, 2010, or 2011 sub-slab soil vapor samples.

Concentrations of PCE in indoor air sample SE Office Space ranged from $0.21 \mu\text{g}/\text{m}^3$ (February 2011) to $0.28 \mu\text{g}/\text{m}^3$ (February 2009). PCE was not detected above the laboratory reporting limit ($0.23 \mu\text{g}/\text{m}^3$) in the March 2010 sample. Concentrations of MEK in indoor air sample SE Office Space ranged from 0.73

$\mu\text{g}/\text{m}^3$ (February 2008) to $2.7 \mu\text{g}/\text{m}^3$ (March 2010). MEK was not detected above the laboratory reporting limit ($0.46 \mu\text{g}/\text{m}^3$) in the February 2011 sample.



LEGEND:

- | | | |
|----------------|---|---|
| MW-7
(5.07) |  | LOCATION AND DESIGNATION OF
MONITORING WELL AND ASSOCIATED
TOTAL VOC CONCENTRATION (mg/L) |
| IW-24 |  | LOCATION AND DESIGNATION OF ANGLE WELL |
| |  | STORM DRAIN |
| 10 |  | LINE OF EQUAL TOTAL VOC
CONCENTRATION (mg/L)
(DASHED WHERE INFERRED) |
| ND | | VOCs NOT DETECTED ABOVE
LABORATORY REPORTING LIMIT |
| mg/L | | MILLIGRAMS PER LITER |
| VOC | | VOLATILE ORGANIC COMPOUND |

NOTES:

1. THE LOCATIONS OF WELLS IW-17, IW-19, IW-21, IW-22, IW-24, AND IW-26 ARE ESTIMATED.



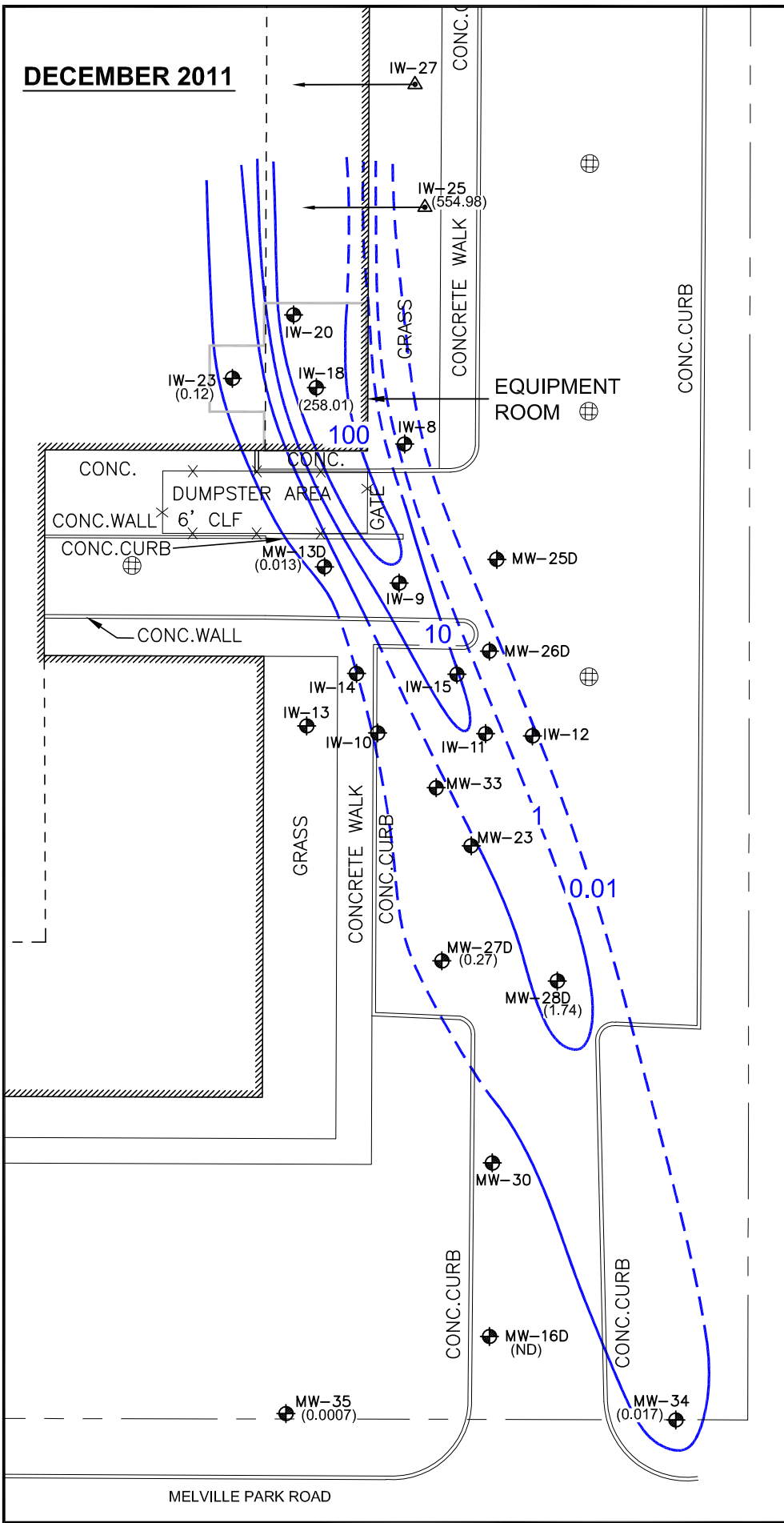
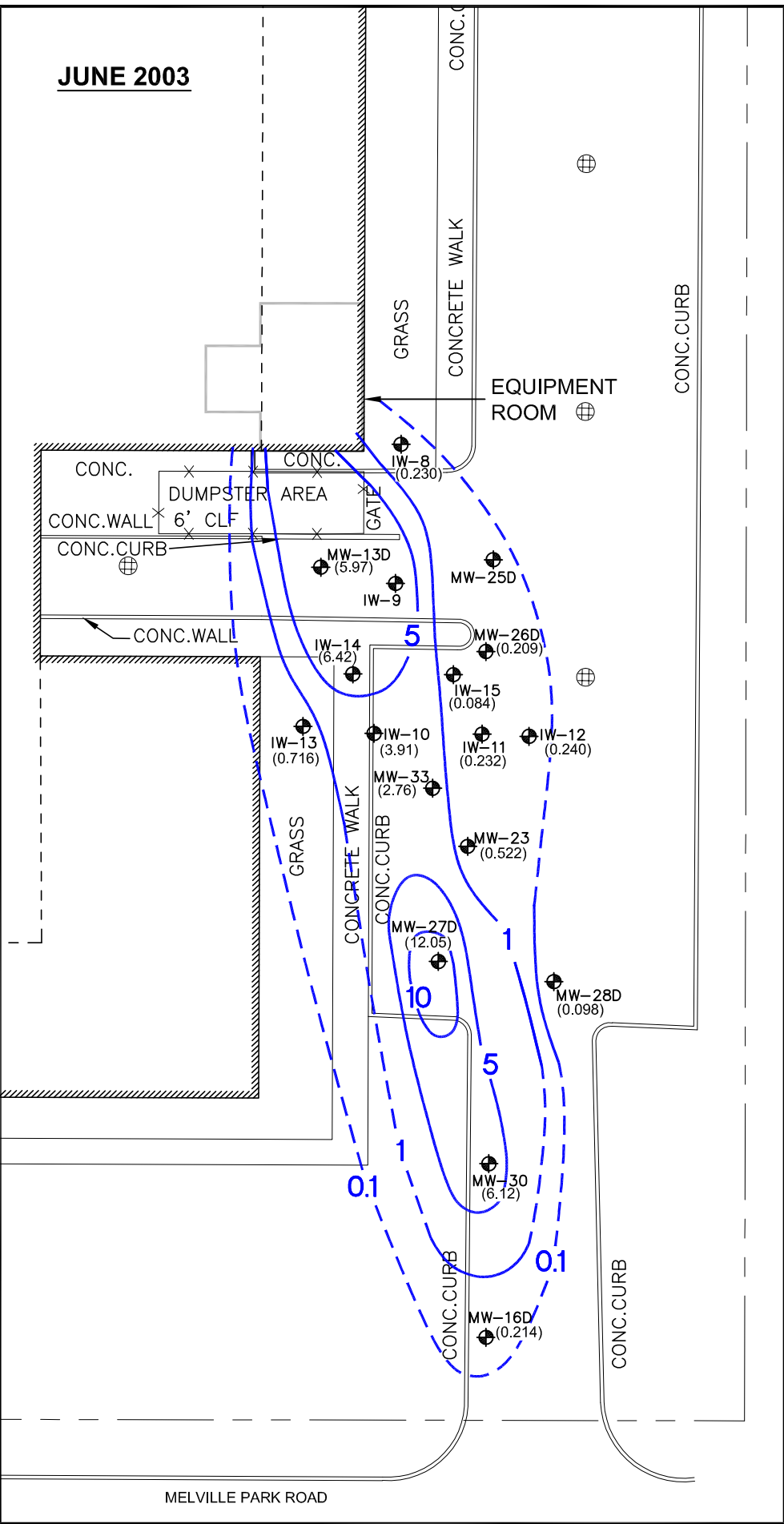
25 MELVILLE PARK ROAD
MELVILLE, NEW YORK

**DISTRIBUTION OF TOTAL VOCs IN THE
SHALLOW AQUIFER ZONE (45-70 FT BLS)
JUNE 2003 VERSUS DECEMBER 2011**



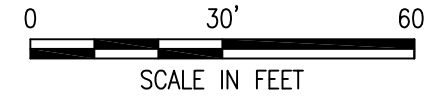
FIGURE
C-1

CITY:\Regd\DIV\GROUP\Regd\ DB\Regd\ LD:\Opt\ PIC:\Opt\ PNT\Regd\ TML\Opt\ LVR:\Opt\ION="OFF=REF"
G:\ENV\CAD\Melville-NY\ACT\NY01\332\001\100008\PERNY1332_11_8 FC1-C2-C3.dwg LAYOUT: C-2 _PAGESETUP: -- PLOTSTYLETABLE: NP14BLACK.CTB PLOTTED: 1/31/2012 1:33 AM BY: SANCHEZ, ADRIAN
XREFS: IMAGES: PROJECTNAME: --
x100SL



- LEGEND:**
- MW-13D (0.013) LOCATION AND DESIGNATION OF MONITORING WELL AND ASSOCIATED TOTAL VOC CONCENTRATION (mg/L)
 - IW-25 LOCATION AND DESIGNATION OF ANGLE WELL
 - STORM DRAIN
 - 10 LINE OF EQUAL TOTAL VOC CONCENTRATION (mg/L) (DASHED WHERE INFERRED)
 - ND VOCs NOT DETECTED ABOVE LABORATORY REPORTING LIMIT
 - mg/L MILLIGRAMS PER LITER
 - VOC VOLATILE ORGANIC COMPOUND

- NOTES:**
1. THE LOCATIONS OF WELLS IW-18, IW-20, IW-23, IW-25, AND IW-27 ARE ESTIMATED.
 2. NAPL WAS DETECTED IN WELLS IW-9, IW-18, AND IW-25 ON DECEMBER 23, 2011.

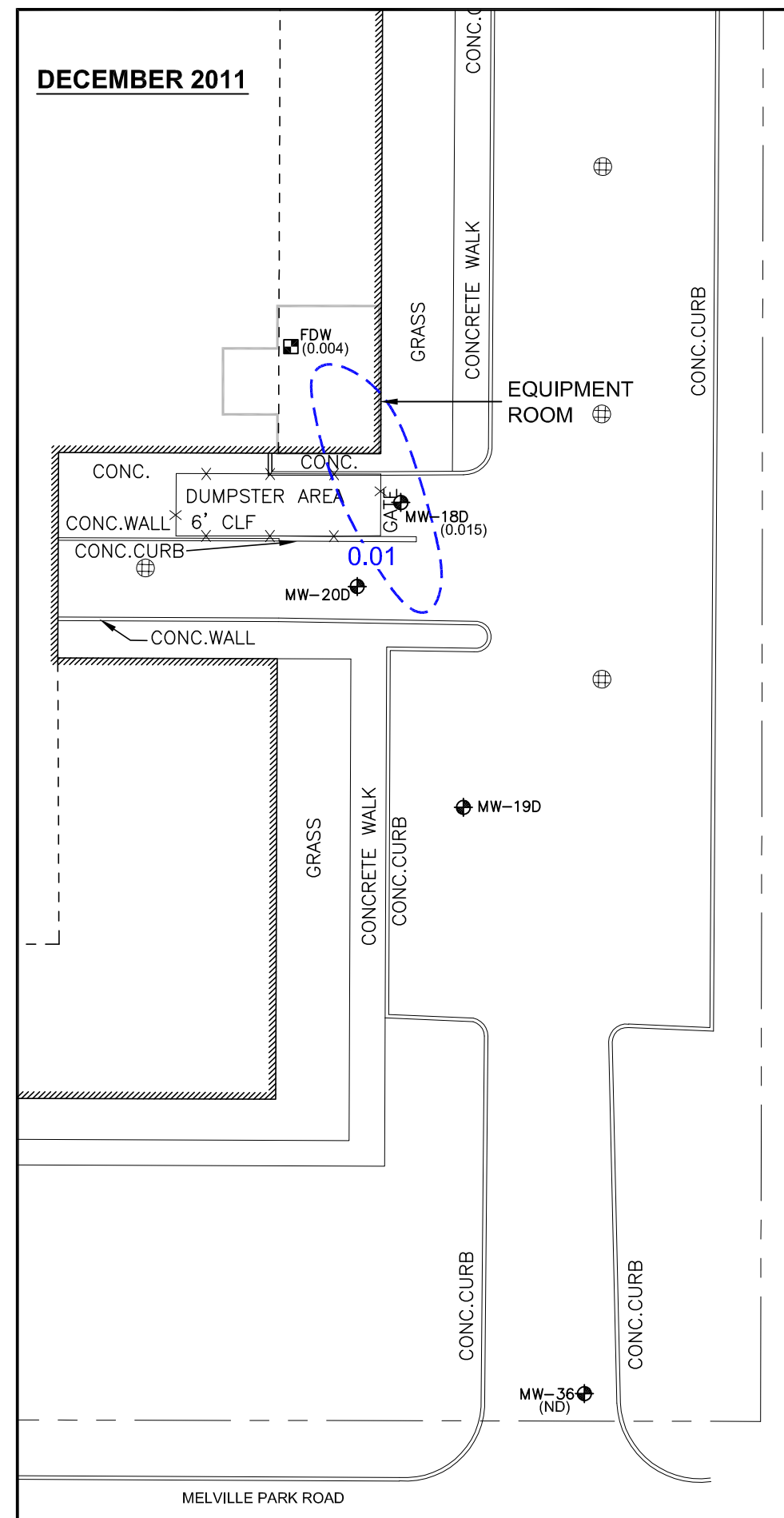
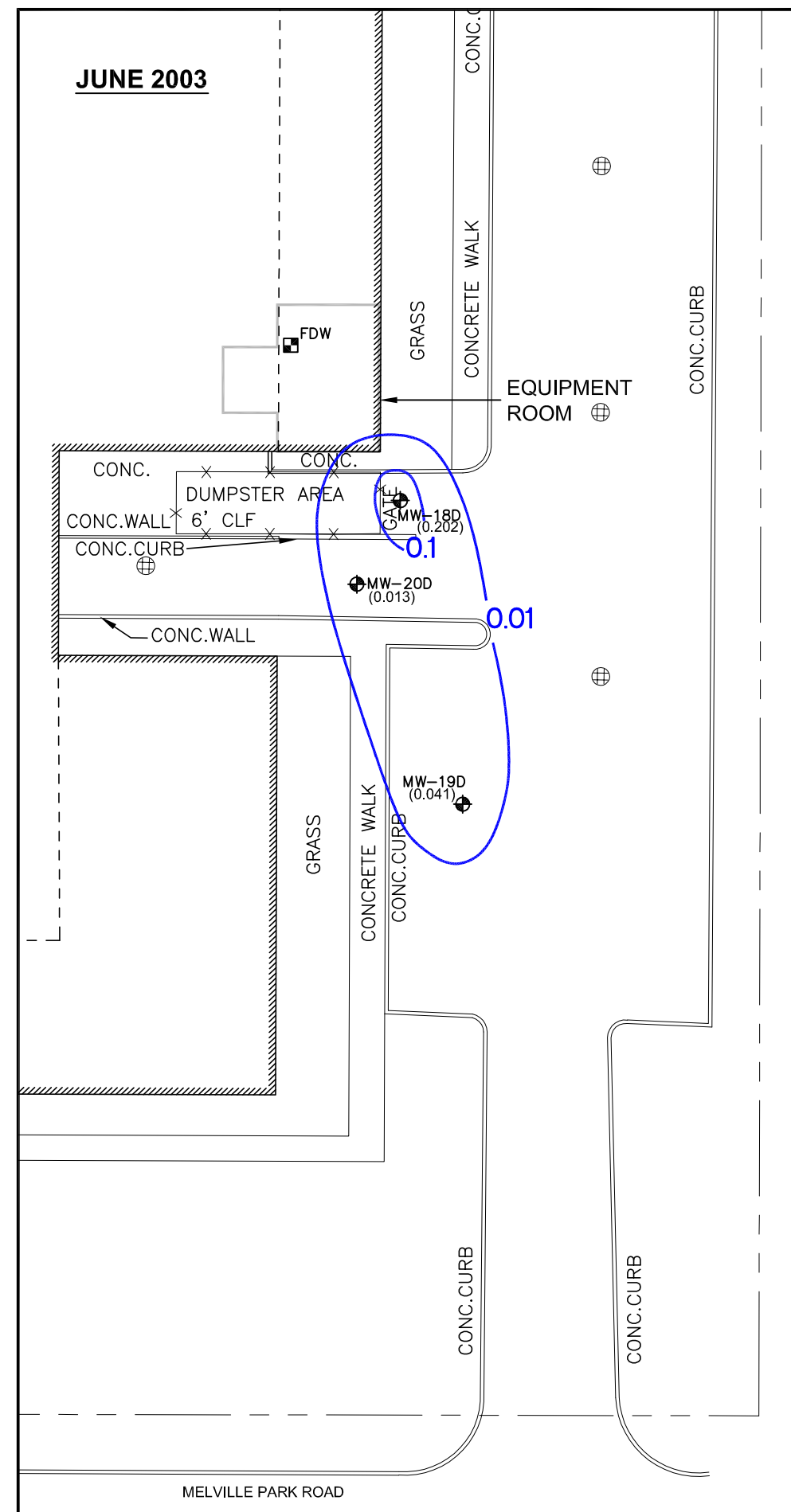


25 MELVILLE PARK ROAD
MELVILLE, NEW YORK

**DISTRIBUTION OF TOTAL VOCs IN THE
INTERMEDIATE AQUIFER ZONE
(70-100 FT BLS)
JUNE 2003 VERSUS DECEMBER 2011**

ARCADIS

FIGURE
C-2

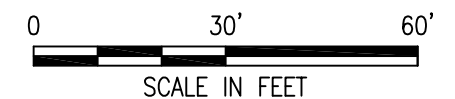


LEGEND:

- MW—18D
(0.015) 
- FDW  FORMER DIFFUSION WELL
-  STORM DRAIN
- 0.01  LINE OF EQUAL TOTAL VOC
CONCENTRATION (mg/L)
(DASHED WHERE INFERRED)
- ND VOCs NOT DETECTED ABOVE
LABORATORY REPORTING LIMIT
- mg/L MILLIGRAMS PER LITER
- VOC VOLATILE ORGANIC COMPOUND

NOTES:

1. THE LOCATION OF WELL MW-36 IS ESTIMATED.



25 MELVILLE PARK ROAD
MELVILLE, NEW YORK

DISTRIBUTION OF TOTAL VOCs IN THE DEEP AQUIFER ZONE (100-185 FT BLS) JUNE 2003 VERSUS DECEMBER 2011



FIGURE
C-3



Appendix D

Site Management Plan

25 MPR, LLC

Site Management Plan

25 Melville Park Road Site
Melville, New York

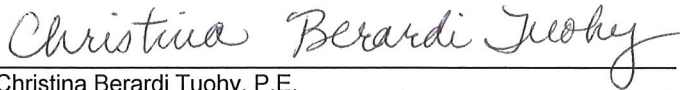
August 13, 2010



Christopher Keen
Senior Scientist



Steven M. Feldman
Project Manager



Christina Berardi Tuohy, P.E.
Vice President
New York Professional Engineer
License Number NY-078743-1

Site Management Plan

25 Melville Park Road Site
Melville, New York

Prepared for:
25 MPR, LLC

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Our Ref.:
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Date:
August 13, 2010

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Attachments

A	Record of Decision
B	Environmental Easement
C	Soil Management Plan
D	Vapor Control System Work Plan

1. Introduction

This Site Management Plan (SMP) has been prepared for the 25 Melville Park Road Site (hereinafter referred to as the "Site") in Melville, New York. This SMP is required for fulfillment of Remedial Action at the Site under the New York State (NYS) Inactive Hazardous Waste Disposal Site Remedial Program (State Superfund Program [SSF]) administered by the New York State Department of Environmental Conservation (NYSDEC). The Site is being remediated in accordance with the Voluntary Cleanup Agreement (VCA) Index # W1-0778-96-11, Site # 1-52-169, Voluntary Cleanup Site V00128-1, which was issued on January 13, 1998, and the Record of Decision (ROD), which was issued on March 29, 2004. A copy of the ROD is provided in Attachment A.

On March 28, 1997, WHCS Melville, L.L.C. (WHCS) entered into a VCA with the NYSDEC that required WHCS to investigate the Site. Because WHCS qualified for "innocent owner" status, WHCS was only required to address the on-site contamination under the VCA. Preliminary results of the investigation performed by WHCS indicated that on-site remediation was required. Therefore, on January 13, 1998, WHCS and the NYSDEC entered into a new VCA to remediate to the extent practical the on-site portion of the groundwater that is impacted with volatile organic compounds (VOCs). The property was sold by WHCS on October 9, 2002. As a result of this property transaction, the executed VCA between WHCS and the NYSDEC was transferred to the new property owner, 25 MPR, LLC (25 MPR), who also qualified for innocent owner status. 25 MPR's obligations under the VCA are limited to the on-site portion of the VOC plume, and they are not responsible for the investigation and remediation of off-site conditions.

Because an innocent owner volunteer is only responsible for addressing the on-site portion of the contamination, the NYSDEC listed the Site as a Class 2 site in the Registry of Inactive Hazardous Waste Disposal Sites in New York on May 3, 1999 so that the off-site groundwater contamination could be addressed under NYSDEC's SSF. Voluntary Cleanup Program (VCP) sites listed on the Registry of Inactive Hazardous Waste Disposal Sites as Class 2 require that the Citizen Participation requirements in 6 NYCRR Part 375 be followed. Therefore, a Remedial Action Work Plan (RAWP) was prepared (ARCADIS 2004), and the NYSDEC prepared a Proposed Remedial Action Plan (PRAP) and issued a ROD to fulfill the Part 375 requirements, even though the Site will remain under the VCP.

After completion of the remedial work described in the RAWP, some contamination may be left in the subsurface at this Site, which is hereafter referred to as 'residual

contamination.’ This SMP was prepared to manage residual contamination at the Site in perpetuity or until extinguishment of the Environmental Easement (EE) in accordance with 6 NYCRR Part 375. Reports associated with the Site can be viewed by contacting the NYSDEC or its successor agency managing environmental issues in New York State.

This SMP was prepared in accordance with the requirements in NYSDEC DER-10 Technical Guidance for Site Investigation and Remediation, dated May 2010, and the guidelines provided by NYSDEC. This SMP addresses the means for implementation of Institutional Controls (ICs) and Engineering Controls (ECs), which are required by the ROD (NYSDEC 2004) and EE for the Site.

The Site may contain residual contamination left after completion of the Remedial Action performed under the VCP. ECs have been incorporated into the Site remedy to provide proper management of residual contamination in the future and to ensure protection of public health and the environment. A Site-specific EE will be recorded with the Suffolk County Clerk that provides an enforceable means to ensure the continued and proper management of residual contamination and protection of public health and the environment. A copy of the EE is provided in Attachment B. It requires strict adherence to all ECs and all ICs placed on this Site by NYSDEC, by the grantor of the EE, and any and all successors and assigns of the grantor. ICs provide restrictions on Site usage and mandate operation, maintenance, monitoring, and reporting measures for all ECs and ICs. This SMP includes the methods necessary to ensure compliance with all ECs and ICs required by the ROD and EE for residual contamination at the Site. Details regarding annual EC/IC certification are provided in Section 5 of this SMP. The SMP has been approved by the NYSDEC, and compliance with this SMP is required by the grantor of the EE and grantor’s successors and assigns. This SMP is subject to change by NYSDEC.

Site management is the last phase of the remedial process and is triggered by the approval of the Final Engineering Report (FER) and issuance of the Certificate of Completion (COC) by NYSDEC. The SMP continues in perpetuity or until extinguished in accordance with 6 NYCRR Part 375. It is the responsibility of the EE grantor, and its successors and assigns to ensure that all Site Management responsibilities under this SMP are performed.

The SMP provides a detailed description of all procedures required to manage residual contamination at the Site during and following the completion of the Remedial Action in accordance with the NYS VCA with the NYSDEC and the ROD. This includes: (1)

development, implementation, and management of all ECs and ICs; (2) development and implementation of monitoring systems and a Monitoring Plan; (3) development of a plan to operate and maintain all treatment, collection, containment, or recovery systems (including, where appropriate, preparation of an Operation and Maintenance Manual); (4) submittal of Site Management Reports, performance of inspections and certification of results, and demonstration of proper communication of Site information to NYSDEC; and (5) defining criteria for termination of treatment system operation.

To address these needs, this SMP includes four plans: (1) an Engineering and Institutional Control Plan for implementation and management of ECs/ICs; (2) a Monitoring Plan for implementation of Site Monitoring; (3) an Operation and Maintenance Plan for implementation of remedial collection, containment, treatment, and recovery systems; and (4) a Site Management Reporting Plan for submittal of data, information, recommendations, and certifications to NYSDEC.

Site Management activities, reporting, and ECs/ICs certification will be scheduled on a certification period basis. The certification period will be annually.

Important notes regarding this SMP are as follows:

- This SMP defines Site-specific implementation procedures as required by the ROD and EE. The penalty for failure to implement the SMP is revocation of the COC.
- The Voluntary Cleanup Agreement (Index # W1-0778-96-11; Site # 1-52-169) for the Site requires conformance with this SMP, and therefore, serves as a contractual binding authority under which this SMP is to be implemented. The SSF law itself also requires the preparation of a SMP (formerly known as an Operation, Maintenance and Monitoring [OM&M] Plan) in ECL 27-1318. Therefore, the VCA is a binding contract and the SSF law is statutory authority under which this SMP is required and is to be implemented.
- At the time this report was prepared, the SMP and all Site documents related to Remedial Investigation and Remedial Action are maintained at the NYSDEC Region 1 offices in Stony Brook. At the time of SMP submission (August 2010), the Site documents can also be found in the repositories established for this project, including:

Half Hollow Hills - Melville Library
510 Sweet Hollow Road
Melville, NY 11747
(631) 421-4535

1.1 Site Location and Description

The Site is located at 25 Melville Park Road in Suffolk County, New York and is identified as District 0400, Section 268, Block 01, Lot 04. The Site is located slightly south and east of the intersection of Broadhollow Road (Route 110) and the Long Island Expressway (Route 495) in the Village of Melville, Suffolk County, New York. The approximately 6-acre Site is located in an industrial and commercial area and is bounded to the south by Melville Park Road and to the west, north, and east by adjoining properties. The Site is presently occupied by a two-story office building and parking facilities. Figure 1 (Site Plan) shows the Site features and Site layout.

1.2 Site History

The Site was occupied by the New York Twist Drill Company (NYTD) from 1966 (when the building was originally constructed) through 1984. After NYTD vacated the building, it was converted into a two-story office complex. This renovation involved the expansion of the building footprint to the southeast.

The process of manufacturing twist drills consisted of modifying steel bars, which ranged from ¼-inch to 2-inches in diameter. These bars were cut to the desired length and shipped to the Heat Treatment Department to be thermally tempered. In the Heat Treatment Department a degreasing agent was used on the bars before they were transported to the Grinding Department. From the Grinding Department the material was transported to the Cleaning Department, where the cutting edge of the drill was produced. The drill was then pointed, finished, and subsequently sent to the Packaging Department for shipment.

The Suffolk County Department of Health Services (SCDHS) issued a State Pollutant Discharge Elimination System (SPDES) permit to NYTD in the mid-1960s. The permit was for treatment of cyanide bearing waste associated with wastewaters from nitride, alkaline wash and heat treatment wash tanks. In 1975, a proposal to modify and simplify the process was forwarded to SCDHS by NYTD. This proposal presented process design modifications intended to reduce the volume of process waste chemicals from the manufacturing process.

Several pieces of correspondence through the 1970's record instances of NYTD discharge violations above the allowable SPDES permit limits. Through the early 1980's the SCDHS issued several notices of violation against NYTD for unacceptable discharges of trichloroethene (TCE) at the SPDES discharge monitoring locations.

A former "discharge or diffusion well" was located near the north side of the entrance to the east loading dock. Reportedly, the use of the diffusion well was discontinued around 1981. The diffusion well was reportedly used for disposal of non-contact cooling water. A NYSDEC well completion report indicates that the well, S-28268D, was completed to a total depth of 116 feet with a screen interval from 108 to 116 ft bls. The well was installed in June 1966.

1.3 Conceptual Site Model

The conceptual site model (CSM) developed for the Site is summarized below. The CSM describes the different transport mechanisms by which constituents may enter the surrounding environment. The two major pathways for transport are the groundwater pathway and the air pathway; these pathways are described below.

The operations that were conducted in the former NYTD production area, which was located in the northeast portion of the building just north of the loading dock area, were identified as the source of the constituents in groundwater that exceeded NYSDEC Groundwater Standards. In addition to dissolved-phase constituents in groundwater, non-aqueous phase liquid (NAPL), consisting of a mixture of dense non-aqueous phase liquid (DNAPL) and light non-aqueous phase liquid (LNAPL), has been detected in monitoring wells IW-1, IW-3, IW-4, IW-9, IW-18, IW-19, IW-20, IW-22, IW-24, IW-25, MW-13, and MW-25D. Figure 2 shows the wells where NAPL has been detected. For purposes of this SMP, the term "NAPL" is defined as DNAPL and/or LNAPL, unless specified otherwise. Based on the distribution of NAPL in the subsurface, the most likely release mechanism is a leak from a former floor drain that was located in the former NYTD production area. Evaluation of a hand drawn sketch of a NYTD floor plan identified a floor drain and associated piping leading to a former underground waste oil tank that was removed in September 1991 (Article 12 Tank Registry [No. 4-0264, File Reference 4-2056]). This former floor drain is located in the general vicinity of the former diffusion well. According to the NYSDEC, the former waste oil tank was removed under the oversight of the SCDHS, and there is no information suggesting that there was a release from the tank. No tank or other structure was identified in the suspected source area that could act as a continuing source of contamination. Figure 3 shows the suspected locations of the former floor drain and former waste oil tank.

In March 2003, ARCADIS conducted a sub-floor investigation in the former NYTD production area. The purpose of the sub-floor investigation was to inspect the suspect location of the former diffusion well, which was believed to be one of the potential NAPL release mechanisms. The work involved excavating a 4-foot by 4-foot area through and to the base of the reinforced concrete floor slab in order to investigate a geophysical anomaly (i.e., the suspect location of the former diffusion well) that was identified during a November 2002 geophysical survey. The former diffusion well was successfully located during the sub-floor investigation effort. Figure 3 shows the unsurveyed location of the former diffusion well. A photoionization detector (PID) was used to screen the soil that is located beneath the concrete floor and the wellhead. No VOCs were detected by the PID.

In April 2003, ARCADIS removed a number of well appurtenances that included a pitless adapter, seventy-three (73) feet of two-inch drop line, and a submersible pump from the former diffusion well. After these appurtenances were removed from the well, the well was sounded with a measuring tape and was determined to be open to a depth of approximately 103 feet below the top of the six-inch well casing. Based on the sounded depth of the well and the total depth indicated on the NYSDEC well completion report (116 ft bls), there was approximately 13 feet of material in the bottom of the well. The depth to water was measured using an interface probe. LNAPL was not detected in the well. After the appurtenances were removed from the well, the wellhead was secured with a sanitary seal. The well was redeveloped and gauged for the presence of LNAPL and DNAPL. NAPL has not been detected in the former diffusion well to date. Based on the observations from the sub-floor investigation and well appurtenances removal efforts (i.e., PID screening and visual and olfactory observations), the former diffusion well does not appear to be the conduit for the introduction of contaminants (e.g., oil and solvents) into the subsurface. However, based on the presence of a submersible pump in the well at the time that the well was located, it is possible that historical active pumping may have induced the movement of VOCs toward the well's screened zone (108 to 116 ft bls).

It is suspected that a NAPL release into the subsurface resulted in impacts to the groundwater system in the southeastern portion of the Site. Based on a comprehensive evaluation of the investigation data, it appears that NAPL migrated vertically through the unsaturated zone to the capillary fringe zone/water table, spread laterally, and penetrated into the saturated zone in the vicinity of monitoring wells IW-1 and MW-18D. The NAPL that is present in the groundwater acts as a persistent source of groundwater contamination.

The direction of groundwater flow on-Site is south-southeast. The primary VOCs detected in groundwater during investigation activities were tetrachloroethene (PCE), TCE, 1,1,1-trichloroethane (1,1,1-TCA), cis-1,2-dichloroethene (cis-1,2-DCE), 1,1-dichloroethene (1,1-DCE), and 1,1-dichloroethane (1,1-DCA). Aromatic hydrocarbons such as toluene, ethylbenzene, and xylene were also detected in groundwater. Subsequent to the implementation of the downgradient and source area in-situ reactive zones (IRZs), vinyl chloride (VC) was also a primary VOC detected in groundwater. As described previously, the submersible pump that was observed in the former diffusion well at the time that the well was located may have induced the movement of contamination toward the well's screened zone, thereby affecting the distribution of NAPL and dissolved-phase constituents in groundwater. The current (June 2010) distribution of NAPL encompasses an area that includes angle well IW-25 and extends to the vicinity of wells MW-13, IW-9, and IW-3. The on-site dissolved-phase VOC plume currently extends from the vicinity of angle wells IW-27 and IW-25 to the downgradient property boundary.

Based on the results of the various investigations that were performed, there were no specific areas of concern (AOCs) or source areas identified in soil. The investigation data also indicated that no residual soil contamination was detected in soil samples collected from the suspected location of the former waste oil tank. The highest concentration of PCE (1 milligram per kilogram [mg/kg]) detected in soil was below the NYSDEC TAGM 4046 Recommended Soil Cleanup Objective (RSCO) for PCE (1.4 mg/kg).

The NAPL and dissolved-phase constituents in groundwater are a source of VOCs that are present in the soil vapor between the building and the water table. The gaseous compounds migrated both horizontally and vertically through the soil, accumulated underneath the building slab, and then migrated from beneath the building slab into indoor air. Therefore, the VI pathway was complete. A vapor control system (VCS) was designed, constructed, and is currently being operated to maintain negative pressure beneath the building slab in the northeast portion of the building in order to eliminate the vapor intrusion (VI) pathway between the vapor source (groundwater) and the receptor (building interior).

2. Engineering and Institutional Control Plan

Since residual contamination (groundwater containing constituents that exceed NYSDEC Groundwater Standards, NAPL, and soil vapor containing constituent concentrations that require mitigation or monitoring) exists beneath the Site, ECs/ICs

are required to protect human health and the environment. This EC/IC Plan describes the ECs/ICs at the Site. The EC/IC Plan is one component of the SMP and is subject to revision by NYSDEC.

The Controlled Property has three primary ECs. These ECs consist of the following:

- Downgradient and source area IRZs that involve the delivery of organic carbon (i.e., dilute molasses solution) to the subsurface through a network of injection wells.
- NAPL recovery that involves the manual removal of NAPL from the monitoring well network by hand bailing.
- A VCS in the northeast portion of the building consisting of extraction points VCS-1 and VCS-2 and induced vacuum monitoring points MP-1 through MP-6. In addition to the VCS, the heating, ventilation, and air conditioning (HVAC) system is operated to maintain a positive pressure within the building to help prevent the potential migration of vapors into indoor air.

A series of ICs are required to implement, maintain, and monitor these ECs. The EE requires compliance with these ICs. These ICs consist of the following:

- All ECs must be operated and maintained as specified in this SMP.
- All ECs on the Controlled Property (the Site) must be inspected and certified at a frequency and in a manner defined in this SMP.
- Groundwater, NAPL, sub-slab soil vapor, and indoor air monitoring must be performed as defined in this SMP.
- Data and information pertinent to Site Management for the Controlled Property must be reported at the frequency and in a manner defined in this SMP.
- On-Site environmental monitoring devices, including but not limited to, injection wells, groundwater monitoring wells, VCS extraction and monitoring points, and soil vapor probes, must be protected and replaced, as necessary, or properly abandoned, as directed by the NYSDEC, to ensure continued functioning in the manner specified in this SMP.

The Controlled Property has a series of ICs in the form of Site restrictions. Adherence to these ICs is required under the EE. Site restrictions that apply to the Controlled Property consist of the following:

- Require compliance with the approved SMP.
- Restrict the use of groundwater beneath the Site as a source of potable or process water, without necessary water quality treatment as determined by the SCDHS.
- Limit the use and development of the property to commercial or industrial uses only.
- Require the property owner to complete and submit to the NYSDEC an annual certification to ensure that the ICs are still in place.

These ECs/ICs should:

- Prevent ingestion of groundwater with contamination levels that exceed drinking water standards.
- Prevent contact with or inhalation of volatiles from contaminated groundwater.
- Prevent ingestion/direct contact with contaminated soil.

2.1 Soil Management Plan

Site use has been restricted to commercial or industrial uses only. Any future intrusive work that would breach the cover system at the Site will be performed in compliance with the Soil Management Plan (SoMP), which is provided in Attachment C of this SMP. Intrusive work in the eastern portion of the Site (i.e., former NYTD manufacturing operations area) must also be conducted in accordance with the procedures defined in a Community Air Monitoring Plan (CAMP) prepared for the Site. Figure 4 shows the former manufacturing operations area. Intrusive work in all portions of the Site must be conducted in accordance with the procedures defined in a Health and Safety Plan (HASP) prepared for the Site. The HASP is the responsibility of the property owner and should be prepared in compliance with DER-10 and 29 CFR 1910 and 1926, and all other applicable Federal, State and local regulations. Any intrusive work must be certified as compliant with the SoMP and included in the

periodic inspection and certification reports submitted under the Site Management Reporting Plan (See Section 5 of this SMP).

2.2 Vapor Control System Work Plan

A VCS Work Plan (ARCADIS 2005) was prepared that identified measures to eliminate the VI pathway into the building immediately above the area of highest groundwater impacts. The VCS Work Plan identifies the methods to eliminate the VI pathway as well as provides detailed OM&M and data evaluation requirements for the VCS. A copy of the VCS Work Plan that details the long-term OM&M requirements for the VCS is provided in Attachment D of this SMP. Sections 3.1.5 and 4.3 of this SMP provide additional details on the OM&M activities and current VCS elements.

2.3 Inspections

Inspections of all systems installed on-Site will be conducted at the frequency specified in the SMP Monitoring Plan (Section 3 of this SMP). The inspections will determine and document the following:

- Whether ECs continue to perform as designed.
- If ICs continue to be protective of human health and the environment.
- Compliance with requirements of this SMP and the EE.
- Achievement of remedial performance criteria.
- Sampling and analysis of appropriate media during monitoring events.
- If Site records are complete and up to date.
- Changes, or needed changes, to the remedial or monitoring system.

Inspections will be conducted in accordance with the procedures set forth in the Monitoring Plan of this SMP (Section 3). The reporting requirements are outlined in the Site Management Reporting Plan (Section 5 of this SMP).

If an emergency, such as a natural disaster or an unforeseen failure of any of the ECs occurs, an inspection of the Site will be conducted to verify the effectiveness of the

ECs/ICs implemented at the Site by a qualified environmental professional as determined by NYSDEC.

3. Monitoring Plan

The Monitoring Plan describes the measures for evaluating the performance and effectiveness of the implemented ECs in reducing or mitigating contamination at the Site. ECs at the Site include: (1) Downgradient and source area IRZs; (2) NAPL recovery; and, (3) a VCS. This Monitoring Plan is subject to revision by NYSDEC.

This Monitoring Plan describes the methods to be used for:

- Sampling and analysis of appropriate media (e.g., groundwater, indoor air, sub-slab soil vapor).
- Evaluating Site information periodically to confirm that the remedy continues to be effective as per the design.
- Preparing the necessary reports for the various monitoring activities.
- Assessing compliance with NYSDEC groundwater standards.
- Assessing achievement of the remedial performance criteria.

The monitoring program for the Site includes long-term IRZ performance monitoring, groundwater compliance monitoring, groundwater plume configuration monitoring, water-level measurements, NAPL gauging, indoor air quality (IAQ) monitoring, and sub-slab soil vapor monitoring. Figure 5 shows the locations of the monitoring points that will be used in the monitoring program.

Monitoring of the performance of the full-scale groundwater remedy and overall reduction in contamination on-Site has been conducted since 2006. The long-term groundwater monitoring program is provided in Table 1. As indicated in Table 1, a new deep zone monitoring well was installed at the downgradient property boundary (i.e., between monitoring wells MW-31 and MW-34) with a screen interval from 115 to 135 ft bls. Groundwater quality samples will be collected from the specified monitoring well network on a quarterly basis. Minor modifications to the quarterly groundwater monitoring program may be proposed to the NYSDEC. These requests will be made in the form of e-mail communications and will require NYSDEC approval. Major

modifications to the quarterly groundwater monitoring program will be requested in writing and will require NYSDEC approval. The SMP will be modified to reflect changes in sampling plans approved by NYSDEC. Trends in contaminant levels in groundwater in the affected areas and the occurrence and distribution of NAPL will be evaluated to determine if the remedy continues to be effective in achieving remedial goals. Monitoring programs are outlined in detail in Section 3.1, below.

3.1 Engineering Control System Monitoring

The Monitoring Plan for each EC is described below.

3.1.1 IRZ Performance Monitoring

The downgradient and source area IRZs are being operated to eliminate or reduce to the extent practicable: (1) exposures of persons at or around the Site to chlorinated solvents and petroleum in the underlying groundwater, (2) the migration of chlorinated solvents from groundwater into indoor air through soil vapors, and (3) the migration of on-site groundwater contamination to off-site where additional exposures to contaminated groundwater are possible.

IRZ performance and groundwater compliance monitoring will be conducted to monitor the effectiveness of the full-scale IRZ and to monitor VOC concentrations in groundwater at the compliance plane during remedial system operation. The rationale and methodology for the proposed performance and compliance monitoring programs for the Site are described below.

IRZ performance monitoring will include source area IRZ and downgradient IRZ performance monitoring. The data collected from these performance monitoring activities will be used to assist in operational decision making (i.e., injection loading and frequency) and to evaluate the overall progress of each IRZ with respect to baseline conditions and the remedial objectives for the Site.

The IRZ performance monitoring program will be focused on a list of “primary” analytes and field parameters. Typically, data provided from the primary analyte list alone is sufficient to assist in making operational adjustments and demonstrating that the enhanced reductive dechlorination (ERD) process is occurring to completion. The primary analyte list includes the following:

- VOCs – The relative concentrations of individual chlorinated VOCs (CVOCs) provide the strongest evidence of ERD.
- Methane and Degradation End Products – The presence of methane as a reduced electron acceptor provides evidence that the IRZ has matured to conditions suitable for the eventual complete reductive dechlorination of CVOCs. The presence and relative concentrations of CVOC degradation end products (ethene and ethane) can provide confirmation that the ERD process is being driven to completion. Therefore, IRZ performance monitoring will include ethene, ethane, and methane.
- TOC – Total organic carbon (TOC) will be analyzed to evaluate the performance of the injection program and provide the basis for adjustments to the injection loading and frequency.
- Field Parameters – Field parameters that will be measured as part of the IRZ performance monitoring program include pH. Measurement of pH is an essential component of IRZ performance monitoring. Significant swings in pH at downgradient monitoring locations may result in reduced microbial activity. Conversely, a decrease in pH within the injection wells may be beneficial and prevent biofouling of injection well screens.

Table 1 provides the IRZ performance monitoring, groundwater compliance monitoring, and groundwater plume configuration monitoring program. As discussed previously, modifications to the monitoring program outlined herein may be requested at any time based on the progress of the remediation.

Performance monitoring groundwater samples for VOC and light hydrocarbon analysis will be collected from monitoring wells using passive diffusion bag (PDB) samplers. PDBs are water-filled samplers that are suitable for obtaining concentrations of a variety of VOCs in groundwater at monitoring wells. The PDB samplers will be positioned at the depths indicated on the July 1, 2005 agency joint comments letter or at the center of the screened interval of each well (or the midpoint of the saturated portion of the screen if the well bridges the water table) by attachment to a weighted line. Dedicated tethers will be used in each well where PDB samplers are used to ensure that the samplers are placed at the same depth during each sampling event. The PDB samplers will be left in place for a minimum period of 2 weeks to allow for equilibration (i.e., long enough for the well water, contaminant distribution, and flow dynamics to restabilize following sampler deployment). The PDB samplers will then be

recovered from the wells and the enclosed water will be immediately transferred to 40-milliliter sampling vials for laboratory analysis. Groundwater samples for the analysis of TOC and for measuring pH in the field will be collected using a polyethylene bailer.

In the event that supplemental analytes are required to be sampled and analyzed, low-flow (minimal drawdown) sampling methods will be used. Site closure groundwater samples will also be collected using low-flow (minimal drawdown) groundwater sampling procedures.

Groundwater samples submitted for analysis of VOCs will be analyzed for Target Compound List (TCL) VOCs using USEPA Method 8260. Groundwater samples submitted for analysis of TOC will be analyzed using Standard Method 5310C. Groundwater samples submitted for analysis of light hydrocarbons will be analyzed for methane, ethene, and ethane using Method AM20GAX (Microseeps, Inc. method).

Groundwater samples submitted for analysis of VOCs and TOC will be sent to a New York State Department of Health (NYSDOH) Environmental Laboratory Accreditation Program (ELAP)-certified laboratory. NYSDEC ASP Category A data deliverables will be provided for the long-term monitoring groundwater samples. NYSDEC ASP Category B data deliverables will be provided for post-remediation confirmatory (Site closure) groundwater samples.

3.1.2 Water-level Measurements

Hydraulic monitoring will be conducted to monitor groundwater flow directions on-site during operation of the remedy. Hydraulic (i.e., water-level) measurements will be collected from the hydraulic monitoring well network on an annual basis using the following procedures. For all monitoring wells, water-level measurements will be collected by measuring the depth-to-groundwater at each well from the surveyed measuring point identified on each well casing. The water-level measurements will be made to the nearest one-hundredth of a foot with an electronic water-level meter. Water-level measurements and other pertinent information (e.g., well designation) will be recorded on a water-level measurement form.

3.1.3 NAPL Gauging

NAPL gauging will be conducted to monitor the effectiveness of the NAPL recovery program on-Site during operation of the remedy and to continue to monitor the distribution of NAPL at the Site. Wells IW-1, IW-3, IW-9, IW-17, IW-18, IW-19, IW-20,

IW-21, IW-22, IW-23, IW-25, MW-13, and the former diffusion well (FDW) will be gauged and the water-level will be measured in well MW-15 on a quarterly basis. However, more frequent monitoring and recovery of NAPL may be conducted, as necessary. If significant NAPL thicknesses are detected in a well, then the well will be gauged on a monthly basis. The NAPL gauging well network may be modified (reduced or expanded) if conditions change. Discontinuation of the NAPL gauging program may be requested at any time based on the ongoing monitoring data and will require NYSDEC approval.

Fluid-level measurements (i.e., NAPL and water) will be collected from the NAPL gauging well network using the following procedures. Fluid-level measurements will be collected by measuring the depth-to-product, depth-to-groundwater, and total depth at each well from the surveyed measuring point identified on each well casing. The fluid-level measurements will be made to the nearest one-hundredth of a foot with an electronic interface meter. Fluid-level measurements and other pertinent information (e.g., well designation) will be recorded on a gauging form.

3.1.4 Indoor Air Quality and Sub-Slab Soil Vapor Monitoring

An annual IAQ and sub-slab soil vapor monitoring program will be conducted to monitor IAQ and sub-slab soil vapor quality in the western and southeastern portions of the building. These monitoring events will consist of collecting two (2) IAQ samples (West Office Space and SE Office Space) and two (2) sub-slab soil vapor samples (SS-5A and SE SS-A). If it is determined that modifications to the IAQ and sub-slab soil vapor program are needed, this SMP will be revised. Modifications to or discontinuation of the IAQ and sub-slab soil vapor monitoring program may be requested at any time based on the ongoing annual monitoring data and will require NYSDEC and NYSDOH approval.

The IAQ samples will be collected using 6-L Summa canisters. The sub-slab soil vapor samples will be collected from the permanent sub-slab soil vapor probes using Teflon tubing and 6-L Summa canisters. The flow controllers provided by the laboratory will be calibrated to collect the IAQ samples over an 8-hour period and the sub-slab soil vapor samples at a flow rate not to exceed 200 milliliters per minute (mL/min) (approximately 0.5-hour sampling interval).

The IAQ and sub-slab soil vapor samples will be analyzed using EPA Method TO-15. The IAQ samples will be analyzed using GC/MS in the selective ion monitoring (SIM)

acquisition mode. The sub-slab soil vapor samples will be analyzed using GC/MS in the low-level scan mode.

IAQ and sub-slab soil vapor samples will be sent to a NYSDOH ELAP-certified laboratory.

3.1.5 Vapor Control System Monitoring and Inspections

VCS monitoring and inspections will be conducted to demonstrate that mitigation measures are achieving regulatory requirements for protection of IAQ in the northeastern portion of the building. The monitoring and inspections will be performed on a quarterly basis in accordance with the procedures outlined in the VCS Work Plan (Attachment D of this SMP). As specified in the ARCADIS VCS OM&M modifications letter dated February 8, 2007, total influent and effluent vapor samples are not collected for laboratory analysis. The NYSDEC approved of the discontinuation of the collection of these samples in April 2007.

The OM&M activities include the following specific tasks:

- A weekly inspection to ensure system operation.
- The collection of meteorological and system operating parameters on a quarterly basis. Parameters that are recorded include the following:
 - o Barometric pressure, ambient temperature and atmospheric conditions. In addition, it will be noted if the barometric pressure is rising or falling.
 - o Induced vacuum readings at all monitoring points.
 - o Recovery vacuum and flow rate at each recovery well.
 - o PID readings from each recovery well.
- Quarterly reporting of any significant changes to operation of the HVAC system.
- Contingent Activity: If an anomalous PID reading (i.e., greater than 5 ppm) is recorded, collect a vapor sample for laboratory analysis. If vapor

concentrations indicate an increase in mass, a DAR-1 analysis will be completed to evaluate whether further action (i.e., additional monitoring, air treatment) is required.

3.2 Groundwater Monitoring Well Maintenance

If biofouling or silt accumulation has occurred in the monitoring wells, the wells will be physically agitated/surged and redeveloped. Additionally, monitoring wells will be properly decommissioned and replaced if an event renders the wells unusable.

3.3 Well Replacement/Repairs and Decommissioning

Repairs and/or replacement of wells in the monitoring well network will be performed based on assessments of structural integrity and overall performance. Well decommissioning, for the purpose of replacement, will be reported to NYSDEC prior to performance and in the annual report. Well decommissioning without replacement must receive prior approval by NYSDEC. Well abandonment will be performed in accordance with NYSDEC's "Groundwater Monitoring Well Decommissioning Procedures." Monitoring wells that are decommissioned because they have been rendered unusable will be reinstalled in the nearest available location, unless otherwise approved by the NYSDEC.

3.4 Monitoring Quality Assurance/Quality Control

To ensure that data collected in the field is consistent, accurate and complete, forms will be utilized for repetitive data collection, such as depth-to-groundwater in wells, groundwater sampling, etc. These field forms include a Water-Level Measurement form, a Water Sampling Log, a NAPL Gauging form, an IAQ Sampling form, and a Sub-Slab Soil Vapor Sampling form, as applicable to a specific field task.

Quality assurance/quality control (QA/QC) samples will be collected to assure quality control for the groundwater compliance and IRZ performance monitoring and IAQ monitoring components of the Plan. Analyses of QA/QC samples will enable data evaluation for accuracy and integrity. A QA/QC sample set includes a trip blank, equipment rinsate blank (if non-dedicated sampling equipment is used), and a blind duplicate, as applicable, for groundwater samples, and a blind duplicate for IAQ samples. No matrix spike/matrix spike duplicate (MS/MSD) samples will be collected. Trip blanks, equipment rinsate blanks, and duplicate samples will be used to verify the quality of the sampling results. A brief description of these QA/QC samples follows.

A trip blank will contain laboratory supplied analyte-free water and will be transported to the Site and returned to the laboratory without opening. This will serve as a check for contamination originating from sample transport, shipping, and from Site conditions. One trip blank per day will be utilized during groundwater monitoring activities. Trip blank samples will only be collected in connection with the collection of aqueous samples for VOC analysis.

An equipment rinsate blank is a water sample that consists of laboratory supplied analyte-free water that is poured through or over a decontaminated piece of sampling or other down-hole equipment to assess or document the thoroughness of the decontamination process. An equipment rinsate blank will be collected from the decontaminated down-hole equipment (e.g., submersible pump) before use in sampling by pouring analyte-free water over the equipment and into sample containers. One equipment rinsate blank will be collected per sampling event when non-dedicated (e.g., submersible pump) equipment is used. Equipment rinsate blank samples will only be collected in connection with the collection of aqueous samples for VOC analysis.

One blind duplicate sample per sampling event will be used during groundwater compliance and IRZ performance monitoring activities. The analytical results for the sample and blind duplicate will be used to determine if the data reported by the laboratory are precise, accurate, representative, and comparable. Blind duplicate samples will only be collected in connection with the collection of aqueous samples for VOC analysis.

One blind duplicate sample per sampling event will be used during the annual IAQ monitoring activities. The analytical results for the sample and blind duplicate will be used to determine if the data reported by the laboratory are precise, accurate, representative, and comparable.

3.5 Monitoring Reporting Requirements

Forms and any other information generated during regular monitoring events and inspections will be kept on file. All forms, and other relevant reporting formats used during the monitoring/inspection events, will be: (1) subject to approval by NYSDEC and (2) submitted at the time of the Annual Site Management Report, as specified in the Reporting Plan of the SMP.

All monitoring results will be reported to NYSDEC on an annual basis in the Site Management Report. Additionally, a quarterly report will be prepared that provides all validated data collected during the subject quarterly report period. Reports and data will be provided in hard copy and digital format as requested by NYSDEC (See Section 5.3 of this SMP).

3.6 Certifications

Site inspections and sampling activities will be conducted as outlined above. Inspection certification for all ICs and ECs will be submitted to NYSDEC on a calendar year basis and must be submitted by March 31 of the following year. A Professional Engineer licensed to practice in New York State will perform inspection and certification. Further information on the certification requirements are outlined in the Reporting Plan of the SMP (see Section 5 of this SMP).

4. Operation and Maintenance Plan

The Operation and Maintenance Plan describes the measures necessary to operate and maintain the components of the selected Remedial Action for the Site, which consists of the following as outlined in Section 2 of this SMP:

- Downgradient and Source Area IRZs.
- NAPL Recovery.
- VCS.

4.1 Downgradient and Source Area IRZs

This section presents the as-built injection well network and the implementation methodology (i.e., operation and maintenance procedures) for the downgradient and source area IRZs. The locations of the IRZ injection wells and the construction specifications are shown on Figure 6. The specific performance monitoring program for the downgradient and source area IRZs is discussed in Section 3 of this SMP.

4.1.1 Injection Well Network

Injection wells IW-24 (shallow zone) and IW-27 (intermediate zone) will be used to deliver electron donor solution into the source area. Shallow zone injection well IW-26

was previously used to deliver electron donor solution into the source area between December 2005 and March 2008. ARCADIS requested a modification to the source area injection well network based on the fact that IW-24 contained low-level concentrations of CVOCs between December 2006 and March 2008. Well IW-24 is also located closer to the portion of the source area where elevated concentrations of CVOCs are present in the shallow zone. In an e-mail dated June 4, 2008, the NYSDEC approved this source area shallow injection well modification. Additional available shallow zone injection wells include IW-17, IW-19, IW-21, IW-22, and IW-26. Additional available intermediate zone injection wells include IW-18, IW-20, IW-23, and IW-25. Modifications to the injection well network may be requested at any time based on the results of the source area IRZ performance monitoring and NAPL gauging efforts and will require NYSDEC approval.

Shallow injection wells IW-6 and IW-16 and intermediate injection wells IW-11, IW-13, IW-14, and IW-15 will be used to deliver electron donor solution into the downgradient area. Based on the injection methodology that is being implemented and the 2006 through 2010 IRZ performance monitoring data, sufficient TOC is being provided in the subsurface to remediate the full length and width of the downgradient plume. However, if IRZ performance monitoring data indicate a need to expand the downgradient IRZ, sufficient measures will be taken to ensure full treatment of the plume.

4.1.2 Injection Procedures

Source area IRZ injections began in December 2005 upon NYSDEC concurrence with the determination that the downgradient IRZ had matured sufficiently to allow for complete degradation of contaminant mass released by the source area IRZ. Downgradient IRZ injections, following a revised injection methodology, began in May 2005. All O&M activities at the Site are currently (June 2010) completed using temporary/portable equipment. Accordingly, manufacturer O&M manuals or equipment specifications/maintenance requirements are not applicable to this Site.

Maintaining the downgradient and source area IRZs will involve adding a source of readily available electron donors (e.g., dilute molasses solution) to the subsurface. The pH of the groundwater will be monitored during the IRZ performance monitoring events. If the pH drops below acceptable values, additional monitoring or pH adjustments may be made.

4.1.2.1 Injection Loading and Frequency

A sufficient amount of electron donor will be added to the subsurface to stimulate microbial activity, provide excess organic carbon, and maintain the downgradient and source area IRZs. The following injection loading and frequency guidance criteria will be used to assist in properly establishing and maintaining anaerobic IRZs for ERD:

- An IRZ length of approximately 100 days hydraulically downgradient from the injection zone is sufficient for the eventual complete reductive dechlorination of CVOCs.
- A total organic carbon concentration of 20 milligrams per liter (mg/L) greater than baseline conditions is adequate to maintain the reducing conditions established within the IRZ.
- Injection of sufficient reagent volume to ensure adequate distribution within the target zone.
- Minimization, to the extent practicable, of the organic carbon concentration within the injection zone to control the generation of fermentative byproducts and organic acids.

Source area injections will be conducted through injection wells IW-24 and IW-27. Modifications to the source area injection well network will require NYSDEC approval. Downgradient IRZ injections will be conducted using the injection well configuration described in Section 4.1.1. Source area and downgradient IRZ injections will be implemented on approximately three to four month intervals.

4.1.2.2 Molasses Solution Injection Procedure

Electron donor injections will be completed through one of three methodologies. Under the first methodology, pre-diluted donor solution will be supplied by tanker truck at a concentration higher than the actual injection concentration. The donor solution will then be further diluted to the proposed injection concentration on-site and delivered to each of the injection wells by transfer pump and/or gravity. Donor solution will be sufficiently mixed through mechanical means prior to delivery to the injection wells. Under the second methodology, pre-diluted donor solution will be supplied by tanker truck at the proposed injection concentration and injected directly from the tanker truck by transfer pump and/or gravity. The third methodology would involve delivery of raw

molasses to the Site with all dilution occurring on-site within a portable polyethylene tank.

The delivery methodology will be continually evaluated as the remediation progresses and particularly when there is a proposed modification to electron donor and/or injection frequency or loading. The NYSDEC will be notified of any proposed changes in the Progress Reports.

Regardless of the injection methodology, a log will be kept during each injection event to record the solution strength (molasses and water volumes used), the total volume of solution injected into each injection well, the injection pressure at each injection well, and the injection flow rate. These measurements will be monitored to evaluate the condition of the well screens (i.e., biofouling) and whether well maintenance activities are needed. The wells will be redeveloped, as necessary.

4.2 NAPL Recovery

The hand bailing of NAPL from any well that contains measurable amounts of NAPL is currently being conducted on a quarterly basis. However, as described previously, if significant NAPL thicknesses are detected in a well, then the well will be gauged and NAPL will be recovered on a monthly basis. The methodology outlined herein will continue until NAPL recovery is no longer productive. Recovered NAPL will be containerized in a labeled, sealed 55-gallon drum. The 55-gallon drum will be stored in a secure location and will be disposed of in accordance with applicable local, State, and Federal regulations. In addition, absorbent socks may be installed in wells to recover trace amounts of LNAPL that are periodically detected in the wells. The absorbent socks will be inspected and changed out as necessary during the inspection events.

NAPL recovery volumes, thickness data, and groundwater quality will be evaluated on an ongoing basis to determine if more effective methods can be used to address residual NAPL that may remain trapped in the aquifer matrix. NAPL recovery wells may be added or removed from the routine schedule based on the results of NAPL gauging during the routine monitoring visits. In addition, more frequent monitoring and recovery of NAPL may be conducted, as necessary.

4.3 Vapor Control System

The objective of the VCS is to eliminate the VI pathway into the building to the extent practicable, thereby maintaining concentrations of Site related constituents of concern in indoor air at levels consistent with the guidance values provided in the most current NYSDOH soil vapor intrusion guidance. In addition to the VCS, the HVAC system is operated to maintain a positive pressure within the building to help prevent the potential migration of vapors into indoor air.

The VCS currently consists of the following primary elements:

- Two VCS recovery wells (VCS-1 and VCS-2)
- Six VCS monitoring points (MP-1, MP-2, MP-3, MP-4, MP-5, and MP-6)
- A regenerative blower (negative pressure system)

The VCS was designed to provide a means of establishing negative pressure beneath the building slab in the northeastern portion of the building in order to eliminate the VI pathway between the vapor source (groundwater) and the receptor (building interior). This is being accomplished through a network of vapor recovery wells and associated induced vacuum monitoring points, a negative pressure generation system, and an air treatment unit (as necessary). Figure 7 shows the vapor recovery well and induced vacuum monitoring point locations. The VCS Work Plan (Attachment D of this SMP) provides a process flow diagram of the recovery system, details of the conceptual system design, and OM&M procedures. Modifications to the VCS may be made upon NYSDEC and NYSDOH approval.

5. Site Management Reporting Plan

An Annual Site Management Report will be submitted to NYSDEC by March 31 of the calendar year following the reporting period. The Site Management Report will be prepared in accordance with NYSDEC DER-10 Technical Guidance for Site Investigation and Remediation requirements. This Site Management Reporting Plan and its requirements are subject to revision by NYSDEC.

This Annual Site Management Report will include the following:

- Identification of all required ECs/ICs required by the ROD for the Site.

- An evaluation of the EC/IC Plan and the Monitoring Plan for adequacy in meeting remedial goals.
- Assessment of the continued effectiveness of all ICs and ECs for the Site.
- Certification of the ECs/ICs.
- Results of the required periodic Site Inspections.
- All deliverables generated during the reporting period, as specified in Section 2 - EC/IC Plan, Section 3 - Monitoring Plan, and Section 4 - Operation and Maintenance Plan.

5.1 Certification of Engineering and Institutional Controls

Information on ECs/ICs can be found in the EC/IC Plan (Section 2) of this SMP. Inspection of the ECs/ICs will occur at a frequency described in Section 3 - Monitoring Plan and Section 4 - Operation and Maintenance Plan. After the last inspection of the reporting period, a Professional Engineer licensed to practice in New York State will sign and certify the document. The document will certify that:

- On-Site ECs/ICs are unchanged from the previous certification.
- The on-site ECs/ICs remain in-place and effective.
- The systems are performing as designed.
 - o The downgradient and source area IRZs are effectively eliminating or reducing to the extent practicable the migration of on-site groundwater contamination to off-site where additional exposures to contaminated groundwater are possible.
 - o The VCS is effectively eliminating the VI pathway into the building to the extent practicable.
 - o The HVAC system is being operated to maintain a positive pressure within the building to help prevent the potential migration of vapors into indoor air. Any significant modifications to the HVAC system operation will be reported.

- o NAPL bailing is effectively recovering NAPL from the well network. As discussed in Section 4.2 of this SMP, an evaluation of NAPL recovery volumes, thickness data, and groundwater quality will be performed on an ongoing basis to determine if more effective methods can be used to address residual NAPL that may remain trapped in the aquifer matrix.
- Nothing has occurred that would impair the ability of the controls to protect public health and the environment.
- Nothing has occurred that would constitute a violation or failure to comply with any operation and maintenance plan for such controls.
- Access is available to the Site by NYSDEC and NYSDOH to evaluate continued maintenance of such controls.
- Site usage is compliant with the EE.

The signed certification will be included in the Annual Site Management Report (see Section 5.3).

5.2 Site Inspections

An annual Site inspection will be completed to ensure that the elements outlined within the ROD, EE, and this SMP remain in-place and effective. All applicable inspection forms and other records (including all sampling data of any media at the Site and system maintenance reports) generated for the Site during the calendar year will be included in the Annual Site Management Report.

The results of the inspection and Site monitoring data will be evaluated as part of the EC/IC certification to confirm that the:

- ECs/ICs are in place, are performing properly, and remain effective.
- The Monitoring Plan is being implemented.
- Operation and maintenance activities are being conducted properly, and, based on the above items,

- The Site remedy continues to be protective of public health and the environment and is performing as designed.

5.3 Site Management Report

The Site Management Report will be submitted annually and will be submitted by March 31 of the calendar year following the reporting period. Other activities such as groundwater, NAPL, IAQ, and sub-slab soil vapor monitoring results, and significant changes to the HVAC system operation, will be submitted quarterly, and as determined by NYSDEC thereafter, with those results also incorporated into the Annual Site Management Report. The Site Management Report will include:

- EC/IC certification.
- All applicable inspection forms and other records generated for the Site during the reporting period.
- Cumulative data summary tables and/or graphical representations of contaminants of concern by media (e.g., groundwater), which include a listing of all compounds analyzed along with the applicable standards, with all exceedances highlighted.
- Results of all analyses, copies of all laboratory data sheets, and the required laboratory data deliverables required for all points sampled during the calendar year (also to be submitted electronically in the NYSDEC-specified format).
- A performance summary for all systems at the Site during the calendar year.
- A Site evaluation, which will address the following:
 - o The compliance of the remedy with the requirements of the Site-specific ROD and FER.
 - o The performance and effectiveness of the remedy.
 - o The operation and the effectiveness of all systems, including identification of any needed significant repairs or modifications.

- o Any new conclusions or observations regarding Site contamination based on inspections or data generated by the Monitoring Plan for the media being monitored.
- o Recommendations regarding any necessary changes to the remedy and/or Monitoring Plan.
- A figure showing sampling and well locations.
- Comments, conclusions, and recommendations based on an evaluation of the information included in the report regarding ECs/ICs at the Site.

The Site Management Report will be submitted, in hard-copy format, to the Region 1 NYSDEC offices, located at SUNY @ Stony Brook, 50 Circle Road, Stony Brook, New York, and in electronic format to NYSDEC and NYSDOH.

Table 1. Long-Term Groundwater Monitoring Program, 25 Melville Park Road Site, Melville, New York.

		Well	Analysis/Parameter			
			VOCs	LH	TOC	pH
Quarter 1	S	MW-31	L	L	--	--
		SIW	--	--	L	F
		IW-6	--	--	L	F
		MW-7	--	--	L	F
		IW-17	--	--	L	F
	I	MW-16D ¹	L	L	--	--
		DIW	--	--	L	F
		IW-10	--	--	L	F
		IW-18	--	--	L	F
		MW-27D ¹	--	--	L	F
		Well	Analysis/Parameter			
			VOCs	LH	TOC	pH
Quarter 2	S	MW-31	L	L	--	--
		SIW	--	--	L	F
		IW-6	--	--	L	F
		MW-7	L	--	L	F
		IW-17	--	--	L	F
	I	MW-16D ¹	L	L	--	--
		DIW	--	--	L	F
		IW-10	--	--	L	F
		IW-18	--	--	L	F
	D	MW-27D ¹	L	--	L	F
		MW-18D	L	--	--	--
		Well	Analysis/Parameter			
			VOCs	LH	TOC	pH
Quarter 3	S	MW-31	L	L	--	--
		SIW	--	--	L	F
		IW-6	--	--	L	F
		MW-7	--	--	L	F
		IW-17	--	--	L	F
	I	MW-16D ¹	L	L	--	--
		DIW	--	--	L	F
		IW-10	--	--	L	F
		IW-18	--	--	L	F
		MW-27D ¹	--	--	L	F
		Well	Analysis/Parameter			
			VOCs	LH	TOC	pH
Quarter 4	S	MW-31	L	L	L	F
		MW-3	L	--	L	F
		MW-4	L	--	L	F
		MW-7	L	--	L	F
		MW-13	L	--	L	F
		IW-17	L	L	L	F
		MW-14	L	--	--	--
		MW-15	L	--	--	--
		IW-2	--	--	L	F
		IW-22	L	--	L	F
	I	IW-18 ²	L	L	L	F
		MW-13D	L	--	L	F
		MW-27D ¹	L	--	L	F
		MW-16D	L	L	L	F
		MW-34	L	--	L	F
		MW-35	L	--	L	F
		IW-8	--	--	L	F
		IW-23	L	--	L	F
	D	MW-18D	L	--	--	--
		FDW	L	--	--	--
		MW-19D ³	L	--	--	--
		MW-20D ³	L	--	--	--
		MW-36	L	--	--	--

See footnotes on last page.

Table 1. Long-Term Groundwater Monitoring Program, 25 Melville Park Road Site, Melville, New York.

Notes:

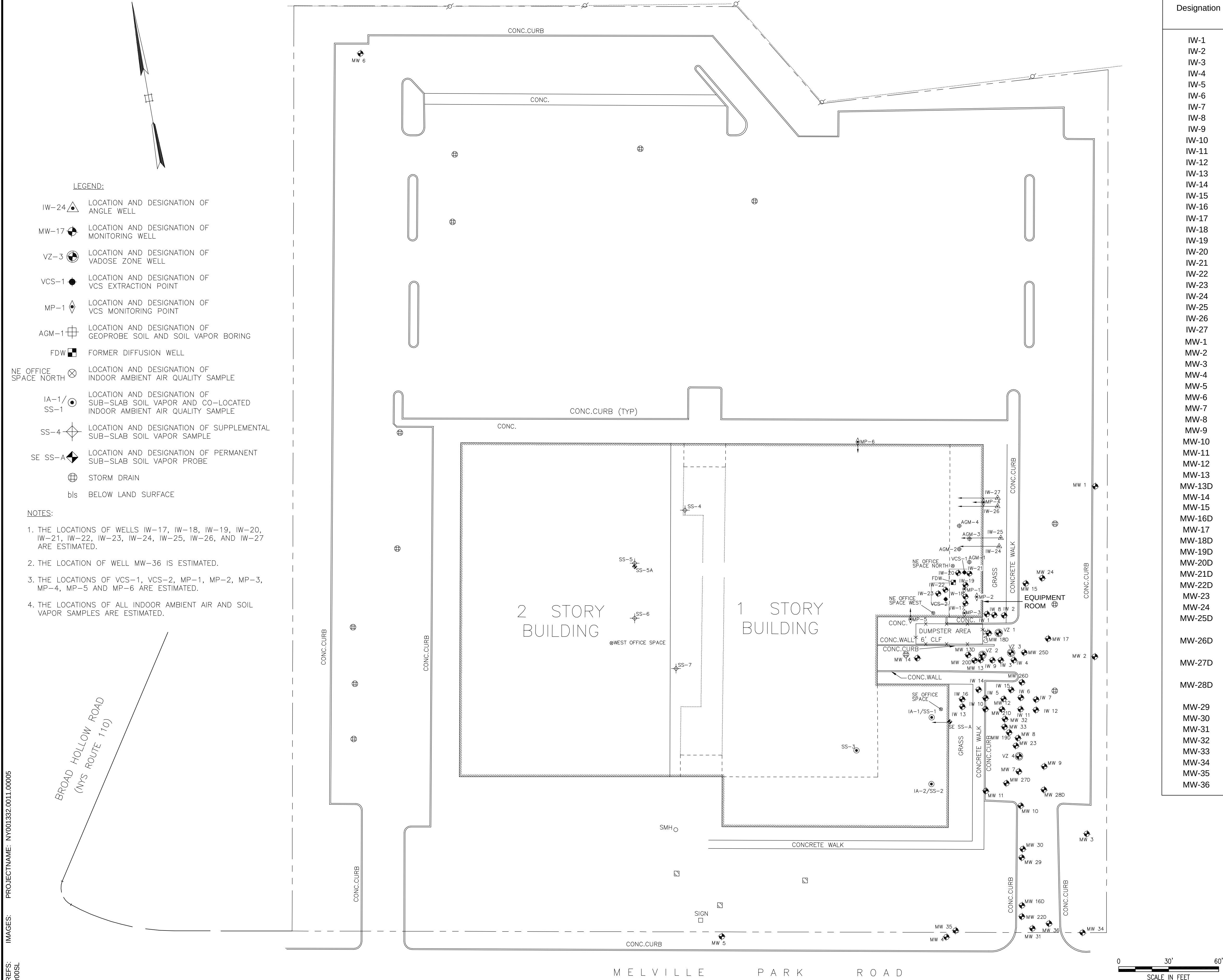
VOCs - Volatile Organic Compounds	S - Shallow Zone Injection or Monitoring Well
TOC - Total Organic Carbon	I - Intermediate Zone Injection or Monitoring Well
LH - Light Hydrocarbons	D - Deep Zone Monitoring Well
L - Laboratory analysis	SIW - Currently used shallow source area injection well
F - Field Measurement using a water quality meter	DIW - Currently used deep source area injection well

¹ Until the NYSDEC indicates otherwise, MW-34 and MW-28D will be sampled instead of MW-16D and MW-27D, respectively.

² Alternative well will be sampled if NAPL is present.

³ Well will be sampled and analyzed for VOCs only if increasing trends in VOCs are observed in MW-18D.

The agency review team may request additions and/or modifications to a sampling round, as needed, based on the results of previous sampling or NAPL monitoring.

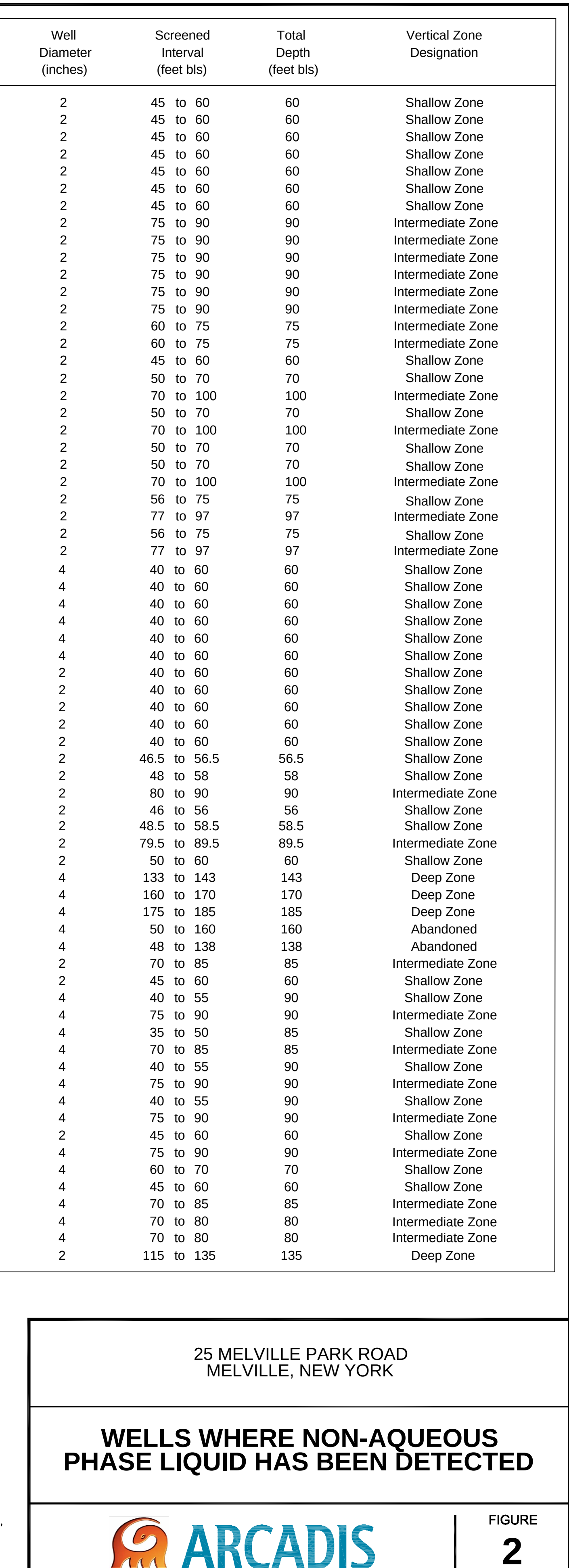


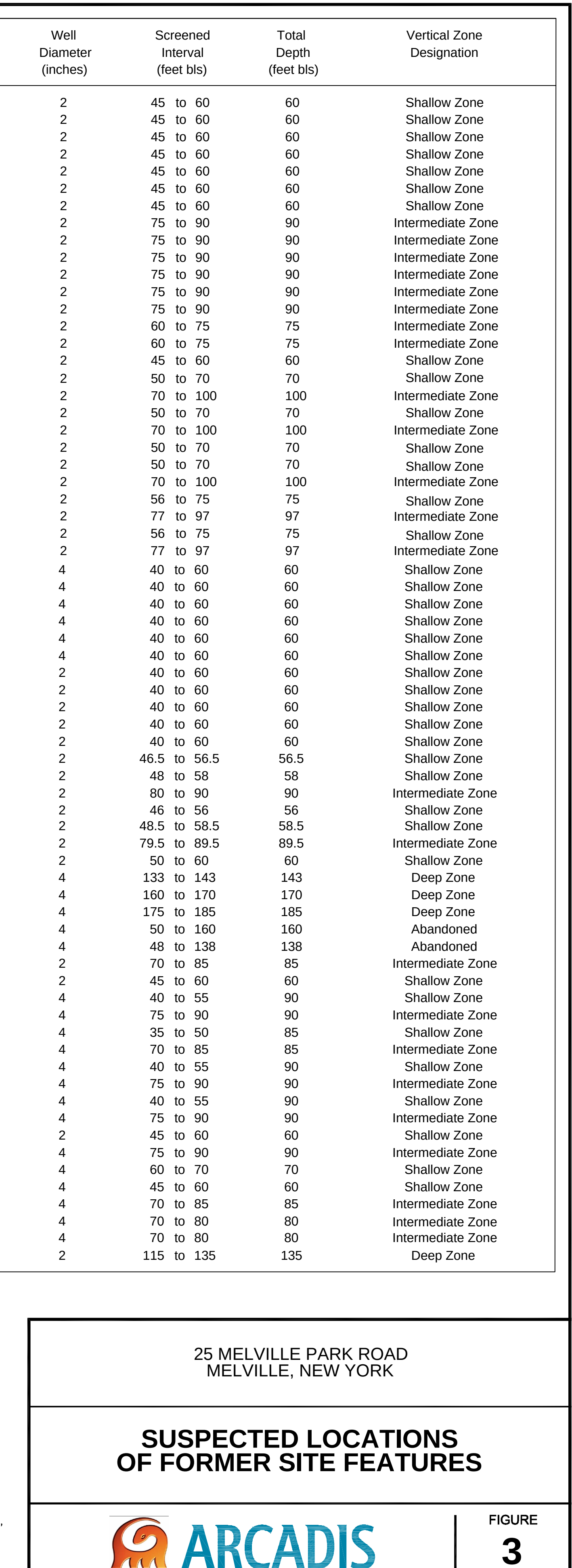
Well Designation	Well Diameter (inches)	Screened Interval (feet bls)	Total Depth (feet bls)	Vertical Zone Designation
IW-1	2	45 to 60	60	Shallow Zone
IW-2	2	45 to 60	60	Shallow Zone
IW-3	2	45 to 60	60	Shallow Zone
IW-4	2	45 to 60	60	Shallow Zone
IW-5	2	45 to 60	60	Shallow Zone
IW-6	2	45 to 60	60	Shallow Zone
IW-7	2	45 to 60	60	Shallow Zone
IW-8	2	75 to 90	90	Intermediate Zone
IW-9	2	75 to 90	90	Intermediate Zone
IW-10	2	75 to 90	90	Intermediate Zone
IW-11	2	75 to 90	90	Intermediate Zone
IW-12	2	75 to 90	90	Intermediate Zone
IW-13	2	75 to 90	90	Intermediate Zone
IW-14	2	60 to 75	75	Intermediate Zone
IW-15	2	60 to 75	75	Intermediate Zone
IW-16	2	45 to 60	60	Shallow Zone
IW-17	2	50 to 70	70	Shallow Zone
IW-18	2	70 to 100	100	Intermediate Zone
IW-19	2	50 to 70	70	Shallow Zone
IW-20	2	70 to 100	100	Intermediate Zone
IW-21	2	50 to 70	70	Shallow Zone
IW-22	2	50 to 70	70	Shallow Zone
IW-23	2	70 to 100	100	Intermediate Zone
IW-24	2	56 to 75	75	Shallow Zone
IW-25	2	77 to 97	97	Intermediate Zone
IW-26	2	56 to 75	75	Shallow Zone
IW-27	2	77 to 97	97	Intermediate Zone
MW-1	4	40 to 60	60	Shallow Zone
MW-2	4	40 to 60	60	Shallow Zone
MW-3	4	40 to 60	60	Shallow Zone
MW-4	4	40 to 60	60	Shallow Zone
MW-5	4	40 to 60	60	Shallow Zone
MW-6	4	40 to 60	60	Shallow Zone
MW-7	2	40 to 60	60	Shallow Zone
MW-8	2	40 to 60	60	Shallow Zone
MW-9	2	40 to 60	60	Shallow Zone
MW-10	2	40 to 60	60	Shallow Zone
MW-11	2	40 to 60	60	Shallow Zone
MW-12	2	46.5 to 56.5	56.5	Shallow Zone
MW-13	2	48 to 58	58	Shallow Zone
MW-13D	2	80 to 90	90	Intermediate Zone
MW-14	2	46 to 56	56	Shallow Zone
MW-15	2	48.5 to 58.5	58.5	Shallow Zone
MW-16D	2	79.5 to 89.5	89.5	Intermediate Zone
MW-17	2	50 to 60	60	Shallow Zone
MW-18D	4	133 to 143	143	Deep Zone
MW-19D	4	160 to 170	170	Deep Zone
MW-20D	4	175 to 185	185	Deep Zone
MW-21D	4	50 to 160	160	Abandoned
MW-22D	4	48 to 138	138	Abandoned
MW-23	2	70 to 85	85	Intermediate Zone
MW-24	2	45 to 60	60	Shallow Zone
MW-25D	4	40 to 55	90	Shallow Zone
	4	75 to 90	90	Intermediate Zone
MW-26D	4	35 to 50	85	Shallow Zone
	4	70 to 85	85	Intermediate Zone
MW-27D	4	40 to 55	90	Shallow Zone
	4	75 to 90	90	Intermediate Zone
MW-28D	4	40 to 55	90	Shallow Zone
	4	75 to 90	90	Intermediate Zone
MW-29	2	45 to 60	60	Shallow Zone
MW-30	4	75 to 90	90	Intermediate Zone
MW-31	4	60 to 70	70	Shallow Zone
MW-32	4	45 to 60	60	Shallow Zone
MW-33	4	70 to 85	85	Intermediate Zone
MW-34	4	70 to 80	80	Intermediate Zone
MW-35	4	70 to 80	80	Intermediate Zone
MW-36	2	115 to 135	135	Deep Zone

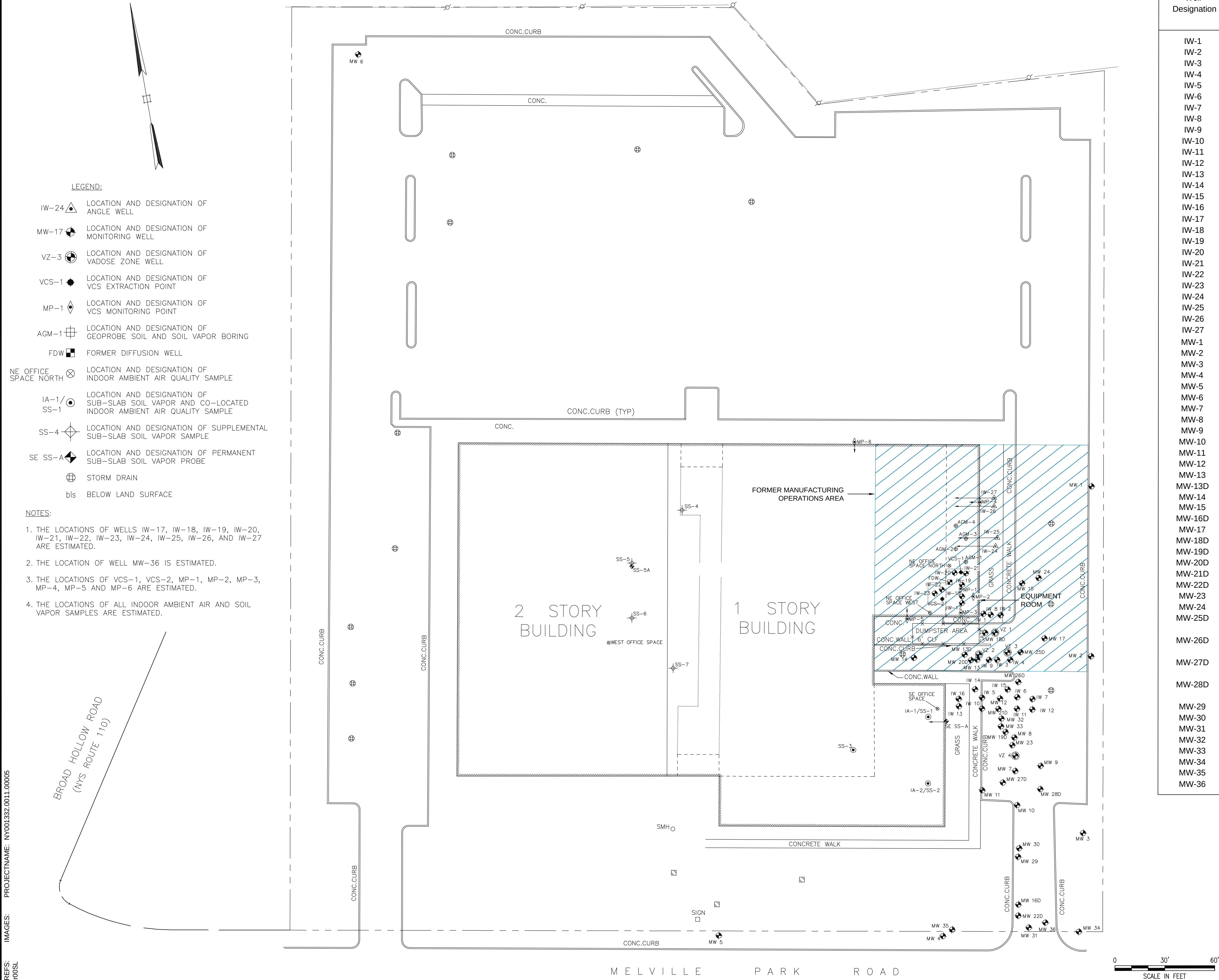
25 MELVILLE PARK ROAD
MELVILLE, NEW YORK

SITE PLAN









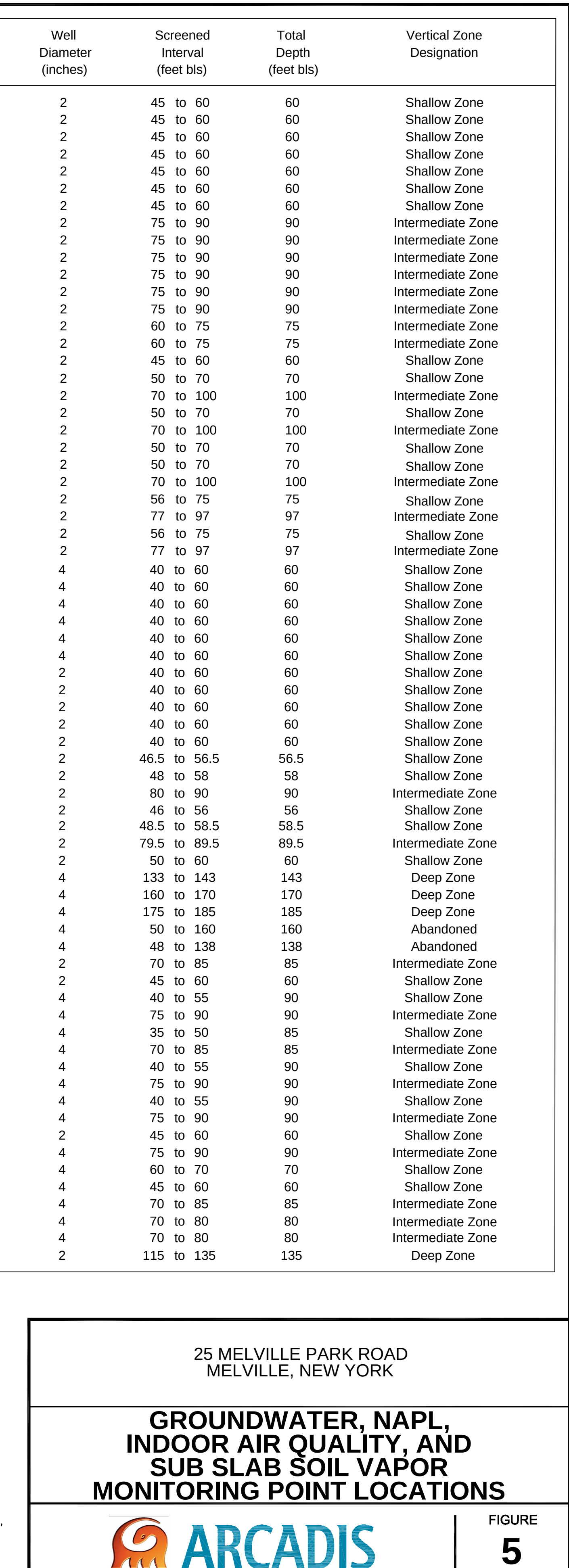
Well Designation	Well Diameter (inches)	Screened Interval (feet bls)	Total Depth (feet bls)	Vertical Zone Designation
IW-1	2	45 to 60	60	Shallow Zone
IW-2	2	45 to 60	60	Shallow Zone
IW-3	2	45 to 60	60	Shallow Zone
IW-4	2	45 to 60	60	Shallow Zone
IW-5	2	45 to 60	60	Shallow Zone
IW-6	2	45 to 60	60	Shallow Zone
IW-7	2	45 to 60	60	Shallow Zone
IW-8	2	75 to 90	90	Intermediate Zone
IW-9	2	75 to 90	90	Intermediate Zone
IW-10	2	75 to 90	90	Intermediate Zone
IW-11	2	75 to 90	90	Intermediate Zone
IW-12	2	75 to 90	90	Intermediate Zone
IW-13	2	75 to 90	90	Intermediate Zone
IW-14	2	60 to 75	75	Intermediate Zone
IW-15	2	60 to 75	75	Intermediate Zone
IW-16	2	45 to 60	60	Shallow Zone
IW-17	2	50 to 70	70	Shallow Zone
IW-18	2	70 to 100	100	Intermediate Zone
IW-19	2	50 to 70	70	Shallow Zone
IW-20	2	70 to 100	100	Intermediate Zone
IW-21	2	50 to 70	70	Shallow Zone
IW-22	2	50 to 70	70	Shallow Zone
IW-23	2	70 to 100	100	Intermediate Zone
IW-24	2	56 to 75	75	Shallow Zone
IW-25	2	77 to 97	97	Intermediate Zone
IW-26	2	56 to 75	75	Shallow Zone
IW-27	2	77 to 97	97	Intermediate Zone
MW-1	4	40 to 60	60	Shallow Zone
MW-2	4	40 to 60	60	Shallow Zone
MW-3	4	40 to 60	60	Shallow Zone
MW-4	4	40 to 60	60	Shallow Zone
MW-5	4	40 to 60	60	Shallow Zone
MW-6	4	40 to 60	60	Shallow Zone
MW-7	2	40 to 60	60	Shallow Zone
MW-8	2	40 to 60	60	Shallow Zone
MW-9	2	40 to 60	60	Shallow Zone
MW-10	2	40 to 60	60	Shallow Zone
MW-11	2	40 to 60	60	Shallow Zone
MW-12	2	46.5 to 56.5	56.5	Shallow Zone
MW-13	2	48 to 58	58	Shallow Zone
MW-13D	2	80 to 90	90	Intermediate Zone
MW-14	2	46 to 56	56	Shallow Zone
MW-15	2	48.5 to 58.5	58.5	Shallow Zone
MW-16D	2	79.5 to 89.5	89.5	Intermediate Zone
MW-17	2	50 to 60	60	Shallow Zone
MW-18D	4	133 to 143	143	Deep Zone
MW-19D	4	160 to 170	170	Deep Zone
MW-20D	4	175 to 185	185	Deep Zone
MW-21D	4	50 to 160	160	Abandoned
MW-22D	4	48 to 138	138	Abandoned
MW-23	2	70 to 85	85	Intermediate Zone
MW-24	2	45 to 60	60	Shallow Zone
MW-25D	4	40 to 55	90	Shallow Zone
	4	75 to 90	90	Intermediate Zone
MW-26D	4	35 to 50	85	Shallow Zone
	4	70 to 85	85	Intermediate Zone
MW-27D	4	40 to 55	90	Shallow Zone
	4	75 to 90	90	Intermediate Zone
MW-28D	4	40 to 55	90	Shallow Zone
	4	75 to 90	90	Intermediate Zone
MW-29	2	45 to 60	60	Shallow Zone
MW-30	4	75 to 90	90	Intermediate Zone
MW-31	4	60 to 70	70	Shallow Zone
MW-32	4	45 to 60	60	Shallow Zone
MW-33	4	70 to 85	85	Intermediate Zone
MW-34	4	70 to 80	80	Intermediate Zone
MW-35	4	70 to 80	80	Intermediate Zone
MW-36	2	115 to 135	135	Deep Zone

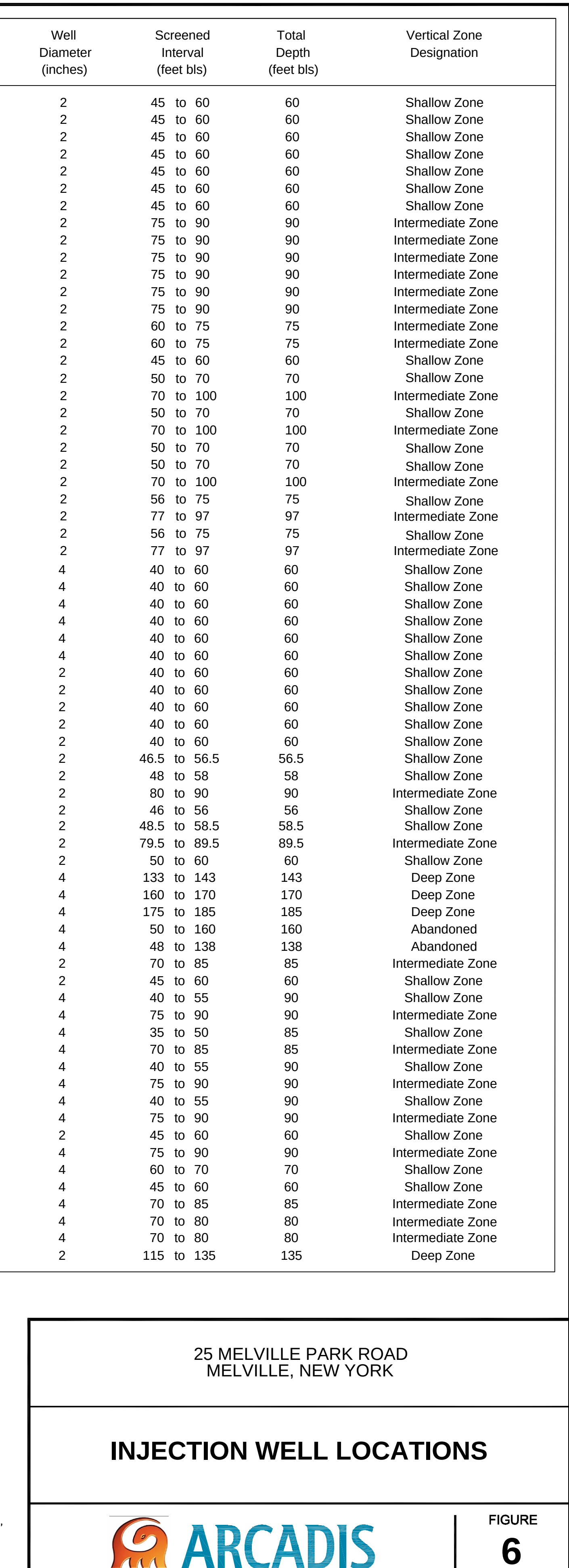
25 MELVILLE PARK ROAD
MELVILLE, NEW YORK

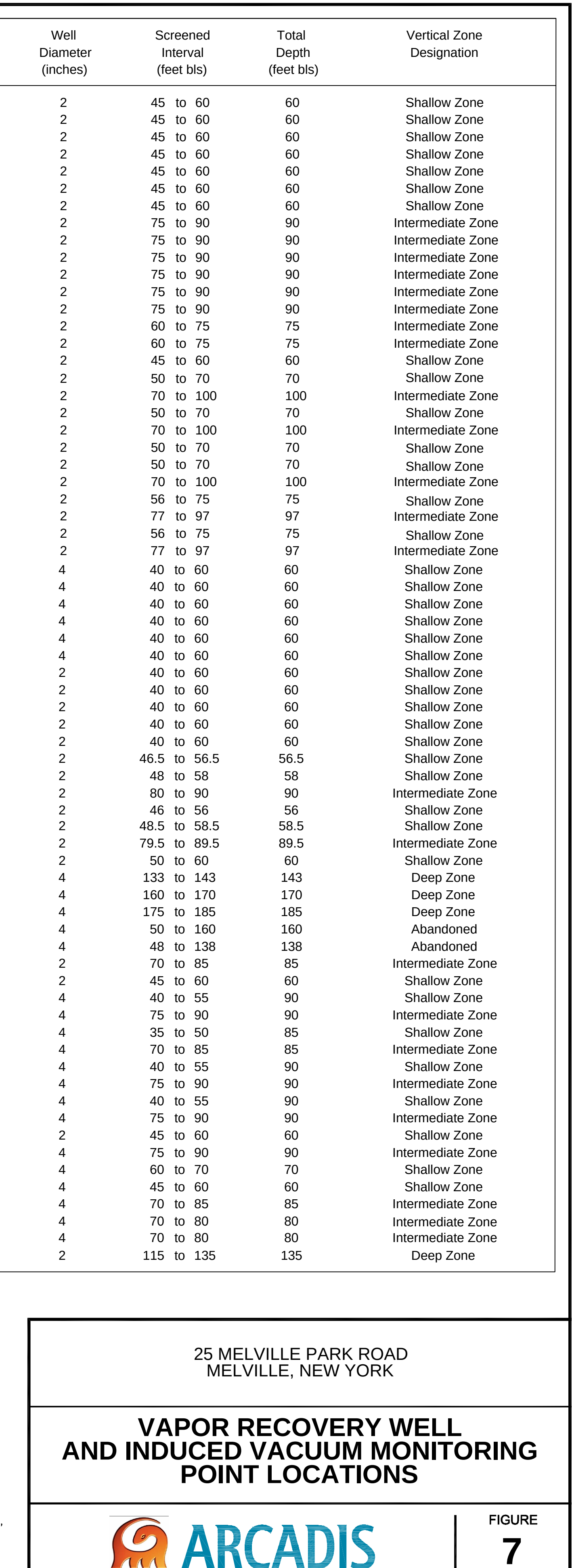
FORMER MANUFACTURING
OPERATIONS AREA



FIGURE
4



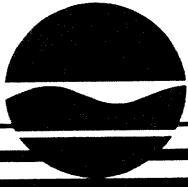




ARCADIS

Attachment A

Record of Decision



Division of Environmental Remediation

**Record of Decision
New York Twist Drill -
Loading Dock Area Site
Operable Unit No. 1
Melville, Town of Huntington,
Suffolk County, New York
Site Number 1-52-169
Voluntary Cleanup Site V00128-1**

March 2004

DECLARATION STATEMENT - RECORD OF DECISION

**New York Twist Drill - Loading Dock Area Inactive Hazardous Waste
Disposal Site
Operable Unit No. 1
Melville, Town of Huntington, Suffolk County, New York
Site No. 1-52-169
Voluntary Cleanup Site V00128-1**

Statement of Purpose and Basis

The Record of Decision (ROD) presents the selected remedy for Operable Unit #1 of the New York Twist Drill - Loading Dock Area site, a Class 2 inactive hazardous waste disposal site. The selected remedial program was chosen in accordance with the New York State Environmental Conservation Law and is not inconsistent with the National Oil and Hazardous Substances Pollution Contingency Plan of March 8, 1990 (40CFR300), as amended.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (NYSDEC) for Operable Unit #1 of the New York Twist Drill - Loading Dock Area inactive hazardous waste disposal site, and the public's input to the Proposed Remedial Action Plan (PRAP) presented by the NYSDEC. A listing of the documents included as a part of the Administrative Record is included in Appendix B of the ROD.

Assessment of the Site

Actual or threatened releases of hazardous waste constituents from this site, if not addressed by implementing the response action selected in this ROD, presents a current or potential significant threat to public health and/or the environment.

Description of Selected Remedy

Based on the results of the Site Investigation, supplemental investigations and the Remedial Action Work Plan (RAWP) for the New York Twist Drill - Loading Dock Area site and the criteria identified for evaluation of alternatives, the NYSDEC has selected continuation of NAPL bailing, enhanced reductive dechlorination technology for source area remediation and control of VOC migration in the dissolved on-site plume as the remedy for the site. The components of the remedy are as follows:

- Periodic recovery of non-aqueous phase liquids (NAPLs) from productive wells;

- After a period of time acceptable to the NYSDEC to allow some additional NAPL recovery by hand bailing, source area remediation using the enhanced reductive dechlorination (ERD) technology will be implemented;
- Use of the ERD technology to remediate dissolved phase contaminant mass in the groundwater between the source area and the downgradient property border;
- Continued operation of the building positive pressure HVAC system;
- Long term periodic monitoring of the indoor air quality and the on-site groundwater;
- GA groundwater standards to be met at the downgradient property border are the cleanup objectives for the groundwater remediation;
- New York State Department of Health guidance values for indoor air quality (IAQ) will be used to ensure that IAQ remains acceptable during treatment;
- Development of a site management plan;
- Institutional controls in the form of an environmental easement that restricts the use of contaminated groundwater beneath the site and limits the use and development of the property to commercial or industrial uses; and
- Annual certification for the imposed institutional controls.

New York State Department of Health Acceptance

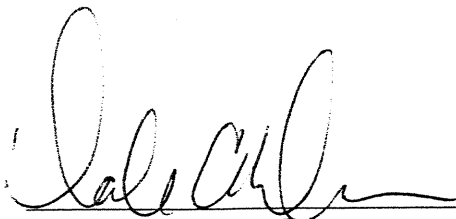
The New York State Department of Health (NYSDOH) concurs that the remedy selected for this site is protective of human health.

Declaration

The selected remedy is protective of human health and the environment, complies with State and Federal requirements that are legally applicable or relevant and appropriate to the remedial action to the extent practicable, and is cost effective. This remedy utilizes permanent solutions and alternative treatment or resource recovery technologies, to the maximum extent practicable, and satisfies the preference for remedies that reduce toxicity, mobility, or volume as a principal element.

MAR 31 2004

Date



Dale A. Desnoyers, Director
Division of Environmental Remediation

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RECORD OF DECISION

New York Twist Drill - Loading Dock Area Site
Operable Unit No. 1
Melville, Town of Huntington, Suffolk County, New York
Site No. 1-52-169
Voluntary Cleanup Site V00128-1
March 2004

SECTION 1: SUMMARY OF THE RECORD OF DECISION

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), has selected this remedy for the New York Twist Drill - Load Dock Area Site for Operable Unit 1, the remedial program for the on-site contamination. (The off-site groundwater investigation and remediation will be addressed separately under operable unit 2.) The presence of hazardous waste has created significant threats to human health and/or the environment that are addressed by this on-site remedy. As more fully described in Sections 3 and 5 of this document, degreasing operations during the manufacturing of twist drills between 1966 and 1984 have resulted in the disposal of hazardous wastes, including chlorinated volatile organic compounds (VOCs) consisting primarily of tetrachloroethene (PCE). These wastes have contaminated the groundwater at the site, and have resulted in:

- a significant threat to human health associated with potential exposure to volatile organic vapors present in the soil gases beneath the building and to chlorinated VOCs in the groundwater beneath and downgradient of the site.
- a significant threat to the environment associated with the groundwater contamination of the underlying sole source aquifer.

To eliminate or mitigate the on-site portion of these threats, the NYSDEC has selected the following remedy:

- Removal of non-aqueous phase liquids (NAPLs) from any well that contains measurable amounts of NAPL until free-phase product recovery by hand bailing or other methods is no longer effective;
- Source area remediation using the enhanced reductive dechlorination (ERD) technology to create an *in situ* reactive zone (IRZ) to remediate chlorinated solvents present as NAPL, adsorbed phase, and dissolved phase contaminant mass in the source area groundwater near the eastern loading dock;
- Use of the ERD technology to remediate dissolved phase contaminant mass in the groundwater between the source area and the downgradient property border to prevent further impacts to the off-site groundwater;

- Continued operation of the building positive pressure HVAC system to help prevent the potential migration of vapors into the indoor air of the building;
- Periodic monitoring of the indoor air quality and the on-site groundwater;
- Development of a site management plan to be used during future redevelopment;
- Imposition of an institutional control in the form of an environmental easement that restricts the use of contaminated groundwater beneath the site and limits the use and development of the property to commercial or industrial uses; and
- Annual certification for the imposed institutional controls.

The selected remedy, discussed in detail in Section 8, is intended to attain the remediation goals identified for this site in Section 6. The remedy must conform with officially promulgated standards and criteria that are directly applicable, or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, criteria and guidance are hereafter called SCGs.

SECTION 2: SITE LOCATION AND DESCRIPTION

The New York Twist Drill - Loading Dock Area Site is located at 25 Melville Park Road in a large industrial/commercial area in Melville in Suffolk County. This six-acre site is currently being used as a multi-tenant office building, as are many of the nearby properties in this portion of the industrial area.

The site is located slightly east of Route 110 and is located on the north side of the first east-west street that is south of the south service road for the Long Island Expressway. The IW Industries, Inc. inactive hazardous waste disposal site (Site Number 152102) is adjacent to the site along the eastern property border. Please see the attached site location map, Figure 1.

Operable Unit (OU) No. 1, which is the subject of this PRAP, consists of the on-site remedial program. OU-1 includes all land and buildings within the property boundaries and the groundwater directly beneath the property. An operable unit represents a portion of the site remedy that for technical or administrative reasons can be addressed separately to eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination.

The remaining operable unit for this site is OU-2, defined as off-site groundwater. This operable unit will be addressed at a future date in a separate Proposed Remedial Action Plan and record of decision. The NYSDEC is currently negotiating a consent order for a remedial investigation/feasibility study with the potentially responsible parties.

The site was divided into on-site and off-site operable units because the on-site contamination is being addressed under the NYSDEC's Voluntary Cleanup Program. The current volunteer, as will be discussed further under Section 4, is only responsible for addressing the on-site portion of the contamination.

SECTION 3: SITE HISTORY

3.1: Operational/Disposal History

The site was operated by New York Twist Drill (NYTD) from 1966 (when the building was originally constructed) to 1984. NYTD manufactured carbon steel and other hardened metal twist drills. After NYTD vacated the building, it was gutted and converted into a two-story office complex in 1985. No known manufacturing activities have occurred at the site since the departure of NYTD.

The process of manufacturing twist drills consisted of modifying steel bars, which ranged from 1/4-inch to 2-inches in diameter. After the bars were cut, they were thermally tempered, degreased with a chlorinated solvent in a vapor degreaser, ground and pointed, finished, packaged and shipped.

A State Pollutant Discharge Elimination System (SPDES) permit was in place between the late 1960's through the early 1980's. There were some discharge violations above allowable SPDES permit limits during this period for pH, iron and 1,1,1-trichloroethane.

The former manufacturing area for NYTD was an approximately 63' by 103' area in the northeast corner of the building. This area is directly north of the east loading dock and extends northward to the north wall of the building. Figure 2 shows the location of the former manufacturing area and some of the historical features that have been evaluated.

A 116' deep diffusion well was located in the former manufacturing area. This well was reportedly used to discharge cooling water between 1966 and 1981. Also, a former underground storage tank used to hold waste oils was reportedly connected to a floor drain in the manufacturing area. Since the site was completely renovated in 1985, it is impossible to determine the exact method of disposal that resulted in the environmental contamination found at this site. However, the above two features have been fully investigated and are considered as potential discharge points.

Cyanide bearing wastes, related to a nitriding process to harden the drill bits, were treated on site. This treated process water was discharged to the area shown on Figure 2 under the SPDES permit discussed above.

A barium washer was used in the manufacturing of the drill bits. An underground storage tank located east of the manufacturing area was used to temporarily store the related barium wastes before they were eventually shipped off-site.

3.2: Remedial History

Investigations performed for potential purchasers of the property in the mid-1990s, prior to NYSDEC involvement with this site, provided initial data on the nature and extent of the contamination. The following investigations were performed at that time:

- Phase I Environmental Site Assessment (Aqua Terra, March 1993)

- Phase I Environmental Site Assessment with Subsurface Investigation (Fugro East, January 1995)
- An Additional Subsurface Investigation and Ground Penetrating Radar Letter Report (Fugro East, January 1995)
- Additional Subsurface Investigation and Ground Penetrating Radar Letter Report (Fugro East, October 1995)
- Petrex Soil Gas Survey Report (NERI, Rizzo Assoc., November 1995)
- Preliminary Remedial Action Plan (ERI, May 1996)
- Work Plan for Voluntary Cleanup Action (ERI, August 1996)
- Additional Investigation Update (ERI, August 1996)

The above investigations included the following:

- Research of historical information;
- Several geophysical surveys to identify subsurface tanks or leaching pools;
- The collection of 37 soil gas samples from the shallow soils to locate volatile organic compound (VOC) contaminated soils and possible vapor exposure pathways;
- The collection of soil samples in the former manufacturing area to evaluate various areas of interest;
- The screening and sampling of soils during the installation of monitoring wells;
- The collection of soil and groundwater samples at different depths below the water table from profile borings installed by direct push technology located near the source area to determine the vertical extent of the groundwater contamination;
- The collection of nine groundwater samples from nine soil borings by a hydropunch sampler;
- The installation and sampling of 18 monitoring wells;
- The collection of indoor air samples; and
- The performance of a baseline risk assessment.

It was discovered that the groundwater downgradient of the former NYTD manufacturing area is contaminated primarily with tetrachloroethene (PCE), a common industrial solvent used for degreasing.

Two groundwater samples collected near the water table on the upgradient/north side of the former manufacturing area in 1994 and 1996 detected 5 ppb and 16 ppb, respectively of PCE. These low concentrations may represent the contributions from upgradient sources in this industrial area. The GA groundwater standard for PCE is 5 ppb.

In these initial investigations, the highest groundwater contamination levels were found by the southeast corner of the former manufacturing area in a July 1996 sample collected at 58' below ground surface (bgs) where NAPL was present. Tetrachloroethene was detected at 30,500,000 ppb, trichloroethene (TCE) was detected at 498,300 ppb and 1,1,1-trichloroethane (TCA) was detected at 142,700 ppb.

The groundwater contamination extended to the southern property border where 9,800 ppb PCE, 100 ppb TCE and 30 ppb TCA were detected in a July 1996 discrete sample collected at 76' bgs.

No significant soil contamination was detected except for some petroleum detected in a soil sample collected at 45' to 47' bgs in the borehole for MW-12.

SECTION 4: ENFORCEMENT STATUS

Potentially Responsible Parties (PRPs) are those who may be legally liable for contamination at a site. This may include past or present owners and operators, waste generators, and haulers.

The PRPs for the site, documented to date, include the former owners and operators of New York Twist Drill. The NYSDEC is currently negotiating an Order on Consent with the PRPs for the investigation and remediation of OU-2 which covers off-site groundwater contamination. If an agreement cannot be reached with the PRPs, the NYSDEC will evaluate the site for further action under the State Superfund. The PRPs are subject to legal actions by the state for recovery of all response costs the state has incurred.

On March 28, 1997, the NYSDEC and WHCS Real Estate Limited Partnership (Volunteer) entered into a Voluntary Cleanup Agreement (VCA) to investigate the property. Because the Volunteer qualified for "innocent owner" status, the Volunteer was only required to address the on-site contamination under the VCA. An innocent owner acquired title to the property in an already contaminated condition after the cessation of the disposal or discharge of the contamination; did not participate in the operation of the facility from which the contamination was released; has not by its own actions caused a release from a property other than as a result of ownership subsequent to cessation of the disposal or discharge of the contamination.

Preliminary results of the investigation performed by the Volunteer's consultants indicated that on-site remediation was required. Therefore, on January 13, 1998, WHCS Real Estate Limited Partnership and NYSDEC entered into a new VCA for the remediation of the on-site contamination. In 2002, WHCS Real Estate Limited Partnership assigned the remediation VCA to MPR, LLC who also qualified for innocent owner status.

Because an innocent owner volunteer is only responsible for addressing the on-site portion of the contamination, the NYSDEC listed the site as a Class 2 site in the Registry of Inactive Hazardous

Waste Disposal Sites in New York on May 3, 1999 so that the off-site groundwater contamination could be addressed under NYSDEC's inactive hazardous waste site program. A Class 2 site is a site where hazardous waste presents a significant threat to the public health or the environment and action is required.

SECTION 5: SITE CONTAMINATION

The results of investigations conducted prior to NYSDEC involvement in the site provided preliminary data on the site contamination. A subsequent site investigation (SI) and supplemental site investigative work have been performed at this site under the voluntary cleanup agreements. A remedial action work plan (RAWP) has been developed to evaluate the alternatives for addressing the significant threats to human health.

5.1: Summary of the Site Investigations

The purpose of the SI was to define the nature and extent of any contamination resulting from previous activities at the site. The SI was conducted between February 1997 and May 1997. Supplementary site investigative work has also been performed at various stages of this project, as needed, to fill in data gaps that became apparent as the project progressed.

The field activities and findings of the investigation are described in the SI report. The following activities were conducted during the SI:

- Research of historical information contained in state and county files;
- Interviews with former employees of NYTD;
- The performance of a geophysical survey utilizing ground penetrating radar (GPR) and a magnetometer inside the former manufacturing area in an attempt to find a former diffusion well;
- The use of GPR and a magnetometer outside the manufacturing area to locate former underground tanks and leaching pools;
- The collection of groundwater level measurements to confirm groundwater flow direction;
- The collection of soil cores in soil borings to determine the underlying lithology;
- The collection of 16 soil cores using direct push technology from profile soil borings in the source area to determine the vertical extent of the contamination in soil and groundwater;
- The retrieval and sampling of three soil cores below the water table from one direct push profile boring in a zone of elevated concentrations in the dissolve groundwater plume of chlorinated solvents to determine the vertical extent of the groundwater contamination in this area;

- The collection of six soil samples from 11 soil cores retrieved from three direct push borings to evaluate historical features related to the former manufacturing operations;
- The collection of 31 screening groundwater samples from eight borings using direct push technology or by a hydropunch in a conventional boring to determine the vertical extent of the on-site groundwater plume;
- The collection of groundwater samples from 15 existing monitoring wells; and
- The installation and sampling of three new monitoring wells.

A pilot test was performed in 1998 to evaluate *in situ* chemical oxidation using injections of Fenton's Reagent (hydrogen peroxide and an iron catalyst) to treat the chlorinated solvents in the on-site groundwater.

The following supplemental site investigative work was performed in the first half of 1998 during the development of a pilot test work plan for chemical oxidation:

- In March 1998, seven water table injection wells, five deep injection wells and two monitoring wells were installed and soil cuttings were screened for evidence of soil contamination.
- In March and April 1998, the 12 new injection wells and 20 existing wells were sampled for VOCs and biogeochemical sampling parameters to establish baseline groundwater quality data prior to treatment.
- Five soil samples were collected from soil borings by a former underground storage tank that was previously used to store process wastes containing barium.
- On April 16, 1998, sub-slab core samples were collected inside the former manufacturing area to determine the potential presence of sub-slab vapors.

Three rounds of groundwater samples were collected from 32 injection and monitoring wells after injections of Fenton's Reagent on July 15, 1998 (3 days after injections), July 20, 1998 (one week after injections) and August 3 and 4, 1998 (three weeks after injections). Indoor air quality samples were collected before and after the injections.

A supplemental work plan was approved in 1999 that proposed two additional rounds of injections to resolve some uncertainties over the pilot test results and to perform further groundwater treatment. On March 1 and 2, a pre-injection round of groundwater sampling of 32 injection and monitoring wells detected much higher concentrations than were expected. NAPL was discovered in two wells on March 23, 1999. This discovery prompted additional site investigative work. Eventually, the volunteer withdrew the proposed additional injections of Fenton's Reagent.

The discovery of NAPL in March 1999 presented the opportunity to remove product from some of the wells. Recovery of product by hand bailing from selected wells was initiated in March 1999.

Hand bailing to recover product has been performed periodically, usually monthly, since then. In January 2002, more wells were added to the list of wells that are periodically gauged for the presence of NAPL. NAPL monitoring and recovery was enhanced further in November 2003 with the installation of seven new wells under the former manufacturing area. From May 1999 to December 2003, 340 gallons of a NAPL/water mixture were recovered.

Indoor air quality samples were collected in March 1999, June 1999 and October 1999.

In August 1999, nine new injection and monitoring wells were installed. Five of these wells were sampled for volatile organic compounds. Fifteen new and existing wells were sampled for biogeochemical sampling parameters.

In September 1999, an innovative geophysical technique known as vertical induction profiling (VIP) was conducted to determine whether areas of contamination exist beneath the building's foundation and by the eastern loading dock area.

In November and December 1999 and January 2000, the following three phased supplemental sampling events were performed to investigate potential source areas suggested by the VIP profiling results:

- During Phases I and II, six direct push borings outside the portion of the building formerly used for manufacturing and two borings inside the building were performed and, based on field screening results, 17 soil samples were collected.
- During Phase III, five angle borings were drilled under the former manufacturing area to collect five groundwater samples from beneath the building.
- Indoor air samples were collected before, during and after the performance of the indoor soil borings.

Indoor air samples were collected in April 2000, September 2000, January 2001, and April 2001 to periodically monitor indoor air quality.

On September 23, 2000, a sub-slab magnetic anomaly in the former manufacturing area was investigated in an attempt to locate the former diffusion well. The anomaly was an inactive electric conduit box. Air samples were collected before and after this investigation as part of the quarterly air sampling in place at that time.

In 2000 and early 2001, the volunteer solicited and evaluated competitive cleanup proposals from various consulting firms to determine the best alternative to remediate the site. The proposal from a new consultant was selected by the volunteer.

A groundwater sampling round from most of the site monitoring wells was collected in July and August 2001 to determine current contaminant levels and to collect biogeochemical data necessary for a preliminary evaluation of potential remedial alternatives.

A pilot test work plan to evaluate enhanced reductive dechlorination (ERD) as a potential remedial technology was developed in 2002 and early 2003. A pre-injection round of sampling was collected in June 2003. The first injections for this pilot test were performed on August 18, 2003.

The new pilot test is still in progress. The injections are actively treating a portion of the dissolved on-site groundwater plume, thereby working to contain the dissolved plume and help prevent further contamination of the off-site groundwater.

The following supplemental sampling has been performed by the new consultants after they took over as the consultants for this site in 2001:

- In July and August 2001, as part of a pre-remedial design groundwater characterization effort, 30 groundwater samples were collected from selected existing monitoring wells for VOC analysis and 16 groundwater samples were collected to determine the existing biogeochemical conditions.
- In August and September 2001, separate samples of the NAPL being recovered from IW-1, IW-9, and MW-13 were collected to determine the constituents and physical properties of the NAPL.
- In November 2002, a geophysical survey was performed inside the portion of the building formerly used for manufacturing to locate the former diffusion well.
- On March 28, 2003, a 4' x 4' excavation was performed inside the building and the former diffusion well was discovered.
- On April 12, 2003, the diffusion well was inspected further and piping and a pump were removed from the well.
- In May and June 2003, four additional outdoor monitoring wells and four additional outdoor injection wells were installed for a pilot test to evaluate enhanced reductive dechlorination (ERD) as a potential groundwater remedial technology.
- In June 2003, groundwater samples were collected from 39 wells to establish baseline groundwater quality data prior to the proposed pilot test injections.
- Monthly monitoring of the ongoing ERD pilot test since the first injections on August 18, 2003 is currently providing up to date data on groundwater quality and biogeochemical conditions in selected wells.
- Indoor air quality samples were collected in July 2003 and November 2003 to determine pre-injection and post-injection indoor air quality.
- In July and August 2003, five vertical profile borings (four inside the building and one outside) resulting in the collection of 27 groundwater samples by a hydropunch sampler to

determine the vertical and horizontal extent of the groundwater contamination under the former manufacturing area.

- In August and September 20003, seven new indoor injection/monitoring wells inside the southeastern portion of the former manufacturing area were installed.
- Several indoor air sampling events were performed in August 2003 to ensure that indoor drilling had not affected indoor air quality.
- In October 2003, two angle borings were drilled from outside the former manufacturing area and screened auger groundwater samples were collected from the groundwater beneath the building to further characterize the groundwater contamination beneath the building.
- Based on the results of the above angle boring sampling, two new injection/monitoring wells were installed in the angle borings under the building in October 2003.
- In November 2003, four indoor soil borings were performed in the former manufacturing area resulting in the collection of four soil samples and four soil gas samples to establish whether the soils under the slab were contaminated.
- Indoor air quality samples were collected on February 5, 2004.

To determine whether the soil, groundwater, soil gas and indoor air contain contamination at levels of concern, data from the investigations were compared to the following SCGs:

- Groundwater, drinking water, and surface water SCGs are based on NYSDEC "Ambient Water Quality Standards and Guidance Values" and Part 5 of the New York State Sanitary Code.
- Soil SCGs are based on the NYSDEC "Technical and Administrative Guidance Memorandum (TAGM) 4046; Determination of Soil Cleanup Objectives and Cleanup Levels".
- Concentrations of PCE in indoor air were compared to the NYSDOH's guideline for PCE in air of 100 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) and to background concentration levels. The NYSDOH recommends that actions be taken to reduce indoor air contamination to as close to background as practical.
- For other contaminants detected in indoor air, values detected are compared to typical background concentrations.

Based on the SI and supplemental sampling results, in comparison to the SCGs and potential public health and environmental exposure routes, certain media and areas of the site require remediation. These are summarized below. More complete information can be found in the following reports:

- Voluntary Investigation Report, December 1997

- *In Situ* Chemical Oxidation Pilot Test Report of Findings, December 4, 1998
- Geophysical Site Characterization Survey, Vertical Induction Profiling Method Report, October 18, 1999
- Groundwater Sampling Results from August 2001 Report, October 15, 2001
- Monthly progress reports submitted by the volunteer from May 2001 thru December 2003.
- Remedial Action Work Plan, February 2004

5.1.1: Site Geology and Hydrogeology

The geology at the site consists of fine to coarse sand and gravel. Two to four thick foot lens of clay and sandy silt have been detected in many of the borings in the range of 56 feet to 68 feet bgs.

Currently, the depth of the water table is approximately 52 feet bgs. However, during drought conditions in the summer of 2002, the water table was as much as 4.5 feet lower. The groundwater flow direction in the shallow aquifer is towards the south-southeast. The horizontal hydraulic gradient in the shallow aquifer is approximately 0.001 ft/ft. The hydraulic conductivity in the area of the on-site plume is approximately 50 to 100 ft/day. The estimated average horizontal groundwater flow velocity is approximately 0.3 ft/day.

5.1.2: Nature of Contamination

As described in the SI report and supplemental reports noted at the end of Section 5.1, many soil, groundwater, soil gas and indoor air samples were collected to characterize the nature and extent of contamination. As summarized in Tables 1 through 4, the main categories of contaminants that exceed their SCGs are volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs).

The primary VOC of concern is tetrachloroethene (PCE). However, other chlorinated solvents are also present such as trichloroethene, 1,2-dichloroethene, 1,1,1-trichloroethane, 1,1-dichloroethene, and 1,1-dichloroethane. The first two of these compounds are probably the result of partial degradation of the PCE. There was one isolated detection of chloroform slightly above the groundwater standard.

Aromatic hydrocarbon VOCs have also been detected, such as toluene, ethylbenzene and xylenes, at concentrations above the groundwater standard. The presence of these compounds is attributed to the historic discharge of petroleum at the site.

The NAPL being recovered from some wells is a mixture consisting primarily of PCE and a mixed oil product in the range of mineral oil, both of which have very limited solubility in water. Some of the NAPL is slightly more dense than water with a specific gravity of 1.03 and is identified as dense, non-aqueous phase liquids (DNAPLs) while some of the NAPL is slightly less dense than

water with a specific gravity of 0.98 and is identified as light, non-aqueous phase liquids (LNAPLs). DNAPLs tend to sink in the aquifer while LNAPLs tend to float on top of the water table.

The following SVOCs were detected in groundwater samples at trace concentrations below the groundwater standard: naphthalene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene and 2-methylnaphthalene.

Barium, cyanide (CN), iron, manganese, sodium and mercury were the only inorganics detected in samples at slightly elevated concentrations.

5.1.3: Extent of Contamination

This section describes the findings of the investigation for all environmental media that were investigated.

Chemical concentrations are reported in parts per billion (ppb) for water, parts per million (ppm) for NAPL and soil, and micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) for soil gas and air samples. For comparison purposes, where applicable, SCGs are provided for each medium.

Table 1 through 4 summarize the degree of contamination for the contaminants of concern in groundwater, soil and indoor air.

As has been mentioned earlier, manufacturing took place in the northeast corner of the building. Essentially, all the environmental contamination originates around this area. The various investigations included sampling of the soils in areas of interest outside of the building where former leaching pools and underground storage tanks related to the manufacturing processes were located. Some of the features investigated are illustrated in Figure 2.

Non-Aqueous Phase Liquids (NAPL)

As discussed earlier in Section 3.2, high concentrations of groundwater contamination from PCE, TCE and 1,1,1-TCA were detected at the southeast corner of the former manufacturing area in 1996. In 1999, a mixture of separate-phase PCE and petroleum was first detected as NAPL in some of the injection and monitoring wells.

NAPL is currently being recovered from monitoring wells with screen zones straddling the water table (most screened between 45' and 60' bgs) and in intermediate depth wells (most screened at 23 feet to 38 feet below the water table.)

Petroleum (LNAPL) that would normally float on top of the groundwater has been found in intermediate depth wells screened below the water table. This information suggests that there may have been some sort of subsurface injection that was the source of this groundwater contamination. For that reason, several different attempts were made to locate a former 116' deep diffusion well that was located in the floor of the former manufacturing area. The diffusion well was reportedly used to discharge non-contact cooling water. The well eventually was found and evaluated. Although its location is very close to the suspected origin of the groundwater plume, there was no evidence

that it was used for the discharge of wastes. The presence of a pump inside the well casing suggests that it was last used to supply process water, not for diffusion. However, prior uses of the well may have contributed to the groundwater contamination.

Surface Soil

None of the original surface soil layer still exists near the former manufacturing area. The entire area around the former manufacturing area is mostly paved now. There is a small ornamental 15' x 100' grass and tree area outside the east wall of the former manufacturing area. However, this curbed area is more than six inches above the original grade prior to 1984, when the site was last used for manufacturing. Since none of the original surface soils are exposed today, these soils were not specially sampled in this project.

Subsurface Soil

Since all remnants of the manufacturing area were removed in 1985 when the building was converted to an office building complex, finding the exact source of the groundwater contamination has been difficult. Much of the extensive supplemental site investigative work was performed to look for and evaluate potential source areas in the unsaturated soils. As can be seen under Sections 3.2 and 5.1, many geophysical surveys have been performed to locate potential subsurface discharge points. Additionally, three separate soil gas surveys have been used as preliminary screening tools to detect areas with potential VOC soil contamination and/or to help select the best soil sampling locations. Soil samples have been collected in all known areas of interest. The soils in most soil borings were screened with meters capable of detecting the VOCs of interest.

One of the most important features found during the various investigations was an abandoned floor drain located in the southeast corner of the former manufacturing area during one of the interior inspections of this portion of the building. There was no evidence of vapors in the drain and the piping connected to the drain was no longer functional. It is believed that this floor drain was originally connected to a former underground waste oil storage tank that was located just outside the building. County health department records indicate that this tank has already been removed. However, this feature became a primary area of interest since the tank and floor drain were very near the suspected origin of the groundwater contamination. Soil samples were collected from soil borings that were placed within the suspected location of this former tank. No residual soil contamination was found.

No PCE has been detected at concentrations above the recommended soil cleanup objectives in TAGM-4046 in any of the numerous soils samples that have been collected from the unsaturated zone above the water table. The highest concentration detected was 1.0 ppm of PCE, which is below the soil cleanup objective of 1.4 ppm. The relatively low concentrations detected in the soil gas surveys do not indicate an existing chlorinated solvent source in the unsaturated soils. Based on the comprehensive investigation of unsaturated soils, it has been determined that NAPL beneath the water table is the source of dissolved-phase groundwater contamination.

The semi-volatile organic compounds of interest at this site are mostly oil related. Oils are not well detected by traditional analyses for SVOCs. A better indicator of oil contamination is an analysis

that reports the total petroleum hydrocarbons (TPH) present in the soils. The highest TPH concentrations detected were in a soil sample collected at 45'-47' bgs in the soil boring for MW-12. This particular analysis detected 1,100 ppm of lubricating oil and 290 ppm of diesel fuel #2 for a total of 1,390 ppm total petroleum hydrocarbons. Although the NYSDEC has no specific guidance value for TPH, TAGM-4046 allows a maximum of 500 ppm of total SVOCs. The amount of TPH detected in soils has been extremely limited especially in light of the NAPL detected in the underlying groundwater. Since the petroleum related NAPL has been found mostly beneath the water table, injection of the oils below the water table in some manner is the most likely source of the NAPL. The available data does not indicate any significant discharges of petroleum to the unsaturated soils above the water table.

Inorganic contamination detected in soil samples has been extremely limited. Mercury was detected at 1.8 ppm in one sample (B-2) collected at 10'-12' bgs by the suspected location of a former cyanide neutralization tank in the former waste water treatment area. The SCG for mercury is 0.1 ppm. Based on the depth of the sample and the anticipated use of the property, the potential for exposure to these soils is low.

Total cyanide was detected in sample B-2 at 24 ppm. Another soil sample collected from an angle boring beneath the floor of the manufacturing area detected cyanide detected 9.1 ppm of total cyanide. There is no SCG for total cyanide. However, the potential for exposure to these soils is low since most of the site is paved.

Barium was detected in a few soil samples. The only detection above the SCG of 300 ppm for this metal was 489 ppm of barium. This soil sample was collected at 20'-22' bgs immediately outside the eastern wall of the former manufacturing area near the area where treated process wastes were discharged. The potential for exposure to these soils is low.

Table 3 shows the ranges of the contaminants detected in soil samples.

Groundwater

Fifty six permanent monitoring or injection wells have been constructed at this site to evaluate groundwater quality, some of which have been used in a previous pilot test for treatment and some are currently being used in a new pilot test to treat the groundwater. Figure 4 shows the locations of those wells that are near or downgradient of the former manufacturing area. Additionally, numerous discrete groundwater samples collected by direct push technology, from hydropunch samplers driven inside conventional drill equipment and from screened augers have also been used to determine the extent of the on-site groundwater contamination.

The well locations where NAPL has been recovered are important since it is expected that the main source(s) of the groundwater contamination would be very close to these wells. The most productive wells for recovering product (NAPL) have been IW-1 (45'-60'), IW-3 (45'-60') and IW-9 (75'-90'). IW-1 mostly recovered DNAPL. IW-3 recovered mostly LNAPL in 2002 when the water table was lower due to drought conditions. No product was detected in this well in 2003. Intermediate depth well IW-9 has almost exclusively recovered LNAPL. IW-1 is immediately adjacent to the suspected

former location of the underground waste oil storage tank. IW-3 and IW-9 are less than 15' downgradient of the suspected tank location.

To a lesser extent, NAPL has also been recovered from MW-13 and MW-25D, and has recently been detected intermittently in IW-22. Water table well MW-13 and intermediate depth well MW-25D are both less than 15' downgradient of the former location of the waste oil storage tank. IW-22 (50'-70') is a new indoor well that is only few feet away from the former diffusion well. Figure 3 shows the locations of the all the wells that have recovered NAPL.

The next paragraphs will discuss the northern, southern, east-west and vertical extent of the on-site groundwater plume. As mentioned earlier, the groundwater flows towards the south-southeast. Figures 5, 6 and 7 indicate total VOC concentration distribution in the shallow aquifer zone (45' to 60' bgs), intermediate aquifer zone (60' to 90' bgs) and deep aquifer zone (130' to 185' bgs), respectively during June 2003 prior to the initiation of the ERD pilot test.

As stated previously in Section 3.2, PCE was detected as high as 16 ppb in the shallow groundwater just north of the former manufacturing area. This concentration may be indicative of contributions from upgradient sources.

An October 15, 2003 groundwater sample from angle boring AB2 at 65'-70' beneath the eastern portion of the former manufacturing area (see Figure 4 for boring location) detected 6,900 ppb of PCE and 86 ppb of TCE. This sample location is considered to be very near the northern-most limit of the PCE plume. The actual discharge point may be slightly south of this sampling location, where higher concentrations were detected. Some limited movement of the contaminants counter to the groundwater flow could have occurred through chemical diffusion due to the sharp concentration gradient between the source area and groundwater directly upgradient of a source. In addition, DNAPL could collect above the thin two to four foot thick clay/silt layers that exist between 56' and 68' and spread laterally along the sloping surface of a lower permeability lens.

The groundwater source area is located underneath the southeast corner of the former manufacturing area and extends outside the building southward to at least MW-12, MW-13, and IW-9. In an east-west direction, most of the mass is located between IW-1 and IW-23.

The groundwater contamination decreases significantly with depth with low total VOC concentrations (13 ppb) currently detected in MW-20D, screened between 175' and 185' bgs and located near the expected southern limit of the groundwater source area.

The dissolved PCE plume (downgradient of the area where NAPL is being recovered) extends at least to the southern property border where as high as 9,930 ppb of total chlorinated VOCs were detected in a discrete sample collected at 76' bgs in July 1996, with 99% of it as PCE. A more recent June 2003 sample from MW-31, located by the southern property border and screened between 60' and 70' bgs, detected a total of 5,170 ppb of total chlorinated VOCs, with 70% of it PCE.

There is a small downward vertical gradient. The vertical center of the plume at the southern property border is judged to be approximately between 65' and 79' bgs (13' to 27' below the water table).

Tables 2A (treated area) and 2B (untreated area) provide ranges of VOCs detected in June 2003 pre-injection sampling from wells inside and outside the treatment zone, respectively. Table 2A also provides ranges of concentrations detected four months after pilot test injections of molasses to evaluate enhanced reductive dechlorination as a potential groundwater remedial alternative. The pre-injection sampling included 39 wells. The post-injection sampling included only 8 wells in the treatment zone. The preliminary results of the pilot test will be discussed later in this document. Wells that are currently being used to recover NAPL were not sampled.

In the June 2003 pre-injection dissolved plume, PCE and TCE were detected as high as 38,000 ppb and 10,000 ppb, respectively in water table well MW-13, a well that had recovered a small amount of NAPL in the past. Newly constructed IW-16 detected the highest concentration of 1,2-DCE at 5,500 ppb. Vinyl chloride, an undesirable breakdown product, was not detected in any of the 39 wells selected for the pre-injection sampling round.

The only metals that have been detected in the on-site groundwater above groundwater standards are iron, manganese, and sodium. Iron was detected as high as 51,900 ppb while manganese was detected as high as 2,650 ppb. The groundwater standard for iron and manganese is a total of the two concentrations not to exceed 500 ppb. Iron and manganese occur naturally in Long Island groundwater at concentrations above the groundwater standard. However, some of the iron concentrations may be partially due to the injection of an iron catalyst during the earlier pilot test for *in situ* chemical oxidation. The maximum concentration of 51,900 ppm of iron was detected in post-injection sampling. The iron has undoubtedly been diluted naturally since that sampling event. Consequently, this concentration is not representative of current conditions.

Sodium has been detected above the groundwater standard in two samples collected in April 1997. The concentrations detected were 33,400 ppb and 24,600 in MW-14 and MW-4, respectively. The groundwater standard for sodium is 20,000 ppb. Sodium in groundwater is sometimes the result of using salt (sodium chloride) for de-icing of roads and parking areas. Consequently, these detections may not be due to prior site manufacturing operations.

The moderate concentrations of iron, manganese and sodium are not considered to be significant and do not require remediation. As will be discussed later, an institutional control to prevent use of contaminated groundwater beneath the site to prevent consumption of chlorinated solvents would also prevent potential impacts from these inorganics.

Total cyanide was detected in only one groundwater sample slightly above the groundwater standard of 200 ppb. The amount detected was 209.0 ppb of total cyanide in MW-13 in a sample collected in March 1998, prior to the injections of Fenton's Reagent in this well. The next highest detection of cyanide was 105.0 ppb of cyanide detected in injection well 2 (IW-2) prior to the 1998 injections. Fenton's Reagent is commonly used to treat waste water containing cyanide. The pilot test monitoring results indicated that some treatment of the cyanide took place as a result of the 1998 injections. Consequently, it was concluded that the one slight exceedence of the groundwater standard was remediated. For these reasons, cyanide was removed as a contaminant of interest and was not included as a sampling parameter in subsequent groundwater sampling rounds after the 1998 injections.

Mercury was detected at a maximum concentration of 0.03 ppb in the on-site groundwater, below the groundwater standard of 0.7 ppb. Consequently, groundwater does not require remediation for mercury.

Barium was detected at a maximum concentration of 299 ppb in a groundwater sample collected near the location of the underground tank that was used to temporarily store barium wastes. The applicable groundwater standard for barium is 1,000 ppb. Consequently, groundwater does not require remediation for barium.

Soil Gas

Three separate soil gas surveys have been completed prior to or in conjunction with soil sampling events. Besides their use for selecting the most appropriate locations for soil sampling, these surveys also were used to determine whether VOCs are present in the soil gases near the buildings. As expected, the main contaminant in the soils gases is PCE.

The most recent soil gas survey was conducted on November 5, 2003. Four soil gas samples were collected at a depth of four feet below the slab of the manufacturing area by the northern-most portion of the source area groundwater contamination. The highest concentrations detected were 13,100 $\mu\text{g}/\text{m}^3$ of PCE, 350 $\mu\text{g}/\text{m}^3$ of TCE, 166 $\mu\text{g}/\text{m}^3$ of 1,1,1-TCA and 42 $\mu\text{g}/\text{m}^3$ of toluene in sample AGM-3.

At this site, the concentrations of PCE detected in soil gases beneath the slab of the former manufacturing area indicate that there is the potential for future impacts to indoor air quality. However, the HVAC system maintains a positive pressure inside the building that helps prevent migration of vapors into the building. Also, historical indoor air sampling results, as discussed below, do not indicate that vapor intrusion is occurring.

Air

The indoor air inside the building has been sampled many times during this project since 1998. These samples were used to determine whether site-related VOCs were volatilizing from the underlying groundwater or from undiscovered sources in the underlying soil and impacting the indoor air quality. Some of these samples were also used to ensure that the field sampling activities were not impacting the indoor air quality. Outdoor air quality has also been evaluated at various times during this project.

Indoor air quality monitoring data collected from July 1998 to February 2004 indicate that there are no current impacts to indoor air quality from site-related contaminants. Table 4 indicates the range of detections of potentially site related contaminants in these samples.

In the indoor air samples used to evaluate potential vapor intrusion into the building, the highest concentration of PCE detected was 22 $\mu\text{g}/\text{m}^3$ in a June 1999 sample. This concentration is within NYSDOH's guidance value for tetrachloroethene in air of 100 $\mu\text{g}/\text{m}^3$. However, this concentration is above background concentrations for PCE, which NYSDOH considers to be about 10 $\mu\text{g}/\text{m}^3$. The

NYSDOH recommends that actions be taken to reduce indoor air contamination from this compound to as close to background as practical.

In two recent samples collected on February 5, 2004 from within the former manufacturing area, PCE was not detected in one of those samples and detected at $5.6 \mu\text{g}/\text{m}^3$ in the other. No other site related contaminants were detected.

The following additional detections in the indoor air samples which could potentially be site related are: 1,1,1-trichloroethane, ethylbenzene, xylenes, methyl ethyl ketone and 1,2,4-trimethylbenzene. The NYSDOH does not list any specific guidance value for these compounds. The NYSDOH compares the concentrations detected to typical background concentrations of these compounds. In this case, the actual concentrations detected in the historical indoor air samples are similar to typical background levels. Consequently, there is no evidence of vapor migration from these potentially site related contaminants into the indoor air.

Toluene was detected in some historical indoor air samples. Toluene is a component in most paints and adhesives used in building construction and maintenance. The indoor air sampling locations are in rooms that have been renovated at different stages of this project. Consequently, it is believed that most of the detections are related to these activities. Toluene has also been detected in an outdoor air sample near the air intake for the HVAC system. This may be indicative of some contribution by nearby industrial properties. Although low concentrations of toluene ($42 \mu\text{g}/\text{m}^3$) were detected in the November 5, 2003 soil gas samples, the majority of toluene detections in indoor air are not considered to be site related. The highest concentration detected in indoor air was $84.3 \mu\text{g}/\text{m}^3$ in a sample collected on June 22, 2000. Toluene was not detected in either of the two samples collected on February 2, 2004.

Outdoor air sampling using field instruments has been performed during all field sampling events in accordance with NYSDOH's generic community air monitoring plan. All detections have been within guidance values.

An outdoor air sample for laboratory analysis was last collected on August 1, 2003. No site related contaminants were detected in this sample.

5.2: Interim Remedial Measures

An interim remedial measure (IRM) is often conducted at a site prior to final remedy selection to reduce contaminant mass in a timely manner. The 1998 injections of Fenton's Reagent into selected wells near the loading dock area, besides evaluating *in situ* chemical oxidation as a potential remedy, were an effective IRM that reduced contaminant mass near the source area.

In July 1998, nine shallow injections wells (IW-1 through IW-7, MW-12 and MW-13) that straddled the water table were injected with 20,667 gallons of Fenton's Reagent (a strong oxidizer) and six intermediate zone injections wells (IW-8 through IW-12 and MW-13D), most of which were screened between 75' and 90' bgs, were injected with 6,504 gallons of Fenton's Reagent. Three post-injection rounds of groundwater sampling were collected three days, one week, and three weeks after the injections. These sampling events indicated that the injections had reduced the

concentrations in the shallow injection wells by an average of 84% and to a much lesser extent in the deep injection wells and the monitoring wells immediate downgradient of the injections.

Two additional rounds of pilot test injections were proposed to further reduce contaminant mass and to collect additional data. However, a March 1999 pre-injection round of groundwater sampling detected a significant increase in contaminant levels. Product was first discovered in some of the wells at this time. This discovery prompted supplemental sampling to locate the source of the product. After the completion of the supplemental sampling, other remedial alternatives were considered.

The Fenton's Reagent injections did not actually result in increased contamination. The injections did reduce contaminant mass. However, it appears that the injections destroyed organic carbon in the aquifer matrix, causing a transfer of sorbed-phase mass to the dissolved phase, thereby making it appear that there was a change in contaminant levels.

The 1998 injections were also beneficial in that the product that became available in some of the existing source area wells could be easily recovered. As discussed earlier in Section 5.1, this product recovery has also been effective in reducing contamination mass in groundwater prior to the selection of a final remedy. Consequently, this ongoing product recovery is also considered to be an IRM.

5.3: Summary of Human Exposure Pathways:

This section describes the types of human exposures that may present added health risks to persons at or around the site. A more detailed discussion of the human exposure pathways can be found in Section 1.8 of the SI report.

An exposure pathway describes the means by which an individual may be exposed to contaminants originating from a site. An exposure pathway has five elements: [1] a contaminant source, [2] contaminant release and transport mechanisms, [3] a point of exposure, [4] a route of exposure, and [5] a receptor population.

The source of contamination is the location where contaminants were released to the environment (any waste disposal area or point of discharge). Contaminant release and transport mechanisms carry contaminants from the source to a point where people may be exposed. The exposure point is a location where actual or potential human contact with a contaminated medium may occur. The route of exposure is the manner in which a contaminant actually enters or contacts the body (e.g., ingestion, inhalation, or direct contact). The receptor population is the people who are, or may be, exposed to contaminants at a point of exposure.

An exposure pathway is complete when all five elements of an exposure pathway exist. An exposure pathway is considered a potential pathway when one or more of the elements currently does not exist, but could in the future.

There are no known exposure pathways at the site. However, potential exposure pathways exist. These are:

- Ingestion of groundwater
- Inhalation of vapors in indoor air

There are no current users of the on-site groundwater for drinking purposes, but groundwater could be used in the future. Although the ingestion of contaminated groundwater is a potential exposure pathway, it is unlikely because the area is serviced by public water, which is routinely monitored and treated, if necessary, to ensure that it complies with federal and state drinking water standards.

Inhalation of contaminated vapors is possible at the on-site building due to potential vapor intrusion from contaminated groundwater. However, the building ventilation system at the site is maintained under positive pressure to prevent migration of vapors into the indoor air and the indoor air is monitored periodically.

Potential off-site exposures will be evaluated under off-site OU-2. There is one public supply well field approximately 4,200 feet to the southwest of the site that should not be affected by the discharges. Another public supply well field is approximately two miles south of the site. The groundwater flow direction in the vicinity of the site is to the south-southeast. Further investigation is needed to establish whether the plume of chlorinated solvents that originates at the site will eventually impact this well field. There are also other public water supply wells further away than two miles that would also require further evaluation to determine if the groundwater plume might result in potential future impacts to those wells.

5.4: Summary of Environmental Impacts

This section summarizes the existing and potential future environmental impacts presented by the site. Environmental impacts include existing and potential future exposure pathways to fish and wildlife receptors, as well as damage to natural resources such as aquifers and wetlands.

Site contamination has impacted the groundwater resource in the two upper-most aquifers beneath and downgradient of the site, known as the Upper Glacial and Magothy aquifers. Both these aquifers and a third aquifer beneath them are the sole source of drinking water for the area. The Magothy aquifer in the vicinity of the site is currently being used to supply public drinking water.

The majority of the site and the surrounding industrial area is paved. There are no nearby surface water bodies that could be affected. Consequently, there are no fish and wildlife impacts.

SECTION 6: SUMMARY OF THE REMEDIATION GOALS

Goals for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375-1.10. At a minimum, the remedy selected must eliminate or mitigate all significant threats to public health and/or the environment presented by the hazardous waste disposed at the site through the proper application of scientific and engineering principles.

The remediation goals for this site are to eliminate or reduce to the extent practicable:

- exposures of persons at or around the site to chlorinated solvents and petroleum in the underlying groundwater;
- the migration of chlorinated solvents from groundwater into indoor air through soil vapors; and
- the migration of the on-site groundwater contamination to off-site where additional exposures to contaminated groundwater are possible.

Further, the remediation goals for the site include attaining to the extent practicable:

- elimination of groundwater source areas, thereby removing the source of the dissolved groundwater plume;
- ambient groundwater quality standards to be met at the downgradient property border, thereby preventing any further impacts to off-site groundwater; and
- ensure that indoor air quality continues to meet NYSDOH guidance values.

SECTION 7: SUMMARY OF THE EVALUATION OF ALTERNATIVES

The selected remedy must be protective of human health and the environment, be cost-effective, comply with other statutory requirements, and utilize permanent solutions, alternative technologies or resource recovery technologies to the maximum extent practicable. Potential remedial alternatives for the New York Twist Drill - Loading Dock Area Site were identified, screened and evaluated in the RAWP which is available at the document repositories identified in Section 1.

A summary of the remedial alternatives that were considered for this site is discussed below. The present worth represents the amount of money invested in the current year that would be sufficient to cover all present and future costs associated with the alternative. This enables the costs of remedial alternatives to be compared on a common basis. As a convention, a time frame of 30 years is used to evaluate present worth costs for alternatives with an indefinite duration. This does not imply that operation, maintenance, or monitoring would cease after 30 years if remediation goals are not achieved.

7.1: Description of Remedial Alternatives

The following potential remedies were considered to address the contaminated groundwater and soil gases at the site.

Alternative 1: No Action with Periodic Monitoring

<i>Present Worth:</i>	<i>\$962,000</i>
<i>Present Worth Capital Cost:</i>	<i>\$0</i>
<i>Annual OM&M:</i>	
<i>(Years 1-7):</i>	<i>\$75,000</i>

(Years 8-30): \$37,000

The No Action Alternative is evaluated as a procedural requirement and as a basis for comparison. It requires continued monitoring only, allowing the site to remain in an unremediated state. This alternative would leave the site in its present condition and would not provide any additional protection to human health or the environment.

Under this alternative, an on-site long-term groundwater monitoring program and indoor air monitoring would be conducted. Institutional controls would be imposed to limit the future site usage to commercial or industrial uses and to prevent the use of the groundwater beneath the site without adequate treatment.

It would take several months to develop a long term monitoring plan. The existing monitoring wells can be used for this monitoring. Consequently, this remedy could be implemented in several months time.

Due to the degree and nature of the groundwater contamination, the remedial objectives would not be met within the foreseeable future.

Alternative 2: Continuation of NAPL Bailing, Enhanced Reductive Dechlorination Technology for Source Area Remediation and Control of VOC Migration in the Dissolved On-Site Plume

Present Worth: \$1,755,000
Present Worth Capital Cost: \$320,000
Annual OM&M:
(Years 1-7): \$151,000
(Years 8-30): \$37,000

Under this alternative, NAPL recovery by hand bailing from productive wells in the groundwater source area would continue to be performed on a routine basis until further recovery of product is impracticable. As long as product is available for removal, this technique would effectively reduce the mass of the contamination in a cost effective manner. NAPL bailing, by itself, would not achieve the remedial objectives.

The source area groundwater and the on-site dissolved groundwater plume would be treated using enhanced reductive dechlorination (ERD). This would be implemented through the injection of an easily degradable carbohydrate solution creating anaerobic and strongly reducing *in situ* reactive zones (IRZs). ERD is a bioremediation technique that stimulates the growth of indigenous bacteria in the groundwater. The types of bacteria degrade chlorinated VOCs through the process of dehalogenation. For this alternative to be effective, the reducing conditions must be strong enough to achieve complete remediation. Weak reducing conditions can result in the build up of 1,2-DCE and/or vinyl chloride.

Some of the intermediates, such as alcohols, developed as a result of the injections have a solvent-like effect on the contaminants. This action helps to release the contaminants that are adsorbed to

the underlying formation and makes them available for treatment. This effectively reduces the time to complete remediation, as compared to more traditional technologies such as extraction and treatment.

The pH of the groundwater may decrease slightly as a result of the injections. Occasionally, some pH adjustment by the addition of sodium bicarbonate would be necessary to maintain a favorable environment for the growth of the bacteria responsible for the biodegradation. However, the injections would not result in any long term, undesirable side effects to the underlying aquifer.

The injected liquids would be mixed in a treatment tank to the desired concentration and a pre-determined amount would be pumped into each proposed injection well. The injection events would be performed regularly to maintain optimum conditions for biodegradation.

A long term groundwater monitoring plan would be implemented to periodically monitor the groundwater quality. Additionally, long term monitoring of biogeochemical parameters would be performed so that the injections of the carbohydrate solution and other additives can be designed to maintain favorable conditions for the growth of bacteria and to maintain strong reducing conditions.

Indoor air quality monitoring would be performed periodically for at least the first two years to ensure that indoor air quality is not impacted. Initially, this sampling would be quarterly.

The HVAC system in the building would continue to maintain a positive pressure inside the building. This positive pressure helps prevent migration of vapors into the building.

In the event that unacceptable levels of site related contaminants are detected in the indoor air, additional engineering controls would be installed to limit vapor intrusion and/or an appropriate soil vapor treatment system would be installed and operated until the indoor air quality would no longer be threatened.

Institutional controls would be imposed. The site use would be limited to commercial/industrial uses, thereby preventing residential uses where more sensitive populations could potentially receive longer periods of exposures. Additionally, the underlying on-site groundwater would not be used without adequate treatment, thereby preventing direct contact or ingestion of contaminated groundwater by site personnel.

Based on the biogeochemical sampling results and the amount of breakdown products present, the conditions at this site are favorable for the ERD technology. However, each site must be evaluated separately to make sure that the strong enough reducing conditions can be maintained and complete degradation can occur. For this reason, a pilot test is currently being performed to evaluate this remedy. The pilot test is being performed in the dissolved plume immediately downgradient of the groundwater source area.

The carbohydrate solution used for the pilot test was a dilute solution of molasses. Injections of molasses are being made periodically into shallow depth (between 45 and 60' bgs) injection wells IW-16, IW-5, MW-12, and IW-6 and intermediate depth (either from 60' to 75' or 75' to 90' bgs) injection wells IW-10, IW-14, IW-13, IW-15 and IW-11. These wells form an east-west transect.

(See Figure 4 for well locations.) The injected molasses flows with the groundwater, thereby expanding the extent of the IRZ to the south.

The preliminary results of the pilot test that was initiated on August 18, 2003 are very encouraging. It should be noted that it is expected to take between six and twelve months to set up an IRZ capable of achieving complete degradation of all the potential breakdown products of PCE. Five months into the ongoing test, an IRZ has already been developed up to approximately 95 feet and 44 feet south of the shallow and intermediate injection wells, respectively. It has been demonstrated that the more highly chlorinated contaminants in the IRZ, PCE and TCE, are being degraded to 1,2-DCE without the development of any detectable concentrations of vinyl chloride, an undesirable breakdown product.

VOC analytical results for monitoring wells MW-32, MW-8, MW-7, MW-11, MW-10, MW-33, MW-23 and MW-27D continue to demonstrate that the natural rate of reductive dechlorination occurring within the anaerobic IRZ has been significantly accelerated as a result of the reagent injections. Data from these wells indicate a significant decline in PCE concentrations when comparing baseline results with the Month 4 ERD pilot test monitoring event. For example, the percentage of total VOC mass comprised of PCE for the wells sampled during Month 4 has decreased from 73% to 6% from the baseline round to the Month 4 sampling event, respectively. It remains to be demonstrated that the reducing conditions will be sufficiently strong enough to further degrade the 1,2-DCE.

The pilot test will continue until a final remedy is selected for this site, thereby limiting the amount of additional contaminants that would migrate off-site.

If this bioremediation remedy is selected, injections in the source area would be implemented within a reasonable time period acceptable to the NYSDEC after some additional NAPL recovery by hand bailing. Some time lag before source area treatment commences would be planned to allow more NAPL recovery by hand bailing before the underlying formation would be disturbed by the source area injections. Monitoring of the deep groundwater would be performed periodically to determine if there would be any migration of the contaminants vertically downward before and during source area treatment.

Additional injection wells in the dissolved plume would be used, if necessary, to treat the entire on-site groundwater plume. The amount of the on-site groundwater contamination that would migrate off-site before the IRZ takes full effect would be minimized as much as possible.

There is a slight chance that only partial bioremediation of the chlorinated VOCs would take place, leaving residual concentrations of 1,2-DCE and/or vinyl chloride that migrates beyond the IRZ. Under such circumstances, if expanding the IRZ and/or attempting to strengthen the reducing conditions is not feasible, an aerobic bioremediation technique may be implemented at or near the downgradient property border to finish the treatment. A technique known as biosparging would be considered for this supplemental treatment. Air would be injected in the groundwater to increase the oxygen levels in the groundwater that contains the residual 1,2-DCE or vinyl chloride contamination. Vinyl chloride biodegrades much faster under aerobic conditions and should be easily controlled by this technique, if present.

The time to design and implement Alternative 2 would be approximately six months.

Alternative 3: Continuation of NAPL Bailing, *In Situ* Chemical Oxidation for Source Area Remediation, Enhanced Reductive Dechlorination Technology for Control of VOC Migration in the Dissolved On-Site Plume

Present Worth: \$2,085,000
Present Worth Capital Cost: \$700,000
Annual OM&M:
(Years 1-7): \$143,000
(Years 8-30): \$37,000

Under this alternative, hand bailing and control of VOC migration in the dissolved groundwater plume would be addressed as outlined in Alternative 2. However, the source area groundwater contamination would be remediated by *in situ* chemical oxidation using injections of Fenton's Reagent.

Fenton's Reagent is hydrogen peroxide and an iron catalyst. When injected properly into the injection wells, hydroxyl radicals, which are a very strong oxidizer, would be produced and, when in contact with the groundwater contaminants, would oxidize them. A complete oxidation reaction between the chlorinated VOCs and the hydroxyl radicals would yield water, carbon dioxide, a hydrogen ion, and a halide anion. The hydrogen peroxide would be consumed in the reaction or would break down readily.

The reaction is non-selective. Natural organic material in the treatment zone would also be oxidized. The reaction would generate heat and pressure in the subsurface.

Prior to injections, pH adjustment of the treatment area is required by the injection of an acid. The hydrogen peroxide and iron catalyst would be gravity fed separately into the injection wells. A series of injections would be required at this site. Each set of injections would treat only the dissolved contaminants. However, the injections would work to release the adsorbed phase contaminants bound to the formation, making them more available for treatment in the successive injections.

The reaction would be very fast, resulting in only the contaminants in relatively close proximity to the injection wells being treated. Consequently, a large number of injection wells would be required.

In this case, any residual contamination that would migrate downgradient of the source area treatment zone would be addressed under the successive dissolved phase treatment by enhanced reductive dechlorination.

As in Alternative 2, the source area treatment would commence within a reasonable time period acceptable to the NYSDEC after some additional NAPL recovery by hand bailing. Some time lag before source area treatment commences would be planned to allow more NAPL recovery by hand bailing before the underlying formation would be disturbed by the source area injections.

As in Alternative 2, long term monitoring of groundwater quality and biogeochemical conditions would be necessary so that the injections would be adjusted, as necessary. The indoor air quality would also be monitored for a minimum of two years from the commencement of treatment.

As in Alternative 2, the HVAC system would maintain positive pressure inside the building. Any unacceptable vapor intrusion that may be detected would be addressed by engineering controls and/or active treatment.

As in Alternative 2, institutional controls would be imposed to restrict site use and prevent the use of the on-site groundwater without adequate treatment.

The time to design and implement Alternative 3 is approximately one year.

Alternative 4: Continuation of NAPL Bailing, Nano-Scale Zero-Valent Iron with the Establishment of a Limited *In Situ* Reactive Zone for Source Area Remediation and Enhanced Reductive Dechlorination Technology for VOC Migration in the Dissolved On-Site Plume

<i>Present Worth:</i>	\$2,247,000
<i>Present Worth Capital Cost:</i>	\$862,000
<i>Annual OM&M:</i>	
<i>(Years 1-7):</i>	\$143,000
<i>(Years 8-30):</i>	\$37,000

Under this alternative, hand bailing and control of VOC migration in the dissolved groundwater plume would be addressed as outlined in Alternative 2. However, the source area groundwater contamination would be remediated by the injection of nano-scale, zero-valent iron (ZVI) to produce an *in situ* reduction reaction to dehalogenate the chlorinated VOCs. The injected finely-divided iron is essentially corroded anaerobically by the chlorinated VOCs that are adsorbed onto the metal surface. Dehalogenation takes place on the metal surface.

The fine particles of nano-scale ZVI have to be evenly dispersed in the underlying groundwater by the injections. This would be more difficult in the areas where thin lens of clay and silts are present in the shallow groundwater. Direct contact with the contaminants by the injected iron would be necessary for the reduction reaction to occur. The contaminant must remain in contact with the iron for a period of time sufficient to complete the degradation or only partial breakdown would occur. Direct contact by the iron with NAPL will result in an increased rate of degradation for the NAPL.

The nano-scale ZVI lasts for a relatively long time. Therefore, only a very limited number of injections would be needed. The injections are done by pressure pulsing technology. Continuous, low-frequency pulses effectively expands the porosity of the underlying formation and gives a much larger effective radius that receives the particles. The size of the nano-scale ZVI particles are designed so that the particles are small enough to fit between the pores of the formation during injection but will be big enough in the more porous portions of the treatment area so that they will settle out and remain in place for treatment. Due to the effective radius normally achieved by the injection technique, only a few injection wells would be required.

A bench-scale treatability test would be necessary to determine if the nano-scale ZVI is capable of treating the source area contaminants and to better determine the injection quantities and methodology.

Any chlorinated VOC that may be only partially degraded in the source area and would migrate away from the source area would be subsequently treated by the ERD remedy as outlined in Alternative 2 for the dissolved plume.

As in Alternative 2, the source area treatment would commence within a reasonable time period acceptable to the NYSDEC after some additional NAPL recovery by hand bailing. Some time lag before source area treatment commences would be planned to allow more NAPL recovery by hand bailing before the underlying formation would be disturbed by the source area injections.

As in Alternative 2, long term monitoring of groundwater quality and biogeochemical conditions would be necessary so that the subsequent injections could be adjusted, as necessary. The indoor air quality would also be monitored for a minimum of two years from the commencement of treatment.

As in Alternative 2, the HVAC system would maintain positive pressure inside the building. Any unacceptable vapor intrusion that may be detected would be addressed by engineering controls and/or active treatment.

As in Alternative 2, institutional controls would be imposed to limit site usage and to prevent use of the on-site groundwater without adequate treatment.

The time to design and implement Alternative 4 is approximately one year.

Alternative 5: Continuation of NAPL Bailing and Extraction and Treatment for Control of VOC Migration and Source Area Remediation

<i>Present Worth:</i>	<i>\$3,295,000</i>
<i>Present Worth Capital Cost:</i>	<i>\$710,000</i>
<i>Annual OM&M:</i>	
<i>(Years 1-7):</i>	<i>\$166,000</i>
<i>(Years 8-30):</i>	<i>\$116,000</i>

In Alternative 5, hand bailing of NAPL would continue as outlined in Alternative 2.

The entire on-site groundwater plume from the source area to the downgradient property border would be treated by an on-site extraction and treatment system.

The groundwater treatment would consist of the installation of five new recovery wells. One shallow and one intermediate depth recovery well would be installed in the source area to prevent further migration of the high concentration groundwater. One shallow and one intermediate depth recovery well would be placed within a portion of the dissolved groundwater plume, immediately downgradient of the source area, in an area where relatively higher dissolved concentrations have

been detected, as compared to the rest of the dissolved plume. This recovery location would remove more dissolved mass than other potential locations. Finally, one recovery well screened between the shallow and intermediate zone in the suspected horizontal and vertical center of the plume would be constructed at the downgradient property border to prevent further migration of the contaminants to off-site properties.

As a preliminary estimate, the four recovery wells in the source area and in the dissolved plume hot-spot would be designed for a 30-gpm recovery rate. The recovery well at the downgradient property border would recover 40-gpm.

It is assumed that the recovered groundwater would all be piped to a treatment building. The groundwater would first go through a NAPL separator to recover any available product. Next the groundwater would be sent to a low profile air stripper where the contaminants would be removed from the groundwater by volatilization. The resultant air stream that now contains the contaminants would be treated, if necessary, to meet existing air regulations. It is anticipated that two 3000-pound vapor phase granular activated carbon (VPGAC) units would be used to adsorb the air contaminants. The treated groundwater would be discharged either on-site, off-site, or to the community sewage system. The treated air would be discharged via a stack on top of the treatment building. The air and water discharges would meet applicable regulatory requirements.

A long term groundwater monitoring plan would be required to monitor the progress of the groundwater treatment. Periodic monitoring of the air and water emissions would also be required. The activated carbon would be replaced, as necessary. The spent carbon would be sent to an approved off-site facility for processing.

As in Alternative 2, the HVAC system would maintain positive pressure inside the building. Any unacceptable vapor intrusion that may be detected would be addressed by engineering controls and/or active treatment.

As in Alternative 2, institutional controls to restrict future site usage and prevent the use of the on-site groundwater without treatment would be imposed.

Due to the high concentrations in the source area and presence of thin layers of silt and clay in the shallow groundwater where considerable adsorbed product resides, it is estimated that it will take 30 years to remove all the contamination that can be recovered utilizing this technique.

The time to design and implement Alternative 5 is approximately 18 months.

7.2 Evaluation of Remedial Alternatives

The criteria to which potential remedial alternatives are compared are defined in 6 NYCRR Part 375, which governs the remediation of inactive hazardous waste disposal sites in New York State. A detailed discussion of the evaluation criteria and comparative analysis is included in the FS report.

The first two evaluation criteria are termed "threshold criteria" and must be satisfied in order for an alternative to be considered for selection.

1. Protection of Human Health and the Environment. This criterion is an overall evaluation of each alternative's ability to protect public health and the environment.

2. Compliance with New York State Standards, Criteria, and Guidance (SCGs). Compliance with SCGs addresses whether a remedy will meet environmental laws, regulations, and other standards and criteria. In addition, this criterion includes the consideration of guidance which the NYSDEC has determined to be applicable on a case-specific basis.

The next five "primary balancing criteria" are used to compare the positive and negative aspects of each of the remedial strategies.

3. Short-term Effectiveness. The potential short-term adverse impacts of the remedial action upon the community, the workers, and the environment during the construction and/or implementation are evaluated. The length of time needed to achieve the remedial objectives is also estimated and compared against the other alternatives.

4. Long-term Effectiveness and Permanence. This criterion evaluates the long-term effectiveness of the remedial alternatives after implementation. If wastes or treated residuals remain on-site after the selected remedy has been implemented, the following items are evaluated: 1) the magnitude of the remaining risks, 2) the adequacy of the engineering and/or institutional controls intended to limit the risk, and 3) the reliability of these controls.

5. Reduction of Toxicity, Mobility or Volume. Preference is given to alternatives that permanently and significantly reduce the toxicity, mobility or volume of the wastes at the site.

6. Implementability. The technical and administrative feasibility of implementing each alternative are evaluated. Technical feasibility includes the difficulties associated with the construction of the remedy and the ability to monitor its effectiveness. For administrative feasibility, the availability of the necessary personnel and materials is evaluated along with potential difficulties in obtaining specific operating approvals, access for construction, institutional controls, and so forth.

7. Cost-Effectiveness. Capital costs and operation, maintenance, and monitoring costs are estimated for each alternative and compared on a present worth basis. Although cost-effectiveness is the last balancing criterion evaluated, where two or more alternatives have met the requirements of the other criteria, it can be used as the basis for the final decision. The costs for each alternative are presented in Table 5.

This final criterion is considered a "modifying criterion" and is taken into account after evaluating those above. It is evaluated after public comments on the Proposed Remedial Action Plan have been received.

8. Community Acceptance - Concerns of the community regarding the SI report, RAWP and the PRAP have been evaluated. The responsiveness summary (Appendix A) presents the public comments received and the manner in which the NYSDEC addressed the concerns raised.

In general, the public comments received were substantially supportive of the remedy, except for one written comment letter which is an attachment at the end of the responsiveness summary in Appendix A. Besides objections to the proposed remedy, the author contends that the investigations have not adequately determined the extent of the contamination in the source area. Detailed responses to these comments are presented in Response 8 in the responsiveness summary. Although the comment letter brings up some valid concerns, the proposed remedy already has elements in it that address most of these concerns. Additionally, the author's objections to the ERD technology are not supported by the currently available data. Many of the objections to the remedy are based on early monitoring data, before the treatment zone has been fully established. Contrary to the conclusions expressed in the comment letter, the NYSDEC has concluded that the preliminary results for the pilot test are very favorable. The NYSDEC still considers the selected alternative to offer the best chances for success.

There were also two valid public concerns that were raised at the March 11, 2004 public meeting: 1) whether the on-site remedy will treat 1,2-dichloroethene that may be generated as a result of the injections, and 2) whether the remedy will remediate the soil gas contamination under the former manufacturing area. There are already elements in the selected remedy that deal with these concerns.

Regarding the treatment of 1,2-DCE generated in the on-site groundwater as a result of the injections, element 7 of the selected remedy (see Section 8 - Summary of the Selected Remedy) addresses this concern. The NYSDEC expects complete degradation of the on-site chlorinated volatile organic compounds of interest after the IRZ has been fully developed. However, if significant concentrations of untreated 1,2-DCE or vinyl chloride, as determined by the NYSDEC, are detected beyond the fully developed dissolved plume IRZ, either the IRZ will be adjusted to achieve effective treatment or a work plan for aerobic treatment would be developed and implemented before the residuals would have a chance to pass beyond the downgradient property border. See the response to the comment 1 in the responsiveness summary for further discussion on this issue.

Regarding whether the remedy will remediate the soil gas contamination, the NYSDEC believes that the source of most of the relatively low concentrations of tetrachloroethene detected in the soil gases beneath the former manufacturing area are primarily attributable to volatilization from the underlying source area groundwater. Since the selected remedy will remediate the source area groundwater, it is expected that the soil gas concentrations will reduce as the groundwater is remediated. Please note that there has been a comprehensive investigation of all potential areas of interest and tetrachloroethene was not detected in any of the numerous soils samples at concentrations above the cleanup objective of 1.4 ppm. Consequently, soil contamination is not considered to be a source of the relatively limited soil gas detections. See the response to comment 2 in the responsiveness summary for further discussion on this issue.

SECTION 8: SUMMARY OF THE SELECTED REMEDY

Based on the Administrative Record (Appendix B) and the discussion presented below, the NYSDEC has selected Alternative 2, Continuation of NAPL Bailing, Enhanced Reductive Dechlorination Technology for Source Area Remediation and Control of VOC Migration in the

Dissolved On-Site Plume as the remedy for this site. The elements of this remedy are described at the end of this section.

The selected remedy is based on the results of the SI and supplemental site investigative work and the evaluation of alternatives presented in the RAWP.

Alternative 2 is being selected because, as described below, it satisfies the threshold criteria and provides the best balance of the primary balancing criteria described in Section 7.2. It would achieve the remediation goals for the site by restoring groundwater quality to the extent practicable. Alternatives 3, 4, and 5 would also comply with the threshold selection criteria but to a lesser degree or with lower certainty. Alternative 1 does not pass the threshold criteria and consequently, is not a viable alternative.

Because Alternatives 2, 3, 4, and 5 satisfy the threshold criteria, the five balancing criteria are particularly important in selecting a final remedy for the site.

Timely treatment in this operable unit of the on-site groundwater is important to limit further migration of contaminated groundwater. Alternatives 2, 3 and 4 have the advantage that the ongoing ERD pilot test for the dissolved portion of the on-site plume is already actively treating the groundwater and can be expanded easily to treat the entire dissolved plume. Alternative 5 would take time to design and implement, but it is a proven, tradition technique for containing a groundwater plume.

Alternatives 2, 3 and 4 differ only in the manner that they would treat the source area. Alternative 2 would be the easiest to implement because all the wells required for injections are already in place. The source area treatment equipment is the same as for the dissolved plume treatment. The final design can be implemented without additional equipment. Alternative 4 requires preliminary testing to determine whether the remedy is suitable whereas no additional testing would be required for Alternative 2, besides the ongoing pilot test evaluation. Alternative 3 would also not require any significant additional testing since *in situ* chemical oxidation has been evaluated previously at this site and has proven to be effective in destroying the contaminants.

Continuing to compare the source area treatments under Alternatives 2, 3 and 4, the injectants used under Alternative 2 cause no long lasting effects while Alternatives 3 and 4 add iron to the formation. However, potential exposure to the iron in groundwater would be prevented by the institutional controls. Under Alternative 3, the Fenton's Reagent, which is a very strong oxidizer, presents a worker safety hazard due to its toxicity and reactivity. Additionally, vapors may be generated in the subsurface during the chemical reactions for the source area injections. The injectants for Alternatives 2 and 4 do not present any safety issues.

Under Alternatives 2, 3 and 4, the hazardous wastes are destroyed on-site while the spent activated carbon under Alternative 5 requires off-site shipping and disposal. Alternative 5 has the potential to release contaminants to the air discharge if the activated carbon is not changed properly. Additionally, since contaminated water is pumped to the surface, there is a greater chance of contact with the contaminated groundwater as compared to Alternatives 1, 2, 3 and 4.

While Alternative 5 is a proven technique, the existing site conditions would make it difficult to achieve the goal of GA groundwater standards at the downgradient property border within a reasonable time frame. The amount of the contamination that is adsorbed on the less porous portions of the underlying formation (clays and silts) will not be treated well by this alternative. Alternatives 2, 3 and 4 would have better success with remediating the adsorbed contamination since the injections will promote desorption or release of the contaminants. Consequently, better cleanup results would be expected with those remedies. Between Alternatives 2, 3 and 4, Alternative 2 offers the best chance for achieving the remedial goals in the shortest time since the carbohydrate solution is capable of diffusing within areas of lower permeability, providing a greater opportunity to remediate adsorbed contaminants.

The source remediation under Alternative 4 is a new emerging technology and it is more difficult than the other injection remedies to complete the injections properly. However, it has the advantage of directly working on the NAPL. Overall, there are more questions regarding whether the source remediation will work as proposed compared to the other source remedies.

The injections for the source remediation under Alternative 3 would cause very good release of the contaminants bound to the formation, as was demonstrated in an earlier pilot test. This is good in that it makes the released material more available for treatment. However, since much of the released material is denser than water and would tend to sink in the aquifer, there would be a greater chance that the mobilized contaminants could also migrate vertically downward where it would be more difficult to treat. Consequently, this could be a negative effect from these injections. The source area injections under Alternatives 2 and 4 result in more gradual desorption that would present a much lesser potential for undesirable downward migration of the contaminants.

Alternatives 2 and 4 use reductive dechlorination to remediate the source area and dissolved plumes. Consequently, the geochemical conditions would be the same for both treatments. However, under Alternative 3, the source area is an aerobic (excess oxygen) treatment while the dissolved plume is an anaerobic treatment. Since the two treatments require different geochemical conditions, they would not be expected to work as well together as the remedies proposed under Alternatives 2 and 4.

Alternatives 2, 3 and 4, having no permanent, aboveground treatment structures or mechanical compounds as does Alternative 5, can be more easily modified to address additional areas of contamination discovered during the remediation. The structures and mechanical equipment for Alternative 5 make it more likely than the other viable alternatives for equipment failure and system downtime.

Comparing the cost of the viable alternatives, Alternatives 2, 3 and 4 are low cost to medium cost alternatives while Alternative 5 is a high cost alternative. The cost of the injectants are lower for Alternative 2 as compared by Alternatives 3 and 4. The required long term monitoring for Alternatives 2, 3 and 4 would be shorter than Alternative 5. There would be more maintenance required for Alternative 5. Consequently, the operation and maintenance cost for Alternative 5 would be much greater than the other viable alternatives.

The dissolved plume treatment is the same in Alternatives 2, 3 and 4. In the event that incomplete degradation in the IRZ results in the build up of 1,2-DCE or vinyl chloride, supplemental treatment might be required at the downgradient border to remediate these contaminants. All VOCs of interest in the dissolved plume would be treated under Alternative 5 without the need for supplemental treatment.

Alternatives 3 and 4 would treat more of the contaminants in the source area than Alternative 2. The heavier, long chain portions of the semi-volatile organic compounds in the petroleum contamination may not be amenable to biological treatment. Alternative 5 would not be able to extract most of the petroleum related contaminants that are strongly bound to the formation. However, since there is very limited mobility to the petroleum contamination, the institutional controls for on-site groundwater use would prevent exposure to any residual petroleum in the source area that is not remediated under Alternatives 2 and 5.

The estimated present worth cost to implement the Alternative 2 is \$1,755,000. The present worth capital cost to construct the remedy is estimated to be \$320,000 and the estimated average annual operation, maintenance, and monitoring costs for 30 years is \$63,600.

The elements of the selected remedy are as follows:

1. NAPL bailing in productive wells will continue until NAPL recovery is no longer productive.
2. After a reasonable time period acceptable to the NYSDEC to allow some additional NAPL recovery by hand bailing, source area injections and monitoring will commence.
3. The injections of the carbohydrate solution will continue into the pilot test injection wells to maintain the established IRZ currently treating most of the dissolved plume.
4. A remedial design program will be implemented to provide the details necessary for the construction, operation, maintenance and monitoring of the remedial program.
5. Additional injection and monitoring wells will be constructed, as specified in the final design.
6. The dissolved plume treatment and monitoring will be expanded to the new injection and monitoring wells relating to that effort.
7. If significant concentrations, as determined by the NYSDEC, of untreated 1,2-DCE or vinyl chloride are detected beyond the dissolved plume IRZ, either the IRZ will be adjusted to achieve effective treatment or a work plan for aerobic treatment will be developed and implemented before the residuals would have a chance to pass beyond the downgradient property border.

8. If the source area treatment under Alternative 2 is ineffective, the incremental benefit of implementing the source area treatment outlined under either Alternative 3, Alternative 4 or potentially a new technology will be evaluated and implemented.
9. The HVAC system will maintain positive pressure inside the building. Any unacceptable vapor intrusion that may be detected will be addressed by engineering controls and/or active treatment.
10. The operation of the components of the remedy will continue until the remedial objectives have been achieved, or until the NYSDEC determines that continued operation is technically impracticable or not feasible.
11. Development of a site management plan to: (a) address residual contaminated soils that may be excavated from the site during future redevelopment. The plan will require soil characterization and, where applicable, disposal/reuse in accordance with NYSDEC regulations; and (b) evaluate the potential for vapor intrusion for any buildings developed on the site, including provision for mitigation of any impacts identified.
12. Imposition of an institutional control in the form of an environmental easement that will: (a) require compliance with the approved site management plan; (b) limit the use and development of the property to commercial or industrial uses only; (c) restrict use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the Suffolk County Department of Health; and, (d) require the property owner to complete and submit to the NYSDEC an annual certification to ensure that the institutional controls are still in place.
13. The property owner will provide an annual certification, prepared and submitted by a professional engineer or environmental professional acceptable to the NYSDEC, which will certify that the institutional controls and engineering controls put in place, are unchanged from the previous certification and nothing has occurred that would impair the ability of the control to protect public health or the environment or constitute a violation or failure to comply with any operation and maintenance or site management plan.
14. Since the remedy results in untreated hazardous waste remaining at the site, a long term monitoring program will be instituted. Several on-site monitoring wells will be sampled periodically during and after treatment. The monitoring wells will be chosen during the remedial design, but the sampling plan could be adjusted based on site conditions. Monitoring will continue until the NYSDEC determines that monitoring is no longer required. This program will allow the effectiveness of the remedy to be monitored and will be a component of the operation, maintenance and monitoring for the site.

SECTION 9: HIGHLIGHTS OF COMMUNITY PARTICIPATION

A number of Citizen Participation activities were undertaken to inform and educate the public about conditions at the site and the potential remedial alternatives. The following public participation activities were conducted for the site:

- Repositories for documents pertaining to the site were established.
- A public contact list, which included nearby property owners, elected officials, local media and other interested parties, was established.
- A public meeting/invitation fact sheet was distributed to the public contact list to inform the public about the site, to solicit public comments on the PRAP and to notify the public about a public meeting at which the NYSDEC presented the PRAP.
- A public meeting was held on March 11, 2004 to present and receive comments on the PRAP.
- A responsiveness summary (Appendix A) was prepared to address the comments received during the public comment period for the PRAP.

TABLE 1
Non-Aqueous Phase Liquids in Groundwater, August and September 2001

	Contaminants of Concern	Concentration Range Detected (ppm)^a	SCG^b (ppm)^a	Frequency of Exceeding SCG
Volatile Organic Compounds (VOCs)	tetrachloroethene	240-410,000	0.005	4 of 4
	trichloroethene	5.5-3,900	0.005	4 of 4
	1,1,1-trichloroethane	ND-1,400	0.005	2 of 4
	ethylbenzene	ND-640	0.005	1 of 4
	xylene (total)	ND-2,700	0.005	2 of 4
Semivolatile Organic Compounds (SVOCs)	TPH - gasoline range organics (GRO)	24-180,000	NA	NA
	TPH - diesel range organics (DRO)	858,000 (one sample analyzed)	NA	NA

Legend for Tables 1-4

^a ppb = parts per billion, which is equivalent to micrograms per liter, µg/L, in water;
 ppm = parts per million, which is equivalent to milligrams per kilogram, mg/kg, in soil;
 µg/m³ = micrograms per cubic meter

^b SCG = standards, criteria, and guidance values; GA groundwater standards are used for groundwater, TAGM-4046 cleanup objectives are used for soils, and NYSDOH's guidance value for tetrachloroethene is used for indoor air samples. There are no specific guidance values for TPH, soil gases or other contaminants in indoor air other than tetrachloroethene.

^c The December 2003 post-injection round of sampling included only MW-32, MW-8, MW-7, MW-11, MW-10, MW-33, MW-23, and MW-27D

^d The NYSDOH Fact Sheet guidance value for tetrachloroethene (perc) is 100 µg/m³. However, the NYSDOH also recommends that actions be taken to reduce indoor contamination to this compound to as close to background as practical.

ND = not detected

N/A = not applicable

SB = site background

TABLE 2A
TREATED AREA - Enhanced Reductive Dechlorination Pilot Test
Pre-Injection and Post-Injection Groundwater Sampling Results for Volatile Organic Compounds
Injection and Monitoring Wells Within the *In Situ* Reactive Zone

Shallow Wells- **IW-5, MW-12, IW-6, IW-16, IW-7, MW-32, MW-8, MW-7, MW-11, MW-10, MW-9**
Intermediate Wells - **IW-10, IW-14, IW-13, IW-15, IW-11, IW-12, MW-33, MW-27D, MW-28D**
(Wells Used for Injections are Bolded)

Contaminants of Concern	June 2003 Pre-Injection Concentration Ranges (ppb) ^a	December 2003 ^c Post-Injection Concentration Ranges (ppb) ^a	SCG ^b (ppb) ^a
Tetrachloroethene	39-22,000	21-1,800	5
Trichloroethene	8-9,200	31-2,500	5
cis-1,2-Dichloroethene	ND-5,500	390-11,000	5
trans-1,2-Dichloroethene	ND-80	ND-140	5
Vinyl Chloride	ND in all samples	ND in all samples	2
1,1-Dichloroethene	ND-6	ND-13	5
1,1,1-Trichloroethane	ND-170	ND-83	5
1,1-Dichloroethane	ND-11	2-8	5
Toluene	ND-5	ND-3	5
Ethyl benzene	ND-13	ND-9	5
Xylene (total)	ND-98	ND-70	5

Legend for Tables 1-4

^a ppb = parts per billion, which is equivalent to micrograms per liter, µg/L, in water;
ppm = parts per million, which is equivalent to milligrams per kilogram, mg/kg, in soil;
µg/m³ = micrograms per cubic meter

^b SCG = standards, criteria, and guidance values; GA groundwater standards are used for groundwater, TAGM-4046 cleanup objectives are used for soils, and NYSDOH's guidance value for tetrachloroethene is used for indoor air samples. There are no specific guidance values for TPH, soil gases or other contaminants in indoor air other than tetrachloroethene.

^c The December 2003 post-injection round of sampling included only MW-32, MW-8, MW-7, MW-11, MW-10, MW-33, MW-23, and MW-27D

^d The NYSDOH Fact Sheet guidance value for tetrachloroethene (perc) is 100 µg/m³. However, the NYSDOH also recommends that actions be taken to reduce indoor contamination to this compound to as close to background as practical.

ND = not detected

N/A = not applicable

SB = site background

TABLE 2B
UNTREATED AREA - Enhanced Reductive Dechlorination Pilot Test
Pre-Injection Groundwater Sampling Results for Volatile Organic Compounds from
Injection and Monitoring Wells Outside of the *In Situ* Reactive Zone
Shallow Wells-IW-2, MW-13, IW-4, MW-3, MW-4, MW-31, MW-15, MW-14, MW-29, MW-1
Intermediate Wells-IW-8, MW-13D, MW-30, MW-16D, MW-26D
Deep Wells- MW-20D, MW-19D, MW-18D

Contaminants of Concern	June 2003 Concentration Ranges (ppb) ^a	SCG ^b (ppb) ^a
Tetrachloroethene	5-38,000	5
Trichloroethene	ND-10,000	5
cis-1,2-Dichloroethene	ND- 3,400	5
trans-1,2-Dichloroethene	ND-37	5
Vinyl Chloride	ND in all samples	2
1,1-Dichloroethene	ND-6	5
1,1,1-Trichloroethane	ND-520	5
1,1-Dichloroethane	ND-3	5
Toluene	ND-19	5
Ethylbenzene	ND-14	5
Xylene (total)	ND-210	5

Legend for Tables 1-4

^a ppb = parts per billion, which is equivalent to micrograms per liter, µg/L, in water;
ppm = parts per million, which is equivalent to milligrams per kilogram, mg/kg, in soil;
µg/m³ = micrograms per cubic meter

^b SCG = standards, criteria, and guidance values; GA groundwater standards are used for groundwater, TAGM-4046 cleanup objectives are used for soils, and NYSDOH's guidance value for tetrachloroethene is used for indoor air samples. There are no specific guidance values for TPH, soil gases or other contaminants in indoor air other than tetrachloroethene.

^c The December 2003 post-injection round of sampling included only MW-32, MW-8, MW-7, MW-11, MW-10, MW-33, MW-23, and MW-27D

^d The NYSDOH Fact Sheet guidance value for tetrachloroethene (perc) is 100 µg/m³. However, the NYSDOH also recommends that actions be taken to reduce indoor contamination to this compound to as close to background as practical.

ND = not detected

N/A = not applicable

SB = site background

Table 3
Historical Detections in Soil Samples Collected Above the Water Table
1994-2003

	Contaminants of Concern	Concentration Range Detected (ppm)^a	SCG^b (ppm)^a	Frequency of Exceeding SCG
Volatile Organic Compounds (VOCs)	tetrachloroethene	ND-1.0	1.4	none
Semivolatile Organic Compounds (SVOCs)	Total Petroleum Hydrocarbons	ND-1,390 total (1,100 lubricating oil and 290 diesel #2)	N/A	N/A
Inorganic Compounds	Mercury	ND-1.8	0.1	one sample
	Barium	ND-489	300 or SB	one sample
	Cyanide (CN)	ND-24	N/A	N/A

Legend for Tables 1-4

^a ppb = parts per billion, which is equivalent to micrograms per liter, µg/L, in water;
 ppm = parts per million, which is equivalent to milligrams per kilogram, mg/kg, in soil;
 µg/m³ = micrograms per cubic meter

^b SCG = standards, criteria, and guidance values; GA groundwater standards are used for groundwater, TAGM-4046 cleanup objectives are used for soils, and NYSDOH's guidance value for tetrachloroethene is used for indoor air samples. There are no specific guidance values for TPH, soil gases or other contaminants in indoor air other than tetrachloroethene.

^c The December 2003 post-injection round of sampling included only MW-32, MW-8, MW-7, MW-11, MW-10, MW-33, MW-23, and MW-27D

^d The NYSDOH Fact Sheet guidance value for tetrachloroethene (perc) is 100 µg/m³. However, the NYSDOH also recommends that actions be taken to reduce indoor contamination to this compound to as close to background as practical.

ND = not detected

N/A = not applicable

SB = site background

Table 4
Indoor Air Concentrations
July 7, 1998 through February 5, 2004
(Potential Site Related Detections Only)

AIR	Contaminants of Concern	Concentration Range Detected ($\mu\text{g}/\text{m}^3$)^a	SCG^b ($\mu\text{g}/\text{m}^3$)^a	Frequency of Exceeding SCG
Volatile Organic Compounds (VOCs)	tetrachloroethene	ND-22	100 ^d	0 of 28
	1,1,1-trichloroethane	ND-7.2	N/A	N/A
	ethylbenzene	ND-1.3	N/A	N/A
	xylenes (total)	ND-6.8	N/A	N/A
	methyl ethyl ketone	ND-12	N/A	N/A
	1,2,4-trimethylbenzene	ND-8.3	N/A	N/A

Legend for Tables 1-4

^a ppb = parts per billion, which is equivalent to micrograms per liter, $\mu\text{g}/\text{L}$, in water;
ppm = parts per million, which is equivalent to milligrams per kilogram, mg/kg , in soil;
 $\mu\text{g}/\text{m}^3$ = micrograms per cubic meter

^b SCG = standards, criteria, and guidance values; GA groundwater standards are used for groundwater, TAGM-4046 cleanup objectives are used for soils, and NYSDOH's guidance value for tetrachloroethene is used for indoor air samples. There are no specific guidance values for TPH, soil gases or other contaminants in indoor air other than tetrachloroethene.

^c The December 2003 post-injection round of sampling included only MW-32, MW-8, MW-7, MW-11, MW-10, MW-33, MW-23, and MW-27D

^d The NYSDOH Fact Sheet guidance value for tetrachloroethene (perc) is $100 \mu\text{g}/\text{m}^3$. However, the NYSDOH also recommends that actions be taken to reduce indoor contamination to this compound to as close to background as practical.

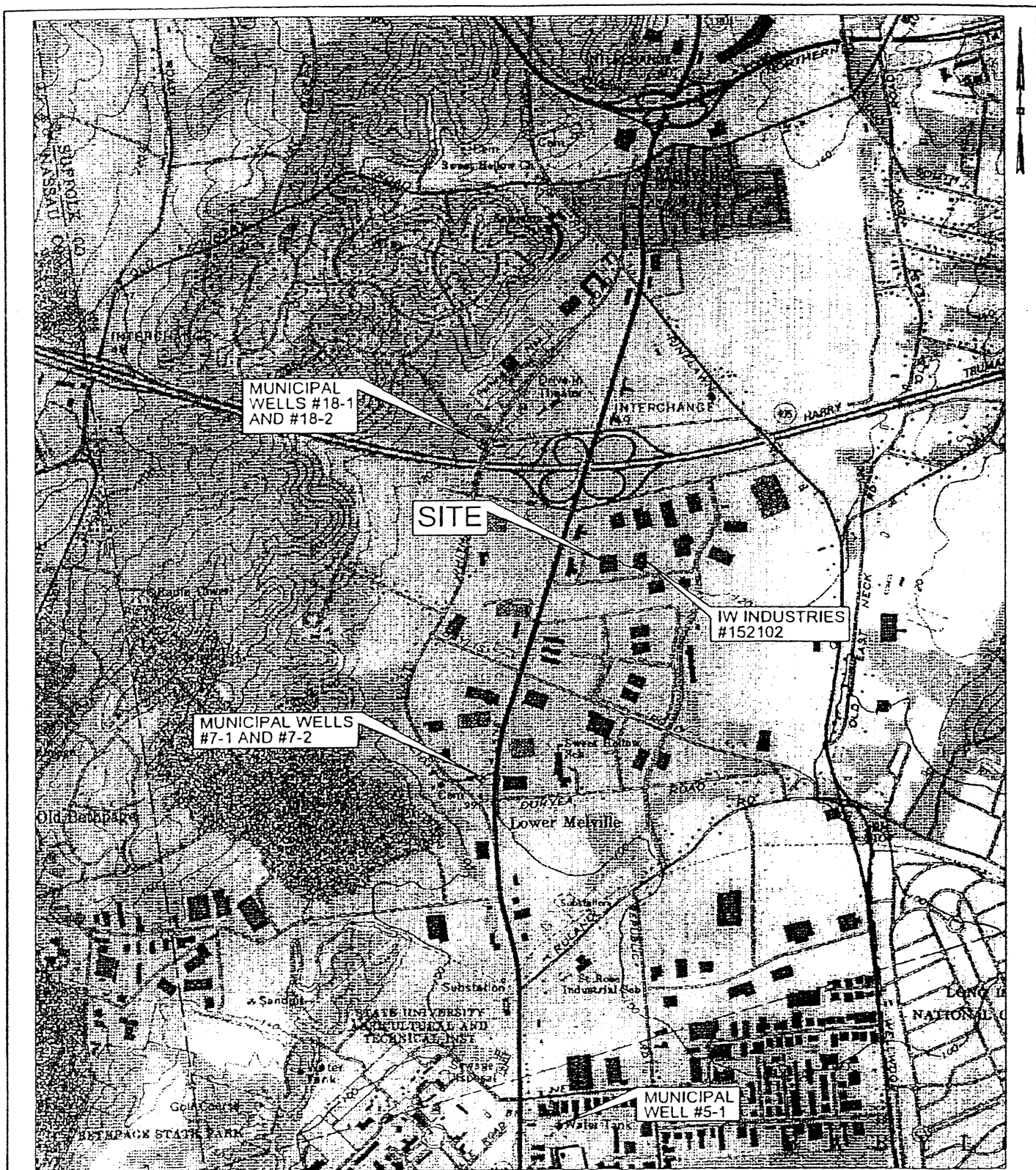
ND = not detected

N/A = not applicable

SB = site background

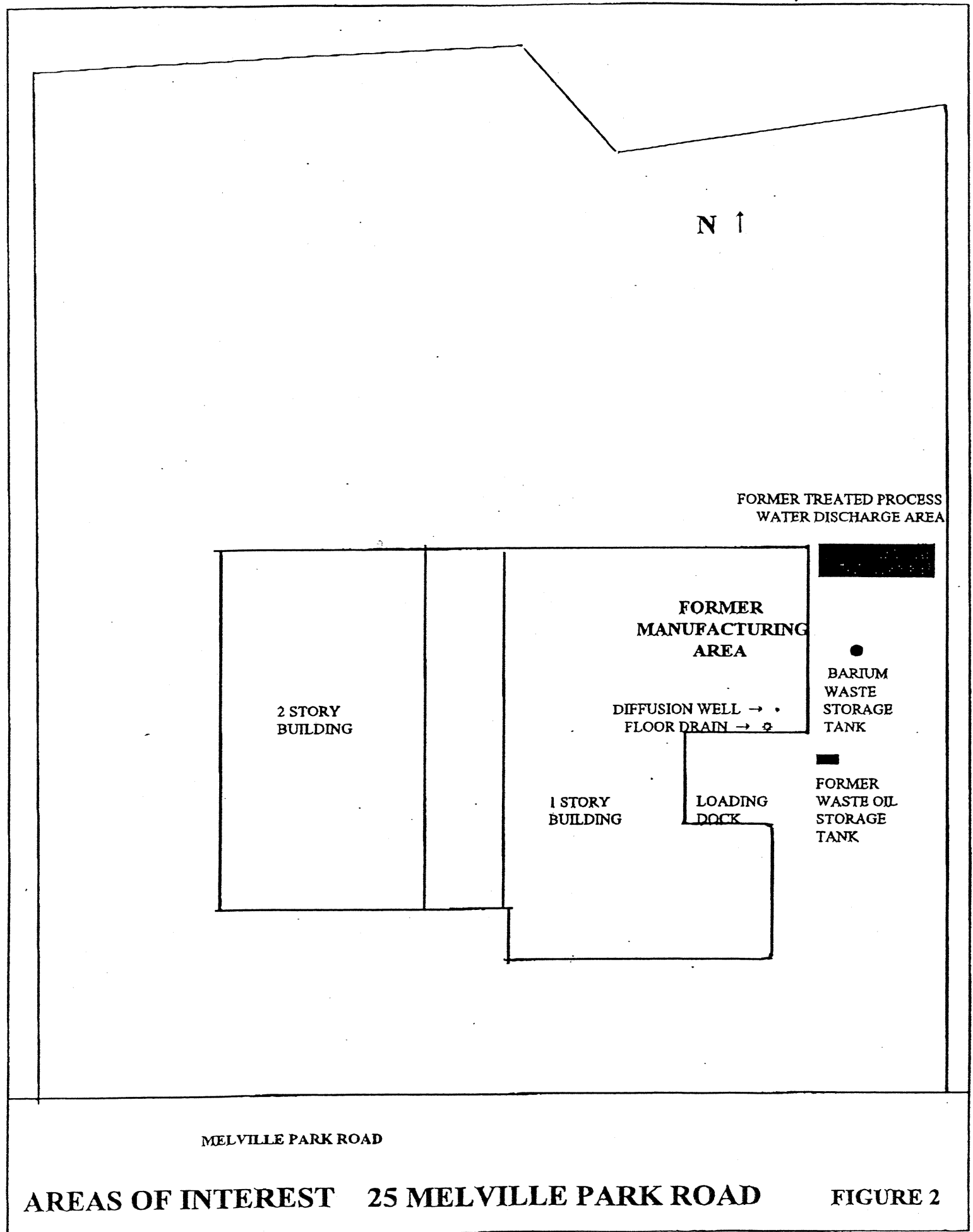
Table 5
Remedial Alternative Costs

Remedial Alternative	Present Worth Capital Cost	Annual OM&M (Average for 30 Years)	Total Present Worth
Alternative No. 1 No Action with Long-Term Monitoring	\$0	\$45,867	\$962,000
Alternative No. 2 Enhanced Reductive Dechlorination for Source and Dissolved Plume Treatment	\$320,000	\$63,600	\$1,755,000
Alternative No. 3 <i>In Situ</i> Chemical Oxidation for Source Area Treatment and Enhanced Reductive Dechlorination for Dissolved Plume Treatment	\$700,000	\$61,733	\$2,085,000
Alternative No. 4 Nano-Scale Zero-Valent Iron for Source Area and Enhanced Reductive Dechlorination for Dissolved Plume Treatment	\$862,000	\$61,733	\$2,247,000
Alternative No. 5 Groundwater Extraction and Treatment for Source Area Dissolved Plume Treatment	\$710,000	\$127,667	\$3,295,000



SOURCE: U.S.G.S. 7.5 MINUTE QUADRANGLE, HUNTINGTON, N.Y., 1979

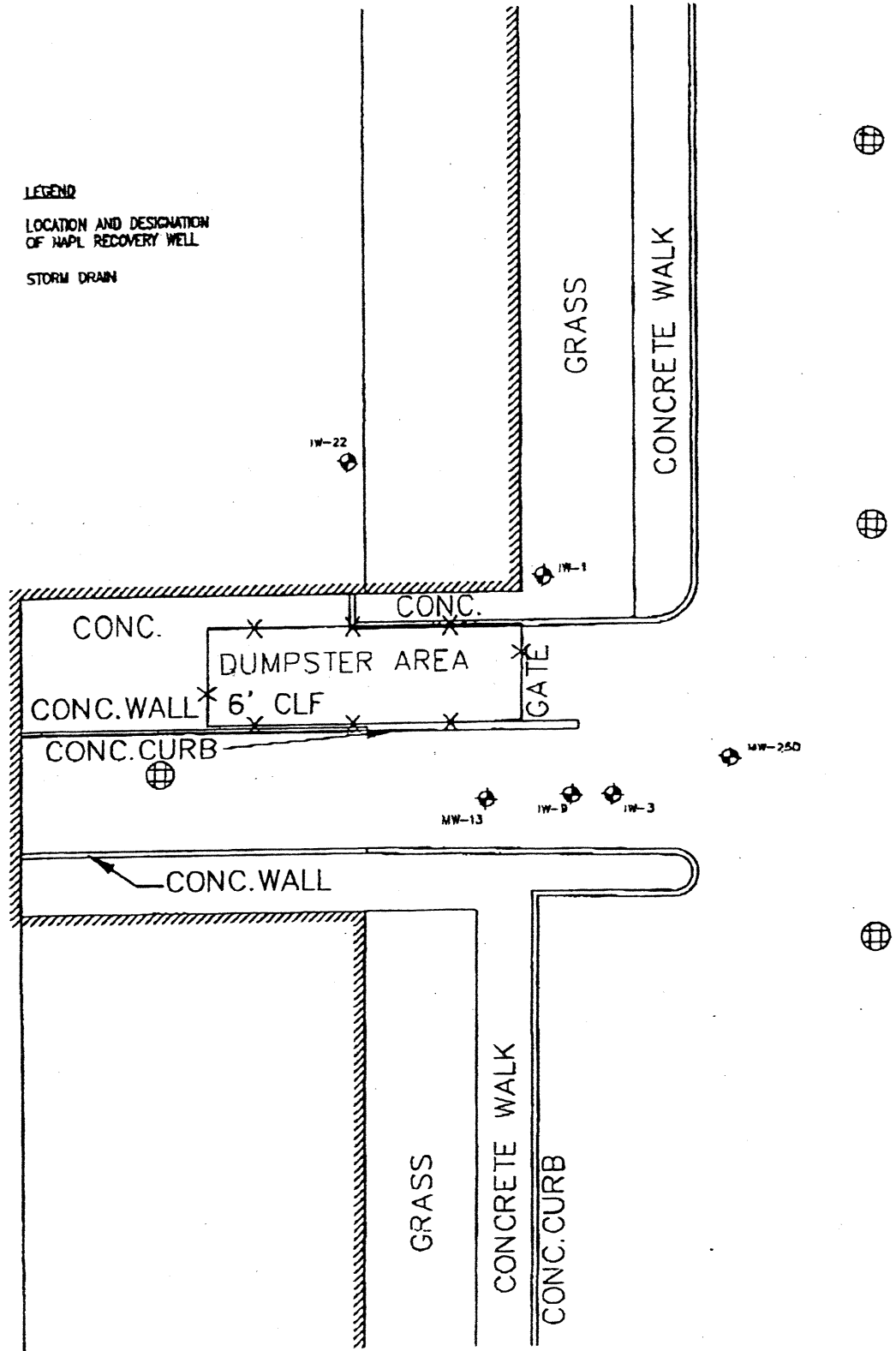
copyright © 2002 0 2000 SCALE IN FEET		SITE LOCATION MAP 25 MELVILLE PARK ROAD, MELVILLE, NEW YORK		DRAWING NUMBER 1
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LEGEND

- HW-9 LOCATION AND DESIGNATION
OF NAPL RECOVERY WELL
- STORM DRAIN



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0 20
SCALE IN FEET

SHEET TITLE
LOCATIONS OF NAPL RECOVERY WELLS

25 MELVILLE PARK ROAD, MELVILLE, NEW YORK

DRAWING NUMBER

3

LEGEND

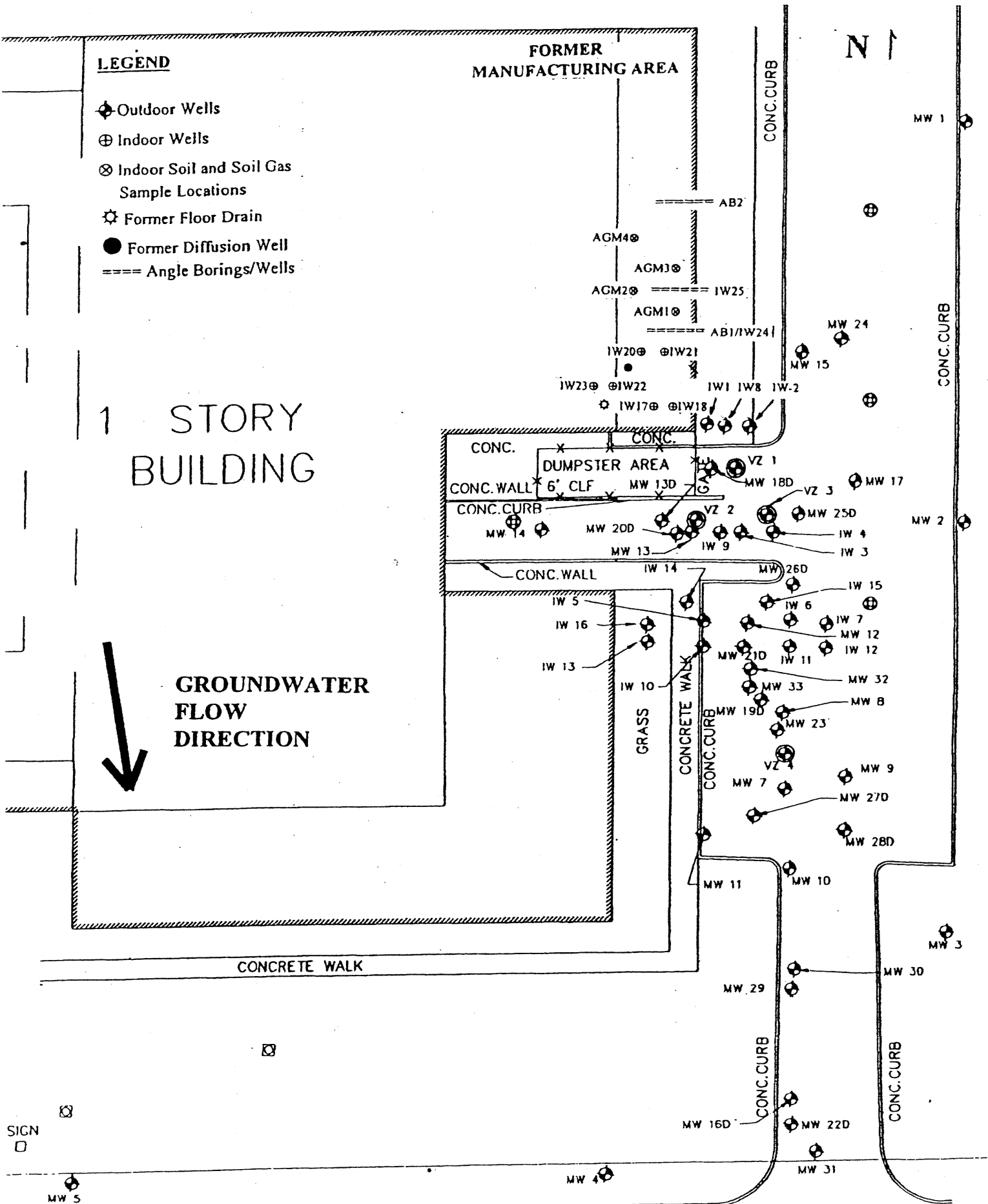
- ⊕ Outdoor Wells
- ⊕ Indoor Wells
- ⊗ Indoor Soil and Soil Gas Sample Locations
- ⊙ Former Floor Drain
- Former Diffusion Well
- ==== Angle Borings/Wells

1 STORY BUILDING

GROUNDWATER FLOW DIRECTION

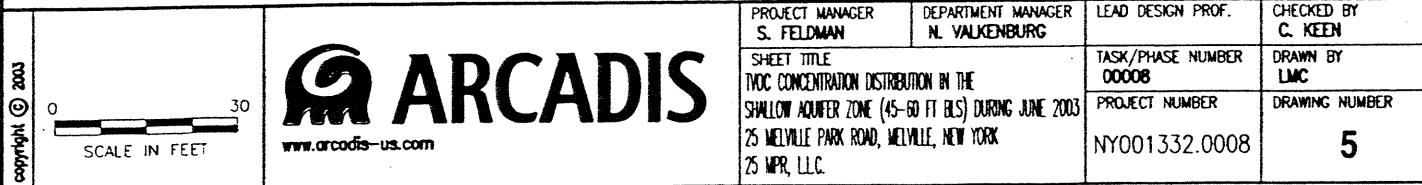
FORMER MANUFACTURING AREA

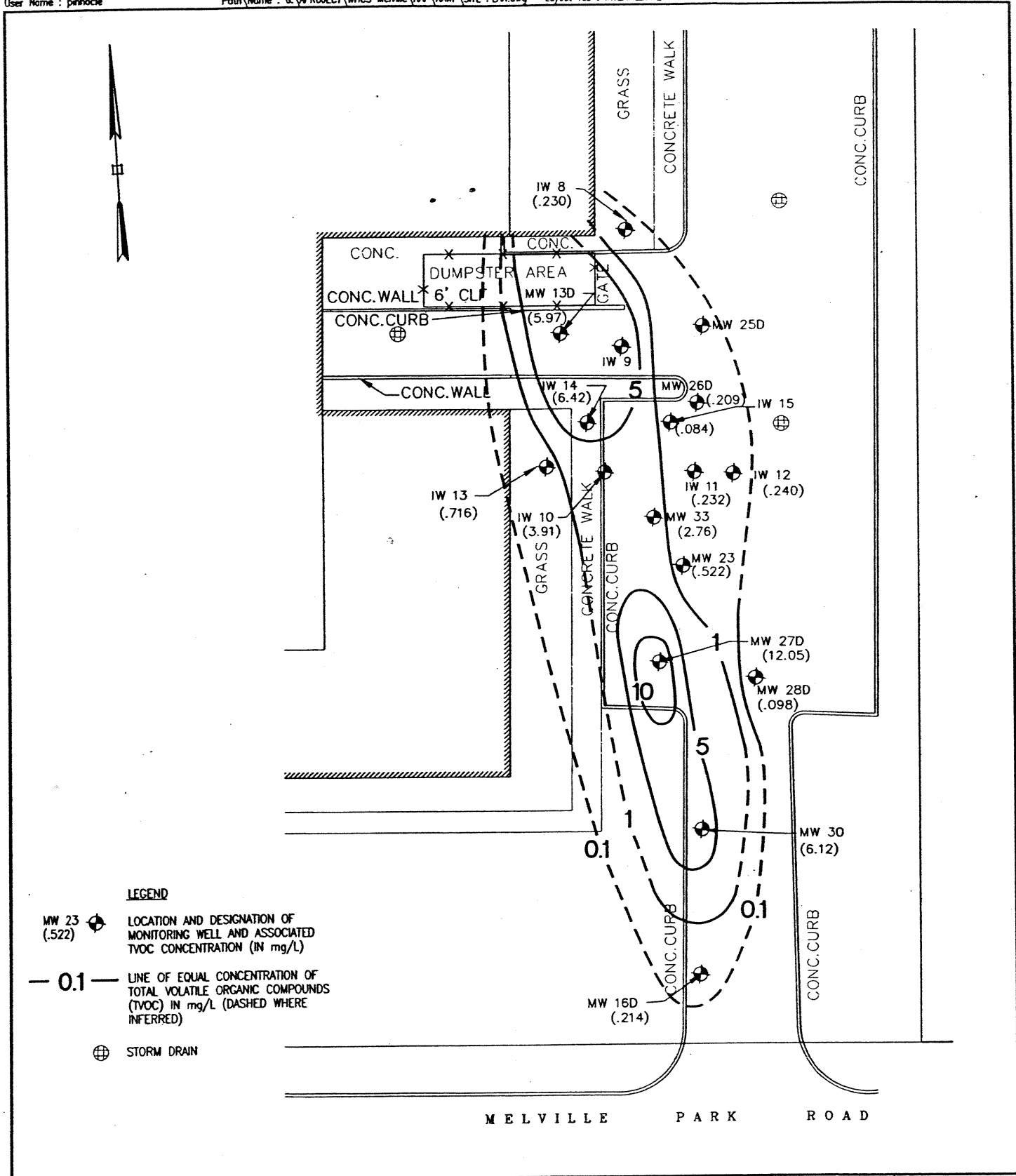
N ↑



**LOCATION OF MONITORING WELLS
25 MELVILLE PARK ROAD**

FIGURE 4

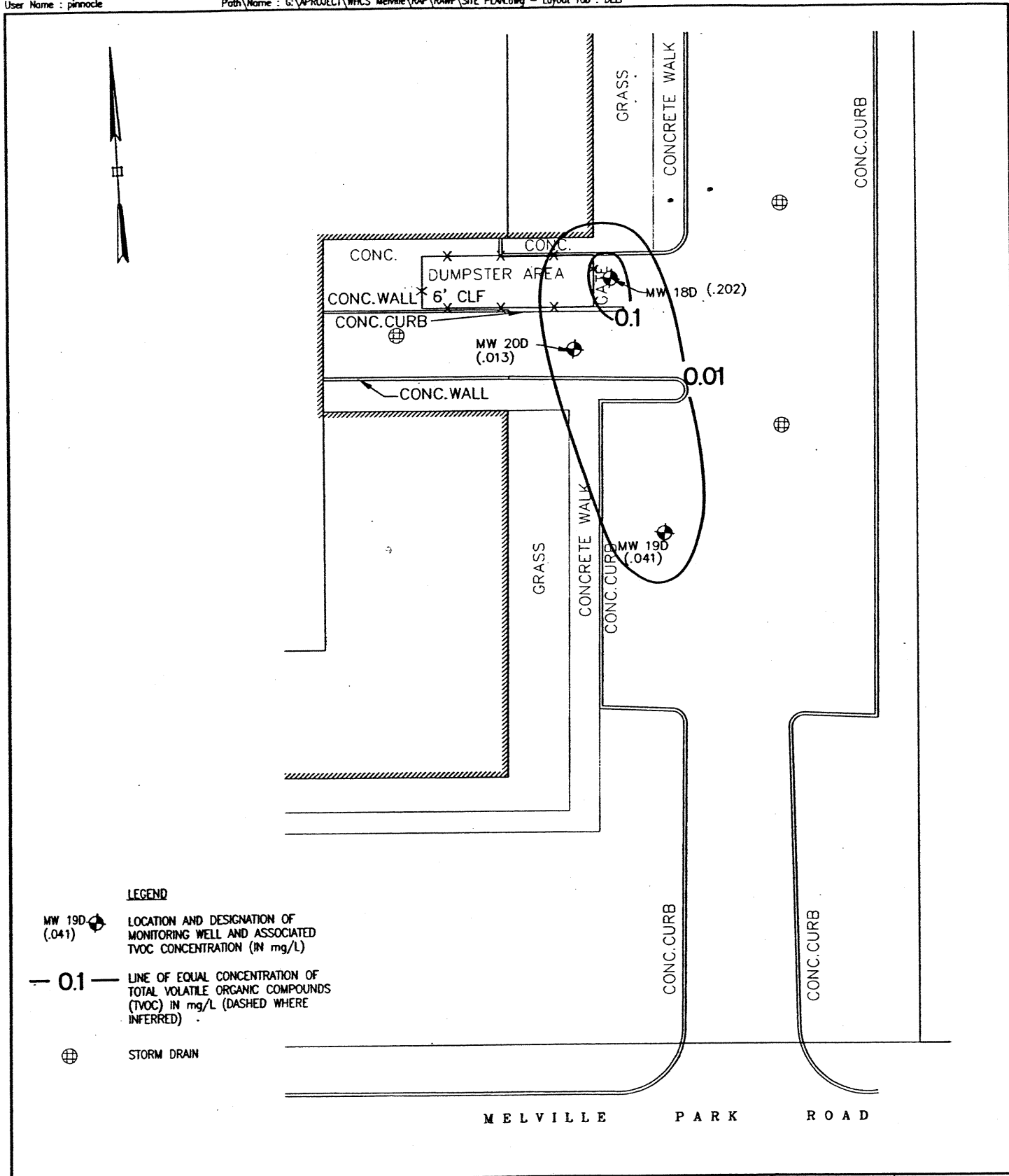




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PROJECT MANAGER S. FELDMAN	DEPARTMENT MANAGER N. VALKENBURG	LEAD DESIGN PROF.	CHECKED BY C. KEEN
SHEET TITLE TVOC CONCENTRATION DISTRIBUTION IN THE INTERMEDIATE AQUIFER ZONE (60-90 FT BLS) DURING JUNE 2003 25 MELVILLE PARK ROAD, MELVILLE, NEW YORK 25 MPR, LLC.		TASK/PHASE NUMBER 00008	DRAWN BY LMC
		PROJECT NUMBER NY001332.0008	DRAWING NUMBER 6



copyright © 2003 0 30 SCALE IN FEET ARCADIS www.arcadis-us.com	PROJECT MANAGER S. FELDMAN	DEPARTMENT MANAGER N. VALKENBURG	LEAD DESIGN PROF.	CHECKED BY C. KEEN
	SHEET TITLE TVOC CONCENTRATION DISTRIBUTION IN THE DEEP AQUIFER ZONE (130-185 FT BLS) DURING JUNE 2003 25 MELVILLE PARK ROAD, MELVILLE, NEW YORK 25 MPR, LLC.			DRAWN BY LMC
				DRAWING NUMBER 7
				TASK/PHASE NUMBER 00008 PROJECT NUMBER NY001332.0008

APPENDIX A

Responsiveness Summary

RESPONSIVENESS SUMMARY

New York Twist Drill - Loading Dock Area Operable Unit No. 1 Melville, Suffolk County, New York Site No. 1-52-169

The Proposed Remedial Action Plan (PRAP) for the New York Twist Drill - Loading Dock Area site, was prepared by the New York State Department of Environmental Conservation (NYSDEC) in consultation with the New York State Department of Health (NYSDOH) and was issued to the document repositories on February 25, 2004. The PRAP outlined the remedial measure proposed for the contaminated groundwater and soil gases at the New York Twist Drill - Loading Dock Area site.

The release of the PRAP was announced by sending a notice to the public contact list, informing the public of the opportunity to comment on the proposed remedy.

A public meeting was held on March 11, 2004, which included a presentation of the Site Investigation (SI), supplemental investigations and the Remedial Action Work Plan (RAWP) as well as a discussion of the proposed remedy. The meeting provided an opportunity for citizens to discuss their concerns, ask questions and comment on the proposed remedy. These comments have become part of the Administrative Record for this site. The public comment period for the PRAP ended on March 27, 2004.

This responsiveness summary responds to all questions and comments raised during the public comment period. The following are the comments received, with the NYSDEC's responses:

COMMENT 1:

What about the 1,2-DCE that is developing as a result of the pilot test injections? How will you know if it is present in the off-site?

RESPONSE 1:

The pilot test for the ERD technology is ongoing. So far, there are six months of monitoring data available to give a preliminary assessment of this remedy. These initial results are very encouraging. However, it may take an additional six months or more for the IRZ to fully develop before maximum reducing conditions are achieved.

As discussed in the presentation for the March 11, 2004 public meeting, there has been a detected increase in 1,2-DCE concentrations in the pilot test based on the first six months of monitoring data. These increases are the result of significant mass desorption and the dechlorination of PCE and TCE. The 1,2-DCE is one of the temporary by products of this degradation process. However, there is

evidence that complete degradation of some of the 1,2-DCE generated or released from the formation is occurring. At this time, the release and generation of 1,2-DCE is greater than the current degradation rate of this compound. As the treatment zone continues to develop, resulting in even stronger reducing conditions in the treatment zone, and as the reservoir of contaminant mass bound to the formation is released and degraded, eventually a clean water front will develop. The following factors indicate that strong reducing conditions capable of achieving complete degradation have already been achieved:

1. There is evidence of significant increase in reduced forms of electron acceptors (i.e, sulfate reduction, evidence of methanogenesis), which can only occur in a strongly anaerobic environment. Sulfate concentrations have been substantially reduced. Methane concentrations have increased one or two orders of magnitude. Field parameters such as oxidation/reduction potential (ORP) and dissolved oxygen (DO) further suggest a shift towards reducing conditions.
2. The total organic carbon (TOC) concentrations indicate that sufficient TOC has been delivered to the subsurface to maintain the treatment zone.
3. There has been an increase in the concentrations of ethene and ethane, the final step before complete degradation of the chlorinated volatile organic compounds present at this site.

Periodic groundwater monitoring during the pilot test from the points of injection to the downgradient property border is continuing to monitor the apparent increase in the concentrations of 1,2-DCE and to check for possible generation of vinyl chloride. Eventually, a long term monitoring plan will be developed to take over the monitoring currently being done for the pilot test. The construction and monitoring of additional wells at the downgradient property border will be a component of the long term monitoring plan. All off-site groundwater sampling will be conducted under subsequent OU-2.

The NYSDEC expects some limited increases in 1,2-DCE and possibly the generation of some limited amounts of vinyl chloride while the PCE and TCE concentrations and amount of adsorbed mass are decreasing and the treatment zone continues to develop. These temporary increases are acceptable as long as the amount of overall mass leaving the site doesn't increase significantly. The main concern in this regard is the potential for vinyl chloride generation. Vinyl chloride has a greater toxicity than the other breakdown products.

Element 7 of the selected remedy states, "If significant concentrations, as determined by the NYSDEC, of untreated 1,2-DCE or vinyl chloride are detected beyond the dissolved plume IRZ, either the IRZ will be adjusted to achieve effective treatment or a work plan for aerobic treatment will be developed and implemented before the residuals would have a chance to pass beyond the downgradient property border." In the unlikely condition where there is a significant increase in the amount and toxicity of the contaminants leaving the site and/or the fully developed treatment zone does not treat all the contaminants, the NYSDEC will require the implementation of element 7.

There will be contaminant mass that continues to leave the site before treatment becomes fully effective. As long as the treatment does not worsen the releases and the treatment becomes effective within a reasonable period of time, the NYSDEC will address this contamination in subsequent off-site OU-2.

COMMENT 2:

Will indoor air samples be taken again? Will soil gas samples be taken again? Will the levels of soil gas decline as the remedy proceeds? What is the source of the soil gases under the building? Is it caused by contaminated soil or groundwater?

RESPONSE 2:

The above questions deal with the relatively limited soil gas contamination that has been detected under the slab of the former manufacturing area and the indoor air quality inside the building. It is first necessary to understand the results of the comprehensive investigations that have been performed at this site from 1995 to 2003. A summary of the environmental sampling conducted during this period is available in Sections 3.2 and 5.1 of the ROD.

The contaminant of primary concern in soil gases and indoor air is PCE. PCE has been detected as free product in wells near the southeast corner of the former manufacturing area. The source area groundwater extends beneath the southern half of the former manufacturing area. Some volatilization of the PCE in groundwater to the pore spaces in the soils above the water table (soil gases) is expected. Undoubtedly, this is one of the sources of the soil gas detections under the slab.

The subject of most of the supplemental investigative work that has been performed at this site since 1997 has been to determine if there might also be a source in the soils above the water table that would require remediation. If there was soil contamination, it would be another source of the soil gas contamination. However, PCE has not been detected in any of the soil samples at concentrations above the cleanup objective of 1.4 ppm. The highest concentration detected was 1.0 ppm in a soil sample collected at 45'-47' bgs from the boring for MW-13D. The available soil data suggests that there is not a major PCE source in the soils above the water table. Furthermore, the relatively low soil gas concentrations detected are not indicative of a major, undiscovered source in the soils.

The above logic has resulted in the NYSDEC concluding that the most likely source of the soil gas contamination is volatilization from the underlying source area groundwater. Consequently, once the source area groundwater contamination has been remediated, it is expected that the main source of the soil gas contamination will have been eliminated and the soil gas concentrations will decrease.

There are no current provisions for the future sampling of the soil gases under the building. The reason for this is that the potential exposure pathway would be by inhalation of PCE vapors that might migrate into the indoor air. Consequently, the best way to monitor for potential exposures to PCE vapors would be by monitoring the indoor air quality. The selected remedy includes long term monitoring of indoor air quality.

There have already been 28 indoor air monitoring events over the last five and one-half years that indicate that vapor migration from the soil gases to the indoor air is not occurring. At some future time, if the groundwater source area has been eliminated and the periodic indoor air monitoring results continue to meet NYSDOH guidance values, termination of the long term indoor air quality (IAQ) monitoring will be considered. At that time, the NYSDEC and NYSDOH will review all the available data. It is very possible that soil gas sampling will be required prior to termination of the IAQ monitoring to demonstrate whether the soil gas contamination has attenuated. However, if there are many years of acceptable indoor air quality (IAQ) data, this data, by itself, may be sufficient to terminate future IAQ sampling. The NYSDEC believes the decision on whether to require additional soil gas sampling should be delayed until that time.

COMMENT 3:

What standards are the NYSDEC using to say that the groundwater is clean?

RESPONSE 3:

The primary groundwater cleanup objective is to reduce the on-site groundwater contamination levels so that the groundwater that leaves the site at the downgradient (south) property border will meet GA groundwater standards. Once this goal is achieved, the residual on-site groundwater contamination levels will cause no further adverse impacts to the off-site groundwater. The following site related contaminants have a groundwater standard of 5 ppb: PCE, TCE, cis-1,2-DCE, trans-1,2-DCE, 1,1,1-TCA, 1,1-DCA, 1,1-DCE, xylenes, toluene and ethylbenzene. Vinyl chloride and 1,2-dichloroethane, two additional site related contaminants, have groundwater standards of 2 ppb and 0.6 ppb, respectively.

One of the remediation goals is the elimination of groundwater source areas. An institutional control that will prevent the use of the on-site groundwater without adequate treatment will prevent exposure to the on-site groundwater that will remain above the groundwater standards.

COMMENT 4:

Are the chemicals being used in the pilot test and in the proposed remedy benign? Is there any downside to using molasses in the injections?

RESPONSE 4:

A dilute solution of molasses is currently being used during the ERD pilot test as the easily degradable carbohydrate solution to create the IRZ. Although other options are available, it is likely the final design will continue to use molasses for the injections. Molasses is a safe, non-toxic, soluble organic food source and contains sucrose, reducing sugars, organic non-sugars, trace nutrients and water.

Besides molasses, sodium bicarbonate is benign and will continue to be injected periodically for pH adjustment. Sodium bicarbonate is comprised of two inorganic ions (sodium and bicarbonate) that are typically highly prevalent in natural groundwater systems. The limited quantity that is injected will reach equilibrium with the natural groundwater system within a relatively short distance downgradient of the IRZ.

While the injections are being performed, some of the molasses will migrate beyond the downgradient property border and treat a small portion of the off-site plume. However, as one moves further off-site, the effect of the injections will dissipate and the aquifer will return to normal aerobic conditions. The use of the molasses by the natural microbial community will remove the molasses from the off-site groundwater within a relatively short distance downgradient of the site.

There are other alternatives besides molasses that can be used as the easily degradable carbohydrate solution. These include methanol, milk, ethanol, corn syrup and sodium lactate. However, the molasses solution provides many advantages over the other carbon sources including a diverse variety of carbohydrates and essential growth nutrients, cost effectiveness and its benign nature. Consequently, it is not anticipated that any of these alternatives will be utilized at this site.

COMMENT 5:

How did the contamination get there? Was it injected into the groundwater?

RESPONSE 5:

The site building was completely converted to a multi-tenant office building in 1985. There are no remnants of the former manufacturing operations at the site which could be visually inspected to determine the exact method of disposal. However, all areas of interest have been investigated thoroughly.

The two most prominent areas of interest were:

1. A former underground storage tank (UST) outside the southeast corner of the former manufacturing area that was used to hold waste oils.
2. A former 116 feet deep diffusion well in the floor of the former manufacturing area.

These two areas of interest are the only ones within the groundwater source area.

The UST was reportedly removed in 1990. This tank was the primary area of interest because most of the wells where NAPL is currently being recovered are within 15 feet of this former tank location. The UST was formerly connected to a floor drain inside the manufacturing area. This old floor drain was discovered during one of NYSDEC's inspections of the manufacturing area after all the floor tiles had been removed. A pipe that led outside of the building was apparently cut off at some point outside the building. There were no residual vapors in the piping. However, the direction of the

pipings gave a good indication of where the former UST was actually located. Soil borings were performed directly in the former tank location. The soils were loosely compacted in this area suggesting that this area may have been excavated in the past. However, there was no residual soil contamination detected. It is possible that the potential soil contamination associated with the UST was excavated during the tank removal or that any residual soil contamination in this area has attenuated, leaving only the underlying groundwater as the only media with residual contamination.

The other primary area of interest was the former diffusion well that was reportedly used to discharge cooling water. Since petroleum related NAPL was discovered in some of the wells screened below the water table, some sort of injection below the water was suspected. LNAPL is usually found floating on top of the water table since it is less dense than water. For this reason, the former diffusion well was considered as one of the more likely sources of the groundwater contamination.

After three attempts, the well was finally located in the floor of the former manufacturing area. The depth of the discovered well matched the depth of the diffusion well. However, there was an abandoned pump inside the well. This means that this well may have been last used for water supply, not for discharge. There was no visual evidence of gross contamination in this well, as would be expected if this well was a major source of the significant groundwater contamination. However, prior uses of this well cannot be ruled out as a potential source of the groundwater contamination.

COMMENT 6:

What is the nature and extent of the plume off-site? South Huntington Water District has two supply wells that pump 1,200 gallons per day in the potential area of the off-site plume.

RESPONSE 6:

There is currently no off-site groundwater data. The off-site groundwater will be investigated under the forthcoming OU-2.

The on-site groundwater flow direction is towards the south-southeast. The South Huntington well field that contains wells #7-1 and #7-2 is located approximately 3,600 feet to the southwest. Unless the groundwater plume is diverted in some manner by other wells between the well field and the site, it is not expected that this well field will be impacted by this site. However, the vertical and horizontal extent of the off-site groundwater plume will be determined in the remedial investigation for OU-2.

COMMENT 7:

When will OU-2 start? Will it be done by the NYSDEC or someone else?

RESPONSE 7:

The NYSDEC anticipates the signing of an order on consent with the potentially responsible party in the near future. This party will most likely start the off-site investigation this summer.

COMMENT 8

See the attached March 26, 2004 comment letter at the end of the responsiveness summary.

RESPONSE 8

Response 1 and Response 5 address many of the comments in the March 26, 2004 comment letter. The following additional comments will be answered in this response:

- 1) On-site NAPL has not been delineated, contained or removed.
- 2) The on-site source has not been found.
- 3) There has been no net reduction in mass as a result of the ERD injections.
- 4) The dissolved plume continues to migrate in the off-site direction.
- 5) The preferred remedy is ineffective.

Regarding the on-site NAPL delineation and treatment, the source area has been extensively investigated. Please see Section 5.1 of the ROD for a summary of the investigations. As mentioned in Response 5, the former underground storage tank located outside the southeast corner of the former manufacturing area is the most likely primary source of the groundwater contamination. There are 15 wells within 20 feet of the suspected tank location. Most of these wells have been screened for the presence of NAPL in the past. In fact, five of these wells have been or are currently being used to recover product by hand bailing. There have also been other soil borings performed in this area for the purpose of collecting either soil samples and/or discrete groundwater samples by direct push technology. Consequently, the NAPL source area has been well defined.

Although the exact method of disposal is unknown, the extent of the contamination has been adequately defined. As discussed in Response 2, there is no evidence of any soil contamination. The numerous borings in the vicinity of the suspected tank location did not detect a source in the unsaturated zone. Furthermore, soil screening was performed during the installation of wells inside the building (i.e., immediately north of the loading dock area), and there was no evidence of VOC impacts in the unsaturated soils. Consequently, the comprehensive investigation at the site does not show evidence of a present-day VOC source area in the unsaturated soils. The $13,100 \mu\text{g}/\text{m}^3$ (1.9 ppmv) of PCE detected in a recently collected soil gas sample from under the slab is not a strong indicator of the presence of an unsaturated zone contaminant source that would require remediation. This relatively low concentration is consistent with volatilization from the underlying source area groundwater.

The NAPL recovery by hand bailing has been effective in reducing source area mass and will continue to help reduce contaminant mass. The proposed source area remediation by ERD

technology should further remediate the source area. This technology has been used at other sites to treat source area groundwater where NAPL is present. The NYSDEC is unaware of any studies that indicate that this technology cannot be successfully used to treat source area groundwater. However, in the unlikely case that the technology does not work in source area, element 8 of the proposed remedy allows the use of other technologies in the source area.

As has been mentioned in Response 1, it may take an additional six month or more for the IRZ to develop maximum reducing conditions. It is unfair to judge the ERD technology on the results of the preliminary data. It is certainly too early to suggest that this technology will be unable to treat the 1,2-DCE or vinyl chloride that may be generated. In fact, it is speculation at this junction whether any significant concentrations of vinyl chloride may be generated later. No significant vinyl chloride has been detected yet. The supplemental treatment specified under element 7 of the remedy would be required if significant undesirable breakdown products or off-site migration of untreated breakdown products occurs.

To suggest that the pilot test injections have actually caused additional mass to migrate beyond the downgradient border is simply not accurate. There is no data that supports this conclusion. In fact, the first evidence that the leading edge of injection molasses has reached the downgradient property border was in the February 2004 biogeochemical results. Because the IRZ has not completely developed yet, there is no question that contaminant mass continues to migrate from the on-site groundwater to the off-site groundwater. However, there is no indication that any of the remedial measures implemented to date have worsened the problem. The NYSDEC is watching the results of the periodic groundwater sampling at and near the downgradient property border closely. An extensive groundwater sampling round that includes all the wells in the IRZ near the downgradient property border is planned for April 2004 (Month 8).

The offered conclusions regarding the effectiveness of the ERD pilot test to date have completely ignored the fact that there is strong evidence of significant desorption of the contaminant mass bound to the formation. This significant desorption without any increases in the detected dissolved total VOC mass indicates that reduction in contaminant mass in the dissolved plume is already occurring. In fact, one of the most impressive features of the ERD technology so far has been its ability to quickly attack that adsorbed mass in such a short time. Eventually, the NYSDEC expects that the adsorbed mass downgradient of the current IRZ will be removed and exhausted and that a net decrease in the dissolved plume will become apparent. The dissolved plume will diminish as the release of adsorbed mass decreases and the rate of reductive dechlorination increases with the strengthening IRZ. There may be some temporary increases in the dissolved plume while adsorbed mass is released to the dissolved phase. As these processes continue to take hold, the IRZ is expected to establish a reactive barrier that will control the downgradient migration of VOCs.

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BY HAND

Robert Stewart
Project Manager
New York State Department of Environmental Conservation
SUNY Building 40
Stony Brook, New York 11790-0244



RE: Proposed Remedial Action Plan
New York Twist Drill - Loading Dock Area
(a.k.a. 25 Melville Park Road)
Operable Unit 1
Melville, Suffolk County, New York
Site No. 152169
February 2004

Dear Mr. Stewart:

This letter provides comments on the Proposed Remedial Action Plan (PRAP) for the New York Twist Drill Site (Site) on behalf of the parties contacted by the New York State Department of Environmental Conservation (NYSDEC) with respect to off-site contamination that may be emanating from the Site. It is evident that the effectiveness of any off-Site investigation and/or remediation effort is highly dependent upon the success of the on-Site delineation and remediation efforts.

We understand that the proposed on-Site remedy is based on the results of the Site Investigation (SI), supplemental site investigative work and pilot testing carried out on the Site. We also understand that the PRAP identifies Non-aqueous Phase Liquid (NAPL) Bailing and Enhanced Reductive Dechlorination (ERD) Technology for Source Area Remediation and Control of Volatile Organic Compound (VOC) Migration in the Dissolved On-Site Plume as the preferred remedy for this Site. Our analysis of the available data demonstrates that:

- the on-Site NAPL has not been successfully delineated, contained or removed;
- the ERD process has only shifted the source chemicals to degradation products without any net reduction in mass;

- the dissolved plume emanating from the NAPL and other soil sources continues to migrate in the off-Site direction; and,
- the preferred remedy is ineffective.

On-Site DNAPL has not been successfully delineated, contained or removed.

The PRAP catalogs the Site investigative work that has been carried out on the 25 Melville Park Road property. Work started in 1993 with a site assessment for a property transfer and has continued through 2003 with further attempts to identify the exact source(s) of contamination. The PRAP indicates, "finding the exact source of the groundwater contamination has been difficult". The investigations have identified several potential sources including: a diffusion well, a floor drain located in the southeastern corner of the former manufacturing area, a waste oil storage tank located in the loading dock area, a process water discharge area and barium waste storage tank as potential sources of the contamination. However, none of these sources satisfactorily explain the distribution of contaminants observed at the Site.

For example, the 2003 investigation determined that the diffusion well is 116-feet deep. PCE has a density of 1.63-grams/cubic centimeter (g/cm^3) and is therefore characterized as a dense non-aqueous phase liquid (DNAPL) because its density is greater than water (1 g/cm^3). If PCE had been discharged into the diffusion well, it would have migrated vertically through the water column in the well and consequently NAPL containing high concentration of PCE should be observed at the bottom of the diffusion well.

As discussed in the PRAP, NAPLs are being recovered from the top of the water table and from 23 to 38-feet below the water table. The NAPL is composed of a mixture of primarily PCE and hydrocarbons in the molecular weight range of mineral oil. The density of the NAPL being recovered ranges from 0.98 to 1.03 g/cm^3 and NAPLs with these densities would likely be detected at or near the water table. This is inconsistent with discharge from a diffusion well, which would have resulted in LNAPL contamination at the water table.

The ERD process has only shifted the source chemicals degradation products without any net reduction in mass

Selection of the ERD Technology as the preferred remedy for on-Site contamination is based on pilot testing currently underway. Carbon injection and the distribution of carbon in the aquifer have been monitored for five months. This process has resulted in the generation of *cis*-1,2 DCE in basically equal concentrations to previously detected concentrations of either PCE or TCE. Total VOC (TVOC) concentrations in many of the wells are not significantly less than at the start of the pilot test and in a few wells (MW-32, MW-8D and MW-11) TVOC concentrations have increased considerably. This situation is not an uncommon problem at many enhanced bio-remediation projects. The breakdown of PCE and TCE generally is the relatively easy step in the process. The degradation of *cis*-1,2 DCE and then vinyl chloride (VC) can be much more difficult to achieve due to the need for certain bacteria to be present.

Although some ethane has been observed during the pilot program, on the whole, the reduction has not progressed beyond *cis*-1,2-DCE. This has been observed at other sites. We are concerned that continuation of the ERD Technology may move reduce the *cis*-1,2-DCE to VC, without progressing all the way to ethane. VC, a known human carcinogen, has the potential to present far greater risk to off-Site receptors than do PCE or TCE. Therefore, without a better demonstration that the ERD process can achieve complete reduction of the PCE and TCE to ethane, there is a real risk that the remedy selected by the NYSDEC will make conditions worse than they are now.

The Selected Remedy is Not Appropriate In Light of the On-Site Conditions Presented.

Biological treatment processes such as ERD are not a viable approach to deal with high residual or pure phase LNAPL or DNAPL. At concentrations such as those observed at the Site, the contamination is an inhibitor to biological growth and consequently, effective remediation using this technique will not be sufficiently effective.

The Site also appears to be a poor candidate for ERD due to the high permeability and groundwater velocity across the Site. To sustain anaerobic conditions at the proper levels, carbon additions must be done

at a very high frequency. The PRAP does not indicate that such effort is contemplated.

Because the Pilot Program, on the whole, has not reduced the PCE and TCE beyond *cis*-1,2-DCE, it may well be that the bacterial population containing organisms which are capable of degrading *cis*-1,2-DCE to ethane are not present. ERD is not a viable technology for this Site if this is the case.

The dissolved plume emanating from the DNAPL and other soil sources continues to migrate in the off-Site direction

The attached figures compare the concentration of contaminants measured in 2001 and 2003 at the shallow zone (45-60 feet Below Land Surface [BLS]), the intermediate zone (70-90 feet BLS) and the deep zone (100-185 feet BLS). In all three zones the concentrations at the "leading edge" of the plume have significantly increased over the 2-year period. With respect to the shallow zone, MW-29 has increase from 4,240 ppb to 4,940 ppb. The concentration at the property line is 5,170 ppb - versus a ground water standard of 5 ppb. With respect to the intermediate zone, the concentration at MW-16D has increase from 52 ppb to 214 ppb - MW-27 has increased from 8,840 ppb to 12,050 ppb. With respect to the deep zone, MW-19D has increase from 3 ppb to 41 ppb.

In all three zones, the "elongation" of the plume is evident - demonstrating a migration that will not be captured or controlled by the PRAP remedy. While these plume maps were prepared before the commencement of the Pilot Program, the results thus far suggest that the PRAP remedy will not reverse these trends because total mass of VOCs has remained essentially the same. At best, it appears that the selected remedy will result in the migration of *cis*-1,2-DCE rather than PCE or TCE towards the property line, and possibly, off-Site.

The preferred remedy will be ineffective until the source of the contamination is found

The distribution of PCE observed in the subsurface at the Site is inconsistent with any of the presumed sources/discharge points. Soil gas sampling, carried out in 2003, still reveals the presence of PCE in the soil gas at substantial concentration (the highest observed concentration reported in the PRAP was more than 13,000 micrograms per cubic meter

[$\mu\text{g}/\text{m}^3$]). These results indicate there is a yet defined/detected source present on the Site. As the reducing zone, even if it were effective in the reductive dechlorination of PCE, is not configured to capture this undefined source, contaminants will continue to migrate downgradient, and, possibly, off-Site.

The presence of high levels of contamination from an on-Site up gradient or yet to be defined source up gradient of the treatment area means that the PRAP remedy would need to continue indefinitely.

Positive Controls at the Southern (Downgradient) Property Line Should Be Implemented So That Experiments Going Forward As To the Best Remedy Do Not Result in Off-Site Contamination.

While we recognize that the Voluntary Cleanup Agreement(VCA) does not require the property owner to investigate or remediate off-Site contamination, the property owner cannot be allowed to ignore data which strongly suggest that the Site is causing contaminants to migrate off-Site. Because the Pilot Program to date has not demonstrated that TVOCs are being reduced in any meaningful way, we urge the Department to require implementation of an IRM to prevent any contaminants from migrating off of the property. These might include an active hydraulic system (pump & treat), a slurry wall and/or and "funnel and gate" system that forces the migrating groundwater through an effective reductive treatment zone.

Summary

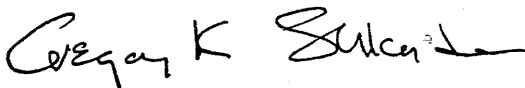
The selection of Enhanced Reductive Dechlorination (ERD) Technology for Source Area Remediation and Control of Volatile Organic Compound (VOC) Migration in the Dissolved On-Site Plume as the preferred remedy for the Site should be reconsidered. The PRAP remedy:

- Has not been demonstrated as an effective means of treating or containing the DNAPL source areas;
- Has not been demonstrated as an effective means of reducing the PCE and TCE beyond *cis*-1,2-DCE;

- Runs the risk of reducing the *cis*-1,2-DCE to VC without further reduction to ethane;
- Has not been demonstrated to be capable of preventing the migration of TVOCs towards the downgradient property line, and, potentially, off of the Site.

Accordingly, we ask that the DEC reconsider its proposed on-Site remedy and require the implementation of positive controls at the down gradient (southern) property line until such time as a more effective remedy is identified.

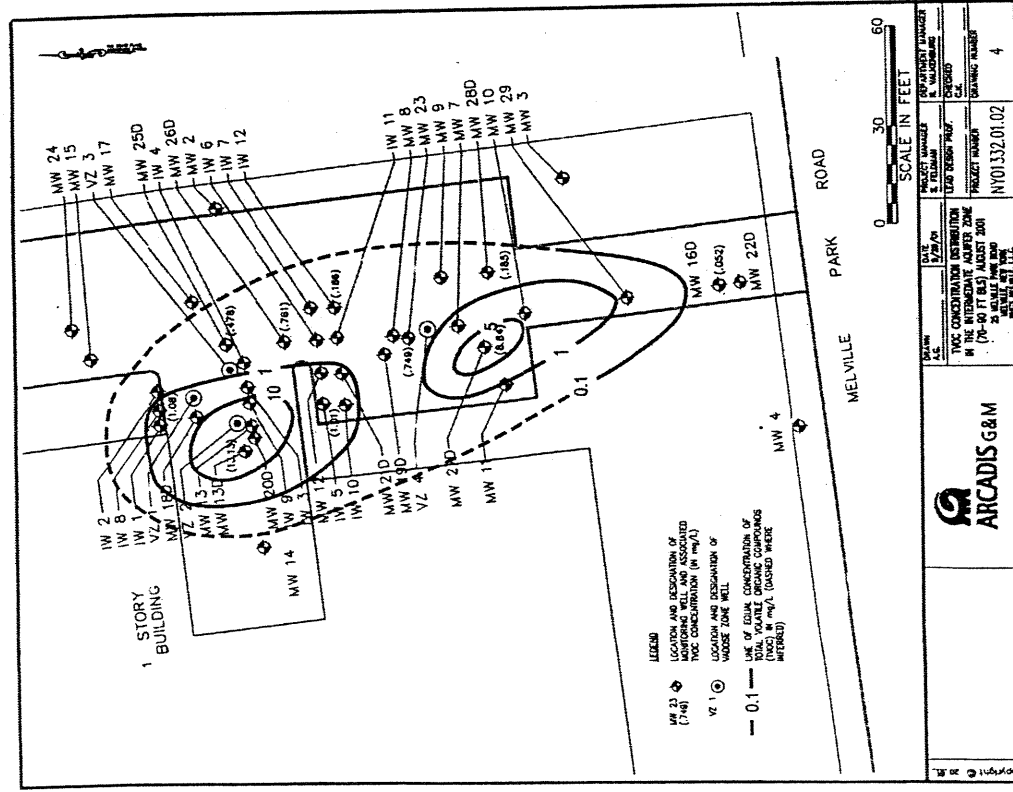
Sincerely,

A handwritten signature in black ink, appearing to read "Gregory K. Shkuda". The signature is fluid and cursive, with the first name "Gregory" and last name "Shkuda" clearly distinguishable.

Gregory K. Shkuda, PhD

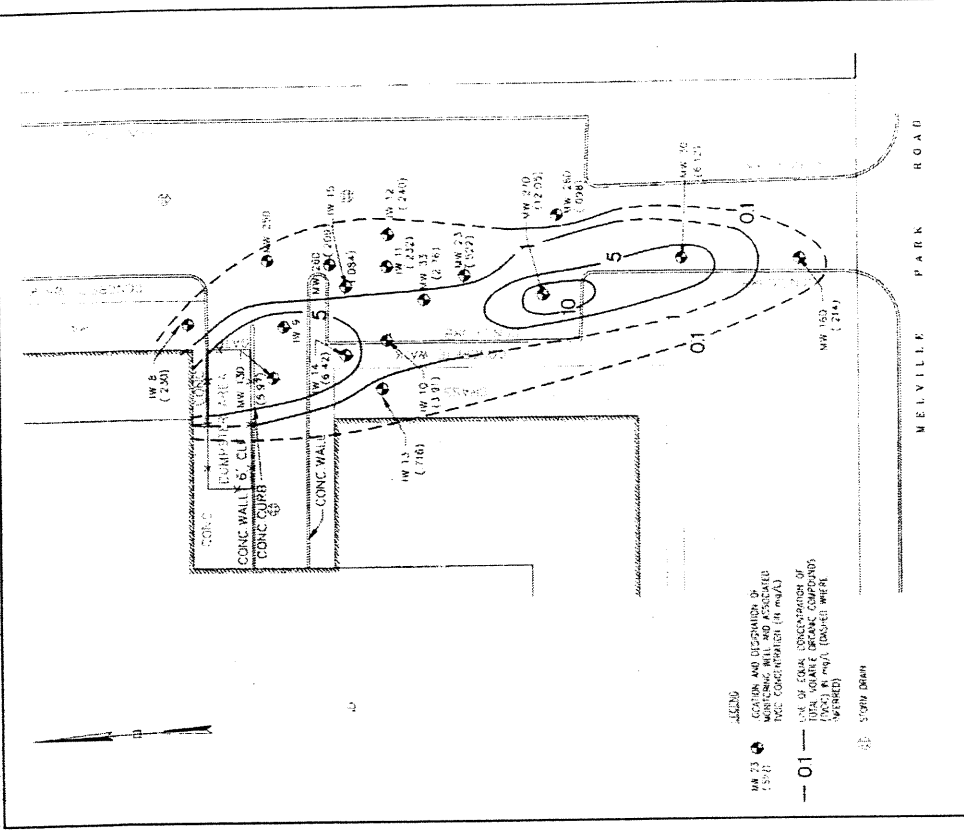


Not shown: B02
 Date: 10/19/2001
 Project: MELVILLE PARK WASTE TREATMENT PLANT
 Drawing: 10/19/2001 041132001



ARCADIS G&M DATE: 10/19/2001 041132001	
PROJECT NUMBER: 1000 PROJECT NAME: MELVILLE PARK WASTE TREATMENT PLANT PROJECT DATE: 10/19/2001	DRAWING NUMBER: 1000 DRAWING NAME: MELVILLE PARK WASTE TREATMENT PLANT DRAWING DATE: 10/19/2001
PROJECT MANAGER: S. FELDMAN PROJECT ENGINEER: S. FELDMAN PROJECT NUMBER: 1000	PROJECT NUMBER: 1000 PROJECT NAME: MELVILLE PARK WASTE TREATMENT PLANT PROJECT DATE: 10/19/2001
PROJECT MANAGER: S. FELDMAN PROJECT ENGINEER: S. FELDMAN PROJECT NUMBER: 1000	PROJECT NUMBER: 1000 PROJECT NAME: MELVILLE PARK WASTE TREATMENT PLANT PROJECT DATE: 10/19/2001

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ARCADIS www.arcadis-usa.com	
PROJECT MANAGER: S. FELDMAN PROJECT ENGINEER: S. FELDMAN PROJECT NUMBER: 1000	PROJECT NUMBER: 1000 PROJECT NAME: MELVILLE PARK WASTE TREATMENT PLANT PROJECT DATE: 10/19/2001
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APPENDIX B

Administrative Record

Administrative Record

New York Twist Drill - Loading Dock Area Operable Unit No. 1 Site No. 1-52-169

1. Proposed Remedial Action Plan for the New York Twist Drill - Loading Dock Area site, Operable Unit No. 1, dated February 2004, prepared by the NYSDEC.
2. Voluntary Investigation Agreement, Index No. W1-0778-96-11, between NYSDEC and WHCS Real Estate Limited Partnership, executed on March 28, 1997.
3. Voluntary Remediation Agreement, Index No. W1-0778-96-11, between NYSDEC and WHCS Real Estate Limited Partnership, executed on January 13, 1998.
4. "Work Plan for Voluntary Investigation", February 1997, prepared by Camp Dresser & McKee
5. "Voluntary Investigation Report", Volume I, December 1997, prepared by Camp Dresser & McKee
6. "Voluntary Investigation Report", Appendices, December 1997, prepared by Camp Dresser & McKee
7. "Revised *In Situ* Oxidation Pilot Test Work Plan", May 19, 1998, prepared by SECOR International Incorporated
8. "*In Situ* Chemical Oxidation Pilot Test Report of Findings", December 4, 1998, prepared by SECOR International Incorporated
9. "Geophysical Site Characterization Survey, Vertical Induction Profiling Method Report", October 18, 1999, prepared by Ground Truth Technology
10. "Groundwater Sampling Results from August 2001", October 15, 2001, prepared by ARCADIS G&M
11. "Progress Reports 1 through 30: May 2001 through February 2004", 30 documents dated between October 15, 2001 and March 10, 2004, prepared by ARCADIS G&M
12. "Enhanced Reductive Dechlorination Pilot Test Work Plan", April 1, 2003, prepared by ARCADIS G&M
13. "Remedial Action Work Plan", February 11, 2004, prepared by ARCADIS G&M
14. "Fact Sheet, Proposed Remedial Action Plan", February 2004, prepared by NYSDEC

ARCADIS

Attachment B

Environmental Easement

NOTICE OF ENVIRONMENTAL EASEMENT

The New York State Department of Environmental Conservation (the "Grantee"), has been granted an Environmental Easement pursuant to Article 71, Section 36 affecting real property located at the following address:

25 Melville Park Road
Melville, New York

Property Owner/Grantor: 25 MPR, LLC

The Tax Map Identification No.: District 04.00, Section 268.00, Block 01.00, Lot 004.00

NYS Department of Environmental Conservation Site No.: V00128

The Environmental Easement for the above referenced property has been filed in the Suffolk County Clerk's Office on November 19, 2010
at Liber 12643, Page 746 of Deeds.

The Environmental Easement contains institutional and/or engineering controls that run with the land. The Environmental Easement may restrict the use of the above referenced property to restricted commercial or industrial uses.

NOTICE IS HEREBY GIVEN that any activity on the land which might or will prevent or interfere with the ongoing or completed remedial program, including the controls as set forth in the Environmental Easement and the Site Management Plan, must be done in accordance with the Site Management Plan which is incorporated by reference into the Environmental Easement. A copy of the Site Management Plan can be obtained by contacting the Department at derweb@gw.dec.state.ny.us. Be further advised of the notice provisions of NYCRR 375-1.11(d) relative to contemplated significant changes in use.

Failure to Comply with the terms and conditions of the Environmental Easement may subject violators to penalties of up to \$37,500 per day for violation of 6 NYCRR 375-1.11(b).

An electronic version of this environmental easement has been accepted by the New York State Department of Environmental Conservation and is available to the public at:
<http://www.dec.ny.gov/chemical/36045.html>.

**ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW**

THIS INDENTURE made this 3rd day of NOVEMBER, 2010, between
Owner(s) 25 MPR, LLC having an office at 445 Broad Hollow Road, Suite 430, Melville,
New York 11747, (the "Grantor"), and The People of the State of New York (the "Grantee."),
acting through their Commissioner of the Department of Environmental Conservation (the
"Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters
located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest
to encourage the remediation of abandoned and likely contaminated properties ("sites") that
threaten the health and vitality of the communities they burden while at the same time ensuring
the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest
to establish within the Department a statutory environmental remediation program that includes
the use of environmental easements as an enforceable means of ensuring the performance of
operation, maintenance, and/or monitoring requirements and of ensuring the potential restriction
of future uses of the land, when an environmental remediation project leaves residual
contamination at levels that have been determined to be safe for a specific use, but not all uses, or
which includes engineered structures that must be maintained or protected against damage to
perform properly and be effective, or which requires groundwater use or soil management
restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental
Easement shall mean an interest in real property, created under and subject to the provisions of
Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which
contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with
engineering controls which are intended to ensure the long term effectiveness of a site remedial
program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at 25 Melville Park Road, in the
Town of Huntington, County of Suffolk, State of New York, known and designated on the tax
map of the County Clerk of Suffolk as tax map parcels: District 04.00 Section 268.00 Block
01.00 Lot 004.000 being the same as that property conveyed to Grantor by deed on October 7,
2002 and recorded October 21, 2002 in the Land Records of the Suffolk County Clerk in Liber
12215 at page 926, comprised of approximately 6 acres $\pm$, and hereinafter more fully described in
Schedule "A" property description and Land Title Survey Map prepared by Nelson & Pope
Engineers, Designers, Surveyors dated September 5, 2002, most recently revised on October 15,
2010, attached hereto and made a part hereof (the "Controlled Property"); and

WHEREAS, the Commissioner does hereby acknowledge that the Department accepts this
Environmental Easement in order to ensure the protection of human health and the environment
and to achieve the requirements for remediation established at this Controlled Property until such
time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the covenants and mutual promises contained herein and the terms and conditions of the Voluntary Cleanup Agreement Index Number: W1-0778-96-11 Grantor grants, conveys and releases to Grantee a permanent Environmental Easement pursuant to Article 71, Title 36 of the ECL in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. Purposes. Grantor and Grantee acknowledge that the purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the potential restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The following controls apply to the use of the Controlled Property, run with the land are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees, and any person using the Controlled Property:

A. The Controlled Property may be used for commercial or industrial use identified future uses in accordance with 6 NYCRR Part 375 - 1.8 (g)(2) (iii) & (iv), as long as the following long-term engineering controls are employed:

The Controlled Property has three primary Engineering Controls (ECs). These ECs consist of the following:

- (i) Downgradient and source area in-situ reactive zones (IRZs) that involve the delivery of organic carbon (i.e., dilute molasses solution) to the subsurface through a network of injection wells.
- (ii) Non-Aqueous Phase Liquid (NAPL) recovery that involves the manual removal of NAPL from the monitoring well network by hand bailing.
- (iii) A Vapor Control System (VCS) consisting of extraction points VCS-1 and VCS-2 and induced vacuum monitoring points MP-1 through MP-6.

Institutional Controls (ICs) for the Controlled Property consist of the following:

- (i) All ECs must be operated and maintained as specified in the SMP;
- (ii) All ECs on the Controlled Property (the Site) must be inspected and certified at a frequency and in a manner defined in the SMP;
- (iii) Groundwater, NAPL, sub-slab soil vapor, and indoor air monitoring must be

- performed as defined in the SMP.
- (iv) Modifications to or discontinuation of the injection program may be requested at any time based on the results of the source area IRZ performance monitoring and NAPL gauging efforts and will require NYSDEC approval.
 - (v) Modifications to or discontinuation of the NAPL gauging program may be requested at any time based on the ongoing monitoring data and will require NYSDEC approval
 - (vi) Modifications to or discontinuation of the IAQ and sub-slab soil vapor monitoring program may be requested at any time based on the ongoing annual monitoring data and will require NYSDEC and NYSDOH approval.
 - (vii) Data and information pertinent to Site Management for the Controlled Property must be reported at the frequency and in a manner defined in the SMP.
 - (viii) On-Site environmental monitoring devices, including but not limited to, injection wells, groundwater monitoring wells, VCS extraction and monitoring points, and soil vapor probes, must be protected and replaced, as necessary, or properly abandoned, as directed by the NYSDEC, to ensure continued functioning in the manner specified in the SMP.
 - (ix) The use of groundwater beneath the Site as a source of potable or process water is restricted, without necessary water quality treatment as determined by the Suffolk County Department of Health Services.
 - (x) The property owner must complete and submit to the NYSDEC an annual certification to ensure that the ICs are still in place.

B. The Grantor hereby acknowledges receipt of a copy of the NYSDEC-approved Soil Management Plan, dated August, 2008 ("SMP"). The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system on the Controlled Property, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. Upon notice of not less than thirty (30) days the Department in exercise of its discretion and consistent with applicable law may revise the SMP. The notice shall be a final agency determination. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Regional Remediation Engineer: or
Region 1
NYSDEC
SUNY @ Stoney Brook
50 Circle Road
Stoney Brook, New York 11790 - 3409

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

C. The Controlled Property may not be used for a higher level of use such as residential and/or restricted residential use and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

D. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

**This property is subject to an environmental easement
held by the New York State Department of
Environmental Conservation pursuant of Title 36 to
Article 71 of the Environmental Conservation Law.**

E. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

F. Grantor covenants and agrees that it shall annually, or such time as NYSDEC may allow, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury that the controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls employed at the Controlled Property were approved by the NYSDEC, and that nothing has occurred that would impair the ability of such control to protect the public health and environment or constitute a violation or failure to comply with any Site Management Plan for such controls and giving access to such Controlled Property to evaluate continued maintenance of such controls.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Controlled Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer the underlying fee interest to the Controlled Property by operation of law, by deed, or by indenture, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person intentionally violates this Environmental Easement, the Grantee may revoke the Certificate of Completion or Release provided under ECL Article 27, Title 14 with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach. Grantor shall then have a reasonable amount of time from receipt of such notice to cure. At the expiration of said second period, Grantee may commence any proceedings and take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement in accordance with applicable law to require compliance with the terms of this Environmental Easement.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar its enforcement rights in the event of a subsequent breach of or noncompliance with any of the terms of this Environmental Easement.

6. Notice. Whenever notice to the State (other than the annual certification) or approval from the State is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information: County, NYSDEC Site Number, NYSDEC Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to:

If for Grantee:

Site No. V 00128
Department of Environmental Enforcement
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

If for Grantor to:

Attn: Lawrence A. Levine
Managing Member
25 MPR, LLC
445 Broadhollow Road, Suite 430
Melville, NY 11747

Such correspondence shall be delivered by hand, or by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. This Environmental Easement may be amended only by an amendment executed by the Commissioner of the New York State Department of Environmental Conservation and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

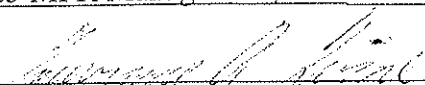
9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

Grantor's Name: **25 MPR, LLC**

By: 25 MPR Management, LLC

By: 
LAWRENCE A. LEVINE

Title: MANAGING MEMBER Date: 10/12/2010

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF)

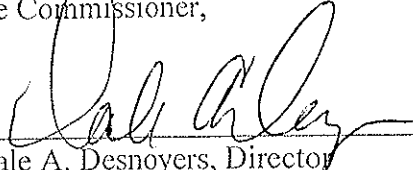
On the 13th day of October, in the year 2010, before me, the undersigned, personally appeared Lawrence A. Levine, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Joanne P. Lasalle
Notary Public - State of New York

JOANNE P. LASALLE
Notary Public, State of New York
No. 01LAG034176
Commission Exp. Dec. 06, 2010

THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE
PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of
Environmental Conservation as Designee of the Commissioner,

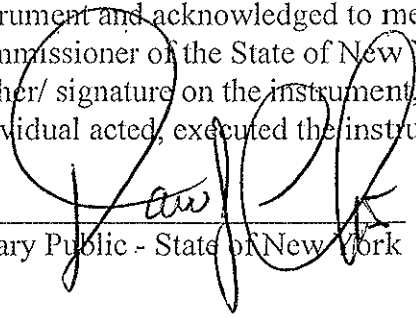
by:


Dale A. Desnoyers, Director
Department of Environmental Remediation

Grantee's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF Albany

On the 3rd day of November, in the year 2010, before me, the undersigned,
personally appeared Dale Desnoyers, personally known to me or proved to me on the basis
of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within
instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as
Commissioner of the State of New York Department of Environmental Conservation, and that by
his/her/ signature on the instrument, the individual, or the person upon behalf of which the
individual acted, executed the instrument.


Notary Public - State of New York

David J. Chiusano
Notary Public, State of New York
No. 01CH5032146
Qualified in Schenectady County
Commission Expires August 22, 2014

SCHEDULE "A"
ENVIRONMENTAL EASEMENT PROPERTY DESCRIPTION

Address: 25 Melville Park Road, Town of Huntington, NY
Tax Id No: District 0400 Section 268 - Block 01.00 - Lot 04.000

BEGINNING at a point on the northerly side of Melville Park Road, distant 571.19 feet easterly from the easterly end of a curve connecting the easterly side of Broad Hollow Road (NYS Route 110) and the northerly side of Melville Park Road;
RUNNING THENCE N 06° 29' 00" W, 555.00 feet;
THENCE N 83° 31' 00" E, 265.79 feet;
THENCE S 47° 41' 18" E, 77.14 feet;
THENCE N 76° 40' 26" E, 172.98 feet;
THENCE S 06° 29' 00" E, 517.57 feet to the northerly side of Melville Park Road;
THENCE along said road line S 83° 31' 00" W, 488.35 feet to the POINT or PLACE of BEGINNING.

Containing within said bounds 6.00 acres.

**ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW**

Section	268
Block	1
Lot	4
Premises:	25 Melville Park Road Melville, New York

RECORD AND RETURN

**Rivkin Radler LLP
926 RXR Plaza
Uniondale, New York 11556
Attn: John Panagopoulos, Esq.**



Recording Office Time Stamp

**Real Estate Transfer Tax Return
For Public Utility Companies'
and Governmental Agencies'
Easements and Licenses**

This form may only be used by public utility companies regulated by the Public Service Commission and governmental agencies for the recording of easements and licenses where the consideration for the grant of such easement or license is \$500.00 or less.

Name of grantee (public utility company or governmental agency)

The New York State Department of Environmental Conservation

Federal employer identification number
(if applicable) 14-6013200

Address of grantee

625 Broadway, Albany, New York 12233-1500

Name and telephone number of person to contact
Yvonne Ward (518) 402-9521

Name(s) of Grantor Of Easement or License	Address of Property	Consideration Given For Easement or License
1. 25 MPR, LLC	25 Melville Park Road	\$0.00
2.	Town of Huntington	
3.	Suffolk County, NY	
4.		
5.		
6.		
7.	Tax Map No.(s) District: 04.00	
8.	Section: 268.00	
9.	Block: 01.00	
10.	ENVIRONMENTAL EASEMENT HELD BY NYSDEC Lot: 004.000	
11.	PURSUANT TO TITLE 36 OF ARTICLE 71	
12.	OF THE NYS ENVIRONMENTAL CONSERVATION LAW	
13.	Site No.(s): V00128	
14.		
15.		

If more than fifteen conveyances are to be recorded, attach a schedule of such other conveyances.

Signature of Grantee

I certify that the grantee is a public utility regulated by the Public Service Commission or is a governmental agency and the grantee of the easements and/or licenses above; that it is true to the best knowledge of the grantee that the granting of each such easement and/or license is exempt from Real Estate Transfer Tax imposed by Article 31 of the Tax Law by reason that each such conveyance is for a consideration of five hundred dollars or less and/or the conveyance is being made to a governmental agency.

NYS Dept. of Environmental Conservation

Name of grantee

Yvonne M. Ward
Signature of partner, officer of corporation, governmental official, etc.
Senior Attorney

Title

ARCADIS

Attachment C

Soil Management Plan

Soil Management Plan

1. Overview and Objectives

The 25 Melville Park Road Site (Site) is a 6-acre, light industrial property, which is used as an office building and is currently (August 2010) owned by 25 MPR, LLC. The location of the property is shown on Figure 1. The Site has been characterized during several previous investigations. The user should refer to the previous investigation reports for more detail, as needed.

The objective of this Soil Management Plan (SoMP) is to set guidelines for the management of soil material during any future activities which would breach the cover system at the Site. This SoMP addresses environmental concerns related to soil management and has been reviewed and approved by the New York State Department of Environmental Conservation (NYSDEC). This SoMP has been prepared to:

- Address the potential scenario that residual contaminated soils may be excavated from the Site during future redevelopment.

2. Nature and Extent of Contamination

Based on data obtained from previous investigations conducted at the Site and supplemental investigation work conducted by ARCADIS, a Remedial Action Work Plan (September 2003) was developed by ARCADIS.

The constituents of potential concern (COPCs) for soil consist primarily of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and select inorganic analytes. Results of groundwater sampling indicate that on-site groundwater is impacted with VOCs. The conceptual site model (CSM) for the Site is described in Section 1.3 of the Site Management Plan (SMP).

The VOC of potential concern in soil is primarily tetrachloroethene (PCE). Investigative soil sampling at the Site indicates that all PCE detections have been below the NYSDEC Technical and Administrative Guidance Memorandum (TAGM) 4046 Recommended Soil Cleanup Objective for PCE (1.4 parts per million [ppm]). The available soil sampling data does not indicate any significant discharges of petroleum to the unsaturated soils above the water table. Inorganic contamination detected in soil samples has been extremely limited.

Based on the available soil sampling data, it is not expected that the soils located above the water table pose a significant threat (i.e., exposure) to future site workers.

3. Contemplated Use

The property has been identified for office and light industrial uses. The Voluntary Cleanup Agreement (VCA) stipulates that the Contemplated Use of the Site is as follows:

- Office Building

- Other Commercial Facility

The zoning specifically prohibits residential uses.

4. Purpose and Description of Surface Cover System

The purpose of the surface cover system is to eliminate the potential for human contact with fill material and eliminate the potential for contaminated runoff from the property. None of the original surface soil layer still exists near the former manufacturing area. The entire area around the former manufacturing area is mostly paved at present. There is a small unpaved (i.e., grass) area outside the east wall of the former manufacturing area. However, this area is more than six inches above the original grade prior to 1984, when the Site was last used for manufacturing. Therefore, none of the original surface soils are exposed at present. During any future redevelopment activities, the cover system will consist of one of the following types of clean material:

- Soil: 12 inches of vegetated soil cover underlain by a demarcation layer (e.g., orange snow fence and caution tape) in outdoor vegetated areas. The installation of a demarcation layer will only be required within the footprint of the former manufacturing operations area (see Figure 4 of the SMP). For purposes of the SoMP, the former manufacturing operations area includes the former production area that was located inside the building, the former industrial waste disposal areas for cyanide (settling tank for treated cyanide waste) and barium (holding tank for barium waste) located east of the former production area, the loading dock/dumpster area located south of the former production area, and areas where non-aqueous phase liquid (NAPL) has been observed in monitoring wells.
- Asphalt: a minimum of 6 inches of material (asphalt and subbase material) in areas that will become roads, sidewalks, and parking lots. Actual cross sections will be determined based on the intended use of the area.
- Concrete: a minimum of 6 inches of material (concrete and subbase material) in areas that will become slab-on-grade structures or for roads, sidewalks, and parking lots in lieu of asphalt. For slab-on-grade structures, an 8-mil polyethylene vapor barrier will be placed beneath the concrete. Other preventative techniques (e.g., sub-slab depressurization system) may be considered during pre-construction design for future slab-on-grade structures. The New York State Department of Health's (NYSDOH) *"Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York"*, dated October 2006, discusses various preventative techniques. Actual cross sections will be determined based on the intended use of the area.

5. Management of Soils/Fill and Long-Term Maintenance of Cover System

The purpose of this section is to provide environmental guidelines for management of subsurface soils/fill and the long-term maintenance of the cover system during any future intrusive work which breaches the cover system.

The SoMP includes the following conditions:

- Intrusive work within the former manufacturing operations area (see Figure 4 of the SMP) must also be conducted in accordance with the procedures defined in a Community Air Monitoring Plan (CAMP) prepared for the Site. The CAMP will be prepared by the Contractor performing the intrusive work prior to beginning the intrusive activities.
- Any breach of the cover system, including for the purposes of construction or utilities work, must be replaced or repaired using an acceptable borrow source free of industrial and/or other potential sources of chemical or petroleum contamination. The repaired area must be covered with clean soil and reseeded or covered with impervious product such as concrete or asphalt, as described in Section 4, to prevent erosion in the future.
- Control of surface erosion and run-off of the entire property at all times, including during construction activities. This includes proper maintenance of the vegetative cover established on the property.
- Site soil that is excavated and is intended to be removed from the property must be managed, characterized, and properly disposed of in accordance with NYSDEC regulations and directives.
- Soil excavated at the Site may be reused as backfill material on-site using the following guidelines:
 - o If soil is excavated outside the former manufacturing operations area (see Figure 4 of the SMP), visual observations, olfactory observations, and PID measurements (field screening) will be used to determine whether soil characterization (i.e., analytical testing) is necessary prior to on-site reuse. If there is no evidence of contamination based on field screening, then soil characterization is not required and the soil can be reused. If there is evidence of contamination based on field screening, soil characterization will be required to further evaluate whether the soil is suitable for on-site reuse. Appropriate analytical methods will be used (e.g., SW-846 methods) during soil characterization. The soil analytical results will be compared to the 6 NYCRR Part 375 Restricted Use soil cleanup objectives (SCOs). If the analytical results indicate that all constituent concentrations are below the Restricted Commercial Use SCOs, then the soil can be reused. If the analytical results indicate that any constituent concentrations are above the Restricted Commercial Use SCOs, then the soil must be properly managed and disposed off-site in accordance with NYSDEC regulations and directives.
 - o If soil is excavated within the former manufacturing operations area (see Figure 4 of the SMP), soil characterization will be required to evaluate whether the soil is suitable for on-site reuse. Appropriate analytical methods will be used (e.g., SW-846 methods) during soil characterization. The soil analytical results will be compared to the 6 NYCRR Part 375

Restricted Use SCOs. If the analytical results indicate that all constituent concentrations are below the Restricted Commercial Use SCOs, then the soil can be reused. If the analytical results indicate that any constituent concentrations are above the Restricted Commercial Use SCOs, then the soil must be properly managed and disposed off-site in accordance with NYSDEC regulations and directives.

- o Soil that is reused as backfill material on-site will be placed beneath a cover system component as described in Section 4.
- Any off-site fill material brought to the Site for filling and grading purposes shall be from an acceptable borrow source free of industrial and/or other potential sources of chemical or petroleum contamination. Off-site borrow sources should be subject to collection of one representative composite sample per source. The sample should be analyzed for Target Compound List (TCL) VOCs, TCL SVOCs, TCL pesticides, TCL PCBs, and Target Analyte List (TAL) metals plus cyanide. The soil will be acceptable for use as cover material provided that all parameters meet the NYSDEC soil cleanup objectives (SCOs) specified in 6 NYCRR Part 375.
- Prior to any construction activities, workers are to be notified of the Site conditions with clear instructions regarding how the work is to proceed. Invasive work performed at the property will be performed in accordance with all applicable local, state, and federal regulations to protect worker health and safety.

If the cover system has been breached during the year covered by that Annual Site Management Report, the owner of the property shall include the following in that annual report:

- A certification that all work was performed in conformance with this SoMP.

5.1. Excavated and Stockpiled Soil/Fill Disposal

Soil/fill that is excavated as part of development which can not be used as fill below the cover system will be further characterized prior to transportation off-site for disposal at a permitted facility. For excavated soil/fill with visual evidence of contamination (i.e., staining or elevated photoionization detector [PID] measurements), one composite sample and a duplicate sample will be collected for each 100 cubic yards of stockpiled soil/fill. All stockpiled soil/fill will be covered with a tarp or plastic sheeting to minimize fugitive dusts and vapor emissions. For excavated soil/fill that does not exhibit visual evidence of contamination but must be sent for off-site disposal, one composite sample and a duplicate sample will be collected for each 2,000 cubic yards of stockpiled soil, and a minimum of 1 sample will be collected for volumes less than 2,000 cubic yards.

The composite sample will be collected from five locations within each stockpile. A duplicate composite sample will also be collected. PID measurements will be recorded for each of the five individual locations. One grab sample will be collected from the individual location with the highest PID measurement. If none of the five individual sample locations exhibit PID readings, one location will be selected at random. The composite sample will be analyzed by a New York State Department of Health (NYSDOH) ELAP-certified laboratory for pH (EPA Method 9045C), TCL SVOCs, TCL pesticides, TCL PCBs, TAL metals, and cyanide. The grab sample will be analyzed for TCL VOCs.

Soil samples will be composited by placing equal portions of fill/soil from each of the five composite sample locations into a pre-cleaned, stainless steel (or Pyrex glass) mixing bowl. The soil/fill will be thoroughly homogenized using a stainless steel scoop or trowel and transferred to pre-cleaned jars provided by the laboratory. Sample jars will then be labeled and a chain-of-custody form will be prepared.

Additional characterization sampling for off-site disposal may be required by the disposal facility. To potentially reduce off-site disposal requirements/costs, the owner or Site developer may also choose to characterize each stockpile individually. If the analytical results indicate that concentrations exceed the standards for RCRA characteristics, the material will be considered a hazardous waste and must be properly disposed off-site at a permitted disposal facility within 90 days of excavation. If the analytical results indicate that the soil is not a hazardous waste, the material will be properly disposed off-site at a non-hazardous waste facility. Stockpiled soil cannot be transported on or off-site until the analytical results are received.

5.2. Subgrade Material

Subgrade material used to backfill excavations or placed to increase Site grades or elevation shall meet the following criteria.

- Any off-site fill material brought to the Site for filling and grading purposes shall be from an acceptable borrow source free of industrial and/or other potential sources of chemical or petroleum contamination.
- Off-site soils intended for use as Site backfill cannot otherwise be defined as a solid waste in accordance with 6 NYCRR Part 360-1.2(a).
- If the contractor designates a source as "virgin" soil, it shall be further documented in writing to be native soil material from areas not having supported any known prior industrial or commercial development or agricultural use.
- Virgin soils should be subject to collection of one representative composite sample per source. The sample should be analyzed for TCL VOCs, TCL SVOCs, TCL pesticides, TCL PCBs, arsenic, barium, cadmium, chromium, lead, mercury, selenium, silver, and cyanide. The soil will be acceptable for use as backfill provided that all parameters meet the SCOs.
- Non-virgin soils will be tested via collection of one composite sample per 500 cubic yards of material from each source area. If more than 1,000 cubic yards of soil are borrowed from a given off-site non-virgin soil source area and both samples of the first 1,000 cubic yards meet SCOs, the sample collection frequency will be reduced to one composite for every 2,500 cubic yards of additional soils from the same source, up to 5,000 cubic yards. For borrow sources greater than 5,000 cubic yards, sampling frequency may be reduced to one sample per 5,000 cubic yards, provided all earlier samples met the SCOs.

A map of New York State with a small square in the southeast corner labeled "QUADRANGLE LOCATION". To the right is a north arrow pointing upwards, labeled "N". Below the north arrow is a scale bar with markings at 0, 2000', and 4000'. The text "SCALE IN FEET" is centered below the scale bar.



FIGURE
1

ARCADIS

Attachment D

Vapor Control System Work Plan



Infrastructure, environment, buildings

Mr. Robert R. Stewart, Environmental Engineer
New York State Department of Environmental Conservation
Division of Environmental Remediation, Region One
Building 40 - SUNY
Stony Brook, New York 11790-2356

ARCADIS G&M, Inc.
88 Duryea Road
Melville
New York 11747
Tel 631 249 7600
Fax 631 249 7610
www.arcadis-us.com

Subject:
Final Vapor Control System Work Plan
25 Melville Park Road Site
Melville, New York

ENVIRONMENT

Dear Mr. Stewart:

Date:
15 November 2005

On behalf of 25 MPR, LLC (25 MPR), ARCADIS is submitting this Vapor Control System Work Plan (Work Plan) for the 25 Melville Park Road Site in Melville, New York. This Work Plan has been revised based on a review of the New York State Department of Environmental Conservation (NYSDEC) comment letter dated October 12, 2005, and an appended letter from the New York State Department of Health (NYSDOH) to the NYSDEC dated September 19, 2005. Please note that NYSDOH comments regarding issues associated with the southern portion of the building are being addressed through separate communications with the NYSDEC.

Contact:
Steven M. Feldman

Phone:
(631) 391-5244

Email:
sfeldman@arcadis-us.com

Should you have any questions or comments, please do not hesitate to contact me at (631) 391-5244.

Our ref:
NY001332.0012.00028

Sincerely,

ARCADIS G&M, Inc.

Steven M. Feldman
Project Manager

Copies:
Lawrence Levine, 25 MPR LLC
Melissa Menetti, NYSDOH
Geraldyn Rosser, SCDHS

Part of a bigger picture

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Vapor Control System Work Plan

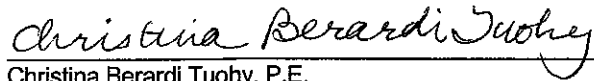
25 Melville Park Road Site
Melville, New York

ARCADIS



Steven M. Feldman
Project Manager

ARCADIS G&M of New York Architectural and Engineering
Services, P.C.



Christina Berardi Tuohy, P.E.
Vice President
New York Professional Engineer
License Number NY-078743-1

Vapor Control System
Work Plan

25 Melville Park Road Site
Melville, New York

Prepared for:
25 MPR, LLC
445 Broad Hollow Road
Suite 430
Melville, New York 11747

Prepared by:
ARCADIS G&M, Inc.
88 Duryea Road
Melville
New York 11747
Tel 631 249 7600
Fax 631 249 7610

Our Ref.:
NY001332.0012.00028

Date:
15 November 2005

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- 2 Vapor Control System Process Flow Diagram, 25 Melville Park Road, Melville, New York.
- 3 Vapor Control System Implementation Schedule, 25 Melville Park Road, Melville, New York.

Appendix

- A Air Permit Application

Disclosure Statement

The laws of New York State require that the corporations which render engineering services in New York be owned by individuals licensed to practice engineering in the State. ARCADIS cannot meet that requirement. Therefore, all engineering services rendered to 25 MPR, LLC in New York are being performed by ARCADIS G&M of New York Architectural and Engineering Services, P.C., a New York Professional corporation qualified to render professional engineering in New York. There is no surcharge or extra expense associated with the rendering of professional services by ARCADIS G&M of New York Architectural and Engineering Services, P.C.

ARCADIS is performing all those services that do not constitute professional engineering, and is providing administrative and personnel support to ARCADIS G&M of New York Architectural and Engineering Services, P.C. All matters relating to the administration of the contract with 25 MPR, LLC are being performed by ARCADIS pursuant to its Amended and Restated Services Agreement with ARCADIS G&M of New York Architectural and Engineering Services, P.C.

1. Introduction

ARCADIS and ARCADIS G&M of New York Architectural and Engineering Services, P.C., on behalf of 25 MPR, LLC (25 MPR), have prepared this Vapor Control System Work Plan (Work Plan) for the 25 Melville Park Road Site (hereinafter referred to as the "Site") in Melville, New York. One of the objectives of the Long-Term Remedial Implementation and Monitoring Plan (LTRIMP), which was prepared by ARCADIS and issued to the New York State Department of Environmental Conservation (NYSDEC) on May 16, 2005, was to eliminate or reduce to the extent practicable the migration of chlorinated solvents from groundwater into indoor air through soil vapors. ARCADIS has selected to voluntarily install a vapor control system (VCS) to eliminate this potential pathway.

The objective of the VCS is to eliminate the vapor intrusion pathway into the building to the extent practicable, thereby maintaining concentrations of Site related constituents of concern (COCs) in indoor air at levels consistent with the guidance values provided in the New York State Department of Health (NYSDOH) February 2005 draft document entitled, "Guidance for Evaluating Soil Vapor Intrusion in the State of New York."

This Work Plan provides a summary of current environmental conditions related to indoor air quality (IAQ), provides a description of the proposed VCS conceptual design and implementation methodology, provides a description of proposed operation, maintenance, and monitoring (OM&M), and provides an implementation schedule. Accordingly, this Work Plan will provide the NYSDEC with specific mitigation details prior to implementation of the proposed source area reagent injections for groundwater remediation.

2. Summary of Current Environmental Conditions

ARCADIS advanced four (4) indoor soil borings (AGM-1 through AGM-4) on November 5, 2003. Mr. Robert Stewart of the NYSDEC was present during the work. The soil borings were advanced beneath the building slab to a depth of 12 ft bls using a Geoprobe® portable probing unit. The soil borings were installed to collect soil samples and soil gas samples in the vicinity of angled boring AB-1, where tetrachloroethene (PCE) was detected in groundwater at a concentration of 99,000 micrograms per liter (ug/L). Soil gas samples were collected using the Geoprobe® Post Run Tubing (PRT) System. Disposable Teflon® tubing was used at each soil gas sample location. The soil gas samples were collected using 1-L Summa canisters and

submitted to Air Toxics Ltd. for VOC analysis using modified Environmental Protection Agency (EPA) Method TO-14A direct inject GC/MS. Both the NYSDEC and NYSDOH approved this analytical method prior to the commencement of the field work. Low-level concentrations (< 2 parts per million by volume [ppmv]) of VOCs were detected in the soil gas samples collected from a depth of 4 ft bls in the AGM-1 through AGM-3 soil boring locations. PCE was detected at concentrations ranging from 372 ug/m^3 in AGM-2 to $13,100 \text{ ug/m}^3$ in AGM-3. No VOCs were detected in the AGM-4 soil gas sample. The results of the soil gas sampling activities are summarized in Progress Report 27.

A quarterly indoor ambient air quality monitoring program began at the Site in June 2004. The quarterly monitoring program involves the collection of two (2) indoor ambient air quality samples from within floor space currently occupied by Concord Mortgage (i.e., in the former New York Twist Drill [NYTD] production area). One (1) indoor air quality sample is collected from within an occupied office to the west of the indoor work area where the indoor wells are located and one (1) indoor air quality sample is collected from an occupied office to the north of the indoor work area. The sample collection intakes are positioned approximately 3 feet above the floor level to represent the breathing zone within each office.

Since the inception of the quarterly indoor ambient air quality monitoring program in June 2004, volatile organic compounds (VOCs) have been detected in indoor ambient air quality samples at concentrations in the range of NYSDOH background indoor air levels (i.e., about 10 micrograms per cubic meter [ug/m^3]) and at elevated levels (i.e., 110 to 120 ug/m^3) in June 2005.

The laboratory analytical results from the June 2004 indoor ambient air quality sampling indicate that no site-related COCs were detected in one of the indoor ambient air quality samples. PCE was detected at a concentration of 9.2 micrograms per cubic meter (ug/m^3) in the second indoor ambient air quality sample. This concentration is approximately 10 times lower than the NYSDOH guideline of 100 ug/m^3 for PCE and is within NYSDOH background indoor air levels (i.e., about 10 ug/m^3). NYSDOH recommends that the average air level for PCE in a residential community not exceed 100 ug/m^3 , considering continuous lifetime exposure and sensitive people. No other site-related COCs were detected in the second indoor ambient air quality sample.

The laboratory analytical results from the August 2004 monitoring event indicate that no site-related COCs were detected in indoor ambient air.

The laboratory analytical results from the December 2004 monitoring event indicate that low levels of PCE were detected in indoor ambient air. PCE was detected at concentrations of 9.9 ug/m³ and 11 ug/m³ (within NYSDOH background indoor air levels) in the two indoor ambient air quality samples.

The laboratory analytical results from the March 2005 monitoring event indicate that PCE was detected in both of the air samples at concentrations slightly above the NYSDOH guideline of 100 ug/m³. PCE was detected at concentrations of 110 ug/m³ and 120 ug/m³ in the two indoor ambient air quality samples. This is the first indoor ambient air monitoring event where PCE was detected above the NYSDOH guideline.

The laboratory analytical results from the June 2005 monitoring event indicate that low levels of PCE were detected in indoor ambient air. PCE was detected at concentrations of 9.6 ug/m³ and 9.7 ug/m³ (within NYSDOH background indoor air levels) in the two indoor ambient air quality samples. These PCE concentrations are significantly lower than the PCE concentrations (110 ug/m³ and 120 ug/m³) that were detected in the two indoor ambient air quality samples in March 2005. 2-butanone (methyl ethyl ketone) was also detected at low levels (3.7 ug/m³ and 4.9 ug/m³) in the two indoor ambient air quality samples. However, it is possible that these low levels of 2-butanone are associated with a background source.

3. Vapor Control System

The following sections describe the investigative activities which will be conducted prior to VCS installation, provides an overview of the proposed VCS conceptual design, and provides an overview of the proposed system startup testing activities.

3.1 Investigative Activities

ARCADIS conducted site investigative activities to ensure that the system was designed in a manner such that the performance objectives referenced previously will be successfully met. These activities included the following:

- Review of existing construction drawings of the building foundation and subsurface utilities; and,
- Initial site walkover and inspection. This site inspection focused on review/inspection of the following:

- Identification of potential short-circuiting mechanisms (i.e., floor drains, floor slab cracks, pipe penetrations, existing monitoring wells, etc.).
- Review of the building roof for HVAC air intakes; and,
- Review of the building interior for potential monitoring point installation locations.

Based on a review of records found at the Town of Huntington Building Department, on July 6, 2005, wall footings at the site exist down to a depth of approximately 5-feet below land surface along the original footprint of the building and 7-feet below land surface along the footprint of the addition to the building.

The initial site walkover was conducted on July 15, 2005. The following observations were noted during the site inspection:

- The only identified potential short-circuiting pathway was through the protective casing of existing monitoring wells. Accordingly, the proposed VCS should be capable of affecting a large influence area with minimal extraction locations.
- Review of the building roof for HVAC intakes identified one intake approximately 20-feet northwest of the space currently occupied by ARCADIS.
- The only space available for induced vacuum monitoring point installation is within the space currently occupied by ARCADIS. The remaining area located within the VCS target zone is currently occupied commercial office space.

3.2 Vapor Control System Design

The VCS will be designed to provide a means of establishing negative pressure beneath the building slab in order to eliminate the vapor intrusion pathway between the vapor source (groundwater) and the receptor (building interior). This will be accomplished through a network of vapor recovery wells and associated induced vacuum monitoring points, a negative pressure generation system, and an air treatment unit (as necessary). Figure 1 provides a site plan containing the proposed vapor recovery and monitoring well locations. Figure 2 provides a process flow diagram of

the proposed recovery system. Details of the conceptual system design are presented below.

3.2.1 Vapor Recovery and Monitoring Wells

Figure 1 provides an estimate of the area targeted for vapor control, the location of space currently occupied by ARCADIS (i.e., area accessible for the VCS), the location of potential wall footings, and the proposed location of extraction and monitoring points. Based on a review of existing sub-slab soil boring logs, the July 15, 2005 site inspection, and our experience at sites with similar geology, we believe that a relatively large radius-of-influence (ROI) can be achieved. Specifically, our experience indicates that a ROI of 60 to greater than 100 feet can be achieved through a single extraction point, particularly if the land surface contains a barrier to vertical flow such as a building slab or parking area.

Two VCS recovery points (VCS-1 and VCS-2) will be installed at the locations shown on Figure 1. These points will be used to maintain negative pressure within the entire target area (i.e., one extraction point on the west and one on the east side of the wall footing). Each VCS recovery point will be installed to a depth of 7 feet below land surface (ft bls) using Geoprobe® drilling methods. The points will be constructed of 2-inch diameter PVC well casing with 5 feet of 10-slot PVC well screen and will be properly sealed to avoid short circuiting. Once the well casing and screen are inserted into the borehole, the annular space between the well screen and the borehole will be backfilled with Morie #1 filter pack, or equivalent, to approximately 1 foot above the top of the screen interval, followed by a six-inch thick fine sand seal (Morie #00, or equivalent), and a six-inch thick bentonite seal. The six-inch thick floor slab will then be restored with hydraulic cement. The well will be completed as a stick-up well through the floor surface. Installation to the proposed depth should allow the building wall footings to serve as an additional barrier to flow, thereby maximizing vacuum influence within the target area.

To demonstrate that negative pressure is being maintained within the target area, four VCS monitoring points (VCS-MP-1, VCS-MP-2, VCS-MP-3, and VCS-MP-4) will be installed at known distances from extraction point VCS-1. Similar to the recovery points, monitoring points VCS-MP-1 through VCS-MP-3 will be installed to a depth of 7 ft bls using Geoprobe® drilling methods. The points will be constructed of 1-inch diameter PVC well casing with 5 feet of 10-slot PVC well screen and will be properly sealed to avoid short circuiting. Once the well casing and screen are inserted into the borehole, the annular space between the well screen and the borehole will be backfilled

with Morie #1 filter pack, or equivalent, to approximately 1 foot above the top of the screen interval, followed by a six-inch thick fine sand seal (Morie #00, or equivalent), and a six-inch thick bentonite seal. The six-inch thick floor slab will then be restored with hydraulic cement. The well will be completed as a stick-up well through the floor surface. Monitoring point VCS-MP-4 will be installed as an angle monitoring point due to accessibility issues (i.e., occupied floor space in the northeastern portion of the building). VCS-MP-4 will be installed to a depth of approximately 6.5 ft bls using Geoprobe® drilling methods. VCS-MP-4 will be installed through the wall footing at a 60° angle with a screen interval from approximately 4 to 6.5 ft bls. VCS-MP-4 will be constructed with a Geoprobe® 1.4-inch OD prepack screen (5 feet of 10-slot, 0.75-inch diameter PVC screen) and will be properly sealed to avoid short circuiting. Once the well casing and screen are inserted into the borehole, the annular space between the well casing (above the well screen) and the borehole will be backfilled with a bentonite seal. The wall footing will then be restored as appropriate. The well will be completed as a flush-mount well.

A discussion of how induced vacuum measurements will be used to demonstrate system performance is provided in Section 5.

3.2.2 Negative Pressure System

During system startup and initial system operation, a more active recovery method will be used to maintain negative pressure beneath the building slab. Specifically, a 1-horsepower (hp) regenerative blower will be used to extract the soil gas and maintain the negative pressure barrier beneath the building slab. A dilution valve will be installed on the influent (suction) side of the blower to adjust the vacuum level applied to the VCS wells. A soil gas sample port and a vacuum gauge will be located on each wellhead prior to the dilution valve. Figure 2 presents a detailed process flow diagram of the initial VCS.

There are several other methods of extraction commercially available which can potentially achieve the overall design objectives. These methods include, but are not limited to:

- Solar powered extraction blowers (similar to above but powered through solar energy).
- Electric powered roof ventilators (i.e., centrifugal).

- Wind powered roof turbines; and,
- Passive venting through barometric pumping (i.e., installation of a "BaroBall" valve or similar).

Accordingly, ARCADIS will reevaluate the vapor recovery method once site-specific performance data has been collected during system startup and performance monitoring site visits. Similar to a traditional soil vapor recovery system for soil remediation, it is believed that the concentration of soil vapor will decline significantly during the first year of operation. Since the proposed system is capturing mass migrating from the groundwater to air interface, and not from a continuing source within the capture zone, the anticipated decline may occur even earlier. Therefore, a more passive type system (wind turbine or barometric pumping) may be adequate to maintain IAQ following the initial mass removal period. ARCADIS will notify the NYSDEC of any proposed modifications prior to implementation.

3.2.3 Vapor Treatment

Depending on the influent vapor concentration determined through VCS operational performance monitoring, vapor treatment may be required for the VCS system. Based on the anticipated concentration of COCs identified through existing IAQ and sub-slab vapor monitoring data and anticipated maximum recovery flow rate (100 standard cubic feet per minute), preliminary modeling indicates that vapor treatment is not required (NYSDEC DAR-1, December 22, 2003). Nonetheless, vapor phase granular activated carbon (VPGAC) will initially be used to treat effluent vapor prior to discharge to the atmosphere. Specifically, the proposed VCS will be equipped with a 400-pound (lb) VPGAC vessel as shown on Figure 2. The VCS system stack will be directed away from the identified HVAC intake. As described in Section 3.2, it is anticipated that influent vapor concentrations will decline significantly during the first year of operation.

Similar to the vapor recovery method, the need for vapor treatment will be reevaluated following collection and review of system performance data. If vapor concentrations are below, or reduced to below applicable standards through system operation, ARCADIS may request discontinuation of vapor treatment.

In the event that the source area reagent injections result in an increase of vinyl chloride (VC) to above the applicable DAR-1 guidance criteria, alternate treatment means can be incorporated into the VCS. Specifically, a 400-lb potassium

permanganate impregnated zeolite unit would be added as a polishing unit after the proposed VPGAC unit.

3.3 Vapor Control System Startup

The following section details the VCS installation methodology, the elimination of vapor intrusion pathways and VCS system startup testing.

3.3.1 Elimination of Vapor Intrusion Pathways

Prior to system startup, all potential vapor intrusion pathways identified during the initial site walkover (i.e., monitoring well protective casings) will be sealed. As referenced previously, sealing of these pathways will prevent potential short circuiting of the VCS system and will further eliminate the potential for vapor intrusion into the building.

3.3.2 System Startup Testing

The initial VCS system will be constructed in accordance with the process flow diagram presented on Figure 2 and as described in Section 3.2. System startup will begin immediately following system construction. A description of the system startup procedures is provided below.

3.3.2.1 System Startup Operational Testing and Monitoring

Following system construction, VCS startup will be completed during a one-day testing period as follows:

1. Recording of current meteorological conditions including barometric pressure and temperature. In addition, current ambient conditions (i.e., rain, sun, etc.) will be recorded and it will be noted whether the barometric pressure is currently rising or falling.
2. A baseline measurement of sub-slab pressure/vacuum will be conducted to determine the ambient sub-slab pressure conditions with respect to current meteorological and HVAC conditions.
3. The VCS system will be started at 100-percent vacuum.

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Vapor Control System Work Plan

25 Melville Park Road Site
Melville, New York

4. One half hour, two hours, and three hours following startup the following parameters will be collected:
 - Measurement of induced vacuum at all VCS monitoring points (i.e., VCS-MP-1 through VCS-MP-4).
 - Measurement of flow and vacuum at the VCS recovery points; and,
 - Collection of Photoionization Detector (PID) readings from the VCS recovery points.
5. Four hours following VCS startup the following parameters and/or samples will be collected:
 - Measurement of induced vacuum at all VCS monitoring points.
 - Measurement of flow and vacuum at the VCS recovery points.
 - Collection of PID readings from the VCS recovery points; and,
 - Collection of vapor samples from recovery wells VCS-1, VCS-2 and total effluent (after VPGAC unit) for laboratory analysis of site-related VOCs using TO-14A direct inject. Vapor samples shall be analyzed for PCE, TCE, 1,1,1-TCA, cis-1,2-DCE, 1,1-DCE, VC and MEK.
6. After VOC samples have been collected, the influent vacuum will be reduced to 75-percent capacity and the following parameters will be collected following one hour of operation:
 - Measurement of induced vacuum at all VCS monitoring points.
 - Measurement of flow and vacuum at the VCS recovery points; and,
 - Collection of PID readings from the VCS recovery points.
7. The procedures referenced in Item 6 will be repeated at 25-percent capacity.

Following Item 7 above, the system will shut down to evaluate influent and effluent analytical data (i.e., confirm effectiveness of VPGAC and VC concentrations) and

system operating parameters. The system will be restarted at 100 percent vacuum immediately following confirmation of its effectiveness.

4. Operation and Maintenance

VCS OM&M activities will include the following:

- Weekly site inspections to ensure the system is running properly.
- The collection of meteorological and system operating parameters on a quarterly basis. Parameters to be recorded will include the following:
 - Barometric pressure, ambient temperature and atmospheric conditions. In addition, it will be noted if the barometric pressure is rising or falling;
 - Induced vacuum readings at all monitoring points;
 - Recovery vacuum and flowrate at each recovery well; and,
 - PID readings from each recovery well.
- The collection of a total influent and total effluent vapor sample for laboratory analysis on a quarterly basis. Vapor samples will be collected as grab samples directly from the influent and effluent pipelines. All samples will be submitted to Air Toxics for laboratory analysis of site-related VOCs using method TO-14A direct inject. Vapor samples shall be analyzed for PCE, TCE, 1,1,1-TCA, cis-1,2-DCE, 1,1-DCE, VC and MEK.
- The simultaneous collection (i.e., collected during same day) of IAQ samples for a period of one-year. IAQ samples will be collected and analyzed using the current methodology.

Maintenance of system equipment (i.e., blower maintenance) will be completed as necessary during the site inspections.

5. Data Evaluation and Reporting

The following section describes the data evaluation that will be used to demonstrate system performance and project reporting related to the VCS.

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Vapor Control System Work Plan

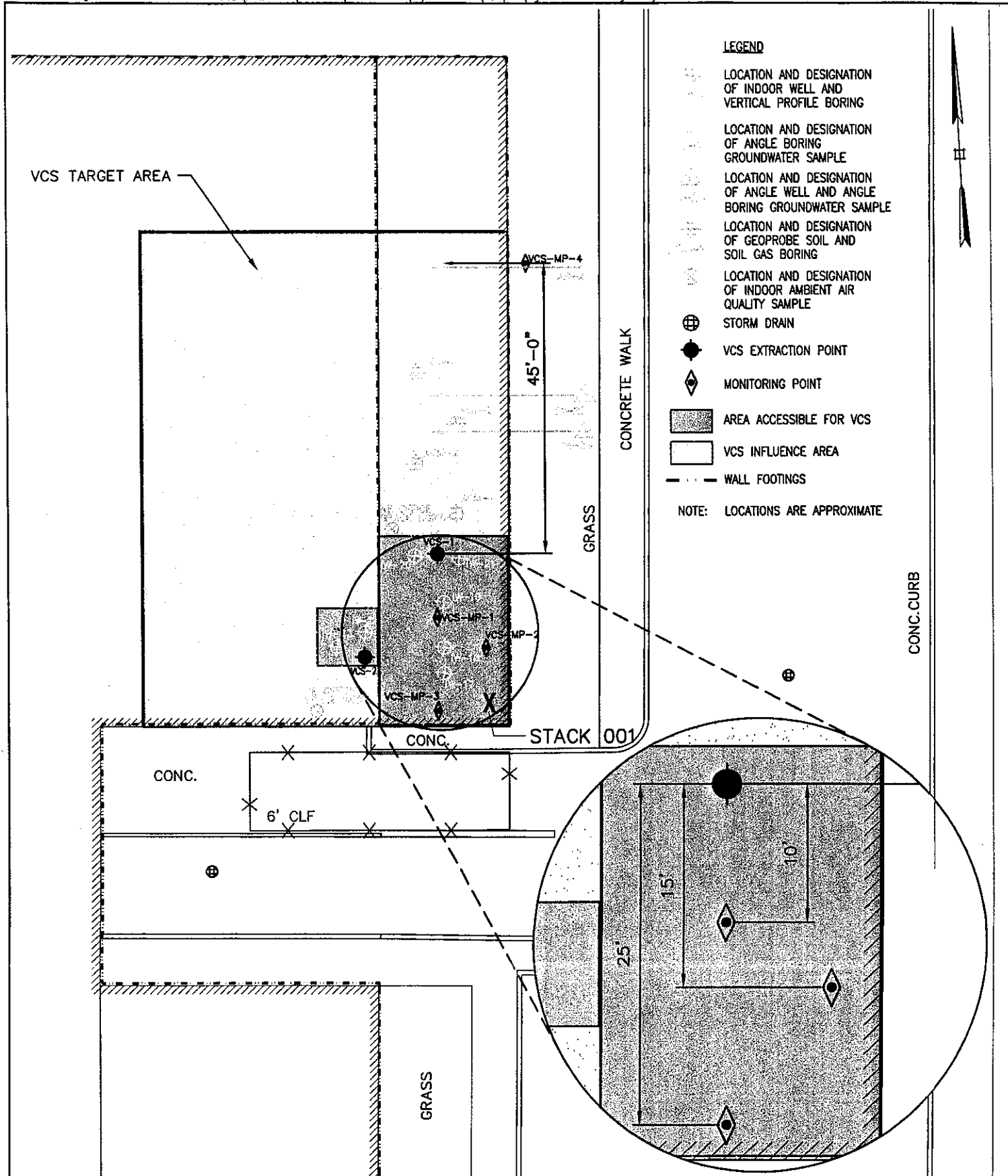
25 Melville Park Road Site
Melville, New York

VCS will be restarted immediately prior to the first source area reagent injection on December 12, 2005.

Based on communication with Melissa Menetti of the NYSDOH on May 3, 2005 and NYSDOH comment letter dated September 19, 2005, it is ARCADIS' intent to discontinue IAQ monitoring upon demonstration that the VCS has successfully eliminated the vapor intrusion pathway. This demonstration will be provided through four consecutive quarters of IAQ monitoring results below the NYSDOH guideline values following VCS startup in conjunction with operational results from the VCS itself (i.e., demonstration of negative pressure beneath the building foundation).

7. Permitting

A completed NYSDEC Air Permit Application Form is included as Appendix A.



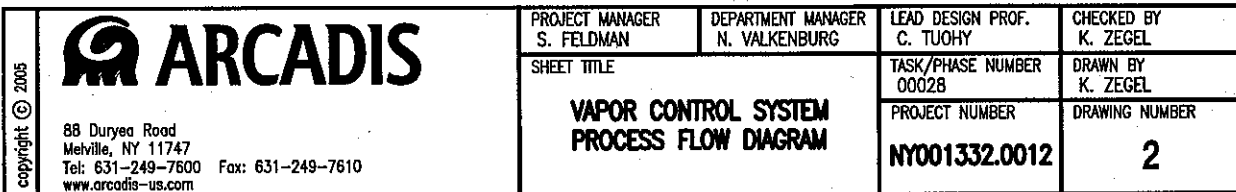
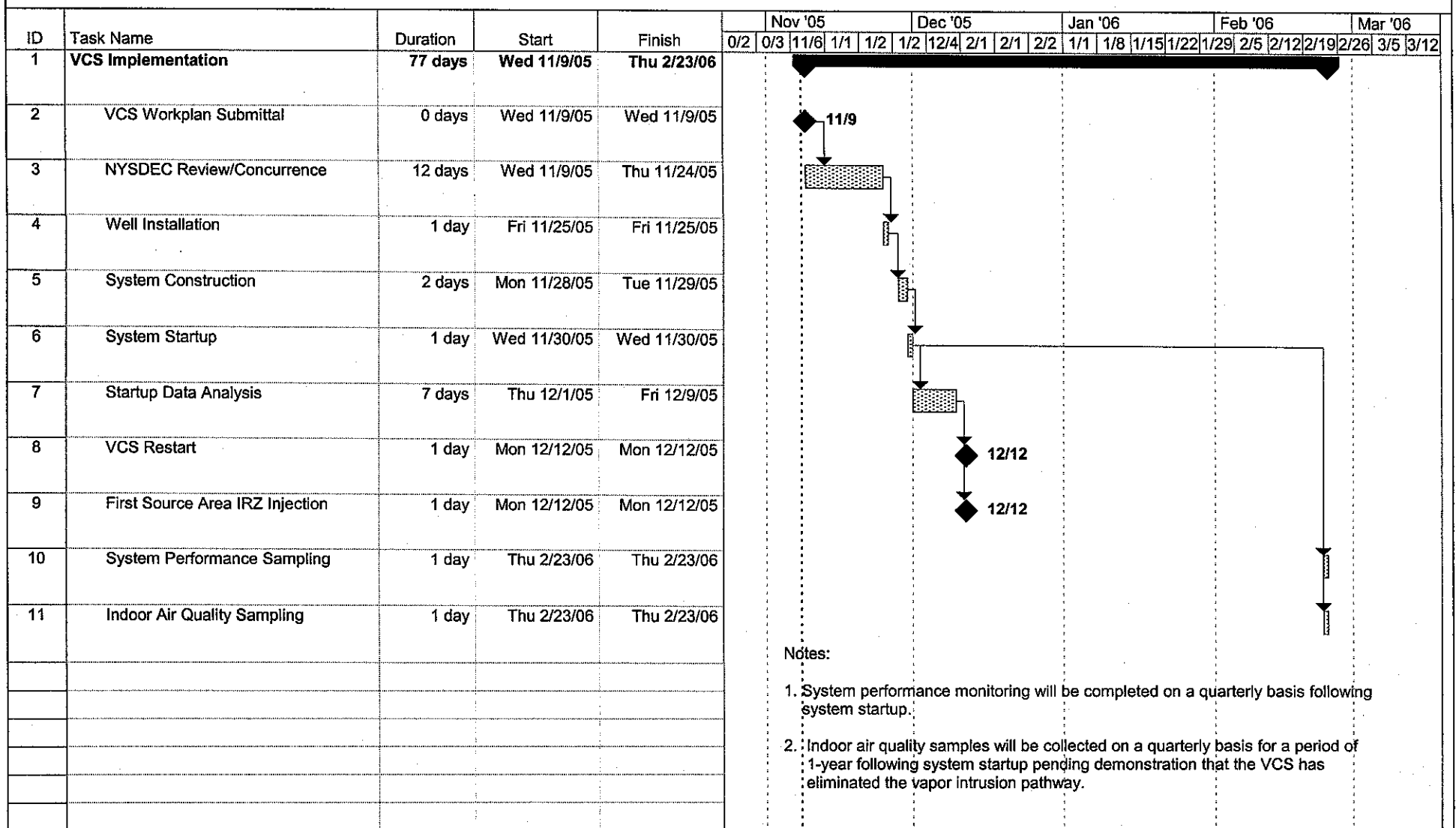


Figure 3. VCS Implementation Schedule, 25 Melville Park Road Site, Melville, New York.



Project: VCS Schedule_rev1
Date: Tue 11/8/05

Task



Progress



Milestone



Summary



ARCADIS

Appendix A

Air Permit Application

DP LOCATION FACILITY EMISSION POINT

A ADD
C CHANGE
D DELETE

READ INSTRUCTIONS
CONTAINED IN
FORM 76-11-12
BEFORE ANSWERING
ANY QUESTION

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

COPIES
WHITE - ORIGINAL
GREEN - DIVISION OF AIR
WHITE - REGIONAL OFFICE
WHITE - FIELD REP.
YELLOW - APPLICANT



PROCESS, EXHAUST OR VENTILATION SYSTEM

APPLICATION FOR PERMIT TO CONSTRUCT OR CERTIFICATE TO OPERATE

1. NAME OF OWNER / FIRM 25 MPR, LLC	9. NAME OF AUTHORIZED AGENT ARCADIS G&M	10. TELEPHONE 631-249-7600	18. FACILITY NAME (IF DIFFERENT FROM OWNER / FIRM) NEW YORK TWIST DRILL
2. NUMBER AND STREET ADDRESS 445 Broad Hollow Road Suite 430	11. NUMBER AND STREET ADDRESS 88 Duryea Road	20. FACILITY LOCATION (NUMBER AND STREET ADDRESS) 25 Melville Park Road	
3. CITY - TOWN - VILLAGE Melville	4. STATE NY	5. ZIP 11747	21. CITY - TOWN - VILLAGE Melville
6. OWNER CLASSIFICATION A. ☒ COMMERCIAL C. ☐ UTILITY F. ☐ MUNICIPAL I. ☐ RESIDENTIAL B. ☐ INDUSTRIAL D. ☐ FEDERAL G. ☐ EDUC. INST. J. ☐ OTHER		15. NAME OF P.E. OR ARCHITECT PREPARING APPLICATION Christina Tuohy	16. N.Y.S. P.E. OR ARCHITECT LICENSE NO. 078743-1
7. NAME & TITLE OF OWNERS REPRESENTATIVE Steven Feldman Associate Vice President		17. TELEPHONE 631-249-7600	22. ZIP 11747
8. TELEPHONE 631-249-7600		23. BUILDING NAME OR NUMBER 25 MPR	
18. SIGNATURE OF OWNERS REPRESENTATIVE OR AGENT WHEN APPLYING FOR A PERMIT TO CONSTRUCT		24. FLOOR NAME OR NUMBER Ground	
25. START UP DATE 8 / 05		26. DRAWING NUMBERS OF PLANS SUBMITTED 1,2	
27. PERMIT TO CONSTRUCT A. ☒ NEW SOURCE B. ☐ MODIFICATION		28. CERTIFICATE TO OPERATE A. ☒ NEW SOURCE C. ☐ EXISTING SOURCE B. ☐ MODIFICATION	

29. EMISSION POINT ID. 001	30. GROUND ELEVATION (FT.) 120	31. HEIGHT ABOVE STRUCTURES (FT.) 3	32. STACK HEIGHT (FT.) 19	33. INSIDE DIMENSIONS (IN.) 4	34. EXIT TEMP. (°F) 85	35. EXIT VELOCITY (FT./SEC.) 19.7	36. EXIT FLOW RATE (ACFM) 103	37. SOURCE CODE	38. HRS / DAY 24	39. DAYS / YR 365	40. % OPERATION BY SEASON Winter Spring Summer Fall 25 25 25 25
----------------------------------	--------------------------------------	---	---------------------------------	-------------------------------------	------------------------------	---	-------------------------------------	--------------------	---------------------	----------------------	---

41. DESCRIBE PROCESS OR UNIT	1. Vapor control system designed to eliminate the vapor intrusion pathway beneath a commercial office building. System will most likely collect low concentrations of chlorinated volatile organic compounds which will be treated with activated carbon prior to discharge.
------------------------------------	---

42. EMISSION CONTROL EQUIPMENT I.D. 1	43. CONTROL TYPE 17	44. MANUFACTURER'S NAME AND MODEL NUMBER U.S. Filter/Westates VSC-400	45. DISPOSAL METHOD 9	46. DATE INSTALLED MONTH / YEAR 08 / 05	47. USEFUL LIFE TBD	Activated carbon regenerated off-site at U.S. Filter Facility
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CALCULATIONS

An example calculation is attached as Table A-1.

CONTAMINANT	NAME	CAS NUMBER	INPUT OR PRODUCTION	UNIT	EMISSIONS	% CONTROL EFFICIENCY	HOURLY EMISSIONS (LBS/Hr)	ANNUAL EMISSIONS (LBS/YR)
54. Tetrachloroethene	55. 127 -18 -4	56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68.	59. 60. 61. 62. 63. 64. 65. 66. 67. 68.	59. 60. 61. 62. 63. 64. 65. 66. 67. 68.	59. 60. 61. 62. 63. 64. 65. 66. 67. 68.	59. 60. 61. 62. 63. 64. 65. 66. 67. 68.	59. 60. 61. 62. 63. 64. 65. 66. 67. 68.	59. 60. 61. 62. 63. 64. 65. 66. 67. 68.
69. Trichloroethene	70. 79 -01 -6	71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83.	74. 75. 76. 77. 78. 79. 80. 81. 82. 83.	74. 75. 76. 77. 78. 79. 80. 81. 82. 83.	74. 75. 76. 77. 78. 79. 80. 81. 82. 83.	74. 75. 76. 77. 78. 79. 80. 81. 82. 83.	74. 75. 76. 77. 78. 79. 80. 81. 82. 83.	74. 75. 76. 77. 78. 79. 80. 81. 82. 83.
84. 1,1,1 Trichloroethane	85. 71 -55 -6	86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98.	89. 90. 91. 92. 93. 94. 95. 96. 97. 98.	89. 90. 91. 92. 93. 94. 95. 96. 97. 98.	89. 90. 91. 92. 93. 94. 95. 96. 97. 98.	89. 90. 91. 92. 93. 94. 95. 96. 97. 98.	89. 90. 91. 92. 93. 94. 95. 96. 97. 98.	89. 90. 91. 92. 93. 94. 95. 96. 97. 98.
114.	115.	116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128.	119. 120. 121. 122. 123. 124. 125. 126. 127. 128.	119. 120. 121. 122. 123. 124. 125. 126. 127. 128.	119. 120. 121. 122. 123. 124. 125. 126. 127. 128.	119. 120. 121. 122. 123. 124. 125. 126. 127. 128.	119. 120. 121. 122. 123. 124. 125. 126. 127. 128.	119. 120. 121. 122. 123. 124. 125. 126. 127. 128.
129.	130.	131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143.	134. 135. 136. 137. 138. 139. 140. 141. 142. 143.	134. 135. 136. 137. 138. 139. 140. 141. 142. 143.	134. 135. 136. 137. 138. 139. 140. 141. 142. 143.	134. 135. 136. 137. 138. 139. 140. 141. 142. 143.	134. 135. 136. 137. 138. 139. 140. 141. 142. 143.	134. 135. 136. 137. 138. 139. 140. 141. 142. 143.

144. TYPE	145. SOLID FUEL TONS / YR	146. % S	147. TYPE	148. LIQUID FUEL THOUSANDS OF GALLONS/YR	149. % S	150. TYPE	151. GAS THOUSANDS OF CF/YR	152. BTU/CF	153. APPLICABLE RULE	154. APPLICABLE RULE
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Upon completion of construction sign the statement listed below and forward to the appropriate field representative

THE PROCESS, EXHAUST OR VENTILATION SYSTEM HAS BEEN CONSTRUCTED AND WILL BE OPERATED IN ACCORDANCE WITH STATED SPECIFICATIONS AND IN CONFORMANCE WITH ALL PROVISIONS OF EXISTING REGULATIONS.

155. SIGNATURE OF AUTHORIZED REPRESENTATIVE OR AGENT

DATE

156. LOCATION CODE	157. FACILITY ID. NO.	158. U.T.M. (E)	159. U.T.M. (N)	160. BIO NUMBER	161. DATE APPL. RECEIVED	162. DATE APPL. REVIEWED	163. REVIEWED BY
--------------------	-----------------------	-----------------	-----------------	-----------------	--------------------------	--------------------------	------------------

PERMIT TO CONSTRUCT

164. DATE ISSUED

165. EXPIRATION DATE

166. SIGNATURE OF APPROVAL

167. FEE

168. 1. DEVIATION FROM APPROVED APPLICATION SHALL VOID THIS PERMIT
2. THIS IS NOT A CERTIFICATE TO OPERATE
3. TESTS AND/OR ADDITIONAL EMISSION CONTROL EQUIPMENT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE TO OPERATE

CERTIFICATE TO OPERATE

169. DATE ISSUED

170. EXPIRATION DATE

171. SIGNATURE OF APPROVAL

172. FEE

173. 1. ☐ INSPECTED BY DATE
2. ☐ INSPECTION DISCLOSED DIFFERENCES AS BUILT VS. PERMIT, CHANGES INDICATED ON FORM
3. ☐ ISSUE CERTIFICATE TO OPERATE FOR SOURCE AS BUILT
4. ☐ APPLICATION FOR C.O. DENIED DATE INITIALED

174. SPECIAL CONDITIONS

1. 2. 3. 4. 5. 6. 7.

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Table A-1. NYSDEC DAR-1 Air Modeling Estimate and Emissions Calculations for Vapor Control System, Melville, New York.

Page 1 of 2

Discharge Temperature	T	544.67	°R
Ambient Temperature	Ta	519.67	°R
Stack Diameter	D	4	in
Stack Radius	R	0.16666667	ft
Stack Area	A	0.09	ft ²
Exit Velocity	V	19.7	fps
Exit Flow	Q	103	acfm
Exit Flow	Q	100	scfm
Stack Height	h _s	18	ft
Building Height	h _b	16	ft
Ratio of Heights	h _s /h _b	1.13	
Plume rise credit? h _s /h _b > 1.5?	(If no, h _s =h _b)	(If Yes, h _s = h _b + 1.1 (F _m) ^{1/3})	
Momentum Flux	F _m = Ta/T * V ² * R ²	n/a	ft ⁴ /s ²
Effective Stack Height	h _e	17.0	ft
Reduction Factor? 2.5 > h _s /h _b > 1.5?		No, do not reduce impact	
Actual Annual Impact	C _a	RF*6*Q _a /h _e ^{2.25}	
Mass Flow	Q _a	S lbs emitted for last 12 months	

fps: feet per second

acfm: actual cubic feet per minute

ug/m³: micrograms per cubic meter

lb/yr: pounds per year

lb/hr: pounds per hour

ppb: parts per billion

Notes/Assumptions:

1. The stack discharge temperature is estimated at 85°F.
2. The ambient temperature is estimated at 60°F.
3. Calculations assume that the system will run with the maximum allowable concentrations between quarterly readings.
4. AGC refers to the Annual Guideline Concentration as determined using the hand calculations in the DAR-1 AGC/SGC Tables dated December 22, 2003.

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Table A-1. NYSDEC DAR-1 Air Modeling Estimate and Emissions Calculations for Vapor Control System, Melville, New York.

Page 2 of 2

Compounds	CAS Numbers	MW	Maximum Limit on C _a (AGC ⁴) ug/m ³	Maximum Mass Flow Q _a lb/yr	Design Concentrations ⁵ ppb	Estimated Uncontrolled Emissions C _a ug/m ³	Estimated Uncontrolled Mass Flow per Hour lb/hr	Estimated Uncontrolled Mass Flow per Year lb/yr	% Control Efficiency	Estimated Controlled Mass Flow per Hour lb/hr	Estimated Controlled Mass Flow per Year lb/yr	Uncontrolled Percent of Annual %	Controlled Percent of Annual %
1,1,1-Trichloroethane(Methyl Chloroform)	71-55-6	133.4	1,000	97,804.50	30	166.39	6.22E-05	0.56	98.00	1.24E-06	0.01	0.00	0.00
Trichloroethene	79-01-6	131.4	0.5	48.90	64	349.60	1.31E-04	1.18	98.00	2.61E-06	0.02	2.42	0.05
Tetrachloroethene	127-18-4	165.9	1.00	97.80	1900	13099.77	4.89E-03	44.26	98.00	9.79E-05	0.86	45.26	0.88

fps: feet per second

acfm: actual cubic feet per minute

ug/m³: micrograms per cubic meter

lb/yr: pounds per year

lb/hr: pounds per hour

ppb: parts per billion

Notes/Assumptions:

1. The stack discharge temperature is estimated at 85°F.
2. The ambient temperature is estimated at 60°F.
3. Calculations assume that the system will run with the maximum allowable concentrations between quarterly readings.
4. AGC refers to the Annual Guideline Concentration as determined using the hand calculations in the DAR-1 AGC/SGC Tables dated December 22, 2003.
5. Design concentrations based on maximum observed sub-slab vapor concentration obtained during the November 5, 2003 sub-slab soil gas investigation.

Appendix E

NAPL Waste Manifests

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator ID Number	2. Page 1 of	3. Emergency Response Phone	4. Manifest Tracking Number
		NY 11747 2758322	1	(877) 818-0087	000346894 VES
5. Generator's Name and Mailing Address		Generator's Site Address (if different than mailing address)			
25 MPR, LLC 445 BROAD HOLLOW ROAD SUITE 430 MELVILLE, NY 11747		25 MPR, LLC 25 MELVILLE PARK ROAD MELVILLE, NY 11747			
Generator's Phone: 631 293-7800					
6. Transporter 1 Company Name		U.S. EPA ID Number			
VEOLIA ES TECHNICAL SOLUTIONS		NJ D 0 8 0 6 3 1 3 6 9			
7. Transporter 2 Company Name		U.S. EPA ID Number			
8. Designated Facility Name and Site Address		U.S. EPA ID Number			
VEOLIA ES TECHNICAL SOLUTIONS LLC 1 EDEN LANE FLANDERS, NJ 07836		NJ D 9 8 0 5 3 6 5 9 3			
Facility's Phone: 973 347-1909					
9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers		11. Total Quantity	12. Unit Wt./Vol.
		No.	Type		
X	1. NA3082, HAZARDOUS WASTE, LIQUID, n.o.s., (TETRACHLOROETHYLENE), 9, III	0 0 1	D M	00400	P
	2.				
	3.				
	4.				
13. Waste Codes					
F001					
B					
14. Special Handling Instructions and Additional Information					
1) PURGE WATER W/ICE - ER Service Contracted by VESTS					
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/Offoror's Printed/Typed Name		Signature		Month	Day Year
X MARK A. C...		[Signature]		0 4	2 0 1 0
16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit: Date leaving U.S.:					
17. Transporter Acknowledgment of Receipt of Materials					
Transporter 1 Printed/Typed Name		Signature		Month	Day Year
DAVID M. GRIFFITH		[Signature]		0 4	2 0 1 0
Transporter 2 Printed/Typed Name		Signature		Month	Day Year
18. Discrepancy					
18a. Discrepancy Indication Space ☐ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection					
18b. Alternate Facility (or Generator) Manifest Reference Number: 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.	
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

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator ID Number NJV0012750222		2. Page 1 of 1	3. Emergency Response Phone 977 910 0007		4. Manifest Tracking Number 000225675 VES				
		5. Generator's Name and Mailing Address 25 MPR LLC 345 BROAD HOLLOW ROAD SUITE 430 MELVILLE, NY 11747				Generator's Site Address (if different than mailing address) 25 MPR LLC 25 MELVILLE PARK ROAD MELVILLE, NY 11747					
6. Transporter 1 Company Name VEQUA ES TECHNICAL SOLUTIONS						U.S. EPA ID Number NJ000000031360					
7. Transporter 2 Company Name VEQUA ES TECHNICAL SOLUTIONS						U.S. EPA ID Number NJ000000031360					
8. Designated Facility Name and Site Address VEQUA ES TECHNICAL SOLUTIONS LLC 1 EDEN LANE FLANDERS, NJ 07836						U.S. EPA ID Number NJ000000030500					
Facility's Phone: 973 347-1000											
GENERATOR	9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))			10. Containers		11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes		
					No.	Type					
	X	HA3002, HAZARDOUS WASTE, LIQUID, n.o.s., (TETRACHLOROETHYLENE), 9, III			001	DM	10400	P	F001 B		
		2.									
		3.									
	4.										
14. Special Handling Instructions and Additional Information ER Service Contracted by VESTS											
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/Offor's Printed/Typed Name MARK A. Condon					Signature Mark A. Condon			Month Day Year 06 27 08			
TRANSPORTER	16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit: _____ Date leaving U.S.: _____										
	17. Transporter Acknowledgment of Receipt of Materials										
	Transporter 1 Printed/Typed Name David M. Gr. H.H.				Signature David M. Gr. H.H.			Month Day Year 06 27 08			
	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			



State of New Jersey
Department of Environmental Protection
Hazardous Waste Regulation Program
Manifest Section
P.O. Box 414, Trenton, NJ 08625-0414



5264356

Please type or print in block letters. (Form designed for use on 11x17 inch typewriter.)

Form Approved

OMB No. 2030-0039

UNIFORM HAZARDOUS WASTE MANIFEST		Generator's US EPA ID No.		Manifest Document No.		Page 1 of 1		Information in the shaded areas is not required by Federal law	
3. Generator's Name and Mailing Address 25 MELVILLE PARK ROAD 25 MELVILLE PARK ROAD MELVILLE, NY 11747		NY D 0 1 2 7 5 8 3 2 2		0 5 0 0 1		A. State Manifest Document Number NJA 5264356		B. State Generator's ID Number 25 MELVILLE PARK RD MELVILLE NY 11747	
4. Generator's Phone () 631		293-7800		G. US EPA ID Number		C. State Trans. ID Number 5 0 1 6 0		D. Facility's Phone () 973 347-7111	
5. Transporter 1 Company Name ONYX ENVIRONMENTAL SVCS L.L.C.		NJ D 0 8 0 6 3 1 3 6 9		H. US EPA ID Number		E. State Trans. ID Number 973 347-7111		F. Facility's Phone () 973 347-1909	
7. Transporter 2 Company Name						I. State Facility's ID		J. Facility's Phone ()	
9. Designated Facility Name and Site Address ONYX ENVIRONMENTAL SERVICES L.L.C. 1 EDEN LANE FLANDERS, NJ 07836		NJ D 0 8 0 5 3 6 5 0 3		I. US EPA ID Number		K. Decal No.		L. Facility's Phone ()	
11. US DOT Description (Including Proper Shipping Name, Hazard Class or Division, ID Number and Packing Group)		HM		12. Containers		13. Total Quantity		14. Unit	
a. ☒ HAZARDOUS WASTE, LIQUID, n.o.s., (TETRACHLOROETHYLENE), 9, NA3082, III		0 0 1		DM		0 0 4 5 0		P	
b. ☒ HAZARDOUS WASTE, SOLID, n.o.s., (TETRACHLOROETHYLENE), 9, NA3077, III		0 0 2		DM		0 0 1 0 0		P	
c.									
d.									
J. Additional Descriptions for Materials Listed Above		L/T GROUND WATER		K. Handling Codes for Wastes Listed Above		a. NY=B		c.	
a.		S/T DEBRIS WITH VOC'S		b. NY=B		d.			
b.									
15. Special Handling Instructions and Additional Information PACKING SLIPS ATTACHED FOR CLARIFICATION - EMERGENCY NUMBER-INFOTRAC: 1-800-535-5053 IL LIC # P232221 (NY NJ-410)									
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practical to and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment. OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.		Printed/Typed Name Lawrence A. Levine		Signature <i>Lawrence A. Levine</i>		Month Day Year 08 25 05			
17. Transporter 1 Acknowledgement of Receipt of Materials		Printed/Typed Name GEORGE PAOLINO		Signature <i>George Paolino</i>		Month Day Year 08 25 05			
18. Transporter 2 Acknowledgement of Receipt of Materials		Printed/Typed Name		Signature		Month Day Year			
19. Discrepancy Indication Space									
20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19		Printed/Typed Name		Signature		Month Day Year			



State of New Jersey
Department of Environmental Protection
Hazardous Waste Regulation Program



5067213

Manifest Section

P.O. Box 414, Trenton, NJ 08625-0414

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

Form Approved

OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No.		Manifest document No.		2. Page 1 of 1		Information in the shaded areas is not required by Federal law.	
3. Generator's Name and Mailing Address		25 NRP, L.L.C.		445 Broad Hollow Rd. Ste 430		Melville NY 11747		A. State Manifest Document Number NJA 5067213	
4. Generator's Phone		631 293-7500		B. State Generator's ID (Gen. Site Address)		Melville, NY 11747		C. State Trans. ID-NJDEP H 10376	
5. Transporter 1 Company Name		Allstate Power Vac		6. US EPA ID Number		NJ 0003812047		Decal No.	
7. Transporter 2 Company Name				8. US EPA ID Number				D. Transporter's Phone ()	
9. Designated Facility Name and Site Address		Clean Earth of North Jersey		10. US EPA ID Number		NJ 0991291105		E. State Trans. ID-NJDEP	
105 Jacobus Avenue		South Harny NJ 07032						Decal No.	
11. US DOT Description (Including Proper Shipping Name, Hazard Class or Division, ID Number and Packing Group)		HM		12. Containers		13. Total Quantity		14. Unit Wt/Vol	
a. Hazardous Waste Solid nos (hexachlorocyclopentadiene)		9. NA3077, III, F001, F003		No. Type		XX 200		Waste No.	
b. Hazardous Waste Liquids nos (hexachlorocyclopentadiene)		9. NA3082, III, F001, F003		XX 55					
c.									
d.									
J. Additional Descriptions for Materials Listed Above		Also F003		K. Handling Codes for Wastes Listed Above					
a. (L) 100% Oil Water 13X		b. Sediment Also F003		c.					
15. Special Handling Instructions and Additional Information		ER# 800-876-9699 / On Call Supervisor		Job #: 02-00501					
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.		If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.		Printed/Typed Name		Signature		Month Day Year	
17. Transporter 1 Acknowledgement of Receipt of Materials		Printed/Typed Name		Signature		Month Day Year			
18. Transporter 2 Acknowledgement of Receipt of Materials		Printed/Typed Name		Signature		Month Day Year			
19. Discrepancy Indication Space									
20. Facility Owner or Operator: Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.		Printed/Typed Name		Signature		Month Day Year			

In case of an emergency or spill immediately call the state the emergency occurred in and the N.J. Dept. of Environmental Protection and Energy. (609) 292-7172



MARYLAND HAZARDOUS WASTE MANIFEST
Department of the Environment - Waste Management Administration
2500 Broening Highway Baltimore, MD 21224

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

Form Approved. OMB No. 2050-0039. Expires 9-30-99

In case of an emergency or spill, immediately call the National Response Center at (800) 424-8802 and the MDE at (410) 631-3400. Nights and Holidays at (410) 974-3551.

UNIFORM HAZARDOUS WASTE MANIFEST				1. Generator's US EPA ID No.		Manifest Document No.		2. Page 1 of		Information in the shaded areas is not required by Federal law.	
3. Generator's Name and Mailing Address 25 MPW LLC 445 Broad Hollow Road Melville, NY 11747								A. State Manifest Document Number MDC 0844898			
4. Generator's Phone (631) 293-7800								B. State Generator's ID Melville Per			
5. Transporter 1 Company Name								C. State Transporter's ID HWH 11747			
6. US EPA ID Number								D. Transporter's Phone HWH 11747 DC 11747			
7. Transporter 2 Company Name								E. State Transporter's ID HWH 11747 DC 11747			
8. US EPA ID Number								F. Transporter's Phone HWH 11747 DC 11747			
9. Designated Facility Name and Site Address Clean Harbors Of Baltimore Inc 1910 Russell Street Baltimore, MD 21230-0000								G. State Facility ID H. Facility's Phone 410 244-8200			
10. US EPA ID Number MD D 980555189											
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)						12. Containers No. Type		13. Total Quantity		14. Unit Wt/Vol	
HAZARDOUS WASTE LIQUID, N.O.S. (TETRACHLOROETHENE, OIL), 9, HAZ002, III						001 DM 00055 G				I. Waste No. F001	
b.											
c.											
d.											
J. Additional Descriptions for Materials Listed Above						K. Handling Codes for Wastes Listed Above					
a. Haz. Code Physical State Specific Gravity Percentage						a. S B c.					
b.						b. d.					
15. Special Handling Instructions and Additional Information IN EMERGENCY, CALL CHES 1-800-645-8265 HWTS NY 11747 Licenses 55437 117											
16. GENERATORS CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations, and Maryland Statutes or Regulation. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.											
Printed/Typed Name						Signature		Month Day Year			
25 MPW LLC						[Signature]		02/14/03			
17. Transporter 1 Acknowledgement of Receipt of Materials						Date					
Printed/Typed Name						Signature		Month Day			
FRANK RICCIARDOLI						[Signature]		12/14/03			
18. Transporter 2 Acknowledgement of Receipt of Materials						Date					
Printed/Typed Name						Signature		Month Day			
19. Discrepancy Indication Space											
20. Facility Owner or Operator: Certification of receipt of hazardous materials covered by this manifest except as noted in item 19.											
Printed/Typed Name						Signature		Month Day			
Clean Harbors has appropriate permits for & will accept the waste the generator is shipping.						[Signature]		12/14/03			

MDC 0844898

2500 Broening Highway Baltimore, Maryland 21224
(410) 631-3344 1-800-633-6101 (within Maryland) <http://www.mde.state.md.us>

HAZARDOUS WASTE MANIFEST

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

Form Approved. OMB No. 2050-0039.

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No.		Manifest Document No.		2. Page 1 of		Information in the shaded areas is not required by Federal law.	
3. Generator's Name and Mailing Address WHCS Melville LLC C/O Archon Group/Attn: Shawn Hardy 600 E. Las Colinas Blvd., Suite 400 Irving, TX 75039				A. State Manifest Document Number MDC 1010108		B. State Generator's ID 25 Melville Par		C. State Transporter's ID 11747	
4. Generator's Phone (972) 368-2823				D. Transporter's Phone 781 849-1800		E. State Transporter's ID HWH		F. Transporter's Phone 410 244-8200	
5. Transporter 1 Company Name Clean Harbors Env Services Inc		6. US EPA ID Number MAD039322250		7. Transporter 2 Company Name		8. US EPA ID Number		9. Designated Facility Name and Site Address Clean Harbors Of Baltimore Inc 1910 Russell Street Baltimore, MD 21230-0000	
10. US EPA ID Number MD0980555189		11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number) HAZARDOUS WASTE LIQUID, N.O.S. (TETRACHLOROETHENE, OIL), 9, NA3082, III		12. Containers No. Type 001 DM 0055G		13. Total Quantity 55G		14. Unit Wt/Vol FOO1	
b.		c.		d.		e.		f.	
J. Additional Descriptions for Materials Listed Above		K. Handling Codes for Wastes Listed Above		a.		b.		c.	
15. Special Handling Instructions and Additional Information 11a CH17017 F003		16. GENERATORS CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations, and Maryland Statutes or Regulation. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.		17. Transporter 1 Acknowledgement of Receipt of Materials Printed/Typed Name Signature Date		18. Transporter 2 Acknowledgement of Receipt of Materials Printed/Typed Name Signature Date		19. Discrepancy Indication Space	
20. Facility Owner or Operator: Certification of receipt of hazardous materials covered by this manifest except as noted in item 19.		Printed/Typed Name Signature Date		21. Facility Name and Address Printed/Typed Name Signature Date		22. Facility Phone Printed/Typed Name Signature Date		23. Facility Fax Printed/Typed Name Signature Date	

In case of an emergency or spill, immediately call the National Response Center at (800) 424-8802 and the MDE at (410) 631-3400. Nights and Holidays at (410) 974-3551.

EPA Form 8700-22 (9-99) HAS APPROPRIATE COPY 6 - GENERATOR DETACH & MAIL TO DISPOSER STATE

MDC 1010108

MARYLAND DEPARTMENT OF THE ENVIRONMENT
2500 Broening Highway Baltimore, Maryland 21224
(410) 631-3344 1-800-633-6101 (within Maryland) http://www.mde.state.md.us
HAZARDOUS WASTE PROGRAM
HAZARDOUS WASTE MANIFEST

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

Form Approved. OMB No. 2050-0039.

UNIFORM HAZARDOUS
WASTE MANIFEST

1. Generator's US EPA ID No.

Manifest
Document No.

2. Page 1

Information in the shaded areas
is not required by Federal law.

3. Generator's Name and Mailing Address

NYCE Melville LLC
c/o Alchon Group/Attn: Shawn Hardy
600 E. Las Colinas Blvd., Suite 400
Irving, TX 75039

A. State Manifest Document Number

MDC 0980845

4. Generator's Phone

973 368 2523

B. State Generator's ID

C. State Transporter's ID

HWH

DC

5. Transporter 1 Company Name

Clean Harbors Env Services Inc

6. US EPA ID Number

HA0039322250

7. Transporter 2 Company Name

8. US EPA ID Number

9. Designated Facility Name and Site Address

Clean Harbors Of Baltimore Inc
1914 Russell Street
Baltimore, MD 21230

10. US EPA ID Number

MD0980555190

D. Transporter's Phone

E. State Transporter's ID

HWH

DC

F. Transporter's Phone

G. State Facility ID

H. Facility's Phone

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)

HAZARDOUS WASTE LIQUID, N.O.S. (TETRACHLOROETHENE,
OIL), 9, NA3082, III

12. Containers
No. Type

13. Total
Quantity

14. Unit
Wt/Vol

1. Waste No.

001DF0025TG

POOL

J. Additional Descriptions for Materials Listed Above

Haz. Code Physical State Specific Gravity Percentage

a. b. c. d.

Haz. Code Physical State Specific Gravity Percentage

c. d.

K. Handling Codes for Wastes Listed Above

a. b. c. d.

b. d.

15. Special Handling Instructions and Additional Information

WHIC Melville LLC, a Delaware limited liability company, is the owner of this waste. IN EMERGENCY, CALL CHES 1-800-645-8265
Limited Partnership, a Delaware limited partnership, is the generator of this waste. BULWORTH SPECIALTIES, a Delaware limited liability company, is the transporter of this waste. (add to 16)

16. GENERATORS CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations, and Maryland Statutes or Regulation.

If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

Printed/Typed Name Signature

Kenneth L. Frank, Asst. Vice President

Month Day Year

12/21/07

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name

Signature

Date

Month Day

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name

Signature

Date

Month Day

19. Discrepancy Indication Space

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

Printed/Typed Name

Signature

Date

Month Day

Appendix F

Injection Logs

Summary of Reagent Injection Parameters, Injection Well IW-5, 25 Melville Park Road, Melville, New York.

Injection Start Date	Injection No.	Raw Molasses Volume (gallons)	Water Volume (gallons)	Solution Strength (%)	Volume Injected (gallons)	Injection Flowrate (gpm)	Injection Pressure (psi)	Notes and Observations
8/14/2003	1	19	172	9.9	191	45	0	Vacuum on well head after injection
8/28/2003	2	19	172	9.9	191	48	0	Vacuum on well head after injection
9/11/2003	3	19	172	9.9	191	48	0	Vacuum on well head after injection
9/29/2003	4	19	172	9.9	191	64	0	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
10/13/2003	5	25.5	166.5	13.3	192	32	0	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
10/27/2003	6	19	172	9.9	191	48	2	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
11/17/2003	7	19	172	9.9	191	64	3	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
12/8/2003	8	25.5	166.5	13.3	192	64	1	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
12/29/2003	9	25.5	165.5	13.4	191	48	2.5	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
1/21/2004	10	25.5	165.5	13.4	191	48	0	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
2/10/2004	11	25.5	165.5	13.4	191	64	2	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
3/8/2004	12	25.5	165.5	13.4	191	48	2	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
4/5/2004	13	25.5	165.5	13.4	191	64	0	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
5/3/2004	14	25.5	165.5	13.4	191	64	4	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
6/1/2004	15	25.5	165.5	13.4	191	48	2.5	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
6/21/2004	15a	0	191	0.0	191	48	2	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
6/28/2004	16	25.5	165.5	13.4	191	64	0	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
7/26/2004	17	25.5	165.5	13.4	191	64	0	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
8/30/2004	18	25.5	165.5	13.4	191	38	0	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
10/1/2004	19	25.5	165.5	13.4	191	64	0	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
11/8/2004	20	25.5	165.5	13.4	191	48	0	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
12/13/2004	21	26	874	2.9	900	60	0	Vacuum on well head after injection, 10 lbs of sodium bicarbonate added
1/26/2005	22	26	874	2.9	900	64	0	Vacuum on well head after injection
3/9/2005	23	25	475	5.0	500	33	0	Vacuum on well head after injection

Summary of Reagent Injection Parameters, Injection Well IW-6, 25 Melville Park Road, Melville, New York.

Injection Start Date	Injection No.	Raw Molasses Volume (gallons)	Water Volume (gallons)	Solution Strength (%)	Volume Injected (gallons)	Injection Flowrate (gpm)	Injection Pressure (psi)	Notes and Observations
8/14/2003	1	19	172	9.9	191	25	0	Vacuum on well head after injection; 371 grams KBr tracer added
8/28/2003	2	19	172	9.9	191	48	0	Vacuum on well head after injection
9/11/2003	3	19	172	9.9	191	48	0	Vacuum on well head after injection
9/29/2003	4	19	172	9.9	191	48	0	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
10/13/2003	5	25.5	166.5	13.3	192	55	0	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
10/27/2003	6	19	172	9.9	191	48	8	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
11/17/2003	7	19	172	9.9	191	48	7	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
12/8/2003	8	25.5	166.5	13.3	192	48	8	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
12/29/2003	9	25.5	165.5	13.4	191	64	7.5	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
1/21/2004	10	25.5	165.5	13.4	191	48	4	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
2/10/2004	11	25.5	165.5	13.4	191	38	6	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
3/8/2004	12	25.5	165.5	13.4	191	48	4	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
4/5/2004	13	25.5	165.5	13.4	191	64	5	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
5/3/2004	14	25.5	165.5	13.4	191	64	11	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
6/1/2004	15	25.5	165.5	13.4	191	64	4	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
6/21/2004	15a	0	191	0.0	191	64	0	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
6/28/2004	16	25.5	165.5	13.4	191	48	1	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
7/26/2004	17	25.5	165.5	13.4	191	64	0	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
8/30/2004	18	25.5	165.5	13.4	191	48	0	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
10/1/2004	19	25.5	165.5	13.4	191	64	0	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
11/8/2004	20	25.5	165.5	13.4	191	64	0	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
12/13/2004	21	26	874	2.9	900	43	0	Vacuum on well head after injection, 10 lbs of sodium bicarbonate added
1/26/2005	22	26	874	2.9	900	69	0	Vacuum on well head after injection
3/9/2005	23	25	475	5.0	500	33	0	Vacuum on well head after injection
5/4/2005	24	111	4889	2.22	5000	15.9	0	Vacuum on well head after injection
5/12/2005	24a	3.3	163.7	2.0	167	8	3	
6/20/2005	25	112	4649	2.4	4761	14	0	Vacuum on well head after injection
8/15/2005	26	111	4889	2.22	5000	18.9	0	Vacuum on well head after injection
10/17/2005	27	62	4938	1.24	5000	16.5	0	Vacuum on well head after injection
12/22/2005	28	79	6271	1.24	6350	25	0	Vacuum on well head after injection
4/19/2006	29	62	4938	1.24	5000	21	0	Vacuum on well head after injection
6/30/2006	30	111	4889	2.22	5000	26	0	Vacuum on well head after injection
11/14/2006	31	111	4889	2.22	5000	32	0	Vacuum on well head after injection
1/25/2007	32	111	4889	2.22	5000	21	0	Vacuum on well head after injection
3/27/2007	33	111	4889	2.22	5000	27	0	Vacuum on well head after injection

Summary of Reagent Injection Parameters, Injection Well IW-6, 25 Melville Park Road, Melville, New York.

Injection Start Date	Injection No.	Raw Molasses Volume (gallons)	Water Volume (gallons)	Solution Strength (%)	Volume Injected (gallons)	Injection Flowrate (gpm)	Injection Pressure (psi)	Notes and Observations
6/14/2007	34	114	5086	2.22	5200	17	0	
9/19/2007	35	111	4889	2.22	5000	15	0	
12/19/2007	36	111	4889	2.22	5000	18	0	
3/19/2008	37	111	4889	2.22	5000	17	0	
6/18/2008	38	111	4889	2.22	5000	17	0	
9/17/2008	39	111	4889	2.22	5000	12	0	
12/23/2008	40	111	4889	2.22	5000	21	0	Vacuum on well head after injection
3/25/2009	41	41	1808	2.22	1849	22	0	Ran out of molasses solution for injection
4/20/2009	41a	70	3081	2.22	3151	25	0	Supplementary injection to complete 5,000 gallon total injection volume
6/24/2009	42	111	4889	2.22	5000	20	10	
9/17/2009	43	111	4889	2.22	5000	21	4	
1/6/2010	44	111	4889	2.22	5000	19	10	
5/6/2010	45	111	4889	2.22	5000	19	0.2	
9/16/2010	46	111	4889	2.22	5000	19	0	4 psi @ start then vacuum
2/10/2011	47	124	5976	2.03	6100	18	0	
7/20/2011	48	115	5085	2.22	5200	9	0	
11/2/2011	49	111	4889	2.22	5000	13	0	

Summary of Reagent Injection Parameters, Injection Well IW-10, 25 Melville Park Road, Melville, New York.

Injection Start Date	Injection No.	Raw Molasses Volume (gallons)	Water Volume (gallons)	Solution Strength (%)	Volume Injected (gallons)	Injection Flowrate (gpm)	Injection Pressure (psi)	Notes and Observations
8/14/2003	1	26.4	237.8	10.0	264	50	0	Vacuum on well head after injection
8/28/2003	2	26.4	237.8	10.0	264	66	0	Vacuum on well head after injection
9/11/2003	3	26.4	237.8	10.0	264	53	0	Vacuum on well head after injection
9/29/2003	4	40	224	15.2	264	53	1	Vacuum on well head after injection, 25 lbs of sodium bicarbonate added
10/13/2003	5	52.8	211.2	20.0	264	53	5	Vacuum on well head after injection, 25 lbs of sodium bicarbonate added
10/27/2003	6	40	224	15.2	264	59	4	Vacuum on well head after injection, 25 lbs of sodium bicarbonate added
11/17/2003	7	35	229	13.3	264	37	7	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
12/8/2003	8	35	229	13.3	264	66	5	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
12/29/2003	9	35	229	13.3	264	66	8.5	Vacuum on well head after injection, 13 lbs of sodium bicarbonate added
1/19/2004	10	35	229	13.3	264	66	13	Vacuum on well head after injection, 13 lbs of sodium bicarbonate added
2/10/2004	11	35	229	13.3	264	53	7.5	Vacuum on well head after injection, 13 lbs of sodium bicarbonate added
3/8/2004	12	35	229	13.3	264	66	17	Vacuum on well head after injection, 13 lbs of sodium bicarbonate added
4/5/2004	13	35	229	13.3	264	66	18	Vacuum on well head after injection, 13 lbs of sodium bicarbonate added
5/3/2004	14	35	229	13.3	264	53	10	Vacuum on well head after injection, 6 lbs of sodium bicarbonate added
6/1/2004	15	35	229	13.3	264	66	23.5	Vacuum on well head after injection, 6 lbs of sodium bicarbonate added
6/21/2004	15a	0	264	0.0	264	66	1	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
6/28/2004	16	35	229	13.3	264	44	26.5	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
7/26/2004	17	35	229	13.3	264	53	30	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
8/30/2004	18	35	229	13.3	264	44	34	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
10/1/2004	19	35	229	13.3	264	38	36	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
11/8/2004	20	35	229	13.3	264	53	44	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
12/14/2004	21	40	1360	2.9	1400	59	42	Vacuum on well head after injection, 10 lbs of sodium bicarbonate added
1/25/2005	22	40	1360	2.9	1400	48	39.6	Vacuum on well head after injection
3/9/2005	23	40	760	5.0	800	36	7	Vacuum on well head after injection

Summary of Reagent Injection Parameters, Injection Well IW-11, 25 Melville Park Road, Melville, New York.

Injection Start Date	Injection No.	Raw Molasses Volume (gallons)	Water Volume (gallons)	Solution Strength (%)	Volume Injected (gallons)	Injection Flowrate (gpm)	Injection Pressure (psi)	Notes and Observations
8/14/2003	1	26.4	237.8	10.0	264	44	0	Vacuum on well head after injection; 556 grams KBr tracer added
8/28/2003	2	26.4	237.8	10.0	264	66	0	Vacuum on well head after injection
9/11/2003	3	26.4	237.8	10.0	264	53	0	Vacuum on well head after injection
9/29/2003	4	40	224	15.2	264	66	0	Vacuum on well head after injection, 25 lbs of sodium bicarbonate added
10/13/2003	5	52.8	211.2	20.0	264	53	0	Vacuum on well head after injection, 25 lbs of sodium bicarbonate added
10/27/2003	6	40	224	15.2	264	44	4	Vacuum on well head after injection, 25 lbs of sodium bicarbonate added
11/17/2003	7	35	493	6.6	528	66	8	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
12/8/2003	8	35	229	13.3	264	53	4	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
12/29/2003	9	35	493	6.6	528	45	0	Vacuum on well head after injection, 13 lbs of sodium bicarbonate added
1/21/2004	10	35	493	6.6	528	59	0	Vacuum on well head after injection, 13 lbs of sodium bicarbonate added
2/10/2004	11	35	493	6.6	528	26	0	Vacuum on well head after injection, 13 lbs of sodium bicarbonate added
3/8/2004	12	35	493	6.6	528	53	6	Vacuum on well head after injection, 13 lbs of sodium bicarbonate added
4/5/2004	13	35	493	6.6	528	53	8	Vacuum on well head after injection, 13 lbs of sodium bicarbonate added
5/3/2004	14	35	493	6.6	528	53	10	Vacuum on well head after injection, 6 lbs of sodium bicarbonate added
6/1/2004	15	35	493	6.6	528	59	3	Vacuum on well head after injection, 6 lbs of sodium bicarbonate added
6/21/2004	15a	0	528	0.0	528	66	0	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
6/28/2004	16	35	493	6.6	528	59	16	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
7/26/2004	17	35	493	6.6	528	53	20	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
8/30/2004	18	35	493	6.6	528	48	21	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
10/1/2004	19	35	493	6.6	528	48	26	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
11/8/2004	20	35	493	6.6	528	53	22	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
12/14/2004	21	40	1360	2.9	1400	61	22	Vacuum on well head after injection, 10 lbs of sodium bicarbonate added
1/25/2005	22	40	1360	2.9	1400	61	28	Vacuum on well head after injection
3/9/2005	23	40	760	5.0	800	36	4	Vacuum on well head after injection
5/5/2005	24	164	7189	2.23	7353	15	0	Vacuum on well head after injection
5/12/2005	24a	3.3	163.7	2.0	167	8	5.5	
6/21/2005	25	182	8145	2.2	8312	15	0	Vacuum on well head after injection
8/15/2005	26	167	7334	2.22	7501	24.8	4	
10/17/2005	27	92	7408	1.23	7500	17.8	0	Vacuum on well head after injection
12/22/2005	28	93	7407	1.24	7500	25	0	0psi @ start, 8psi @ 3500gal to end
2/14/2006	29	92	7408	1.23	7500	30	6	6psi for duration of injection
4/21/2006	30	92	7409	1.23	7500	18	6	0psi start, 6psi for duration of injection
6/30/2006	31	167	7334	2.22	7500	21	6	0psi start, 6psi for duration of injection
11/15/2006	32	167	7334	2.22	7500	34	0	Vacuum on well head after injection
1/25/2007	33	167	7333	2.23	7500	24	0	Vacuum on well head after injection

Summary of Reagent Injection Parameters, Injection Well IW-11, 25 Melville Park Road, Melville, New York.

Injection Start Date	Injection No.	Raw Molasses Volume (gallons)	Water Volume (gallons)	Solution Strength (%)	Volume Injected (gallons)	Injection Flowrate (gpm)	Injection Pressure (psi)	Notes and Observations
3/28/2007	34	167	7333	2.23	7500	18	0	
6/14/2007	35	167	7333	2.23	7500	24	0	
9/19/2007	36	167	7333	2.23	7500	26	0	
12/19/2007	37	167	7333	2.23	7500	21	0	
3/18/2008	38	167	7333	2.23	7500	17-25	0	
6/17/2008	39	167	7333	2.22	7500	13-20	0	
9/17/2008	40	167	7334	2.22	7500	18	0	
12/23/2008	41	167	7334	2.22	7500	21	6	Vacuum on well head after injection
3/25/2009	42	167	7334	2.22	7500	18-19	2	10 psi @ start then drop to 2psi
6/24/2009	43	167	7334	2.22	7500	20	10	
9/16/2009	44	167	7334	2.22	7500	20	0	
1/6/2010	45	167	7334	2.22	7500	19	0	
5/6/2010	46	167	7334	2.22	7500	19	0.1	
9/16/2010	47	167	7334	2.22	7500	17	0	
2/10/2011	48	164	8136	1.97	8300	17	0	
7/20/2011	49	167	7334	2.22	7500	19	0	10 psi @ start then drop to 0 psi
11/2/2011	50	167	7334	2.22	7500	15	0	

Summary of Reagent Injection Parameters, Injection Well IW-13, 25 Melville Park Road, Melville, New York.

Injection Start Date	Injection No.	Raw Molasses Volume (gallons)	Water Volume (gallons)	Solution Strength (%)	Volume Injected (gallons)	Injection Flowrate (gpm)	Injection Pressure (psi)	Notes and Observations
8/14/2003	1	26.4	237.8	10.0	264	45	0	Vacuum on well head after injection
8/28/2003	2	26.4	237.8	10.0	264	66	0	Vacuum on well head after injection
9/11/2003	3	26.4	237.8	10.0	264	44	0	Vacuum on well head after injection
9/29/2003	4	26.4	237.8	10.0	264	47	0	Vacuum on well head after injection, 25 lbs of sodium bicarbonate added,
10/13/2003	5	52.8	211.2	20.0	264	66	2.5	Vacuum on well head after injection, 25 lbs of sodium bicarbonate added,
10/27/2003	6	40	224	15.2	264	66	0	Vacuum on well head after injection, 25 lbs of sodium bicarbonate added,
11/17/2003	7	35	229	13.3	264	44	0	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
12/8/2003	8	35	229	13.3	264	66	11	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
12/29/2003	9	35	229	13.3	264	66	8	Vacuum on well head after injection, 13 lbs of sodium bicarbonate added
1/19/2004	10	35	229	13.3	264	53	10	Vacuum on well head after injection, 13 lbs of sodium bicarbonate added
2/10/2004	11	35	229	13.3	264	53	14.5	Vacuum on well head after injection, 13 lbs of sodium bicarbonate added
3/8/2004	12	35	229	13.3	264	66	17	Vacuum on well head after injection, 13 lbs of sodium bicarbonate added
4/5/2004	13	35	229	13.3	264	53	24	Vacuum on well head after injection, 13 lbs of sodium bicarbonate added
5/3/2004	14	35	229	13.3	264	53	26	Vacuum on well head after injection, 6 lbs of sodium bicarbonate added
6/1/2004	15	35	229	13.3	264	53	27	Vacuum on well head after injection, 6 lbs of sodium bicarbonate added
6/21/2004	15a	0	264	0.0	264	66	10	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
6/28/2004	16	35	229	13.3	264	53	22	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
7/26/2004	17	35	229	13.3	264	38	37	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
8/30/2004	18	35	229	13.3	264	44	33	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
10/1/2004	19	35	229	13.3	264	53	37	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
11/8/2004	20	35	229	13.3	264	38	35	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
12/13/2004	21	40	1360	2.9	1400	45	34	Vacuum on well head after injection, 10 lbs of sodium bicarbonate added
1/26/2005	22	40	1360	2.9	1400	50	34.2	Vacuum on well head after injection
3/9/2005	23	40	760	5.0	800	36	12	Vacuum on well head after injection
5/5/2005	24	165	7231	2.23	7396	15	0	Vacuum on well head after injection
5/12/2005	24a	3.3	163.7	2.0	167	8	7	
6/21/2005	25	171	8412	2.3	8584	15	0	Vacuum on well head after injection
8/15/2005	26	167	7334	2.22	7501	18.5	13	
10/18/2005	27	92	7408	1.23	7500	23.4	10	10psi @ start, 20psi @ end
12/21/2005	28	92	7408	1.23	7500	25	0	
2/15/2006	29	92	7408	1.23	7500	14.5	30	
4/19/2006	30	92	7408	1.23	7500	14.7	20	10psi @ start, 20psi @ end
7/3/2006	31	167	7334	2.2	7500	16.7	30	10psi @ start, 30psi @ end
11/14/2006	32	167	7333	2.22	7500	10	20	10psi @ start, 20psi @ end
1/23/2007	33	167	7333	2.23	7500	10	10	8psi to start , 10psi @ end

Summary of Reagent Injection Parameters, Injection Well IW-13, 25 Melville Park Road, Melville, New York.

Injection Start Date	Injection No.	Raw Molasses Volume (gallons)	Water Volume (gallons)	Solution Strength (%)	Volume Injected (gallons)	Injection Flowrate (gpm)	Injection Pressure (psi)	Notes and Observations
3/27/2007	34	167	7333	2.23	7500	7	~20	0psi @ start, 20psi @ end
6/14/2007	35	163	7237	2.23	7400	12	5	
9/15/2007	36	177.5	7323	2.23	7500	20.8	1	
12/14/2007	37	167	7333	2.23	7500	16	4	
3/18/2008	38	167	7333	2.23	7500	15	0	
6/17/2008	39	166	7334	2.22	7500	16	0	Vacuum on well head after injection 15 psi @ start 20 gpm, after 10 minutes 10 psi @ 10 gpm
9/16/2008	40	166	7334	2.22	7500	15	0	
12/23/2008	41	166	7334	2.22	7500	15	0	
3/24/2009	42	166	7334	2.22	7500	10.3	~10	
6/23/2009	43	166	7334	2.22	7500	16	7	
9/16/2009	44	166.5	7334	2.22	7500	20	5	6.5 psi @ start then vacuum Raw molasses volumes estimated due to molasses flow meter failure
1/5/2010	45	166.5	7334	2.22	7500	18	0	
5/5/2010	46	142	9384	1.49	9526	13	0	
9/16/2010	47	167	7334	2.22	7500	12	0	
2/9/2011	48	170	8130	2.04	8300	9	0	
7/19/2011	49	167	7334	2.22	7500	15	0	
11/2/2011	50	167	7334	2.22	7500	10	0	

Summary of Reagent Injection Parameters, Injection Well IW-14, 25 Melville Park Road, Melville, New York.

Injection Start Date	Injection No.	Raw Molasses Volume (gallons)	Water Volume (gallons)	Solution Strength (%)	Volume Injected (gallons)	Injection Flowrate (gpm)	Injection Pressure (psi)	Notes and Observations
8/14/2003	1	26.4	237.8	10.0	264	50	0	Vacuum on well head after injection
8/28/2003	2	26.4	237.8	10.0	264	66	14	Vacuum on well head after injection
9/11/2003	3	26.4	237.8	10.0	264	44	30	Vacuum on well head after injection
9/29/2003	4	40	224	15.2	264	66	10	Vacuum on well head after injection, 25 lbs of sodium bicarbonate added
10/13/2003	5	52.8	211.2	20.0	264	44	27	Vacuum on well head after injection, 25 lbs of sodium bicarbonate added
10/27/2003	6	40	224	15.2	264	44	34	Vacuum on well head after injection, 25 lbs of sodium bicarbonate added
11/17/2003	7	35	229	13.3	264	44	29	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
12/8/2003	8	35	229	13.3	264	44	28	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
12/29/2003	9	35	229	13.3	264	53	28	Vacuum on well head after injection, 13 lbs of sodium bicarbonate added
1/21/2004	10	35	229	13.3	264	53	32	Vacuum on well head after injection, 13 lbs of sodium bicarbonate added
2/10/2004	11	35	229	13.3	264	38	32.5	Vacuum on well head after injection, 13 lbs of sodium bicarbonate added
3/8/2004	12	35	229	13.3	264	44	35	Vacuum on well head after injection, 13 lbs of sodium bicarbonate added
4/5/2004	13	35	229	13.3	264	38	38	Vacuum on well head after injection, 13 lbs of sodium bicarbonate added
5/3/2004	14	35	229	13.3	264	44	34	Vacuum on well head after injection, 6 lbs of sodium bicarbonate added
6/1/2004	15	35	229	13.3	264	66	24.5	Vacuum on well head after injection, 6 lbs of sodium bicarbonate added
6/21/2004	15a	0	264	0.0	264	66	0	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
6/28/2004	16	35	229	13.3	264	53	23	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
7/26/2004	17	35	229	13.3	264	24	30	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
8/30/2004	18	35	229	13.3	264	53	6	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
10/1/2004	19	35	229	13.3	264	53	27	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
11/8/2004	20	35	229	13.3	264	53	36	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
12/15/2004	21	40	1360	2.9	1400	56	28	Vacuum on well head after injection, 10 lbs of sodium bicarbonate added
1/28/2005	22	40	1360	2.9	1400	78	14.8	Vacuum on well head after injection
3/9/2005	23a	8.8	167.2	5.0	176	35	0	Vacuum on well head after injection
3/10/2005	23b	60	620	8.8	680	68	10	
5/4/2005	24	98	4302	2.23	4400	24	0	Vacuum on well head after injection
5/12/2005	24a	3.3	163.7	2.0	167	8	5	
6/20/2005	25	113	4710	2.3	4823	14	5	Vacuum on well head after injection
8/15/2005	26	111	4889	2.22	5000	16.3	0	Vacuum on well head after injection
10/18/2005	27	62	4938	1.24	5000	11.4	0	Vacuum on well head after injection
12/21/2005	28	79	6271	1.24	6350	25	0	0psi @ start, 10psi @ end
2/15/2006	29	62	4938	1.23	5000	22	0	0psi @ start, 10psi @ end
4/19/2006	30	62	4938	1.23	5000	25	0	
7/3/2006	31	111	4939	2.23	5000	20	0	
11/14/2006	32	111	4889	2.22	5000	28	0	0psi @ start, 10psi @ end

Summary of Reagent Injection Parameters, Injection Well IW-14, 25 Melville Park Road, Melville, New York.

Injection Start Date	Injection No.	Raw Molasses Volume (gallons)	Water Volume (gallons)	Solution Strength (%)	Volume Injected (gallons)	Injection Flowrate (gpm)	Injection Pressure (psi)	Notes and Observations
1/23/2007	33	111	4889	2.22	5000	22	8	8psi @ start , 10psi @end
3/27/2007	34	111	4889	2.22	5000	24	~5	0psi @ start, 10psi @ end
6/13/2007	35	111	4889	2.22	5000	15	4	
9/18/2007	36	111	4889	2.22	5000	18	0	
12/14/2007	37	111	4889	2.22	5000	25	4	
3/18/2008	38	111	4889	2.22	5000	20-25	0	
6/18/2008	39	133	5866	2.22	6000	18	0	
9/16/2008	40	111	4889	2.22	5000	12	0	
12/24/2008 ⁽¹⁾	41	111	4889	2.22	5000	21	0	Vacuum on well head after injection
3/25/2009	42	111	4889	2.22	5000	24	0	
6/25/2009	43	111	4889	2.22	5000	20	10	
9/17/2009	44	111	4889	2.22	5000	21	0	
1/7/2010	45	111	4889	2.22	5000	22	0	
5/6/2010	46	111	4889	2.22	5000	22	0	
9/16/2010	47	111	4889	2.22	5000	18	0	
2/9/2011	48	139	6461	2.10	6600	12	0	
7/20/2011	49	164	7236	2.22	7400	20	0	10 psi @ start then drop to 0 psi
11/3/2011	50	153	6747	2.22	6900	20	0	

Notes:

1. Approximately 2,450 gallons of dilute molasses rinse water injected into well following primary injection.

Summary of Reagent Injection Parameters, Injection Well IW-15, 25 Melville Park Road, Melville, New York.

Injection Start Date	Injection No.	Raw Molasses Volume (gallons)	Water Volume (gallons)	Solution Strength (%)	Volume Injected (gallons)	Injection Flowrate (gpm)	Injection Pressure (psi)	Notes and Observations
8/14/2003	1	26.4	237.8	10.0	264	45	11	Vacuum on well head after injection
8/28/2003	2	26.4	237.8	10.0	264	53	30	Vacuum on well head after injection
9/11/2003	3	26.4	237.8	10.0	264	38	37	Vacuum on well head after injection
9/29/2003	4	40	224	15.2	264	26	35	Vacuum on well head after injection, 25 lbs of sodium bicarbonate added
10/13/2003	5	52.8	211.2	20.0	264	26	30	Vacuum on well head after injection, 25 lbs of sodium bicarbonate added
10/27/2003	6	40	224	15.2	264	26	32	Vacuum on well head after injection, 25 lbs of sodium bicarbonate added
11/17/2003	7	35	229	13.3	264	38	28	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
12/8/2003	8	35	229	13.3	264	26	--	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
12/29/2003	9	35	229	13.3	264	24	39	Vacuum on well head after injection, 13 lbs of sodium bicarbonate added
1/21/2004	10	35	229	13.3	264	29	40	Vacuum on well head after injection, 13 lbs of sodium bicarbonate added
2/10/2004	11	35	229	13.3	264	16	38	Vacuum on well head after injection, 13 lbs of sodium bicarbonate added
3/8/2004	12	35	229	13.3	264	17	40	Vacuum on well head after injection, 13 lbs of sodium bicarbonate added
4/5/2004	13	35	229	13.3	264	33	38	Low vacuum on well head after injection, 13 lbs of sodium bicarbonate added
5/3/2004	14	35	229	13.3	264	16	40	Vacuum on well head after injection, 6 lbs of sodium bicarbonate added
6/1/2004	15	35	229	13.3	264	53	18	Vacuum on well head after injection, 6 lbs of sodium bicarbonate added
6/21/2004	15a	0	264	0.0	264	26	18	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
6/28/2004	16	35	229	13.3	264	66	20.5	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
7/26/2004	17	35	229	13.3	264	44	24.5	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
8/30/2004	18	35	229	13.3	264	53	21	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
10/1/2004	19	35	229	13.3	264	53	22	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
11/8/2004	20	35	229	13.3	264	53	27.5	Vacuum on well head after injection, 26 lbs of sodium bicarbonate added
12/14/2004	21	40	1360	2.9	1400	47	30	Vacuum on well head after injection, 10 lbs of sodium bicarbonate added
1/26/2005	22	40	1360	2.9	1400	67	12.2	Vacuum on well head after injection
3/9/2005	23a	8.9	170.1	5.0	179	36	0	Vacuum on well head after injection
3/10/2005	23b	50	630	7.4	680	59	7	
5/3/2005	24	111	4899	2.22	5000	22	0	Vacuum on well head after injection
5/12/2005	24a	3.3	163.7	2.0	167	11	0	
6/20/2005	25	113	4658	2.4	4770	14	0	Vacuum on well head after injection
8/15/2005	26	111	4889	2.22	5000	16.3	0	Vacuum on well head after injection
10/18/2005	27	62	4938	1.24	5000	11.4	0	Vacuum on well head after injection
12/21/2005	28	79	6271	1.24	6350	25	8	
2/14/2006	29	62	4938	1.23	5000	34	0	Vacuum on well head after injection
4/21/2006	30	62	4938	1.23	5000	25	0	
6/30/2006	31	111	4889	2.22	5000	28	0	Vacuum on well head after injection
11/14/2006	32	111	4889	2.22	5000	24	0	Vacuum on well head after injection

Summary of Reagent Injection Parameters, Injection Well IW-15, 25 Melville Park Road, Melville, New York.

Injection Start Date	Injection No.	Raw Molasses Volume (gallons)	Water Volume (gallons)	Solution Strength (%)	Volume Injected (gallons)	Injection Flowrate (gpm)	Injection Pressure (psi)	Notes and Observations
1/23/2007	33	111	4889	2.22	5000	24	0	Vacuum on well head after injection
3/27/2007	34	111	4889	2.22	5000	19	0	Vacuum on well head after injection
6/14/2007	35	112	4988	2.22	5100	21	0	
9/19/2007	36	111	4889	2.22	5000	27	0	
12/14/2007	37	111	4889	2.22	5000	23	0	
3/18/2008	38	111	4889	2.22	5000	20-15	0	
6/17/2008	39	133	5867	2.22	6000	15	0	
9/16/2008	40	111	4889	2.22	5000	15	0	
12/19/2008	41	111	4889	2.22	5000	18	0	Vacuum on well head after injection
3/25/2009	42	111	4889	2.22	5000	17-18	5	
6/25/2009	43	111	4889	2.22	5000	20	10	
9/17/2009	44	111	4889	2.22	5000	21	0	
1/7/2010	45	111	4889	2.22	5000	24	10	
5/6/2010	46	111	4889	2.22	5000	24	0	
9/17/2010	47	111	4889	2.22	5000	19	0	
2/9/2011	48	168	7532	2.18	7700	15	0	
7/20/2011	49	160	7040	2.22	7200	23	0	10 psi @ start then drop to 0 psi
11/3/2011	50	147	6453	2.22	6600	19	0	

Summary of Reagent Injection Parameters, Injection Well IW-16, 25 Melville Park Road, Melville, New York.

Injection Start Date	Injection No.	Raw Molasses Volume (gallons)	Water Volume (gallons)	Solution Strength (%)	Volume Injected (gallons)	Injection Flowrate (gpm)	Injection Pressure (psi)	Notes and Observations
8/14/2003	1	19	172	9.9	191	40	0	Vacuum on well head after injection
8/28/2003	2	19	172	9.9	191	48	0	Vacuum on well head after injection
9/11/2003	3	19	172	9.9	191	64	0	Vacuum on well head after injection
9/29/2003	4	19	172	9.9	191	48	0	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
10/13/2003	5	25.5	166.5	13.3	192	48	4.3	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
10/27/2003	6	19	172	9.9	191	48	2.5	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
11/17/2003	7	19	172	9.9	191	64	2	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
12/8/2003	8	25.5	166.5	13.3	192	64	4	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
12/29/2003	9	25.5	165.5	13.4	191	64	6	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
1/19/2004	10	25.5	165.5	13.4	191	64	4.5	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
2/10/2004	11	25.5	165.5	13.4	191	27	3	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
3/8/2004	12	25.5	165.5	13.4	191	64	7	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
4/5/2004	13	25.5	165.5	13.4	191	64	0	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
5/3/2004	14	25.5	165.5	13.4	191	64	0	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
6/1/2004	15	25.5	165.5	13.4	191	38	0	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
6/21/2004	15a	0	191	0.0	191	48	0	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
6/28/2004	16	25.5	165.5	13.4	191	64	0	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
7/26/2004	17	25.5	165.5	13.4	191	64	0	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
8/30/2004	18	25.5	165.5	13.4	191	64	0	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
10/1/2004	19	25.5	165.5	13.4	191	64	0	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
11/8/2004	20	25.5	165.5	13.4	191	64	0	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
12/13/2004	21	26	874	2.9	900	72	0	Vacuum on well head after injection, 10 lbs of sodium bicarbonate added
1/26/2005	22	26	874	2.9	900	64	0	
3/9/2005	23	25	475	5.0	500	33	0	Vacuum on well head after injection
5/4/2005	24	111	4889	2.22	5000	15.9	0	
5/12/2005	24a	3.3	163.7	2.0	167	9	3.5	
6/21/2005	25	111	5452	2.3	5563	10	0	Vacuum on well head after injection
8/15/2005	26	111	4889	2.22	5000	16.4	0	Vacuum on well head after injection
10/17/2005	27	62	4938	1.24	5000	16.5	0	Vacuum on well head after injection
12/22/2005	28	79	6271	1.24	6350	25	0	Vacuum on well head after injection
4/21/2006	29	62	4938	1.24	5000	24	0	Vacuum on well head after injection
6/30/2006	30	167	7333	2.22	7500	18	0	Vacuum on well head after injection
11/15/2006	31	167	7333	2.22	7500	40	0	Vacuum on well head after injection
1/24/2007	32	167	7333	2.23	7500	25	0	Vacuum on well head after injection
3/28/2007	33	167	7333	2.23	7500	23	0	

Summary of Reagent Injection Parameters, Injection Well IW-16, 25 Melville Park Road, Melville, New York.

Injection Start Date	Injection No.	Raw Molasses Volume (gallons)	Water Volume (gallons)	Solution Strength (%)	Volume Injected (gallons)	Injection Flowrate (gpm)	Injection Pressure (psi)	Notes and Observations
6/14/2007	34	167	7333	2.23	7500	25	0	
9/15/2007	35	178	7322	2.23	7500	15	0	
12/14/2007	36	167	7333	2.23	7500	14	5	
3/18/2008	37	167	7333	2.23	7500	15	0	
6/17/2008	38	167	7334	2.22	7500	13	0	
9/16/2008	39	167	7334	2.22	7500	13-20	10-0	
12/24/2008 ⁽¹⁾	40	167	7334	2.22	7500	21	0	Vacuum on well head after injection
3/25/2009	41	167	7334	2.22	7500	20	0	
6/24/2009	42	167	7334	2.22	7500	20	<5	
9/16/2009	43	167	7334	2.22	7500	20	0	
1/6/2010	44	167	7334	2.22	7500	18	0	
5/6/2010	45	167	7334	2.22	7500	18	0	
9/14/2010	46	167	7334	2.22	7500	15	0	
2/9/2011	47	170	8330	1.99	8500	16	0	
7/20/2011	48	167	7334	2.22	7500	19	0	
11/1/2011	49	167	7334	2.22	7500	19	0	

Notes:

1. Approximately 2,450 gallons of dilute molasses rinse water injected into well following primary injection.

Summary of Reagent Injection Parameters, Injection Well MW-12, 25 Melville Park Road, Melville, New York.

Injection Start Date	Injection No.	Raw Molasses Volume (gallons)	Water Volume (gallons)	Solution Strength (%)	Volume Injected (gallons)	Injection Flowrate (gpm)	Injection Pressure (psi)	Notes and Observations
8/28/2003	2	4	36	10	40	40	0	Vacuum on well head after injection
9/11/2003	3	4	36	10	40	40	0	Vacuum on well head after injection
9/29/2003	4	4	36	10	40	40	0	Vacuum on well head after injection, 4 lbs of sodium bicarbonate added
10/13/2003	5	4	36	10	40	20	0	Vacuum on well head after injection, 4 lbs of sodium bicarbonate added
10/27/2003	6	19	172	10	191	32	18	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
11/17/2003	7	19	172	10	191	48	3	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
12/8/2003	8	25.5	166.5	13	192	38	2	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
12/29/2003	9	25.5	165.5	13	191	64	0	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
1/21/2004	10	25.5	165.5	13	191	24	0	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
2/10/2004	11	25.5	165.5	13	191	64	0	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
3/8/2004	12	25.5	165.5	13	191	48	0	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
4/5/2004	13	25.5	165.5	13	191	48	0	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
5/3/2004	14	25.5	165.5	13	191	48	0	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
6/1/2004	15	25.5	165.5	13	191	64	0	Vacuum on well head after injection, 9 lbs of sodium bicarbonate added
6/21/2004	15a	0	191	0	191	64	0	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
6/28/2004	16	25.5	165.5	13	191	64	0	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
7/26/2004	17	25.5	165.5	13	191	38	7	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
8/30/2004	18	25.5	165.5	13	191	32	10	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
10/1/2004	19	25.5	165.5	13	191	64	0	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added
11/8/2004	20	25.5	165.5	13	191	64	0	Vacuum on well head after injection, 19 lbs of sodium bicarbonate added

Summary of Reagent Injection Parameters, Injection Well IW-24, 25 Melville Park Road, Melville, New York.

Injection Start Date	Injection No.	Raw Molasses Volume (gallons)	Water Volume (gallons)	Solution Strength (%)	Volume Injected (gallons)	Injection Flowrate (gpm)	Injection Pressure (psi)	Notes and Observations
6/17/2008	1	266	11734	2.22	12000	15	10	
9/16/2008	2	222	9778	2.22	10000	15	4	
12/22/2008	3	222	9778	2.22	10000	18	0	Vacuum on well head after injection
3/24/2009	4	222	9778	2.22	10000	19	0	
6/23/2009	5	222	9778	2.22	10000	20	0	
9/15/2009	6	222	9778	2.22	10000	24	0	
1/5/2010	7	222	9778	2.22	10000	22	0	
5/5/2010	8	175	11839	1.45	12014	26	0	
9/14/2010	9	222	9778	2.22	10000	18	0	
2/9/2011	10	199	9802	1.99	10000	12	0	Raw molasses volumes estimated due to molasses flow meter failure
7/19/2011	11	222	9778	2.22	10000	18	0	
11/1/2011	12	222	9778	2.22	10000	13	0	

Summary of Reagent Injection Parameters, Injection Well IW-26, 25 Melville Park Road, Melville, New York.

Injection Start Date	Injection No.	Raw Molasses Volume (gallons)	Water Volume (gallons)	Solution Strength (%)	Volume Injected (gallons)	Injection Flowrate (gpm)	Injection Pressure (psi)	Notes and Observations
12/22/2005	1	124	9876	1.24	10000	30	0	Vacuum on well head after injection
2/14/2006	2	124	9876	1.24	10000	30	0	Vacuum on well head after injection
4/19/2006	3	123	9877	1.24	10000	19.6	0	Vacuum on well head after injection
6/30/2006	4	222	9778	2.22	10000	20.6	0	Vacuum on well head after injection
9/7/2006	5	222	9778	2.22	10000	30	0	Vacuum on well head after injection
12/8/2006	6	222	9778	2.22	10000	30	0	Vacuum on well head after injection
1/24/2007	7	222	9778	2.22	10000	28	0	Vacuum on well head after injection
3/27/2007	8	222	9778	2.22	10000	30	0	Vacuum on well head after injection
6/13/2007	9	222	9778	2.22	10000	25	0	
9/18/2007	10	222	9778	2.22	10000	17	0	
12/19/2007	11	222	9778	2.22	10000	17	0	
3/19/2008	12	222	9778	2.22	10000	20-25	0	

Summary of Reagent Injection Parameters, Injection Well IW-27, 25 Melville Park Road, Melville, New York.

Injection Start Date	Injection No.	Raw Molasses Volume (gallons)	Water Volume (gallons)	Solution Strength (%)	Volume Injected (gallons)	Injection Flowrate (gpm)	Injection Pressure (psi)	Notes and Observations
12/21/2005	1	124	9876	1.24	10000	30	0	Vacuum on well head after injection
2/15/2006	2	124	9876	1.24	10000	30	0	Vacuum on well head after injection
4/21/2006	3	123	9877	1.23	10000	23	0	Vacuum on well head after injection
7/3/2006	4	222	9778	2.22	10000	27.7	0	Vacuum on well head after injection
9/7/2006	5	222	9778	2.22	10000	30	0	Vacuum on well head after injection
12/8/2006	6	222	9778	2.22	10000	30	0	Vacuum on well head after injection
1/23/2007	7	222	9778	2.22	10000	25	0	Vacuum on well head after injection
3/28/2007	8	222	9778	2.22	10000	18	0	Vacuum on well head after injection
6/13/2007	9	226	10024	2.22	10250	13	8	
9/15/2007	10	222	8037	2.22	8259	26	0	
12/19/2007	11	222	9778	2.22	10000	16	0	
3/18/2008	12	222	9778	2.22	10000	22	10	
6/17/2008	13	266	11734	2.22	12000	15-20	0	
9/16/2008	14	222	9778	2.22	10000	15	0	
12/22/2008	15	222	9778	2.22	10000	22	0-16	
3/24/2009	16	222	9778	2.22	10000	25	0	10 psi @ start then vacuum
6/23/2009	17	222	9778	2.22	10000	19	5	
9/15/2009	18	222	9778	2.22	10000	25	4	Pressure at 20 psi on startup
1/6/2010	19	222	9778	2.22	10000	21	0	
5/5/2010	20	175	11840	1.45	12015	26	0	
9/14/2010	21	222	9778	2.22	10000	18	0	7.5 psi @ start then vacuum
2/9/2011	22	199	9802	1.99	10000	13	0	Raw molasses volumes estimated due to molasses flow meter failure
7/19/2011	23	222	9778	2.22	10000	17	0	
11/1/2011	24	222	9778	2.22	10000	16	0	