Request for Proposals ("RFP") for:
COMMERCIAL DEVELOPMENT PROJECT
Prospect and Brooklyn Avenue
Westbury, New York 11590
Issued: July 23, 2015

APPENDIX A

DUE DILIGENCE BOOKLET

Town of North Hempstead
Town of North Hempstead Community Development Agency
51 Orchard Street
Roslyn Heights, New York 11590

TABLE OF CONTENTS

I.	VISION PLAN	2
II.	URBAN RENEWAL PLAN	2
III.	DEVELOPER DISCLOSURE AND QUALIFICATION FORM	3
IV.	LAND DISPOSITION AGREEMENT	4
V.	ADDENDA ACKNOWLEDGEMENT	5
VI.	MAJOR HIGHWAY LOCATIONS	6
VII.	SITE LOCATION MAP	7
VIII.	985 PROSPECT AVE PROPERTY INFORMATION	8
IX.	987 PROSPECT AVE PROPERTY INFORMATION	9
X.	215 BROOKLYN AVE PROPERTY INFORMATION	10

I. NEW CASSEL VISION PLAN

http://www.northhempstead.com/New-Cassel-Vision-Documents

II. DESIGN PRINCIPLES

http://www.northhempsteadny.gov/ftp/ourcommunity/newcassel/urp.html

III. REDEVELOPER DISCLOSURE STATEMENT

HUD-6004
(9-69)

PART I
REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE

A. REDEVELOPER OF LAND

1. a. Name of Redeveloper:
   b. Address (City, State, Zip code) of Redeveloper:
   c. IRS Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from: _____
   name of local public agency
   in _____ in the city of
   name of urban renewal or redevelopment area

   in the city of _____, State of _____, is described as follows[2]:

   _____

   _____

   _____

3. If Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:
   state

   ☐ A corporation

   ☐ A non-profit or charitable institution or corporation

   ☐ A partnership known as _____

   ☐ A business association or joint venture known as _____

   ☐ A Federal, State, or local government or instrumentality thereof.

   ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

---

[1] If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

[2] Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

5. Names, addresses, title of position (if any), and nature and extent of interest of the officers and principal members, shareholders, and investors of the Redeveloper, other a government agency or instrumentality, are set forth as follows:

a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class stock.

b. If the Redeveloper is a non-profit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.

c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.

d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.

e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

Name, address, and zip code	Position, Title, Percent of Interest or Description of Character/Extent of Interest.

6. Name, address and nature and extent of interest of each person or entity[1] (not named in response to Item 5) who has beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper *(for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper)*

Name, address, and zip code	Position, Title, Percent of Interest or Description of Character/Extent of Interest.

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION
(The Redeveloper is to furnish the following information, but ONLY if land is to be redeveloped or rehabilitated in

[1] If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities and Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and Items 6 and 7 is not required to be furnished.

whole or in part for RESIDENTIAL purposes)

1. State the Redeveloper's estimates, exclusive of payment for the land for:

a. Cost of any residential redevelopment _____
b. Cost per dwelling unit of any residential redevelopment _____
c. Total cost of any residential rehabilitation _____
d. Cost per dwelling unit of any residential rehabilitation _____

2.a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

Type and size of dwelling unit	Estimated Average Monthly Rental	Estimated Average Sale Price

b. State the utilities and parking facilities, if any, included in the foregoing estimates and rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sale prices:

CERTIFICATION

I (We)[1] _____ certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of our(my) knowledge and belief.[2]

Dated _____	Dated _____
_____	_____
Signature	Signature
_____	_____
Title	Title
_____	_____
Address and Zip Code	Address and Zip Code

[1] If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

[2] Penalty for False Certification Section 1001, Title 18 of the U.S. Code provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

HUD-6004
(9-69)

PART II

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For confidential official use of the local public agency and the Department of Housing and Urban Development. Do not Transmit to HUD unless requested or Item 8b is answered "yes".)

1. a. Name of Redeveloper:
   b. Address (City, State, Zip code) of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from: _____
   name of local public agency
   in _____ in the city of
   name of urban renewal or redevelopment area

   in the city of _____, State of _____, is described as follows[1]:

   _____

   _____

   _____

3. Is the Redeveloper a subsidiary of or affiliated with any corporation or any other firm or firm?
   _____ Yes _____ No

   If "Yes", list each such corporation or firm by name and address, specify its relationship to the Redeveloper and identify the officers, directors or trustees common to the Redeveloper and such other corporation or firm.

4.a. The financial condition of the Redeveloper, as of _____(date) is as reflected in the attached financial statement
   (NOTE: Attach to this statement a certified financial statement showing the assets and liabilities *including contingent liabilities* fully itemized in accordance with accepted accounting standards and based upon a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based.

---

[1] Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land :

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

Name, address and zip code of Bank	Amount
	$

b. By loans from affiliated or associated corporations or firms:

Name, address and zip code of Source	Amount
	$

c. By sale of readily salable assets:

Description	Market Value	Mortgages or Liens
	$	$

7. Names and addresses of bank references

8.a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in response to Items 5, 6 and 7 of the *Redeveloper's Statement for Public Disclosure* and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years?

If "Yes", give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of a felony within the past 10 years?

_____ Yes _____ No

If "Yes", give for each case (1) date, (2) charge, (3) place, (4) Court and (5) action taken. Attach any explanation deemed necessary.

9.a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position and a brief description of

work:

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended in which the Redeveloper or any of the principals of the Redeveloper is or has been a redeveloper, or a stockholder, officer, director or trustee, or partner of such redeveloper:

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into contract after an award has been made, or failed to complete a construction or development contract? _____ Yes _____ No
If "Yes", explain.

c. Total amount of construction or development work performed by such contractor or builder during the last three years? $_____

General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

Identification of Contract or Development	Location	Amount	Completed	Date to be
			$	

e. Outstanding construction-contract bids for such contractor or builder:

Awarding Agency	Amount	Date Opened

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment and the general experience of the contractor:

13.a, Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the local public agency who exercises any functions or responsibilities in connection with the carrying out of the project under which land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

_____ Yes _____ No

If "Yes", explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

_____ Yes _____ No

If "Yes", explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item, 4a) are attached hereto and hereby made a part of hereof as follows:

CERTIFICATION

I (We)[1] _____ certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of our(my) knowledge and belief.[2]

Dated _____	Dated _____
_____ Signature	_____ Signature
_____ Title	_____ Title
_____ Address and Zip Code	_____ Address and Zip Code

[1] If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

[2] Penalty for False Certification Section 1001, Title 18 of the U.S. Code provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

IV. LAND DISPOSITION AGREEMENT

LAND DISPOSITION AGREEMENT

between

TOWN OF NORTH HEMPSTEAD
COMMUNITY DEVELOPMENT AGENCY

and

_____, LLC/LP/INC./CORP.

Date of Agreement: as of _____ __, 2015

Section 11, Block 10, Lots 45 Section 11, Block 10, Lots 46; and Section 11, Block 10, Lots 29, 30 and 31 on Nassau County Land and Tax Map.

985 Prospect Avenue, 987 Prospect Avenue, 215 Brooklyn Avenue New Cassel, NY

TABLE OF CONTENTS

1. **SALE OF PREMISES**. 4
2. **CONSIDERATION**. 4
3. **TIME FOR COMMENCEMENT AND COMPLETION OF PROJECT IMPROVEMENTS.** 5
4. **CLOSING**. 5
5. **ASSESSMENTS FOR PUBLIC IMPROVEMENTS; NOTICES OF VIOLATIONS**. 5
6. **REPRESENTATIONS AND WARRANTIES OF PURCHASER** 6
7. "**AS IS**". 7
8. **RISK OF LOSS**. 9

18. **PERIOD OF DURATION OF COVENANT ON USE.** 9

19. **CONSTRUCTION DOCUMENTS; CONSTRUCTION OF PROJECT IMPROVEMENTS; CERTIFICATE OF COMPLIANCE** 9

21. **PROHIBITIONS AGAINST ASSIGNMENT AND TRANSFER** 17

22. **NOTICES**. 22

24. **ADDITIONAL COVENANTS** 23

25. **MORTGAGE FINANCING; RIGHTS OF MORTGAGEES** 24

26. Intentionally Deleted

27. **BINDING EFFECT**. 27

28. **ESCROW**. 27

29. **MISCELLANEOUS PROVISIONS**. 29

LAND DISPOSITION AGREEMENT (this "Contract"), made as of this _____ day of_____, 2015, by and between the **TOWN OF NORTH HEMPSTEAD COMMUNITY DEVELOPMENT AGENCY**, a public benefit corporation of the State of New York ("Agency"), with offices at 51 Orchard Street, Roslyn Heights, New York 11577, Attention: Executive Director and **_____, LLC./LP/INC./CORP,** a New York_____, having an address at _____ ("Purchaser").

W I T N E S S E T H

WHEREAS, Agency is the owner in fee simple of the premises, including the land and the building and improvements situated thereon, if any, described in Schedule "A" attached hereto and made a part hereof;

WHEREAS, in furtherance of the objectives of Articles 15 and XV-A of the General Municipal Law of the State of New York, as amended (the "GML"), Agency has undertaken a program for the acquisition, clearance, re-planning, reconstruction and neighborhood rehabilitation of slum and blighted areas in the unincorporated hamlet of New Cassel, within the Town of North Hempstead (the "Town"), State of New York ("State"), and in connection therewith has been engaged in carrying out an urban renewal project known as the "New Cassel Urban Renewal Plan"; and

WHEREAS, in accordance with Section 504 of Article 15 of the GML, the Town Board of the Town of North Hempstead (hereinafter called the "Town Board "), by Resolution No. 245-2003, duly adopted at its meeting held on June 24, 2003, found that the area identified as Census Tract 3042.01, which consists of land bounded by the Wantagh State Parkway on the east, Brush Hollow Road and Union Avenue on the west, School Street on the west and Railroad Avenue on the south (the "Project Area") is appropriate for urban renewal pursuant to Section 502 (3) of the GML, and designated the Project Area as the "New Cassel Urban Renewal Area" pursuant to Section 504 of the GML; and

WHEREAS, pursuant to Resolution No. 245-2003, duly adopted by the Town Board at its meeting held on June 24, 2003, the Board also authorized the Town Department of Planning and

Economic Development, now referred to as the Department of Planning and Environmental Protection, to prepare or cause to be prepared an urban renewal plan for the New Cassel Urban Renewal Area (the "Urban Renewal Plan"), pursuant to Section 505 (1) of the GML; and

WHEREAS, pursuant to Resolution No. 246-2003, duly adopted by the Town Board at its meeting held on June 24, 2003, and Resolution No. 263-2003, duly adopted by the Town Board at its meeting held on July 15, 2003, the Town Board authorized the holding of a public hearing on August 12, 2003 to consider the Urban Renewal Plan; and

WHEREAS, to give notice of the public hearing and the intention of the Town Board to consider the Urban Renewal Plan in accordance with Article 2 of the Eminent Domain Procedure Law (the "EDPL"), the Town Clerk, in accordance with Article 2 of the EDPL, published notice of same in editions of *Newsday*, a newspaper of general circulation throughout the Town, published on July 28-31, 2003 and on August 1, 2003, and the Town Attorney's office prepared and mailed letters addressed to each of the owners of properties listed as properties that may be acquired by the Agency for redevelopment purposes, in order to inform said owners of said public hearing; and

WHEREAS, pursuant to Resolution No. 280-2003, duly adopted by the Town Board at its meeting held on August 12, 2003, the Town Board determined as follows: (i) the Town Board established itself as "lead agency" pursuant to the rules and regulations implementing the State Environmental Quality Review Act, as set forth in Section 617.6 (b)(1) of Title 6 of the Codes, Rules and Regulations of the State of New York ("NYCRR"); (ii) the Town Board adopted the determination of the Commissioner of Buildings, Planning and Economic Development that adoption of the Urban Renewal Plan is an "unlisted action" as defined in Section 617.2 (ak) of Title 6 of the NYCRR; (iii) for the reasons set forth in the Notice of Determination of Non-Significance prepared by the Commissioner of Buildings, Planning and Economic Development, the Town Board determined that the Urban Renewal Plan will not have a significant adverse impact on the environment pursuant to Section 617.7 of Title 6 of the NYCRR; (iv) pursuant to Section 505 (2) of the GML, the Urban Renewal Plan complies with the provisions of Section 502 (7) of the GML, and conforms to the finding made by the Town Board that the Project Area is appropriate for urban renewal pursuant to Section 502 (3) of the GML; (v) pursuant to Section 505 (3) of the GML, the Town Board approved and adopted the Urban Renewal Plan; (vi) the Town Board determined, pursuant to Section 505 (4) of the GML, (a) the Project Area is a substandard or unsanitary area, or is in danger of becoming a substandard or unsanitary area and tends to impair or arrest the sound

growth and development of the Town, (b) the financial aid to be provided to the Town is necessary to enable projects to be undertaken in accordance with the Urban Renewal Plan, (c) the Urban Renewal Plan affords maximum opportunity to private enterprise, consistent with the sound needs of the Town as a whole, for the undertaking of an urban renewal plan, (d) the Urban Renewal Plan conforms to the Town's 1989 Master Plan, (e) there is a feasible method for the relocation of families and individuals displaced from the Project Area into decent, safe and sanitary dwellings, which are or will be provided in the Project Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of such families or individuals, and reasonably accessible to their places of employment, and (f) the undertaking and carrying out of the urban renewal activities is in the best public interest and will not cause any additional or increased hardship to the residents of the Project Area; and

WHEREAS, pursuant to Resolution No. 280-2003, duly adopted by the Town Board at its meeting held on August 12, 2003, the Town Board also determined that, as a program or project that may involve the acquisition of certain properties for a public use, benefit or purpose, the Urban Renewal Plan constitutes a public project within the meaning of Section 103(G) of the EDPL, and the Board further determined, pursuant to Section 204 of the EDPL, that (i) the Urban Renewal Plan serves a public use, service or benefit, namely, the elimination of substandard conditions within the Project Area, the improvement of the condition of deteriorated or dilapidated buildings within the Project Area, the creation of new opportunities, the redevelopment of vacant, underutilized and deteriorated properties, the enhancement of the aesthetics and overall image of the Project Area, the improvement of public safety, the generation of economic activity and the improvement of community facilities; (ii) the Project Area has been selected for implementation of the Urban Renewal Plan for reasons reasonably related to the public use, service or benefit which the Urban Renewal Plan seeks to accomplish; and (iii) the Urban Renewal Plan will have a beneficial effect on the environment and residents of the Project Area; and

WHEREAS, pursuant to Resolution No. __ (2015) of the Agency and in accordance with subdivision 2 of Section 507 of Article 15 of the GML, as amended, Purchaser has been selected by Agency as a sponsor for the redevelopment of the Premises, and the members of the Agency have authorized the execution of this Contract.

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants herein set forth and other valuable consideration, the receipt, and sufficiency of which are hereby acknowledged, Agency and Purchaser hereby covenant and agree as follows:

1. **SALE OF PREMISES**.

Agency agrees to sell to Purchaser and Purchaser agrees to purchase from Agency, upon the terms and conditions set forth in this Contract, all of Agency's right, title, and interest in and to the following:

(a) The real property more particularly described in Schedule "A" attached hereto, together with all rights, alleys, streets, strips, gores, waters, privileges, appurtenances, advantages and easements belonging thereto or in any way appertaining thereto (collectively, the "Land");

(b) All right, title and interest of Agency, if any, in and to any buildings and improvements situated on the Land (the "Improvements");

(c) All right, title and interest of Agency, if any, in and to, any fixtures, equipment and other personal property attached or appurtenant to the Land or the Improvements; and

(d) All right, title and interest of Agency, if any, in and to any condemnation awards or tax certiorari awards.

The premises, estates and interests described in subparagraphs (a) through (d) of this Section 1, collectively, shall be hereinafter referred to as the "Premises".

2. **CONSIDERATION**. The minimum purchase price for the Premises is Four Hundred Thousand **($400,000.00) DOLLARS** (the "Purchase Price"), payable as follows:

(a) Simultaneously with the execution and delivery of this Contract, Purchaser has submitted a certified check which will be deposited with Harris Beach PLLC, , 333 Earle Ovington Blvd, Suite 901, Uniondale, New York 11553 (the "Escrow Agent"), an amount **equal to five(5%) percent of the Purchase Price, but in no event less than $20,000** (the "Contract Deposit") in the form of a certified check, subject to collection, payable to the order of the Escrow Agent in said capacity, and shall be held by the Escrow Agent in accordance with the provisions herein.

(b) At the Closing, Purchaser shall deliver to Agency the balance of the Purchase Price (subject to the prorations and adjustments as provided under this Contract), which payment shall be made by wire transfer of immediately available funds to a bank account designated by

Agency, or as Agency may otherwise direct.

3. **TIME FOR COMMENCEMENT AND COMPLETION OF PROJECT IMPROVEMENTS.**

The construction of the "Project Improvements", as defined in Section 19 (g) hereof, shall commence following the Purchaser securing governmental permits and approvals required for the commencement of construction of the Project Improvements, including, without limitation, those required by the Town of North Hempstead Department of Building Safety, Inspection and Enforcement (the "Town Building Department") pursuant to the Code of the Town of North Hempstead (the "Town Code"), and, except as otherwise provided in this Contract, shall be "Substantially Completed" within twelve (12) months after the date of delivery of the Deed. "Substantially Completed" is defined to mean when the only items to be completed with respect to the construction of the Project Improvements are those which do not materially interfere with the contemplated use of the Premises as set forth in this Contract.

4. **CLOSING**.

The settlement and delivery of the Deed and the closing of title (the "Closing") shall be held no later than thirty (30) calendar days after the receipt by Purchaser of permits and approvals issued by the Town Building Department necessary to commence construction of the Project Improvements (the "Closing Date"), at 10:00 a.m., in the offices of the Agency's attorney, Harris Beach PLLC, 333 Earle Ovington Blvd, Suite 901, Uniondale, New York 11553.

5. **ASSESSMENTS FOR PUBLIC IMPROVEMENTS; NOTICES OF VIOLATIONS**.

(a) If at the time of the delivery of the Deed, the Premises or any part thereof shall be or shall have been affected by an assessment or assessments which are or may become payable in installments, of which any installment is then a charge or lien, or has been paid, then for the purposes of this Contract (i) any installments which became due prior to the installment which is currently due shall be paid by Agency, (ii), the installment then due shall be apportioned between the parties hereto and (iii) all remaining unpaid installments, whether or not same is then a charge or lien, shall be for Purchaser's account and payable by Purchaser.

(b) If on or prior to the Closing, Agency shall receive a written notice of any Violation, Agency shall disclose the same to Purchaser and Agency shall have the right to adjourn the Closing Date for a period of up to thirty (30) days, or if such Violation may not reasonably be

cured within thirty (30) days, within such period as may be reasonably required for the Agency to cure the Violation (the "Violations Cure Period") to attempt to cure any such Violations. If Agency is unable to cure any such Violations within the Violations Cure Period, then Agency shall so notify Purchaser and Purchaser may elect either (i) to terminate this Contract by notice to Agency within five (5) business days of Purchaser's receipt of Agency's notice, or (ii) to accept the Premises subject to any such Violations and consummate the transaction as otherwise contemplated by this Contract. In the event Purchaser shall elect to terminate this Contract pursuant to and in accordance with the provisions of this Section 11, then this Contract shall automatically terminate and be deemed canceled and neither party hereto shall have any further liability or obligation to the other hereunder, except as otherwise expressly stated to survive such termination.

6. **REPRESENTATIONS AND WARRANTIES OF PURCHASER**

Purchaser hereby represents and warrants to Agency that:

(a) Purchaser is a corporation, sole proprietorship, limited liability company, general partnership or limited partnership duly organized, validly existing and in good standing under the laws of the State and is authorized to do business in the State.

(b) Purchaser has all requisite power and authority to enter into this Contract and to consummate the transactions herein described and no other consents or approvals by or from any other party are necessary for Purchaser to consummate this transaction. The individual executing this Contract on Purchaser's behalf has been duly authorized and is empowered to bind Purchaser to this Contract.

(c) Purchaser does not rely on any representations made by any broker or by Agency or anyone acting or purporting to act on behalf of Agency as to any matters, which might influence or affect the decision to execute this Contract or to buy the Premises, except those representations and warranties, which are specifically set forth in this Contract.

(d) There are no suits pending or threatened which might result in material adverse change in the condition of Purchaser or otherwise prevent Purchaser from carrying out the terms and provisions of this Contract or the transaction contemplated herein.

(e) Purchaser's Federal Employer Identification Number is _____.

(f) No person or entity (or principals, officers, shareholders, members or representatives of any such entity) investing in Purchaser (i) has engaged in criminal activities or is under

investigation or censure by any governmental authority, (ii) possesses a negative reputation in the business community or a negative reputation with Agency or the Town by reason of its prior or current dealings with Agency or the Town, (iii) is employed by or affiliated with Agency or the Town, (iv) has been sued by Agency or the Town or has sued Agency or the Town, or (v) is not financially credible.

All of Purchaser's representations and warranties set forth above in this Section 14 shall survive Closing.

7. "**AS IS**".

It is understood and agreed that neither Agency nor any broker or finder, nor any agent, officer, employee, or representative thereof, makes, or has made, any representations or warranties, expressed or implied, written or oral, to Purchaser or its agents, with respect to the nature or physical condition or otherwise, of the Premises or the fixtures and personal property, if any, included in this sale, the presence or absence of any Hazardous Materials, and the cost of operation or any other facts with reference to the Premises. "Hazardous Materials" shall mean (i) any material, substance or waste that is or has the characteristic of being hazardous, toxic, ignitable, reactive, flammable, explosive, radioactive, mutagenic or corrosive, including, without limitation, petroleum, or any petroleum derivative, solvents, heavy metals, acids, pesticides, paints, printing ink, polychlorinated biphenyls (PCBs), asbestos, materials commonly known to cause cancer or reproductive problems and those materials, substances and/or wastes, including wastes which are or later become regulated by any local governmental authority, the State or the United States Government, including, but not limited to, substances defined as "hazardous substances," "hazardous materials," "toxic substances" or "hazardous wastes" in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. 9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. 1801, et seq.; the Resource Conservation and Recovery Act; all environmental laws of the State, and any other environmental law, regulation or ordinance now existing or hereinafter enacted, (ii) any other substance or matter which results in liability to any person or entity from exposure to such substance or matter under any statutory or common law theory, and (iii) any substance or matter which is in excess of relevant and appropriate levels set forth in any applicable federal, state or local law or regulation pertaining to any hazardous or toxic substance, material or waste, or for which any applicable federal, state or local agency orders or otherwise requires removal,

remediation or treatment. Purchaser agrees that this Contract was entered into by it without reference to and in spite of the condition of the Premises or the cost of operation, and it has not executed this Contract in reliance upon or because of any information with respect thereto which may have been furnished by Agency. Purchaser acknowledges and agrees that all information supplied or to be supplied by Agency to Purchaser is delivered for informational purposes only and shall not be deemed a representation by Agency of its accuracy. Purchaser hereby agrees that such information shall be independently verified by Purchaser as to its truth or accuracy. It is further understood and agreed that, except as otherwise expressly stated in this Contract, Agency is not making and specifically disclaims any warranties or representations of any kind or character, express or implied, with respect to the Premises, including, but not limited to, warranties or representations as to matters of title, zoning, tax consequences, physical or environmental conditions, availability of access, ingress or egress, operating history or projections, valuation, governmental approvals, governmental regulations or any other matter or thing relating to or affecting the Premises including, without limitation: (i) the value, condition, merchantability, marketability, profitability, suitability or fitness for a particular use or purpose of the Premises, (ii) the manner or quality of the construction or materials incorporated into any of the Premises, and (iii) the manner, quality, state of repair or lack of repair of the Premises. Purchaser agrees that with respect to the Premises, Purchaser has not relied upon and will not rely upon, either directly or indirectly, any representation or warranty of Agency or any agent or affiliate of Agency, except for those expressly stated in this Contract. Purchaser represents and warrants that it is a knowledgeable purchaser of real estate and that except for the representations and warranties contained in Section 13 of this Contract, it is relying solely on its own expertise and that of its consultants, and that it will conduct such inspections and investigations of the Premises, including, but not limited to the physical and environmental conditions thereof, and shall rely upon same, and, upon Closing, shall assume the risk that adverse matters, including, but not limited to, adverse physical and environmental conditions, may not have been revealed by its inspections and investigations. Purchaser acknowledges and agrees that upon Closing, Agency shall sell and convey to Purchaser and Purchaser shall accept the Premises "As Is, Where Is", with all faults, and there are no oral agreements, warranties or representations collateral to or affecting the Premises by Agency, any agent or affiliate of Agency or any third party. Purchaser expressly agrees that Agency is not liable for or bound in any manner by any

verbal or written statements, representations, or information pertaining to the Premises furnished by any real estate broker, agent, employee, servant or other person, except as expressly set forth herein.

8. **RISK OF LOSS**.

In the event prior to the Closing Date, all or any portion of the Premises shall be damaged by fire or other casualty, or condemned or taken by eminent domain by any authority other than Agency (or Agency shall receive a notice of such condemnation or taking); then in the event of such loss, damage or taking, Agency shall deliver the Premises to Purchaser in its then condition, with no abatement in the Purchase Price whatsoever. Nothing herein shall postpone the Closing. Agency shall immediately notify Purchaser in writing if any destruction or damage occurs to any or all of the Premises. This provision shall supersede any statutory provisions applicable to "risk of loss" for condemnation and/or casualty.

18. PERIOD OF DURATION OF COVENANT ON USE.

The covenant pertaining to the uses of the Premises, set forth in Section 20 hereof, shall remain in effect for the duration of the Urban Renewal Plan, as specified or referred to therein, as such date may be modified or extended, by further amendment of the Urban Renewal Plan.

19. CONSTRUCTION DOCUMENTS; CONSTRUCTION OF PROJECT IMPROVEMENTS; CERTIFICATE OF COMPLIANCE

(a) Submission of Documents for Construction of Project Improvements.

(i) Definitions. As used in this Section 19:

(A) "Agency Approval" means a determination by the Executive Director of the Agency, within ten (10) days after a set of Design Development or Construction Documents is received, as to whether the Project Improvements and the construction thereof depicted by same will be in accordance with the provisions of (a) the Urban Renewal Plan, (b) the *Seeking a Shared Vision for New Cassel* Plan (the "Community Vision Plan") and (c) this Contract.

(B) "Construction Documents" means building plans, specifications and supporting documents used during the completion of the Project Improvements which help translate the needs to the Purchaser into a buildable format that can be universally understood within the construction industry, allow the Purchaser to put the project out for bid to obtain permits from local authorities, and provide comprehensive instructions to the contractor as to

how the Project Improvements should be constructed.

(C) "Application Documents Set" means an application for permits and approvals, including, without limitation, plans and specifications and all other documentation required by the Town Building Department for it to issue (i) a disapproval notice in connection with the development and construction of the Project Improvements (ii) an approval notice or permit.

(D) "Design Development Documents" means documents that fix and describe the size and character of the Project Improvements as to architectural, structural, mechanical, and electrical systems, materials, and such other elements.

(ii) Not later than fourteen (14) days after the date of this Contract, Purchaser shall submit to the Town Building Department the Application Documents Set. If the Town Building Department approves the Application Documents Set, then Section 19 (a) (iii) and (iv) shall not apply. If the Town Building Department disapproves the Application Documents Set, then Sections 19 (a) (iii) and (iv) shall apply.

(iii) Not later than twenty one (21) days after the date Purchaser receives a Town Building Department disapproval of the Application Documents Set for reasons pertinent to its review thereof, including, without limitation, a determination that the same are not, in the sole determination of the Town Building Department, in compliance with the Town Zoning Code, Purchaser shall make application to the Town of North Hempstead Board of Zoning and Appeals (the "Town Zoning Board") for a variance or conditional use permit, as may be required. Purchaser's application to and before the Town Zoning Board shall include sufficient information, expert testimony and professional presentation(s) necessary for the Town Zoning Board to complete its review of the Project Improvements and issue a notice of decision(s) on the application(s).

(iv) Not later than thirty (30) days after Purchaser receives, if required, a variance or a conditional use permit from the Town Zoning Board, Purchaser shall submit to the Building Department an Application Documents Set in sufficient completeness and detail to result in the issuance of a notice of approval or permit.

(v) Intentionally Deleted.

(vi) on or about the time of submitting the Application Documents Set to the Town Building Department, Purchaser shall submit applications and documents needed to effectuate approvals of all other agencies, departments and municipalities having jurisdiction over development and construction of the Project Improvements, including but not limited to, an application for subdivision or lot consolidation, or a waiver of each of the same, to the Nassau County Planning Commission.

(vii) Not later than thirty (30) days after Purchaser receives a notice of approval from the Building Department, Purchaser shall commence construction.

(viii) Intentionally Deleted.

(ix) Intentionally Deleted.

(x) Purchaser shall undertake and complete the activities set forth Exhibit 'C', attached hereto and made a part hereof (the "Schedule"), consistent with the time periods and activities set forth in this Contract.

(xi) Purchaser shall be responsible for payment of all fees charged by all municipalities, agencies, boards and departments having jurisdiction relating to the review and/or approval of drainage, landscaping, lighting, building and all other Construction Documents and field inspections, including, but not limited to, fees (which are discounted) of the Town Building Department and fees of the Town Zoning Board. In addition, Purchaser shall pay the costs and expenses associated with the publication of notices and the holding of public hearings as set forth in the Town Code.

(xii) Intentionally Deleted.

(xiii) Notwithstanding anything to the contrary in this Contract, at all stages of design services, all plans and specifications for demolition, alteration, or new construction,

including, without limitation, final architectural design, layout of the Premises, landscaping, parking and related site plans, Construction Documents, and Design Development Documents must be approved by the Agency's Executive Director prior to their submission to the Town Building Department for the issuance of building permits, and, as requested by the Agency, other departments and agencies having jurisdiction thereof.

(b) Impact of Changes in Construction Documents on Closing. Changes in the Construction Documents shall not alter or affect the time for the Closing, as set forth in Section 4 hereof.

(c) Evidence of Equity Capital and Mortgage Financing. With submission of this Contract, Purchaser has submitted to Agency evidence reasonably satisfactory to Agency that Purchaser has (i) the equity capital and/or the mortgage or other financing necessary for the purchase of the Premises and construction of the Project Improvements, and/or (ii) has applied or intends to apply for sufficient identified government financing/subsidies necessary for the purchase of the Premises, and/or construction of the Project Improvements within a defined time period. In addition, Purchaser represents that it shall invest and maintain equity capital in the Project Improvements throughout the period from the date of this Contract until the date the Certificate of Compliance (defined in Section 19(f) hereof) is issued by Agency pursuant to the Sources and Uses Statement set forth the in Purchaser's proposal for the purchase of the Premises and the construction of the Project Improvements (the "Proposal") Purchaser shall permit Agency, or Agency's representatives, periodic access to Purchaser's books, records and accounts for purposes of investigation to ascertain compliance therewith.

(d) Commencement and Completion of Construction of Project Improvements. Purchaser agrees for itself, its successors and assigns, and every successor in interest to the Premises, or any part thereof, and the Deed shall contain covenants on the part of Purchaser for itself and such successors and assigns, that Purchaser, and such successors and assigns, shall promptly begin and diligently prosecute to completion the redevelopment of the Premises through the construction of the Project Improvements thereon, and that such construction shall in any event be begun within the period specified in Section 3 hereof and be Substantially

Completed within the period specified therein. It is intended and agreed, and the Deed shall so expressly provide, that such agreements and covenants shall be covenants running with the land and that they shall, in any event, and without regard to technical classification or designation, legal or otherwise, and except only as otherwise specifically provided in this Contract itself, be, to the fullest extent permitted by law and equity, binding for the benefit of the New Cassel community and Agency and enforceable by Agency against Purchaser and its successors and assigns to or of the Premises or any part thereof or any interest therein.

(e) Project Reporting and Monitoring

(i) Purchaser shall inform the Agency, in writing, of (A) any issues, delays or changes in the development of the Project Improvements, including but not limited to, financing, construction and programming, and (B) the reasons for such changes, and (C) a plan for addressing the issue(s) to maintain consistency with the development as originally accepted and approved by the Agency.

(ii) Subsequent to execution of the Contract and until a Certificate of Occupancy is issued and a tenant has occupied the space , Purchaser shall furnish the Agency with monthly reports, including, without limitation, the status of critical development activities as they relate to the Schedule (the "Design, Development and Construction Schedule") as changed pursuant to Section 19 (e) (ii) hereof, containing the following;

- An updated development budget, comparing actual costs to budgeted costs;
- An updated uses and sources statement relative to draw down on same;
- An update on municipal applications submitted, pending and approved;
- An updated development schedule, pursuant to the Schedule;
- A report on labor disputes;
- A report on procurement(s) requiring more than ninety (90) days;
- A report on inspections of the Premises;

- A report on site safety issues pertaining to the Premises;
- A report on community issues;
- A report on site occurrences at the Premises

(iii) Purchaser shall submit to the Agency once per month (A) a copy of or update of the subordinate lender(s) reports and draw statements, and (B) a copy of the primary lender's engineer's report encompassing engineer's narratives and construction cost data that analyzes the economic and construction status of the Project Improvements, and which shall include, but not be limited to, the following narratives and schedules:

- project description
- project participant contact sheet
- construction budget summary
- list of contractor and subcontractors
- waiver of lien list
- permits
- site protection
- list of pending and approved changes
- status of construction, construction defects, estimated completion date, man power adequacy, engineer's payment recommendation and certification
- general contractor's application and certificate for payment and the continuation sheet/schedule of values
- photographs

(iv) Purchaser shall maintain the following documents on the Premises, and make them available promptly to the Agency and its representatives upon their request:

- construction schedule
- inspection log
- visitors log
- permits
- Town Building Department permit set of approved plans
- construction plans with as built notes and daily reports

- site safety procedures
- winter construction procedures

(f) Certificate of Compliance.

(i) Promptly after completion of the Project Improvements in accordance with those provisions of this Contract relating to the obligations of Purchaser to construct the Project Improvements (including the dates for beginning and completion thereof), and delivery of a final statement of financing sources and uses of funds for the acquisition of the Premises and the construction of the Project Improvements (compared with the Sources and Uses Statement set forth in the Proposal), a certificate of completion from the Town Building Department and a notarized affidavit from the Purchaser's licensed architect for the Project Improvements that said improvements have been substantially completed in accordance with the Construction Documents, as same may have been changed with the approval of the Agency, Agency shall furnish Purchaser with an appropriate instrument so certifying, in the form annexed hereto as "Exhibit C" ("Certificate of Compliance"), and a copy thereof shall be simultaneously delivered by Agency to the Escrow Agent (the "Certificate of Compliance Notice"). Delivery of such Certificate of Compliance by Agency to the Purchaser shall constitute satisfaction by Purchaser of the requirements under this Contract with regard to the timely and proper completion of the construction of the Project Improvements, and the termination of Agency's right to enforce its right of reverter under the Deed. Such certification and such determination shall not constitute evidence of compliance with or satisfaction of any obligation of Purchaser to any holder of a mortgage, or any insurer of a mortgage, securing money loaned to finance the Project Improvements, or any part thereof.

(ii) Each certification provided for in this Section 19(f) shall be in such form as will enable it to be recorded in the proper office for the recordation of deeds and other instruments pertaining to the Premises, including the Deed.

(g) Project Improvements The "Project Improvements" contemplated by this Contract is specifically set forth in Exhibit B. All work with respect to the Project Improvements to be constructed or provided by Purchaser on the Premises shall be in conformity with the requirements of Section 19(a) hereof, as determined by Agency.

20. RESTRICTIONS UPON USE OF PREMISES

(a) Restrictions on Use. Purchaser agrees for itself, and its successors and assigns, and every successor in interest to the Premises, or any part thereof, and the Deed shall contain covenants on the part of Purchaser for itself, and such successors and assigns, that Purchaser, and such successors and assigns, and successors in interest to the Premises, or any part thereof, shall:

(i) devote the Premises to, and only to and in accordance with, the uses identified in the Urban Renewal Plan and the Community Vision Plan;

(ii) comply with all federal, State, Town and local laws in effect, from time to time, in the sale, lease, construction, or rental or in the use or occupancy of the Premises or any improvements erected or to be erected thereon, or any part thereof, including, without limitation, (A) laws prohibiting discrimination or segregation on the basis of race, creed, religion, color, national origin, age, gender, sexual orientation, marital status or disability (B) Title VIII of the Civil Rights Act of 1968, as amended, and (C) Title II of the Americans with Disabilities Act of 1990;

(iii) in all advertising (including signs) for sale and/or rental of the whole or any part of the Premises include the legend, "AN OPEN OCCUPANCY BUILDING" in type or lettering of easily legible size and design. The word "DEVELOPMENT" may be substituted for the word "BUILDING" where circumstances require such substitution;

(iv) Intentionally Deleted ; and

(v) not effect or execute any agreement, lease, conveyance or other instrument whereby the Premises of any part thereof is restricted upon the basis of race, creed, religion, color, national origin, age, gender, sexual orientation, marital status or disability in the sale, lease or occupancy thereof.

(b) Covenants Binding Upon Successors in Interest; Period of Duration. It is intended and agreed, and the Deed shall so expressly provide, that the agreements and covenants provided in Section 20(a) hereof, and without regard to technical classification or designation, legal or otherwise, and except only as otherwise specifically provided in this Contract, be binding, to the fullest extent permitted by law and equity, for the benefit and in favor of, and enforceable by, Agency, its successors and assigns, the Town and any successor in interest to the Premises, or any part thereof, and the owner of any other land (or of any interest in such land) in the Project Area which is subject to the land use requirements and restrictions of the Urban Renewal Plan, against Purchaser, its successors and assigns and every successor in interest to the Premises, or any part thereof or any interest therein, and any party in possession or occupancy of

the Premises or any covenant provided in Section 20(a)(i) hereof shall remain in effect for the period of time, or until the date, specified or referred to in Section 18 hereof (at which time such agreement and covenant shall terminate) and that the agreements and covenants provided in Section 20(a)(ii) hereof shall remain in effect without limitations as to time; Provided, That such agreements and covenants shall be binding on Purchaser itself, such successor in interest to the Premises, and every part thereof, and each party in possession or occupancy, respectively, only for such period as such successor or party shall have title to, or an interest in, or possession or occupancy of, the Premises or part thereof, the terms "uses specified in the Urban Renewal Plan" and "land use" referring to provisions of the Urban Renewal Plan, or similar language, in this Contract shall include the land and all building, and other requirements or restrictions of the Urban Renewal Plan pertaining to such land.

(c) Agency Right To Enforce. In amplification, and not in restriction of, the provisions of the preceding Section, it is intended and agreed that Agency and its successors and assigns shall be deemed beneficiaries of the agreements and covenants provided in Section 20(a) hereof, both for and in their or its own right and also for the purposes of protecting the interests of the New Cassel community and other parties, public or private, in whose favor or for whose benefit such agreements and covenants have been provided. Such agreements and covenants shall (and the Deed shall so state) run in favor of Agency for the entire period during which such agreements and covenants shall be in force and effect, without regard to whether Agency has at any time been, remains, or is an owner of any land or interest therein to or in favor of which such agreements and covenants relate. Agency shall have the right, in the event of any breach of any such agreement or covenant, to exercise all the rights and remedies, and to maintain any actions or suits at law or in equity or other proper proceedings to enforce the curing of such breach of agreement or covenant, to which it or any other beneficiaries of such agreement or covenant may be entitled.

21. PROHIBITIONS AGAINST ASSIGNMENT AND TRANSFER

(a) Representations As to Redevelopment. Purchaser represents and agrees that its purchase of the Premises, and its other undertakings pursuant to this Contract, are, and will be, used for the purpose of redevelopment of the Premises and not for speculation in land holding. Purchaser further recognizes that, in view of:

(i) the importance of the redevelopment of the Premises to the general

welfare of the New Cassel community;

(ii) the substantial financing and other public aids that have been made available by law and by the federal, state and local governments for the purpose of making such redevelopment possible; and

(iii) the fact that a transfer of the stock in Purchaser or of a substantial part thereof, or any other act or transaction involving or resulting in a significant change in the ownership or distribution of such stock or with respect to the identity of the parties in control of Purchaser or the degree thereof, is for practical purposes a transfer or disposition of the Premises then owned by Purchaser, the qualifications and identity of Purchaser, and its stockholders, are of particular concern to the New Cassel community and Agency. Purchaser further recognizes that it is because of such qualifications and identity that Agency is entering into this Contract with Purchaser, and in so doing, is further willing to accept and rely on the obligations of Purchaser for the faithful performance of all undertakings and covenants by it to be performed without requiring in addition a surety bond or similar undertaking for such performance of all undertakings and covenants in this Contract.

(b) Prohibition Against Transfer of Shares of Stock; Binding Upon Stockholders Individually. For the reasons set forth in Section 21(a), Purchaser represents and agrees for itself, its stockholders, and any successor in interest of itself and its stockholders, respectively, that prior to completion of the Improvements as certified by Agency, and without the prior written approval of Agency, (i) there shall be no transfer by any party owning ten (10%) percent or more of the stock in Purchaser (which term shall be deemed for the purposes of this and related provisions to include therein), (ii) nor shall any such owner suffer any such transfer to be made, (iii) nor shall there be or be suffered to be by Purchaser, or by any significant change in the ownership of such stock or in the relative control of Purchaser or the degree thereof, by any other method or means, whether by increased capitalization, merger with another corporation, corporate or other amendments, issuance of additional or new stock or classification of stock, or otherwise. With respect to this provision, Purchaser and the parties signing this Contract on behalf of the stockholders agree to this provision on their behalf and bind them with respect thereto.

(c) Prohibition Against Transfer of Premises and Assignment of Contract.

(i) Purchaser (except as so authorized) represents that it has not made or created, and covenants and agrees that it will not, prior to the proper completion of the Project Improvements as certified by Agency, make or create, or suffer to be made or created, any total or partial sale, assignment, conveyance, or lease, or any trust or power, or transfer in any other mode or form of or with respect to this Contract or the Premises, or any part thereof or any interest therein, or any contract or agreement to do any of the same, without the prior written approval of Agency (the "Agency Approval of Transfer"), provided that, prior to the issuance by Agency of the Certificate of Compliance, as provided for in Section 19(g) hereof, Purchaser may enter into any agreement to sell, lease, or otherwise transfer, after the issuance of such certificate, the Premises or any part thereof or interest therein, which agreement shall not provide for payment of or on account of the purchase price or rent for the Premises, or the part thereof or the interest therein to be transferred, prior to the issuance of such certificate.

(ii) Notwithstanding the provisions of Section 21 (c) (i) hereof, Purchaser may engage in the following transfers without Agency Approval of Transfer:

(A) Transfers resulting from the death of a stockholder of Purchaser by operation of law,

(B) Transfers by way of security for, and only for, (i) the purpose of obtaining financing necessary to enable Purchaser to any successor in interest to the Premises, or any part thereof, to perform its obligations with respect to making the Project Improvements, and (ii) any other purpose authorized by this Contract, and

(C) Transfers of any individual parts or parcels of the Premises on which the Project Improvements to be constructed thereon have been completed, and which, by the terms of this Contract, Purchaser is authorized to convey or lease as such Project Improvements are completed, provided, however, that each transferee shall execute, and Purchaser shall record, the note and mortgage set forth in Exhibit F, attached hereto and made a part hereof.

(D) Transfer of the Premises to an entity wholly owned, operated and controlled by Purchaser (the "Single Asset Entity"), provided, however, that (1) the only asset that the Single Asset Entity shall own is the Premises, and (2)

simultaneous with such transfer, Purchaser shall provide Agency with a written guaranty of the Single Asset Entity's obligations and liabilities under this Contract (the "Guaranty"). The Guaranty shall be in form and substance satisfactory to Agency.

(iii) Agency shall be entitled to require, except as otherwise provided in this Contract, as conditions to Agency Approval of Transfer pursuant to Section 21 (c) (i) hereof that:

(1) Any proposed transferee shall have the qualifications and financial responsibility, as determined by Agency, in its reasonable discretion, necessary and adequate to fulfill the obligations set forth in this Contract by Purchaser (or, in the event the transfer is of or relates to part of the Premises, such obligations to the extent that they relate to such part);

(2) Any proposed transferee, by instrument in writing satisfactory to Agency and in form recordable among the land records, shall, for itself and its successors and assigns, and expressly for the benefit of Agency, have expressly assumed all of the obligations of Purchaser under this Contract and agreed to be subject to all the conditions and restrictions to which Purchaser is subject (or in the event the transfer is of or relates to part of the Premises, such obligations, conditions, and restrictions to the extent that they relate to such part); Provided, That the fact that any transferee of, or any other successor in interest whatsoever to, the Premises, or any part thereof, shall, whatever the reason, not have assumed such obligations or so agreed, shall not (unless and only to the extent otherwise specifically provided in this Contract or agreed to in writing by Agency) relieve or except either the Purchaser or such transferee or successor of or from such obligations, conditions, or restrictions, or deprive or limit Agency of or with respect to any rights or remedies or controls with respect to the Premises or the construction of the Project Improvements; it being the intent of this, together with other provisions of this Contract, that (to the fullest extent permitted by law and equity and excepting only in the manner and to the extent specifically provided otherwise in this Contract) no transfer of, or change with respect to, ownership in the property or any part thereof, or any interest therein, however consummated or occurring, and whether voluntary or involuntary, shall operate, legally or practically, to deprive or limit Agency of or with respect to any rights

or remedies or controls provided in or resulting from this Contract with respect to any rights or remedies or controls provided in or resulting from this Contract with respect to the Premises and the construction of the Project Improvements that Agency would have had, had there been no such transfer or change;

(3) There shall be submitted to Agency for review all instruments and other legal documents involved in effecting transfer; and if approved by Agency, its approval shall be indicated to Purchaser in writing;

(4) The consideration payable for the transfer by the transferee or on its behalf shall not exceed an amount representing the actual cost (including carrying charges) to Purchaser of the Premises (or allocable to the part thereof or interest therein transferred) and the Project Improvements, if any theretofore made thereon by it; it being the intent of this provision to preclude assignment of this Contract or transfer of the Premises (or any parts thereof other than those referred to in Section 21(c)(ii)) for profit prior to the completion of the Project Improvements and to provide that in the event any such assignment or transfer is made (and is not canceled), Agency shall be entitled to increase the Purchase Price to Purchaser by the amount that the consideration payable for the assignment or transfer is in excess of the amount that may be authorized pursuant to this subdivision (4), and such consideration shall, to the extent it is in excess of the amount so authorized, belong to and forthwith be paid to Agency; and

(5) Purchaser and its transferee shall comply with such other reasonable conditions as Agency may find desirable in order to achieve and safeguard the purposes of the Urban Renewal Act and the Urban Renewal Plan.

Provided, That in the absence of specific written agreement by Agency to the contrary, no such transfer or approval by Agency thereof shall be deemed to relieve Purchaser, or any other party bound in any way by this Contract or otherwise with respect to the construction of the Project Improvements, from any of its obligations with respect thereto.

(d) Intentionally Deleted.

(e) Information As to Stockholders, Partners, or Members. In order to assist in the effectuation of the purposes of this Section 21 and the statutory objectives generally, Purchaser agrees that during the period between execution of this Contract and completion of the Project Improvements as certified by Agency, (i) Purchaser will promptly notify Agency of any material

changes whatsoever in the ownership of stock or other equity participation or interest in Purchaser ("Stock"), legal or beneficial, or of any other act or transaction involving or resulting in any change in the ownership of such Stock or in the relative distribution thereof, or with respect to the identity of the parties in control of Purchaser or the degree thereof, of which it or any of its officers have been notified or otherwise have knowledge or information; and
(ii) Purchaser shall, at such time or times as Agency may request, furnish Agency with a complete statement, subscribed and sworn to by the President or other executive officer of Purchaser, setting forth all of the Stockholders and Purchaser and the extent of their respective holdings, and in the event any other parties have a beneficial interest in such stock their names and the extent of such interest, all as determined or indicated by the records of Purchaser, by specific inquiry made by any such officer, of all parties who on the basis of such records own ten (10%) percent or more of the Stock in Purchaser, and by such other knowledge or information as such officer shall have. Such lists, data, information shall in any event be furnished and Agency immediately prior to the delivery of the Deed to Purchaser and as a condition precedent thereto, and annually thereafter on the anniversary of the date of the Deed until the issuance of a Certificate of Compliance for the entire Premises.

22. NOTICES.

All notices, demand or communication (the "Notices") required or desired to be given hereunder shall be in writing, addressed to the party for which such Notice is intended at such party's address as set forth on page 1 of this Contract, and sent either by (i) registered or certified mail, return receipt requested, in a sealed envelope, postage prepaid, (ii) by any national overnight receipted courier service, or (iii) facsimile transmission (if by fax, with a copy also sent by overnight courier service as set forth in clause (ii) above). Any Notice shall be deemed given and effective as of the date of receipt set forth on the return receipt or facsimile transmission. A copy of the Notices to Agency shall also be sent to:

Harris Beach PLLC
333 Earle Ovington Blvd
Suite 901
Uniondale, New York 11553
Attention: Keith M. Corbett, Esq.
Facsimile No.: 516-880-8484

A copy of the Notices to Purchaser shall also be sent to:

_____
_____
_____
Attention: _____, Esq.
Facsimile No.: ___-___-____

, or to such address as any party shall desire by notice to the other party hereto. Notices may be given on behalf of Agency by its counsel, which shall have the same force and effect as if given by Agency.

24. ADDITIONAL COVENANTS

(a) Labor Standards. The Agency encourages the Purchaser to use local and minority/women labor in connection with the construction of the Project Improvements.

(b) Minority and Women-Owned Business Enterprises. Purchaser will use its best efforts to afford minority or women-owned business enterprises ("MWBE") the maximum practicable opportunity to participate in the performance of this Contract. In furtherance thereof, not less than ten (10%) percent of the total value of the construction costs of the Project Improvements shall be performed by MWBE entities. As used in this Contract, MWBE means a business enterprise (i) that is at least fifty-one percent (51%) owned and controlled by one or more Minority Group Members (defined below) and/or women; (ii) in which such minority and/or women ownership is real, substantial and continuing; (iii) in which such minority and/or women ownership has and exercises the authority to control the day-to-day business decisions of the enterprise; and (iv) an enterprise authorized to do business in the State and is independently owned, operated and controlled.. A "Minority Group Member" means a United States citizen or permanent resident alien who has and can demonstrate membership in one of the following groups: (i) Black persons having origins in any of the Black African racial groups; (ii) Hispanic persons of Mexican, Puerto Rican, Dominican, Cuban, Central or South American descent of either Indian or Hispanic origin, regardless of race; (iii) Asian and Pacific Islander persons having origins in any of the Far East countries, South East Asia, the Indian subcontinent or the Pacific Islands; and (iv) Native American or Alaskan native persons having origins in any of the original peoples of North America.

(c) Intentionally Deleted.

(d) Compliance with HUD Regulations; Section 3 Requirements.

(i) Purchaser agrees to comply with the requirements of Part 570 of Title 24 of the Code of Federal Regulations of the HUD regulations concerning Community Development Block Grant ("CDBG") funding and all federal regulations and policies issued pursuant to said regulations (ii) In furtherance of Section 24 (d) hereof, prior to the commencement of the Project Improvements, Purchaser and each of its contractors shall complete and submit to the Agency the report set forth in Exhibit 'E', attached hereto and made a part hereof (the "Section 3 Report").

25. MORTGAGE FINANCING; RIGHTS OF MORTGAGEES

(a) Limitation Upon Encumbrance of Premises. Prior to the completion of the Project Improvements, as certified by Agency, neither Purchaser nor any successor in interest to the Premises or any part thereof shall engage in any financing or any other transaction creating any mortgage or other encumbrance or lien upon the Premises, whether by express agreement or operation of law, or suffer any encumbrance or lien to be made on or attach to the Premises, except for the purposes of obtaining funds necessary for the acquisition of the Premises and the construction of the Project Improvements, including all hard and soft costs in connection with the Project. Purchaser (or successor in interest) shall notify Agency in advance of any financing, secured by mortgage or other similar lien instrument, it proposes to enter into with respect to the Premises, or any part thereof, and in any event it shall promptly notify Agency of any encumbrance or lien that has been created on or attached to the Premises, whether by voluntary act of Purchaser or otherwise. For the purposes of such mortgage financing as may be made pursuant to this Contract, the Premises may, at the option of Purchaser (or successor in interest), be divided into several parts or parcels, provided that such subdivision, in the reasonable opinion of Agency, is not inconsistent with the purposes of the Urban Renewal Plan and this Contract and is approved in writing in advance by Agency.

(b) Mortgagee Not Obligated to Construct. Notwithstanding any of the provisions of this Contract, including but not limited to those which are or are intended to be covenants running with the land, the holder of any mortgage authorized by this Contract (including any such holder who obtains title to the Premises or any part thereof as a result of foreclosure proceedings, or action in lieu thereof, but not including (i) any other party who thereafter obtains title to the Premises or such part from or through such holder or (ii) any other purchaser at

foreclosure sale other than the holder of the mortgage itself) shall in no way be obligated by the provisions of this Contract to construct or complete the Project Improvements or to guarantee such construction or completion; nor shall any covenant or any other provision in the Deed be construed to so obligate such holder; Provided that nothing in this Section or any other Section or provision of this Contract shall be deemed or construed to permit or authorize any such holder to devote the Premises or any part thereof to any users, or to construct any Project Improvements thereon, other than those uses or improvements provided or permitted in the Urban Renewal Plan and in this Contract.

(c) Copy of Notice of Default to Mortgagees. Whenever Agency shall deliver any notice or demand to Purchaser with respect to any breach or default by Purchaser in its obligations or covenants under this Contract, Agency shall at the same time forward a copy of such notice or demand to each holder of any mortgage authorized pursuant to this Contract at the last address of such holder shown in the records of Agency.

(d) Mortgagee's Option To Cure Defaults. After any breach or default referred to in Section 25(c) hereof, each such holder shall (insofar as the rights of Agency are concerned) have the right, at its option, to cure or remedy such breach or default (or such breach or default to the extent that it relates to the Premises covered by its mortgage) and to add the cost thereof to the mortgage debt and the lien of its mortgage; Provided that if the breach or default is with respect to construction of the Project Improvements, nothing contained in this Section or any other Section of this Contract shall be deemed to permit or authorize such holder, either before or after foreclosure or action in lieu thereof, to undertake or continue the construction or completion of the Project Improvements (beyond the extent necessary to conserve or protect Project Improvements or construction already made) without first having expressly assumed the obligation to Agency, by written agreement satisfactory to Agency, to complete, in the manner provided in this Contract, the Project Improvements on the Premises or the part thereof to which the lien or title of such holder relates. Any such holder who shall properly complete the Project Improvements relating to the Premises or applicable part thereof shall be entitled, upon written request made to Agency, to a certification or certifications by Agency to such effect in the manner provided in Section 19(g) of this Contract, and any such certification shall, if so requested by such holder, mean and provide that any remedies or rights with respect to the recapture of or reversion or revesting of title to the Premises that Agency shall have or be

entitled to because of failure of Purchaser or any successor in interest to the Premises, or any part thereof, to cure or remedy any default with respect to the construction of the Project Improvements on other parts or parcels of the Premises, or because of any other default in or breach of this Contract by Purchaser or such successor, shall not apply to the part or parcel of the Premises to which such certification relates.

(e) Agency's Option To Pay Mortgage Debt or Purchase Premises. If, subsequent to default or breach by Purchaser (or successor in interest) under this Contract, the holder of any mortgage on the Premises or part thereof:

(i) has, but does not exercise, the option to construct or complete the Project Improvements relating to the Premises or part thereof covered by its mortgage or to which it has obtained title, and such failure continues for a period of sixty (60) days after the holder has been notified or informed of the default or breach; or

(ii) undertakes construction or completion of the Project Improvements but does not complete such construction within the period as agreed upon by Agency and such holder (which shall in any event be at least as long as the period prescribed for such construction or completion in this Contract), and such default shall not have been cured within sixty (60) days after written demand by Agency so to do, Agency shall (and every mortgage instrument made prior to completion of the Project Improvements with respect to the Premises by Purchaser or successor in interest shall so provide) have the option of paying to the holder the amount of the mortgage debt and securing an assignment of the mortgage and the debt secured thereby, or, in the event ownership of the Premises (or part thereof) has vested in such holder by way of foreclosure or action in lieu thereof, Agency shall have the right to require such holder to convey to Agency such holder's interest in the Premises or any part thereof (as the case may be) upon payment to such holder of an amount equal to the sum of: (A) the mortgage debt at the time of foreclosure or action in lieu thereof (less all appropriate credits, including those resulting from collection and application of rentals and other income received during foreclosure proceedings); (B) all expenses incurred with respect to the foreclosure; (C) the net expense, if any (exclusive of general overhead), incurred by such holder in and as a direct result of the subsequent management of the Premises; (D) the costs of any Project Improvements made by such holder; and (E) an amount equivalent to the interest that would have accrued on the aggregate of such amounts had all such amounts become part of the mortgage debt and such debt had continued to

be outstanding.

(f) Agency's Option to Cure Mortgage Default. In the event of a default or breach prior to the completion of the Project Improvements by Purchaser, or any successor in interest, in or of any of its obligations under, and to the holder of, any mortgage or other instrument creating an encumbrance or lien upon the Premises or any part thereof, Agency may at its option cure such default or breach, in which case Agency shall be entitled, in addition to and without limitation upon any other rights or remedies to which it shall be entitled pursuant to this Contract, by operation of law, or otherwise, to reimbursement from Purchaser or Purchaser's successor in interest, of all costs and expenses incurred by Agency in curing such default or breach and to a lien upon the Premises (or the part thereof to which the mortgage, encumbrance, or lien relates) for such reimbursement; Provided, That any such lien shall be subject to the lien of (including any lien contemplated, because of advances yet to be made, by) any then existing mortgages on the Premises authorized by this Contract.

(g) Mortgage and Holder. For the purposes of this Contract, the term "mortgage" shall include a deed of trust or other instrument creating an encumbrance or lien upon the Premises, or any part thereof, as security for a loan. The term "holder" in reference to a mortgage shall include any insurer or guarantor of any obligation or condition secured by such mortgage or deed of trust.

Intentionally Deleted**27. BINDING EFFECT.**

This Contract, and the various rights and obligations arising hereunder shall inure to the benefit of and be binding upon Agency and Purchaser and their respective heirs, legal representatives, successors and assigns.

28. ESCROW.

The Contract Deposit shall be held by the Escrow Agent in escrow upon the following terms and conditions:

(a) The Contract Deposit shall be maintained in an interest-bearing account at _____, to be held for the account of Agency and Purchaser.

(b) The Contract Deposit shall be applied toward the total amount due on the Contract at Closing.

(c) If this Contract is terminated in accordance with the terms hereof or if the Closing

does not take place under this Contract by reason of the failure of either party to comply with such party's obligations hereunder, the Escrow Agent shall deliver the Contract Deposit to the party entitled thereto as set forth in this Contract no later than thirty (30) days from the effective date of such party's written notice therefore made upon Escrow Agent and upon all parties set forth in Section 22 hereof. In the event the Contract Deposit is returned to Purchaser as herein provided, any and all interest earned thereon shall be delivered to Purchaser; in the event the Contract Deposit is forfeited to Agency as herein provided, any and all interest earned thereon shall be delivered to Agency. The Escrow Agent shall not deliver the Contract Deposit, or any interest earned thereon, to either party without first giving notice to the other party of its intention to do so, served upon the other party at least five (5) business days before the delivery date of the funds.

(d) The Escrow Agent is acting as a stakeholder only with respect to the Contract Deposit. If there is any dispute as to whether the Escrow Agent is obligated to deliver the Contract Deposit or as to whom the Contract Deposit is to be delivered, the Escrow Agent shall not be required to make any delivery but, in such event, the Escrow Agent may hold the same until receipt by the Escrow Agent of an authorization in writing, signed by the parties having an interest in such dispute, directing the disposition of the Contract Deposit or, in the absence of such authorization, the Escrow Agent may hold the Contract Deposit until the final determination of the rights of the parties in an appropriate proceeding. If such written authorization is not given or proceedings for such determination are not begun within thirty (30) days after the date set forth herein for the Closing, the Escrow Agent may, but is not required to, bring an appropriate action or proceeding for leave to deposit the Contract Deposit in court pending such determination.

(e) It is agreed that:

(i) the duties of the Escrow Agent are only as herein specifically provided and are purely ministerial in nature, and the Escrow Agent shall incur no liability whatever except for willful misconduct or gross negligence;

(ii) in the performance of its duties hereunder, the Escrow Agent shall be entitled to rely upon any document, instrument or signature believed by it to be genuine and signed by either of the parties hereto or their successors;

(iii) the Escrow Agent may assume that any person purporting to give any notice or

instructions in accordance with the provisions hereof has been duly authorized to do so;

(iv) the Escrow Agent shall not be bound by any modification, cancellation or rescission of this Contract unless in writing and signed by Agency, and Purchaser (and by the Escrow Agent, if such modification, cancellation or rescission purports to alter the duties of the Escrow Agent hereunder), and a copy thereof is delivered to the Escrow Agent; and

(v) Agency and Purchaser shall be liable on a joint and several basis to reimburse and indemnify the Escrow Agent for, and shall hold it harmless from and against, any and all loss, liability, claim, cost or expense, including, without limitation, reasonable attorneys' fees and disbursements and reasonable court costs and expenses of defending any claim or liability, incurred by the Escrow Agent arising out of or in connection with its acceptance of, or its performance of its duties and obligations under this Contract.

The Escrow Agent has executed this Contract solely to confirm its acceptance of the duties of the Escrow Agent as set forth in this Section 28.

29. MISCELLANEOUS PROVISIONS.

(a) Equal Employment Opportunity. Purchaser, for itself and its successors and assigns, agree that during the construction of the Project Improvements provided for in this Contract:

(i) Purchaser will not discriminate against any employee or applicant for employment because of race, creed, religion, color, national origin, age, gender, sexual orientation, marital status, or disability. Purchaser will take affirmative action to insure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, religion, color, national origin, age, gender, sexual orientation, marital status, or disability. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Purchaser agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by Agency setting forth the provisions of this nondiscrimination clause.

(ii) Purchaser will, in all solicitations or advertisements for employees placed by or on behalf of Purchaser, state that all qualified applicants will receive consideration for

employment without regard to race, creed, religion, color, national origin, age, gender, sexual orientation, marital status, or disability.

(iii) Purchaser will send to each labor union or representative of workers with which Purchaser has a collective bargaining agreement or other contract or understanding, a notice, to be provided, advising the labor union of workers' representative of Purchaser's commitments under Section 202 of Executive Order 11246, dated September 24, 1965, as amended ("Executive Order 11246"), and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(iv) Purchaser will comply with all provisions of Executive Order 11246 and the rules, regulations, and relevant orders of the Secretary of Labor.

(v) Purchaser will furnish all information and reports required by Executive Order 11246 and by the rules, regulations, and orders of the Secretary of Labor or the Secretary of Housing and Urban Development pursuant thereto, and will permit access to Purchaser's books, records, and accounts by Agency, the Secretary of Housing and Urban Development, and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(vi) In the event of Purchaser's noncompliance with the nondiscrimination clauses of this Section, or with any of the said rules, regulations, or orders, this Contract may be canceled, terminated, or suspended in whole or in part and Purchaser may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(vii) Purchaser will include the provisions of this Section 29(e) in every contract or purchase order, and will require the inclusion of these provision in every subcontract entered into by any of its contractors, unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Executive Order 11246, so that such provisions will be binding upon each such contractor, subcontractor, or vendor, as the case may be. Purchaser will take such action with respect to any construction contract, subcontractor purchase order as Agency or the Secretary of Housing and Urban Development may direct as a means of enforcing such provisions, including sanctions for noncompliance; Provided however, That in the event

Purchaser becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by Agency or the Secretary of Housing and Urban Development, Purchaser may request the United States to enter into such litigation to protect the interest of the United States. For the purpose of including such provisions in any construction contract, subcontract, or purchase order, as required hereby, the first three lines of this Section shall be changed to read "During the performance of this Contract, the Contractor agrees as follows:", and the term "Purchaser" shall be changed to "Contractor".

(b) State Equal Opportunity in Construction Employment. During the performance of this Contract, Purchaser agrees as follows:

(i) Purchaser will not discriminate against any employee or applicant for employment because of race, creed, religion, color, national origin, age, gender, sexual orientation, marital status, or disability, and will take affirmative action to insure that they are afforded equal employment opportunities without discrimination because of race, creed, religion, color, national origin, age, gender, sexual orientation, marital status, or disability. Such action shall be taken with reference, but not be limited to: recruitment, employment, job assignment, promotion, upgrading, demotion, transfer, layoff or termination, rates of pay or other forms of compensation and selection for training or retraining, including apprenticeship and on-the-job training.

(ii) Purchaser will send to each labor union or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding, a notice, to be provided by the State Division of Human Rights (the "Division"), advising such labor union or representative of Purchaser's agreement under clauses (i) through (vii) (hereinafter called "non-discrimination clauses"). Purchaser shall request such labor union or representative to furnish it with a written statement that such labor union or representative will not discriminate because of race, creed, religion, color, national origin, age, gender, sexual orientation, marital status or disability, and that such labor union or representative either will affirmatively cooperate within the limits of its legal and contractual authority, in the implementation of the policy and provisions of these non-discriminatory clauses or that it consents and agrees that recruitment, employment, and the terms and conditions of employment under this Contract shall be in accordance with the purposes and provisions of these non-discrimination clauses. If such labor union or representative fails or refuses to comply with such a request, that it furnish such a statement, Purchaser shall promptly notify the Division of such failure or refusal.

(iii) Purchaser will post and keep posted in conspicuous places, available to employees and applicants for employment, notices to be provided by the Division setting forth the substances of the provisions of clauses (i) and (ii) and such provisions of the State's laws against discrimination as the Division shall determine.

(iv) Purchaser will state in all solicitations or advertisements for employees placed by or on behalf of Purchaser, that all qualified applicants will be afforded equal employment opportunities without discrimination because of race, creed, religion, color, national origin, age, gender, sexual orientation, marital status, or disability.

(v) Purchaser will comply with the provisions of Sections 291-299 of the Executive Law and the Civil Rights Law, will furnish all information and reports deemed necessary by the Division under these non-discrimination clauses and such sections of the Executive Law, and will permit access to its books, records and accounts by the Division, the State Attorney General, Town, Agency, Commissioner of Housing and Community Renewal and the Industrial Commissioner for purposes of investigation to ascertain compliance with these non-discrimination clauses and such sections of the Executive Law and Civil Rights Law.

(vi) This Contract may be forthwith canceled, terminated or suspended, in whole or in part, by Agency upon the basis of a finding made by the Division that Purchaser has not complied with these non-discrimination clauses, and Purchaser may be declared ineligible for future contracts made by or on behalf of the State or a public authority or agency of the State housing authority, or an urban renewal agency, or contracts requiring the approval of the Commissioner of Housing and Community Renewal, until it has satisfied the Division that it has established and is carrying out a program in conformity with the provisions of these non-discrimination clauses. Such finding shall be made by the Division after conciliation efforts by the Division have failed to achieve compliance with these non-discrimination clauses and after a verified complaint has been filed with the Division, notice thereof has been given to Purchaser and an opportunity has been afforded Purchaser to be heard publicly in accordance with the procedures of the Division. Such sanctions may be imposed and remedies invoked independently of or in addition to sanctions and remedies otherwise provided by law.

(vii) If this Contract is canceled or terminated under clause (vi), in addition to other rights of Agency provided in this Contract upon its breach by Purchaser, Purchaser will hold Agency harmless against any additional expenses or costs incurred by Agency in completing the

work or in purchasing the services, materials, equipment or supplies contemplated by this Contract, and Agency may withhold payments from Purchaser in an amount sufficient for this purpose and recourse may be had against the surety on the performance bond if necessary.

(viii) Purchaser will include, or will require the inclusion of, the provisions of clauses (i) through (vii) in every subcontract or purchase order altered only to reflect the proper identity of the parties in such a manner that such provisions will be binding upon each sub-contractor or vendor as to operations to be performed within the State. Purchaser will take such action in enforcing such provisions of such sub-contract or purchase order as Agency may direct, including sanctions or remedies for non-compliance. If Purchaser becomes involved in or is threatened with litigation with a subcontractor or vendor as a result of such direction by Agency, Purchaser shall promptly so notify the State Attorney General, requesting him to intervene and protect the interests of the State.

(c) Funding Source. Nothing contained herein shall be construed as prohibiting Purchaser from obtaining economic Development incentives from any State, County, or Local Agency. Purchaser shall be relieved from its obligations under this contract, if Purchaser has applied for Public Finance Assistance to any State, County, or Local Agency and has been denied said financing after purchaser has utilized its best efforts.

(d) Modifications. This Contract shall not be modified or supplemented, except by an instrument in writing signed by the party to be charged.

(e) Governing Law. This Contract and the rights of the parties hereunder shall be construed and governed by the laws of the State of New York.

(f) Further Assurances. The parties hereto agree to make, execute, and deliver all further instruments and documents reasonably necessary or proper to fully effectuate the terms, covenants, and provisions of this Contract. The terms and conditions of this Agreement, where applicable, shall survive the Closing and continue until purchaser has completed all obligations herein.

(g) Entire Contract. All prior understandings, agreements and negotiations by and between the parties hereto are merged in this Contract, and this Contract constitutes the entire agreement of the parties with respect to the subject matter hereof, and shall inure to and bind the successors and assigns of the respective parties hereto, except as hereinbefore limited.

(h) Delivery of Deed. The delivery by Agency and acceptance of the Deed by Purchaser shall be deemed to be a full performance and discharge of every agreement and obligation on the part of Agency to be performed pursuant to the terms hereof, except as otherwise expressly stated herein, or in any closing memorandum or undertaking executed by the parties at the Closing, to survive.

(i) Partial Invalidity. If any term or provision of this Contract or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Contract or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Contract shall be valid and enforceable to the fullest extent permitted by law.

(j) Binding Effect. This document does not constitute an offer to sell and shall not bind Agency unless and until Agency, in its sole and absolute discretion, elects to be bound hereby by executing and delivering to Purchaser an executed original counterpart hereof.

(k) Headings. The headings of the Sections of this Contract have been inserted for convenience of reference only and shall not constitute a part hereof.

(l) Waiver of Trial by Jury. AGENCY AND PURCHASER HEREBY IRREVOCABLY AND UNCONDITIONALLY WAIVE ANY AND ALL RIGHTS TO TRIAL BY JURY IN ANY ACTION, SUIT OR COUNTERCLAIM ARISING IN CONNECTION WITH, OUT OF OR OTHERWISE RELATING TO THIS CONTRACT.

(m) Jurisdiction. Each party agrees to submit to personal jurisdiction in the State in any action or proceeding arising out of this Contract and, in furtherance of such agreement, each party hereby agrees and consents that without limiting other methods of obtaining, jurisdiction, personal jurisdiction over each party in any such action or proceeding may be obtained within or without the jurisdiction of any court located in the State and that any process or notice of motion or other application to any such court in connection with any such action or proceeding may be served upon each party by registered or certified mail to or by personal service at the last known address of each such party, whether such address be within or without the jurisdiction of any such court.

(n) Business Day. The term "business day" shall mean every day other than Saturdays, Sundays, all days observed by the federal or State government or by the Town as

legal holidays and all days on which commercial banks in the State are required by law to be closed. If the day for the performance of any action to be taken under, or pursuant to, the terms of this Contract is not a business day, then such day shall be deemed to be the immediately succeeding business day.

(o) Counterparts. This Contract may be executed in counterparts, each of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Contract as of the day and year first above written.

TOWN OF NORTH HEMPSTEAD COMMUNITY DEVELOPMENT AGENCY

By: _____
Name: Dermot F. Kelly
Title: Executive Director

_____, LLC/LP/ INC./CORP.

By: _____
Name:
Title:

ESCROW AGENT (WITH RESPECT TO SECTION 28 ONLY):

_____

By: _____

SCHEDULE "A"

Nassau County Land and Tax Map Section 11, Block 10, Lot 45 (985 Prospect Avenue); Section 11, Block 10, Lot 46 (987 Prospect Avenue); Section 11, Block 10, Lots 29, 30 and 31 (215 Brooklyn Avenue) New Cassel, New York

EXHIBIT A

List of "Schedule B" Exceptions

EXHIBIT B

Project Improvements

The "Proposed Use of the Project Improvements" contemplated in this Contract shall consist of the development plan set forth in the Proposal (the "Plan") submitted in response to that certain request for proposals, as may have been or may be modified, for redevelopment of the Premises, dated April __, 2015, issued by the Agency (the "RFP"), as said Plan may be modified by Purchaser with Agency approval pursuant to Section 19 of the Contract.

EXHIBIT C

Schedule

The Schedule consists of the activities identified in the Post-LDA Countersigning Period and the Site Control Period set forth in the Proposal in response to Section VII (D) of the RFP.

EXHIBIT D

Certificate of Compliance

(2 pages)

CERTIFICATE OF COMPLIANCE
TOWN OF NORTH HEMPSTEAD
COMMUNITY DEVELOPMENT AGENCY
TO
_____

CERTIFICATE OF COMPLIANCE (hereinafter referred to as this "Certificate") executed this ___ day of___, 201_ by the Town of North Hempstead Community Development Agency, a public benefit corporation of the State of New York (hereinafter referred to as the "Agency") for the benefit of _____ (the "Redeveloper").

WHEREAS, the Agency and the Redeveloper entered into a Land Disposition Agreement (hereinafter referred to as the "Disposition Agreement") dated as of _____ __, 20__, the original of which is filed in the office of the Agency, 51 Orchard Street, Roslyn Heights, New York, New York 11577, for the sale by the Agency to the Redeveloper of property formerly identified on the Nassau County Land and Tax Map (the "Premises") for a negotiated purchase price of _____ ($___,___) Dollars, which Disposition Agreement was recorded on_____ __, 201_, in Liber _____ of Deeds, Page _____, of the Land Records of Nassau County (the "Records"); and

WHEREAS, pursuant to the terms of the Disposition Agreement, the Agency conveyed the Property to the Redeveloper by Deed dated_____ __, 201_, and recorded on _____ __, 201_ in Liber _____ of Deeds, Page ____ of the Records; and

WHEREAS, Section 19(d) of the Disposition Agreement provides that the Redeveloper would commence and complete the redevelopment of the Premises by constructing improvements thereon (the "Project Improvements"); and

WHEREAS, Section 19 (f) of the Disposition Agreement provides that promptly after completion of the Project Improvements in accordance with those provisions of the Disposition Agreement relating to the obligations of the Redeveloper, the Agency will furnish the Redeveloper with such instrument so certifying.

NOW THEREFORE, the Agency does hereby certify as follows:

1. That the Redeveloper has fulfilled all of its agreements and covenants in the Disposition Agreement and in the aforesaid Deed with respect to its obligations, except as to those covenants and obligations set forth in the Disposition Agreement and/or the Deed that by their terms survive.

2. That the Project Improvements on the Premises were completed in conformity with the Construction Documents (as defined in the Disposition Agreement) and approved by the various parties as provided in the Disposition Agreement.

3. That this Certification shall be deemed a conclusive determination of satisfaction and termination of the aforesaid agreements and covenants with respect to the obligations of the

Redeveloper, and its successors and assigns, except as to those covenants and obligations set forth in the Disposition Agreement and/or the Deed that by their terms survive.

4. That this Certification shall not constitute evidence of compliance with or satisfaction of any obligation of the Redeveloper to any holder of a mortgage or any insurer of a mortgage, securing money loaned to finance the Project Improvements on the Premises or any part thereof.

IN WITNESS WHEREOF, the Agency has caused these presents to be subscribed to and its corporate seal to be affixed and attested on the day and year first above written.

TOWN OF NORTH HEMPSTEAD
COMMUNITY DEVELOPMENT AGENCY

By: _____
Name: _____
Title: _____

State of New York)
)ss.:
County of Nassau)

On the __ day of _____ in the year 201_, before me, the undersigned, personally appeared_____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

EXHIBIT E

Section 3 Report

(4 pages)

Section 3 Summary Report

Economic Opportunities for
Low and Very Low-Income Persons

U.S. Department of Housing and Urban Development
Office of Fair Housing
and Equal Opportunity

OMB Approval No.2529-0043
(exp. 11/30/2010)

***HUD Field Office :** Select HUD Field Office

See Public Reporting Burden Statement below

General Instructions

***1. Recipient Name :**

Recipient Address *Street*

City

State

Zip **(or Postal Code)**

***2. Grant Number :**

***3. Total Amount of Award:** $

Amount of All Contracts Awarded: $ read-only

4. Contact Person :

5. Phone:

Fax:

E-Mail:

6. Length of Grant : *Month(s)*

***7. Reporting Period:** Select Quarter | Select Fiscal Year

***8. Date Report Submitted :** (MM/DD/YYYY)

***9. Program Code-Name :** Select Program

*= **Mandatory Field**

Program Codes:

1 = Flexible Subsidy
2 = Section 202/811
3A = Public/Indian Housing Development
3B = Public/Indian Housing Operation
3C = Public/Indian Housing Modernization
4 = Homeless Assistance
5 = HOME Assistance
6 = HOME-State Administered
7 = CDBG-Entitlement
8 = CDBG-State Administered
9 = Other CD Programs
10= Other Housing Programs

Part 1. Employment and Training* (Columns B, C, and F are mandatory fields.)

A Job Category	B Number of New Hires	C Number of New Hires that are Sec.3 Residents	D % of Section 3 New Hires	E % of Total Staff Hours for Section 3 Employees	F Number of Section 3 Trainees

Professiona					
Technicians					
Office and (					
Officials and					
Sales					
Craft Worke					
Operatives (					
Laborers (u					
Service Wo					
Other (List)					
Total ***(Read-Only)***					

Part II. Contracts Awarded

1. Construction Contracts:

A. *Total dollar amount of all construction contracts awarded on the project $

B. Total dollar amount of construction contracts awarded to Section 3 businesses $

C. Percentage of the total dollar amount that was awarded to Section 3 businesses (Read-Only) %

D. Total number of Section 3 businesses receiving construction contracts

2. Non-Construction Contracts:

A. *Total dollar amount of all non-construction contracts awarded on the project $

B. Total dollar amount of non-construction contracts awarded to Section 3 businesses $

C. Percentage of the total dollar amount that was awarded to Section 3 businesses (Read-Only) %

D. Total number of Section 3 businesses receiving non-construction contracts

Part III. Summary of Efforts

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low-income persons, particularly those who are recipients of

government assistance for housing.

(Select **YES** to all that apply. If a selection has not been made, Default is **NO**)

Select Recruited low-income residents through: local advertising media, signs prominently displayed at the project site, contacts with community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.

Select Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.

Select Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.

Select Coordinated with Youthbuild Programs and administered in the metropolitan area in which the Section 3 covered project is located.

Select Other Efforts; Please describe.

1 #ID# Reset value

Public reporting burden for this collection of information is estimated to average 6 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u., mandates that the Department ensure that employment and other economic opportunities generated by its housing and community development assistance programs are directed toward low- and very low-income persons, particularly those who are recipients of government assistance for housing. The regulations are found at 24 CFR Part 135. The information will be used by the Department to monitor program recipients' compliance with Section 3, to assess the results of the Department's efforts to meet the statutory objectives of Section 3, to prepare reports to Congress, and by recipients as a self-monitoring tool. The data is entered into a data base and will be analyzed and distributed. The collection of information involves recipients receiving Federal financial assistance for housing and community development programs covered by Section 3. The information will be collected annually to assist HUD in meeting its reporting requirements under Section 808(e)(6) of the Fair Housing Act and Section 916 of the HCDA of 1992. An assurance of confidentiality is not applicable to this form. The Privacy Act of 1974 and OMB Circular A-108 are not applicable. The reporting requirements do not contain sensitive questions. Data is cumulative; personal identifying information is not included.

EXHIBIT F

Enforcement Note and Mortgage

ENFORCEMENT

N O T E A N D M O R T G A G E

_____ ,

Obligor

and

TOWN OF NORTH HEMPSTEAD COMMUNITY DEVELOPMENT AGENCY,

Mortgagee

Mortgaged Properties:

985 Prospect Avenue; 987 Prospect Avenue; and 215 Brooklyn Avenue

New Cassel, New York

also known as

Section 11, Block 10, Lot 45

Section 11, Block 10, Lot 46

Section 11, Block 10, Lots 29, 30 and 31of the Land and Tax Map of Nassau County

Record and Return To:

Town of North Hempstead Community Development Agency

51 Orchard Street

Roslyn Heights, New York 11577

ENFORCEMENT NOTE AND MORTGAGE

THIS ENFORCEMENT NOTE AND MORTGAGE made as of the __ day of ____,201__, between _____, an individual residing at _____ ("Obligor") and the TOWN OF NORTH HEMPSTEAD COMMUNITY DEVELOPMENT AGENCY, a public benefit corporation and corporate governmental agency in the form of a municipal urban renewal agency, duly organized and validly existing under the laws of the State of New York, and having an office at 51 Orchard Street, Roslyn Heights, New York 11577 ("Mortgagee").

1. For value received, Obligor promises to pay to Mortgagee or order the sum of the Recapture Obligation, payable according to and in the manner provided in the rider attached to and hereby made a part of this Note and Mortgage (the "Rider").

2. The Obligor hereby mortgages to the Mortgagee all right, title and interest of the Obligor in and to the Property described in Schedule A, annexed hereto and hereby made a part hereof, designated as Section 11, Block 10, Lot 45 ; Section 11, Block 10, Lot 46 ; Section 11, Block 10, Lots 29, 30, 31 on the Land and Tax Map of the County of Nassau ("Property"); together with:

(a) the buildings and improvements on the Property.

(b) all of the Obligor's right, title and interest in and to any land lying in the bed of the streets in front of and adjoining the Property to the center lines of such streets.

(c) all fixtures which now are or which later may be attached to or used or useful in connection with the Property.

(d) all condemnation awards for any taking by a government or agency of the whole or part of the real Property or any easement in connection with the Property. This includes awards for changes of grades of streets.

(e) all right, title and interest but not obligation, of the Obligor in and to all leases and other agreements affecting the use or occupancy of the Property or any common area appurtenant thereto.

(f) any right, title and interest of the Obligor in and to any common areas appurtenant thereto.

3. Obligor will fulfill the Recapture Obligation at the time and in the manner provided in the Rider. If the Obligor fails to make any payment required pursuant to the Rider to this Note and Mortgage, the lien created by this Mortgage will remain a lien on the Property to secure payment of the unpaid portion of the Recapture Obligation.

4. The Obligor and Mortgagee hereby acknowledge that this Enforcement Note and

Mortgage is subject and subordinate to financing for the purchase of the Properties and completion of the project improvements and any federal funding, to the extent required or received (see Section VII B of *Request for Proposals 985 Prospect Avenue; 987 Prospect Avenue; and 215 Brooklyn Avenue, New Cassel, New York*). Any mortgage holders and the makers of any of the abovementioned government grants are together defined as the "Lenders", and individually, each is defined as a “Lender”. The parties hereto agree that all terms and provisions of this Note and Mortgage will be subject and subordinate to the lien(s) of the Lender(s) and any payments or expenses already made or incurred or which may hereafter be made or incurred, pursuant to the terms of such mortgage loan(s) (the “Lender(s) Loan(s)”) or incidental thereto, or to protect the security thereof, to the full extent thereof. If any action or proceeding of foreclosure is instituted by the Lender(s), the Obligor will immediately upon service thereof, deliver to the Mortgagee, whose address appears in Paragraph 12 of this Note and Mortgage, a true copy of each notice, petition, summons or papers howsoever designated, served in such action or proceeding or in any such action or proceeding.

5. The Recapture Obligation secured by this Note and Mortgage will become immediately due and payable upon the sale or transfer of the Property.

6. Obligor will keep the improvements on the Property insured against loss by fire and other risks as required by Lender(s) or as required by the Mortgagee.

7. Obligor will keep the Property in reasonably good repair.

8. The Recapture Obligation secured hereby will not require the payment of installments and will be a standing obligation, which will be without interest.

9. Obligor represents and warrants that Obligor lawfully owns the Property and that the Obligor has the right to mortgage the Property to the Mortgagee. In addition, the Obligor gives Mortgagee a general warranty of title.

10. If the Mortgagee incurs any costs in collecting the Recapture Obligation secured by this Note and Mortgage, including but not limited to reasonable attorney's fees, such costs will be added to the Recapture Obligation and will be secured by this Note and Mortgage.

11. The Obligor will, within ten (10) days after request by the Mortgagee and at the Obligor's expense, furnish the Mortgagee with a statement, duly acknowledged, and certified, setting forth the amount of the Recapture Obligation and whether any offsets or defenses exist against the Recapture Obligation.

12. Any notices, demands certifications, requests, communications or the like ("Notices") required or permitted to be given under this Note and Mortgage, unless otherwise specifically provided in this Note and Mortgage, will be in writing and will be delivered personally or given by regular, certified, or registered mail, correct postage prepaid, to the addresses first set forth above. Notices to the Mortgagee will be marked "Attention: Executive Director." Notices will be deemed given when actually, personally delivered and receipted or when deposited with the post office registry clerk or an official United States post box.

13. The terms, covenants, and conditions of this Note and Mortgage will in all respects be governed, construed, applied, and enforced in accordance with the laws of the State of New York.

14. This Note and Mortgage may not be modified, amended, changed, discharged or terminated orally, but only by an agreement in writing, in a form suitable for recording, signed by the party against whom the enforcement of the modification, amendment, change, discharge, or termination is sought.

15. The Obligor warrants and represents that the Obligor (and the undersigned representatives of the Obligor, if any) has full power, authority and legal right to execute and deliver this Note and Mortgage and to mortgage all right, title and interest of the Obligor in and to the Property pursuant to the terms hereof and to keep and observe all of the terms, covenants and conditions of this Note and Mortgage on the Obligor's part to be performed.

16. The Obligor will provide Mortgagee, or its duly authorized representative, within such reasonable time period as may be established by Mortgagee or its duly authorized representative, such reports, certificates, affidavits and other documentation as may be required by Mortgagee or its duly authorized representative to demonstrate compliance with this Note and Mortgage.

17. If there is more than one Obligor each will be separately liable. The words "Obligor" and "Mortgagee" will include their heirs, executors, administrators, successors and permitted assigns. If there are more than one Obligor or Mortgagee the words "Obligor" and "Mortgagee" used in this Note and Mortgage will be read as if written in the plural. Words in the masculine or feminine gender appearing herein will be deemed to refer to either or both male or female persons, as the sense of the sentence requires.

18. This Note and Mortgage may be executed in one or more duplicate originals bearing the same date.

The Obligor states that the Obligor(s) has read this Note and Mortgage, received a completely filled in copy of it and has duly signed this Note and Mortgage as of the date at the top of the first page.

Obligor(s):

_____

_____

ACKNOWLEDGEMENT

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

On the ____ day of _____ in the year __, before me, the undersigned, a notary public in and for said state, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose names(s) 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 on behalf of which the individual(s) acted, executed the instrument.

Notary Public
Commission Expires:

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

On the ____ day of _____ in the year __, before me, the undersigned, a notary public in and for said state, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose names(s) 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 on behalf of which the individual(s) acted, executed the instrument.

Notary Public
Commission Expires:

SCHEDULE A
LEGAL DESCRIPTION

RIDER

To A Certain Note and Mortgage

Dated _____ __, 201_ made by
(Obligor(s))

1. The amount to be recaptured under this Note and Mortgage will be the amount of the Recapture Obligation as set forth in Section 2 of this Rider.

2. "Recapture Obligation" means the product of the (i) Recapture Percentage and (ii) the difference between (A) the sales price for the Premises and (B) the sum of the purchase price originally paid by Purchaser and the cost of any capital improvements made by the Purchaser during its ownership and occupancy of the Premises.

The term "Recapture Percentage" means the percentage identified in the table below, based upon Purchaser's period of occupancy of the Premises.

Period of occupancy of at least	but less than	per cent of Recapture Obligation to be repaid
1 day	12 months	100 %
12 months	24 months	90 %
24 months	36 months	80 %
36 months	48 months	70 %
48 months	60 months	60 %
60 months	72 months	50 %
72 months	84 months	40 %
84 months	96 months	30 %
96 months	108 months	20 %
108 months	120 months	10 %
121 months	…….	0 %

3. If the Recapture Obligation becomes due and payable, the amount of the Recapture Obligation to be repaid by the Obligor will be determined by the Mortgagee as of the occurrence of the date the Obligor sold the Property.

4. This Note and Mortgage will be deemed of no further force and effect upon the date of the 10th anniversary of the date set forth at the top of the first page, and neither party to this Note and Mortgage will have any further rights or obligations under this Note and Mortgage against each other, except that, if the Obligor has failed to fulfill the Recapture Obligation, then the security interest created by this Note and Mortgage (in other words, the lien on the Property) will continue until the amount of the Recapture Obligation plus all costs of collection payable under the terms of this Note and Mortgage have been discharged by the Obligor. The Mortgagee will, on or after such date, if the Obligor has complied with all of the requirements of this Note and Mortgage, upon written request by Obligor, execute a satisfaction or discharge of this Note and Mortgage.

5. This Note and Mortgage is non-assumable.

6. If the Obligor is selling the Property and moving to single family dwelling (the "New Property") within the New Cassel Urban Renewal Area, the Recapture Obligation may be transferred to the New Property (secured by a subordinate lien) and a satisfaction of mortgage will be issued on the Property.

V. ACKNOWLEDGMENT OF RECEIPT OF ADDENDA

The undersigned hereby acknowledges receipt of the following Addenda:

Addendum Number	**Date**	**Acknowledge Receipt** (Initial)
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

☐**No addenda were received**:

Acknowledged for: _____
(Name of Bidder)

By: _____
(Signature of Authorized Representative)

Name: _____
(Print or Type)

Title: _____

Date: _____

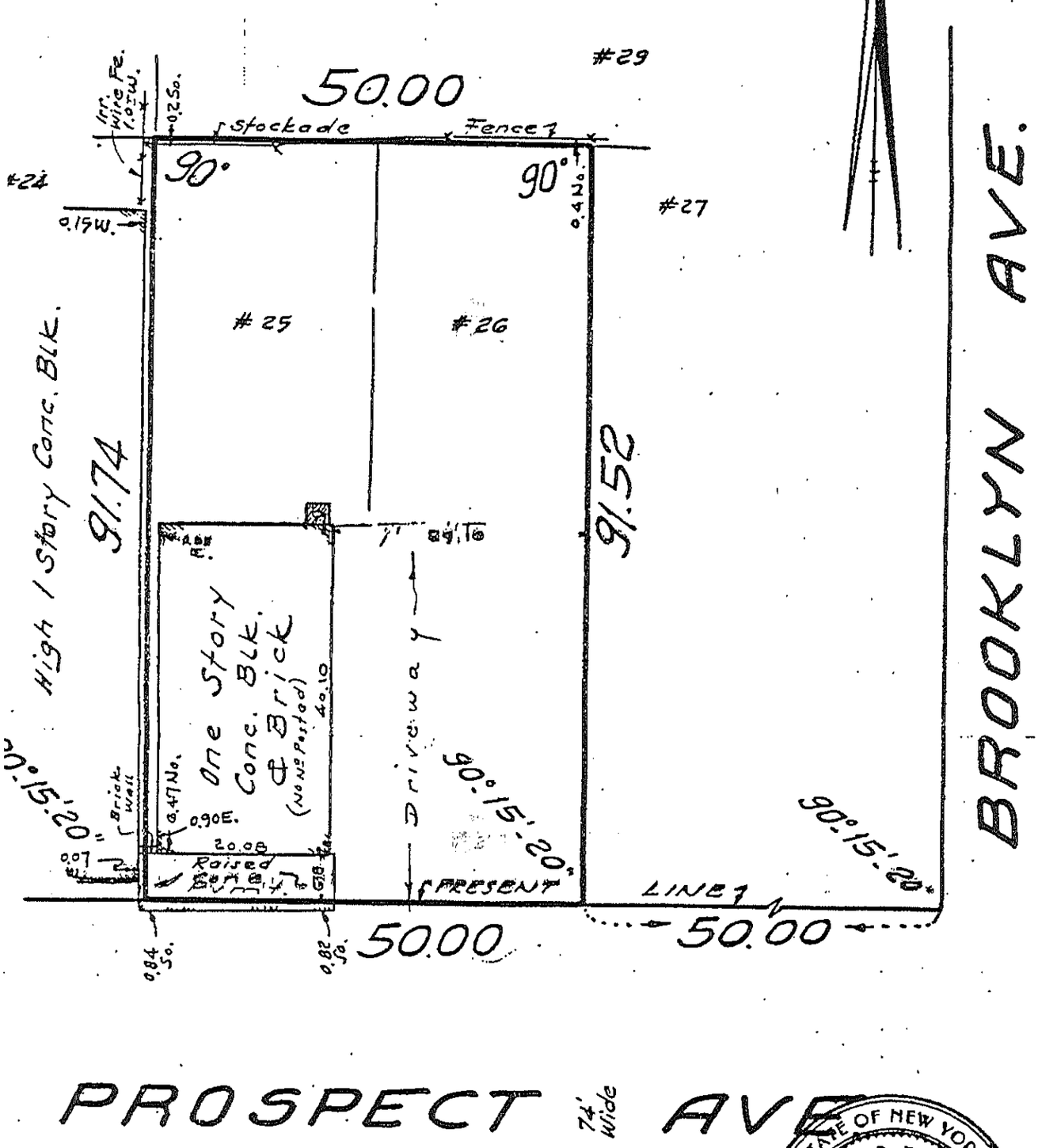
VI. MAJOR HIGHWAY LOCATIONS

VII. SITE LOCATION MAP

VIII. 985 PROSPECT AVE PROPERTY INFORMATION

N. CO. TAX MAPS

TITLE No. BC 993746



STATE OF NEW YORK
HEINZ B. KRAUSE
No. 37721
LICENSED LAND SURVEYOR

IS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR TITLE SURVEYS AS SET FORTH BY THE N.Y. STATE ... ASSOC.

ainder of 25 & 26

"10"

OF City of New Cassel FILED IN Q. CO. 4-22-1892 N. CO. No 3, Case 14 No 256

TED AT WESTBURY, NASSAU COUNTY, N.Y.

ANTEED TO Lawyers Title Insurance Corp.

owery Savings Bank

urray Weinstein

CH. H

KRAUSE LAND SURVEYORS

HEINZ B. KRAUSE
N.Y.S. LIC. 37721

ARTHUR HERMANN
N.Y.S. LIC. 43745

P. O. BOX 112, 789 OLD COUNTRY ROAD
WESTBURY, N. Y. 11590-0015
516-333-0868

DATE March 27, 1984

SCALE 1" = 16'

NOTE: METRIC EQUIVALENT
1 FOOT = 0.3048 METERS

BUTTON CO., N. Y. 51000

PHASE I ENVIRONMENTAL SITE ASSESSMENT

for the property located at:

985 Prospect Avenue
New Cassel, New York 11590

prepared for:

The Town of North Hempstead
Community Development Agency
51 Orchard Street
Roslyn Heights, New York 11577

prepared by:

Cashin Associates, P.C.
Engineering •Planning •Construction Management

1200 Veterans Memorial Highway, Hauppauge, New York 11788 - (631) 348-7600
80 SW 8th Street, Suite 2809, Miami, Florida 33130 - (305) 579-2006

APRIL 21, 2014

PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR THE PROPERTY LOCATED AT:

985 PROSPECT AVENUE
NEW CASSEL, NEW YORK 11590

PREPARED FOR:

THE TOWN OF NORTH HEMPSTEAD
COMMUNITY DEVELOPMENT AGENCY
51 ORCHARD STREET
ROSLYN HEIGHTS, NEW YORK 11577

PREPARED BY:

CASHIN ASSOCIATES, P.C.
1200 VETERANS MEMORIAL HIGHWAY
HAUPPAUGE, NEW YORK 11788

140003.021 **APRIL 21, 2014**

TABLE OF CONTENTS

Cover Sheet

EXECUTIVE SUMMARY

SECTION 1 INTRODUCTION

- **1.1 Purpose of the Phase I Environmental Site Assessment**
- **1.2 Methodology**
  - **1.2.1 Records Review**
  - **1.2.2 Site Reconnaissance**
  - **1.2.3 Interviews with Owners, Occupants and Other Knowledgeable Individuals**
  - **1.2.4 User Supplied Information**
  - **1.2.5 Business Environmental Risk Investigations**
  - **1.2.6 Evaluation and Report Preparation**
  - **1.2.7 Exceptions to ASTM E 1527-13**
  - **1.2.8 Assessment Limitations**
  - **1.2.9 Reliance**
  - **1.2.10 Conflict Certification**

SECTION 2 SITE DESCRIPTION AND HISTORY

- **2.1 Site Location and Description**
- **2.2 Present Use(s) of the Site**
- **2.3 Surrounding Land Uses**
- **2.4 Topography and Geological Setting**
- **2.5 Site History**
- **2.6 Municipal Records Review**
- **2.7 Environmental Lien Information**

SECTION 3 FINDINGS OF RECORDS REVIEW

- **3.1 Federal Records Search**
  - **3.1.1 National Priorities List (NPL) or Superfund**
  - **3.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)**
  - **3.1.3 RCRA Hazardous Waste Treatment, Storage, Disposal Sites**
  - **3.1.4 RCRA Hazardous Waste Generators and Transporters**
  - **3.1.5 Emergency Response Notification System (ERNS)**
  - **3.1.6 Toxic Release Inventory Sites**
  - **3.1.7 CORRACTS (Corrective Action Report)**

- **3.2 State and Local Records Search**
  - **3.2.1 NYSDEC Inactive Hazardous Waste Disposal Sites (State Superfund)**
  - **3.2.2 NYSDEC Hazardous Waste Disposal Sites**
  - **3.2.3 NYSDEC Solid Waste Facilities**
  - **3.2.4 NYSDEC Registered UST/AST Sites**

3.2.5 Area Spills (NYSDEC Toxic Spills, Leaking Underground Storage Tanks, Etc.)
3.2.6 NYS Permitted Air Discharge Facilities
3.2.7 NYSDOH Radon Results
3.2.8 NYS Brownfields Opportunity Area Program Sites

SECTION 4 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

4.1 On-Site Inspection of Hazardous Material Usage
4.2 On-Site Storage Tanks
4.3 On-Site PCBs
4.4 Asbestos Containing Material (ACM) in the Building
4.5 Lead-Based Paint
4.6 Solid Waste Handling
4.7 Electromagnetic Fields
4.8 Pits, Ponds, or Lagoons
4.9 Storage Drums
4.10 Stained Soils or Pavement
4.11 Stormwater and Sanitary Systems
4.12 Floor Drains and Sumps
4.13 Water Supply
4.14 Stressed Vegetation
4.15 Evidence of Mold
4.16 Wetlands and Floodplains
4.17 Potential for Vapor Intrusion in the Building

SECTION 5 DATA GAPS

SECTION 6 FINDINGS AND CONCLUSIONS

SECTION 7 REFERENCES AND CONTACTS

SECTION 8 SIGNATURE PAGE

SECTION 9 QUALIFICATIONS INFORMATION

APPENDICES

APPENDIX I Location Map, Topographic Map and Site Sketch
APPENDIX II Site Photographs
APPENDIX III NYSDOH Radon Results
APPENDIX IV Environmental Data Resources, Inc. Report
APPENDIX V Aerial Photographs, Historical Topographic Maps and City Directories
APPENDIX VI Environmental Questionnaire
APPENDIX VII Environmental Inspection Checklist
APPENDIX VIII Freedom of Information Correspondence
APPENDIX IX Property and Building Documents

PHASE I ENVIRONMENTAL SITE ASSESSMENT
FOR THE PROPERTY LOCATED AT:

985 PROSPECT AVENUE
NEW CASSEL, NEW YORK 11590

EXECUTIVE SUMMARY

This report outlines the findings of a Phase I Environmental Site Assessment (Phase I ESA) conducted by Cashin Associates, P.C. (CA) for the subject property located at 985 Prospect Avenue, New Cassel, New York. The field inspection was conducted on April 10, 2014 by CA's Environmental Professional, Brian Duggan. Site and building access was facilitated by the property owner, Mr. Mark McFarlan. The subject building is a one-story commercial building, which is currently vacant.

The review of the available historical data for the past 114 years indicated that the subject site was undeveloped land until 1962, when the site was improved with the existing one-story building and associated lot. The historical information showed that some of the commercial tenant businesses included a laudromat, roofing contractor, tee-shirt printing service, and motorcycle servicing and repair business. CA's historical research found that the currently undeveloped adjacent properties to the north and west included a former automobile junkyard, a construction contractor vehicles, equipment and materials storage yard, and Nassau County vehicles, equipment and materials storage yard.

Recognized Environmental Conditions (RECs)

The development and long-term commercial uses of the site most likely involved the handling, storage, and disposal of chlorinated solvents, vehicle fuels, oils, greases, parts cleaners, degreasers,

detergents, inks, and paints. Any discharges or releases of hazardous materials in the building, the stormwater drain located in the rear yard, and on the grounds of the subject property, may have resulted in contamination of the subsurface soils and local groundwater table. Additionally, there is a potential that the commercial activities on the property located adjacent to the north, and the commercial activities on the property located adjacent to the east (also identified as a Brownfield site), may have affected environmental conditions on the subject property. Also, if subsurface contamination exists on site, there is a potential for VOC vapors migration into the existing building, adversely affecting indoor air quality.

It is recommended that a Phase II Environmental Site Assessment, involving additional site investigations and environmental testing, be completed on the subject property to determine whether any environmental contamination is present on the property.

Historical Recognized Environmental Conditions

No Historical Recognized Environmental Conditions were identified for the subject property.

Controlled Recognized Environmental Conditions (RECs)

No Controlled Recognized Environmental Conditions were identified for the subject property.

De Minimus Conditions

No *de minimus* conditions were identified for the subject property.

Business Environmental Risk Issues

Unlabeled 55-Gallon Plastic Drum: CA observed an unlabeled 55-gallon plastic drum located in the lavatory. The owner stated that this drum stored cleaning detergent. There were no indications of releases of materials from this drum. No other storage drums were observed in the subject building or on the subject property during the site inspection. It is recommended that this drum be removed from the subject property, and properly disposed according to all applicable regulatory requirements.

Suspected Asbestos-Containing Material (ACM): The subject building was reportedly constructed in 1962. CA's site inspection found no suspected ACM thermal system insulation. Based on its age, it is possible that ACM may be present in older, un-renovated portions of the building. It is recommended that a comprehensive asbestos survey be performed prior to any renovation or demolition activities affecting older, un-renovated portions of the building.

Potential Lead-Based Paint: Since the subject building was constructed in 1962, the potential exists for the presence of lead paint in the underlayers of paint located throughout older, un-renovated portions of the building. Lead paint is not a primary concern because the building is zoned for commercial uses and not for residential uses. No action is recommended at this time.

Potential On-Site PCBs: Since the age of the subject building pre-dates the federal ban on the manufacture of PCBs in the 1970's, it is possible that older electrical equipment (e.g. fluorescent light ballasts) and other building materials (e.g. caulking, ceiling tiles, paints, adhesives) within older, un-renovated portions of the building may contain PCBs. Any planned building renovation work affecting older electrical equipment and other building components should be conducted according to applicable regulatory requirements.

PHASE I ENVIRONMENTAL SITE ASSESSMENT
FOR THE PROPERTY LOCATED AT:

985 PROSPECT AVENUE
NEW CASSEL, NEW YORK 11590

1.0 INTRODUCTION & METHODOLOGY

1.1 Purpose of the Phase I Environmental Site Assessment

This report has been prepared in accordance with the recommended guidelines as presented in the American Society for Testing and Materials (ASTM) E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The purpose of this report is to provide the Town of North Hempstead Community Development Agency, as the User of this report under the ASTM Practice, with Phase I ESA findings, conclusions and recommendations to support its business practices regarding the property. Any exceptions to, or deletions from, this practice are described in Sections 1.2.7 and 1.2.8 of this report.

1.2 Methodology

The methodology of this assessment consists of four basic components, as recommended in ASTM E 1527-13, Section 7 Phase I Environmental Site Assessment, plus the completion of several additional tasks provided by CA, as part of the evaluation of "Business Environmental Risk", as defined under ASTM. This methodology is summarized below.

1.2.1 Records Review

A search of available records is performed to obtain and review information that will help to identify recognized environmental conditions in connection with the property. Records are reviewed for the site itself as well as for the area around the site within a minimum search distance recommended by ASTM E 1527-13, Section 8 Records Review. This records review includes standard Federal and State environmental record sources such as the Federal National Priorities List (NPL), Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) lists, Resource Conservation and Recovery Act (RCRA) lists, and the Emergency Response Notification System listing. State environmental record source listings include State-equivalent NPL listings, State-equivalent CERCLIS listings, State landfill or solid waste disposal site lists, State registered underground storage tank (UST) listing, State leaking underground storage tank (LUST) lists, and additional State or local environmental record sources.

ASTM E 1527-13 requires that the User of this report provide the environmental professional with documentation of any environmental liens filed against the property so that this information can be included within. By mutual agreement between the User and the environmental professional, research involving environmental liens placed upon the subject property may be transferred to the environmental professional; however, any prior User

knowledge of in-place environmental liens must be shared with the environmental professional, for inclusion herein.

No information regarding environmental liens associated with the subject property was provided to CA for review by the User. CA did not perform an environmental lien search for the subject property. CA also did not provide comment on the perceived value of the real property as part of this assessment.

Additional evaluations of current or historical Recognized Environmental Conditions may include a review of records obtained through the following sources:

- The current United States Geologic Survey (USGS) 7.5-Minute Topographic Map and other physical setting maps.
- Historical use maps, such as Sanborn Fire Insurance maps, if available.
- Historical Aerial Photographs.
- Other historical land use records.
- Local municipal building department records.
- Other municipal agency records.

1.2.2 Site Reconnaissance

A site visit is performed to visually and physically observe the site and any associated structures, facilities, or materials on the site, to obtain information on the likelihood of identifying recognized environmental conditions, as recommended by ASTM E 1527-13, Section 9 Site Reconnaissance. A general reconnaissance of surrounding properties is also performed to determine the potential of off-site conditions to affect the subject site.

The site visit conducted for this property was performed by an Environmental Professional as defined under ASTM E 1527-13. The site visit includes inspection for potential recognized environmental concerns including: presence of hazardous substance and petroleum products; storage tanks; drums and other containers for hazardous materials; PCB-containing equipment; drains; sumps; stained soil and pavement; stressed vegetation; solid waste; liquid wastes; and on-site septic systems. The site visit was also conducted to obtain field information on general site geologic conditions, topography, utility supplies, and nature/condition of any on-site structures, facilities and equipment.

1.2.3 Interviews with Owners, Occupants and Other Knowledgeable Individuals

Interviews are typically conducted to obtain information relating to current and former site uses, site history, and possible environmental conditions associated with the site. In general, individuals interviewed as part of this work include: property representatives; key site personnel; occupants/tenants; and lender officers, as needed. A list of contacts made for this assessment is provided in Section 7. Information gathered during interviews with the owner and other knowledgeable individuals is included in Sections 2.5 and 4.0.

1.2.4 User Supplied Information

In order for a prospective purchaser to claim CERCLA landowner liability protections, under section 101 (35)(B) of CERCLA, as amended by the Small Business Liability Relief and Brownfields Revitalization Act, such persons and businesses are required to conduct all appropriate inquiries prior to or on the date of obtaining ownership of the property. The USEPA, in its Final Rule, Standards and Practices for All Appropriate Inquiries, established federal standards and practices for conducting all appropriate inquiries, found in 40 CFR Part 312. Under § 312.11 (c), the ASTM Phase I ESA practice is identified as an industry standard which may be used to comply with all appropriate inquiries.

The performance standards required for all appropriate inquiries include inquiries by an Environmental Professional, and additional inquiries by persons seeking to establish one of the CERCLA liability protections. Under § 312.22, additional inquiries by persons seeking to establish one of the CERCLA liability protections, if not otherwise provided to the Environmental Professional, includes in substance: an evaluation of environmental cleanup liens against the subject property; consideration of specialized knowledge or experience of the person seeking to claim liability protection; evaluation of the relationship of the purchase price to fair market value of the subject property, if the property was not contaminated; or other commonly known or reasonably ascertainable information about the property. If such information is not provided to the Environmental Professional, the all appropriate inquiry report prepared by the Environmental Professional must include a determination as to whether the lack of this information affects his or her ability to identify conditions of releases or threatened releases under the Final Rule, and discuss this condition as a significant Data Gap (See Section 5 of this report).

1.2.5 Business Environmental Risk Investigations

Although not within the scope of ASTM E 1527-13 for recognized environmental conditions, the environmental assessment prepared by CA includes an evaluation of several additional environmental issues to provide an evaluation of Business Environmental Risk, as identified under the ASTM

practice as warranted for consideration by parties to a commercial real estate transaction. This evaluation is not intended to provide a thorough or comprehensive analysis of the respective conditions, but instead provide a preliminary indication of the potential for conditions of concern. These additional tasks include:

- A preliminary visual inspection of the site and any building interiors to determine if *friable* asbestos-containing building materials (ACM) may be present. If appropriate, samples of suspected ACM are collected for laboratory analysis. The inspection performed as part of this assessment does not constitute a full asbestos survey.
- A preliminary inspection for major sources of electromagnetic fields (e.g. high tension wires, electrical sub-stations, etc.) in the vicinity.
- Determination of the potential for existence of radon in soil at the subject site.
- A preliminary visual inspection of painted surfaces to determine if lead-based paint (LBP) may be present. If appropriate, samples of suspected lead-based paint are collected for laboratory analysis. The inspection performed as part of this assessment does not constitute a full lead paint survey.
- Review of area maps to determine if wetlands, flood plains, and other environmentally sensitive areas are present on the site.

1.2.6 Evaluation and Report Preparation

The information obtained under the above tasks is evaluated to assess Recognized Environmental Conditions and Business Environmental Risk conditions associated with the subject site. This report includes opinions rendered regarding the presence of these conditions, and represents the end product of this analysis. This report includes a summary of findings and conclusions. Documentation including references, test results, maps and other important materials are presented as appendices.

1.2.7 Exceptions to ASTM E 1527-13

This report complies with the recommendations of ASTM E 1527-13, with no exceptions.

1.2.8 Assessment Limitations

As specified in ASTM E 1527-13, an environmental site assessment cannot wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of the assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the property, within reasonable limits of time and cost. The Phase I Environmental Site Assessment is a visual, non-intrusive assessment where

investigation includes review of records, interviews with site personnel and inspection of visible conditions. The conclusions of the assessment are based upon readily accessible and visible areas. No conclusions are provided on items hidden behind construction or completely underground and without visible evidence.

1.2.9 Reliance

The User may rely upon this report. This report has no other purpose and should not be relied upon by any other person or entity. Anyone wanting information about the condition or characteristics of the site or operation should consult an appropriate professional.

1.2.10 Conflict Certification

Cashin Associates, P.C. has no present or contemplated future ownership interest or financial interest in the real estate that is the subject of this Environmental Assessment Report; and Cashin Associates, P.C. has no personal interest with respect to the subject matter of the Environmental Assessment Report or the parties involved and Cashin Associates, P.C. has no relationship with the property or the owners thereof which would prevent an independent analysis of the environmental or other conditions of the property.

2.0 SITE DESCRIPTION AND HISTORY

The following site description is based upon a field inspection that was conducted on March 24, 2014 by CA's Environmental Professional. This description is also based on CA's review of the applicable USGS 7.5-Minute Topographical Map (Hicksville, NY Quadrangle) and other physical setting sources including soil type maps, geological reports and road maps. Site and building access was facilitated by Mr. Mark McFarlan, the property owner.

2.1 Site Location and Description

The subject property is located on the northwest corner of the intersection of Prospect Avenue and Brooklyn Avenue. The site is located in the hamlet of New Cassel, Town of North Hempstead, Nassau County, New York. The subject property is approximately 4,600 square feet in area and is developed with a one-story, slab on grade, single tenant, commercial building. The property is identified by the Nassau County Department of Assessment as Section 11, Block 10, Lot 45. Portions of the property not covered by the subject building are developed with concrete pavement, gravel, and lawn area. A site location map and a site sketch are provided in Appendix I.

2.2 Present Use(s) of the Site

The subject building is currently vacant; but according to the owner, Mr. McFarland, he formerly operated a motorcycle service and repair business, and a tee-shirt printing

and screening business. CA's site investigation found that the front of the building contained a business sign labeled: "M.E.M. Custom Tee Shirts" and "M-Power Performance Motor Sports, Sales, Repair, Customizing, Polishing, Chrome." According to the owner, these operations did not generate, store, handle, or dispose of significant quantities of hazardous materials.

Sections 2.5 and 2.6 contains CA's findings of interviews with knowledgeable parties, review of readily available historical information, and review of readily available local agency information relating to the subject property. Section 4.0 contains CA's findings of the site investigation relating to environmental conditions and business environmental risks observed on the subject property.

2.3 Surrounding Land Use

The subject property is located in the retail/commercial business district of the hamlet of New Cassel, north of the large commercial/industrial park, known as the New Cassel Industrial Area. The long-term industrial and commercial uses within New Cassel have been found to be the source of regional groundwater contamination, by volatile organic compounds (VOCs) including those found in dry cleaning chemicals, affecting many properties in the district, and many local drinking water supply wells serving the area. The United States Environmental Protection Agency (USEPA) has designated the New Cassel Industrial Area as the New Cassel/Hicksville Groundwater Contamination Site, a National Priorities Site, under investigation and cleanup actions, funded by the USEPA's Superfund program. Approximately 17

individual sites in the New Cassel Industrial Area are also being addressed by the New York State Department of Environmental Conservation (NYSDEC) as Inactive Hazardous Waste Sites, with responsible parties implementing groundwater contamination remediation programs under NYSDEC oversight, and as part of the State's local Superfund program.

Although the New Cassel Industrial Area has significantly affected environmental conditions in the surrounding area and local groundwater system, the subject property is located more than one-quarter of a mile to the north, and upgradient with respect to the regional groundwater flow direction (flowing to the south/southwest) and from drinking water supply systems identified as impacted by contaminated groundwater originating from the New Cassel Industrial Area. These conditions; groundwater contamination conditions and associated VOC vapor migration conditions; are not considered a Recognized Environmental Condition associated with the subject property. Section 3.0 contains a discussion of the findings of CA's review of readily available environmental regulatory agency information for the subject property and surrounding neighborhood.

Land uses immediately surrounding the subject property include:

i. A cleared vacant lot, containing some trash and construction-related debris (reported by the owner to have been a former construction contractor storage yard) located adjacent to the north;

ii. A one-story commercial building and associated parking lot, occupied by the Salvation Army, located across Prospect Avenue to the south;

iii. A cleared vacant lot adjacent to the east (identified as a Brownfield site, see Section 3.2.8); and

iv. A large one-story commercial building located adjacent to the west, identified by the owner of the subject property as currently occupied by a wholesale supplier of lighting fixtures.

CA's site investigation found no evidence for Recognized Environmental Conditions existing on the properties adjacent to the subject property, or in the surrounding neighborhood. Sections 2.5 and 2.6 contain CA's findings of its review of readily available historical information for the adjacent properties and surrounding neighborhood. Section 3.0 contains the results of CA's review of readily available regulatory information for environmental conditions associated with the adjacent properties and surrounding neighborhood.

2.4 Topography and Geological Setting

A review of the applicable USGS topographic map (Hicksville, NY Quadrangle) revealed that the subject site is located at an approximate elevation of 140 feet above Mean Sea Level (MSL), in an area that slopes down to the south. The parcel on which the subject property is located is relatively level. A copy of the topographic map showing the subject property is included in Appendix I.

The geology of the subject area, as part of Long Island, includes thick layers of glacial sediments overlying Cretaceous age alluvial sediments, with such sediments consisting of unconsolidated gravels, sand and clay deposits, which in turn, overlie Paleozoic and Precambrian-age metamorphic bedrock.

The regional water table is identified to be located approximately 70 feet below the surface, and the direction of groundwater flow in the immediate area of the subject property is estimated to generally flow to the south/southwest.

2.5 Site History

History of the site was determined based on interviews with the owner's representatives; CA's review of readily available historical information provided by an outside vendor; and available property and building document review accessed from local agency sources.

CA interviewed Mr. Mark McFarland, the owner of the property since the 1980s. Mr. McFarland stated that his family has been living in the neighborhood since the 1950s. He stated that the property was formerly occupied as a laundromat, providing washing and drying services only, and not dry-cleaning services. He stated that he purchased the property sometime during the 1980s, and has operated it since that time, up through the present for motorcycle repair, and also as a custom tee-shirt printing service. CA's site investigation found that the front of the building contained a business sign labeled: "M.E.M. Custom Tee Shirts" and "M-Power Performance Motor Sports, Sales, Repair, Customizing, Polishing, Chrome."

According to the owner, these operations did not generate, store, handle, or dispose of significant quantities of hazardous materials. He also stated that there were no incidents reported to environmental regulatory agencies relating to any environmental conditions relating to these operations.

Mr. McFarland also stated that he was familiar with the past uses of the currently vacant lots located adjacent to the north and east. The property located adjacent to the north was reportedly occupied at one time by a construction contractor, who formerly stored vehicles, equipment and construction-related materials on the parcel. He also stated that the property adjacent to the east was formerly developed with a building occupied by a restaurant/dinette, which was closed and demolished by approximately 1981, and that the property has remained vacant since that time.

CA also interviewed Mr. Dermot Kelly, Executive Director of the Town of North Hempstead Community Development Agency regarding the uses of the subject property and the property adjacent to the east. Mr. Kelly stated that the subject property was once operated as a tee-shirt silk-screening service, and a motorcycle repair shop. Mr. Kelly also stated that the property adjacent to the east was once owned by Nassau County, prior to its acquisition by the Town of North Hempstead Community Development Agency, and has been vacant land for many years. Section 3.2.8 contains additional details relating to the vacant parcel adjacent to the east.

CA's review of readily available historical information provided by an outside vendor included historical Sanborn Fire Insurance maps, historical aerial

photographs, historical topographic maps, and historical city telephone directory listings obtained from Environmental Data Resources, Inc. (EDR). CA reviewed an available Sanborn Fire Insurance maps dated 1989; historical aerial photographs covering the period from 1938 through 1994; historical topographic maps for certain years covering the period from 1900 through 1979; and historical city telephone directories for certain years covering the period from 1975 through 2013. Copies of the commercially available historical property information are included in Appendix V.

A chronological summary of significant historical findings is included in the table below:

YEAR	SOURCE	DESCRIPTION/USE
1900	Topographic Map	The subject property and adjacent properties are not depicted on this map. The surrounding area appears to be sparsely developed.
1918	Topographic Map	The subject property and adjacent properties are not depicted on this map. The surrounding area appears to be sparsely developed.
1938	Aerial Photograph	The subject property appears to be cleared, disturbed land, containing no structures, possibly associated with a structure located adjacent to the east. The property adjacent to the north appears to be undeveloped, possibly associated with a structure located further north. The property adjacent to the west is shown to be undeveloped land. Properties to the south across Prospect Ave. are shown to part of a large expanse of undeveloped land.
1947	Topographic Map	The subject property and adjacent properties are not depicted on this map. Prospect Ave. is depicted; Brooklyn Ave is not depicted.
1953	Aerial Photograph	The subject property appears to be undeveloped; the adjacent property to the east appears to be developed with two separate buildings; property adjacent to the north appears to be undeveloped land associated with another building located further north; and adjacent property to the west appears to be undeveloped. The surrounding neighborhood appears to be partially developed to the condition that exists today, with some residential structures.
1954	Topographic Map	Details for the subject property and adjacent properties are not depicted on this map. Prospect Ave. and Brooklyn Ave are depicted.

YEAR	SOURCE	DESCRIPTION/USE
1957	Aerial Photograph	The subject property appears to be undeveloped; the adjacent property to the east appears to be developed with two separate buildings; property adjacent to the north appears to be undeveloped land associated with another building located further north; and adjacent property to the west appears to be developed with a large structure. The surrounding neighborhood appears to be partially developed to the condition that exists today, with some residential structures.
1962	Nassau County Department of Assessment Record	Property file records show that the property was developed with the one-story commercial single-occupant building in 1962; developed with natural gas heating equipment; and occupied by a **Laudromat**.
1966	Aerial Photograph	The subject property appears to be developed with the structure that essentially exists today; the adjacent property to the east appears to be developed with two separate buildings; property adjacent to the north appears to be an undeveloped lot apparently occupied by vehicles or other materials; and adjacent property to the west appears to be developed with a large structure. The surrounding neighborhood appears to be mostly developed to the condition that exists today.
1967	Topographic Map	Details for the subject property and adjacent properties are not depicted on this map. The New Cassel neighborhood street pattern is depicted in the condition that essentially exists today.
1974	Aerial Photograph	The subject property appears to be developed with the structure that essentially exists today; the adjacent property to the east appears to be developed with two separate buildings; property adjacent to the north appears to be an undeveloped lot apparently occupied by vehicles or other materials; and adjacent property to the west appears to be developed with a large structure. The surrounding neighborhood appears to be developed to the condition that exists today.
1975	City Telephone Listings	The subject property is not listed.
1979	Topographic Map	Details for the subject property and adjacent properties are not depicted on this map. The New Cassel neighborhood street pattern is depicted in the condition that essentially exists today.
1980	Aerial Photograph	The comparison of the 1974 photograph with the 1980 photograph shows no significant changes to the subject property and adjacent properties during this time period.
1982	City Telephone Listings	The subject property is not listed.
1985	Aerial Photograph	The comparison of the 1980 photograph with the 1985 photograph shows no significant changes to the subject property and adjacent properties during this time period.
1987	City Telephone Listings	The subject property is not listed.
1989	Sanborn Map	The subject property is identified as developed with a one-story "store" building on an open lot. The property adjacent to the north is depicted as occupied by an "Auto Junk" yard. The property adjacent to the east is depicted as developed with a two-story dwelling connected to one story "Hall." The property adjacent to the west is depicted as developed with a one-story warehouse building.
1992	City Telephone Listings	The subject property is not listed.
1994	Aerial Photograph	The comparison of the 1985 photograph with the 1994 photograph shows no significant changes to the subject property and adjacent properties during this time period.

YEAR	SOURCE	DESCRIPTION/USE
1999	City Telephone Listings	The subject property is listed as "A&S Roofing."
2003	City Telephone Listings	The subject property is listed as "Occupant Unknown."
2008	City Telephone Listings	The subject property is listed as "Hold it Down Music & Entertainment."
2010	Nassau County Department of Assessment Record	The County's property records include photographs, including an undated aerial photograph showing the subject property developed with the subject building, a construction office trailer, two long rectangular structures (most likely shipping containers), and another small square structure adjacent to the northeast corner of the subject building. The properties adjacent to the north and east appear to be occupied as construction-related equipment/vehicle/material yards.
2013	City Telephone Listings	The subject property is listed as occupied by: "E Power, A Anthony Enterprises, and MEM Custom T-Shirt."

The review of the available historical data for the past 114 years found that the subject site was undeveloped land until it was improved in 1962 with the one-story commercial building that currently exist today. The review of the historical information showed that some of the commercial tenant businesses included a laudromat, roofing contractor, tee-shirt printing service, and motorcycle servicing and repair business. It is possible that the historical uses of the site for these services may have involved the handling, use, storage, and discharge of hazardous materials, such as, but not limited to, petroleum products (lubricants and fuels) cleaners, solvents, degreasers, inks, and associated wastes. The property is also identified as originally occupied as a laundromat, which could have been associated with the use of hazardous materials if chemical agents were used for cleaning purposes. The owner stated that there have been no dry cleaners on site.

CA's historical research found that the adjacent properties to the north and east included a former automobile junkyard, a construction contractor vehicles, equipment

and materials storage yard, and Nassau County vehicles, equipment and materials storage yard. The presence of these operations represents a potential source of contamination (including SVOC vapors) to the surrounding soils and groundwater table which includes the subject property.

The historical information relating to past uses of the subject property, information relating to the historical uses of adjacent properties to the north and east, and observations made during CA's site inspection (see Section 2.5) indicate the presence or likely presence of hazardous substances or petroleum products released to the property surfaces, into the unsaturated soils (including SVOC vapors), or to the groundwater beneath the subject site, resulting in a determination that evidence exists for Recognized Environmental Conditions associated with these past operations.

2.6 Municipal Records Review

CA researched the Nassau County Department of Assessment's website for readily available records associated with the subject property. Useful information obtained from this local agency source is discussed in the table presented in Section 2.5. A copy of the website research results is included in Appendix VII.

2.7 Environmental Lien Information

No information regarding environmental liens associated with the subject property was provided to CA for review by the User, and CA did not perform an environmental lien search for the subject property as part of this assessment.

3.0 FINDINGS OF RECORDS REVIEW

A review of Federal, State and local records pertaining to potential recognized environmental conditions was performed based on a EDR database search acquired for the subject site and surrounding area. The search distances comply with those recommended by ASTM E 1527-13. A brief description of the database review is provided below, and an abridged copy of the search output is given in Appendix IV.

3.1 Federal Records Search

3.1.1 National Priorities List (NPL) or Superfund

The subject property is not listed as a Federal Superfund site. There are two sites identified within a one mile radius of the subject property. The closest NPL site is the New Cassel/Hicksville Groundwater Contamination Site located approximately three-quarters of a mile to the south of the subject property, as discussed in Section 2.3. The subject property is located to the north, and upgradient with respect to the regional groundwater flow direction (flowing to the south/southwest) and from drinking water supply systems identified as impacted by contaminated groundwater originating from the New Cassel/Hicksville Groundwater Contamination Site. These conditions (groundwater contamination conditions and associated VOC vapor migration conditions) are not considered a Recognized Environmental Condition associated with the subject property.

The NPL Report, also known as the Superfund List, is a USEPA listing of uncontrolled or abandoned hazardous waste sites. This list is primarily based upon a score which the site receives from the USEPA's hazardous ranking system. These sites are targeted for possible long-term remedial action under the Superfund Act.

3.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

The subject property does not appear in the CERCLIS database. There is one site identified within a one-half mile radius of the subject property, identified at the Former Sylvania Electronic Products located at 70 Contiague Rock Road, Hicksville, N.Y. approximately one-half of a mile to the northeast. The property is part of a cluster of properties operated in the past by a manufacturer of radioactive fuel elements for the military during the 1950s through the 1960s. Private manufacturing in the area also included production of dental equipment, with waste solvents buried in drums. The contamination conditions are currently under remediation, for the removal of radioactive elements, organic solvents and metals. The local drinking water supply system is also equipped to remove contaminants. The CERCLIS information indicated that the surrounding nearby properties were not significantly impaired from the on-site contamination conditions. Since the subject property is significantly removed, and cross-gradient with respect to

the groundwater flow direction, such that the conditions on this site are not a Recognized Environmental Condition associated with the subject property.

CERCLIS is a list of potential hazardous waste sites that the USEPA is investigating for hazardous substance releases. Each site is given a hazardous ranking score which determines its standing on the NPL and priorities for cleanup. The higher the score, the greater the threat to the environment, and the more rapidly the site will be addressed by the USEPA.

3.1.3 Resource Conservation and Recovery Act (RCRA) Hazardous Waste Treatment, Storage, and Disposal (TSD) Sites

The subject property does not appear on this USEPA RCRA list. There are no such sites identified within a one-half mile radius of the subject property.

RCRA facilities are permitted by the USEPA to generate hazardous waste and dispose of the waste legally. These facilities generally abide by USEPA regulations for storage, handling and disposal of hazardous materials.

3.1.4 RCRA Hazardous Waste Generators and Transporters

The subject property is not listed as a RCRA Hazardous Waste Generator or Transporter site. There are five sites identified within a one-mile radius of the subject property. None of these sites appear to have significantly affected

conditions on the subject property. CA's review of the environmental regulatory database information found that the nearby listed sites are not listed for any spills or releases of hazardous materials; and therefore, not considered a recognized environmental condition associated with the subject property. However, the RCRA-related activities for the closest listed site are described below.

The Long Island French Quality Cleaners located at 997 Prospect Avenue, approximately 100 feet to the east of the subject property. This location is listed as a conditionally-exempt RCRA Small Quantity Generator. Database information indicates no listed violations during the time of waste generation/regulation.

RCRA facilities are permitted by the USEPA to generate hazardous waste and dispose of the waste legally. These facilities generally abide by USEPA regulations for storage, handling and disposal of hazardous materials.

3.1.5 Emergency Response Notification System (ERNS)

The subject property is not listed in the Federal database of spills compiled by the Emergency Response Notification System.

3.1.6 Toxic Release Inventory Sites (TRIS)

The subject property is not a listed Toxic Release Inventory Site.

Toxic release sites are manufacturing facilities that are required, pursuant to Section 313 of the Federal Emergency Planning and Community Right-To-Know Act, to report releases of any listed toxic chemical into the air, water, or onto the land.

3.1.7 CORRACTS Sites

The subject property is not listed as a CORRACTS site. There are three sites identified within a one-mile radius of the subject property. None of these sites appear to have significantly affected conditions on the subject property. CA's review of the environmental regulatory database information found that the nearby listed sites are not listed for any spills or releases of hazardous materials; and therefore, not considered a Recognized Environmental Condition associated with the subject property.

This database represents a list of RCRA hazardous waste generator, treatment, transporter and disposal facilities that have been identified by the USEPA for corrective action.

3.2 State and Local Records Search

3.2.1 NYSDEC Inactive Hazardous Waste Disposal Sites (State Superfund)

The subject property does not appear on the State Superfund list. There are 31 sites identified within a one-mile radius of the subject property.

The majority of the sites are located to the south and southeast of the subject property, downgradient with respect to the regional groundwater flow direction. These conditions, groundwater contamination conditions and associated VOC vapor migration conditions, are not considered a Recognized Environmental Condition associated with the subject property.

One of the sites located upgradient from the site is identified as Ago Associates, at 499 West John Street located approximately three-quarters of a mile to the east/northeast of the subject property. According to the database, this site has been identified with contamination of the underlying soils and water table with low levels of VOCs and pesticides. The site is sufficiently removed from the subject property; therefore, it is unlikely that the conditions reported for this site have affected the subject property, or there are significant amounts of contaminant vapors in the soils of this site, resulting in a potential for vapor migration of volatile organic compounds into the subject building.

The list of NYSDEC Inactive Hazardous Waste Disposal Sites contains summary information pertaining to those facilities that are deemed hazardous by the New York State Department of Environmental Conservation (NYSDEC).

3.2.2 NYSDEC Hazardous Substance Waste Disposal Sites (HSWDS)

The subject property does not appear on this State list. No such sites were identified within a one-half of a mile radius of the subject property.

NYSDEC maintains a database of waste disposal sites that may pose threats to public health or the environment, but cannot be remediated using monies from the Hazardous Waste Remediation Fund.

3.2.3 NYSDEC Solid Waste Facilities

The subject property is not on the NYSDEC Solid Waste Facilities list. There are six sites identified within a one-half mile radius of the subject property. None of these sites appear to have significantly affected conditions on the subject property. CA's review of the environmental regulatory database information found that the nearby listed sites are not listed for any spills or releases of hazardous materials; and therefore, not considered a recognized environmental condition associated with the subject property.

3.2.4 NYSDEC Registered UST/AST Sites

The subject property is not listed as a registered NYSDEC Petroleum Bulk Storage Facility, or Chemical Bulk Storage Facility.

There are 15 NYSDEC registered facilities identified within a one-eighth mile radius of the subject property. The closest listed site is for the Austin Residence identified as located at 3 Holly Lane, approximately 750 feet to the northeast of the subject property. This site is listed as an active facility for an undisclosed fuel stored in an AST. This property is also listed as a NYSDEC Spills site, discussed below.

The fact that a facility is listed as a petroleum bulk storage site does not mean that it is an unsafe facility or that fuel spills will occur, but does indicate that there is a potential for spillage because there is a significant quantity of fuel stored on the site.

3.2.5 NYSDEC Spills (NYS Toxic Spills, Leaking Underground Storage Tanks, Etc.)

The subject property is not listed as a NYSDEC Spills site. There are 24 NYSDEC Spills sites identified within one-eighth mile of the subject property. CA found no evidence in the reports that any of the listed spill

events in the surrounding area have directly affected conditions at the subject property. The closest listed site is discussed below.

One of the closest listed sites is identified as located at the corner of Prospect Avenue and Brooklyn Avenue, approximately 100 feet to the east of the subject property. On April 12, 2000, it was reported that oil was released when a truck identified as associated with the northerly adjacent property (ERT Leasing Corp. at 215 Brooklyn Ave) struck the drum. The incident was reported to have been investigated by the NYSDEC and the case file is identified as closed as of June 6, 2001, with no further actions reported. CA's review of the database report found no indications that the incident had affected the subject property.

Another nearby listed site is identified for the Austin Residence identified as located at 3 Holly Lane, approximately 750 feet to the northeast of the subject property. On June 25, 1993, it was reported that water was found in an AST, scheduled for removal. However, no leaking conditions were found. The incident was reported to have been investigated by the NYSDEC and the case file is identified as closed as of March 9, 1998, with no further actions reported. CA's review of the database report found no indications that the incident had affected the subject property.

The spill lists include relatively small incidents, such as equipment or human errors, tank overfills, and poor housekeeping. In general, the spill list

records sites that were reported to the NYSDEC and are classified as "active", "cleaned up", or "unspecified". The ultimate goal of the NYSDEC is to resolve all reported spill sites to a classification of "cleaned up" after investigation, monitoring or remediation activities.

3.2.6 NYS Permitted Air Discharge Facilities

The subject property/facility is not identified as a source of permitted air pollutant discharges.

The EPA maintains a database containing information regarding each air emission facility and the type of air pollutant being emitted. Compliance information is also provided for each pollutant as well as the facility itself.

3.2.7 NYSDOH Radon Results

Based on CA's experience in conducting Phase I Environmental Site Assessments throughout the region, and our knowledge of the area's hydrogeology, radon is not generally present or expected to be found at significantly elevated levels in Nassau County. This is corroborated by a State-wide testing program recently completed and reported in October 2012 by the New York State Department of Health (NYSDOH) Bureau of Environmental Radiation. In the Town of North Hempstead, the basements of 168 homes were tested by charcoal screening for the presence of radon

gas. The average quantity of radon present in these houses was 1.59 picocuries per liter (pCi/L). The USEPA has set 4.0 pCi/L as the acceptable level for homes. Based on this standard, the average quantity of radon gas is well below the USEPA action level.

A copy of the NYSDOH study results is provided in Appendix III of this report.

3.2.8 NYS Brownfields Opportunity Area Program Sites

The easterly adjacent property, currently a vacant lot, with the address of 989 Prospect Avenue is identified as a Brownfields site. A Brownfield site is defined under USEPA regulations as an abandoned, idled, or under-used industrial or commercial facility where expansion or redevelopment is complicated by real or perceived contamination. The USEPA funds the redevelopment of brownfields sites throughout its Brownfields Assessment Demonstration Pilot programs, enabling local governments and community groups to clarify environmental contamination issues in order to facilitate development.

Although the EDR database report does not provide any details relating to the site's designation, it is likely that this designation is related to the Town of North Hempstead's selection by the USEPA as a Brownfields Demonstration Assessment Pilot area. It is also likely that this parcel is part of the North Hempstead Community Development Agency's Urban Renewal program,

which includes the Prospect Corridor Urban Renewal Area. Since the site is located adjacent to the subject property, there is a potential that conditions at this site may have affected the subject property.

4.0 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

4.1 On-Site Inspection of Hazardous Material Usage

As stated in Section 2.2, the subject building is currently vacant. The property owner reported that up until recently, he formerly operated a motorcycle service and repair business, and a tee-shirt printing and screening business, from the 1980s. CA's site investigation found that the front of the building contained a business sign labeled: "M.E.M. Custom Tee Shirts" and "M-Power Performance Motor Sports, Sales, Repair, Customizing, Polishing, Chrome." Although the use of the site for tee-shirt printing and motorcycle repair services may have involved hazardous material handling, use, discharging, and/or disposal, the owner stated that these operations did not generate, store, handle, or dispose of significant quantities of hazardous materials.

CA's inspection of the tenant space interior found that most of the furniture, fixtures and equipment have been cleared from the site. However, CA observed that there was an unlabeled 55-gallon plastic drum located within the lavatory. The owner stated that this drum stored cleaning detergent. There were no indications of releases of materials from this drum.

CA also observed small quantities of office supplies and other materials, in the rear storage areas of the building. CA also observed small quantities of common cleaning supplies, with no indications of any leaks or spills associated with these products.

CA's inspection found no evidence for significant releases or spills from these containers.

4.2 On-Site Storage Tanks

The Nassau County property records report that the subject building was developed in 1962, which included natural gas-fired heating equipment. According to CA's interview with the property owner, the building has always been heated with natural gas fired equipment, and that no petroleum storage tanks are located on the subject property. CA's site inspection found no evidence for petroleum or other chemical storage tanks in the areas accessed and inspected on site.

4.3 On-Site PCB's

No dielectric fluid-containing electrical transformers were observed on the subject property. Since the original age of the subject building, built in 1962, pre-dates the federal ban on the manufacture of PCBs in the 1970's, it is possible that older electrical equipment (e.g. fluorescent light ballasts) and other building materials (e.g. caulking, ceiling tiles, paints, adhesives) within older, un-renovated portions of the building may contain PCBs.

CA observed a set of utility company-owned pole-mounted electrical transformers located adjacent to the southwest corner of the property, along Prospect Avenue. The

transformers appeared to be less than 20 years old, and in good condition. It is most likely that these transformers do not contain PCB-containing dielectric fluids.

4.4 Asbestos-Containing Material (ACM) in the Building

The subject building finishes were observed for the presence of potential, friable asbestos-containing material (ACM). The subject building was reportedly constructed in 1962. CA's site inspection found no suspected ACM thermal system insulation. Based on its age, it is possible that ACM may be present in older, un-renovated portions of the building.

CA's inspection for ACM was conducted in accessible, visible areas of the site, and did not include gaskets, mastic glues, built-up roofing material, or internal building components accessible by intrusive or destructive means only. The visual inspection performed as part of this assessment does not constitute a full asbestos survey of the subject buildings and no samples were collected.

4.5 Lead-Based Paint (LBP)

Peeling, chipping, or cracking paint can release lead-contaminated dust which is potentially toxic, especially to children. The presence of lead paint is a concern mainly for residential buildings occupied by children, and child care or school facilities. Structures built prior to 1980, when the Federal ban on lead paint became effective, are likely to contain lead paint in underlying layers.

Although the building is zoned for commercial uses, and not for residential uses, since the subject building was constructed in 1962, the potential exists for the presence of lead paint in the underlayers of paint located throughout older, un-renovated portions of the building.

4.6 Solid Waste Handling

Although there are no business operations on site, it is reported that any solid wastes generated at the site by past operations were routinely transferred to the curbside for regular collection by the Town of North Hempstead municipal system.

4.7 Electromagnetic Fields

There were no sources of EMFs (e.g. high tension wires, electrical substations, etc.) observed in the vicinity of the site.

Although there are currently no regulations concerning the proximity of residential structures to major sources of electromagnetic fields (EMFs) such as overhead high tension wires, high levels of EMFs are an unresolved public health issue. Some recent studies have linked the presence of elevated EMFs to increased risk of certain cancers and other illnesses. Although studies are ongoing and no definitive conclusions have been reached, the existing evidence indicates that a potential health risk may exist for individuals who are exposed to these fields. In any case, the general

perception of a risk associated with major sources of EMFs can reduce the marketability and value of real estate.

4.8 Pits, Ponds, or Lagoons

No pits, ponds, or lagoons were observed on or adjacent to the subject property.

4.9 Storage Drums

CA observed an unlabeled 55-gallon plastic drum located in the lavatory. The owner stated that this drum stored cleaning detergent. There were no indications of releases of materials from this drum. No other storage drums were observed in the subject building or on the subject property during the site inspection.

4.10 Stained Soils or Pavement

CA did not observe any areas of significantly stained soils or pavement in the building or on the grounds of the subject property during the site inspection.

4.11 Stormwater and Sanitary Systems

No on-site sanitary waste disposal/treatment systems are located on the subject property. All sanitary systems are connected to the Nassau County municipal system.

A stormwater drain was observed in the yard, just outside of the rear door the subject building, reportedly connected to the Nassau County municipal stormwater system. Although CA observed no obvious signs of staining, or other visual indications for possible impacts to this drain by hazardous materials, there is a potential that the long-term uses of the site as a motorcycle repair and servicing business may have affected this drainage system.

4.12 Floor Drains and Sumps

CA observed no floor drains located within the building. However, any floor drain would most likely be connected the municipal sewer system, as is typical for Town of North Hempstead properties.

4.13 Water Supply

The subject building obtains potable water from the Nassau County municipal water supply system, which draws drinking water from the Long Island aquifer system.

4.14 Stressed Vegetation

CA did not observe any areas of stressed vegetation on the subject property during the site inspection.

4.15 Evidence of Mold

Excessive mold growth inside a building is recognized as a potential indoor air quality problem, because of the airborne dispersal of spores and mycotoxins. The condition can require substantial remediation, involving cleaning, repairs, HVAC improvements and major building renovation. Growth of common molds and more toxic varieties is associated with humid and wet conditions within a building. Mold growth can occur on a wide variety of substrates, including wood, paper, drywall, wallpaper, carpet, upholstery, cloth and insulation under the right conditions of humidity and temperature. Excessive mold growth inside a building is most often associated with leaks from water and steam pipes, roof leaks, chronic water spills, condensing water vapor as from an improperly vented cloth dryer, malfunctioning HVAC systems, or other conditions that cause excess humidity and poor ventilation. Prior flooding that wetted building structure and contents is also a potential cause. This Phase I Assessment did not involve a comprehensive inspection for all potential areas of mold growth. However, CA's inspection was directed at identifying visible conditions that could promote mold growth, and observing any obvious signs of mold growth in accessible interior areas.

CA did not observe any areas of obvious mold growth or locations of significant water-damage within the subject building during the site inspection.

4.16 Wetlands and Floodplains

There are no designated wetlands located on or immediately adjacent to the subject property. According to CA's review of Federal Emergency Management Agency (FEMA) information, the subject property is not located within a designated flood hazard area inundated by 100 or 500-year flooding.

4.17 Potential for Vapor Intrusion in the Building

Vapor intrusion is the migration of chemicals, primarily volatile organic chemicals (VOCs), from subsurface soil or groundwater into the indoor air of buildings overlying a contaminated site. Primarily because of a difference between interior and exterior pressures, vapor can enter a building through cracks or perforations in slabs or basement floors and walls, and through openings around sump pumps or where pipes and electrical wires go through the foundation. This intrusion is similar to how radon gas enters buildings from the subsurface. When such vapor intrusion occurs, it can potentially have harmful health effects on building occupants.

In determining the potential for vapor intrusion at the subject site/building due to subsurface contamination emanating from the subject and/or adjoining/nearby properties, CA assessed subject, adjoining and nearby land uses (Section 2.3), site history (Section 2.5), and reviewed environmental regulatory databases, including the Spills database (Section 3.2.5).

The long-term use of the subject property as a motorcycle repair business most likely involved the handling, storage, and disposal of vehicle fuels, oils, greases, parts cleaners, degreasers, detergents, and paints. Also, the long-term use of the site for custom tee-shirt printing may have involved the use of inks for printing, and cleaners for printing equipment. Any discharges or releases of hazardous materials in the building, the stormwater drain located in the rear yard, and on the grounds of the subject property, may result in contamination of the subsurface soils and local groundwater table. Also, the property adjacent to the north is identified as having once been an auto junk yard and also a construction contractor's storage yard; and the property adjacent to the east is identified as a brownfields site. Based on these conditions, there is a potential that any subsurface contamination that may be present due to on-site operations, or the operations on the adjacent properties, may result in the generation of subsurface VOC vapors, which may migrate into the existing building.

5.0 DATA GAPS

According to ASTM E 1527-13, a *Data Gap* is defined as an inability to obtain information during the Phase I ESA process, as required under this standard, despite a good faith effort by the Environmental Professional to obtain this information. As required under the ASTM standard, Section 12.7, the Environmental Professional must include in the ESA report a discussion identifying significant Data Gaps which prevent the Environmental Professional from identifying recognized environmental conditions associated with the subject property.

If Data Gaps identified during the all appropriate inquiry prevent the Environmental Professional's ability to render an opinion as to whether recognized environmental concerns associated with the subject property, then such Data Gaps are considered significant, according to the ASTM E 1527-13. The Environmental Professional must identify significant Data Gaps in the report, identify the sources consulted to address the Data Gap, and comment on the significance of the Data Gap in affecting the opinion as to whether recognized environmental conditions are associated with the subject property. The Environmental Professional may then provide recommendations to the User of the report for further actions which may be necessary to address these significant Data Gaps.

However, a Data Gap itself is not inherently significant. If the Environmental Professional is able to render an opinion as to whether or not recognized environmental conditions are associated with the subject property, based on the professional's experience and other information collected during an all appropriate inquiry even where Data Gaps exist, then such Data Gaps are not considered significant and do not need to be discussed in the report.

CA's Environmental Professional found no significant Data Gaps during this Phase I ESA investigation.

6.0 FINDINGS AND CONCLUSIONS

Cashin Associates, P.C. performed a Phase I Environmental Site Assessment, in conformance with the scope and limitations of ASTM Practice E 1527-13. Any exceptions to, or deletions from, these practices are described in Sections 1.2.7 and 1.2.8 of this report.

Recognized Environmental Conditions (RECs)

The property is identified as originally occupied as a laundromat, which could have been associated with the use of hazardous materials if chemical agents were used for cleaning purposes. The subsequent long-term use of the subject property as a motorcycle repair business most likely involved the handling, storage, and disposal of vehicle fuels, oils, greases, parts cleaners, degreasers, detergents, and paints. Also, the long-term use of the site for custom tee-shirt printing may have involved some use of inks for printing, and cleaners for printing equipment. Any discharges or releases of hazardous materials in the building, the stormwater drain located in the rear yard, and on the grounds of the subject property, may result in contamination of the subsurface soils and local groundwater table.

Also, the property adjacent to the north is identified as having once been an auto junk yard and a construction contractor's storage yard; and the property adjacent to the east is identified as a brownfields site. There is a potential that any discharges or releases of hazardous materials on these sites may have spilled over to the surface of the subject property; or that the contamination of the subsurface soils and local groundwater table at these sites may have also affected subsurface soils and groundwater conditions on the subject property. There is also a potential that any subsurface contamination that may be present due to on-site

operations, or the operations on the adjacent properties, may result in the generation of subsurface VOC vapors, which may migrate into the existing building, adversely affecting indoor air quality.

Historical Recognized Environmental Conditions

No Historical Recognized Environmental Conditions were identified for the subject property.

Controlled Recognized Environmental Conditions (RECs)

No Controlled Recognized Environmental Conditions were identified for the subject property.

De Minimus Conditions

No *de minimus* conditions were identified for the subject property.

Business Environmental Risk Issues

Unlabeled 55-Gallon Plastic Drum: CA observed an unlabeled 55-gallon plastic drum located in the lavatory. The owner stated that this drum stored cleaning detergent. There were no indications of releases of materials from this drum. No other storage drums were observed in the subject building or on the subject property during the site inspection.

Suspected Asbestos-Containing Material (ACM): The subject building was reportedly constructed in 1962. CA's site inspection found no suspected ACM thermal system insulation. Based on its age, it is possible that ACM may be present in older, un-renovated portions of the building. It is recommended that a comprehensive asbestos

survey be performed prior to any renovation or demolition activities affecting older, un-renovated portions of the building.

Potential Lead-Based Paint: Since the subject building was constructed in 1962, the potential exists for the presence of lead paint in the underlayers of paint located throughout older, un-renovated portions of the building. Lead paint is not a primary concern because the building is zoned for commercial uses and not for residential uses. No action is recommended at this time.

Potential On-Site PCBs: Since the original age of the subject building, built in 1962, pre-dates the federal ban on the manufacture of PCBs in the 1970's, it is possible that older electrical equipment (e.g. fluorescent light ballasts) and other building materials (e.g. caulking, ceiling tiles, paints, adhesives) within older, un-renovated portions of the building may contain PCBs. Any planned building renovation work affecting older electrical equipment and other building components should be conducted according to applicable regulatory requirements.

SECTION 7
REFERENCES AND CONTACTS

REFERENCES AND CONTACTS

Dermot Kelly, Executive Director, Town of North Hempstead Community Development Agency, Personal Communication, April 2014.

Mark McFarlan, Property Owner, Personal Communication, April 2014.

Nassau County Department of Assessment Website: http://www.nassaucountyny.gov/mynassauproperty , Accessed April 15, 2014.

New York State Department of Environmental Conservation, May 2013. Inactive Hazardous Waste Disposal Sites in New York State, Albany, New York.

New York State Department of Environmental Conservation, July 2013. Petroleum Bulk Storage Facilities, Albany, New York.

New York State Department of Environmental Conservation, September 2013. Spills Information Database, Albany, New York.

New York State Department of Health, October 2012. Measured Basement Screening Radon Levels, Albany, New York.

United States Environmental Protection Agency, October 2013. Resource Conservation and Recovery Act (RCRA) Information, Washington, D.C.

United States Environmental Protection Agency, April 2013. Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), Washington, D.C.

United States Environmental Protection Agency, October 2013. Corrective Action Report (CORRACTS), Washington, D.C.

United States Environmental Protection Agency, December 2012. Emergency Response Notification System (ERNS), Washington, D.C.

United States Environmental Protection Agency, May 2013. National Priority List (NPL), Washington, D.C.

Federal Emergency Management Agency (FEMA), Flood Zone Data.

United States Fish & Wildlife Service, National Wetlands Inventory (NWI).

SECTION 8
SIGNATURE PAGE

PHASE I ENVIRONMENTAL SITE ASSESSMENT
FOR THE PROPERTY LOCATED AT:

985 PROSPECT AVENUE
NEW CASSEL, NEW YORK 11590

CASHIN ASSOCIATES, P.C. REFERENCE NO. 14003.021

Environmental Scientist / Inspector:

Brian Duggan **Date: 4/21/2014** **Inspection Date: 04/10/2014**

Director of Environmental Programs:

Gregory T. Greene **Date: 4/21/2014**

SECTION 9
QUALIFICATIONS INFORMATION

QUALIFICATIONS

Environmental Professional's Statement

I, Brian Duggan, declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312 of 40 CFR 312. I have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312, for the purposes identified.

Brian Duggan

CASHIN ASSOCIATES, P.C.

GREGORY T. GREENE
Director of Environmental Programs

EDUCATION/REGISTRATION
B.A., Geological and Geophysical Sciences, Princeton University, 1975
M.S., Marine Environmental Sciences, SUNY at Stony Brook, 1978
Certified Environmental Specialist, Environmental Assessment Association

PROFESSIONAL AFFILIATIONS
National Groundwater Association
National Association of Environmental Professionals
National Shellfisheries Association
American Society of Safety Engineers
Sigma Xi Scientific Society

EXPERIENCE
As Director of Environmental Programs at Cashin Associates, Mr. Greene serves as project director for major environmental planning, site assessment projects and hazardous material management programs. He has directed the preparation of numerous site assessments, environmental impact statements, planning studies, field investigations, master plans and technical studies for governmental agencies and authorities on the local, state and federal levels, as well as CA's banking and insurance company clients. Mr. Greene has technical expertise in issues relating to site remediation, resource protection, hazardous materials management, groundwater and surface water management, and State/Federal environmental review requirements.

Recent environmental projects completed under Mr. Greene's direction included:

- Environmental assessments of commercial, residential and industrial sites for banks, lending institutions and other corporate clients, including asbestos and lead investigation and abatement, throughout the eastern United States and Puerto Rico.
- Assistance to the Valley Stream School District on issues relating to groundwater contamination, school safety, exposure to potential contaminants from off-site sources.
- Development/implementation of health/safety, emergency response and hazardous materials management plans for the Town of Oyster Bay.
- Environmental review and risk assessment for a major pesticide management and vector control program for Suffolk County, including environmental and human health risk assessment.
- Environmental studies for re-use and enhancement of a former industrial property as a harborfront park for the Village of Port Jefferson, NY.
- Environmental studies relating to solid waste recycling and energy recovery for the Solid Waste Management Authority of Puerto Rico.
- Evaluation and assessment of property and other collateral on behalf of CA's banking, real estate investment, and insurance company clients.
- Feasibility study including safety inspections, groundwater investigation and water supply report for redevelopment of Camp Hero, a decommissioned army base for the NYS Office of Parks, Recreation & Historic Preservation.

- Flood Hazard Mitigation and Emergency Response Plan, for the Town of Brookhaven, NY.
- Health and safety investigation and regulatory compliance reviews for a major bank client, involving branches and corporate offices.
- Human health and environmental risk assessment for the Peconic River, Suffolk County, NY.
- Implementation of fuel storage tank testing and remediation programs for the Towns of Oyster Bay, Babylon and Islip, including several hundred underground tanks, and associated groundwater investigations.
- Phase I environmental site assessments for numerous properties under consideration by Suffolk County for open space and groundwater recharge area acquisition.
- Phase II investigations and follow-up remedial activities at industrial and commercial sites with environmental issues for banking and real estate investment firms.
- Preparation of a draft solid waste management plan and comprehensive recycling analysis for the Town of Oyster Bay, NY.
- Environmental risk assessment for the Carmans River, For Suffolk County Department of Health Services.
- Supervision of investigation and remediation of leaking underground storage tank sites in New York and New Jersey for various banking and corporate clients.
- Supervision of lead paint abatement programs performed under FREDDIE MAC requirements for buildings in New York and New Jersey.
- Supervision of site remediation and monitoring for a leaking underground gasoline tank for the Village of Amityville, NY.
- Development and implementation of a groundwater remediation program for an underground hydrocarbon spill at Montauk Downs State Park, for NYS Department of Parks, Recreation and Historic Preservation.
- Groundwater and soil monitoring and development of a remediation program at a former brick manufacturing facility at Bristol Bay State Park, for the Palisades Interstate Park Commission.
- PCB remediation at the Brooklyn Air Station for the U.S. Coast Guard.

Mr. Greene was also employed for four years at a national environmental consulting firm where he was involved in the preparation of environmental impact studies for the U.S. EPA. He acquired extensive experience in project planning, field work, data analysis, EIS preparation and expert testimony in this position. He served as project manager for a major EIS on the proposed remediation of PCB-contaminated sediments from the Hudson River, and for an assessment of impacts of sewering on marine resources of the Great South Bay, NY. He prepared EIS's for regional wastewater disposal systems on Long Island, upstate New York, New Jersey, and Puerto Rico.

BRIAN DUGGAN, LEED AP BD+C
Environmental Scientist

Education
J.D. / Touro Law Center/2005
M.S. / Geology / State University of New York at Stony Brook/1996
B.A. / Geology / State University of New York at Buffalo/1982

Licenses / Certification
LEED Accredited Professional, NY

Admitted to Practice Law, NY, NJ
OSHA (HAZWOPER)
OSHA (Supervisor)

Memberships
New York State Bar Association, Member
Suffolk County Bar Association, Member
United States Green Building Council, Member

Overview
Mr. Duggan has 25 years of experience in environmental consulting, Phase I and II environmental site assessments, SEQR and CEQR compliance, worker health and safety practices, engineering, and construction management. He has experience with field supervision of projects, as well as the preparation of technical contract specifications, construction & environmental permit applications, remediation plans, and regulatory agency compliance reports. His work experience also includes project management of construction site hazard and workplace hazard assessments, occupational exposure risk assessments, and worker exposure monitoring. He has served as a project manager on many environmental investigations and site clean-up projects, and served as the on-site health and safety officer during the construction of several major landfill closure projects, as well as for other heavy construction projects.

Mr. Duggan serves at the firm as a senior environmental scientist and project manager for CA's environmental programs. Responsibilities include Phase I and II site assessments in accordance with ASTM standards, construction contract development, preparation of environmental impact statements, SEQR compliance, project health and safety plans and other technical requirements, and reviewing compliance with contract requirements as part of CA's construction management team. He provides technical support to the firm's engineering and design services, including services involving indoor air quality, hazardous materials management, environmental remediation, and regulatory compliance programs.

He has served as project manager for a Health and Safety Compliance Program and Workplace Violence Protection Program for the Town of Oyster Bay, involving over 1,200 employees at 25 different facilities. His responsibilities have included management and coordination of health and safety inspections, interviews, training, and interface with the Town's Department of Human Resources. He was primary author of a Workplace Violence Prevention Inventory Report for the Town, prepared in accordance with the New York State Workplace Violence Protection Act of 2006. He also assisted with the preparation of a similar Workplace Violence Inventory Report for the Town of Southampton.

Mr. Duggan also assists the firm's technical staff during the due diligence phase of a project when Project Labor Agreement (PLA) services are provided. Mr. Duggan provides technical litigation support and expert testimony for

several of CA's forensic engineering projects. He draws upon his technical and legal support experience at other companies, providing technical discovery review support for construction litigation services, and providing technical review of construction documents and property loss claims. He also serves as project manager for health and safety compliance for the Valley Stream Public School District 30, which includes analysis of issue relating to indoor air quality, teacher and student safety, groundwater contamination and facility monitoring.

Mr. Duggan is a licensed attorney, admitted to practice in New York and, as general counsel for the firm, regularly reviews and negotiates company contracts with private and public clients. He provides regulatory compliance reviews and environmental assessments as part of his services at CA. He is also responsible for drafting subconsultant agreements for the various company projects. He manages and coordinates the submission of CA's general conditions contract requirements on behalf of the company's principals, ensuring the proper insurance requirements and regulatory compliance affidavits are in place. Mr. Duggan coordinates and provides the appropriate corporate filing documents for CA's corporate presence in the several states where the company provides its professional engineering services. He is also serves as an internal legal advisor with regard to Project Labor Agreement services offered by the firm.

His previous experience includes:

Solo practitioner of a general and family law practice. Solo practice as an environmental consultant. (2006-2007)

John E. Osborn, P.C., New York, NY
Mr. Duggan served as a technical professional / environmental scientist at this law firm. He provided technical review and analysis of construction project records in support of the firm's defense of claims in litigation for public school clients. He provided technical project oversight in support of the firm's role as environmental counsel for environmental response actions, as part of a large hotel redevelopment project in Manhattan. He served as a teaching assistant to the firm's principal for graduate-level courses at the Brooklyn Polytechnic Institute and Pratt Institute. (2004-2006)

AIG Technical Services, Inc. / Pollution Insurance Products Group, New York, NY
Mr. Duggan served as a home office supervisor and environmental claims adjuster, reviewing insureds' notices of claims and technical reports for environmental investigations and cleanup costs. His duties included the determination of reasonable and necessary response actions applicable to coverage under the indemnity agreements. He was also responsible for reviewing and monitoring the legal defense of actions against insureds as part of AIG's defense obligations under its policies. (2002-2004)

Prior to first joining CA in 1997, Mr. Duggan served as an Industrial Hygienist and Project Geologist for several environmental consulting firms. His industrial hygiene experience includes worker exposure monitoring for hazardous chemicals and project monitoring and project management during asbestos abatement programs, health and safety monitoring during landfill capping operations, and indoor air quality investigations. As a Project Geologist, he performed site investigations, soils and groundwater testing, and project management of environmental response actions on commercial and industrial properties.

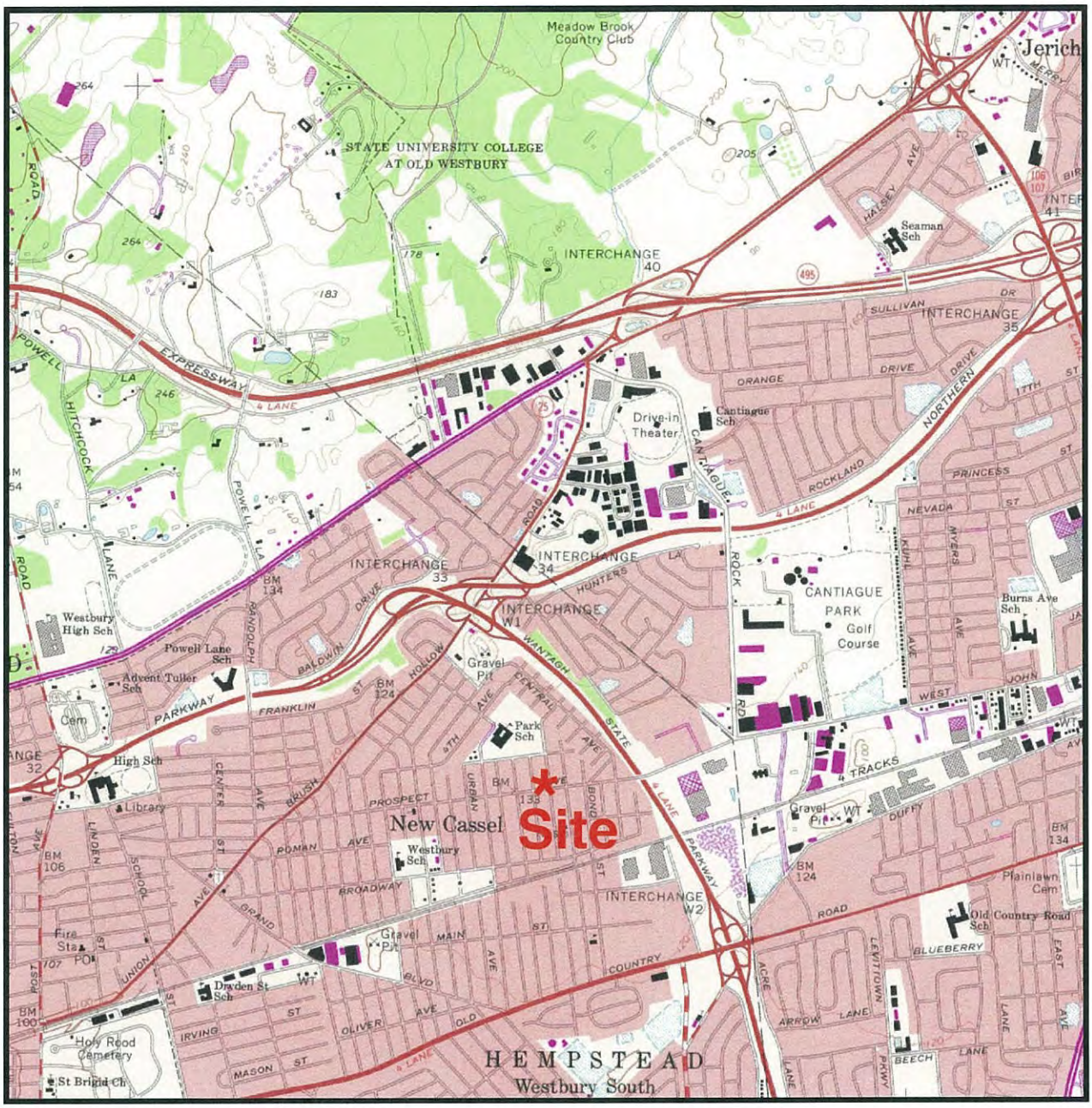
Other prior assignments included:

- Project management of various building renovation projects involving the characterization of hazardous material conditions and health and safety monitoring during the removal of hazardous wastes for public utilities, public transportation authorities, and a number of federal, state, and city agencies (New York State, New York City, Washington, D.C., Maryland, and others).

- Project management for investigation, assessment and remediation of hazardous waste sites, petroleum contaminated soils and contaminated groundwater.
- Indoor air quality studies, including worker and occupancy exposure assessment studies, and the development of health and safety plans.
- Project management of building inspections for asbestos in institutional, commercial and industrial facilities.
- Geological investigations during groundwater well placement and soil boring activities.

APPENDICES

APPENDIX I
LOCATION/TOPOGRAPHIC MAP
AND SITE PLAN



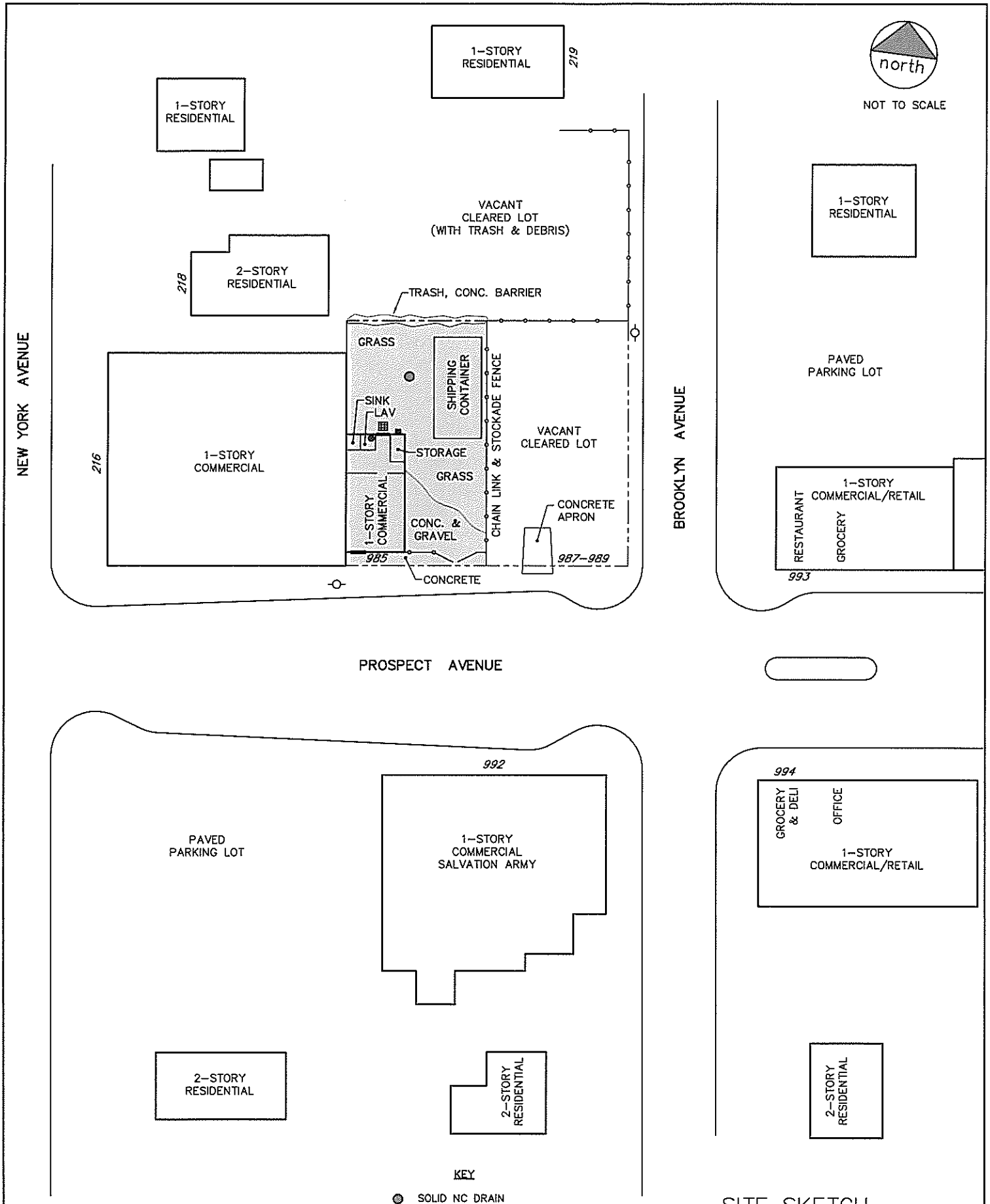
New York State
Department of Transportation
Hicksville Quadrangle, New York
7.5 Minute Series, 1979
Photorevised from 1967

TOPOGRAPHIC LOCATION MAP

985 Prospect Avenue

New Cassel, New York

14003.021



SITE SKETCH

985 Prospect Avenue
New Cassel, New York

Cashin Associates, P.C.
ENGINEERING·PLANNING·CONSTRUCTION MANAGEMENT

14003.021

APPENDIX II
SITE PHOTOGRAPHS

Photograph #1 - View of the subject property located at 985 Prospect Avenue, New Cassel, NY.

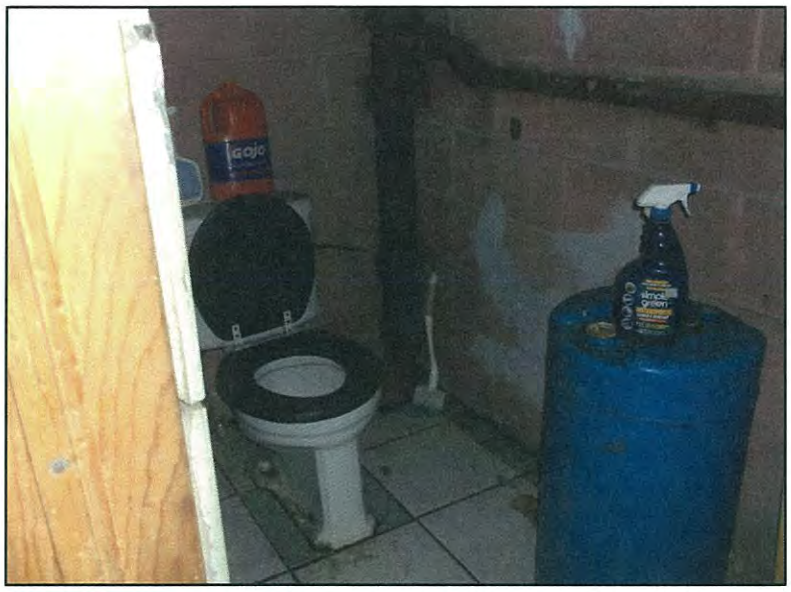
Photograph #2 - View of the front area of the tenant space within the subject building.

Photograph #3 - View of the rear area of the tenant space.

Photograph #4 - View of the gas-fired heating equipment within the rear tenant space.

Photograph #5 - View of the rear tenant space.

Photograph #6 – View of the stormwater grating located outside of the rear door of the tenant space.



Photograph #7 - View of the tenant lavatory and unidentified drum.

Photograph #8 - View of the rear (northwest corner) of the building and yard area.

Photograph #9 - View of the northwest corner of the subject property and northerly adjacent vacant lot.

Photograph #10 - View of the northeast corner of the subject property.

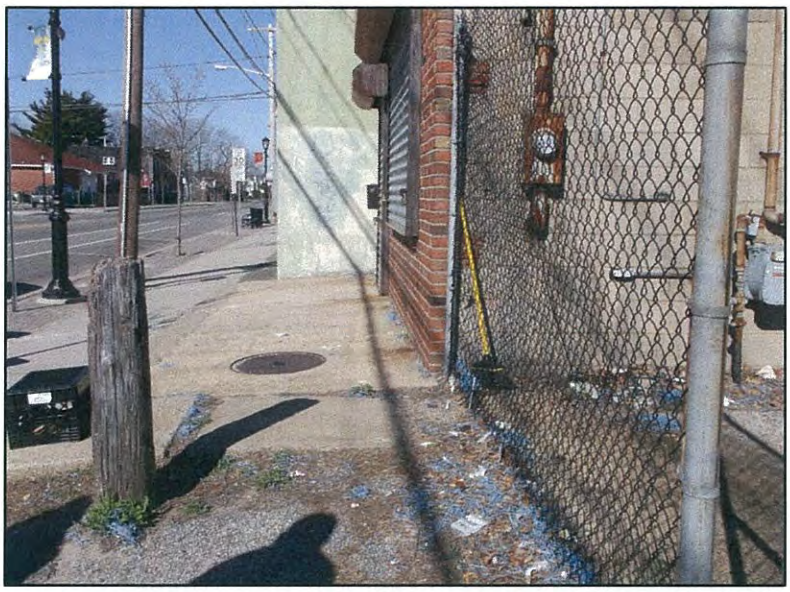
Photograph #11 - View of the rear yard and manhole cover.

Photograph #12 - View of the manhole cover located in the rear yard.

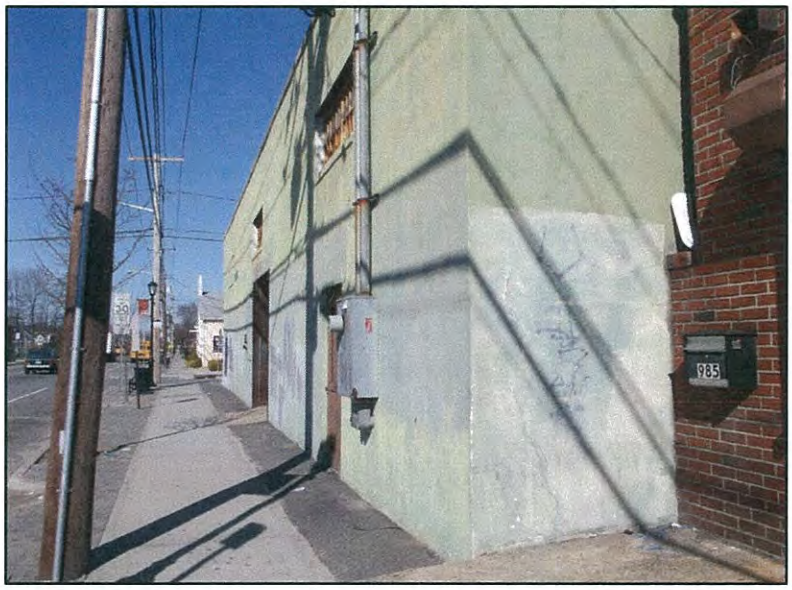
Photograph #13 - View of the southeast corner of the subject property.

Photograph #14 - View of the northerly adjacent vacant lot.

Photograph #15 - View of the northerly adjacent vacant lot.



Photograph #16 - View along the front of the subject building and the westerly adjacent property.



Photograph #17 – View along the front of the westerly adjacent property.

Photograph #18 - View to the southwest across Prospect Avenue.

Photograph #19 - View to the south across Prospect Avenue.

Photograph #20 - View of the easterly adjacent vacant lot.

Photograph #21 - View of the properties located to the east and southeast.

Photograph #22 - View of a set of pole-mounted utility transformers.

APPENDIX III
NYSDOH RADON RESULTS

Measured Basement Screening Radon Levels by Town - October 2012

- The document Measured Basement Screening Radon Levels by Town - October 2012 is available in Portable Document Format (PDF, 99KB, 19pg.)

County	Town/Village/City	Homes Screened	Radon Screening Concentration (pCi/L)				Percent Homes		
			Average	GEO Mean	GEO Std Dev	Maximum	<4	≥4 & <20 pCi/L	>20 pCi/L
ALBANY	ALBANY	475	1.74	1.18	2.41	26.7	91.6%	8.2%	0.2%
ALBANY	BERNE	34	12.47	3.64	3.09	273.6	58.8%	35.3%	5.9%
ALBANY	BETHLEHEM	408	2.62	1.54	2.55	41.1	87.5%	10.3%	2.2%
ALBANY	COEYMANS	62	5.65	3.69	2.49	33.7	56.5%	40.3%	3.2%
ALBANY	COHOES	149	3.20	1.73	3.11	36.8	77.2%	21.5%	1.3%
ALBANY	COLONIE	505	3.58	1.85	3.02	57.9	78.2%	19.8%	2%
ALBANY	GREEN ISLAND	6	6.03	3.82	2.91	18.9	50%	50%	0%
ALBANY	GUILDERLAND	333	5.61	2.19	3.26	147.1	75.4%	19.5%	5.1%
ALBANY	KNOX	17	4.04	2.31	3.07	18.0	70.6%	29.4%	0%
ALBANY	NEW SCOTLAND	351	15.49	5.06	4.52	338.5	41.3%	41%	17.7%
ALBANY	RENSSELAERVILLE	20	2.74	1.84	2.85	8.3	80%	20%	0%
ALBANY	WATERVLIET	82	3.89	2.53	2.73	25.5	67.1%	31.7%	1.2%
ALBANY	WESTERLO	21	4.00	2.46	3.05	20.1	61.9%	33.3%	4.8%
ALLEGANY	ALFRED	36	3.98	2.19	3.21	26.4	72.2%	25%	2.8%
ALLEGANY	ALLEN	1	8.50	8.50	1.00	8.5	0%	100%	0%
ALLEGANY	ALMA	6	6.98	1.88	7.05	30.0	66.7%	16.7%	16.7%
ALLEGANY	ALMOND	18	7.70	4.90	2.72	25.7	44.4%	50%	5.6%
ALLEGANY	AMITY	32	14.15	6.95	4.72	45.2	25%	46.9%	28.1%
ALLEGANY	ANDOVER	41	11.89	5.97	3.82	40.4	36.6%	36.6%	26.8%
ALLEGANY	ANGELICA	4	19.75	13.70	3.15	40.1	25%	50%	25%
ALLEGANY	BELFAST	15	11.18	3.78	3.21	117.2	46.7%	46.7%	6.7%
ALLEGANY	BOLIVAR	27	7.01	3.70	3.69	24.6	48.1%	44.4%	7.4%
ALLEGANY	BURNS	19	28.81	6.32	6.03	216.6	42.1%	31.6%	26.3%
ALLEGANY	CANEADEA	21	3.31	1.94	3.04	14.0	76.2%	23.8%	0%
ALLEGANY	CENTERVILLE	2	6.20	5.31	2.24	9.4	50%	50%	0%
ALLEGANY	CLARKSVILLE	6	5.58	3.50	3.29	10.8	50%	50%	0%
ALLEGANY	CUBA	37	13.39	5.97	3.67	81.1	37.8%	40.5%	21.6%
ALLEGANY	FRIENDSHIP	10	17.97	9.60	3.44	65.8	20%	50%	30%
ALLEGANY	GENESEE	5	5.18	3.57	2.86	10.9	40%	60%	0%
ALLEGANY	GRANGER	2	1.30	1.24	1.57	1.7	100%	0%	0%
ALLEGANY	GROVE	2	1.75	0.98	5.33	3.2	100%	0%	0%
ALLEGANY	HUME	38	8.46	5.20	2.89	42.6	36.8%	55.3%	7.9%
ALLEGANY	INDEPENDENCE	6	5.83	4.21	2.44	15.5	50%	50%	0%
ALLEGANY	NEW HUDSON	2	1.50	1.20	2.67	2.4	100%	0%	0%
ALLEGANY	RUSHFORD	10	2.12	1.57	2.89	4.9	90%	10%	0%
ALLEGANY	SCIO	14	13.07	5.40	4.72	48.1	50%	21.4%	28.6%

MONROE	IRONDEQUOIT	87	1.81	1.35	2.26	8.3	92%	8%	0%
MONROE	MENDON	215	13.79	3.67	4.18	405.6	59.5%	27.4%	13%
MONROE	OGDEN	108	3.45	2.29	2.36	28.1	74.1%	25%	0.9%
MONROE	PARMA	50	2.35	1.69	2.07	20.8	88%	10%	2%
MONROE	PENFIELD	294	3.13	1.88	2.66	58.1	81%	18%	1%
MONROE	PERINTON	216	3.31	1.72	3.06	35.0	82.9%	14.4%	2.8%
MONROE	PITTSFORD	163	2.37	1.64	2.27	21.6	88.3%	11%	0.6%
MONROE	RIGA	44	6.35	3.26	2.75	62.7	65.9%	27.3%	6.8%
MONROE	ROCHESTER	580	2.06	1.43	2.37	18.3	89.5%	10.5%	0%
MONROE	RUSH	60	6.81	3.24	3.07	58.4	68.3%	25%	6.7%
MONROE	SWEDEN	18	7.15	2.92	3.47	52.2	72.2%	16.7%	11.1%
MONROE	WEBSTER	144	1.93	1.44	2.26	10.0	91%	9%	0%
MONROE	WHEATLAND	60	10.65	4.71	3.57	75.8	50%	30%	20%
MONTGOMERY	AMSTERDAM	101	3.35	1.60	3.40	44.0	77.2%	21.8%	1%
MONTGOMERY	CANAJOHARIE	44	3.04	2.30	2.32	8.2	70.5%	29.5%	0%
MONTGOMERY	CHARLESTON	2	2.50	0.70	15.67	4.9	50%	50%	0%
MONTGOMERY	FLORIDA	12	8.13	5.60	2.50	24.1	41.7%	50%	8.3%
MONTGOMERY	GLEN	14	4.36	2.28	3.41	14.2	64.3%	35.7%	0%
MONTGOMERY	MINDEN	7	6.90	2.97	4.76	20.9	57.1%	28.6%	14.3%
MONTGOMERY	MOHAWK	20	4.06	2.26	2.98	20.6	70%	25%	5%
MONTGOMERY	PALATINE	20	5.30	4.56	1.72	16.3	50%	50%	0%
MONTGOMERY	ROOT	7	7.11	3.42	3.57	28.5	57.1%	28.6%	14.3%
MONTGOMERY	ST. JOHNSVILLE	6	5.25	3.84	2.67	9.5	33.3%	66.7%	0%
NASSAU	GLEN COVE	6	2.53	2.15	1.90	5.5	83.3%	16.7%	0%
NASSAU	HEMPSTEAD	354	1.19	0.85	2.32	8.3	97.7%	2.3%	0%
NASSAU	LONG BEACH (CITY DESIGNATION)	2	0.25	0.20	2.67	0.4	100%	0%	0%
NASSAU	N. HEMPSTEAD	168	1.59	1.19	2.19	7.5	92.9%	7.1%	0%
NASSAU	OYSTER BAY	213	1.83	1.21	2.43	13.9	91.1%	8.9%	0%
NEW YORK	NYC (BRONX)	91	1.59	0.85	2.99	16.0	92.3%	7.7%	0%
NEW YORK	NYC (KINGS)	427	1.94	1.20	2.71	28.2	90.6%	8.7%	0.7%
NEW YORK	NYC (NEW YORK)	112	2.08	0.94	3.38	49.5	89.3%	9.8%	0.9%
NEW YORK	NYC (QUEENS)	513	1.23	0.77	2.54	23.8	96.3%	3.5%	0.2%
NEW YORK	NYC (RICHMOND)	229	1.42	0.75	3.05	14.1	93%	7%	0%
NIAGARA	CAMBRIA	18	2.98	1.82	2.60	13.8	77.8%	22.2%	0%
NIAGARA	HARTLAND	13	8.85	3.36	4.13	65.4	46.2%	46.2%	7.7%
NIAGARA	LEWISTON	138	2.54	1.48	2.77	20.2	85.5%	13.8%	0.7%
NIAGARA	LOCKPORT	121	2.65	1.45	2.72	50.1	86%	12.4%	1.7%
NIAGARA	NEWFANE	21	2.50	1.80	2.37	7.9	81%	19%	0%
NIAGARA	NIAGARA	82	1.06	0.75	2.31	6.3	97.6%	2.4%	0%
NIAGARA	NIAGARA FALLS	588	1.34	0.90	2.45	12.1	94.7%	5.3%	0%
NIAGARA	NO. TONAWANDA	170	1.69	1.11	2.48	15.6	92.4%	7.6%	0%
NIAGARA	PENDLETON	18	2.42	1.29	3.19	16.8	94.4%	5.6%	0%
NIAGARA	PORTER	64	2.44	1.68	2.45	9.9	81.3%	18.8%	0%
NIAGARA	ROYALTON	15	1.83	1.36	2.37	3.9	100%	0%	0%
NIAGARA	SOMERSET	7	1.43	1.31	1.59	2.6	100%	0%	0%
NIAGARA	WHEATFIELD	36	0.94	0.69	2.25	3.6	100%	0%	0%

APPENDIX IV
ENVIRONMENTAL DATA RESOURCES, INC.
DATABASE REPORT

Commercial Properties
985 Prospect Avenue
Westbury, NY 11590

Inquiry Number: 3907446.2s
April 10, 2014

EDR Summary Radius Map Report

EDR® Environmental Data Resources Inc

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION	PAGE
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	405
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting Source Map	A-9
Physical Setting Source Map Findings	A-10
Physical Setting Source Records Searched	A-6

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2014 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

985 PROSPECT AVENUE
WESTBURY, NY 11590

COORDINATES

Latitude (North):	40.7630000 - 40' 45' 46.80"
Longitude (West):	73.5609000 - 73' 33' 39.24"
Universal Tranverse Mercator:	Zone 18
UTM X (Meters):	621468.2
UTM Y (Meters):	4513233.0
Elevation:	131 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	USGS 7.5 min quad index

Target Property:	S
Source:	USGS 7.5 min quad index

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year:	2011
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
985 PROSPECT AVENUE
WESTBURY, NY 11590

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
A1	989 PROSPECT AVENUE	989 PROSPECT AVENUE	US BROWNFIELDS	Higher	64, SW
A2	LONG ISLAND FRENCH Q	997 PROSPECT AVE	RCRA NonGen / NLR, FINDS	Higher	70, ESE
3	UNKNOWN	BROOKLYN AVENUE/PROS	NY Spills	Higher	106, ESE
A4	CHARLES RESIDENCE	226 NEW YORK AVE	NY Spills	Higher	152, West
5	VINEYARD RESIDENCE	230 NEW YORK AVENUE	NY Spills	Higher	161, WNW
6	JOSEPH RESIDENCE	190 BROOKLYN AVENUE	NY Spills	Lower	298, SSE
B7	UNKNOWN	PROSPECT/STATE STREE	NY Spills	Higher	350, East
B8	SAINTE RESIDENCE	207 STATE STREET	NY Spills	Lower	376, ESE
9	BROWN, CLARENCE	203 STATE ST	NY AST	Lower	398, ESE
B10	TJT PLUMBING & HEATI	1008 PROSPECT AVE	NY AST	Higher	455, East
11	BELL ATLANTIC-NY	PROSPECT AVE & BOND	NY MANIFEST	Higher	599, East
12	RENE RESIDENCE	240 STATE STREET	NY Spills	Higher	619, NNE
C13	AUSTIN, JUSTIN	3 HOLLY LN	NY AST	Higher	752, NE
C14	AUSTIN RESIDENT	3 HOLLY LANE	NY LTANKS, NY Spills	Higher	752, NE
15	SONCHEZ, OSCAR	3 JUNIPER LN	NY AST	Higher	808, ENE
16	PARK AVE SCHOOL	955 PARK AVE.	NY UST	Higher	853, WNW
17	BAZILE, STIME	165 BOND ST	NY AST	Lower	952, SE
18	BLAIR, CHERRY	34 MAPLEWOOD DR	NY AST	Higher	1065, NE
19	AMAYA, JOSE	7 ELDERBERRY LN	NY AST	Higher	1078, North
20	STAFFORD, MASON	163 KINKEL ST	NY AST	Lower	1098, SSW
21	OJOSEITIMI, RUFUS	189 ELIZABETH ST	NY UST	Lower	1127, East
22	BRYANT RESIDENCE	1059 PROSPECT AVENUE	NY LTANKS	Higher	1127, East
D23	FOLRES, FAUSTINO	18 ELDERBERRY LN	NY AST	Higher	1209, North
24	AUSTIN, JUSTIN	3 DOGWOOD LN	NY AST	Higher	1223, North
25	INACTIVE - T & R AUT	907 PROSPECT AVE	NY UST	Lower	1255, West
D26	BENITO, ANGLE	22 ELDERBERRY LN	NY AST	Higher	1258, North
27	MARTIN REID PARK	URBAN AVE.	NY CBS AST	Lower	1300, SW
28	TISHCON CORP. AT 125	125 STATE STREET	NY SHWS, NY VAPOR REOPENED	Lower	1366, SSE
29	SHAMIANA INTL FACTOR	120 NEW YORK AVENUE	NY LTANKS	Lower	1369, South
30	LILCO	1120 BROADWAY	NY LTANKS, NY Spills	Lower	1476, ESE
31	DANIEL FINLEY ALLEN	114 SYLVESTER STREET	NY SWF/LF	Lower	1614, South
32	THE PAPER SHOP	100 BOND STREET	NY LTANKS	Lower	1876, SSE
33	JOHNSON RESIDENCE	243 GARDEN STREET	NY LTANKS	Lower	1985, West
34	SULZER METCO US INC	1101 PROSPECT AVE	RCRA-SQG, NY SHWS, NY MANIFEST, NY MANIFEST, US...	Higher	2020, ENE
35	FORMER TISHCON CORPO		NY DEL SHWS	Lower	2023, SSW
36	LEMON X CORPORATION	74 STATE STREET	NY LTANKS	Lower	2107, SSE
E37	HICKSVILLE CONTAMINA	SOUTHERN END OF IRIS	CERCLIS	Lower	2137, SSW
38	BERNHARDT SCREW MACH	689 MAIN STREET	NY LTANKS	Lower	2152, SSE
F39	ARK WIND INDUSTRIES	66 BROOKLAND AVENUE	NY LTANKS	Lower	2155, South

MAPPED SITES SUMMARY

Target Property Address:
985 PROSPECT AVENUE
WESTBURY, NY 11590

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
F40	PERMAFUSE CORP THE	675 MAIN ST	RCRA NonGen / NLR, FINDS, NY LTANKS, NY MANIFEST,...	Lower	2161, SSE
E41	VIGLIOTTI RECYCLING	100 URBAN AVENUE	NY SWF/LF, NY Spills, NY Financial Assurance	Lower	2167, SSW
42	MAGNOLIA GARDENS APT	899 BROADWAY	NY LTANKS, NY Spills	Lower	2199, SW
G43	RUTIGLIANO PAPER STO	84 KINKEL ST.	NY SWRCY	Lower	2237, South
E44	AUTO DEPOT	91 URBAN AVE	NY SWF/LF	Lower	2237, SSW
G45	MAIN STREET AUTO WRE	603 MAIN STREET	NY SWF/LF	Lower	2241, SSW
46	KLEARTONE INC.	695 SUMMA AVE.	NY LTANKS, NY CBS UST, NY MANIFEST, NY CBS	Lower	2261, SE
47	UTILITY MANUFACTURIN	700-712 MAIN STREET	NY SHWS, NY ENG CONTROLS, NY INST CONTROL	Lower	2265, SSE
48	839 PROSPECT AVENUE	839 PROSPECT AVENUE	US BROWNFIELDS	Lower	2285, West
49	118 - 130 SWALM STRE	118-130 SWALM STREET	NY SHWS	Lower	2302, SSW
50	NEW CASSEL INDUSTRIA	BETWEEN OLD COUNTRY	NY SHWS	Lower	2308, South
51	HURON TOOLS SITE	75 STATE STREET	NY SHWS	Lower	2321, SSE
H52	EZ-EM, INC.	750 SUMMA AVENUE	NY SHWS, NY VAPOR REOPENED	Lower	2351, SE
H53	776-790 SUMMA AVENUE	776 SUMMA AVE.	NY SHWS	Lower	2391, SE
54	FRANK & SONS AUTO WR	132 HOPPER ST	RCRA NonGen / NLR, FINDS, NY SWF/LF, NY MANIFEST	Lower	2391, SW
I55	FORMER TISHCON CORPO	68 KINKEL STREET	NY VAPOR REOPENED	Lower	2448, South
I56	INDUSTRIAL METS	68 KINKEL ST.	NY SHWS, NY SWF/LF, NY Spills	Lower	2448, South
57	FORMER APPLIED FLUID	770 MAIN STREET	NY SHWS, NY VAPOR REOPENED	Lower	2469, SE
58	BODY LINE COLLISION	75 URBAN AVENUE	NY LTANKS, NY MANIFEST	Lower	2486, SSW
I59	FORMER LAKA INDUSTRI	62 KINKEL STREET	NY SHWS, NY VAPOR REOPENED, NY VCP	Lower	2518, South
J60	ATLAS GRAPHICS	567 MAIN STREET	NY VAPOR REOPENED	Lower	2568, SSW
J61	ATLAS GRAPHICS INC	567 MAIN ST	RCRA NonGen / NLR, FINDS, NY SHWS, NY LTANKS, NY...	Lower	2568, SSW
J62	IMC MAGNETICS	570 MAIN STREET	NY SHWS, NY VAPOR REOPENED, NY LTANKS, NY MANIFEST	Lower	2577, SSW
63	820 PROSPECT AVENUE	820 PROSPECT AVENUE	US BROWNFIELDS	Lower	2587, West
64	HANDRO PROPERTIES	123 FROST STREET	NY LTANKS	Lower	2628, SE
65	RESIDENCE	876 BRUSHHOLLOW ROAD	NY LTANKS	Lower	2637, WNW
K66	SYLVESTER STREET SIT	49 SYLVESTER ST.	NY SHWS	Lower	2694, South
L67	299 MAIN STREET	299 MAIN STREET	NY SHWS	Lower	2720, SSW
L68	N.E. CORNER - HOPPER	HOPPER & MAIN STREET	NY SHWS	Lower	2721, SSW
M69	TISHCON CORPORATION	29 NEW YORK AVENUE	NY SHWS, NY VAPOR REOPENED	Lower	2748, South
K70	36 SYLVESTER STREET	36 SYLVESTER STREET	NY SHWS	Lower	2755, South
M71	TISHCON CORPORATION		NY DEL SHWS	Lower	2757, South
N72	FORMER AUTOLINE AUTO	101 FROST STREET	NY SHWS, NY VAPOR REOPENED, NY MANIFEST	Lower	2764, SE
L73	HOPPER / MAIN STREET	542 MAIN STREET	NY SHWS	Lower	2790, SSW
74	DIONICS INC	65 RUSHMORE ST	CORRACTS, RCRA-CESQG, FINDS, NY LTANKS, NY...	Lower	2794, SSW
N75	89 FROST STREET SITE	89 FROST STREET	NY SHWS, NY VAPOR REOPENED	Lower	2839, SE
76	WESTBURY AUTO PAINTI	1099 OLD COUNTRY RD	RCRA NonGen / NLR, FINDS, NY SHWS, NY MANIFEST	Lower	3160, SSE
77	SYLVANIA ELECTRIC PR	70 CANTIAGUE ROCK RD	CERCLIS, RCRA-SQG, FINDS, NY SHWS, NY VAPOR...	Higher	3174, ENE
78	GENERAL INSTRUMENT C	W JOHN ST	CERC-NFRAP, CORRACTS, RCRA-LQG, FINDS, RAATS, NY...	Higher	3380, ENE

MAPPED SITES SUMMARY

Target Property Address:
985 PROSPECT AVENUE
WESTBURY, NY 11590

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
O79	AGO ASSOCIATES	499 WEST JOHN STREET	NY SHWS	Higher	3755, ENE
O80	HERCULES MACHINE	550 WEST JOHN STREET	NY SHWS	Higher	3810, ENE
81	NEW CASSEL/HICKSVILL	SOUTHERN END OF IRIS	NPL, CERCLIS, ROD	Lower	3860, South
82	SCAPPY AUTO BODY ASS	359 DUFFY AVE	CERC-NFRAP, RCRA-CESQG, NY SHWS, NY MANIFEST, NY.	Lower	3901, ESE
83	MEK SPILL- HICKSVILL	530 WEST JOHN ST	CERC-NFRAP, CONSENT, PRP	Higher	4018, ENE
P84	ANCHOR LITH KEM KO (	500 WEST JOHN STREET	NY SHWS, NY VAPOR REOPENED, NY MANIFEST, NY Spills	Lower	4400, ENE
P85	ANCHOR CHEMICALS	500 WEST JOHN STREET	Delisted NPL, CERCLIS, US ENG CONTROLS, CONSENT,...	Lower	4400, ENE
86	METCO DIVISION PERKI	325 DUFFY AVE	RCRA-CESQG, FINDS, NY SHWS, NY MANIFEST, NY Spills	Lower	4486, ESE
Q87	BOWE SYSTEMS	200 FRANK ROAD	NY SHWS, NY LTANKS, NY MANIFEST, NY Spills	Lower	4899, East
Q88	BOWE SYSTEMS AND MAC	200 FRANK ROAD	NY VAPOR REOPENED	Lower	4899, East
89	SPORT STAMP & THE CL	290 DUFFY AVE	CORRACTS, RCRA NonGen / NLR, NY SHWS, NY MANIFEST,	Lower	5237, East

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: A review of the NPL list, as provided by EDR, and dated 10/25/2013 has revealed that there is 1 NPL site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
NEW CASSEL/HICKSVILL	***SOUTHERN END OF IRIS***	***S 1/2 - 1 (0.731 mi.)***	***81***	***25***

Federal Delisted NPL site list

Delisted NPL: A review of the Delisted NPL list, as provided by EDR, and dated 10/25/2013 has revealed that there is 1 Delisted NPL site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
ANCHOR CHEMICALS	***500 WEST JOHN STREET***	***ENE 1/2 - 1 (0.833 mi.)***	***P85***	***26***

Federal CERCLIS list

CERCLIS: A review of the CERCLIS list, as provided by EDR, and dated 10/25/2013 has revealed that there is 1 CERCLIS site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
HICKSVILLE CONTAMINA	SOUTHERN END OF IRIS	SSW 1/4 - 1/2 (0.405 mi.)	E37	15

Federal RCRA CORRACTS facilities list

CORRACTS: A review of the CORRACTS list, as provided by EDR, and dated 03/11/2014 has revealed that there are 3 CORRACTS sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GENERAL INSTRUMENT C	*W JOHN ST*	*ENE 1/2 - 1 (0.640 mi.)*	*78*	*24*

Lower Elevation	Address	Direction / Distance	Map ID	Page
DIONICS INC	*65 RUSHMORE ST*	*SSW 1/2 - 1 (0.529 mi.)*	*74*	*23*
SPORT STAMP & THE CL	*290 DUFFY AVE*	*E 1/2 - 1 (0.992 mi.)*	*89*	*27*

State- and tribal - equivalent CERCLIS

NY SHWS: A review of the NY SHWS list, as provided by EDR, and dated 02/17/2014 has revealed that there are 31 NY SHWS sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SULZER METCO US INC	*1101 PROSPECT AVE*	*ENE 1/4 - 1/2 (0.383 mi.)*	*34*	*14*
SYLVANIA ELECTRIC PR	*70 CANTIAGUE ROCK RD*	*ENE 1/2 - 1 (0.601 mi.)*	*77*	*23*
Class Code: Site is properly closed - requires continued management.				
GENERAL INSTRUMENT C	*W JOHN ST*	*ENE 1/2 - 1 (0.640 mi.)*	*78*	*24*
Class Code: Significant threat to the public health or environment - action required.				
AGO ASSOCIATES	499 WEST JOHN STREET	ENE 1/2 - 1 (0.711 mi.)	O79	25
HERCULES MACHINE	550 WEST JOHN STREET	ENE 1/2 - 1 (0.722 mi.)	O80	25

Lower Elevation	Address	Direction / Distance	Map ID	Page
TISHCON CORP. AT 125	*125 STATE STREET*	*SSE 1/4 - 1/2 (0.259 mi.)*	*28*	*13*
Class Code: Site is properly closed - requires continued management.				
UTILITY MANUFACTURIN	*700-712 MAIN STREET*	*SSE 1/4 - 1/2 (0.429 mi.)*	*47*	*17*
Class Code: Site is properly closed - requires continued management.				
118 - 130 SWALM STRE	118-130 SWALM STREET	SSW 1/4 - 1/2 (0.436 mi.)	49	17
Class Code: Significant threat to the public health or environment - action required.				
NEW CASSEL INDUSTRIA	BETWEEN OLD COUNTRY	S 1/4 - 1/2 (0.437 mi.)	50	18
HURON TOOLS SITE	75 STATE STREET	SSE 1/4 - 1/2 (0.440 mi.)	51	18
EZ-EM, INC.	*750 SUMMA AVENUE*	*SE 1/4 - 1/2 (0.445 mi.)*	*H52*	*18*
Class Code: Site is properly closed - requires continued management.				
776-790 SUMMA AVENUE	776 SUMMA AVE.	SE 1/4 - 1/2 (0.453 mi.)	H53	18
INDUSTRIAL METS	*68 KINKEL ST.*	*S 1/4 - 1/2 (0.464 mi.)*	*I56*	*19*
FORMER APPLIED FLUID	*770 MAIN STREET*	*SE 1/4 - 1/2 (0.468 mi.)*	*57*	*19*
Class Code: Significant threat to the public health or environment - action required.				
FORMER LAKA INDUSTRI	*62 KINKEL STREET*	*S 1/4 - 1/2 (0.477 mi.)*	*I59*	*19*
Class Code: Significant threat to the public health or environment - action required.				
ATLAS GRAPHICS INC	*567 MAIN ST*	*SSW 1/4 - 1/2 (0.486 mi.)*	*J61*	*20*
Class Code: Significant threat to the public health or environment - action required.				
IMC MAGNETICS	*570 MAIN STREET*	*SSW 1/4 - 1/2 (0.488 mi.)*	*J62*	*20*
Class Code: Significant threat to the public health or environment - action required.				

EXECUTIVE SUMMARY

Lower Elevation	Address	Direction / Distance	Map ID	Page
SYLVESTER STREET SIT	49 SYLVESTER ST.	S 1/2 - 1 (0.510 mi.)	K66	21
299 MAIN STREET	299 MAIN STREET	SSW 1/2 - 1 (0.515 mi.)	L67	21
Class Code: Significant threat to the public health or environment - action required.				
N.E. CORNER - HOPPER	HOPPER & MAIN STREET	SSW 1/2 - 1 (0.515 mi.)	L68	22
TISHCON CORPORATION	*29 NEW YORK AVENUE*	*S 1/2 - 1 (0.520 mi.)*	*M69*	*22*
36 SYLVESTER STREET	36 SYLVESTER STREET	S 1/2 - 1 (0.522 mi.)	K70	22
FORMER AUTOLINE AUTO	*101 FROST STREET*	*SE 1/2 - 1 (0.523 mi.)*	*N72*	*22*
Class Code: Significant threat to the public health or environment - action required.				
HOPPER / MAIN STREET	542 MAIN STREET	SSW 1/2 - 1 (0.528 mi.)	L73	23
89 FROST STREET SITE	*89 FROST STREET*	*SE 1/2 - 1 (0.538 mi.)*	*N75*	*23*
Class Code: Significant threat to the public health or environment - action required.				
WESTBURY AUTO PAINTI	*1099 OLD COUNTRY RD*	*SSE 1/2 - 1 (0.598 mi.)*	*76*	*23*
SCAPPY AUTO BODY ASS	*359 DUFFY AVE*	*ESE 1/2 - 1 (0.739 mi.)*	*82*	*25*
ANCHOR LITH KEM KO (	*500 WEST JOHN STREET*	*ENE 1/2 - 1 (0.833 mi.)*	*P84*	*26*
METCO DIVISION PERKI	*325 DUFFY AVE*	*ESE 1/2 - 1 (0.850 mi.)*	*86*	*26*
Class Code: Significant threat to the public health or environment - action required.				
BOWE SYSTEMS	*200 FRANK ROAD*	*E 1/2 - 1 (0.928 mi.)*	*Q87*	*27*
SPORT STAMP & THE CL	*290 DUFFY AVE*	*E 1/2 - 1 (0.992 mi.)*	*89*	*27*
Class Code: Significant threat to the public health or environment - action required.				

NY VAPOR REOPENED: A review of the NY VAPOR REOPENED list, as provided by EDR, and dated 02/17/2014 has revealed that there are 14 NY VAPOR REOPENED sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SYLVANIA ELECTRIC PR	*70 CANTIAGUE ROCK RD*	*ENE 1/2 - 1 (0.601 mi.)*	*77*	*23*
GENERAL INSTRUMENT C	*W JOHN ST*	*ENE 1/2 - 1 (0.640 mi.)*	*78*	*24*

Lower Elevation	Address	Direction / Distance	Map ID	Page
TISHCON CORP. AT 125	*125 STATE STREET*	*SSE 1/4 - 1/2 (0.259 mi.)*	*28*	*13*
EZ-EM, INC.	*750 SUMMA AVENUE*	*SE 1/4 - 1/2 (0.445 mi.)*	*H52*	*18*
FORMER TISHCON CORPO	68 KINKEL STREET	S 1/4 - 1/2 (0.464 mi.)	I55	19
FORMER APPLIED FLUID	*770 MAIN STREET*	*SE 1/4 - 1/2 (0.468 mi.)*	*57*	*19*
FORMER LAKA INDUSTRI	*62 KINKEL STREET*	*S 1/4 - 1/2 (0.477 mi.)*	*I59*	*19*
ATLAS GRAPHICS	567 MAIN STREET	SSW 1/4 - 1/2 (0.486 mi.)	J60	20
IMC MAGNETICS	*570 MAIN STREET*	*SSW 1/4 - 1/2 (0.488 mi.)*	*J62*	*20*
TISHCON CORPORATION	*29 NEW YORK AVENUE*	*S 1/2 - 1 (0.520 mi.)*	*M69*	*22*
FORMER AUTOLINE AUTO	*101 FROST STREET*	*SE 1/2 - 1 (0.523 mi.)*	*N72*	*22*
89 FROST STREET SITE	*89 FROST STREET*	*SE 1/2 - 1 (0.538 mi.)*	*N75*	*23*
ANCHOR LITH KEM KO (	*500 WEST JOHN STREET*	*ENE 1/2 - 1 (0.833 mi.)*	*P84*	*26*
BOWE SYSTEMS AND MAC	200 FRANK ROAD	E 1/2 - 1 (0.928 mi.)	Q88	27

EXECUTIVE SUMMARY

State and tribal landfill and/or solid waste disposal site lists

NY SWF/LF: A review of the NY SWF/LF list, as provided by EDR, and dated 12/12/2013 has revealed that there are 6 NY SWF/LF sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
DANIEL FINLEY ALLEN	114 SYLVESTER STREET	S 1/4 - 1/2 (0.306 mi.)	31	14
VIGLIOTTI RECYCLING	***100 URBAN AVENUE***	***SSW 1/4 - 1/2 (0.410 mi.)***	***E41***	***16***
AUTO DEPOT	91 URBAN AVE	SSW 1/4 - 1/2 (0.424 mi.)	E44	16
MAIN STREET AUTO WRE	603 MAIN STREET	SSW 1/4 - 1/2 (0.424 mi.)	G45	17
FRANK & SONS AUTO WR	***132 HOPPER ST***	***SW 1/4 - 1/2 (0.453 mi.)***	***54***	***18***
INDUSTRIAL METS	***68 KINKEL ST.***	***S 1/4 - 1/2 (0.464 mi.)***	***I56***	***19***

State and tribal leaking storage tank lists

NY LTANKS: A review of the NY LTANKS list, as provided by EDR, and dated 02/17/2014 has revealed that there are 17 NY LTANKS sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
AUSTIN RESIDENT	***3 HOLLY LANE***	***NE 1/8 - 1/4 (0.142 mi.)***	***C14***	***10***
Spill Number/Closed Date: 9303869 / 3/9/1998				
BRYANT RESIDENCE	1059 PROSPECT AVENUE	E 1/8 - 1/4 (0.213 mi.)	22	12
Spill Number/Closed Date: 9910108 / 12/22/1999				

Lower Elevation	Address	Direction / Distance	Map ID	Page
SHAMIANA INTL FACTOR	120 NEW YORK AVENUE	S 1/4 - 1/2 (0.259 mi.)	29	13
Spill Number/Closed Date: 9400745 / 8/20/1999				
LILCO	***1120 BROADWAY***	***ESE 1/4 - 1/2 (0.280 mi.)***	***30***	***13***
Spill Number/Closed Date: 9507122 / 1/11/1996				
THE PAPER SHOP	100 BOND STREET	SSE 1/4 - 1/2 (0.355 mi.)	32	14
Spill Number/Closed Date: 9509571 / 8/22/1997				
JOHNSON RESIDENCE	243 GARDEN STREET	W 1/4 - 1/2 (0.376 mi.)	33	14
Spill Number/Closed Date: 9411700 / 12/5/1994				
LEMON X CORPORATION	74 STATE STREET	SSE 1/4 - 1/2 (0.399 mi.)	36	15
Spill Number/Closed Date: 0001149 / 1/31/2001				
Spill Number/Closed Date: 0001150 / 1/31/2001				
BERNHARDT SCREW MACH	689 MAIN STREET	SSE 1/4 - 1/2 (0.408 mi.)	38	15
Spill Number/Closed Date: 8704027 / 8/19/1987				
ARK WIND INDUSTRIES	66 BROOKLAND AVENUE	S 1/4 - 1/2 (0.408 mi.)	F39	15
Spill Number/Closed Date: 8705430 / 10/13/1987				
PERMAFUSE CORP THE	***675 MAIN ST***	***SSE 1/4 - 1/2 (0.409 mi.)***	***F40***	***15***
Spill Number/Closed Date: 9103952 / 7/18/1991				
MAGNOLIA GARDENS APT	***899 BROADWAY***	***SW 1/4 - 1/2 (0.416 mi.)***	***42***	***16***
Spill Number/Closed Date: 9913250 / 12/19/2001				
Spill Number/Closed Date: 9825257 / 12/19/2001				
Spill Number/Closed Date: 9707483 / 2/24/2000				
KLEARTONE INC.	***695 SUMMA AVE.***	***SE 1/4 - 1/2 (0.428 mi.)***	***46***	***17***
Spill Number/Closed Date: 8709735 / 2/29/1988				

EXECUTIVE SUMMARY

Lower Elevation	Address	Direction / Distance	Map ID	Page
BODY LINE COLLISION	***75 URBAN AVENUE***	***SSW 1/4 - 1/2 (0.471 mi.)***	***58***	***19***
Spill Number/Closed Date: 8704746 / 1/6/1988				
ATLAS GRAPHICS INC	***567 MAIN ST***	***SSW 1/4 - 1/2 (0.486 mi.)***	***J61***	***20***
Spill Number/Closed Date: 9507345 / 1/12/2001				
IMC MAGNETICS	***570 MAIN STREET***	***SSW 1/4 - 1/2 (0.488 mi.)***	***J62***	***20***
Spill Number/Closed Date: 8808166 / 3/31/1989				
HANDRO PROPERTIES	123 FROST STREET	SE 1/4 - 1/2 (0.498 mi.)	64	21
Spill Number/Closed Date: 9314138 / 3/24/1994				
RESIDENCE	876 BRUSHHOLLOW ROAD	WNW 1/4 - 1/2 (0.499 mi.)	65	21
Spill Number/Closed Date: 9800782 / 3/23/2000				

State and tribal registered storage tank lists

NY UST: A review of the NY UST list, as provided by EDR, and dated 12/30/2013 has revealed that there are 3 NY UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PARK AVE SCHOOL	955 PARK AVE.	WNW 1/8 - 1/4 (0.162 mi.)	16	11

Lower Elevation	Address	Direction / Distance	Map ID	Page
OJOSEITIMI, RUFUS	189 ELIZABETH ST	E 1/8 - 1/4 (0.213 mi.)	21	11
INACTIVE - T & R AUT	907 PROSPECT AVE	W 1/8 - 1/4 (0.238 mi.)	25	12

NY AST: A review of the NY AST list, as provided by EDR, and dated 12/30/2013 has revealed that there are 11 NY AST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
TJT PLUMBING & HEATI	1008 PROSPECT AVE	E 0 - 1/8 (0.086 mi.)	B10	9
AUSTIN, JUSTIN	3 HOLLY LN	NE 1/8 - 1/4 (0.142 mi.)	C13	10
SONCHEZ, OSCAR	3 JUNIPER LN	ENE 1/8 - 1/4 (0.153 mi.)	15	10
BLAIR, CHERRY	34 MAPLEWOOD DR	NE 1/8 - 1/4 (0.202 mi.)	18	11
AMAYA, JOSE	7 ELDERBERRY LN	N 1/8 - 1/4 (0.204 mi.)	19	11
FOLRES, FAUSTINO	18 ELDERBERRY LN	N 1/8 - 1/4 (0.229 mi.)	D23	12
AUSTIN, JUSTIN	3 DOGWOOD LN	N 1/8 - 1/4 (0.232 mi.)	24	12
BENITO, ANGLE	22 ELDERBERRY LN	N 1/8 - 1/4 (0.238 mi.)	D26	12

Lower Elevation	Address	Direction / Distance	Map ID	Page
BROWN, CLARENCE	203 STATE ST	ESE 0 - 1/8 (0.075 mi.)	9	9
BAZILE, STIME	165 BOND ST	SE 1/8 - 1/4 (0.180 mi.)	17	11
STAFFORD, MASON	163 KINKEL ST	SSW 1/8 - 1/4 (0.208 mi.)	20	11

NY CBS AST: A review of the NY CBS AST list, as provided by EDR, and dated 01/01/2002 has revealed that there is 1 NY CBS AST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
MARTIN REID PARK	URBAN AVE.	SW 1/8 - 1/4 (0.246 mi.)	27	13

State and tribal institutional control / engineering control registries

NY ENG CONTROLS: A review of the NY ENG CONTROLS list, as provided by EDR, and dated 02/17/2014 has revealed that there is 1 NY ENG CONTROLS site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
UTILITY MANUFACTURIN	*700-712 MAIN STREET*	*SSE 1/4 - 1/2 (0.429 mi.)*	*47*	*17*

NY INST CONTROL: A review of the NY INST CONTROL list, as provided by EDR, and dated 02/17/2014 has revealed that there are 2 NY INST CONTROL sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
UTILITY MANUFACTURIN	*700-712 MAIN STREET*	*SSE 1/4 - 1/2 (0.429 mi.)*	*47*	*17*
ATLAS GRAPHICS INC	*567 MAIN ST*	*SSW 1/4 - 1/2 (0.486 mi.)*	*J61*	*20*

State and tribal voluntary cleanup sites

NY VCP: A review of the NY VCP list, as provided by EDR, and dated 02/17/2014 has revealed that there is 1 NY VCP site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
FORMER LAKA INDUSTRI	*62 KINKEL STREET*	*S 1/4 - 1/2 (0.477 mi.)*	*I59*	*19*

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A review of the US BROWNFIELDS list, as provided by EDR, and dated 03/20/2014 has revealed that there are 3 US BROWNFIELDS sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
989 PROSPECT AVENUE	989 PROSPECT AVENUE	SW 0 - 1/8 (0.012 mi.)	A1	8

Lower Elevation	Address	Direction / Distance	Map ID	Page
839 PROSPECT AVENUE	839 PROSPECT AVENUE	W 1/4 - 1/2 (0.433 mi.)	48	17
820 PROSPECT AVENUE	820 PROSPECT AVENUE	W 1/4 - 1/2 (0.490 mi.)	63	21

Local Lists of Landfill / Solid Waste Disposal Sites

NY SWRCY: A review of the NY SWRCY list, as provided by EDR, and dated 12/12/2013 has revealed that there is 1 NY SWRCY site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
RUTIGLIANO PAPER STO	84 KINKEL ST.	S 1/4 - 1/2 (0.424 mi.)	G43	16

Local Lists of Hazardous waste / Contaminated Sites

NY DEL SHWS: A review of the NY DEL SHWS list, as provided by EDR, and dated 02/17/2014 has revealed that there are 2 NY DEL SHWS sites within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
FORMER TISHCON CORPO		SSW 1/4 - 1/2 (0.383 mi.)	35	14
TISHCON CORPORATION		S 1/2 - 1 (0.522 mi.)	M71	22

Records of Emergency Release Reports

NY Spills: A review of the NY Spills list, as provided by EDR, and dated 02/17/2014 has revealed that there are 7 NY Spills sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNKNOWN Spill Number/Closed Date: 0000469 / 6/6/2001	BROOKLYN AVENUE/PROS	ESE 0 - 1/8 (0.020 mi.)	3	8
CHARLES RESIDENCE Spill Number/Closed Date: 1001296 / 12/17/2010	226 NEW YORK AVE	W 0 - 1/8 (0.029 mi.)	A4	8
VINEYARD RESIDENCE Spill Number/Closed Date: 9110933 / 7/13/2000	230 NEW YORK AVENUE	WNW 0 - 1/8 (0.030 mi.)	5	8
UNKNOWN Spill Number/Closed Date: 0125262 / 9/16/2004	PROSPECT/STATE STREE	E 0 - 1/8 (0.066 mi.)	B7	9
RENE RESIDENCE Spill Number/Closed Date: 9707115 / 11/3/2004	240 STATE STREET	NNE 0 - 1/8 (0.117 mi.)	12	10

Lower Elevation	Address	Direction / Distance	Map ID	Page
JOSEPH RESIDENCE Spill Number/Closed Date: 9511477 / 5/6/2003	190 BROOKLYN AVENUE	SSE 0 - 1/8 (0.056 mi.)	6	9
SAINTE RESIDENCE Spill Number/Closed Date: 9404570 / 7/5/1994	207 STATE STREET	ESE 0 - 1/8 (0.071 mi.)	B8	9

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/11/2014 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LONG ISLAND FRENCH Q	*997 PROSPECT AVE*	*ESE 0 - 1/8 (0.013 mi.)*	*A2*	*8*

CONSENT: A review of the CONSENT list, as provided by EDR, and dated 12/31/2013 has revealed that there are 2 CONSENT sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MEK SPILL- HICKSVILL	*530 WEST JOHN ST*	*ENE 1/2 - 1 (0.761 mi.)*	*83*	*26*
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
ANCHOR CHEMICALS	*500 WEST JOHN STREET*	*ENE 1/2 - 1 (0.833 mi.)*	*P85*	*26*

ROD: A review of the ROD list, as provided by EDR, and dated 11/25/2013 has revealed that there are 2 ROD sites within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
NEW CASSEL/HICKSVILL	*SOUTHERN END OF IRIS*	*S 1/2 - 1 (0.731 mi.)*	*81*	*25*
ANCHOR CHEMICALS	*500 WEST JOHN STREET*	*ENE 1/2 - 1 (0.833 mi.)*	*P85*	*26*

NY MANIFEST: A review of the NY MANIFEST list, as provided by EDR, and dated 12/31/2013 has revealed that there is 1 NY MANIFEST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BELL ATLANTIC-NY	PROSPECT AVE & BOND	E 0 - 1/8 (0.113 mi.)	11	10

Count: 20 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
HICKSVILLE	S109207139	UNKNOWN	RTE 106 TO COMMACK RD	11801	NY Spills
HICKSVILLE	1009232624	ISLAND TRANSPORTATION CORP	ROUTE 107 OLD CITY RD-AMOCO	11801	NY MANIFEST
HICKSVILLE	1009232562	HICKSVILLE PUBLIC SCHOOLS	DIVISION AVENUE	11801	NY MANIFEST
HICKSVILLE	S111790735	MTA LIRR - HICKSVILLE STATION	W SIDE OF RTE 106 UNDER RR TRE	11801	NY MANIFEST
HICKSVILLE	1014927114	MTA LIRR - HICKSVILLE STATION	W SIDE OF RTE 106 UNDER RR	11801	RCRA NonGen / NLR
HUNTINGTON	1009233557	LONG ISLAND LIGHTING COMPANY	RT 110 & ELM ST	11801	NY MANIFEST
JERICHO	S106867217	200 FT EAST OF EXIT 41	RTE 495 SOUTH SERVICE ROAD	11753	NY Spills
JERICHO	1005905725	NYSDOT BIN 1049179	RTE 495 OVER RTE 495 WB	11753	RCRA-CESQG, NJ MANIFEST, NY MANIFEST
JERICHO	1004758525	JERICHO PUBLIC SCHOOLS	CEDAR SWAMP RD & RTE 107	11753	RCRA-CESQG, NY MANIFEST
MINDEN	S106076056	MOHAWK VALLEY ORGANICS	RTE 5S	11590	NY SWF/LF
OLD WESTBURY	1010566265	NYSDOT BIN 1523680	RTE 25 OVER GLEN COVE RD	11590	RCRA-LQG
OYSTER BAY	1010566263	NYSDOT BIN 1049183	RTE 906A OVER LIRR	11753	RCRA-LQG
SANDS POINT	1000872423	SANDS POINT VILLAGE OF NASSAU COUN	MIDDLENECK RD AT PARK	11050	RCRA NonGen / NLR, NY MANIFEST
WESTBURY	S100149788	SMITH KLEIN & BECKMAN	RTE 25		NY LTANKS
WESTBURY	S102567844	UNK	RTE 495		NY Spills
WESTBURY	S103564288	LILCO	BROOKLYN AVENUE		NY Spills
WESTBURY	1009399953	NYSDOT BIN 1058101	NORTHERN STATE PKWY WB OVER	11590	RCRA NonGen / NLR
WESTBURY	S102137311	LILCO	SALISBURY PARK DRIVE		NY Spills
WESTBURY	S104484434	WESTBURY WATER DISTRICT	STATE STREET	11590	NY CBS UST, NY Spills, NY CBS
WESTBURY	A100101074	WESTBURY W.D.WELLS#12-12A	STATE ST.		NY AST

OVERVIEW MAP - 3907446.2s

☆ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

♟ Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

National Wetland Inventory

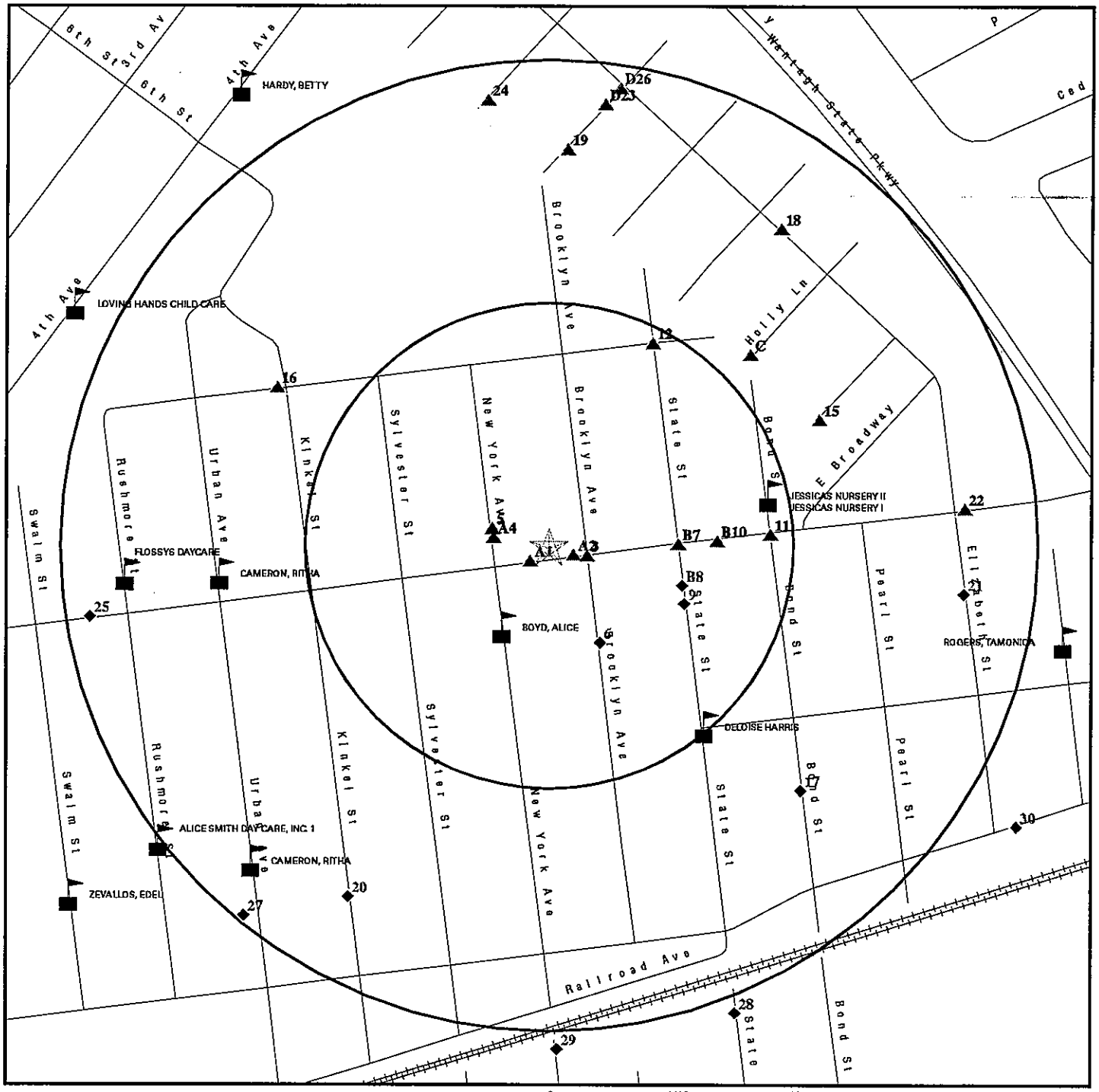
State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Commercial Properties ADDRESS: 985 Prospect Avenue Westbury NY 11590 LAT/LONG: 40.763 / 73.5609	CLIENT: Cashin Assoc. CONTACT: Brian Duggan INQUIRY #: 3907446.2s DATE: April 10, 2014 9:45 am

Copyright © 2014 EDR, Inc. © 2010 Tele Atlas Rel. 07/2009.

DETAIL MAP - 3907446.2s



☆ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Commercial Properties ADDRESS: 985 Prospect Avenue Westbury NY 11590 LAT/LONG: 40.763 / 73.5609	CLIENT: Cashin Assoc. CONTACT: Brian Duggan INQUIRY #: 3907446.2s DATE: April 10, 2014 9:46 am

Copyright © 2014 EDR, Inc. © 2010 Tele Atlas Rel. 07/2009.

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	1	NR	1
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	1	NR	1
Federal CERCLIS list								
CERCLIS	0.500		0	0	1	NR	NR	1
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site List								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	3	NR	3
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent CERCLIS								
NY SHWS	1.000		0	0	13	18	NR	31
NY VAPOR REOPENED	1.000		0	0	7	7	NR	14
State and tribal landfill and/or solid waste disposal site lists								
NY SWF/LF	0.500		0	0	6	NR	NR	6
State and tribal leaking storage tank lists								
NY LTANKS	0.500		0	2	15	NR	NR	17
NY HIST LTANKS	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
State and tribal registered storage tank lists								
NY TANKS	0.250		0	0	NR	NR	NR	0
NY UST	0.250		0	3	NR	NR	NR	3
NY CBS UST	0.250		0	0	NR	NR	NR	0
NY MOSF UST	0.500		0	0	0	NR	NR	0
NY AST	0.250		2	9	NR	NR	NR	11
NY CBS AST	0.250		0	1	NR	NR	NR	1
NY MOSF AST	0.500		0	0	0	NR	NR	0
NY MOSF	0.500		0	0	0	NR	NR	0
NY CBS	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
NY ENG CONTROLS	0.500		0	0	1	NR	NR	1
NY INST CONTROL	0.500		0	0	2	NR	NR	2
NY RES DECL	0.125		0	NR	NR	NR	NR	0
State and tribal voluntary cleanup sites								
NY VCP	0.500		0	0	1	NR	NR	1
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
NY ERP	0.500		0	0	0	NR	NR	0
NY BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		1	0	2	NR	NR	3
Local Lists of Landfill / Solid Waste Disposal Sites								
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
NY SWRCY	0.500		0	0	1	NR	NR	1
NY SWTIRE	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	TP		NR	NR	NR	NR	NR	0
NY DEL SHWS	1.000		0	0	1	1	NR	2
US HIST CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
NY HIST UST	0.250		0	0	NR	NR	NR	0
NY HIST AST	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
NY LIENS	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
NY Spills	0.125		7	NR	NR	NR	NR	7
NY Hist Spills	0.125		0	NR	NR	NR	NR	0
NY SPILLS 80	0.125		0	NR	NR	NR	NR	0
NY SPILLS 90	0.125		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		1	0	NR	NR	NR	1
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	2	NR	2
ROD	1.000		0	0	0	2	NR	2
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
NY HSWDS	0.500		0	0	0	NR	NR	0
NY UIC	TP		NR	NR	NR	NR	NR	0
NY MANIFEST	0.250		1	0	NR	NR	NR	1
NJ MANIFEST	0.250		0	0	NR	NR	NR	0
NY DRYCLEANERS	0.250		0	0	NR	NR	NR	0
NY SPDES	TP		NR	NR	NR	NR	NR	0
NY AIRS	TP		NR	NR	NR	NR	NR	0
NY E DESIGNATION	0.125		0	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
NY COAL ASH	0.500		0	0	0	NR	NR	0
NY Financial Assurance	TP		NR	NR	NR	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		0	0	NR	NR	NR	0
EDR US Hist Cleaners	0.250		0	0	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
NY RGA HWS	TP		NR	NR	NR	NR	NR	0
NY RGA LF	TP		NR	NR	NR	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 SW < 1/8 0.012 mi. 64 ft. | **989 PROSPECT AVENUE**
989 PROSPECT AVENUE
NORTH HEMPSTEAD, NY 11590 | **US BROWNFIELDS** | **1012232775**
N/A

Site 1 of 3 in cluster A

Relative: Higher

Actual: 131 ft.

US BROWNFIELDS:

Recipient name:	North Hempstead, Town of
Grant type:	Assessment
Property name:	989 PROSPECT AVENUE
Property #:	Not reported
Parcel size:	Not reported
Property Description:	Not reported
Latitude:	40.763038
Longitude:	-73.560811
HCM label:	Not reported
Map scale:	Not reported
Point of reference:	Not reported
Datum:	Not reported
ACRES property ID:	14735
Start date:	Not reported
Completed date:	Not reported
Acres cleaned up:	Not reported
Cleanup funding:	Not reported
Cleanup funding source:	Not reported
Assessment funding:	Not reported
Assessment funding source:	Not reported
Redevelopment funding:	Not reported
Redev. funding source:	Not reported
Redev. funding entity name:	Not reported
Redevelopment start date:	Not reported
Assessment funding entity:	Not reported
Cleanup funding entity:	Not reported
Grant type:	N/A
Accomplishment type:	Phase I Environmental Assessment
Accomplishment count:	0
Cooperative agreement #:	98228401
Ownership entity:	Not reported
Current owner:	Not reported
Did owner change:	Not reported
Cleanup required:	Not reported
Video available:	Not reported
Photo available:	Not reported
Institutional controls required:	Not reported
IC Category proprietary controls:	Not reported
IC cat. info. devices:	Not reported
IC cat. gov. controls:	Not reported
IC cat. enforcement permit tools:	Not reported
IC in place date:	Not reported
IC in place:	Unknown
State/tribal program date:	Not reported
State/tribal program ID:	Not reported
State/tribal NFA date:	Not reported
Air contaminated:	Not reported
Air cleaned:	Not reported
Asbestos found:	Not reported
Asbestos cleaned:	Not reported
Controled substance found:	Not reported
Controled substance cleaned:	Not reported

989 PROSPECT AVENUE (Continued) **1012232775**

Drinking water affected:	Not reported
Drinking water cleaned:	Not reported
Groundwater affected:	Not reported
Groundwater cleaned:	Not reported
Lead contaminant found:	Not reported
Lead cleaned up:	Not reported
No media affected:	Not reported
Unknown media affected:	Not reported
Other cleaned up:	Not reported
Other metals found:	Not reported
Other metals cleaned:	Not reported
Other contaminants found:	Not reported
Other contams found description:	Not reported
PAHs found:	Not reported
PAHs cleaned up:	Not reported
PCBs found:	Not reported
PCBs cleaned up:	Not reported
Petro products found:	Not reported
Petro products cleaned:	Not reported
Sediments found:	Not reported
Sediments cleaned:	Not reported
Soil affected:	Not reported
Soil cleaned up:	Not reported
Surface water cleaned:	Not reported
Unknown found:	Not reported
VOCs found:	Not reported
VOCs cleaned:	Not reported
Cleanup other description:	Not reported
Num. of cleanup and re-dev. jobs:	Not reported
Past use greenspace acreage:	Not reported
Past use residential acreage:	Not reported
Past use commercial acreage:	Not reported
Past use industrial acreage:	Not reported
Future use greenspace acreage:	Not reported
Future use residential acreage:	Not reported
Future use commercial acreage:	Not reported
Future use industrial acreage:	Not reported
Greenspace acreage and type:	Not reported
Superfund Fed. landowner flag:	Not reported

A2
ESE
< 1/8
0.013 mi.
70 ft.

LONG ISLAND FRENCH QUALITY CLEANERS
997 PROSPECT AVE
WESTBURY, NY 11590

RCRA NonGen / NLR **1000231921**
FINDS **NYD981490774**

Site 2 of 3 in cluster A

Relative:
Higher

Actual:
131 ft.

RCRA NonGen / NLR:

Date form received by agency:	01/01/2007
Facility name:	LONG ISLAND FRENCH QUALITY CLEANERS
Facility address:	997 PROSPECT AVE WESTBURY, NY 11590
EPA ID:	NYD981490774
Mailing address:	PROSPECT AVE WESTBURY, NY 11590
Contact:	ARNOLD OUTLAW
Contact address:	PROSPECT AVE WESTBURY, NY 11590
Contact country:	US

LONG ISLAND FRENCH QUALITY CLEANERS (Continued) **1000231921**

Contact telephone: (212) 555-1212
Contact email: Not reported
EPA Region: 02
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: ARNOLD OUTLAW
Owner/operator address: NOT REQUIRED
NOT REQUIRED, WY 99999
Owner/operator country: US
Owner/operator telephone: (212) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: ARNOLD OUTLAW
Owner/operator address: NOT REQUIRED
NOT REQUIRED, WY 99999
Owner/operator country: US
Owner/operator telephone: (212) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 01/01/2006
Facility name: LONG ISLAND FRENCH QUALITY CLEANERS
Classification: Not a generator, verified

Date form received by agency: 06/25/1986
Facility name: LONG ISLAND FRENCH QUALITY CLEANERS
Classification: Unverified

Violation Status: No violations found

FINDS:

LONG ISLAND FRENCH QUALITY CLEANERS (Continued) **1000231921**

Registry ID: 110004406697

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

3
ESE
< 1/8
0.020 mi.
106 ft.

UNKNOWN
BROOKLYN AVENUE/PROSPECT AVE
NEW CASSEL, NY

NY Spills **S104651757**
N/A

Relative:
Higher

Actual:
131 ft.

SPILLS:

Facility ID:	0000469
Facility Type:	ER
DER Facility ID:	192292
Site ID:	233364
DEC Region:	1
Spill Date:	4/12/2000
Spill Number/Closed Date:	0000469 / 6/6/2001
Spill Cause:	Traffic Accident
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS:	3022
Investigator:	UNASSIGNED
Referred To:	Not reported
Reported to Dept:	4/12/2000
CID:	389
Water Affected:	Not reported
Spill Source:	Institutional, Educational, Gov., Other
Spill Notifier:	Police Department
Cleanup Ceased:	Not reported
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	4/12/2000
Spill Record Last Update:	5/22/2009
Spiller Name:	DENNIS NANORMOYLE
Spiller Company:	ERT LEASING CORP
Spiller Address:	215 BROOKLYN AVENUE
Spiller City,St,Zip:	NEW CASSEL, NY
Spiller Company:	001
Contact Name:	OFFICER PROBST
Contact Phone:	(516) 573-8240
DEC Memo:	08:00 SPOKE WITH OFFICER PROBST, TRUCK RAN INTO DRUM,TRADWINDS HAS BEEN HIRED AND IS ENROUTE, NO DRAINS IMPACTED, RESPONSE NOT REQUIRED AT THIS TIME, BUT SHOULD DO DRIVEBY LATER
Remarks:	caller reporting a spill of oil from a 55 gal tank that was run over by a truck no clean up was performed as of this time and tradewinds was notified call back is necessary plate on tractor trailer is ny ty1209

UNKNOWN (Continued) **S104651757**

Material:

Site ID:	233364
Operable Unit ID:	822146
Operable Unit:	01
Material ID:	288717
Material Code:	0066A
Material Name:	UNKNOWN PETROLEUM
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	55
Units:	Gallons
Recovered:	No
Resource Affected:	Not reported
Oxygenate:	False

Tank Test:

A4
West
< 1/8
0.029 mi.
152 ft.

CHARLES RESIDENCE
226 NEW YORK AVE
WESTBURY, NY 11590

NY Spills **S110308600**
N/A

Site 3 of 3 in cluster A

Relative:
Higher

Actual:
131 ft.

SPILLS:

Facility ID:	1001296
Facility Type:	ER
DER Facility ID:	389212
Site ID:	434336
DEC Region:	1
Spill Date:	5/3/2010
Spill Number/Closed Date:	1001296 / 12/17/2010
Spill Cause:	Equipment Failure
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS:	3020
Investigator:	Unassigned
Referred To:	Not reported
Reported to Dept:	5/4/2010
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Private Dwelling
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	5/4/2010
Spill Record Last Update:	4/11/2011
Spiller Name:	Not reported
Spiller Company:	CHARLES RESIDENCE
Spiller Address:	Not reported
Spiller City,St,Zip:	NY
Spiller Company:	999
Contact Name:	PERSON POSSIBLY AT RESIDENCE

CHARLES RESIDENCE (Continued) **S110308600**

Contact Phone: (516) 338-4454
DEC Memo: 05/04/10 1115 Hrs (A): Called Mary- THIS IS A FORMER ACCOUNT; THEY WERE CALLED FOR 'ODOR AND SMOKE'.05/04/10 1115 Hrs (B): Upon arriving, Petro's technician found a hole in the tank. He tried to put a magnapatch on it but apparently was unsuccessful.05/04/10 1115 Hrs (C): It is Mary's understanding that the spillage may be less than 5gal, and most of the oil may have been absorbed by furnishings, wood, etc, BUT THERE IS APPARENTLY A HOLE IN THE FLOOR CLOSE TO THE TANK.05/04/10 1115 Hrs (D): Petro also notified the Nassau County Fire Marshal.05/04/10 1115 Hrs (E): THE OWNER HAS NOW ALLOWED PETRO TO SEND MILRO ASSOCIATES TO PERFORM AN EMERGENCY CLEANUP. DR
Remarks: not petro account - cleanup unknown - petro trying to stop leak - people living there now refuse 2 hr response - LANGUAGE BARRIER (Haitian)

Material:
Site ID: 434336
Operable Unit ID: 1185173
Operable Unit: 01
Material ID: 2179468
Material Code: 0001A
Material Name: #2 Fuel Oil
Case No.: Not reported
Material FA: Petroleum
Quantity: Not reported
Units: Not reported
Recovered: Not reported
Resource Affected: Not reported
Oxygenate: False

Tank Test:

---

5 WNW < 1/8 0.030 mi. 161 ft. | **VINEYARD RESIDENCE 230 NEW YORK AVENUE WESTBURY, NY** | **NY Spills** | **S102136005 N/A**

Relative: Higher
Actual: 131 ft.

SPILLS:
Facility ID: 9110933
Facility Type: ER
DER Facility ID: 70853
Site ID: 75718
DEC Region: 1
Spill Date: 1/20/1992
Spill Number/Closed Date: 9110933 / 7/13/2000
Spill Cause: Equipment Failure
Spill Class: Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS: 3000
Investigator: KAKISPER
Referred To: Not reported
Reported to Dept: 1/22/1992
CID: Not reported
Water Affected: Not reported
Spill Source: Private Dwelling
Spill Notifier: Responsible Party

VINEYARD RESIDENCE (Continued) **S102136005**

Cleanup Ceased:	Not reported
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	1/22/1992
Spill Record Last Update:	7/14/2000
Spiller Name:	MELBA VINEYARD
Spiller Company:	VINEYARD RESIDENCE
Spiller Address:	230 NEW YORK AVENUE
Spiller City,St,Zip:	WESTBURY, NY
Spiller Company:	001
Contact Name:	Not reported
Contact Phone:	Not reported
DEC Memo:	Prior to Sept, 2004 data translation this spill Lead_DEC Field was "KISPERT"
Remarks:	SUSPECT BROKEN FUEL LINE IMBEDDED IN CONCRETE ATTEMPTING TO SHUT OFF TANK WILL DO REPAIRS & CUST WILL DO CLEANUP, TANK BEHIND WALL CUST WILL CUT HOLE, RELIANCE ON SITE TO MAKE REPAIRS

Material:

Site ID:	75718
Operable Unit ID:	964737
Operable Unit:	01
Material ID:	416005
Material Code:	0001A
Material Name:	#2 Fuel Oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	0
Units:	Gallons
Recovered:	No
Resource Affected:	Not reported
Oxygenate:	False

Tank Test:

6
SSE
< 1/8
0.056 mi.
298 ft.

JOSEPH RESIDENCE
190 BROOKLYN AVENUE
WESTBURY, NY

NY Spills **S102236356**
N/A

Relative:
Lower

Actual:
130 ft.

SPILLS:

Facility ID:	9511477
Facility Type:	ER
DER Facility ID:	165775
Site ID:	199176
DEC Region:	1
Spill Date:	12/11/1995
Spill Number/Closed Date:	9511477 / 5/6/2003
Spill Cause:	Human Error
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS:	3000
Investigator:	ACLAMANN

JOSEPH RESIDENCE (Continued) **S102236356**

Referred To:	Not reported
Reported to Dept:	12/11/1995
CID:	267
Water Affected:	Not reported
Spill Source:	Private Dwelling
Spill Notifier:	Responsible Party
Cleanup Ceased:	Not reported
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	12/11/1995
Spill Record Last Update:	5/7/2003
Spiller Name:	MR BOYD
Spiller Company:	SUN STAR ENERGY
Spiller Address:	128 BABYLON TURNPIKE
Spiller City,St,Zip:	ROOSEVELT, NY 11575-
Spiller Company:	001
Contact Name:	MR BOYD
Contact Phone:	(516) 223-8102
DEC Memo:	Prior to Sept, 2004 data translation this spill Lead_DEC Field was "LAMANNO"
Remarks:	OIL TANK WAS MOVED FROM SIDE OF BUILDING TO THE REAR OF THE BUILDING DRIVER WAS NOT AWARE OF THIS HE STATED TO FILL ON THE SIDE OF HOUSE SPILLING 15-20 GALLONS SPILL BE CLEANED UP WITH OIL MICROS AND SPILL PADS AND SPEED DRI

Material:

Site ID:	199176
Operable Unit ID:	1025680
Operable Unit:	01
Material ID:	358811
Material Code:	0001A
Material Name:	#2 Fuel Oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	15
Units:	Gallons
Recovered:	15
Resource Affected:	Not reported
Oxygenate:	False

Tank Test:

B7 **UNKNOWN** **NY Spills** **S105234945**
East **PROSPECT/STATE STREET** **N/A**
< 1/8 **NEW CASSEL, NY**
0.066 mi.
350 ft. **Site 1 of 3 in cluster B**

Relative:
Higher

Actual:
131 ft.

SPILLS:

Facility ID:	0125262
Facility Type:	ER
DER Facility ID:	172294
Site ID:	207646
DEC Region:	1

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
O79 ENE 1/2-1	**AGO ASSOCIATES 499 WEST JOHN STREET HICKSVILLE, NY 11801**	**NY SHWS**	**S105972360 N/A**

0.711 mi. 3755 ft. Relative: Higher

Actual: 133 ft.

Site 1 of 2 in cluster O

SHWS:

Program:	HW
Site Code:	55769
Classification:	P
Region:	1
Acres:	14.400
HW Code:	130029
Record Add:	11/18/1999
Record Upd:	10/03/2013
Updated By:	BXANDERS

Site Description: In 1963, AGO Associates purchased this property, which was then a 35 to 45 foot deep sand pit covering about 10 acres. Between 1963 and January, 1979 the pit was filled with construction and demolition material. Local residents recall that although a sign at the facility entrance advertised for "clean fill", all kinds of

truckloads of waste were disposed there. In 1974 the Nassau County Health Dept. discovered several dozen drums reportedly containing industrial solvents lacquers, and thinners. The Health Department ordered the removal of the drums and others that were subsequently discovered at the site. By January 1975, all of the drums were removed and disposed of. In September 1987, NYSDEC collected surficial soil samples from a portion of the site which was occupied by an asphalt company at the time. A Phase I report was completed in September of 1989. A State Funded Phase II investigation was completed in 1992. Despite the reports of drum disposal, analytical results from the monitoring wells revealed no significant contamination.

Env Problem: Low levels of pesticides and VOCs were found in surface soil samples at the site. Although contamination has been reported in the wells downgradient of this site, connections have not been established between that contamination and past activities at the AGO Associates landfill operation.

Health Problem: As information for this site becomes available, it will be reviewed by the NYSDOH to determine if site contamination presents public health exposure concerns.

Dump:	Not reported
Structure:	Not reported
Lagoon:	Not reported
Landfill:	Not reported
Pond:	Not reported
Disp Start:	Not reported
Disp Term:	Not reported
Lat/Long:	Not reported
Dell:	Not reported
Record Add:	Not reported
Record Upd:	Not reported
Updated By:	Not reported
Own Op:	Disp. Owner
Sub Type:	NNN
Owner Name:	Not reported
Owner Company:	AGO ASSOCIATES
Owner Address:	Not reported
Owner Addr2:	Not reported

Owner City,St,Zip:	ZZ
Owner Country:	United States of America
Own Op:	Owner
Sub Type:	E
Owner Name:	Not reported
Owner Company:	AGO ASSOCIATES
Owner Address:	499 WEST JOHN ST.
Owner Addr2:	Not reported
Owner City,St,Zip:	HICKSVILLE, NY 11801
Owner Country:	United States of America
Own Op:	Owner
Sub Type:	NNN
Owner Name:	Not reported
Owner Company:	Twin County Asphalt Corp.
Owner Address:	499 West John Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Hicksville, NY 11801
Owner Country:	United States of America
Own Op:	Owner
Sub Type:	E
Owner Name:	Not reported
Owner Company:	AGO ASSOCIATES
Owner Address:	499 WEST JOHN ST.
Owner Addr2:	Not reported
Owner City,St,Zip:	HICKSVILLE, NY 11801
Owner Country:	United States of America
Own Op:	Owner
Sub Type:	E
Owner Name:	Not reported
Owner Company:	AGO ASSOCIATES
Owner Address:	43 DEBEVOISE AVE.
Owner Addr2:	Not reported
Owner City,St,Zip:	ROOSEVELT, NY 11575
Owner Country:	United States of America
Own Op:	On-Site Operator
Sub Type:	E
Owner Name:	Not reported
Owner Company:	AGO Associates
Owner Address:	BOX 700
Owner Addr2:	Not reported
Owner City,St,Zip:	LINDENHURST, NY 11757
Owner Country:	United States of America
Own Op:	Owner
Sub Type:	NNN
Owner Name:	Not reported
Owner Company:	Trinon Devel. c/o Twin Co. Asphalt
Owner Address:	449 West John Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Hicksville, NY 11801
Owner Country:	United States of America
Own Op:	Owner
Sub Type:	E
Owner Name:	Not reported
Owner Company:	AGO ASSOCIATES
Owner Address:	447 WEST JOHN ST.
Owner Addr2:	Not reported
Owner City,St,Zip:	HICKSVILLE, NY 11801
Owner Country:	United States of America
Own Op:	Owner

Sub Type:	NNN
Owner Name:	Not reported
Owner Company:	J.D. Tomfor Transportation Co.
Owner Address:	43 Debevoise Avenue
Owner Addr2:	Not reported
Owner City,St,Zip:	Roosevelt, NY 11575
Owner Country:	United States of America
Own Op:	Owner
Sub Type:	NNN
Owner Name:	Not reported
Owner Company:	Alpha John Transportation
Owner Address:	447 West John Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Hicksville, NY 11801
Owner Country:	United States of America
Own Op:	Owner
Sub Type:	E
Owner Name:	CORP.
Owner Company:	AGO ASSOCIATES
Owner Address:	449 WEST JOHN ST.
Owner Addr2:	Not reported
Owner City,St,Zip:	HICKSVILLE, NY 11801
Owner Country:	United States of America
Own Op:	Owner
Sub Type:	NNN
Owner Name:	Not reported
Owner Company:	Agway, Inc.
Owner Address:	499 West John Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Hicksville, NY 11801
Owner Country:	United States of America
HW Code:	Not reported
Waste Type:	Not reported
Waste Quantity:	Not reported
Waste Code:	Not reported
Crossref ID:	Not reported
Cross Ref Type Code:	Not reported
Cross Ref Type:	Not reported
Record Added Date:	Not reported
Record Updated:	Not reported
Updated By:	Not reported

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
A1 **SW** **< 1/8** **0.012 mi.** **64 ft.** **Relative:** **Higher**	**989 PROSPECT AVENUE** **989 PROSPECT AVENUE** **NORTH HEMPSTEAD, NY 11590** Click here for full text details	**US BROWNFIELDS**	**1012232775** **N/A**
A2 **ESE** **< 1/8** **0.013 mi.** **70 ft.** **Relative:** **Higher**	**LONG ISLAND FRENCH QUALITY CLEANERS** **997 PROSPECT AVE** **WESTBURY, NY 11590** Click here for full text details **RCRA NonGen / NLR** EPA Id: NYD981490774	**RCRA NonGen / NLR** **FINDS**	**1000231921** **NYD981490774**
3 **ESE** **< 1/8** **0.020 mi.** **106 ft.** **Relative:** **Higher**	**UNKNOWN** **BROOKLYN AVENUE/PROSPECT AVE** **NEW CASSEL, NY** Click here for full text details **NY Spills** Spill Number/Closed Date: 0000469 / 6/6/2001	**NY Spills**	**S104651757** **N/A**
A4 **West** **< 1/8** **0.029 mi.** **152 ft.** **Relative:** **Higher**	**CHARLES RESIDENCE** **226 NEW YORK AVE** **WESTBURY, NY 11590** Click here for full text details **NY Spills** Spill Number/Closed Date: 1001296 / 12/17/2010	**NY Spills**	**S110308600** **N/A**
5 **WNW** **< 1/8** **0.030 mi.** **161 ft.** **Relative:** **Higher**	**VINEYARD RESIDENCE** **230 NEW YORK AVENUE** **WESTBURY, NY** Click here for full text details **NY Spills** Spill Number/Closed Date: 9110933 / 7/13/2000	**NY Spills**	**S102136005** **N/A**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
6 **SSE** **< 1/8** **0.056 mi.** **298 ft.** **Relative:** **Lower**	**JOSEPH RESIDENCE** **190 BROOKLYN AVENUE** **WESTBURY, NY** Click here for full text details **NY Spills** Spill Number/Closed Date: 9511477 / 5/6/2003	**NY Spills**	**S102236356** **N/A**
B7 **East** **< 1/8** **0.066 mi.** **350 ft.** **Relative:** **Higher**	**UNKNOWN** **PROSPECT/STATE STREET** **NEW CASSEL, NY** Click here for full text details **NY Spills** Spill Number/Closed Date: 0125262 / 9/16/2004	**NY Spills**	**S105234945** **N/A**
B8 **ESE** **< 1/8** **0.071 mi.** **376 ft.** **Relative:** **Lower**	**SAINTE RESIDENCE** **207 STATE STREET** **WESTBURY, NY** Click here for full text details **NY Spills** Spill Number/Closed Date: 9404570 / 7/5/1994	**NY Spills**	**S102139713** **N/A**
9 **ESE** **< 1/8** **0.075 mi.** **398 ft.** **Relative:** **Lower**	**BROWN, CLARENCE** **203 STATE ST** **NEW CASSEL, NY** Click here for full text details	**NY AST**	**A100351656** **N/A**
B10 **East** **< 1/8** **0.086 mi.** **455 ft.** **Relative:** **Higher**	**TJT PLUMBING & HEATING** **1008 PROSPECT AVE** **NEW CASSEL, NY** Click here for full text details	**NY AST**	**U003848119** **N/A**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
11 East < 1/8 0.113 mi. 599 ft. Relative: Higher	**BELL ATLANTIC-NY PROSPECT AVE & BOND ST MH WESTBURY, NY 11590 Click here for full text details**	**NY MANIFEST**	**S109064582 N/A**
12 NNE < 1/8 0.117 mi. 619 ft. Relative: Higher	**RENE RESIDENCE 240 STATE STREET NEW CASSEL, NY Click here for full text details NY Spills** Spill Number/Closed Date: 9707115 / 11/3/2004	**NY Spills**	**S102660080 N/A**
C13 NE 1/8-1/4 0.142 mi. 752 ft. Relative: Higher	**AUSTIN, JUSTIN 3 HOLLY LN NEW CASSEL, NY Click here for full text details**	**NY AST**	**A100351562 N/A**
C14 NE 1/8-1/4 0.142 mi. 752 ft. Relative: Higher	**AUSTIN RESIDENT 3 HOLLY LANE WESTBURY, NY Click here for full text details NY LTANKS** Spill Number/Closed Date: 9303869 / 3/9/1998 **NY Spills** Spill Number/Closed Date: 9110076 / 12/23/1991 Spill Number/Closed Date: 9009526 / 12/4/1990	**NY LTANKS NY Spills**	**S102138605 N/A**
15 ENE 1/8-1/4 0.153 mi. 808 ft. Relative: Higher	**SONCHEZ, OSCAR 3 JUNIPER LN NEW CASSEL, NY Click here for full text details**	**NY AST**	**A100352644 N/A**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
16 **WNW** **1/8-1/4** **0.162 mi.** **853 ft.** **Relative:** **Higher**	**PARK AVE SCHOOL** **955 PARK AVE.** **WESTBURY, NY** Click here for full text details	**NY UST**	**U004217016** **N/A**
17 **SE** **1/8-1/4** **0.180 mi.** **952 ft.** **Relative:** **Lower**	**BAZILE, STIME** **165 BOND ST** **NEW CASSEL, NY** Click here for full text details	**NY AST**	**A100351594** **N/A**
18 **NE** **1/8-1/4** **0.202 mi.** **1065 ft.** **Relative:** **Higher**	**BLAIR, CHERRY** **34 MAPLEWOOD DR** **NEW CASSEL, NY** Click here for full text details	**NY AST**	**A100351631** **N/A**
19 **North** **1/8-1/4** **0.204 mi.** **1078 ft.** **Relative:** **Higher**	**AMAYA, JOSE** **7 ELDERBERRY LN** **NEW CASSEL, NY** Click here for full text details	**NY AST**	**A100197686** **N/A**
20 **SSW** **1/8-1/4** **0.208 mi.** **1098 ft.** **Relative:** **Lower**	**STAFFORD, MASON** **163 KINKEL ST** **NEW CASSEL, NY** Click here for full text details	**NY AST**	**A100352727** **N/A**
21 **East** **1/8-1/4** **0.213 mi.** **1127 ft.** **Relative:** **Lower**	**OJOSEITIMI, RUFUS** **189 ELIZABETH ST** **NEW CASSEL, NY** Click here for full text details **NY UST** Status: Active	**NY UST**	**U003847556** **N/A**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
22 **East** **1/8-1/4** **0.213 mi.** **1127 ft.** **Relative:** **Higher**	**BRYANT RESIDENCE** **1059 PROSPECT AVENUE** **WESTBURY, NY** Click here for full text details **NY LTANKS** Spill Number/Closed Date: 9910108 / 12/22/1999	**NY LTANKS**	**S104278791** **N/A**
D23 **North** **1/8-1/4** **0.229 mi.** **1209 ft.** **Relative:** **Higher**	**FOLRES, FAUSTINO** **18 ELDERBERRY LN** **NEW CASSEL, NY** Click here for full text details	**NY AST**	**A100198381** **N/A**
24 **North** **1/8-1/4** **0.232 mi.** **1223 ft.** **Relative:** **Higher**	**AUSTIN, JUSTIN** **3 DOGWOOD LN** **WESTBURY, NY** Click here for full text details	**NY AST**	**A100351561** **N/A**
25 **West** **1/8-1/4** **0.238 mi.** **1255 ft.** **Relative:** **Lower**	**INACTIVE - T & R AUTO PARTS** **907 PROSPECT AVE** **NEW CASSEL, NY** Click here for full text details **NY UST** Status: Removed	**NY UST**	**U003846754** **N/A**
D26 **North** **1/8-1/4** **0.238 mi.** **1258 ft.** **Relative:** **Higher**	**BENITO, ANGLE** **22 ELDERBERRY LN** **NEW CASSEL, NY** Click here for full text details	**NY AST**	**A100351613** **N/A**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
27 SW 1/8-1/4 0.246 mi. 1300 ft. Relative: Lower	**MARTIN REID PARK URBAN AVE. WESTBURY, NY 11040** Click here for full text details **NY CBS AST** CBS Number: 1-000214 Facility Status: ACTIVE FACILITY	**NY CBS AST**	**S103942110 N/A**
28 SSE 1/4-1/2 0.259 mi. 1366 ft. Relative: Lower	**TISHCON CORP. AT 125 STATE STREET 125 STATE STREET NEW CASSEL, NY 11590** Click here for full text details **NY SHWS** Class Code: Site is properly closed - requires continued management. **NY VAPOR REOPENED** Facility Status: Underway	**NY SHWS NY VAPOR REOPENED**	**S106780930 N/A**
29 South 1/4-1/2 0.259 mi. 1369 ft. Relative: Lower	**SHAMIANA INTL FACTORY 120 NEW YORK AVENUE WESTBURY, NY** Click here for full text details **NY LTANKS** Spill Number/Closed Date: 9400745 / 8/20/1999	**NY LTANKS**	**S101102911 N/A**
30 ESE 1/4-1/2 0.280 mi. 1476 ft. Relative: Lower	**LILCO 1120 BROADWAY WESTBURY, NY** Click here for full text details **NY LTANKS** Spill Number/Closed Date: 9507122 / 1/11/1996 **NY Spills** Spill Number/Closed Date: 8907020 / 10/18/1989	**NY LTANKS NY Spills**	**S102138023 N/A**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
31 **South** **1/4-1/2** **0.306 mi.** **1614 ft.** **Relative:** **Lower**	**DANIEL FINLEY ALLEN & CO.; INC.** **114 SYLVESTER STREET** **WESTBURY, NY 11590** Click here for full text details	**NY SWF/LF**	**S105838120** **N/A**
32 **SSE** **1/4-1/2** **0.355 mi.** **1876 ft.** **Relative:** **Lower**	**THE PAPER SHOP** **100 BOND STREET** **WESTBURY, NY** Click here for full text details **NY LTANKS** Spill Number/Closed Date: 9509571 / 8/22/1997	**NY LTANKS**	**S102661443** **N/A**
33 **West** **1/4-1/2** **0.376 mi.** **1985 ft.** **Relative:** **Lower**	**JOHNSON RESIDENCE** **243 GARDEN STREET** **WESTBURY, NY** Click here for full text details **NY LTANKS** Spill Number/Closed Date: 9411700 / 12/5/1994	**NY LTANKS**	**S102670395** **N/A**
34 **ENE** **1/4-1/2** **0.383 mi.** **2020 ft.** **Relative:** **Higher**	**SULZER METCO US INC** **1101 PROSPECT AVE** **WESTBURY, NY 11590** Click here for full text details **RCRA-SQG** EPA Id: NYD131318651	**RCRA-SQG** **NY SHWS** **NJ MANIFEST** **NY MANIFEST** **US AIRS**	**1000175686** **NYD131318651**
35 **SSW** **1/4-1/2** **0.383 mi.** **2023 ft.** **Relative:** **Lower**	**FORMER TISHCON CORPORATION** **WESTBURY, NY 11590** Click here for full text details **NY DEL SHWS** Site Code Id: 130043F	**NY DEL SHWS**	**S105972362** **N/A**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
36 SSE 1/4-1/2 0.399 mi. 2107 ft. Relative: Lower	**LEMON X CORPORATION 74 STATE STREET WESTBURY, NY** Click here for full text details **NY LTANKS** Spill Number/Closed Date: 0001149 / 1/31/2001 Spill Number/Closed Date: 0001150 / 1/31/2001	**NY LTANKS**	**S104621491 N/A**
E37 SSW 1/4-1/2 0.405 mi. 2137 ft. Relative: Lower	**HICKSVILLE CONTAMINATED GROUND WATER AREA SOUTHERN END OF IRIS PLACE WESTBURY, NY 11590** Click here for full text details **CERCLIS** EPA Id: NYN000206415	**CERCLIS**	**1014202043 NYN000206415**
38 SSE 1/4-1/2 0.408 mi. 2152 ft. Relative: Lower	**BERNHARDT SCREW MACHINE 689 MAIN STREET WOODBURY, NY** Click here for full text details **NY LTANKS** Spill Number/Closed Date: 8704027 / 8/19/1987	**NY LTANKS**	**S100149010 N/A**
F39 South 1/4-1/2 0.408 mi. 2155 ft. Relative: Lower	**ARK WIND INDUSTRIES 66 BROOKLAND AVENUE WESTBURY, NY** Click here for full text details **NY LTANKS** Spill Number/Closed Date: 8705430 / 10/13/1987	**NY LTANKS**	**S100149096 N/A**
F40 SSE 1/4-1/2 0.409 mi. 2161 ft. Relative: Lower	**PERMAFUSE CORP THE 675 MAIN ST WESTBURY, NY 11590** Click here for full text details **RCRA NonGen / NLR** EPA Id: NYD002038784 **NY LTANKS** Spill Number/Closed Date: 9103952 / 7/18/1991 **NY Spills**	**RCRA NonGen / NLR FINDS NY LTANKS NY MANIFEST NY Spills**	**1000294948 NYD002038784**

PERMAFUSE CORP THE (Continued) **1000294948**

Spill Number/Closed Date: 9106863 / 8/27/1996
Spill Number/Closed Date: 9103965 / 7/18/1991
Spill Number/Closed Date: 9103177 / 6/26/1991
Spill Number/Closed Date: 8910447 / 2/5/1990

E41
SSW
1/4-1/2
0.410 mi.
2167 ft.

Relative: Lower

VIGLIOTTI RECYCLING CORP. YARD WASTE TRANSFER FACILITY
100 URBAN AVENUE
WESTBURY, NY 11590

NY SWF/LF **S111318254**
NY Spills **N/A**
NY Financial Assurance

Click here for full text details

NY Spills
Spill Number/Closed Date: 1109350 / 2/1/2012

42
SW
1/4-1/2
0.416 mi.
2199 ft.

Relative: Lower

MAGNOLIA GARDENS APTS
899 BROADWAY
NEW CASSEL, NY

NY LTANKS **S103824432**
NY Spills **N/A**

Click here for full text details

NY LTANKS
Spill Number/Closed Date: 9913250 / 12/19/2001
Spill Number/Closed Date: 9825257 / 12/19/2001
Spill Number/Closed Date: 9707483 / 2/24/2000

NY Spills
Spill Number/Closed Date: 9006986 / 12/17/1990
Spill Number/Closed Date: 9913264 / 2/23/2000
Spill Number/Closed Date: 8808676 / 7/21/2000

G43
South
1/4-1/2
0.424 mi.
2237 ft.

Relative: Lower

RUTIGLIANO PAPER STOCK
84 KINKEL ST.
NEW CASSEL, NY 11590

NY SWRCY **S105842251**
N/A

Click here for full text details

E44
SSW
1/4-1/2
0.424 mi.
2237 ft.

Relative: Lower

AUTO DEPOT
91 URBAN AVE
WESTBURY, NY 11590

NY SWF/LF **S108145679**
N/A

Click here for full text details

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
G45 **SSW** **1/4-1/2** **0.424 mi.** **2241 ft.** **Relative:** **Lower**	**MAIN STREET AUTO WRECKER** **603 MAIN STREET** **WESTBURY, NY 11590** Click here for full text details	**NY SWF/LF**	**S108145979** **N/A**
46 **SE** **1/4-1/2** **0.428 mi.** **2261 ft.** **Relative:** **Lower**	**KLEARTONE INC.** **695 SUMMA AVE.** **WESTBURY, NY 11590** Click here for full text details **NY LTANKS** Spill Number/Closed Date: 8709735 / 2/29/1988 **NY CBS UST** Id/Status:: 1-000217 / TANK CONVERTED TO NON-REGULATED USE **NY CBS** Facility Status: Unregulated CBS Number: 1-000217	**NY LTANKS** **NY CBS UST** **NY MANIFEST** **NY CBS**	**S100149398** **N/A**
47 **SSE** **1/4-1/2** **0.429 mi.** **2265 ft.** **Relative:** **Lower**	**UTILITY MANUFACTURING/WONDER KING** **700-712 MAIN STREET** **WESTBURY, NY 11590** Click here for full text details **NY SHWS** Class Code: Site is properly closed - requires continued management.	**NY SHWS** **NY ENG CONTROLS** **NY INST CONTROL**	**S106780932** **N/A**
48 **West** **1/4-1/2** **0.433 mi.** **2285 ft.** **Relative:** **Lower**	**839 PROSPECT AVENUE** **839 PROSPECT AVENUE** **NORTH HEMPSTEAD, NY 11590** Click here for full text details	**US BROWNFIELDS**	**1012232852** **N/A**
49 **SSW** **1/4-1/2** **0.436 mi.** **2302 ft.** **Relative:** **Lower**	**118 - 130 SWALM STREET** **118-130 SWALM STREET** **NORTH HEMPSTEAD (T), NY 11590** Click here for full text details **NY SHWS** Class Code: Significant threat to the public health or environment - action required.	**NY SHWS**	**S106780936** **N/A**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
50 **South** **1/4-1/2** **0.437 mi.** **2308 ft.** **Relative:** **Lower**	**NEW CASSEL INDUSTRIAL AREA** **BETWEEN OLD COUNTRY ROAD AND RAILROAD TRACKS** **NEW CASSEL, NY 11590** Click here for full text details	**NY SHWS**	**S105973186** **N/A**
51 **SSE** **1/4-1/2** **0.440 mi.** **2321 ft.** **Relative:** **Lower**	**HURON TOOLS SITE** **75 STATE STREET** **WESTBURY, NY 11590** Click here for full text details	**NY SHWS**	**S113917014** **N/A**
H52 **SE** **1/4-1/2** **0.445 mi.** **2351 ft.** **Relative:** **Lower**	**EZ-EM, INC.** **750 SUMMA AVENUE** **NORTH HEMPSTEAD, NY 11590** Click here for full text details **NY SHWS** Class Code: Site is properly closed - requires continued management. **NY VAPOR REOPENED** Facility Status: Underway	**NY SHWS** **NY VAPOR REOPENED**	**S106780935** **N/A**
H53 **SE** **1/4-1/2** **0.453 mi.** **2391 ft.** **Relative:** **Lower**	**776-790 SUMMA AVENUE** **776 SUMMA AVE.** **WESTBURY, NY 11590** Click here for full text details	**NY SHWS**	**S113916569** **N/A**
54 **SW** **1/4-1/2** **0.453 mi.** **2391 ft.** **Relative:** **Lower**	**FRANK & SONS AUTO WRECKERS** **132 HOPPER ST** **WESTBURY, NY** Click here for full text details **RCRA NonGen / NLR** EPA Id: NYD986972388	**RCRA NonGen / NLR** **FINDS** **NY SWF/LF** **NY MANIFEST**	**1000554760** **NYD986972388**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
I55 **South** **1/4-1/2** **0.464 mi.** **2448 ft.** **Relative:** **Lower**	**FORMER TISHCON CORPORATION** **68 KINKEL STREET** **WESTBURY, NY** Click here for full text details **NY VAPOR REOPENED** Facility Status: Underway	**NY VAPOR REOPENED**	**S111836577** **N/A**
I56 **South** **1/4-1/2** **0.464 mi.** **2448 ft.** **Relative:** **Lower**	**INDUSTRIAL METS** **68 KINKEL ST.** **WESTBURY, NY 11590** Click here for full text details **NY Spills** Spill Number/Closed Date: 9002442 / 6/1/1990	**NY SHWS** **NY SWF/LF** **NY Spills**	**S102138344** **N/A**
57 **SE** **1/4-1/2** **0.468 mi.** **2469 ft.** **Relative:** **Lower**	**FORMER APPLIED FLUIDICS** **770 MAIN STREET** **NORTH HEMPSTEAD, NY 11590** Click here for full text details **NY SHWS** Class Code: Significant threat to the public health or environment - action required. **NY VAPOR REOPENED** Facility Status: Complete (Mitigate)	**NY SHWS** **NY VAPOR REOPENED**	**S106780934** **N/A**
58 **SSW** **1/4-1/2** **0.471 mi.** **2486 ft.** **Relative:** **Lower**	**BODY LINE COLLISION** **75 URBAN AVENUE** **WESTBURY, NY 11590** Click here for full text details **NY LTANKS** Spill Number/Closed Date: 8704746 / 1/6/1988	**NY LTANKS** **NY MANIFEST**	**S104276276** **N/A**
I59 **South** **1/4-1/2** **0.477 mi.** **2518 ft.** **Relative:** **Lower**	**FORMER LAKA INDUSTRIES** **62 KINKEL STREET** **WESTBURY, NY 11590** Click here for full text details **NY SHWS** Class Code: Significant threat to the public health or environment - action required. **NY VAPOR REOPENED**	**NY SHWS** **NY VAPOR REOPENED** **NY VCP**	**S106122240** **N/A**

FORMER LAKA INDUSTRIES (Continued) **S106122240**

Facility Status: Underway

J60
SSW
1/4-1/2
0.486 mi.
2568 ft.

Relative:
Lower

ATLAS GRAPHICS
567 MAIN STREET
NEW CASSEL, NY

NY VAPOR REOPENED **S106780927**
N/A

Click here for full text details

NY VAPOR REOPENED
Facility Status: Underway

J61
SSW
1/4-1/2
0.486 mi.
2568 ft.

Relative:
Lower

ATLAS GRAPHICS INC
567 MAIN ST
WESTBURY, NY 11590

RCRA NonGen / NLR **1000157194**
FINDS **NYD060317898**
NY SHWS
NY LTANKS
NY MANIFEST
NY INST CONTROL

Click here for full text details

RCRA NonGen / NLR
EPA Id: NYD060317898

NY SHWS
Class Code: Significant threat to the public health or environment - action required.

NY LTANKS
Spill Number/Closed Date: 9507345 / 1/12/2001

J62
SSW
1/4-1/2
0.488 mi.
2577 ft.

Relative:
Lower

IMC MAGNETICS
570 MAIN STREET
NEW CASSEL, NY 11590

NY SHWS **S106780926**
NY VAPOR REOPENED **N/A**
NY LTANKS
NY MANIFEST

Click here for full text details

NY SHWS
Class Code: Significant threat to the public health or environment - action required.

NY VAPOR REOPENED
Facility Status: Underway

NY LTANKS
Spill Number/Closed Date: 8808166 / 3/31/1989

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
63 **West** **1/4-1/2** **0.490 mi.** **2587 ft.** **Relative:** **Lower**	**820 PROSPECT AVENUE** **820 PROSPECT AVENUE** **NORTH HEMPSTEAD, NY 11590** Click here for full text details	**US BROWNFIELDS**	**1012232768** **N/A**
64 **SE** **1/4-1/2** **0.498 mi.** **2628 ft.** **Relative:** **Lower**	**HANDRO PROPERTIES** **123 FROST STREET** **WESTBURY, NY** Click here for full text details **NY LTANKS** Spill Number/Closed Date: 9314138 / 3/24/1994	**NY LTANKS**	**S100879345** **N/A**
65 **WNW** **1/4-1/2** **0.499 mi.** **2637 ft.** **Relative:** **Lower**	**RESIDENCE** **876 BRUSHHOLLOW ROAD** **WESTBURY, NY** Click here for full text details **NY LTANKS** Spill Number/Closed Date: 9800782 / 3/23/2000	**NY LTANKS**	**S104514735** **N/A**
K66 **South** **1/2-1** **0.510 mi.** **2694 ft.** **Relative:** **Lower**	**SYLVESTER STREET SITE** **49 SYLVESTER ST.** **WESTBURY, NY 11590** Click here for full text details	**NY SHWS**	**S113916568** **N/A**
L67 **SSW** **1/2-1** **0.515 mi.** **2720 ft.** **Relative:** **Lower**	**299 MAIN STREET** **299 MAIN STREET** **NORTH HEMPSTEAD, NY 11590** Click here for full text details **NY SHWS** Class Code: Significant threat to the public health or environment - action required.	**NY SHWS**	**S106780937** **N/A**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
L68 **SSW** **1/2-1** **0.515 mi.** **2721 ft.** **Relative:** **Lower**	**N.E. CORNER - HOPPER AND MAIN STREET** **HOPPER & MAIN STREET** **NORTH HEMPSTEAD, NY 11590** Click here for full text details	**NY SHWS**	**S113917095** **N/A**
M69 **South** **1/2-1** **0.520 mi.** **2748 ft.** **Relative:** **Lower**	**TISHCON CORPORATION (NEW YORK AVE.)** **29 NEW YORK AVENUE** **NORTH HEMPSTEAD, NY 11590** Click here for full text details **NY VAPOR REOPENED** Facility Status: Underway	**NY SHWS** **NY VAPOR REOPENED**	**S106905133** **N/A**
K70 **South** **1/2-1** **0.522 mi.** **2755 ft.** **Relative:** **Lower**	**36 SYLVESTER STREET SITE** **36 SYLVESTER STREET** **NORTH HEMPSTEAD, NY 11590** Click here for full text details	**NY SHWS**	**S106905126** **N/A**
M71 **South** **1/2-1** **0.522 mi.** **2757 ft.** **Relative:** **Lower**	**TISHCON CORPORATION - NEW YORK AVENUE** **NEW CASSEL, NY 11590** Click here for full text details **NY DEL SHWS** Site Code Id: 130043V	**NY DEL SHWS**	**S105972993** **N/A**
N72 **SE** **1/2-1** **0.523 mi.** **2764 ft.** **Relative:** **Lower**	**FORMER AUTOLINE AUTOMOTIVE CORP.** **101 FROST STREET** **WESTBURY, NY 11590** Click here for full text details **NY SHWS** Class Code: Significant threat to the public health or environment - action required. **NY VAPOR REOPENED** Facility Status: Complete (No Further Action)	**NY SHWS** **NY VAPOR REOPENED** **NY MANIFEST**	**S106780929** **N/A**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
L73 SSW 1/2-1 0.528 mi. 2790 ft. Relative: Lower	**HOPPER / MAIN STREET SITE 542 MAIN STREET WESTBURY, NY 11590** Click here for full text details	**NY SHWS**	**S113916567 N/A**
74 SSW 1/2-1 0.529 mi. 2794 ft. Relative: Lower	**DIONICS INC 65 RUSHMORE ST WESTBURY, NY 11590** Click here for full text details **RCRA-CESQG** EPA Id: NYD047645262 **NY LTANKS** Spill Number/Closed Date: 9005952 / 7/18/1991	**CORRACTS RCRA-CESQG FINDS NY LTANKS NY MANIFEST**	**1000315646 NYD047645262**
N75 SE 1/2-1 0.538 mi. 2839 ft. Relative: Lower	**89 FROST STREET SITE 89 FROST STREET NORTH HEMPSTEAD, NY 11590** Click here for full text details **NY SHWS** Class Code: Significant threat to the public health or environment - action required. **NY VAPOR REOPENED** Facility Status: Complete (No Further Action)	**NY SHWS NY VAPOR REOPENED**	**S106780933 N/A**
76 SSE 1/2-1 0.598 mi. 3160 ft. Relative: Lower	**WESTBURY AUTO PAINTING INC 1099 OLD COUNTRY RD WESTBURY, NY 11590** Click here for full text details **RCRA NonGen / NLR** EPA Id: NYD054992839	**RCRA NonGen / NLR FINDS NY SHWS NY MANIFEST**	**1000396491 NYD054992839**
77 ENE 1/2-1 0.601 mi. 3174 ft. Relative: Higher	**SYLVANIA ELECTRIC PRODUCTS FACIL FORMER 70 CANTIAGUE ROCK RD HICKSVILLE, NY 11801** Click here for full text details **CERCLIS**	**CERCLIS RCRA-SQG FINDS NY SHWS NY VAPOR REOPENED NJ MANIFEST NY MANIFEST**	**1000133377 NYD043835081**

SYLVANIA ELECTRIC PRODUCTS FACIL FORMER (Continued) **1000133377**

EPA Id: NYD043835081

RCRA-SQG
EPA Id: NYD043835081

NY SHWS
Class Code: Site is properly closed - requires continued management.

NY VAPOR REOPENED
Facility Status: Underway

---

78 ENE 1/2-1 0.640 mi. 3380 ft.	**GENERAL INSTRUMENT CORP FORMER**	**CERC-NFRAP**	**1000212438**
	W JOHN ST	**CORRACTS**	**NYD002045466**
Relative: Higher	**HICKSVILLE, NY**	**RCRA-LQG**	
		FINDS	
		RAATS	
	Click here for full text details	**NY SHWS**	
		NY VAPOR REOPENED	
		NY LTANKS	
		NY MANIFEST	
		NY Spills	
		NY CBS	
		2020 COR ACTION	

CERC-NFRAP
EPA Id: NYD002045466

RCRA-LQG
EPA Id: NYD002045466

NY SHWS
Class Code: Significant threat to the public health or environment - action required.

NY VAPOR REOPENED
Facility Status: Underway

NY LTANKS
Spill Number/Closed Date: 8601908 / 2/10/1993
Spill Number/Closed Date: 8902088 / 5/31/1989

NY Spills
Spill Number/Closed Date: 8804557 / 8/25/1988
Spill Number/Closed Date: 9004228 / 7/18/1990
Spill Number/Closed Date: 8602142 / 5/4/1987

NY CBS
Facility Status: Unregulated

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
	GENERAL INSTRUMENT CORP FORMER (Continued) CBS Number: 1-000121		**1000212438**
O79 **ENE** **1/2-1** **0.711 mi.** **3755 ft.** **Relative:** **Higher**	**AGO ASSOCIATES** **499 WEST JOHN STREET** **HICKSVILLE, NY 11801** Click here for full text details	**NY SHWS**	**S105972360** **N/A**
O80 **ENE** **1/2-1** **0.722 mi.** **3810 ft.** **Relative:** **Higher**	**HERCULES MACHINE** **550 WEST JOHN STREET** **HICKSVILLE, NY 11801** Click here for full text details	**NY SHWS**	**S113916564** **N/A**
81 **South** **1/2-1** **0.731 mi.** **3860 ft.** **Relative:** **Lower**	**NEW CASSEL/HICKSVILLE GROUND WATER CONTAMINATION** **SOUTHERN END OF IRIS PLACE** **NEW CASSEL/HICKSVILLE, NY 11590** Click here for full text details **NPL** EPA Id: NY0001095363 **CERCLIS** EPA Id: NY0001095363	**NPL** **CERCLIS** **ROD**	**1000984411** **NY0001095363**
82 **ESE** **1/2-1** **0.739 mi.** **3901 ft.** **Relative:** **Lower**	**SCAPPY AUTO BODY ASSOC INC** **359 DUFFY AVE** **HICKSVILLE, NY 11801** Click here for full text details **CERC-NFRAP** EPA Id: NYD002046597 **RCRA-CESQG** EPA Id: NYD002046597 **NY Spills** Spill Number/Closed Date: 8603578 / 9/5/1986	**CERC-NFRAP** **RCRA-CESQG** **NY SHWS** **NY MANIFEST** **NY Spills**	**1000224966** **NYD002046597**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
83 **ENE** **1/2-1** **0.761 mi.** **4018 ft.** **Relative:** **Higher**	**MEK SPILL- HICKSVILLE** **530 WEST JOHN ST** **HICKSVILLE, NY 11801** Click here for full text details **CERC-NFRAP** EPA Id: NYD980763742	**CERC-NFRAP** **CONSENT** **PRP**	**1003864027** **NYD980763742**
P84 **ENE** **1/2-1** **0.833 mi.** **4400 ft.** **Relative:** **Lower**	**ANCHOR LITH KEM KO (ANCHOR CHEM)** **500 WEST JOHN STREET** **HICKSVILLE, NY 11801** Click here for full text details **NY VAPOR REOPENED** Facility Status: Complete **NY Spills** Spill Number/Closed Date: 9810851 / 1/4/2000	**NY SHWS** **NY VAPOR REOPENED** **NY MANIFEST** **NY Spills**	**S104648236** **N/A**
P85 **ENE** **1/2-1** **0.833 mi.** **4400 ft.** **Relative:** **Lower**	**ANCHOR CHEMICALS** **500 WEST JOHN STREET** **HICKSVILLE, NY 11801** Click here for full text details **CERCLIS** EPA Id: NYD001485226	**Delisted NPL** **CERCLIS** **US ENG CONTROLS** **CONSENT** **ROD** **PRP**	**1000243745** **NYD001485226**
86 **ESE** **1/2-1** **0.850 mi.** **4486 ft.** **Relative:** **Lower**	**METCO DIVISION PERKIN-ELMER** **325 DUFFY AVE** **HICKSVILLE, NY** Click here for full text details **RCRA-CESQG** EPA Id: NYD057731663 **NY SHWS** Class Code: Significant threat to the public health or environment - action required. **NY Spills** Spill Number/Closed Date: 0810109 / 3/12/2009	**RCRA-CESQG** **FINDS** **NY SHWS** **NY MANIFEST** **NY Spills**	**1000175687** **NYD057731663**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
Q87 **East** **1/2-1** **0.928 mi.** **4899 ft.** **Relative:** **Lower**	**BOWE SYSTEMS** **200 FRANK ROAD** **HICKSVILLE, NY 11801** Click here for full text details **NY LTANKS** Spill Number/Closed Date: 9311123 / 2/28/1997 **NY Spills** Spill Number/Closed Date: 9206298 / 9/2/1992 Spill Number/Closed Date: 9012192 / 2/26/1991	**NY SHWS** **NY LTANKS** **NY MANIFEST** **NY Spills**	**S103565986** **N/A**
Q88 **East** **1/2-1** **0.928 mi.** **4899 ft.** **Relative:** **Lower**	**BOWE SYSTEMS AND MACHINERY** **200 FRANK ROAD** **HICKSVILLE, NY** Click here for full text details **NY VAPOR REOPENED** Facility Status: Complete	**NY VAPOR REOPENED**	**S104782609** **N/A**
89 **East** **1/2-1** **0.992 mi.** **5237 ft.** **Relative:** **Lower**	**SPORT STAMP & THE CLOSET** **290 DUFFY AVE** **HICKSVILLE, NY 11801** Click here for full text details **RCRA NonGen / NLR** EPA Id: NYD005923560 **NY SHWS** Class Code: Significant threat to the public health or environment - action required. **NY Spills** Spill Number/Closed Date: 9914330 / 3/20/2000	**CORRACTS** **RCRA NonGen / NLR** **NY SHWS** **NY MANIFEST** **NY Spills** **NY INST CONTROL** **2020 COR ACTION**	**1000323314** **NYD005923560**

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
NY	AIRS	Air Emissions Data	Department of Environmental Conservation	12/31/2012	11/01/2013	01/09/2014
NY	AST	Petroleum Bulk Storage	Department of Environmental Conservation	12/30/2013	01/02/2014	02/11/2014
NY	BROWNFIELDS	Brownfields Site List	Department of Environmental Conservation	02/17/2014	02/19/2014	03/31/2014
NY	CBS	Chemical Bulk Storage Site Listing	Department of Environmental Conservation	12/30/2013	01/02/2014	02/11/2014
NY	CBS AST	Chemical Bulk Storage Database	NYSDEC	01/01/2002	02/20/2002	03/22/2002
NY	CBS UST	Chemical Bulk Storage Database	NYSDEC	01/01/2002	02/20/2002	03/22/2002
NY	COAL ASH	Coal Ash Disposal Site Listing	Department of Environmental Conservation	01/07/2014	01/09/2014	02/11/2014
NY	DEL SHWS	Delisted Registry Sites	Department of Environmental Conservation	02/17/2014	02/19/2014	03/31/2014
NY	DRYCLEANERS	Registered Drycleaners	Department of Environmental Conservation	01/21/2014	01/22/2014	02/11/2014
NY	E DESIGNATION	E DESIGNATION SITE LISTING	New York City Department of City Planning	12/10/2013	12/26/2013	01/31/2014
NY	ENG CONTROLS	Registry of Engineering Controls	Department of Environmental Conservation	02/17/2014	02/19/2014	03/31/2014
NY	ERP	Environmental Restoration Program Listing	Department of Environmental Conservation	02/17/2014	02/19/2014	03/31/2014
NY	Financial Assurance 1	Financial Assurance Information Listing	Department of Environmental Conservation	01/07/2014	01/07/2014	02/11/2014
NY	Financial Assurance 2	Financial Assurance Information Listing	Department of Environmental Conservation	11/01/2013	12/05/2013	02/17/2014
NY	HIST AST	Historical Petroleum Bulk Storage Database	Department of Environmental Conservation	01/01/2002	06/02/2006	07/20/2006
NY	HIST LTANKS	Listing of Leaking Storage Tanks	Department of Environmental Conservation	01/01/2002	07/08/2005	07/14/2005
NY	HIST SPILLS	SPILLS Database	Department of Environmental Conservation	01/01/2002	07/08/2005	07/14/2005
NY	HIST UST	Historical Petroleum Bulk Storage Database	Department of Environmental Conservation	01/01/2002	06/02/2006	07/20/2006
NY	HSWDS	Hazardous Substance Waste Disposal Site Inventory	Department of Environmental Conservation	01/01/2003	10/20/2006	11/30/2006
NY	INST CONTROL	Registry of Institutional Controls	Department of Environmental Conservation	02/17/2014	02/19/2014	03/31/2014
NY	LIENS	Spill Liens Information	Office of the State Comptroller	02/11/2014	02/13/2014	03/31/2014
NY	LTANKS	Spills Information Database	Department of Environmental Conservation	02/17/2014	02/19/2014	04/02/2014
NY	MOSF	Major Oil Storage Facility Site Listing	Department of Environmental Conservation	12/30/2013	01/02/2014	02/11/2014
NY	MOSF AST	Major Oil Storage Facilities Database	NYSDEC	01/01/2002	02/20/2002	03/22/2002
NY	MOSF UST	Major Oil Storage Facilities Database	NYSDEC	01/01/2002	02/20/2002	03/22/2002
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	12/31/2013	02/07/2014	03/31/2014
NY	RES DECL	Restrictive Declarations Listing	NYC Department of City Planning	11/18/2010	12/23/2010	02/11/2011
NY	RGA HWS	Recovered Government Archive State Hazardous Waste Facilitie	Department of Environmental Conservation		07/01/2013	12/30/2013
NY	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Environmental Conservation		07/01/2013	01/10/2014
NY	SHWS	Inactive Hazardous Waste Disposal Sites in New York State	Department of Environmental Conservation	02/17/2014	02/19/2014	03/31/2014
NY	SPDES	State Pollutant Discharge Elimination System	Department of Environmental Conservation	02/25/2014	02/27/2014	04/04/2014
NY	SPILLS	Spills Information Database	Department of Environmental Conservation	02/17/2014	02/19/2014	04/02/2014
NY	SPILLS 80	SPILLS80 data from FirstSearch	FirstSearch	11/02/2010	01/03/2013	03/07/2013
NY	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	12/14/2012	01/03/2013	02/12/2013
NY	SWF/LF	Facility Register	Department of Environmental Conservation	12/12/2013	01/07/2014	02/11/2014
NY	SWRCY	Registered Recycling Facility List	Department of Environmental Conservation	12/12/2013	01/07/2014	02/11/2014
NY	SWTIRE	Registered Waste Tire Storage & Facility List	Department of Environmental Conservation	08/01/2006	11/15/2006	11/30/2006
NY	TANKS	Storage Tank Faciliy Listing	Department of Environmental Conservation	12/30/2013	01/02/2014	02/11/2014
NY	UIC	Underground Injection Control Wells	Department of Environmental Conservation	12/09/2013	12/12/2013	02/11/2014
NY	UST	Petroleum Bulk Storage (PBS) Database	Department of Environmental Conservation	12/30/2013	01/02/2014	02/11/2014
NY	VAPOR REOPENED	Vapor Intrustion Legacy Site List	Department of Environmenal Conservation	02/17/2014	02/19/2014	03/31/2014
NY	VCP	Voluntary Cleanup Agreements	Department of Environmental Conservation	02/17/2014	02/19/2014	03/31/2014
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	11/11/2011	05/18/2012	05/25/2012
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2011	02/26/2013	04/19/2013
US	CERCLIS	Comprehensive Environmental Response, Compensation, and Liab	EPA	10/25/2013	11/11/2013	02/13/2014
US	CERCLIS-NFRAP	CERCLIS No Further Remedial Action Planned	EPA	10/25/2013	11/11/2013	02/13/2014
US	COAL ASH DOE	Sleam-Electric Plan Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	08/17/2010	01/03/2011	03/21/2011
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/31/2013	01/24/2014	02/24/2014
US	CORRACTS	Corrective Action Report	EPA	03/11/2014	03/13/2014	04/09/2014
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DELISTED NPL	National Priority List Deletions	EPA	10/25/2013	11/11/2013	01/28/2014
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	07/31/2012	08/07/2012	09/18/2012
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EDR US Hist Auto Stat	EDR Exclusive Historic Gas Stations	EDR, Inc.			
US	EDR US Hist Auto Stat	EDR Proprietary Historic Gas Stations - Cole				
US	EDR US Hist Cleaners	EDR Exclusive Historic Dry Cleaners	EDR, Inc.			
US	EDR US Hist Cleaners	EDR Proprietary Historic Dry Cleaners - Cole				
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	06/30/2013	08/13/2013	09/13/2013
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	09/30/2013	10/01/2013	12/06/2013
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	05/31/2013	07/08/2013	12/06/2013
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FEMA UST	Underground Storage Tank Listing	FEMA	01/01/2010	02/16/2010	04/12/2010
US	FINDS	Facility Index System/Facility Registry System	EPA	11/18/2013	02/27/2014	03/12/2014
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	12/31/2011	02/26/2013	03/13/2013
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	12/31/2013	01/03/2014	02/24/2014
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	07/20/2011	11/10/2011	01/10/2012
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	02/01/2013	05/01/2013	11/01/2013
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	11/06/2013	11/07/2013	12/06/2013
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	11/21/2013	11/26/2013	02/24/2014
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	02/13/2014	02/14/2014	02/24/2014
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	09/12/2011	09/13/2011	11/11/2011
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	08/27/2013	08/27/2013	11/01/2013
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	08/27/2012	08/28/2012	10/16/2012
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	03/01/2013	03/01/2013	04/12/2013
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2005	12/08/2006	01/11/2007
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	02/01/2013	05/01/2013	01/27/2014
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	02/05/2013	02/06/2013	04/12/2013
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	11/21/2013	11/26/2013	02/24/2014
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	02/13/2014	02/14/2014	02/24/2014
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	01/29/2014	01/29/2014	03/12/2014
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	12/31/2012	02/28/2013	04/12/2013
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	07/29/2013	08/01/2013	11/01/2013
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	07/29/2013	07/30/2013	12/06/2013
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	09/17/2013	10/01/2013	12/06/2013
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	01/29/2013	02/14/2013	02/27/2013
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	02/06/2013	04/25/2013	05/10/2013
US	LUCIS	Land Use Control Information System	Department of the Navy	11/20/2013	11/21/2013	02/24/2014
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	07/22/2013	08/02/2013	11/01/2013
US	NPL	National Priority List	EPA	10/25/2013	11/11/2013	01/28/2014
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	06/01/2013	07/17/2013	11/01/2013
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	02/01/2011	10/19/2011	01/10/2012
US	PRP	Potentially Responsible Parties	EPA	04/15/2013	07/03/2013	09/13/2013
US	Proposed NPL	Proposed National Priority List Sites	EPA	10/25/2013	11/11/2013	01/28/2014
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	01/09/2014	01/10/2014	03/12/2014
US	RCRA NonGen / NLR	RCRA - Non Generators	Environmental Protection Agency	03/11/2014	03/13/2014	04/09/2014
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	03/11/2014	03/13/2014	04/09/2014
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	03/11/2014	03/13/2014	04/09/2014
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	03/11/2014	03/13/2014	04/09/2014
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	03/11/2014	03/13/2014	04/09/2014
US	RMP	Risk Management Plans	Environmental Protection Agency	11/01/2013	12/12/2013	02/13/2014
US	ROD	Records Of Decision	EPA	11/25/2013	12/12/2013	02/24/2014
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	03/07/2011	03/09/2011	05/02/2011
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2011	07/31/2013	09/13/2013
US	TSCA	Toxic Substances Control Act	EPA	12/31/2006	09/29/2010	12/02/2010
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	09/14/2010	10/07/2011	03/01/2012
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/23/2013	11/06/2013	12/06/2013
US	US AIRS MINOR	Air Facility System Data	EPA	10/23/2013	11/06/2013	12/06/2013
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	03/20/2014	03/20/2014	04/09/2014
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	12/04/2013	12/10/2013	02/13/2014
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	12/17/2013	01/14/2014	01/28/2014
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	02/25/2014	02/27/2014	04/09/2014
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	09/01/2007	11/19/2008	03/30/2009
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	12/17/2013	01/14/2014	01/28/2014
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/01/2013	09/05/2013	10/03/2013
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	07/30/2013	08/19/2013	10/03/2013
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2011	07/19/2012	08/28/2012
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2012	07/24/2013	08/19/2013
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2012	06/21/2013	08/05/2013
VT	VT MANIFEST	Hazardous Waste Manifest Data	Department of Environmental Conservation	12/30/2013	02/11/2014	03/11/2014
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	12/31/2012	08/09/2013	09/27/2013

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	Oil/Gas Pipelines	GeoData Digital Line Graphs from 1:100,000-Scale Maps	USGS			
US	Electric Power Lines	Electric Power Transmission Line Data	Rextag Strategies Corp.			
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
NY	Daycare Centers	Sensitive Receptor: Day Care Providers	Department of Health			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
NY	State Wetlands	Freshwater Wetlands	Department of Environmental Conservation			
US	USGS 7.5' Topographic Map	Scanned Digital USGS 7.5' Topographic Map (DRG)	USGS			

STREET AND ADDRESS INFORMATION

© 2010 Tele Atlas North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

GEOCHECK®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

COMMERCIAL PROPERTIES
985 PROSPECT AVENUE
WESTBURY, NY 11590

TARGET PROPERTY COORDINATES

Latitude (North):	40.763 - 40˚ 45' 46.80"
Longitude (West):	73.5609 - 73˚ 33' 39.24"
Universal Tranverse Mercator:	Zone 18
UTM X (Meters):	621468.2
UTM Y (Meters):	4513233.0
Elevation:	131 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	40073-G5 HICKSVILLE, NY
Most Recent Revision:	1979
South Map:	40073-F5 FREEPORT, NY
Most Recent Revision:	1994

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

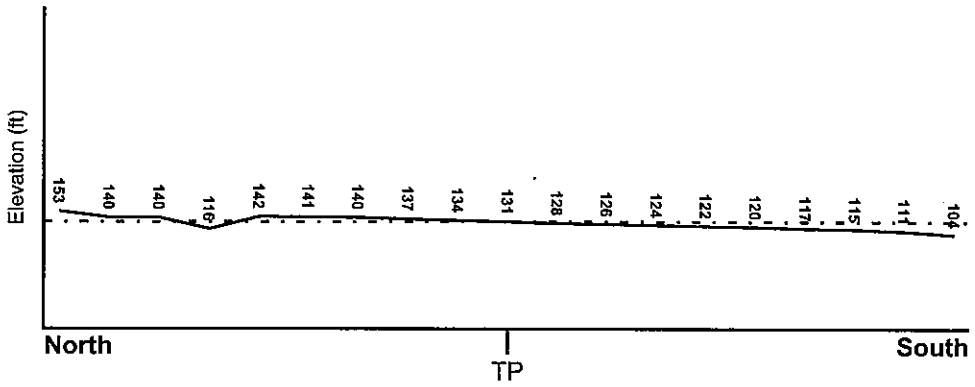
TOPOGRAPHIC INFORMATION

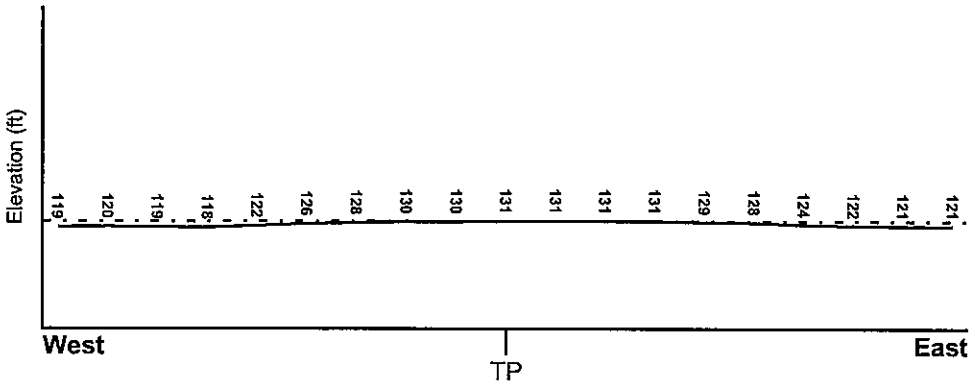
Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General South

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES





Target Property Elevation: 131 ft.

0 1/2 1 Miles

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County	FEMA Flood Electronic Data
NASSAU, NY	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property:	36059C - FEMA DFIRM Flood data
Additional Panels in search area:	Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
HICKSVILLE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Location Relative to TP:	1/2 - 1 Mile ENE
Site Name:	Air Techniques, Inc
Site EPA ID Number:	NYD043835081
Groundwater Flow Direction:	GENERALLY S.
Inferred Depth to Water:	approximately 60 feet.
Hydraulic Connection:	Clay members separate aquifers underlying the site.
Sole Source Aquifer:	No information about a sole source aquifer is available
Data Quality:	Information is inferred in the CERCLIS investigation report(s)

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Cenozoic
System:	Quaternary
Series:	Pleistocene
Code:	Qp *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name:	URBAN LAND
Soil Surface Texture:	variable
Hydrologic Group:	Not reported
Soil Drainage Class:	Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel:	Not Reported
Depth to Bedrock Min:	> 10 inches
Depth to Bedrock Max:	> 10 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: silt loam
loamy sand
sandy loam
fine sandy loam

Surficial Soil Types: silt loam
loamy sand
sandy loam
fine sandy loam

Shallow Soil Types: sandy loam

Deeper Soil Types: unweathered bedrock
very gravelly - loamy sand
stratified
sandy loam

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A2	USGS40000831935	1/8 - 1/4 Mile SE
B3	USGS40000831913	1/8 - 1/4 Mile SE
B4	USGS40000831893	1/8 - 1/4 Mile SSE
C5	USGS40000831859	1/8 - 1/4 Mile South
C6	USGS40000831839	1/4 - 1/2 Mile South
D7	USGS40000831820	1/4 - 1/2 Mile SSE
D8	USGS40000831819	1/4 - 1/2 Mile SSE
D9	USGS40000831806	1/4 - 1/2 Mile SSE
10	USGS40000831934	1/4 - 1/2 Mile ESE
E11	USGS40000831791	1/4 - 1/2 Mile South
12	USGS40000831821	1/4 - 1/2 Mile SSW
E13	USGS40000831748	1/4 - 1/2 Mile South
F14	USGS40000831762	1/4 - 1/2 Mile SSW
G15	USGS40000831776	1/4 - 1/2 Mile SSE
H16	USGS40000831747	1/4 - 1/2 Mile SSE
I17	USGS40000831933	1/4 - 1/2 Mile SE
G18	USGS40000831746	1/4 - 1/2 Mile SSE
H19	USGS40000831731	1/4 - 1/2 Mile South
F20	USGS40000831763	1/4 - 1/2 Mile SSW
F21	USGS40000831777	1/4 - 1/2 Mile SSW
I22	USGS40000831838	1/4 - 1/2 Mile SE
23	USGS40000831716	1/4 - 1/2 Mile South
J24	USGS40000831717	1/4 - 1/2 Mile SSW
K25	USGS40000831686	1/4 - 1/2 Mile SSW
L26	USGS40000831698	1/4 - 1/2 Mile SSE
J27	USGS40000831699	1/4 - 1/2 Mile SSW
L28	USGS40000831685	1/4 - 1/2 Mile SSE
K29	USGS40000831677	1/2 - 1 Mile SSW
M30	USGS40000831667	1/2 - 1 Mile South
J31	USGS40000831687	1/2 - 1 Mile SSW
N32	USGS40000831666	1/2 - 1 Mile SSE
O33	USGS40000832020	1/2 - 1 Mile East
P34	USGS40000832042	1/2 - 1 Mile WNW
P35	USGS40000832057	1/2 - 1 Mile WNW
O36	USGS40000832021	1/2 - 1 Mile East
37	USGS40000831700	1/2 - 1 Mile SW
N38	USGS40000831634	1/2 - 1 Mile SSE
M39	USGS40000831619	1/2 - 1 Mile South
Q40	USGS40000831651	1/2 - 1 Mile SSW
R41	USGS40000831618	1/2 - 1 Mile South
N42	USGS40000831617	1/2 - 1 Mile South
P43	USGS40000832043	1/2 - 1 Mile West
R44	USGS40000831594	1/2 - 1 Mile South
45	USGS40000831633	1/2 - 1 Mile SSE
Q46	USGS40000831635	1/2 - 1 Mile SSW
Q47	USGS40000831620	1/2 - 1 Mile SSW
S48	USGS40000831576	1/2 - 1 Mile South
49	USGS40000832062	1/2 - 1 Mile ENE
50	USGS40000831688	1/2 - 1 Mile SW
R51	USGS40000831557	1/2 - 1 Mile South
S52	USGS40000831558	1/2 - 1 Mile South
Q53	USGS40000831595	1/2 - 1 Mile SSW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
T54	USGS40000831596	1/2 - 1 Mile SSW
T55	USGS40000831559	1/2 - 1 Mile SSW
T56	USGS40000831560	1/2 - 1 Mile SSW
57	USGS40000831621	1/2 - 1 Mile SSW
58	USGS40000831523	1/2 - 1 Mile South
U59	USGS40000831521	1/2 - 1 Mile South
U60	USGS40000831522	1/2 - 1 Mile South
61	USGS40000832156	1/2 - 1 Mile NE
U62	USGS40000831502	1/2 - 1 Mile South
U63	USGS40000831494	1/2 - 1 Mile South
V64	USGS40000832199	1/2 - 1 Mile NE
V65	USGS40000832198	1/2 - 1 Mile NE
V66	USGS40000832201	1/2 - 1 Mile NE
V67	USGS40000832200	1/2 - 1 Mile NE
W68	USGS40000831561	1/2 - 1 Mile SSW
69	USGS40000831880	1/2 - 1 Mile ESE
70	USGS40000831503	1/2 - 1 Mile South
71	USGS40000831504	1/2 - 1 Mile SSW
W72	USGS40000831524	1/2 - 1 Mile SSW
X73	USGS40000831960	1/2 - 1 Mile East
74	USGS40000831471	1/2 - 1 Mile South
X75	USGS40000831955	1/2 - 1 Mile East
Y76	USGS40000831728	1/2 - 1 Mile ESE
Y77	USGS40000831729	1/2 - 1 Mile ESE
Y78	USGS40000831730	1/2 - 1 Mile ESE
79	USGS40000831577	1/2 - 1 Mile SW
Y80	USGS40000831715	1/2 - 1 Mile ESE
81	USGS40000832257	1/2 - 1 Mile NE
Z82	USGS40000831652	1/2 - 1 Mile SW
AA83	USGS40000831858	1/2 - 1 Mile ESE
AA84	USGS40000831868	1/2 - 1 Mile ESE
Z85	USGS40000831636	1/2 - 1 Mile SW
Z86	USGS40000831653	1/2 - 1 Mile SW
Z87	USGS40000831654	1/2 - 1 Mile SW
88	USGS40000832277	1/2 - 1 Mile NNE
89	USGS40000831429	1/2 - 1 Mile SSW
AB90	USGS40000831472	1/2 - 1 Mile SSW
AB91	USGS40000831473	1/2 - 1 Mile SSW
AC92	USGS40000831599	1/2 - 1 Mile SW
AC93	USGS40000831597	1/2 - 1 Mile SW
94	USGS40000831689	1/2 - 1 Mile WSW
95	USGS40000831727	1/2 - 1 Mile ESE
96	USGS40000832258	1/2 - 1 Mile NW
AC97	USGS40000831598	1/2 - 1 Mile SW
98	USGS40000831867	1/2 - 1 Mile ESE
99	USGS40000832390	1/2 - 1 Mile North

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	NY0002856	0 - 1/8 Mile SE

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 3907446.2s

0 1/4 1/2 1 Miles

- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME: Commercial Properties ADDRESS: 985 Prospect Avenue Westbury NY 11590 LAT/LONG: 40.763 / 73.5609	CLIENT: Cashin Assoc. CONTACT: Brian Duggan INQUIRY #: 3907446.2s DATE: April 10, 2014 9:46 am

Copyright © 2014 EDR, Inc. © 2010 Tele Atlas Rel. 07/2009.

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
A1 SE 0 - 1/8 Mile Lower	Click here for full text details	FRDS PWS	NY0002856
A2 SE 1/8 - 1/4 Mile Lower	Click here for full text details	FED USGS	USGS40000831935
B3 SE 1/8 - 1/4 Mile Lower	Click here for full text details	FED USGS	USGS40000831913
B4 SSE 1/8 - 1/4 Mile Lower	Click here for full text details	FED USGS	USGS40000831893
C5 South 1/8 - 1/4 Mile Lower	Click here for full text details	FED USGS	USGS40000831859
C6 South 1/4 - 1/2 Mile Lower	Click here for full text details	FED USGS	USGS40000831839
D7 SSE 1/4 - 1/2 Mile Lower	Click here for full text details	FED USGS	USGS40000831820
D8 SSE 1/4 - 1/2 Mile Lower	Click here for full text details	FED USGS	USGS40000831819

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
D9 **SSE** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831806**
10 **ESE** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831934**
E11 **South** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831791**
12 **SSW** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831821**
E13 **South** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831748**
F14 **SSW** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831762**
G15 **SSE** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831776**
H16 **SSE** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831747**
I17 **SE** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831933**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
G18 **SSE** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831746**
H19 **South** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831731**
F20 **SSW** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831763**
F21 **SSW** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831777**
I22 **SE** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831838**
23 **South** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831716**
J24 **SSW** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831717**
K25 **SSW** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831686**
L26 **SSE** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831698**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
J27 SSW 1/4 - 1/2 Mile Lower	Click here for full text details	FED USGS	USGS40000831699
L28 SSE 1/4 - 1/2 Mile Lower	Click here for full text details	FED USGS	USGS40000831685
K29 SSW 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000831677
M30 South 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000831667
J31 SSW 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000831687
N32 SSE 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000831666
O33 East 1/2 - 1 Mile Higher	Click here for full text details	FED USGS	USGS40000832020
P34 WNW 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000832042
P35 WNW 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000832057

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
O36 **East** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000832021**
37 **SW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831700**
N38 **SSE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831634**
M39 **South** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831619**
Q40 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831651**
R41 **South** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831618**
N42 **South** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831617**
P43 **West** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000832043**
R44 **South** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831594**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
45 **SSE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831633**
Q46 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831635**
Q47 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831620**
S48 **South** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831576**
49 **ENE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000832062**
50 **SW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831688**
R51 **South** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831557**
S52 **South** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831558**
Q53 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831595**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
T54 SSW 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000831596
T55 SSW 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000831559
T56 SSW 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000831560
57 SSW 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000831621
58 South 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000831523
U59 South 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000831521
U60 South 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000831522
61 NE 1/2 - 1 Mile Higher	Click here for full text details	FED USGS	USGS40000832156
U62 South 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000831502

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
U63 **South** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831494**
V64 **NE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000832199**
V65 **NE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000832198**
V66 **NE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000832201**
V67 **NE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000832200**
W68 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831561**
69 **ESE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831880**
70 **South** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831503**
71 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831504**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
W72 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831524**
X73 **East** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831960**
74 **South** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831471**
X75 **East** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831955**
Y76 **ESE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831728**
Y77 **ESE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831729**
Y78 **ESE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831730**
79 **SW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831577**
Y80 **ESE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831715**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
81 NE 1/2 - 1 Mile Higher	Click here for full text details	FED USGS	USGS40000832257
Z82 SW 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000831652
AA83 ESE 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000831858
AA84 ESE 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000831868
Z85 SW 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000831636
Z86 SW 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000831653
Z87 SW 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000831654
88 NNE 1/2 - 1 Mile Higher	Click here for full text details	FED USGS	USGS40000832277
89 SSW 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000831429

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
AB90 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831472**
AB91 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831473**
AC92 **SW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831599**
AC93 **SW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831597**
94 **WSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831689**
95 **ESE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831727**
96 **NW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000832258**
AC97 **SW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831598**
98 **ESE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831867**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
99 **North** **1/2 - 1 Mile** **Higher**	**Click here for full text details**	**FED USGS**	**USGS40000832390**

GEOCHECK®- PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: NY Radon

Radon Test Results

County	Town	Num Tests	Avg Result	Geo Mean	Max Result
NASSAU	GLEN COVE	6	2.53	2.15	5.5
NASSAU	HEMPSTEAD	350	1.19	0.86	8.3
NASSAU	LONG BEACH (CITY DESIGNATION)	2	0.25	0.2	0.4
NASSAU	N. HEMPSTEAD	164	1.61	1.2	7.5
NASSAU	OYSTER BAY	208	1.77	1.2	13.9

Federal EPA Radon Zone for NASSAU County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for NASSAU COUNTY, NY

Number of sites tested: 226

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area	0.640 pCi/L	98%	2%	0%
Basement	1.100 pCi/L	98%	2%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Freshwater Wetlands
Source: Department of Environmental Conservation
Telephone: 518-402-8961

HYDROGEOLOGIC INFORMATION

AQUIFLOW[R] Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

New York Public Water Wells
Source: New York Department of Health
Telephone: 518-458-6731

OTHER STATE DATABASE INFORMATION

Oil and Gas Well Database
Department of Environmental Conservation
Telephone: 518-402-8072
These files contain records, in the database, of wells that have been drilled.

RADON

State Database: NY Radon
Source: Department of Health
Telephone: 518-402-7556
Radon Test Results

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

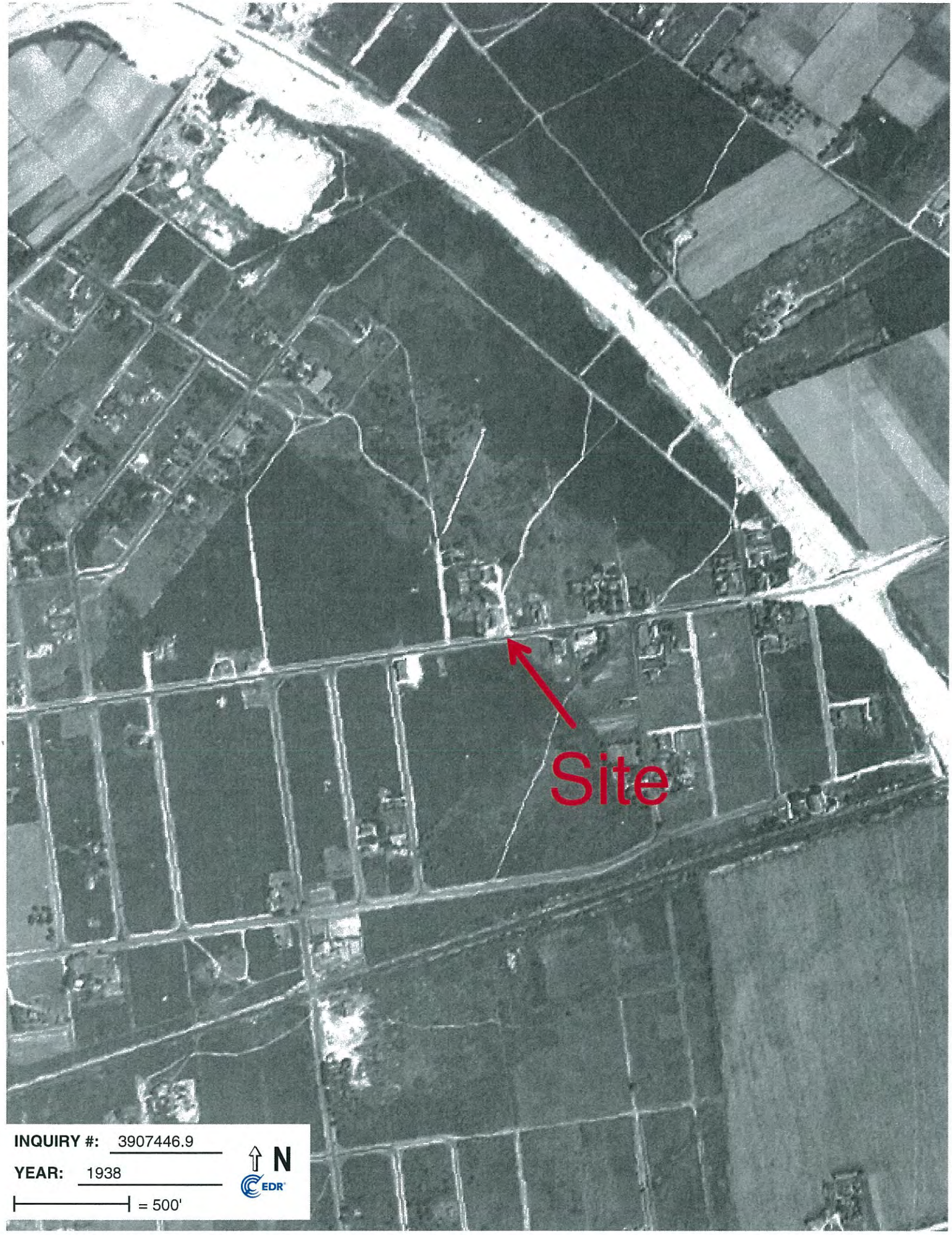
Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

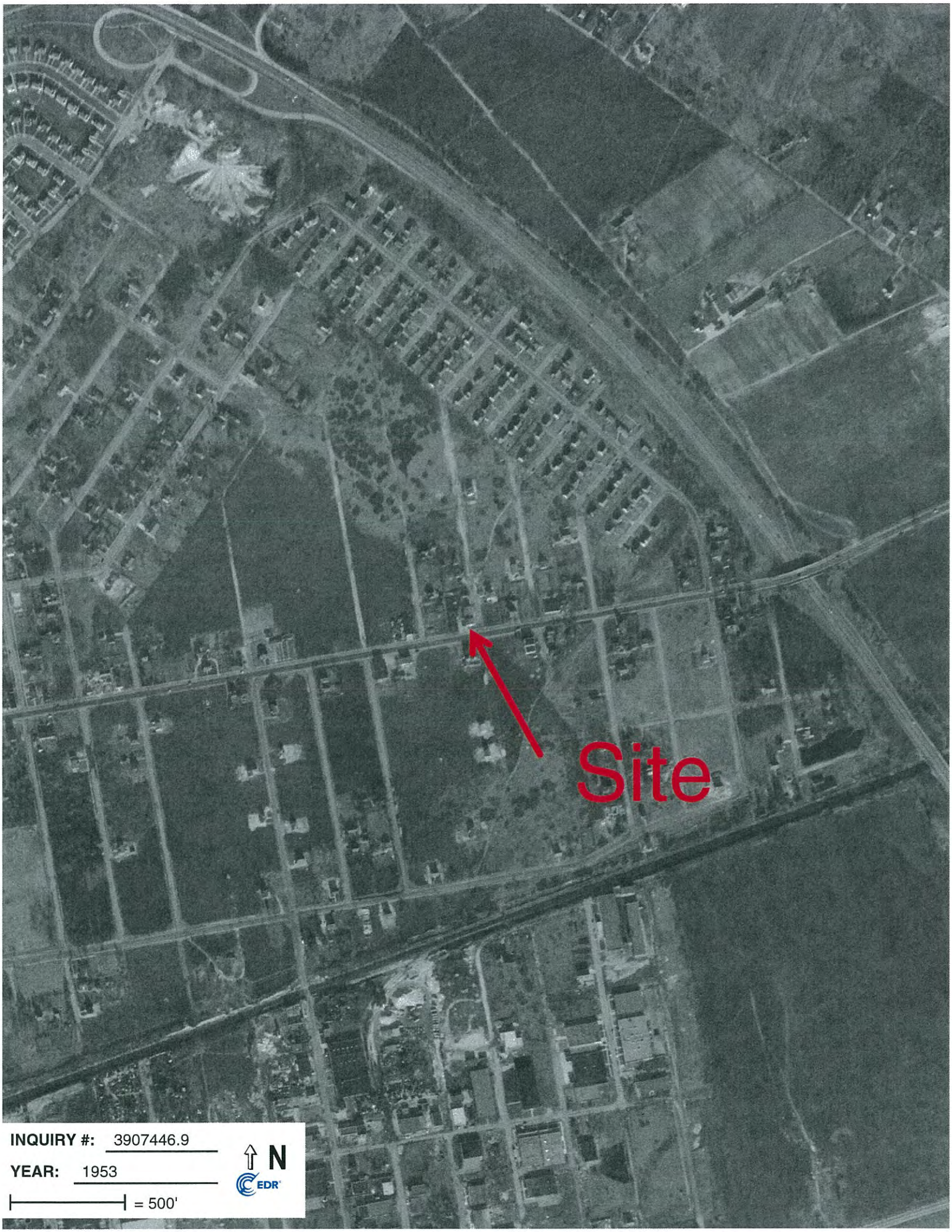
PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

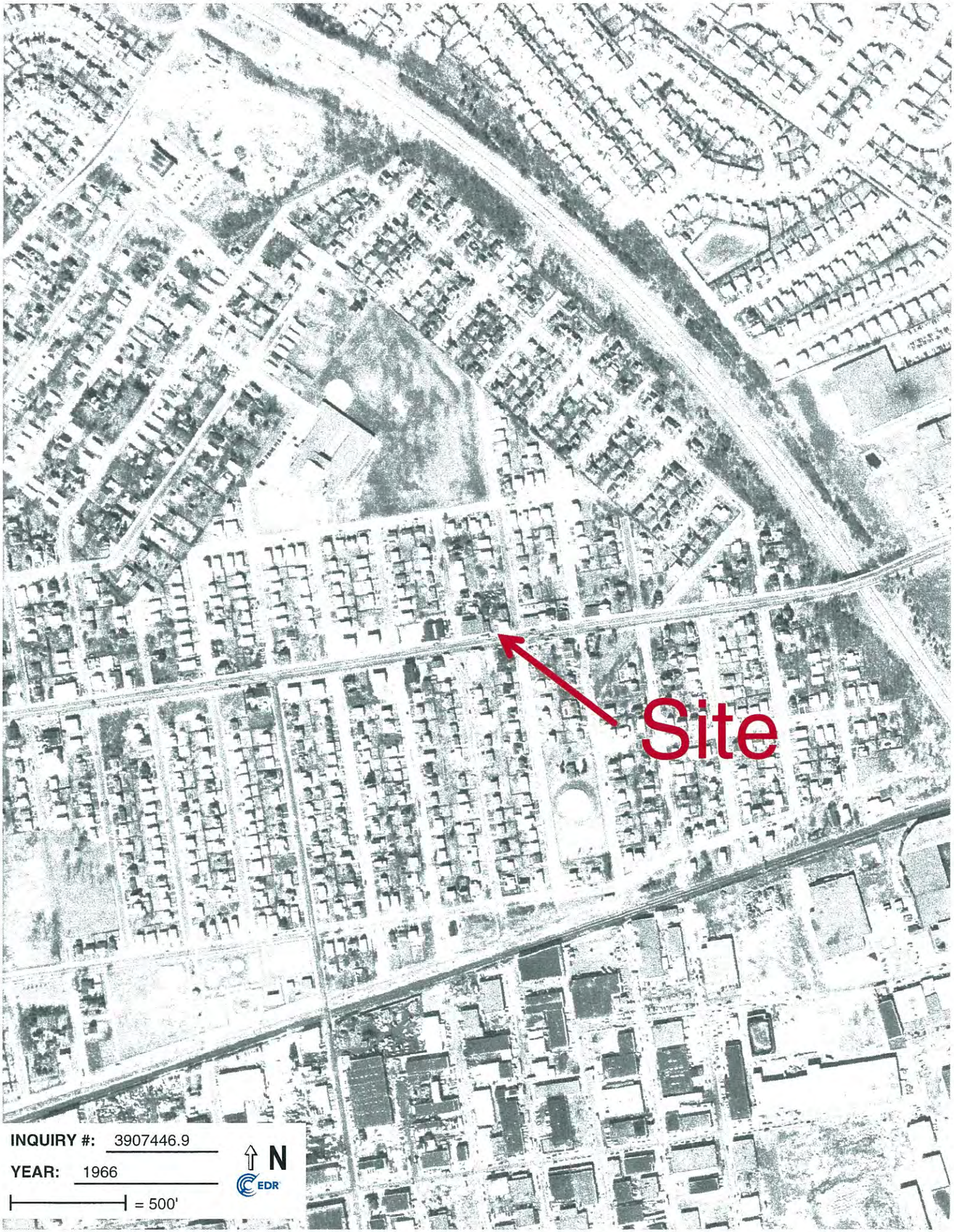
© 2010 Tele Atlas North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

APPENDIX V
HISTORICAL AERIAL PHOTOGRAPHS, HISTORICAL TOPOGRAPHIC MAPS AND CITY DIRECTORIES


Site
INQUIRY #: 3907446.9
YEAR: 1938
= 500'
N
EDR

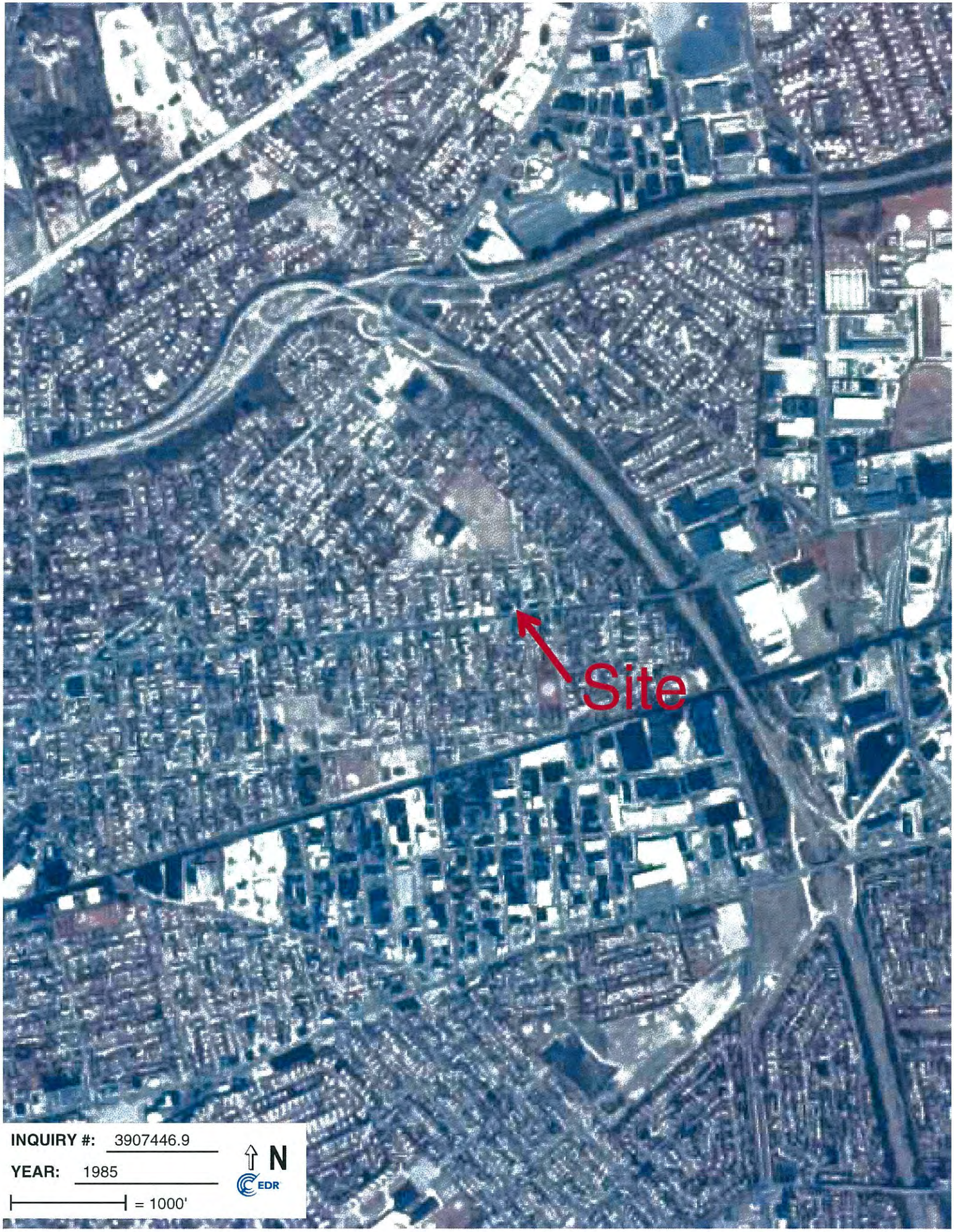

Site
INQUIRY #: 3907446.9
YEAR: 1953
= 500'
N
EDR

Site
INQUIRY #: 3907446.9
YEAR: 1957
= 500'
N
EDR


Site
INQUIRY #: 3907446.9
YEAR: 1966
= 500'
N
EDR

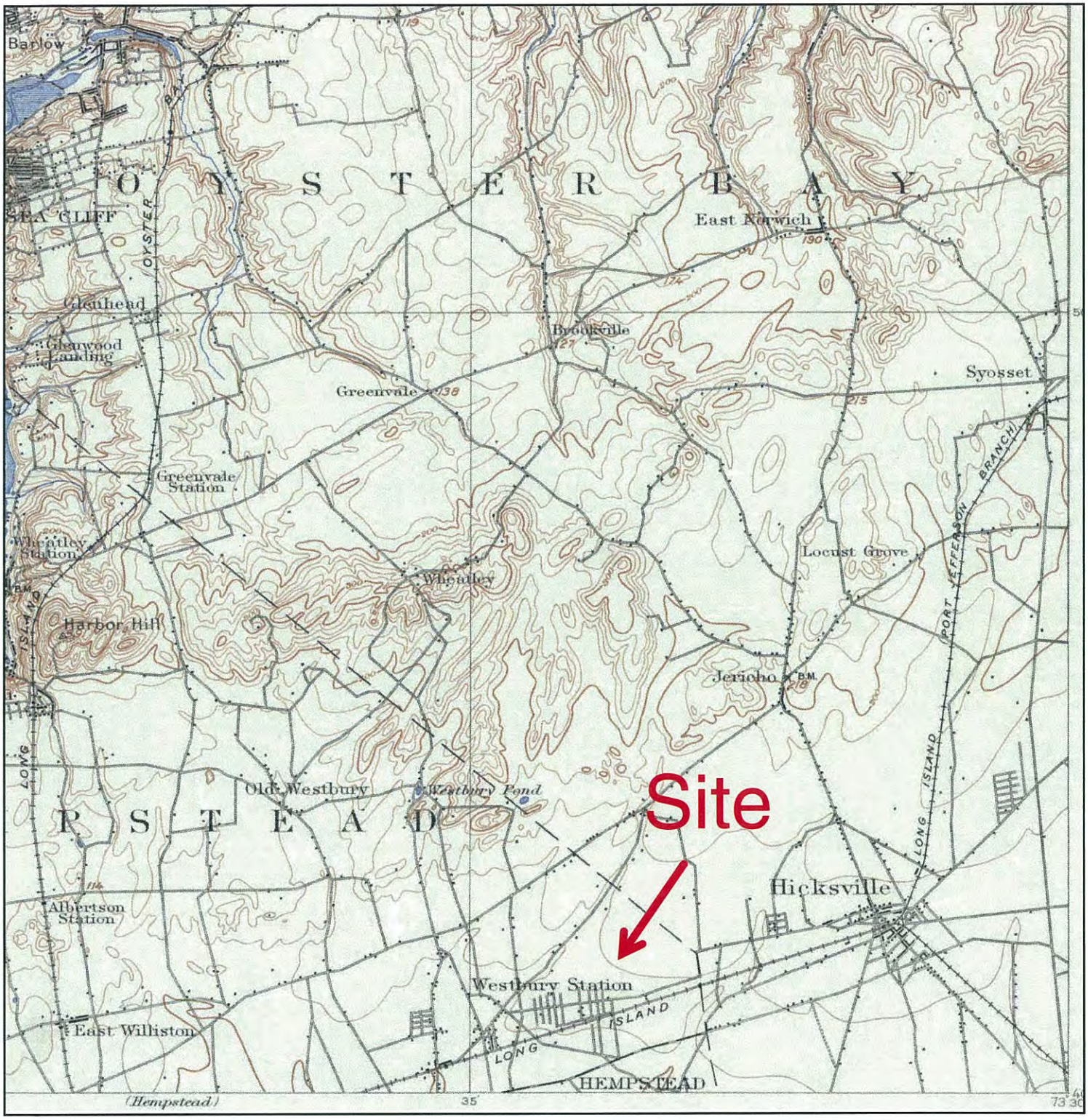
Site
INQUIRY #: 3907446.9
YEAR: 1974
= 500'
N
EDR

Site
INQUIRY #: 3907446.9
YEAR: 1980
= 500'
N
EDR


Site
INQUIRY #: 3907446.9
YEAR: 1985
= 1000'
N
EDR

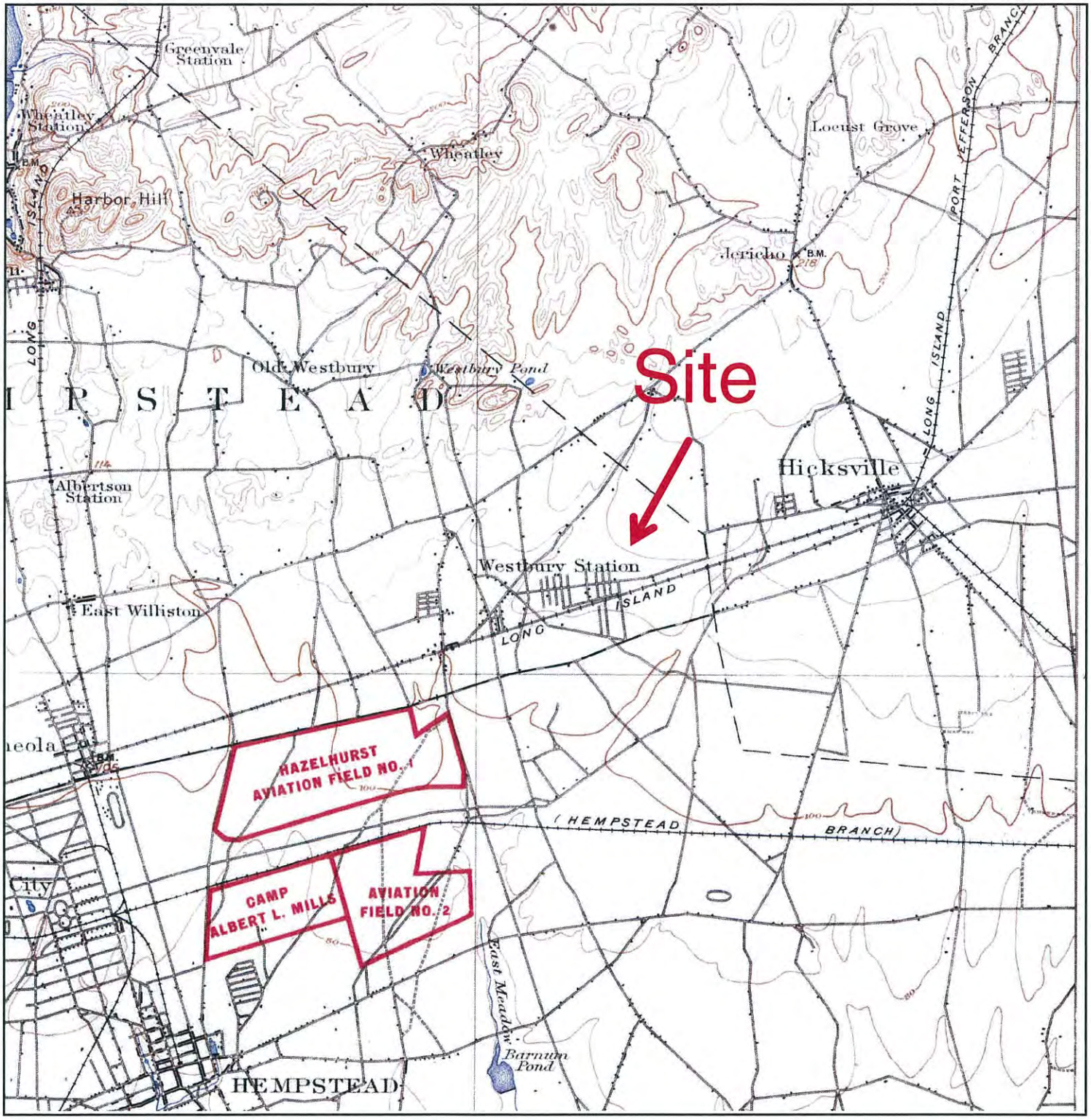
Site
INQUIRY #: 3907446.9
YEAR: 1994
= 500'
N
EDR

Historical Topographic Map



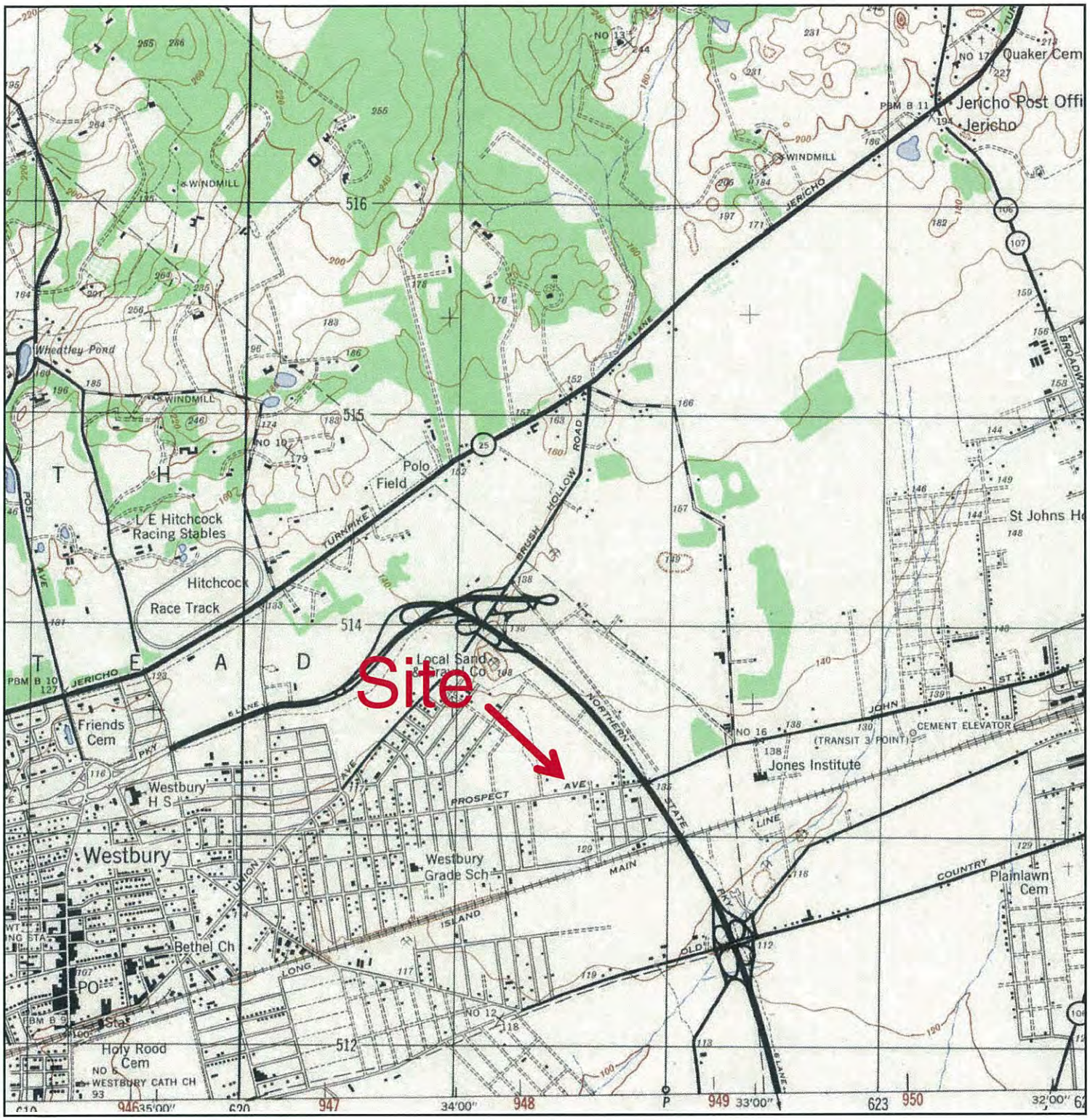
N	TARGET QUAD NAME: OYSTER BAY MAP YEAR: 1900 SERIES: 15 SCALE: 1:62500	SITE NAME: Commercial Properties ADDRESS: 985 Prospect Avenue Westbury, NY 11590 LAT/LONG: 40.763 / -73.5609	CLIENT: Cashin Assoc. CONTACT: Brian Duggan INQUIRY#: 3907446.4 RESEARCH DATE: 04/10/2014

Historical Topographic Map



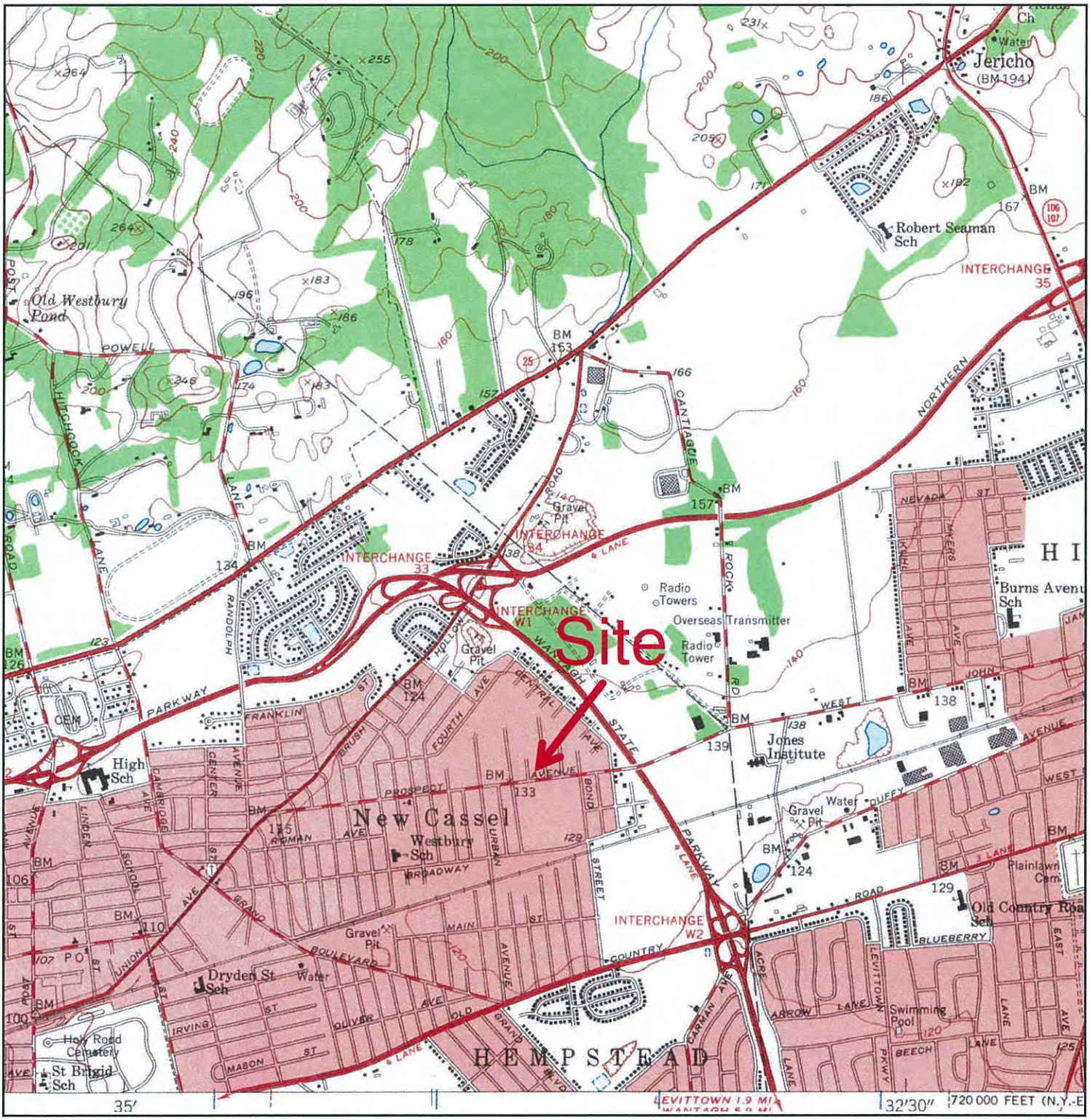
N	TARGET QUAD NAME: CAMP MILLS MAP YEAR: 1918 SERIES: 15 SCALE: 1:62500	SITE NAME: Commercial Properties ADDRESS: 985 Prospect Avenue Westbury, NY 11590 LAT/LONG: 40.763 / -73.5609	CLIENT: Cashin Assoc. CONTACT: Brian Duggan INQUIRY#: 3907446.4 RESEARCH DATE: 04/10/2014

Historical Topographic Map



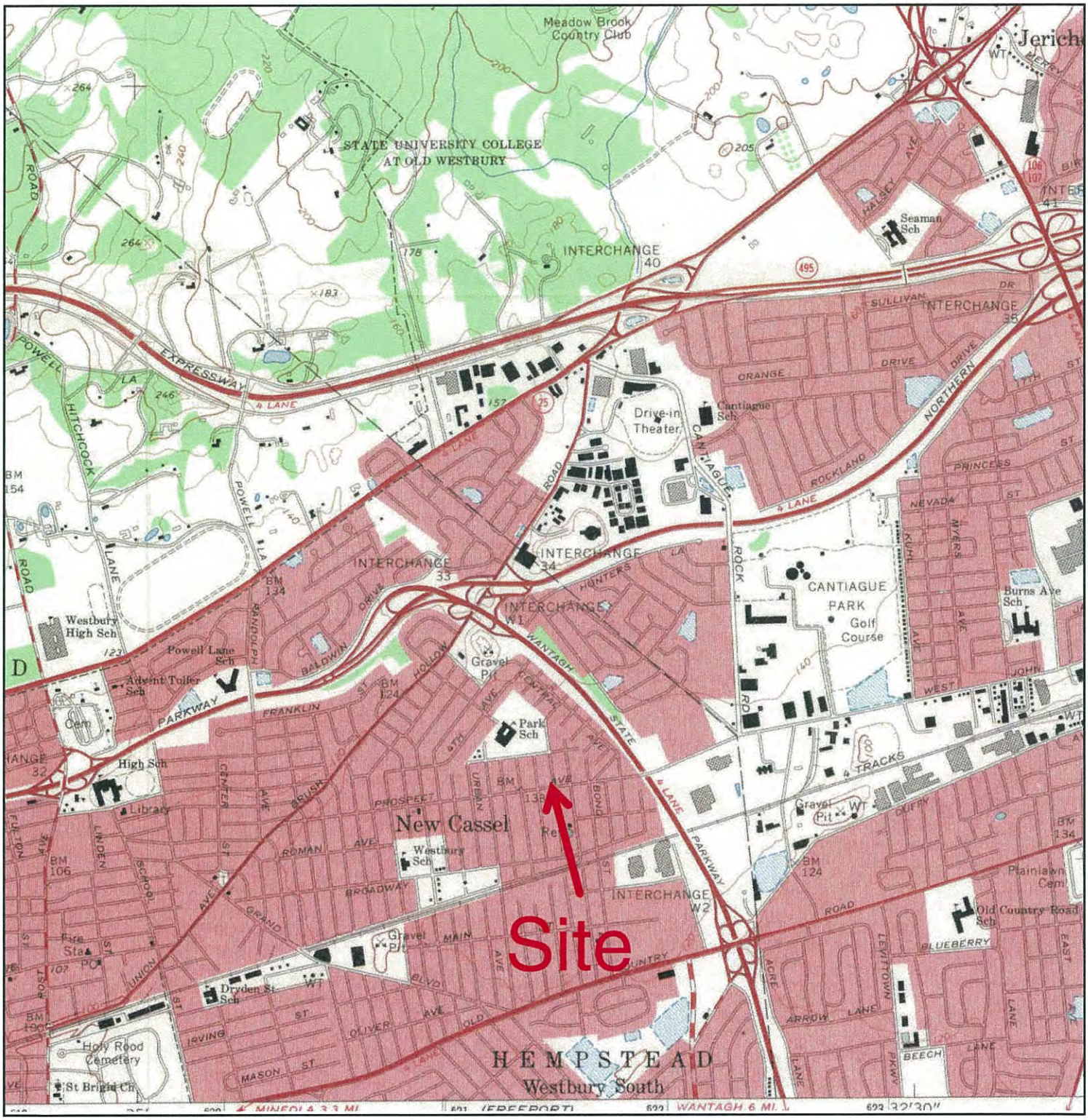
N	TARGET QUAD NAME: HICKSVILLE MAP YEAR: 1947 SERIES: 7.5 SCALE: 1:25000	SITE NAME: Commercial Properties ADDRESS: 985 Prospect Avenue Westbury, NY 11590 LAT/LONG: 40.763 / -73.5609	CLIENT: Cashin Assoc. CONTACT: Brian Duggan INQUIRY#: 3907446.4 RESEARCH DATE: 04/10/2014

Historical Topographic Map



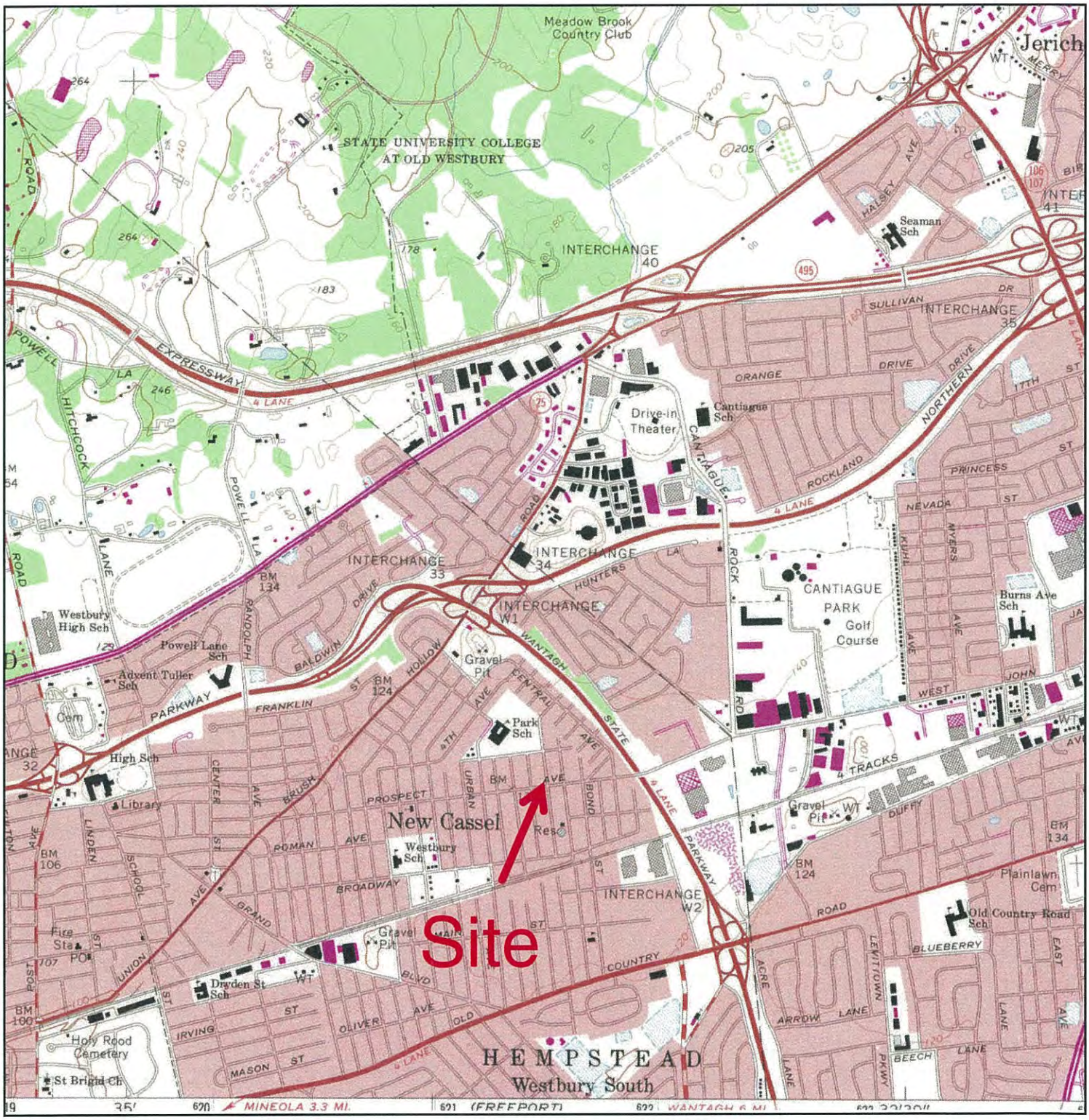
N	TARGET QUAD NAME: OYSTER BAY VICINITY BOTTOM MAP YEAR: 1954 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Commercial Properties ADDRESS: 985 Prospect Avenue Westbury, NY 11590 LAT/LONG: 40.763 / -73.5609	CLIENT: Cashin Assoc. CONTACT: Brian Duggan INQUIRY#: 3907446.4 RESEARCH DATE: 04/10/2014

Historical Topographic Map



N	TARGET QUAD NAME: HICKSVILLE MAP YEAR: 1967 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Commercial Properties ADDRESS: 985 Prospect Avenue Westbury, NY 11590 LAT/LONG: 40.763 / -73.5609	CLIENT: Cashin Assoc. CONTACT: Brian Duggan INQUIRY#: 3907446.4 RESEARCH DATE: 04/10/2014

Historical Topographic Map



N	TARGET QUAD NAME: HICKSVILLE MAP YEAR: 1979 PHOTOREVISED FROM :1967 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Commercial Properties ADDRESS: 985 Prospect Avenue Westbury, NY 11590 LAT/LONG: 40.763 / -73.5609	CLIENT: Cashin Assoc. CONTACT: Brian Duggan INQUIRY#: 3907446.4 RESEARCH DATE: 04/10/2014

Commercial Properties
985 Prospect Avenue
Westbury, NY 11590

Inquiry Number: 3907446.5
April 10, 2014

The EDR-City Directory Image Report

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction orforecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2013 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	*Target Street*	*Cross Street*	*Source*
2013	☑	☐	Cole Information Services
2008	☑	☐	Cole Information Services
2003	☑	☐	Cole Information Services
1999	☑	☐	Cole Information Services
1992	☑	☐	Cole Criss-Cross Directory
1987	☑	☐	Cole Criss-Cross Directory
1982	☑	☐	Cole Criss-Cross Directory
1975	☑	☐	Cole Criss-Cross Directory

RECORD SOURCES

EDR is licensed to reproduce certain City Directory works by the copyright holders of those works. The purchaser of this EDR City Directory Report may include it in report(s) delivered to a customer. Reproduction of City Directories without permission of the publisher or licensed vendor may be a violation of copyright.

FINDINGS

TARGET PROPERTY STREET

985 Prospect Avenue
Westbury, NY 11590

Year	CD Image	Source
PROSPECT AVE		
2013	pg A1	Cole Information Services
2008	pg A2	Cole Information Services
2003	pg A3	Cole Information Services
1999	pg A5	Cole Information Services
1992	pg A6	Cole Criss-Cross Directory
1987	pg A7	Cole Criss-Cross Directory
1982	pg A8	Cole Criss-Cross Directory
1975	pg A10	Cole Criss-Cross Directory
1975	pg A9	Cole Criss-Cross Directory

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

Target Street	Cross Street	Source
✓	-	Cole Information Services

PROSPECT AVE 2013

859	A 24 HOUR EMERGENCY LOCKSMITH
	EBENEZER BAPTIST CHURCH
863	E AVILA
881	NASSAU ELECRTIC LEAGUE
	NORTHERN ELECTRIC
887	AM LEGION POST 1861
907	TUEDS BEAUTY SUPPLIES
912	ALISTAIR ALEXIS
914	CHRIS BOYER
915	OCCUPANT UNKNOWN
916	PEDRO REYES
917	HERNANDEZ ROSAIDALIA
931	BONITA BROWNS
935	CHERYL ARMSTRONG
	FRANCIS LINTON
	NICKER CHARLES
	PATRICIA MCCALLUM
946	CASANDRAS BEAUTY SALON
	WHIZTECH TRAINING SERVICES INCORPORA
962	BETHANY SEVENTH DAY ADVENTIST CHURCH
979	WESTBURY GOSPEL TABERNACLE
985	E POWER
	J ANTHONY ENTERPRISES SITE LOCATION
	MEM CUSTOM TSHIRT
987	CATHERINE HEILIG
992	THE SALVATION ARMY
993	YOVANI DELI & PIZZA
995	ERNIES BARBER SHOP
	MY BEAUTY SALON DAISY
996	WELLINGTON BARBER SHOP
998	WESTBURY DELI INC
1001	LUCKYS
1004	WING WONG WESTBURY
1005	UPTOWN GRILL
1007	BENOITS COMMUNICATIONS
1009	FIRST CLASS CLOTHING
1011	LACAYE GROCERY STORE CORP
1015	TIMELESS BEAUTY SALON
1019	ROSE GROCERY STORE
1021	MAXS MAILS
1023	WESTBURY CHECK CASHING

Target Street	Cross Street	Source
✓	-	Cole Information Services

PROSPECT AVE 2008

863	E AVILA
	JOHN MILLER
	JOSE ULLOA
	JOSE VAZQUEZ
881	GREY STONE BUILDING & MAINTENANCE
	NORTHERN ELECTRIC
891	MICHAEL DEMESYEUX
	SARAH JONES
907	TUEDS BEAUTY SUPPLY INC
912	CAMILLE WILLS
915	JUAN BONILLA
916	ALBERCIO PINEDA
917	HERNANDEZ ROSAIDALIA
931	LYNN PEREZ
935	BETIS GALVEZ
	CHERYL ARMSTRONG
	FRANCIS LINTON
	JEAN CELESTIN
	PATRICIA MCCALLUM
946	WHIZTECH TRAINING SERVICES
962	BETHANY SEVENTH DAY ADVENTIST CHURCH
985	HOLD IT DOWN MUSIC & ENTERTAINMENT ← SITE LOCATION
992	THE SALVATION ARMY
995	ERNIES BARBER SHOP
	HEAD TO TOE BEAUTY PARLOR
1005	UPTOWN RESTAURANT NY INC
1007	BENOITS COMMUNICATIONS
	JEANDI CORP
1008	TOM MYERS PLUMBING & HEATING
1011	LACAYE GROCERY STORE
1015	TIMELESS BEAUTY SALON
1019	ROSE GROCERY STORE
1021	MAGGY VARIETY STORE
1023	CHECK MASTER

Target Street	Cross Street	Source
✓	-	Cole Information Services

PROSPECT AVE 2003

859	EBEN EZER BAPTIST CHURCH
	OCCUPANT UNKNOWN
	PHLDLPH CHRCH OF GOD & CHRST
863	JOSE VAZQUEZ
	MIGUEL BAZAN
865	NEW JRSLM CHRCH OF CHRST DOC
	OCCUPANT UNKNOWN
875	CAROLINE PATRON
881	FM EQUIPMENT RENTAL CORP
	GREY STONE BUILDING & MNTNNC
	JEAN DUCLOS
887	AMERICAN LEGION NEW CSL MMRL
891	ALMA PACHECO
	SARAH UTSEY
	ZANNIE JONES
907	OCCUPANT UNKNOWN
	TUEDS BEAUTY SUPPLIES
912	CAMILLE WILLS
914	JEAN BOYER
915	JOSE BONILLA
916	ROBERTS DORLEUS
931	RONNIE HUDSON
946	CASANDRAS BEAUTY SALON
	OCCUPANT UNKNOWN
	WHIZTECH TRAINING SVCES INC
962	BTHNY SVNTH DAY ADVNTST CHRCH
979	GOSPEL WESTBURY
985	OCCUPANT UNKNOWN SITE LOCATION
992	OCCUPANT UNKNOWN
993	M & C PIZZERIA INC
994	SALVADOR RODRIGUEZ
	STOP & GO MINI MARKET CORP
	WESTBURY STOP MARKET INC
995	ERNIES BARBER SHOP
	GODDESS BEAUTY SALON
	OCCUPANT UNKNOWN
997	FRITAILLE EXPRESS INC
	LAST STOP CARGO
1001	OCCUPANT UNKNOWN
1002	ELM TREE UNISEX
	OCCUPANT UNKNOWN
1004	CHEN WING HING INC
1005	OCCUPANT UNKNOWN
	ROMAN & ANN SOUL FOOD
1007	CLASSIC TOUCH FLOORING INC
	OCCUPANT UNKNOWN
1008	THOMAS MYERS
1009	GB TAXI SERVICE
	JOSEPH BOND
1011	LACAYE GROCERY STORE CORP

Target Street	Cross Street	Source
✓	-	Cole Information Services

PROSPECT AVE 2003 (Cont'd)

1011	OCCUPANT UNKNOWN
1015	OCCUPANT UNKNOWN
1019	OCCUPANT UNKNOWN
	ROSE GROCERY STORE
1023	WESTBURY CHECK CASHING

Target Street	Cross Street	Source
✓	-	Cole Information Services

PROSPECT AVE 1999

859	EBEN EZER BAPTIST CHURCH
	PHILADELPHIA CHURCH OF GOD AND CHRIST
865	NEW JERUSALEM CHURCH OF CHRIST DOC
881	TECHNICON SURIANO
887	AMERICAN LEGION NEW CASSELL MEMORIAL POST 1861
907	TUEDS BEAUTY SUPPLIES
912	OCCUPANT UNKNOWN
916	OCCUPANT UNKNOWN
935	OCCUPANT UNKNOWN
946	CASANDRAS BEAUTY SALON
962	BETHANY SEVENTH DAY ADVENTIST CHURCH
979	WESTBURY GOSPEL TABERNACLE
985	A & S ROOFING SITE LOCATION
992	DONALDS
	SALVATION ARMY
994	STOP & GO MINI MARKET
995	ERNIES BARBER SHOP
	HEAD TO TOE BEAUTY SALON
1001	LUCKYS MUSIC CENTER
	WESTBURY C D
1002	ELM TREE UNISEX
1004	CHEN WING HING INCORPORATED
1007	CLASSIC TOUCH FLOORING INCORPORATED
1008	MYERS THOMAS
1009	THE PLACE TO BE
1011	LACAYE GROCERY STORE CORPORATION
	TROPICAL MARKET
1019	G B TAXI SVCE
1021	MAGGY VARIETY STORE
1023	WESTERN UNION

Target Street	Cross Street	Source
✓	-	Cole Criss-Cross Directory

PROSPECT AVE 1992

765	. . . . .	NP	
801	Jackie Guyton	¤	997-7811
	Ella Ross	80	334-0158
	Vera Ross	90	333-8615
	★ V&H Liquors Inc . . .	74	997-8410
804	★ Genrl Trdg Co Nssu . .	83	333-6147
	★ Western Union	¤ ⊙	333-0147
805	Jean Calice	88	338-7738
806	. . . . .	NP	
813	Chas C Harrington . . .	90	997-1254
814	★ Lovely Ldy Bty Sln . .		334-9628
816	★ Prosher Rlty Corp . . .	83	333-2718
817	★ Dr P O De Speignes .	¤	333-3941
	★ Grab Inc	90	997-1855
	★ NW Csl Cmm Ht Ln .	87	333-3847
821	G Little	84	997-4409
825	836 839	NP	
846	Lynda Medlock	80	333-3802
	G Randle	¤	333-7415
	★ Prospect Deli	87	334-0417
847	★ Century 21	83	997-3677
	★ H Monyak Aty	90	997-7900
848	Sabrina Sweeney	¤	334-7804
851	★ China King Kitchen . .	89	333-8833
853	★ P&E Markt	¤	334-0611
855	★ Prospect Cleaners . . .	77	334-9388
863	Barbara Miles	84	334-4391
865	★ New Generatn Chrch .	86	334-8388
875	Freddie Powell	86	997-2325
881	★ Technicon-Suriano . .	79	333-7819
887	★ New Cassell Memorl .	78	334-9354
891	Apartments		
	Joaquin B Flores	¤	334-3909
	Sarah Utsey	84	334-5578
1A	Mary Williams	84	338-4058
907	★ Tueds Beauty Supls . .	85	334-0844
915	Marcelino Bonilla	84	333-0650
916	. . . . .	NP	
922	Felicia Morris	¤	876-2029
931	Albert Hardy	67	334-8816
935	. . . . .	NP	
946	★ Casandras Salon . . .	90	334-9136
	★ Dr E H Robinson . . .	78	334-1946
962	★ Bethany Seventh Dy .	73	997-4758
979	★ Westbury Gospel . . .		333-9144
987	. . . . .	NP	
992	★ Donalds	83	333-0758
994	★ Stop&Go Mini Mrkt . .	89	333-0557
995	Building		
	★ Ernies Barber Shop . .	87	997-8584
A	★ Head To Toe Bty Sl .	79	334-8303
997	★ Sonys Deli	¤	338-2813
999	1001	NP	
1004	★ China Garden	87	333-8383
1005	★ Big Daddys	¤	334-3735
1008	★ Thomas Myers	89	338-5734
1013	Henriot Sylverstre . . .	¤	333-1251
	Henriot Sylverstre . . .	¤	333-6157
1016	1019	NP	
1021	★ Maggy Varty Store . .	¤	334-2428
1023	Building		
25	★ Wstbry Check Cshng .	89	333-4210
25	★ Western Union	90	333-4412
1027	Kayne Labissiere	87	334-1238
1032	Jose Acevedo	90	338-5305
	Maria S Canales	–	876-8641
1036	James Bowens	–	334-6548
1037	Wesner Cesimir	¤	876-2161
	C Touffaint	–	876-9235
1041	Claude Thomas	85	333-7258
1042	M Cauiness	78	333-4913
1045	Jean Brevilus	–	338-2956
	Tercilia Lucate	¤	338-8303
1046	Apartments		
	Herbert Pearson	88	333-3648

Target Street	Cross Street	Source
✓	-	Cole Criss-Cross Directory

PROSPECT AVE 1987

		Lynda Medlock	80	333-3802
51	847	★J V Brown Brokrg	79	997-3877
99		★Century 21	83	997-3877
13		★B E Kirkland Aty	83	333-1361
53		Leonard G Watson	79	333-2943
05	848	B Davis	84	334-5615
02		M Washington	84	334-4969
04	851	★Sadies Kiychen	¤	334-7262
15	853	★A&E Food Markets	71	334-0611
	855	★Prospect Cleaners	77	334-9380
51	863	Barbara Miles	84	334-3615
98		E Reid	¤	333-7131
44		D Rose	84	997-3602
98	868	★F&S Auto Repair	¤	997-4687
63		★Westbury Taxi Co	84	333-2222
40		★Westbury Taxi Co	84	997-3838
57	881	★Technicon-Suriano	79	333-7819
76	887	★New Cassell Memorl	70	334-9364
	891	M Hankerson	84	334-7099
54		Sarah Utsey	84	334-5578
54		Mary Williams	84	338-4058
58	907	★Tuads Beauty Supls	¤	334-0844
64	914	★L&J Discount	82	997-8686
21	915	Jose Bonilla	¤	334-3792
67		Marcelino Bonilla	84	333-0650
43	918	Wilner Lebrun	¤	333-5491
67	921	★Paces Place	81	334-9844
39	922	NP		
58	931	Albert Hardy	67	334-8816
	935	NP		
72	946	★Dr Jesse J Pone	78	334-5151
		★Dr E H Robinson	78	334-1948
21	962	★Bethany Seventh Dy	73	997-4758
99	979	★Westbury Gospel		333-9144
99	983	★Diesel Chemical	¤	334-6446
83		★Diesel Metal	¤	334-6446
38		David S Lewis	¤	334-6446
98	987	NP		
98	992	★Donalds	83	333-0750
42	994	★Hargetts Grocery	84	334-7853
42	995A	★Head To Toe Bty Sl	79	334-9303
42	997 A	Rev Benod Durham	¤	333-0145
51	1002	★Casandras Salon	80	334-9136
94	1004	★China Garden	84	333-8383
15	1008	★Myers Fuel Oil Co	73	333-6667
	1009	★Earl May	¤	333-9696
82	1016	C G Cunningham	84	333-2260
39	1017	★Charlies Taxi	83	334-2920
48		★Maintenance Master		334-3722
		★Mineola Wndo Clng		334-3722
29		★Power Aprts Co		334-3722
89	1019	Ernestine Victor	¤	338-4736
09	1027	1032 NP		
40	1036	Antonio Aguerre	¤	338-4888
77		Gina Montgomery	¤	338-4912
32		S Montgomery	83	333-2865
71	1041	Claude Thomas	¤	333-7256
74	1042	M Cauiness	78	333-4913
50	1045	Edward Capers	65	333-4967
55	1046	Lloyd Wilds	¤	334-2709
21	1055	Vivian Bailey	84	997-5324
52	1057	1059 NP		
11	1062	Bernard E Lloyd	76	334-2941
97		Yves Louis	¤	334-1560
63		Burton O Woodhouse	¤	333-8822
64		M Zethir	¤	333-7753
95	1101	★Metallizing Engnrg		334-1300
99		★Metco Inc		334-1300
		★Perkin-Elmer	83	334-1300
28	1194	★King Mntnce	¤	997-3911
66		★RCR Truck Wshng	84	997-7334
07	1196	★Adult Ed Occptnl	82	997-5419
18		★BCES Adult High	82	747-3685

Target Street	Cross Street	Source
✓	-	Cole Criss-Cross Directory

PROSPECT AVE 1982

817	M Wilkes	.80	[illegible]
	Eugenia Russell	.¤	3[illegible]
821		.NP	
822★	Jeremh Bpt Ch Yth		997-9108
825	G L Marshall Jr	.69	334-2927
839	Charles Wallace	.¤	997-7826
845★	Barakat Food Mkt		334-2949
	Lynda Modlock	.80	333-3802
847★	J V Brown Brokrg		997-3677
	Leonard G Watson	.79	333-2943
	B Gennie Hoursey	.80	997-7252
848		.NP	
851★	Bobbys Steak&Take		334-9482
853★	A&E Food Markets		334-0611
855★	Prospect Cleaners		334-9380
856★	Westbury Pnt Chuch		334-9408
859	Rev Boyd English	.75	334-9263
863	R Bennett	.75	333-7342
	J Depre		334-4724
875★	Kuzuri Youth Cntr		333-9262
★	Target Youth Cntr		333-9262
881★	Technicon-Suriano		333-7819
	Suriano Technicon	.79	334-9712
887★	New Cassell Memorl		334-9364
891		.NP	
907★	B P Mobile Signs		333-4266
★	Prospect Auto Repr		334-8377
915		.NP	
916	Sydney R Allied	.¤	333-9898
921★	Paces Place	.¤	334-9844
922	Dorett Thomas	.–	997-7105
931	Albert Hardy	.67	334-8816
935	B Thomas	.¤	997-5720
946★	Dr Jesse J Pone		334-5151
★	Dr E H Robinson		334-1946
962★	Bthny Svnth Dy Adv		334-9246
★	Bethany Seventh Dy		997-4758
979★	Westbury Gospel		333-9144
987	M Hairston	.79	997-5474
992★	Donald Lewis		333-0750
994★	Hargetts Grocery		334-9395
995A	Head To Toe Bty Sl		334-9303
997★	Outlaws Cleaners		334-9412
1002★	Casandras Salon		334-9136
1006★	Myers Fuel Oil Co		333-6667
1016A	M McClamb	.¤	333-5875
1017★	Maintenance Master		334-3722
★	Mineola Wndo Clng		334-3722
★	Power Aprts Co		334-3722
1019	1027 1032	.NP	
1036	Oscar Davis	.¤	997-5956
	Hildred Otto	.79	997-9878
1041		.NP	
1042	M Cauness	.76	333-4913
1045	Edward Capers	.65	333-4967
1046	1055 1057 1059	.NP	
1062	Marie Isabell	.76	334-3108
	Bernard E Lloyd	.76	334-2941
1101★	Metallizing Engnrg		334-1300
★	Metco Inc		334-1300
1194★	Meladen Equipt Crp	.¤	997-5176
1196★	Bcesnc County Cntr		997-5410
★	Brd Coop Ncode CMP		334-1770
★	Board Coop Ed		334-7820
No # ★	King Kullen Groc		333-7100
No # ★	New Cassel Market		333-0147
No # ★	J Pidkameny Grocr		333-0147
	63 Residence	46	Business

PROSPECT AVE 11508

Target Street	Cross Street	Source
✓	-	Cole Criss-Cross Directory

PROSPECT AVE 1975

```
805 EDWIN DOVE          2 3337939
    MRS ALEX ROBERTSON    3341848
806 EMMA WASHINGTON     3 9974174
813                     NP
814 JAMIE KNIGHT        3 9974371
   *LOVELY LDY BTY SLN    3349628
    ROSETTA MORRISON     ¤9974072
816                     NP
817 ANN THOMAS          ¤9977261
821 MRS JOYCE MATHIS    3 9974177
822*RALPHS BARBER SHOP    3349772
825 G L MARSHALL JR     9 ED42927
839 L R POWELL          ¤9974542
846*BARAKAT FOOD MKT    ¤3342949
847*JOHN V BROWN INS      9973677
848                     NP
851*EDDIES STEAK&TAKE     3349482
853*A&E FOOD MARKETS      3340611
863 J DEPRE               3344724
868*BRIDGES AUTO REPR   ¤3331381
875*WESTBRY YOUTH&YNG     3339262
881*ANLO CONSTR CO INC    9977893
887*NEW CASSELL MEMORL    3349364
891 E CAMPS             2 9975162
907*MAU-FEN-GATORS INC    3349872
   *MAU-FENGATORS INC     3349649
914*DAVID BROWN ATTY      3331232
   *COMMUNITY FUNDG CO    3349662
915 PETER MUDRY         9 9978652
921*NEW CASSEL RESTRNT    3349844
922                     NP
931 ALBERT HARDY        7 3348816
946                     NP
962*BTHNY SVNTH DY ADV    3349246
   *BETHANY SEVENTH DY    9974758
970*NEW CASSEL INN        3349838
979*C&D AUTO&TRUCK REP    ED48377
   *WESTBURY GOSPEL       3339144
987*GOLDEN AGE NUTRITN  ¤9974303
    CHARLIE MARSHALL    9 3348394
992*CLUB PROSPCT HVN      3349647
   *DONALD LEWIS          ED30750
```

OR PHOTOCOPIED, IN ANY MANNER WHATSOEVER EXCEPT AS

Target Street	Cross Street	Source
✓	-	Cole Criss-Cross Directory

PROSPECT AVE 1975

```
      1 10 = Map U...

      993*PROSPECT AUTO SUPL¤997847
1        *TER AUTO PARTS INC 334
1     994*NEW CASSEL VARIETY 334
3     995*ERNIES BARBER SHOPR334
5        ABLANCHE BTY BOX     334
9     997*OUTLAWS CLEANERS    334
4        ALEROY EDMOND        334
6     998*PAL LAUNDRMT CORP   334
8    1002*REM DRUGS INC       334
4    1003*F L HOLLAND ENTPRS 334
7    1008 RENA JACKSON       -997791
9        *A A MERZ PLTG EQPT ED4664
5        *MYERS FUEL OIL CO  333666
3    1011*UPSHURS&JAMES MKT  334981
2    1016 REV BOYD ENGLISH 8 334926
5         ROBERT STEVENSON 3 997491
2    1017*INTRCNTY WNDW CLNR 334372
2        *MAINTENANCE MASTER 334372
6        *MINEOLA WNDO CLNG  334372
2        *POWER APRTS CO     334372
1    1027 EMANUEL HAMILTON 8 333665
1    1032 ROBERT JACKSON   2 333521
4    1036 GILBERT FAGGART  -997335
4    1041 EDWARD MCCAIN    1 334
0    1042                 NP
2    1045 EDWARD CAPERS    5 ED3496
9    1046 DELANCY BOWDEN   ¤997903
7    1055                 NP
7    1057 JAMES W BLOXSOM  1 333447
5    1059 BERNICE PERKINS  ¤997349
9    1101*METALLIZING ENGNRG 334130
4        *METCO INC          334130
9    1196*COUNTY CENTER      997840
0        *NASSAU EDUC RESRCE 997875
7    1200*PRD ELECT CORP     334781
7        *PRD ELECTRONICS    334781
2    NO  #*KING KULLEN GROC  333710
1    NO  #*NEW CASSEL MARKET ED3014
8    NO  #*J PIDKAMENY GROCR ED3014
4    NO  #*WSTBRY PENTECOSTAL 334940
8        48 RESIDENCE     54 BUSINES
5
         PROSPECT AV          1159
2 ***********************************
1        WOODMERE PO
```

APPENDIX VI
ENVIRONMENTAL INSPECTION CHECKLIST

ENVIRONMENTAL INSPECTION CHECKLIST

PROPERTY IDENTIFICATION:

Address: 985 Prospect Avenue Loan / Tracking #:
City, State: New Cassel, N.Y. Zip Code: 11590

NEIGHBORHOOD INFORMATION:

Did you observe any of the following present or former uses within the specified distances from the subject?	YES	NO	DISTANCE/NOTES
Gas Station (1/8th mile):	☐	☒	
Auto Repair, Tune up, Dealer Facility (1/8th mile):	☐	☒	
Dry Cleaner, Hardware, Paint Store (1/8th mile):	☒	☐	
Main Line or Spur Railroad Track (1/8th mile):	☐	☒	
Oil or Gas Well, Pump, or Tank (1/2 mile):	☒	☐	
Oil Refinery or Bulk Oil Storage Facility (1/2 mile):	☐	☒	
Industrial/Warehouse Zoning or Uses (1/2 mile):	☒	☐	
Truck, Tanker, or Freight Terminal (1/2 mile):	☒	☐	
Military Installation (1 mile):	☐	☒	
Airport (1 mile):	☒	☒	
Waste Disposal Site, Dump, Landfill (1 mile):	☒	☐	
Other (specify):	☐	☒	
Do any of the indicated sites have a negative effect on the market value of the subject property?	☐	☒	

See Report

SITE INFORMATION:

Did you observe any of the following characteristics for the subject property?	YES	NO	UNK	NOTES
Zoned for Industrial or Commercial:	☒	☐	☐	
Former Gas Station, Dry Cleaner, or Paint Store:	☐	☒	☐	
Former Landfill or Dump Site:	☐	☒	☐	
Drums or Containers with Unknown Contents w/in 100 ft.:	☒	☐	☐	
Auto or Marine Batteries on Unpaved Areas:	☐	☒	☐	
Foul Odors from Soil or Water:	☐	☒	☐	
Distressed or Discolored Vegetation:	☐	☒	☐	
Paints, Solvents, Acids, or Pesticides (more than household amounts):	☐	☒	☐	
Leaking Electrical Transformers within 50 feet:	☐	☒	☐	
Underground or Above Ground Storage Tanks:	☐	☒	☒	
Is the Subject Served by a Private Water Well or a Septic/Waste Water Treatment System:	☐	☒	☐	
Other Observations of Potential Environmental Hazards:	☐	☒	☐	

See Report

STRUCTURE INFORMATION FOR PROPERTIES BUILT BEFORE 1980:

If the subject property contains the following items, does their condition show damage in need of repair?	YES	NO	N/A	NOTES
Spray-Applied Fireproofing or Acoustical Ceiling:	☐	☐	☐	
Pipe and Elbow and/or Duct Insulation:	☐	☐	☐	
Ceiling Tiles:	☐	☐	☐	
Transite-type Exterior Siding or Roofing:	☐	☐	☐	
Is there evidence of water intrusion and/or mold growth?	☐	☐	☐	
For improvements built before 1978, is there evidence of significant peeling, cracking, chipping or chalking paint on interior or exterior surfaces?	☐	☐	☐	

See Report

VALUE If a potential hazard is on, or a hazardous site is in proximity to, the subject property, is the property value of similarly affected properties the: SAME AS _____ or LESS THAN _____ other properties in the area which are not similarly affected?

MARKETABILITY If a potential hazard is on, or a hazardous site is in proximity to, the subject property, is the effect on marketability considered: MINIMAL _____ or SUBSTANTIAL _____ based on the number of sales in the last six months of similarly affected properties in the area?

HEALTH RISKS Do you recommend further inspection by a qualified environmental professional due to potential hazards representing a possible immediate health risk? YES_____ NO _____.

NAME: Brian Duggan SIGNATURE: [signature] DATE: 4/18/14

APPENDIX VII
PROPERTY AND BUILDING DOCUMENTS

Places
Zip Code
Roadway
County
Federal
State
Other
Lot Lines
Parcel Lines

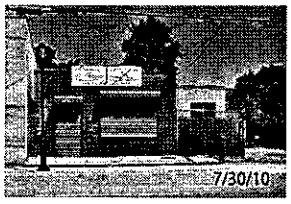
Prepared By:
Print Date: 4/15/2014

Department Home | Property Search | Map | S

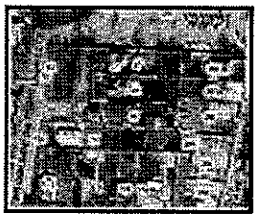
Section 11 **Block** 010 **Lot** 45 **Condo** **Unit** **Town** North Hemps

Address 985 Prospect Ave, Westbury, 11590

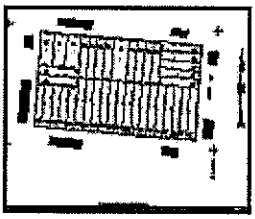
Village **School** Westbury - 1



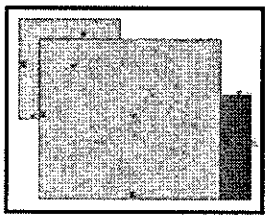
Enlarge photos



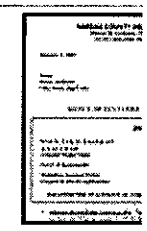
View Area Maps



View Tax Maps



View Property Sketch



View Corr

Values | General and School Taxes | Property Description | Recent Sales | Class 1 FAQ

View:

Values Used For This Class IV Property:	School ('13-14) and County/Town '14'	School ('14-15) and County/Town '15'	School ('15-16) County/Town '
Fair Market Values	$95,100	$95,100	$9
Level of Assessment (% of Market Value)	1%	1%	
Final Assessed/ Tentative Assessed Value	951	951	
***Transitional Assessed/ Tentative Transitional Assessed Value**	951	951	
Tax Roll Status	**Final as of 5/1/13**	**Final as of 4/1/14**	**TENTATIVE 1/**
Taxable Status Date	January 2, 2012	January 2, 2013	January 2,

*Indicated Value may include Transitional Assessed value. The assessed value for Class II and Class IV properties (excluding new construction and renovations) will be phased in by equal amounts over a five ye period.

View Appeals Process	ARC	SCAR	CERTIORARI

View Value Changes To Current, Prior or Tentative Assessment Roll

© Nassau County Department of Assessment **Click Here to Print Screen in Landscape**

Print Close

Date Photo Taken: 07/30/2010

© Nassau County Department of Assessment

Roll Year	2015-2016	**Liber & Page (Deed#)**	10572 0753
		Land Category	Commercial
Property Size Code		**Land Title**	One Story Multi-Use Building (With Finish) Singl Occupant
Property Class Code	484.14	**Land Description**	
Item Number		One Story Multi-Use Building (With Finish) Single Occupant	
NYS School Code	282201		
NYS SWIS Code	282289	**Lot Grouping**	
	View Property Record Cards 1938-1985		

Tax Year	2016
Card	1
School District	WESTBURY UFSD - 1
Acres	0.1056
Lot Frontage	50
Lot Depth	92
Lot Square Footage	4600
Land Code	PRIMARY SITE
Location	NEIGHBORHOOD OR SPOT
Year Built	1962

Building Detail

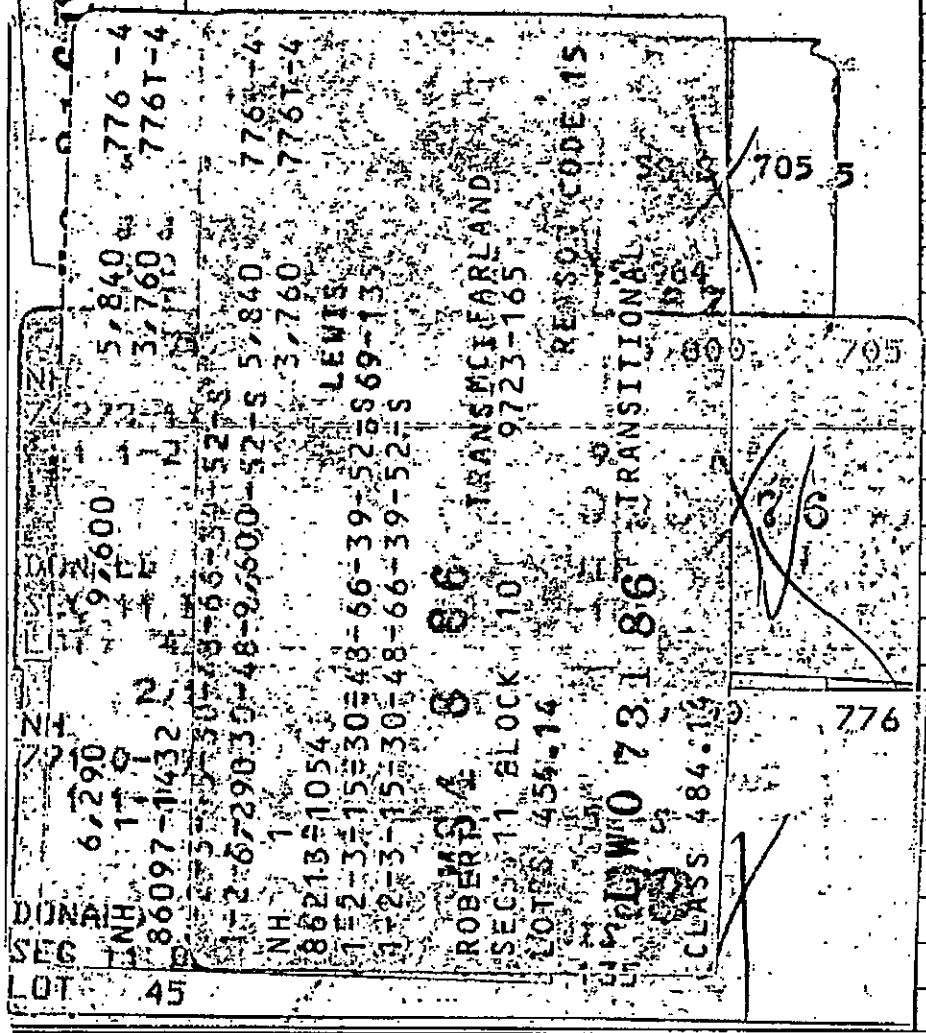
BLD	Built	Grade	Structure	Area	SF	Stories	Floors	Units	Use
1	1962	D+	RETAIL SINGLE OCCUP	840	840	1	01-01	0	RETAIL S1

45

MAY 10 1962 ~~1973~~

SECTION	BLK.	LOT	ADDRESS	CARD NO.
11	10	~~44~~	991 PROSPECT AVE	14

PROPERTY DESCRIPTION



REMARKS

56964
56963
56962
56964

5/17/66 HPP# 670289
6/25/79 APP. NO. 80N09 LOM

LOTS 45 APPORTIONED 1962
OR 5/14/62

LOTS 45 APPORTIONED 1963
OR 5/14/62

ASSESSMENT SUMMARY

61	LAND	2430
	BLDGS.	5255
	TOTAL	7680
65	LAND	2430
	BLDGS	8255
	TOTAL	10700
62	LAND	2430
	BLDGS.	8872
	TOTAL	17300
62	LAND	1215
	BLDGS	3000
	TOTAL	4250
63	LAND	1215
	BLDGS.	3617
	TOTAL	4850
67	LAND	2183
	BLDGS.	3617
	TOTAL	5800
69	LAND	2183
	BLDGS	2717
	TOTAL	4900
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	

10 CAM LAND RECORD

NO UTILITIES		LOW	
NO SEWER		HIGH	
NO WATER		ROUGH	
NO GAS		ROCKY	
NO ELECTRICITY		SWAMPY	
		HILLSIDE	
NO STREET		WOODED	
DIRT STREET		BRUSH	
SEMI IMPROVED ST.		TILLABLE	
NO SIDEWALK			

LAND VALUE COMPUTATIONS

FRONTAGE FIGURED	AVERAGE DEPTH	UNIT PRICE	UNIT PERCENT	FRONT FT. PRICE	COR. INFL.	TOTAL	$ DEPR.	VALUE
~~50~~	~~92~~	~~25~~	~~97~~	~~24.25~~		~~1213~~		
50	92	45	97	43.65		2183		

ASSESSMENT RECORD NASSAU COUNTY, NEW YORK

FORM AR3C.30M 9-57

OCCUPANCY	CONSTRUCTION	SIZE	GRADE	AGE	REMODL'D	COND.	PHY. DEP.	FUNCT. DEP	REPL. VALUE	PHYSICAL VALUE	MOUND VALUE
									TOTAL		

FOUNDATION	
CONCRETE WALLS	
CEMENT BLK. WALLS	
BRICK WALLS	
STONE WALLS	
PIERS	

BASEMENT AREA		
¼	½	¾

EXTERIOR WALLS	
CLAPBOARDS	
COLONIAL SIDING	
SINGLE SIDING	
WOOD SHINGLES	
COMPO. SHINGLES	
STUCCO ON FRAME	
STUCCO ON TILE OR C.B.	
FACE BRICK VENEER	
FACE BR. ON TILE OR C.B.	
COM. BRICK VENEER	
COM. BR. ON TILE OR C.B.	
SOLID COM. BRICK	
STONE VENEER	
SOLID STONE	
ROOF INSULATION	
BLANKET INSULATION	

ROOF TYPE	
HIP	GABLE
MANSARD	FLAT
GAMBREL	

ROOFING	
ASPHALT SHINGLE	
WOOD SHINGLE	
ASBESTOS SHINGLE	
SLATE—STD. WT.	
SLATE—HEAVY	
TILE	
METAL	
COMPOSITION	

FLOORS	B	1ST	2ND	3RD
CEMENT				
EARTH				
PINE				
HARDWOOD				
SINGLE FL				

ATTIC & BSMT. FIN.	
ATTIC FL. & STAIRS	
FIN. ATTIC AREA	
FIN. BSMT. AREA	
RECREATION RM. BSMT.	
GARAGE IN BSMT.	

ROOMS	
BSMT.	1ST
2ND	3RD

INTERIOR FINISH	1ST	2ND	3RD
PINE			
ENAMELED			
CHESTNUT			
HARDWOOD			
WALL BOARD			
MATCH BEAD			
UNFIN. INT			

HEATING	
STEAM	
HOT WATER	
VAPOR	
AIR COND.	
HOT AIR	
PIPELESS	
NO HEATING SYST.	
OIL BURNER	
COAL STOKER	
GAS BOILER	

FIREPLACES	
FIREPLACE STACKS.	
FIREPLACES	
ARTIFICIAL FIREPLACE	
INCINERATOR	

LIGHTING	
NO ELECTRIC LTG.	
GAS LIGHTING	
PRIVATE LTG. SYST.	

MEASURED	
LISTED	
AREA COMP.	
PRICED	

PLUMBING	
BATHROOMS	
STALL SHOWER BATH ROOM	
STALL SHOWER EXTRA	
TOILET ROOMS	
WATER CLOSET EXTRA	
LAVATORY EXTRA	
SINK EXTRA	
SEPTIC TANK OR CESSPOOL	
DRILLED WELL	
PRIVATE WATER SYST.	
WATER ONLY	
NO PLUMBING	

TILING	
BATH FLOOR & WAINSCOT	
BATH FLOOR & WALLS	
BATH FLOOR ONLY	
TOILET RM. FL. & WAINS.	
TOILET RM. FL. & WALLS	
TOILET RM. FL. ONLY	
KITCHEN WAINSCOT	

LOCATION		
GOOD	FAIR	POOR

INCOME

BUILDING COMPUTATION			
S.F.			19
S.F.			
S.F.			
S.F.			19
S.F.			
S.F.			19
S.F.			
S.F.			19
BSMT. AREA			19
WALLS			
ROOF			19
FLOORS			
FLOORS			
ATTIC			19
INT. FIN.			19
HEATING			
FIREPLACES			19
PLUMBING			
TILING			19
TOTAL			19
COST FACTOR			
REPLACEMENT VALUE			

OUTBUILDINGS					
WALL FOUNDATION			CONC. FLOOR		19
PIER FOUNDATION			EARTH FLOOR		
SINGLE WALL SDG.					
DOUBLE WALL SDG.			SHINGLE ROOF		
SHINGLE WALLS			ROLL ROOFING		
STUCCO ON					19
CEMENT BLOCK			ELECTRIC LIGHTS		
BRICK			FINISHED INT.		
UNIT PRICE #1			UNIT PRICE #2		

45 NTS

SECTION	BLOCK	LOT	ADDRESS	CARD No.
11	10	~~44~~	PROSPECT AVE	312 ~~313~~

PROPERTY DESCRIPTION

REMARKS

1962 CONSTR.

ASSESSMENT SUMMARY

19	LAND	3672
	BLDGS.	~~9828~~
	TOTAL	12500
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	

LAND RECORD

NO UTILITIES		LOW	
NO SEWER		HIGH	
NO WATER		ROUGH	
NO GAS		ROCKY	
NO ELECTRICITY		SWAMPY	
		HILLSIDE	
NO STREET		WOODED	
DIRT STREET		BRUSH LAND	
SEMI IMPROVED ST.		TILLABLE	
NO SIDEWALK			

LAND VALUE COMPUTATIONS

FRONTAGE FIGURED	AVERAGE DEPTH	UNIT PRICE	UNIT PERCENT	FRONT FT. PRICE	COR. INFL.	TOTAL	$ DEPR.	VALUE

ASSESSMENT RECORD NASSAU COUNTY, NEW YORK

AR33-5M-4/60

VAC

OCCUPANCY	CONSTRUCTION	SIZE	GRADE	AGE	REMODL'D	COND.	PHY. DEP.	FUNCT. DEP.	REPL. VALUE	PHYSICAL VALUE	SOUND VALUE
(1) STORE	1¾ C.B. & F.B.			1961		G	3%	25%	3729	3617	2713

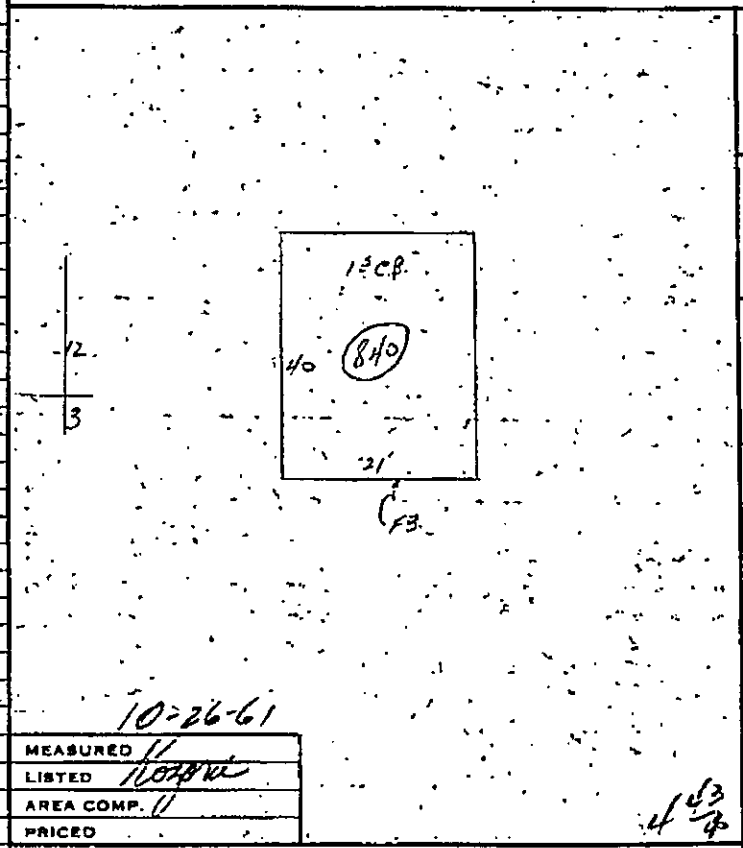
EXTERIOR WALLS		BSMT.	1ST	2ND	3RD			PRICE
SOLID COM. BRICK								
RUBBLE OR NATIVESTONE								
122'/F CONCRETE 3'	✓	12' ✓		1.00	+ 1.00	FTG =	2.20	764
101'/F CEMENT OR CINDER BLOCK 12'	✓		8' ✓		.50 +	=	1.00	606
COM. BR. ON TILE OR C. B.								
21'/F FACE BR. ON ~~TILE OR~~ C. B. 12'	✓		12' ✓		1.05	¢ =	12.60	265
FACE BR. ON COM. BR.								
FACE BR. VENEER								1135
COM. BR. VENEER								
ART. STONE FACING								
STONE FACING								
TERRA COTTA FACING								
STONE OR T. C. TRIM								
STUCCO ON TILE OR C. B.								
STUCCO ON FRAME								
SIDING OR SHINGLES								
WOOD FRAME WINDOWS		FENESTRA SASH			DOORS			
PLATE GLASS FRONT		METAL FRAME			WOOD FRAME			
PLASTERED DIRECT								
PLASTER ON FURRING								
UNFINISHED INTERIOR WALLS	✓							

FLOORS & BSMT. AREAS								
BASEMENT AREA								
CONCRETE 1 KEN TILE	✓							
EARTH		AREA	EXCAVATION	AV.		DEEP		
PINE OR FIR						HORIZ		
HARDWOOD					ELC	.05		
					FLOR	.60		
SUB FLOOR					R&C	.55		
WOOD JOISTS					HTG.	.20		
STEEL JOISTS					STEEL	.30		
REINFORCED CONCRETE					EL. EC.	.10		
FLAT ARCH TILE					SUP.	.05		
					PART.	.20		
STEEL BEAMS						1.95		
TIMBER BEAMS								
REIN. CONC. BEAMS								

CEILINGS								
LATH AND PLASTER								
PRESSED METAL								
CEILING S/R	✓							

ROOFING & FRAMING

TOTAL



10-26-61

MEASURED
LISTED Kopke
AREA COMP. ✓
PRICED

4 43/4

MISCELLANEOUS ITEMS			
1	CHIMNEYS 2x3x15		40
	FIREPLACES	INCINERATORS	
	BULKHEADS	AREAWAYS	
	PENT HOUSES		
	PASSENGER ELEVATOR		
	FREIGHT ELEVATOR		
	DUMB WAITERS		
	SPRINKLER SYSTEM		
	VENTILATING FANS		
	REFRIGERATORS		
1	FIREPROOF CONST. PC	STEEL FRAME	40
			130

19 19 19 19 19 19 19 19 19 19

TAR & SLAG	✓	SLATE	METAL
COMPOSITION			
WOOD JOIST		METAL JOIST	SHEATHING
WOOD BEAMS		STEEL BEAMS	✓
WOOD TRUSSES		STEEL TRUSSES	
SKY LIGHTS		VENTILATORS	ROOF DRAINS

PARTITIONS

L. & P. ON WOOD STUDS	
COM. WOOD BOARD	
PLST. BD. ON STUDS	
~~PLST. ON TILE OR~~ C. B.	✓
PLST. ON BRICK	

STAIRS & FIRE ESCAPES

PINE STAIRS	
HARDWOOD STAIRS	
METAL STAIRS	
FIRE ESCAPES	

INTERIOR FINISH

PINE DOORS & TRIM	
HARDWOOD DOORS & TRIM	
ENAMEL DOORS & TRIM	
FIRE PROOF DOORS	✓
BUILT IN FEATURES	

HEATING

STEAM			
VAPOR			
HOT WATER			
HOT AIR GAS-BLOWER	✓	✓	
PIPELESS FURNACE			
NO HEATING SYSTEM			
OIL BURNER		GAS BOILER	COAL STOKER

PLUMBING

		(18) OUTLETS @ 20	✓
TOILET ROOMS	✓	BATH ROOMS	
WATER CLOSETS EXTRA		SINKS EXTRA	URINALS
G. I. PIPING		BRASS PIPING	

TILING 1/0

TOILET ROOM FL. & WAINSCOT		TOILET ROOM FL.
BATH ROOM FL. & WAINSCOT		BATH ROOM FL.

ELECTRICAL WIRING

FLEXIBLE CONDUIT	PIPE CONDUIT
KNOB & TUBE	

LOCATION	GOOD	FAIR	POOR

GROSS CUBAGE 12,600 CU.FT. @ .29 CU.FT.

COMPUTATIONS

	WALLS (VERTICAL)		1135
	DOORS & WINDOWS		
1000	STORE FRONTS PLATE GLASS		200
	FACE BRICK OR WALL TRIM		
	MISC		130
840#	ROOF & FLOORS ETC. (HORIZONTAL) @	1.85#	1554
	BASEMENT AREA		
	STAIRS & FIRE ESCAPES		
	INTERIOR FINISH		
	OIL BURNER		
	PLUMBING		710
	TILING		
	TOTAL REPLACEMENT VALUE		3729

OCCUPANCY DETAIL & INCOME

LAUNDROMAT

TOTAL

RENTAL CAPITALIZATION

PERCENTAGE ITEMS		FLAT EXPENSE ITEMS	
TAXES		COST OF OWNING LAND	
INSURANCE		VACANCY ALLOWANCE	
		COST OF HEATING	
MAINTENANCE		COST OF WATER	
		COST OF ELECTRICITY	
DEPR. ALLOWANCE		COST OF MANAGEMENT	
		COST OF JANITOR	
CONTINGENCIES			
TOTAL CAP. RATE		TOTAL FLAT EXPENSES	

GROSS ANNUAL INCOME

LESS FLAT EXPENSES

BALANCE FOR PERCENTAGE CAPITALIZATION

11 10 45 E2121514 N196136

Town of North Hempstead, New York
Brownfields Assessment Demonstration Pilot

U.S. EPA, Region 2
290 Broadway
New York, New York 10007

June 2002

Program Information

The EPA Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is an abandoned, idled, or under-used industrial or commercial facility where expansion or redevelopment is complicated by real or perceived contamination. Since 1995, EPA has funded more than 300 Brownfields Assessment Demonstration Pilots, at up to $200,000 each, enabling localities to clarify environmental contamination issues in order to facilitate redevelopment. Pilot funds are for site assessment, reuse planning and related community involvement. EPA Region 2 provides direct support to the States, Tribes, counties, municipalities, and communities of New York, New Jersey, Puerto Rico, and the US Virgin Islands as they continue to seek new methods to promote site assessment, environmental cleanup, and redevelopment.

I. Overview

In May 2000, the U.S. Environmental Protection Agency (EPA) selected the Town of North Hempstead as a Brownfields Demonstration Assessment Pilot. North Hempstead, located in Nassau County and adjacent to the borough of Queens on Long Island, contains the Hamlet of New Cassel at its southeast tip. The focus of the Pilot will be the 170-acre New Cassel Industrial Area (NCIA) and the residential area north of the NCIA. The NCIA consists of about 160 industrial and commercial operations including auto repair shops; machine, pharmaceutical, asphalt, and other industrial manufacturing facilities; tool and dye shops; and industrial waste salvage plants. There are currently 17 sites within the NCIA that have been investigated by the New York State Department of Environmental Conservation (NYSDEC) and placed on the State Registry of Inactive Hazardous Waste Sites.

The poorest residents of New Cassel live directly north of the NCIA. This federally-designated poverty tract is surrounded by contaminated, abandoned, vacant, and underutilized property. Additionally, nine percent of New Cassel's residents live in poverty and 34 percent do not have a high school diploma.

To help improve these environmental conditions, minimize criminal activity, and revitalize the community, New Cassel's leaders developed the New Cassel Environmental Justice Project (NCEJP) in 1995, and in 1998, a U.S. Department of Justice Weed and Seed designation was secured. These initiatives have already shown positive results. Drug arrests dropped 21 percent from 1998 to 1999 and local residents have been involved in revitalization efforts at more than 100 community meetings.

Previously, using U.S. Department of Housing and Urban Development Community Development Block Grant funds, North Hempstead's Community Development Agency (CDA) had worked with New Cassel community groups to produce Urban Renewal Plans for two areas that are discussed below. The Plans identified specific areas within the Town's Urban Renewal Areas, which were appropriate for high and low density residential development (with an emphasis on affordable housing), commercial development (with an emphasis on supermarkets and retail shops), environmentally-friendly industrial areas (with an emphasis on business incubators) and community institutions, such as Senior and Youth Centers.

II. Brownfields Pilot Progress

Implementation Strategy

As part of North Hempstead's overall plans for both economic and community development of New Cassel, the Town's brownfields strategy seeks to reclaim older, abandoned, and underutilized industrial sites for a variety of productive uses including industrial development, commercial development, residential development, and community-institutions. North Hempstead's brownfields program is carried out from the Town of North Hempstead's Department of Planning and Economic Development.

The New Cassel Brownfields and Community Revitalization Project is guided primarily by the two Urban Renewal Plans that were previously developed by CDA and the community. The Urban Renewal Plan for the Prospect Corridor Urban Renewal Area was developed in 1990 and the plan for Union Avenue was developed in 1996. The goals of these URP's are also the goals of the New Cassel Brownfields and Community Revitalization Project, which include:

1. Environmental remediation of contaminated properties;

2. Rehabilitation of vacant and underutilized properties into environmentally compatible, sustainable commercial and industrial businesses;

3. Enhancement of job training efforts and creation of jobs for New Cassel residents; and

4. Increasing the area's liveability by enhancing recreational and affordable housing opportunities, public improvements and overall aesthetics of the area.

The Town will work cooperatively with the nearby City of Glen Cove, New York, an EPA Brownfields Showcase Community. Cooperation between North Hempstead and Glen Cove will include sharing strategies to develop and implement a regional strategy for urban renewal and seeking to lessen the pressure to develop greenspace in Nassau County. The Town will also interface with Glen Cove to gather appropriate materials available to further educate the Town on available resources for community and brownfields revitalization.

Community Involvement

The Town intends to increase the amount of community involvement under the Pilot through the implementation of a Community Involvement Plan. The Pilot's objective is to identify, organize and involve the affected communities and citizens in the site selection, assessment, and cleanup process, and to educate and inform the public on the Town's brownfields progress. The Town plans on using existing outlets such as newsletters, local newspaper, public-access cable, information repositories, neighborhood forums, and a dedicated website. The Town has already participated in a forum on the revitalization of New Cassel that was organized by a group of local clergy, the Unified New Cassel Community Revitalization Corporation (UNC), working with Sustainable Long Island (SLI). The meeting was held in order to help facilitate community revitalization, sustainable development, and a shared vision.

One of the primary community outreach organizations is the NCEJP, which has been working with the New Cassel community, and participating in the development of community and brownfields revitalization plans in three distinct ways:

- Public education about local pollution problems has allowed residents to be involved in the government decision making processes that affect New Cassel's environmental health.

- Development of pollution prevention solutions has included the review of all New Cassel industrial facilities' environmental permits, as well as monitoring to ensure facility compliance. Facilities have been encouraged to work with the community to develop pollution prevention plans to increase environmental compliance, and to improve visual aesthetics of NCIA facilities.

- Representation of the community before government agencies to ensure reduction and clean up of pollution in New Cassel.

A Pilot kickoff meeting, which was hosted by both the Town of North Hempstead and EPA Region 2, was held in the Spring of 2001. The meeting provided an introduction to the project and the overall community revitalization efforts to community and environmental groups as well as to environmental consultants.

III. Brownfield Site Activities

Site Inventory

The Town has performed a partial inventory of the brownfield sites in New Cassel through the analysis of previous NYSDEC investigations, building department records, and interviews with community groups. A thorough inventory, which will identify and classify all the brownfield sites in New Cassel, will be completed.

Site Selection

The Town of North Hempstead will select the Pilot's target sites looking at several factors. The sites will be chosen based on their past history and use, conversations with the NYSDEC, site visits, and importance to the overall community revitalization.

Pilot funds will be utilized by the Town to prioritize assessments of sites based on potential ease of development, value with regard to employment potential and tax revenue generation, and value with regard to the Prospect and Union Avenue Urban Renewal Plans. Sites will be selected once the site inventory is completed.

Site Assessment and Reuse Planning

The site inventory needs to be completed before any sites are selected for the Phase I Site Assessments. Once the targeted sites are chosen and approved, site profiles will be created and accompany this fact sheet.

IV. Measures of Success

Properties Estimated in Brownfields Pilot Areas: 8
For the entire Pilot area, the number of properties/parcels which have been identified by the Pilot as brownfields. The Pilot area includes the entire jurisdiction of the Pilot (e.g., the entire City of Chicago or the State of Minnesota), not just the specific area(s) that the Pilot has defined as target areas.

Properties Reported to be Contained in Pilot Inventories: 8
For the entire Pilot area, the number of properties/parcels which have been included in an inventory of brownfields properties/parcels. Types of brownfields inventories include: lists, spreadsheets, and databases (geographic information systems or other forms). These

inventories may include lists such as a foreclosure list of abandoned industrial sites, a state list of no-further actions sites, etc.

Properties Reported to be Targeted by Pilot: NR
For the entire Pilot area, the number of brownfields properties/parcels the Pilot reports it is "targeting", or at which the Pilot says it will conduct, is conducting, or has conducted activities such as assessment, cleanup planning, facilitation of redevelopment, community outreach, etc.

V. Non-Site Specific Funding Leveraged
Funding that has been leveraged under the pilot program, but cannot be attributed to any one site.

A. Non-Site Specific Funding Leveraged for *Assessment*
Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: $_____

Additional information concerning funding:

B. Non-Site Specific Funding Leveraged for *Cleanup*
Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: $_____

Additional information concerning funding:

C. Non-Site Specific Funding Leveraged for *Redevelopment*
Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: $_____

Additional information concerning funding:

VI. Current Activities

The Town is working to complete the site inventory so that sites may be selected for redevelopment.

VII. Contact Information

Pilot Contact
Name: Denise L. Harrington
Title: Environmental Control Specialist
Organization: Department of Planning and Development
Town of North Hempstead
Address: 220 Plandome Road
Manhasset, NY 11030
Phone: (516) 869-7754
Fax: (516) 869-7798
E-mail harringtond@northhempstead.com

EPA Contact
Name: Jenny Tsolisos
Title: Brownfields Project Manager
Organization: United States Environmental Protection Agency
Address: USEPA
290 Broadway
New York, NY 10007
E-mail: tsolisos.jenny@epa.gov

For more information on EPA's Brownfields Initiative visit EPA's website at:
National Website http://www.epa.gov/swerosps/bf
Regional Website http://www.epa.gov/r02earth/superfnd/brownfld/bfmainpg.htm

New Cassel and Hicksville

New York

EPA ID#: NY0001095363

EPA REGION 2

Congressional District(s): 05

Nassau

Southern end of Iris Place

NPL LISTING HISTORY
Proposed Date: 3/10/2011
Final Date: 9/16/2011

Site Description

EPA listed the New Cassel/Hicksville Ground Water Contamination Site (Site) on the National Priorities List (NPL) of sites eligible for long-term remedial action financed under the Comprehensive Environmental Response, Compensation, and Liability Act, more commonly known as Superfund, on September 16, 2011. The Site is considered to be an area of widespread groundwater contamination within the Towns of North Hempstead, Hempstead and Oyster Bay in Nassau County, New York.

In 2010, EPA collected groundwater samples from raw (pre-treated) water from multiple public supply wells (PSWs) in central Nassau County and analyzed the raw water samples to determine whether volatile organic compounds (VOCs) were present above the Maximum Contaminant Level (MCL). VOCs are contaminants that evaporate easily into the air and dissolve in water. The MCL is a federal standard for drinking water quality that is a legal threshold limit on the amount of a substance that is allowed in public water systems under the Safe Drinking Water Act. EPA's 2010 analytical results determined that there were VOCs above the MCL in the raw water in four Town of Hempstead wells (Bowling Green 1 and 2, Roosevelt Field 10, and Levittown 2A), six Hicksville wells (4-2, 5-2, 5-3, 8-1, 8-3, and 9-3) and Westbury Water District Well 11.

Threat and Contaminants

The primary contaminants of concern for the Site are tetrachloroethylene (PCE), trichloroethylene (TCE) and other VOCs. VOCs are often used as ingredients in paints, solvents, aerosol sprays, cleaners, disinfectants, automotive products and dry cleaning fluids. While no individual sources were identified in EPA's March 2011 Hazard Ranking System listing package for inclusion on the NPL, it is believed that past industrial and commercial activities in the area may have contributed the ground water contamination at the Site.

To date, the New York State Department of Environmental Contamination (NYSDEC) has evaluated 17 individual sites within the New Cassel Industrial Area (NCIA), located in the Town of North Hempstead, which are listed on the Registry of Inactive Hazardous Waste Sites in New York State. Responsible parties for these NCIA sites have implemented remedial actions associated with VOC contamination in soils and on-site groundwater. These sites remain under NYSDEC's oversight.

Within the Town of Hempstead, two public supply wells, Bowling Green Well 1 and 2, located approximately 1,500 feet downgradient of the NCIA were found to have TCE and PCE in raw water above the MCL. Raw groundwater pulled from these wells is treated prior to distribution to a population of more than 8,000 people.

During EPA's 2010 pre-NPL sampling, a public supply well field in Hicksville, which is in the Town of Oyster Bay, was found to have exceedances of PCE and TCE above the MCL in the raw ground water. Water from the Hicksville PSWs is treated prior to distribution to a population of more than 24,000 people.

Concentrations of VOCs above the MCL were also found in Hicksville Well 9-3, Hicksville Well 8-3, Hicksville Well 8-1, Hicksville Well 4-2, Hempstead-Levittown Well 2A, Hempstead-Roosevelt Field Well 10, and Westbury Well 11. The PSWs are tested regularly for water quality prior to distribution to the public and continues to meet federal and state water quality standards.

Cleanup Approach

EPA will be addressing the Site in discrete phases or components known as operable units or OUs. An operable unit

represents a portion of the Site remedy that for technical or administrative purposes can be addressed separately to eliminate or mitigate a release, threat of release or exposure pathway resulting from Site contamination. EPA anticipates that there will be multiple OUs for the Site, and subsequent Proposed Plans and Records of Decision (RODs) will address groundwater contamination at other OUs at the Site.

The first operable unit at the Site, OU1, addresses a portion of the contaminated groundwater downgradient of the NCIA. In the summer of 2013, EPA expects to release a proposed plan, which discusses the remedial alternatives considered and identifies EPA's proposed remedial alternative with the rationale for EPA's preference to address OU1.

EPA will subsequently conduct remedial investigations to determine the nature and extent of contamination in other operable units. Subsequent operable units will include, but may not be limited to, the areas downgradient of OU1, the Sylvania and the General Instruments sites in Hicksville, as well as areas impacting Hicksville PSWs 4-2, 8-1, 8-3, 0-3 and Hempstead-Levittown 2A.

Cleanup Progress

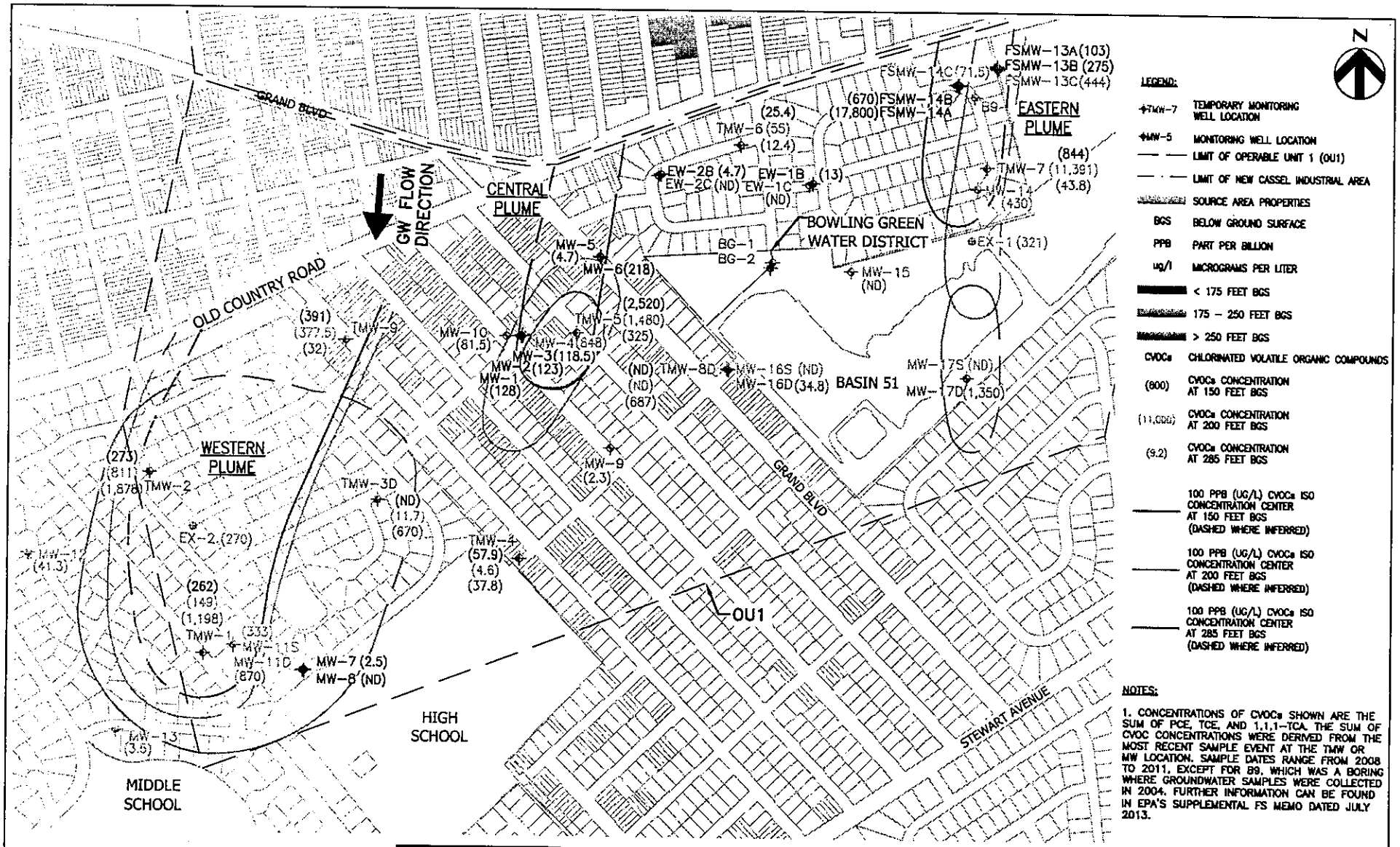
The New Cassel/Hicksville Ground Water Contamination Site was added to the National Priorities List on September 16, 2011.

OU1: In the summer of 2013, EPA will be issuing a proposed plan, which identifies the remedial alternatives considered and EPA's proposed remedial alternative with the rationale for EPA's preference. Once the proposed plan is released, a 30-day public comment period will begin. EPA will also hold a public meeting to answer questions and allow community members to comment on the proposed remedial alternatives for the Site's OU1. After the close of the 30-day comment period and consideration of comments, EPA will issue a Record of Decision for OU1 which determines the remedial action to be performed.

Site Repositories

U.S. Environmental Protection Agency, Region 2, Superfund Records Center 290 Broadway, 18th Floor, New York, NY 10007-1866

Contact: Jennifer LaPoma, EPA Remedial Project Manager at 212-637-4328 or LaPoma.Jennifer@epa.gov or Cecilia Echols, EPA Community Involvement Coordinator at 212-637-3678 or Echols.Cecilia@epa.gov



1 inch = 600 ft.

HDR

CVOCs ISO-CONCENTRATION MAP
NEW CASSEL/HICKSVILLE GROUND WATER CONTAMINATION SITE OU1
TOWNSHIP OF NORTH HEMPSTEAD AND HEMPSTEAD, NASSAU COUNTY, NY

DATE: JULY 2013

FIGURE: 2

PHASE II
ENVIRONMENTAL SITE ASSESSMENT

for the property located at:

985 Prospect Avenue
New Cassel

prepared for:

The Town of North Hempstead
Community Development Agency
51 Orchard Street
Roslyn Heights, New York 11577

prepared by:

Cashin Associates, P.C.
Engineering •Planning •Construction Management

1200 Veterans Memorial Highway, Hauppauge, New York 11788 - (631) 348-7600
80 SW 8th Street, Suite 2809, Miami, Florida 33130 - (305) 579-2006

August 12, 2014

CONTENTS

Section	Page
EXECUTIVE SUMMARY	1
I. PURPOSE	2
II SCOPE OF WORK	3
A. Site Inspection	4
B. Remote Sensing Surveys	5
C. Soils Sampling	6
III. INVESTIGATION FINDINGS	7
A. Site Inspection	7
B. Remote Sensing Surveys	8
C. Soils Sampling	9
IV. RECOMMENDATIONS	11

Appendices

I Topographic Map & Site Sketch

II Photographs

III Subcontractor Proposals and Invoices

IV Laboratory Analytical Results and Chain of Custody Form

V Remediation Cost Estimate

EXECUTIVE SUMMARY

Cashin Associates, P.C. (CA) completed a Phase II Environmental Site Assessment (ESA) for the subject property located at 985 Prospect Avenue. The subject property is developed with a one-story, slab on grade, single tenant, commercial building, which is currently vacant, and a rear lawn and side parking area. The subject building was formerly occupied by a motorcycle service and repair business, a tee-shirt printing and screening business, and a laundry facility, from approximately the 1960s through the present. CA recently completed a Phase I ESA, finding that the long-term commercial uses of the site may have resulted in adverse environmental impacts of the site surfaces, stormwater drainage system, subsurface soils, and local groundwater table. Based on this finding, CA recommended that a Phase II ESA be completed of the site.

The Phase II ESA was completed in May 2014, which included: i) a environmental investigation of the building interior; ii) environmental field investigation of the areas of the lot surrounding the building; iii) environmental field investigation of the stormwater and sanitary drainage structures; iv) remote sensing survey for possible abandoned underground petroleum tanks, or other subsurface features; and v) the collection of a sample of sediments in the stormwater underground injection structure.

The results of the investigation of the building interior spaces, areas of the lot surrounding the building, sanitary sewer piping, a shallow stormwater grating, and disconnected subsurface piping associated with the main stormwater underground injection structure found no evidence for adverse impacts by hazardous substances or petroleum products.

However, the investigation of the sediments located within the main stormwater underground injection structure identified an approximately two-foot thick layer of dense blue-purple colored sediment, overlying light brown sand and gravel soils. A sample of the dense colored sediment layer found that it contained levels of metals and semi-volatile organic compounds exceeding environmental regulatory criteria; requiring regulatory reporting and clean-up actions.

It is recommended that the contaminated sediments be removed from the stormwater drainage structure according to the applicable regulatory requirements; pursuant to the USEPA regulatory requirements for reporting and remediation of Class V Underground Injection Units, having jurisdiction over these systems in Nassau County. Based on this information, CA provided an estimate for the proper characterization, removal, disposal, and coordination with the appropriate regulatory agencies, for the remediation of the conditions found.

I. PURPOSE

The subject property is located at 985 Prospect Avenue, New Cassel, New York. The subject site is approximately 4,600 square feet in area, and is developed with a one-story, commercial building, surrounded by a paved driveway along the east side, and an unpaved rear yard on the north side of the property. Appendix I contains a topographic map and site sketch, and Appendix II contains site photographs.

CA recently completed a Phase I ESA for the subject property, and found that the subject building was formerly occupied by a motorcycle service and repair business, and a tee-shirt printing and screening business, reportedly operating on the site from the 1980s through approximately the last few years. Prior to these uses, the property was reportedly

developed and used as a laundry facility, from approximately the 1960s through the 1980s.

The Phase I ESA report concluded that the development and long-term commercial uses of the site most likely involved the handling, storage, and disposal of hazardous chemicals associated with chlorinated solvents, vehicle fuels, oils, greases, parts cleaners, degreasers, detergents, inks, and paints. Any discharges or releases of hazardous materials in the building, the stormwater underground injection unit located in the rear yard, and on the grounds of the subject property, may have resulted in contamination of the subsurface soils and local groundwater table. Based on these findings, CA recommended that additional investigations be completed to determine whether surface and subsurface contamination exists on site, which is the scope of this Phase II ESA.

II. SCOPE OF WORK

CA completed the Phase II ESA during the month of May 2014 to determine whether the conditions identified in the Phase I ESA resulting in contamination of the building, surface soils and associated stormwater drainage system. Site access was provided by Mr. Mark McFarland, owner of the property. CA retained the services of two environmental contractors as part of the Phase II ESA: i) Preferred Environmental Services (North Merrick, New York) to perform an initial site screening via a magnetic feature remote-sensing survey and additional site investigation tasks; and ii) East Coast Geoservices, Inc. (Huntington Station, New York) to perform a ground-penetrating radar (GPR) remote-sensing survey and additional site investigation tasks. The retention of the second

contractor was necessary due to the findings of the initial site screening, and scheduling matters. Appendix II contains copies of the contractor proposals and invoicing for investigation work on this site, and the neighboring site.

The scope of the investigation included: i) a environmental investigation of the building interior to determine whether there were any obvious signs of environmental contaminants affecting the building surfaces or features which may represent possible routes for contamination of the subsurface, such as cracks, other floor openings, floor drains, pits or sumps; ii) environmental field investigation of the areas of the lot surrounding the building for obvious signs of environmental contamination of surface soils; iii) investigation for any signs of stormwater or sanitary drainage structures, aboveground tanks or buried tanks, mechanical or electrical equipment, or other features which may be a source of, or affected by, environmental contamination; iv) remote sensing survey, using magnetic detection equipment and ground-penetrating radar equipment, for evidence of the presence of abandoned underground petroleum tanks, or other subsurface equipment or other features indicative of environmental conditions relating to hazardous substances or petroleum products; v) investigation by direct-push mechanical probing equipment; and vi) collection of environmental samples.

A. Site Inspection

As previously stated, the subject building is currently vacant; however, it was formerly occupied by a motorcycle service and repair business, and a tee-shirt printing and screening business. Prior to these uses, the building was reportedly

operated as a laundry facility. CA inspected the building interior during the initial Phase I ESA (April 10, 2014), and completed a more detailed investigation as part of this Phase II ESA on May 8, 2014. The Phase II inspection was completed to determine whether there were any obvious signs of environmental contaminants affecting the building surfaces or features which may represent possible routes for contamination of the subsurface, such as cracks, other floor openings, floor drains, pits or sumps. CA also investigated the areas surrounding the building for significant evidence of surface staining, or other indications of adverse impacts to pavement or lawn areas. Investigations of the small drain at the rear of the building, and the covered pit for the sanitary sewer system (adjacent to the northeast corner of the building) were also completed.

B. Remote Sensing Surveys

A survey of the areas surrounding the building on the east side (driveway and parking area) and the north side, unpaved lawn area at the rear of the property. CA's investigation was supported by a remote sensing scan of the undeveloped portions of the property via a magnetic scanner, supplied by Preferred Environmental Services ("Preferred") on May 8, 2014. This survey identified metal sanitary piping along the east side of the building, and the metallic features of the known stormwater underground injection unit, located on in the north lawn area. The magnetometer detected no other significant subsurface features.

CA completed a second remote-sensing site scan on May 22, 2014, using ground-penetrating radar equipment ("GPR") supplied and operated by East Coast Geoservices, LLC ("ECG"). The wheel-mounted equipment provides real-time subsurface scanning of subsurface conditions, as the operator pushes the equipment along transects across the lot, to determine the likely presence of buried structures, which may contain hazardous materials.

C. Soils Sampling

During CA's Phase I ESA, a stormwater drain was observed in the yard, just outside of the rear door the subject building, reportedly connected to the Nassau County municipal stormwater system. The Phase II ESA included investigations of the small stormwater drain; Nassau County stormwater collection structure; pit area surrounding the municipal sanitary system piping; and areas identified via the remote sensing surveys as possibly containing buried features, which may contain hazardous materials. Any sediments or soils found in the structures, as well as any soils in the areas identified via the remote sensing surveys were initially screened with a direct-reading photo-ionization detector (PID) calibrated for volatile organic gases, to detect the possible presence of volatile organic compounds, as an indication of possible hazardous material impacts. Any volatile organic compounds detected by the PID at the locations screened will result in the collection of soil samples for analysis at a qualified laboratory.

III. INVESTIGATION FINDINGS

A. Site Inspection

The findings of CA's inspection of the interior spaces found that most of the furniture, fixtures and equipment have been cleared from the site. However, CA observed that there was an unlabeled 55-gallon plastic drum located within the lavatory. The owner stated that this drum stored cleaning detergent, and the drum would be removed from the site. There were no indications of releases of materials from this drum. CA also observed small quantities of office supplies and other materials, in the rear storage areas of the building. CA also observed small quantities of common cleaning supplies, with no indications of any leaks or spills associated with these products. CA's inspection found no evidence for significant releases or spills from these containers. The results of the investigation of the building interior found no floor drains, pits or sumps, or other features indicative of environmental conditions relating to adverse impacts by hazardous substances or petroleum products.

The investigation of the areas surrounding the building found no significant evidence of surface staining, or other indications of adverse impacts to pavement or lawn areas. Investigations of the small drain at the rear of the building, and the covered pit for the sanitary sewer system (adjacent to the northeast corner of the building) found minor amounts of sediments and leaf compost. These sediment were screened with a direct-reading photo-ionization detector (PID) calibrated for

volatile organic gases, to detect the possible presence of volatile organic compounds associated with petroleum products. No indications of the presence of any volatile organic compounds were detected by the PID at these locations; therefore, no samples were collected. It was noted that the small drain was connected to a plastic discharge pipe, apparently extending to toward the location of the stormwater underground injection unit.

B. Remote Sensing Surveys

The findings of the remote sensing survey using magnetic detection equipment identified metal sanitary piping along the east side of the building, and the metallic features of the known stormwater underground injection unit, located on in the north lawn area. The magnetometer detected no other significant subsurface features.

The GPR survey detected subsurface radar reflections, possibly associated with underground piping, from the small stormwater drain adjacent to the rear of the building, and extending from the stormwater underground injection unit ("drywell"). The GPR survey detected no other significant subsurface reflection features beneath the undeveloped portions of the subject property.

C. Soils Sampling

Based on the findings of the GPR survey in the areas surrounding the stormwater drainage systems, as discussed above, CA and ECG excavated small test pits in the areas where reflections were detected. These test pits confirmed that the small drain was connected to the drywell via a small diameter plastic pipe. It also identified two possible sections of plastic pipes extending from the drywell; one extending to the northwest, and the other extending to the southeast. Both of the sections were found to be terminated within approximately 10 feet of the drywell, buried in a soil matrix which included broken concrete, asphalt and bricks. The findings of the test pits indicated that it was possible that there may have been additional underground injection structures associated with the existing drywell, which may have been removed from the site sometime in the past. CA found no indications of the presence of any volatile organic compounds at these locations, based on PID scans; therefore, no samples were collected.

The Phase II investigation of the small drain found minor amounts of sediments and leaf compost. No indications of the presence of any volatile organic compounds were detected by the PID at these locations; therefore, no samples were collected. CA opened the cover to the stormwater collection structure connected to this drain, and found that it was not connected to any municipal system as originally reported; rather, it was a drywell, discharging stormwater to the local groundwater table. The structure was observed to be constructed with

reinforced concrete, approximately eight feet in diameter, and more than 20 feet in depth.

The investigation of the sediments located within the drywell structure identified a layer of dense blue-purple colored sediment, which exhibited an odor; although it did not register a significant level of volatile organic compounds with the PID. A grab sample of this material was collected by Preferred, for laboratory analysis, utilizing a hand augur. Field sample collection equipment was properly cleaned before and after sample collection using an alconox solution. The sample was placed into a sterile dedicated jar for proper transport under chain-of-custody procedures, delivered to American Analytical Laboratories (Farmingdale, N.Y.) for analysis for volatile organic compounds, semi-volatile organic compounds, and metals.

The analytical methods were selected according to the USEPA Region 2 Underground Injection system Clean-up Objectives, derived from New York State Department of Environmental Conservation ("NYSDEC") regulatory soils clean-up standards, pursuant to 6 NYCRR Section 375-6.8(b), "Protection of Groundwater Soil Cleanup Objectives." No groundwater was encountered during this sampling. The results for the analysis of the soil sample showed levels of metals and semi-volatile organic compounds exceeding environmental regulatory criteria; requiring regulatory reporting and clean-up actions. Appendix IV contains a copy of the sample chain of custody and laboratory analytical results.

Due to the depth of the sediment layer, Preferred was unable to bore through this layer to determine its overall thickness, using hand auger equipment. ECG was later retained to perform additional investigations of the sediments in the structure, utilizing its track-mounted piston-probe sampler, capable of extending to greater depths. This investigation found that that the upper dense blue-purple colored sediment layer was approximately two feet in thickness, over a light brown sand and gravel layer. The sand and gravel layer gave no odors, and the PID screening of these soils showed no instrument response over background levels; therefore, no sample was collected of this layer. No groundwater was encountered during this survey.

IV. RECOMMENDATIONS

The investigation of the sediments located within the main stormwater underground injection structure identified an approximately two-foot thick layer of dense blue-purple colored sediment layer over light brown sand with gravel. A sample of the dense colored sediment layer found that it contained levels of metals and semi-volatile organic compounds exceeding environmental regulatory criteria; requiring regulatory reporting and clean-up actions.

It is recommended that the contaminated sediments be removed from the stormwater drainage structure according to the applicable regulatory requirements; pursuant to the USEPA regulatory requirements for reporting and remediation of Class V Underground Injection Units, having jurisdiction over these systems in Nassau County. Based on this

information, CA provided an estimate for the proper characterization, removal, disposal, and coordination with the appropriate regulatory agencies, for the remediation of contaminated sediments in the stormwater drywell. Appendix V contains a copy of CA's estimate, presented as an email to the client.

PHASE II ENVIRONMENTAL SITE ASSESSMENT

FOR THE PROPERTY LOCATED AT:

985 PROSPECT AVENUE
NEW CASSEL, NEW YORK 11590

CASHIN ASSOCIATES, P.C. REFERENCE NO. 14003.021

Environmental Scientist:

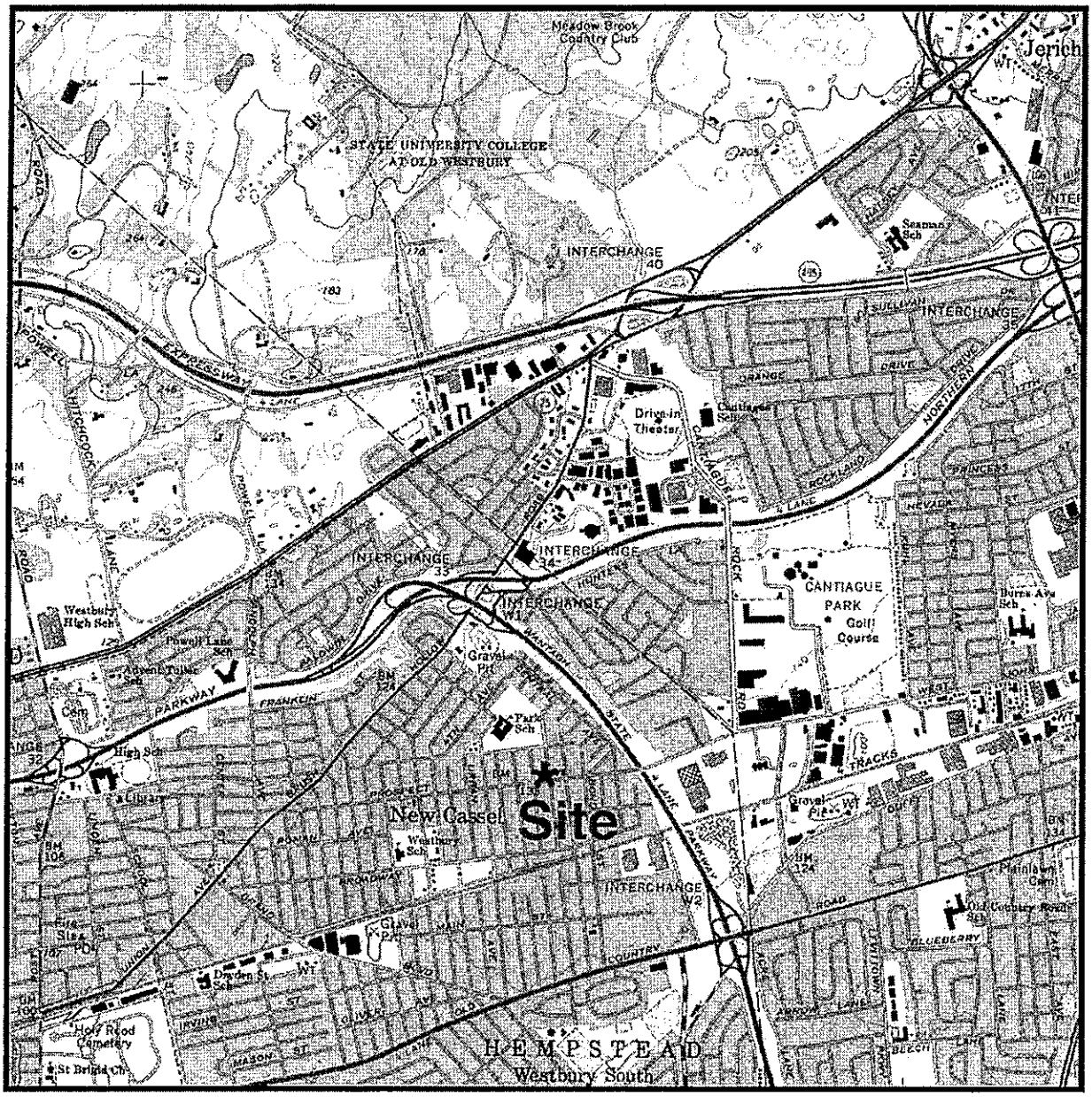
Brian Duggan **Date: 8/12/2014** **Sampling Date: 5/22/14**

Director of Environmental Programs:

Gregory T. Greene **Date: 8/12/2014**

APPENDIX I

TOPOGRAPHIC MAP & SITE SKETCH



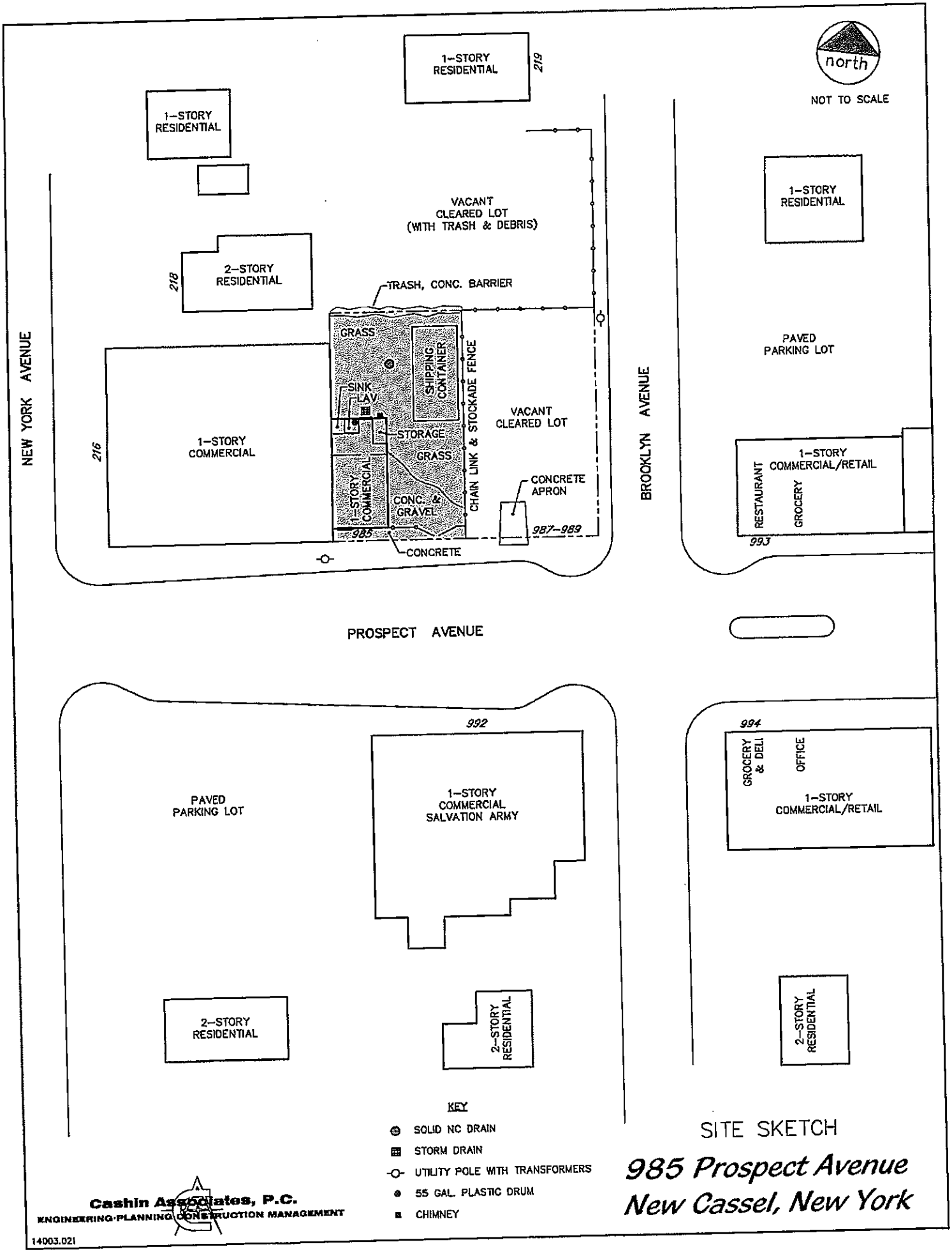
New York State
Department of Transportation
Hicksville Quadrangle, New York
7.5 Minute Series, 1979
Photorevised from 1967

TOPOGRAPHIC LOCATION MAP

985 Prospect Avenue

New Cassel, New York

14003.021

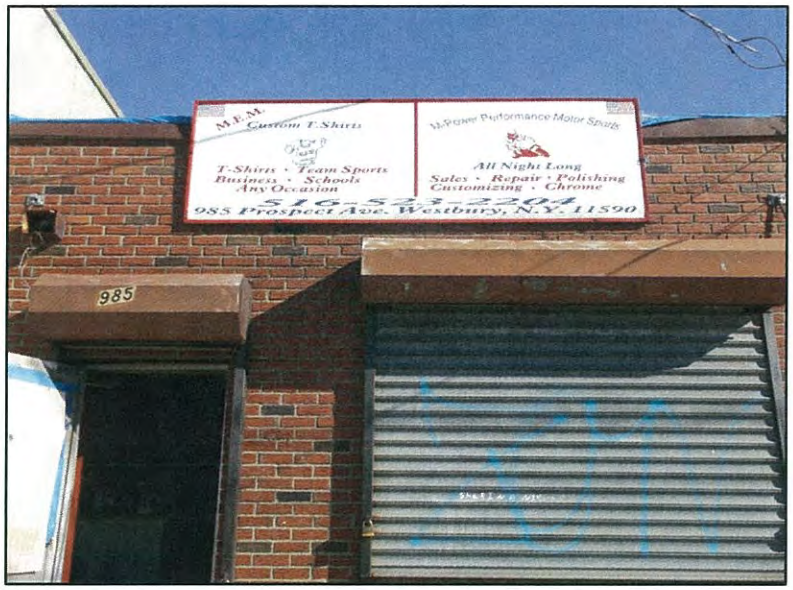


SITE SKETCH

985 Prospect Avenue
New Cassel, New York

APPENDIX II

SITE PHOTOGRAPHS



Photograph #1 - View of the subject property located at 895 Prospect Avenue, New Cassel, NY.

Photograph #2 - View of the front area of the tenant space within the subject building.

Photograph #3 - View of the stormwater grating located outside of the rear door of the tenant space.

Photograph #4 - View of the rear yard and manhole cover.

Photograph #5 – View of the manhole cover located in the rear yard.

Photograph #6- View of the interior of the structure.

Photograph #7 - View of the sediment located within the structure (Sample DW1).

APPENDIX III

CONTRACTOR PROPOSALS AND INVOICES

PREFERRED ENVIRONMENTAL SERVICES
323 Merrick Avenue - North Merrick, New York 11566 Tel: (516) 546-1100 Fax : (516) 213-8156

May 6, 2014

Mr. Brian Duggan
Senior Environmental Scientist, LEED AP
Cashin Associates, P.C.
1200 Veterans Memorial Highway
Hauppauge, New York 11788

Re: **Proposal for 1st Phase of Phase II Investigation**
Magnetometer Survey and Field Reconnaissance of Suspect Structures
Commercial Properties - 985 & 989 Prospect Avenue, New Cassell, New York

Dear Mr. Duggan:

As per your request, Preferred Environmental Services (Preferred) is providing our proposal to perform the initial phase of work required to properly target a Phase II Investigation at the commercial properties located at 985 and 989 Prospect Avenue, New Cassell, New York (Subject Properties).

As per our discussion, as the Phase I Environmental Site Assessment prepared by Cashin Associates, P.C. (Cashin) dated April 2014 has identified Recognized Environmental Conditions (RECs) as well as Potential Environmental Concerns (PECs) at both properties, but no specific target locations associated with either the RECs or PECs, an initial phase of investigation is recommended prior to the implementation of a targeted Phase II Site Investigation. Specifically, an initial magnetometer survey is proposed to identify potential anomalies indicative of buried steel drums, possible underground storage tanks (USTs), and former building foundations or basement at the 989 Prospect Avenue property that is currently vacant land.

This initial phase of work is required to determine if test pits or soil borings (or both) are the best strategies to investigate the Subject Properties, as well as where to target the most representative Phase II sampling locations. Additionally, during this initial phase of work, manholes, floor drains, drywells or other identified structures will be opened and examined. A field determination will be made if the structure is leaching (subject to USEPA/NCDH Underground Injection Control (UIC) program), solid, and/or each of their likely discharge points, to identify an appropriate sampling strategy to be implemented under the next phase, Phase II Site Investigation.

985 Prospect Avenue, New Cassel, New York

A Phase I Environmental Site Assessment (Phase I ESA) was conducted by Cashin Associates, P.C. (Cashin) for the Subject Property located at 985 Prospect Avenue, New Cassel, New York. The Phase I ESA field inspection conducted in April 2014 confirmed development to consist of a one-story commercial building, which was currently vacant. The review of the available historical data for the past 114 years indicated that the Subject Property was undeveloped land until 1962, when the site was improved with the existing one-story building and associated lot. The historical information indicates that past commercial tenant businesses included a laudromat, roofing contractor, tee-shirt printing service, and motorcycle servicing and repair business. Cashin's historical research found that the currently undeveloped adjacent properties to the north and west included a former automobile junkyard, a construction contractor vehicles, equipment and materials storage yard, and Nassau County vehicles, equipment and materials storage yard.

The following RECs were set forth for the Subject Property:

- The development and long-term commercial uses of the site most likely involved the handling, storage, and disposal of chlorinated solvents, vehicle fuels, oils, greases, parts cleaners, degreasers, detergents, inks, and paints. Any discharges or releases of hazardous materials in the building, the stormwater drain located in the rear yard, and on the grounds of the Subject Property, may have resulted in contamination of the subsurface soils and local groundwater table. If subsurface contamination exists on site, there is a potential for VOC vapors migration into the existing building, adversely affecting indoor air quality.

- The potential exists that the commercial activities on the property located adjacent to the north, and the commercial activities on the property located adjacent to the east (also identified as a Brownfield site), may have affected environmental conditions on the Subject Property.

- A Phase II investigation was recommended to be completed on the Subject Property to determine whether any environmental contamination is present.

989 Prospect Avenue, New Cassel, New York

A Phase I Environmental Site Assessment (Phase I ESA) was conducted by Cashin for the 989 Prospect Avenue, New Cassel, New York property. The Phase I ESA field inspection confirmed that the property is currently vacant land, containing no surface structures. The review of the available historical data for the past 114 years found that the site was developed with structures since at least 1938; and as late as the 1980, a two-story (and basement) dwelling, connected to a one-story "Hall." The Subject Property was once developed with a dinette/restaurant until it was demolished during the late 1980s. Property records indicate that the former building possessed fuel oil heating equipment. It is possible that the historical use of fuel oil on site may have included fuel oil storage tanks, and later use of the site as a construction equipment and materials storage yard may have resulted in contamination (including VOC vapors) to the site soils and groundwater table. Cashin's review of the historical information and environmental regulatory database information for the surrounding neighborhood found no evidence for recognized environmental conditions affecting the subject property. However, the Subject Property is identified as a Brownfield site on the regulatory database. There is a potential that the classification of the Subject Property may be due to on-site environmental contamination; therefore, this is considered a Recognized Environmental Condition. Additionally, there is a potential that the commercial activities on the property located adjacent to the north, and the commercial activities on the property located adjacent to the west, may have affected environmental conditions on the subject property. Also, if subsurface contamination exists on site, there is a potential for VOC vapors migration into the existing building, adversely affecting indoor air quality. Therefore it was recommended that a Phase II Environmental Site Assessment be completed on the subject property to determine whether any buried fuel oil storage tanks are located on site, and whether environmental contamination exists on the property.

SCOPE OF WORK

Based upon the above and only limited identified areas of concern, an initial phase of investigation is recommended prior to the implementation of a targeted Phase II Site Investigation. Specifically, an initial magnetometer survey is proposed to identify potential anomolies indicative of suspect buried features as well as a detailed field inspection/reconnaissance of site structures (manholes, drains, drywells, etc.) to determine the scope of a targeted Phase II Site Investigation.

The costs projected for this project are shown in the attached Table 1. The project can be initiated within three (3) days after receipt of executed agreement and access agreement. If these costs and schedule are agreeable, please signify your concurrence by signing and returning the enclosed *Access Agreement* in order to commence this project. Thank you for the opportunity to be of service.

Please feel free to give me a call with any questions.

Sincerely,

PREFERRED ENVIRONMENTAL SERVICES

Jill S. Haimson
Jill S. Haimson, P.G., CGWP
Principal
enc.

AGREED AND ACCEPTED:
Cashin Associates, P.C., as Consultant for Owner
Brian Duggan
DATE: 5/7/14

Table 1

1st Phase Site Investigation
Commercial Properties
985 and 989 Prospect Avenue, New Cassell, New York

Inspection of potential UICP structures & Magnetometer Survey

Geologist @ $625/day x 1 day
Magnetometer, PID, Tools, Sampling Vehicle @ $250/day x 1 day

Limited Site Summary Figures & Phase II Proposal @$500/ea.

Please Note: Please hold off until authorized to proceed

TOTAL COST: 1,375.00

SITE INVESTIGATION AUTHORIZATION

I, Brian Duggan/Caslin Assoc Consultant, as the owner/responsible party for property known as **985 and 989 Prospect Avenue, New Cassell, New York** hereby grant permission for Preferred Environmental Services to conduct a limited subsurface investigation at the subject properties and have unfettered access.

It is understood that this subsurface investigation will include subsurface sampling and that I must provide access to accommodate same. In addition, either I or another knowledgeable party designated by me will be present during this site investigation to identify areas where underground obstructions (e.g., underground storage tanks and related piping, underground utilities, sanitary pools, drainage facilities, etc.) may be present. I acknowledge that Preferred Environmental Services may rely on the information that I or other designated knowledgeable party provide relative to these potential obstructions. Preferred does not assume responsibility for damage to utilities during the completion of the subsurface investigation.

Date: 5/7/14

Caslin Associates, P.C.

Signature:

PREFERRED ENVIRONMENTAL
SERVICES
323 MERRICK AVENUE
NORTH MERRICK, NY 11566

Invoice

Bill To
Mr. Brian Duggan Senior Environmental Scientist, LEED AP Cashin Associates, P.C. 1200 Veterans Memorial Highway Hauppauge, New York 11788

Date	Invoice #
5/16/2014	4374

Job #	Terms	Project
		CASH-14-062

Qty	Description	Rate	Serviced	Amount
	1st Phase of Phase II Investigation Magnetometer Survey and Field Reconnaissance of Suspect Structures Commercial Properties - 985 & 989 Prospect Avenue, New Cassell, New York Inspection of potential UICP structures & Magnetometer Survey Geologist @ $625/day x 1 day + $625.00 Magnetometer, PID, Tools, Sampling Vehicle @ $250/day x 1 day + $250.00 UICP (Full list VOCs, SVOCs and Metals) sample = $525.00 TOTAL: $1,400.0 Spectrum Coverage Corp. dba Preferred Environmental Services TIN 113038047 NO REPORT, TABLES OR FIGURES	1,400.00		1,400.00

Phone #	It's been a pleasure working with you!	Total	$1,400.00
516-546-1100			

East Coast
Geoservices, LLC

May 15, 2014

Brian Duggan
Cashin Associates, P.C.
1200 Veterans Memorial Highway
Hauppauge, New York 11788

Re: Soil Sampling and GPR Survey
989 Prospect Avenue, New Cassel

Dear Mr. Duggan:

We are pleased to be afforded the opportunity to present the following proposal for Ground Penetrating Radar (GPR), a Photo Ionization Detector (PID) and a Power Probe sampling rig on the subject property.

FEE SUMMARY

1.	**Ground Penetrating Radar (GPR)**	**Fee:**	**$ 250.00**	May use on
2.	**Power Probe Soil Sampling**	**Fee:**	**$1,500.00***	same day as
3.	**Photo Ionization Detector (PID)**	**Fee:**	**$ 75.00**	work at
	Sales Tax		**$ 157.41**	985 Prospect Ave.
	Total Fee		**$1,982.41**	

This proposal, consisting of Exhibits A "Scope of Services", Exhibit B "General Terms and Conditions" and Exhibit C "Specific Terms and Conditions" represents the entire understanding between you and us with respect to the project. If this proposal, along with Exhibits A, B & C are acceptable, please sign and return to my attention.

If you have any questions or would like to discuss the proposal please do not hesitate to contact me.

Respectfully submitted,

East Coast Geoservices, LLC

Steven J. McGinn
Partner

SJM/tbs
P/File: 14-
ACCEPTED AND APPROVED *As Noted Above

BY: _____ DATE: 5/16/14
(Please sign and return one copy)

P.O. BOX 2806 • HUNTINGTON STATION, NY 11746 • (631) 513-8595 • info@eastcoastgeoservices.com

EXHIBIT A
SCOPE OF SERVICES

1) Ground Penetrating Radar (GPR)

Utilize a GSSI SIR 3000 Ground Penetrating Radar (GPR) system with a 400 MHz antenna to locate potential subsurface anomalies. The GPR survey will be conducted to the best extent possible within the limitations of the equipment. It should be noted that any remote geophysical survey has limitations with respect to accurately determining subsurface conditions due to response, interference, density of floor and subsurface materials, etc. ECG personnel are trained in the proper use of the equipment and will report the data and information collected with the client's full knowledge and understanding of the limitations noted above.

Fee: $250.00 per hour
(1 hour estimated)

2) Power Probe Soil Sampling

Utilize a Power Probe subsurface sampling apparatus to obtain soil samples from six (6) locations identified by the client. The probes will be advanced to various depths as required by the client at each sample location. Soil samples will be collected continuously from grade to the desired depth in four (4) foot intervals. The sampling sleeves will be given to the field technician for processing of the sample. All sample vessels will be supplied by the client.

Fee: $1,500.00/day

*Notes:
Day rate is for 8 hours on-site with a probe operator.
Overtime rate of $200 per hour applies if over 8 hours on-site per day.
ECG will order utility mark-out a minimum of three (3) days prior to completing proposed sampling.
ECG will not be responsible for damage incurred if any underground utilities or structures are encountered during the client requested sampling work or if the utilities or structures were not properly marked.
Sand, asphalt and/or concrete patch will be provided to backfill the boreholes only. No other pavement or concrete restoration will be provided as part of the daily rate.
Daily rate includes a total of 25 sampling sleeves. Each additional sleeve over 25 will be billed at $4.00 per sleeve.

3) Photo Ionization Detector (PID)

Provide a Mini RAE 2000 PID meter for field screening soil samples collected on-site.

Fee: $75.00 per day

EXHIBIT B-GENERAL TERMS AND CONDITIONS

The following **General Terms and Conditions** are applicable to Agreements between East Coast Geoservices, LLC ("**ECG**"), and the **Client**, when attached to and made part of such Agreement or Proposals.

1.0 INVOICES, REIMBURSABLE EXPENSES, ESCALATION OF FEES

1.1 Invoices

ECG will submit invoices to **Client** on **ECG's** standard invoice form, terms net thirty (30) days. Partially completed items of work for which a fee has been specified will be billed based upon percentage of completion as estimated by **ECG** otherwise invoices will be based upon **ECG's** Schedule of Standard Hourly Rates in effect at the time the work is performed. Past due balances are subject to interest of 1.0 percent per month, or the maximum permitted under state law, whichever is less. **ECG**, after giving seven (7) days written notice, may suspend services under any Agreement until all past due accounts, including applicable interest, have been paid. In the event that the invoice is not paid voluntary and promptly, and must be liened and/or referred to an attorney or agency for collection, the **Client** agrees to pay to **ECG**, **ECG's** reasonable collection and attorney's fee equal to twenty-five percent (25%) of the total amount due at that time.

The minimum time segment for charging of survey field work is four (4) hours. The minimum time segment for charging of all other work is one-half hour. Where applicable, rental charges will be applied to the project to cover the cost of instrumentation and/or technical equipment.

1.2 Reimbursable Expenses

Reimbursable expenses are charged to the **Client** at cost plus twenty-five percent (25%).

1.2.1 Reproduction of plans, specifications and other documents, including documents necessary for submission to regulatory agencies and for coordination with **Client** and any other **Client** consultant. Reproduction charges for documents reproduced by **ECG** in-house are: blackline ($0.45/sf); translucent bond ($0.70/sf); mylar ($6.75/sf); presentation paper ($3.35/sf); B&W- 8 ½×11 ($0.10/ea), 8 ½×14 ($0.15/ea), 11×17($0.30/ea); Color 8 ½×11 ($0.65/ea), 8 ½×14 ($1.25/ea), 11×17($2.00/ea), other size ($2.00/sf); report binding ($10.00/ea creation of portable document format (PDF) and emailing of documents (Time Rates). In-house document reproduction not subject to reimbursable markup. The cost of outside services for document reproduction will be billed as reimbursable expense.

1.2.2 Permit, Application and Filling fees advanced by **ECG.** In general, all processing fees including but not limited to permits and applications shall be the responsibility of the **Client.**

1.2.3 The cost of equipment rental including where applicable equipment operators, and subcontracted services, such as authorized photogrammetry, testing services, geotechnical services, laboratory services, archeological services, and other specialized services by consultants, excluding those services which are explicitly included in the **ECG** proposal.

1.2.4 Expenses for the specific benefit of the **Client** consisting of travel, incidental expenses, and expendable materials and supplies purchased specifically for the project.

1.2.5 If the services covered by this Agreement are subject to local or state taxes or fees (except state income taxes), such additional costs will be charged to the project and are subject to reimbursement as provided herein.

1.2.6 Cost of delivery of documents to Client, regulatory agencies, or to others designated by the Client will be billed at either Time Rates, if performed by ECG staff, or as a reimbursable expense, if an outside service is used.

1.3 Escalation of Fees

1.3.1 Fees and schedule commitments are subject to renegotiations for unreasonable delay caused by the **Client's** failure to provide specified facilities or information, or for delays caused by unpredictable occurrences, or force majeure, such as fires, floods, strikes, riots, unavailability of labor or materials or services, acts of God or of the public enemy, or acts or regulations of any governmental agency. Temporary work stoppage caused by any of the above may result in additional cost (reflecting a change in scope) beyond that outlined in this proposal;

1.3.2 **ECG** shall have the right to increase it's compensation payable by the **Client** to **ECG** in the event that **ECG** must modify services, facilities or equipment to comply with laws or regulations that become effective after execution of this Agreement, provided that **ECG** give the **Client** thirty (30) days prior notice as to the cause for escalation and the additional amounts involved.

1.3.3 **ECG** may make an annual adjustment to its Standard Hourly Rates and document reproduction fees. Services performed on an hourly cost basis will be invoiced in accordance with the Rate Schedule in effect at the time such services are performed.

1.3.4 **ECG** reserves the right to make adjustments fees after 1 year from submittal of proposal.

2.0 INSURANCE

ECG represents and warrants that it now has in full effect and will maintain the following insurance's for the duration of this project:

ECG will furnish to the **Client** certificates of insurance upon request. Premiums for insurance coverage in excess of these coverage's, when requested by the **Client**, will be charged to the project and are subject to reimbursement.

2.1 Commercial General Liability Insurance covering as insured **ECG** and as an additional insured **Client** with the following limits of liability:

Personal Adv. Injury -	$1,000,000 for each occurrence
General Aggregate	$2,000,000 in the aggregate
Excess Liability-Umbrella	$4,000,000 for each occurrence
and	$4,000,000 in the aggregate

2.2 Worker's Compensation Insurance securing compensation for the benefit of **ECG's** employees as required by the Worker's Compensation Law. Premiums for additional insurance coverage required for work on or near the waterfront will be charged to the project and are subject to reimbursement.

2.3 Comprehensive Automobile Liability Insurance covering owned, non-owned, and hired vehicles will be provided upon request.

2.4 Professional Liability Insurance insuring against negligent acts, errors and omissions, by **ECG**, in an amount of $1,000,000 per claim with a $3,000,000 aggregate.

3.0 CLIENT'S RESPONSIBILITIES

3.1 The **Client** shall provide all criteria and full information as to **Client's** requirements for the Project; designate a person to act with authority on **Client's** behalf in respect to all aspects of the Project; examine and respond promptly to **ECG's** submissions; and give prompt written notice to **ECG** whenever he observes or otherwise becomes aware of any defect in the work.

3.2 The **Client** shall provide right of entry for **ECG** personnel and equipment necessary to complete the work.

3.3 While **ECG** will take all reasonable precautions to minimize any damage to the property, it is understood by **Client** that in the normal course of work some damage may occur, the correction of which is not part of this agreement.

3.4 The **Client** shall be responsible for payment of all fees in connection with the Project. Payment of fees by **Client** is NOT contingent upon receipt of Agency Approvals.

4.0 COMMENCEMENT AND COMPLETION OF WORK

4.1 **ECG** shall commence work on this project after receipt of a signed Proposal which establishes our Agreement for Professional Services at a schedule agreed upon by **ECG** and **Client.**

4.2 Proposals that have been submitted but not signed will be considered as being accepted if the client verbally instructs **ECG** to proceed;

4.3 Should the performance or completion of the work by **ECG** hereunder be delayed by flood, earthquake, fires, strikes, governmental orders or any other similar or dissimilar causes beyond the control of **ECG** or due to changes, delays, acts or omissions, by **Client**, contractors or their agents and representatives, then the time for performance or completion by **ECG** hereunder shall be extended for the period of such delays.

5.0 CHANGED CONDITIONS

Certain conditions may arise during the performance of our services which may differ significantly from those assumed to exist when the Scope of Services was prepared.

If, in the opinion of **ECG**, the Agreement is no longer adequate in light of occurrences or discoveries that were not originally contemplated by or known to us, we have right to renegotiate the Agreement by first identifying the Changed Condition and informing the **Client.**

The **Client** and **ECG** shall promptly and in good faith enter into renegotiation of the Agreement to help us to meet the **Client's** needs. If renegotiated terms cannot be agreed to, the **Client** agrees that **ECG** has an absolute right to terminate this Agreement.

6.0 COMPLIANCE WITH CODES AND STANDARDS

ECG's services shall be consistent with sound engineering and surveying practices and shall incorporate those publicly announced federal, state and local laws, rules, regulations, codes and standards that are applicable at the time **ECG** rendered their services. In the event of change in a law, rule, regulation, code, standard or similar document **ECG** shall assess its impact. If, in **ECG's** professional opinion, the impact is such to significantly affect **ECG's** fees, costs or anticipated completion date, a Changed Condition shall be deemed to exist and shall be dealt with pursuant to Section 5.

EXHIBIT B-GENERAL TERMS AND CONDITIONS

In any event, the **Client** waives any claim against **ECG**, and agrees to defend, indemnify and hold **ECG** harmless for any claim or liability for injury or loss allegedly arising from **ECG's** failure to abide by federal, state and local laws, rules, regulations, codes and standards that were not in effect or publicly announced at the time when **ECG** otherwise would have incorporated their intent into the work. The **Client** further agrees to compensate **ECG** for any time spent or expenses incurred by **ECG** in defense of any such claim, in accordance with **ECG's** prevailing fee schedule and expense reimbursement policy and the statements for legal services rendered to **ECG**.

7.0 MAINTENANCE OF PROFESSIONAL STANDARDS AND ETHICS

7.1 The **Client** recognizes that **ECG's** services in all cases must be rendered in accordance with prevailing professional standards and ethics, as well as certain laws or regulations that apply specifically to **ECG** or to the engineering and surveying professions. Services performed by **ECG** under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. NO OTHER WARRANTY, EXPRESSED OR IMPLIED, IS MADE. If a situation emerges that causes **ECG** to believe compliance with the **Client's** wishes could result in **ECG** violating an applicable provision or aspect of professional standards or ethics, laws or regulations, **ECG** shall so advise the **Client**. The **Client** and **ECG** shall immediately enter into discussions to arrive at a mutually satisfactory solution. Failing achievement of a solution, either party may terminate this Agreement in accordance with termination provisions stated herein.

7.2 The Consultant makes no representation or warranties that the Project will achieve any LEED certification level or accreditation, or impact the future performance or operating costs associated with the Project.

8.0 OWNERSHIP OF DOCUMENTS

8.1 All reports, studies, plans and specifications, logs, field data, field notes, laboratory test data, calculations, estimates and other documents prepared by **ECG** as instruments of service, shall remain the property of **ECG**.

8.2 **Client** agrees that all reports and other work furnished to the **Client** or his agents, which are not paid for, will be returned upon demand and will not be used for any purpose whatsoever.

8.3 **ECG** will retain all pertinent records relating to the services performed for the period of six (6) years following submission of the report, study, plans and specifications, during which period the records will be made available to the **Client** for inspection at **ECG's** office, at reasonable times, provided, however, that all **ECG** invoices rendered in connection with the services performed have been paid.

9.0 DEFECTS IN SERVICES

The **Client** and the **Client's** personnel, contractors and subcontractors shall promptly report to **ECG** any defects or suspected defects in **ECG's** work or services, in order that **ECG** may take prompt, effective measures which in **ECG's** opinion will minimize the consequences of a defect in service.

10.0 INDEMNIFICATION AND LIMITATION OF LIABILITY

10.1 **ECG** , subject to the limitation in 10.3 herein, agrees to hold the **Client** harmless from and against all claims arising out of the negligent professional acts, errors and omissions of **ECG** in connection with the performance of the work described in this Agreement.

10.2 **ECG** shall not be responsible for the acts or omissions of the **Client**, contractor or any third parties in connection with or arising out of the project. The **Client** hereby holds harmless and indemnifies **ECG** against all claims, damages, costs, suits, expenses, and attorney's fees which may be incurred by **ECG** which arise out of the foregoing. Expenses shall include, but not be limited to time charges by **ECG's** partners and employees at **ECG's** then standard hourly fees.

10.3 The **Client** agrees that **ECG**'s aggregate liability to the **Client** and to all construction contractors and subcontractors on the project, due to **ECG**'s professional negligent acts, errors, omissions and/or alleged breach of contract shall not exceed **ECG**'s total fee for services rendered on the project.

10.4 The **Client** shall make no claim for professional negligent acts, errors, omissions and/or alleged breach of contract either directly or in a third-party claim, against **ECG** unless the **Client** has first provided **ECG** with a written certification executed by an independent design professional currently practicing in the same discipline as **ECG** and licensed in the state in which the project for which **ECG's** services were rendered is located. This certification shall: a) identify the name and license number of the certifier; b) specify each and every act or omission that the certifier contends is a violation of the standard of care expected of a design professional performing professional services under similar circumstances; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to **ECG** not less than thirty (30) calendar days prior to the presentation of any claim or the institution of any arbitration or judicial proceeding.

10.4.1 The **Client** shall make no claim for breach of contract, misrepresentation, or fraud arising out of any statement, representation or omission by **ECG** in any certification or report required under the Martin Act (General Business Law §§ 352,353), or the regulations enacted thereunder, in connection with any project for which the plans and specifications were approved by **Client** and/or the municipality with jurisdiction over said plans or specifications prior to the issuance of said report or certification, arising out of any design element, error or omission known to or disclosed to **Client** and/or said municipality prior to the time of said approval, and Client shall indemnify, defend and hold **ECG** harmless from and against any such claim made by any homeowners association or unit owner claiming to have relied upon any such certification or report.

10.5 The **Client** recognizes that topographical mapping prepared from aerial photography is subject to an inherent margin of error. **Client** agrees that **ECG** shall not be liable for any site work changes due to differences between actual site conditions and conditions depicted on topographic mapping used to prepare plans for the Project.

11.0 DISPUTES

11.1 In the event that a dispute should arise relating to the performance of the services to be provided under this Agreement, and should that dispute result in litigation in which **ECG** prevails, it is agreed that **ECG** shall be entitled to recover all reasonable costs incurred as a result of the claim, including staff time, court costs, attorney's fees and other claim-related expenses.

11.2 Not withstanding the foregoing, **ECG** shall have the right to submit any controversy or claim arising out of or relating to this contract, or the breach thereof, to binding arbitration administered by the American Arbitration Association in accordance with the Construction Industry Arbitration Rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

11.3 The **Client** recognizes **ECG**'s right not to release documents until the **Client** has made the account receivables current, excluding only any billed fees in dispute, providing the **Client** has notified **ECG** in writing within thirty (30) days of the invoice date identifying the portion of the fees in dispute and the reason for the dispute. All undisputed fees on the disputed invoice shall be paid in accordance with these terms.

12.0 TERMINATION

12.1 This Agreement may be terminated by either party upon ten (10) calendar days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, **ECG** shall be paid for services performed to the termination notice date plus reasonable termination expenses.

12.2 This Agreement may be terminated by **ECG**, pursuant to Section 5 and 7 hereof, upon ten (10) calendar days written notice.

12.3 In the event of termination, or suspension for more than three (3) months, prior to completion of all work contemplated by this Agreement. **ECG** may complete such analyses and records as are necessary to complete its files and may also complete a report on the services performed to the date of notice of termination or suspension. The expenses of termination or suspension shall include all direct costs of **ECG** in completing such analyses and reports. A final invoice will be calculated on the first or fifteenth of the month (whichever comes first) following the end of the cancellation period (the effective date of cancellation).

12.3.1 Where method of contract payment is lump sum, the final invoices will be based on the percentage of work completed to the effective date of cancellation, plus 3 percent of the billings to such date as a closeout cost.

12.3.2 Where method of contract payment is based on time and materials, the final invoice will include all services and direct expenses associated with the project up to the effective date of cancellation, plus 3 percent of the billings to such date as a closeout cost.

12.3.3 Where method of contract payment is cost plus a fixed fee, the final invoice will include all costs to date of termination and a pro-rata share of the fixed fee plus 3 percent of the billings to such date as a closeout cost.

The closeout cost referred to in 12.3.1, 12.3.2 and 12.3.3 herein is not to be considered as a penalty, but represents an allowance for demobilization of personnel and equipment and costs not available on short notice.

13.0 GOVERNING LAW

The laws of the state in which the office of **ECG**, performing the work under this Agreement, is domiciled will govern the validity of this Agreement, its interpretation and performance, and remedies for contract breach or any other claims related to this Agreement.

14.0 ASSIGNS

The **Client** may not delegate, assign, sublet or transfer his duties, obligations or interest in this Agreement without the written consent of **ECG**.

EXHIBIT C

EXHIBIT C - SPECIFIC TERMS AND CONDITIONS
Phase II Site Assessments, Subsurface Investigations and Cleanups

The following **Specific Terms and Conditions** are applicable to Agreements between East Coast Geoservices, LLC (hereinafter "**ECG**" or "the consultant") and the **Client**, when attached to and made part of such Agreement or Proposals.

Phase II Agreement

CLIENT understands that a Phase II Environmental Site Assessment is conducted solely to permit ECG to render a professional opinion about the likelihood of regulated contaminants being present on, in, or beneath the site in question at the time services were conducted. No matter how thorough a Phase II Environmental Site Assessment study may be, findings derived from its conduct are limited and ECG cannot know or state for an absolute fact that a site is unaffected by reportable quantities of regulated contaminants. Furthermore, even if ECG believes that reportable quantities of regulated contaminants are not present, CLIENT still bears the risk that such contaminants may be present or may migrate to the site after the study is complete. Given the foregoing, CLIENT's acceptance of this Agreement shall signify the CLIENT understands the risks associated with Phase II Environmental Site Assessments and, as a material element of the consideration ECG requires to perform these services, CLIENT, shall to the fullest extent permitted by law, indemnify, defend, and hold ECG harmless from any claim or liability for injury or loss arising from ECG's discovery of unanticipated hazardous materials, or suspected hazardous materials, or their presence. CLIENT also shall compensate ECG for any time spent or expenses incurred by ECG in defense of any such claim (the term "any claim" means "any claim in contract, tort or statute alleging negligence, errors, omissions, strict liability, statuary liability, breach of contract, breach of warranty, negligent misrepresentation or other acts giving rise to liability). Such compensation shall be based upon ECG's prevailing fee schedule and expense reimbursement policy.

ASTM Standards

The American Society for Testing and Materials (ASTM) has developed a variety of prescriptive professional practice standards (standard practices and standard guides), that identify specific methods professionals could or should use to attain results. Such prescriptive professional practice standards fail to consider the unique needs of a client, the client's project-specific expectations, or the requirements and particular needs, expectations, circumstances, and requirements of the project and the professional engagement. At such, adherence to ASTM's prescriptive professional practice standards may not be appropriate or in the best interests of the client or the project ECG's instruments of service. ECG has not followed prescriptive professional practice standards issued by ASTM, and has instead worked to develop a scope of service specifically for this project, in accordance with CLIENT's needs and preferences and ECG professional and contractual obligations.

Buried Utilities

CLIENT will furnish to Consultant information identifying the type and location of utility lines and other man-made objects beneath the site's surface. Consultant will take reasonable precautions to avoid damaging these man-made objects by preparing, prior to penetrating the site's surface, a subsurface sketch indicating the locations intended for penetrations and, as per information provided to Consultant, the locations of buried utility lines and other buried man-made objects. CLIENT will review the sketch and approve the intended penetration locations before penetrations are made. In addition, CLIENT shall, to the fullest extent permitted by law, waive any claim against Consultant, and indemnify, defend, and hold Consultant harmless from any claim of liability for injury or loss arising from damage to or contact with buried utility lines or other buried man-made objects that were not called to Consultant's attention or which were not properly located on drawings furnished to Consultant. CLIENT shall also compensate Consultant for any time spent or expenses incurred by Consultant in defense of any such claim. Such compensation shall be based upon Consultant's prevailing fee schedule and expense reimbursement policy. The term "any claim" used in this provision means "any claim in contract, tort, or statute alleging negligence, errors, omissions, strict liability, statutory liability, breach of contract, breach of warranty, negligent misrepresentation, or other acts giving rise to liability").

Discovery of Unanticipated Hazardous Materials and Substances

Hazardous materials or certain substances may exist where there is no reason to believe they are present. Should Consultant discover such unanticipated hazardous materials or suspected hazardous materials, Consultant shall notify CLIENT as soon as practically possible. CLIENT and Consultant agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation or termination of this Agreement. CLIENT and Consultant agree that, upon discovery of unanticipated hazardous materials or suspected hazardous materials, Consultant should take those measures that in Consultant's opinion are necessary to preserve and protect public health, safety, and welfare and the environment. CLIENT agrees to compensate for such services given that the hazardous materials or suspected hazardous materials in question are CLIENT's responsibility at fees that are five percent over cost and overhead. In addition, CLIENT shall, to the fullest extent permitted by law, indemnify, defend, and hold Consultant harmless from any claim or liability for injury or loss arising from Consultant's discovery of unanticipated hazardous materials, or suspected hazardous materials, or their presence. CLIENT also shall compensate Consultant for any time spent or expenses incurred by Consultant in defense of any such claim (the term "any claim" means "any claim in contract, tort or statute alleging negligence, errors, omissions, strict liability, statuary liability, breach of contract, breach of warranty, negligent misrepresentation or other acts giving rise to liability"). Such compensation shall be based upon Consultant's prevailing fee schedule and expense reimbursement policy.

Disposal of Contaminated Substances (including samples)

All substances on, in, or under CLIENT's site as samples or as byproducts of the sampling process, are CLIENT's property. Unless CLIENT directs otherwise, Consultant shall dispose of all nonhazardous samples and sampling process byproducts in accordance with applicable law. Unless other arrangements are mutually agreed upon in writing, or unless otherwise required, Consultant shall preserve samples for no longer than fifteen (15) calendar days after Consultant's issuance to the CLIENT of the initial instrument of service that relates data obtained from them. If in Consultant's opinion any of these samples are or may be affected by a regulated contaminant, Consultant shall package such samples in accordance with applicable law, and CLIENT shall arrange for lawful disposal procedures, that is, procedures to remove the samples from Consultant's custody and transport them to a disposal site. However, any samples or sampling process byproducts that are or are assumed to be affected by regulated contaminants shall be packaged by Consultant in accordance with applicable law, and they shall be tuned over to CLIENT. Consultant shall not under this Agreement arrange for or otherwise dispose of substances affected by regulated contaminants. Consultant will, at CLIENT's request, help CLIENT identify appropriate alternatives for off-site treatment, storage, or disposal of such substances, but Consultant shall not make any independent determination about the selection of a treatment, storage or disposal facility nor will Consultant subcontract such activities through transporters or others. CLIENT shall sign all manifests for the disposal of substances affected by regulated contaminants. However, if CLIENT directs Consultant, Consultant's employees, or Consultant's agent to sign such manifests and/or to hire for CLIENT a contractor to transport. treat, or dispose of the contaminated substances, agent (not withstanding any other provision of this Agreement to the contrary) so that Consultant shall not be considered a generator, transporter, or disposer of materials affected by regulated contaminants. Because involvement with CLIENT's contaminated samples can expose Consultant to sever risks. CLIENT shall, to the fullest extent permitted by law, waive any claim against Consultant and indemnify, defend, and hold Consultant harmless from any claim or liability for injury or loss allegedly arising from Consultant containing, labeling, transporting, testing, storing, or other handling of CLIENT's contaminated samples. CLIENT also shall compensate Consultant for any time spent or expenses incurred by Consultant in defense of any such claim (the term "any claim" means "any claim in contract, tort or statute alleging negligence, errors, omissions, strict liability, status liability, breach of contract, breach of warranty, negligent misrepresentation or other acts giving rise to liability"). Such compensation shall be based upon Consultant's prevailing fee schedule and expense reimbursement policy.

Aquifer Cross-Contamination

Sampling may result in unavoidable cross-contamination of certain subsurface areas, as when a probe or boring devise moves through a contaminated zone and links it to an aquifer underground stream, or other hydrous body not previously contaminated. Because Consultant is powerless to totally eliminate the risk despite use of due care, and because sampling is an essential element of Consultant's services indicated herein, CLIENT shall, to the fullest extent permitted by law, waive any claim against Consultant, and indemnify, defend, and hold Consultant harmless from any claim or liability for injury or loss arising from cross-contamination allegedly caused by Consultants sampling. CLIENT shall also compensate Consultant for any time spent of expenses incurred by Consultant in defense of any such claim. Such compensation shall be based upon Consultant's prevailing fee schedule and expense reimbursement policy. The term "any claim" used in this provision means "any claim in contract, tort, or statute alleging negligence, errors, omissions, strict liability, statutory liability, breach of contract, breach of warranty, negligent misrepresentation, or other acts giving rise to liability").

EXHIBIT D
HOURLY RATE SCHEDULE – EAST COAST GEOSERVICES

Time Rates Fee Schedule only pertains to items not quoted as lump sum costs; specifically for items previously listed as time rates and other services that may be required but are not included in this proposal:

Managing Partner	$225.00
Associate Environmental Analyst/Div Mgr.	$195.00
Associate Environmental Planner/Div. Mgr.	$195.00
Associate Environmental Scientist/Div. Mgr.	$195.00
Director of Grants Management Services	$150.00
Sr. Planner	$140.00
Senior Environmental Planner	$135.00
Hydrogeologist/Sr. Environmental Analyst	$140.00
Senior Environmental Scientist	$130.00
Environmental Engineer	$125.00
Environmental Planner	$110.00
Economic Analyst / Planner	$125.00
Environmental Scientist	$110.00
Environmental Analyst	$ 90.00
Field Technician	$ 75.00
Administrative Assistant	$ 85.00
GIS Specialist	$ 90.00
Transportation Planner	$150.00

Invoice

East Coast Geoservices, LLC
PO Box 2806
Huntington Station, NY 11746
(631) 513-8595

Mr. Brian Duggan
Cashin Associates
1200 Veterans Memorial Highway
Hauppauge, NY 11788

June 16, 2014
Project No: E14X026.001.000
Invoice No: 436
Project Manager Steven McGinn

Project E14X026.001.000 985 & 989 Prospect Ave., New Cassel

Professional Services

Phase SA Site Audit

Task 1310 985 Prospect St

Fee Breakdown:

Ground Penetrating Radar (GPR) - $250.00
Power Probe Soil Sampling - $1,500.00
Photo Ionization Detector (PID) - $75.00

Fee			**1,825.00**
Taxes			
Sales Tax	8.625 % of 1,825.00	157.41	
Total Taxes		**157.41**	**157.41**
		Total this Task	**$1,982.41**
		Total this Phase	**$1,982.41**
		Total this Invoice	**$1,982.41**

RECEIVED
JUN 17 2014
CASHIN ASSOCIATES, P.C.

All invoices are due net 30 days. A late charge of 1% per month will be added to any unpaid balance after 30 days.

APPENDIX IV

LABORATORY ANALYTICAL RESULTS AND CHAIN OF CUSTODY

Table 1
VOCs, SVOCs and Metals Detected in Sediment Sample
985-989 Prospect Avenue, New Cassel, New York
May 8, 2014

Metals (mg/kg)	DW-1	USEPA Region 2 UIC Cleanup Objectives
Mercury	**2.50 D**	0.73
Arsenic	7.36	16
Barium	355	820
Cadmium	**8.97**	7.5
Chromium	56.7	NA
Lead	222	450
Selenium	0.931 J	4
Silver	7.46	NA
SVOCs (ug/kg)	**DW-1**	**USEPA Region 2 UIC Cleanup Objectives**
2-Methylnaphthalene	330 J	36,400
4-Chloroaniline	**1,100**	220
Anthracene	66 J	1,000,000
Benzo(a)anthracene	140 J	1,000
Benzo(a) pyrene	160 J	22,000
Benzo(b)fluoranthene	140 J	1,700
Benzo(g,h,i)perylene	160 J	1,000,000
Benzo(k)fluoranthene	130 Jm	1,700
Bis(2-ethylhexyl)phthalate	130,000 D	435,000
Butyl benzyl phthalate	10,000	122,000
Chrysene	230 J	1,000
Diethyl phthalate	110 J	7,100
Di-n-butyl phthalate	4,700	8,100
Di-n-octyl phthalate	9,700	120,000
Fluoranthene	230 J	1,000,000
Fluorene	75 J	386,000
Indeno(1,2,3-c,d)pyrene	780 *	8,200
Naphthalene	530 J	12,000
Phenathrene	460 J	1,000,000
Pyrene	280 J	1,000,000
VOCs (ug/kg)	**DW-1**	**USEPA Region 2 UIC Cleanup Objectives**
1,2,4,5-Tetramethylbenzene	5.4 Jm	NA
1,2,4-Trimethylbenzene	10 Jm	3,600
1,3,5-Trimethylbenzene	4.2 J	8,400
1,4-Dichlorobenzene	3.2 J	1,800
4-Isopropyltoluene	7.6 Jm	10,000
Acetone	17 BJ*	50
Methylene chloride	12 B*	50
Naphthalene	4.4 J	12,000
p-Diethylbenzene	4.8 J	NA
p-Ethyltoluene	7.0 J	NA
Tetrachloroethene	12	700

Notes:
USEPA Region 2 UIC Cleanup Objectives Derived from 6 NYCRR 375-6.8 (b) ("Protection of Groundwater Soil Cleanup Objectives) and supplemental Soil Cleanup Objectives listed in
J - Analyte detected below quantitation limits / Estimated value
ND - Analyte was not detected above method detection limit.
NA - Not Analyzed / Not Available.
Bolded/Highlighted values indicates detected concentration exceeded NYSDEC RSCO.
B- Analyte detected in the associated Method Blank
D- Analyte concentration was obtained from diluted analysis or from analysis using reduced sample volume.
m- Analyte was manually integrated for GC/MS
C- Calibration %RSD/%D exceeded for non-CCC analysis
*- Calibration exceeds method requirement. Due to the large number of analytes for organic testing the method allows 10% of analytes to have %RSD and/or %D to be >20%

American Analytical Laboratories, LLC.
56 Toledo Street
Farmingdale, New York 11735
TEL: (631) 454-6100 FAX: (631) 454-8027
Website: www.American-Analytical.com

May 16, 2014

Jill Haimson
Preferred Environmental Services
323 Merrick Avenue
North Merrick, NY 11566
TEL: (516) 546-1100
FAX (516) 213-8156

RE: 985 Prospect Avenue, New Cassel, NY Order No.: 1405054

Dear Jill Haimson:

American Analytical Laboratories, LLC. received 1 sample(s) on 5/8/2014 for the analyses presented in the following report.

Samples were analyzed in accordance with the test procedures documented on the chain of custody and detailed throughout the text of this report. The results reported herein relate only to the items tested or to the samples as received by the laboratory. This report may not be reproduced, except in full, without the approval of American Analytical Laboratories, LLC and is not considered complete without a cover page and chain of custody documentation. The limits (LOQ) provided in the data package are analytical reporting limits and not Federal or Local mandated values to which the sample results should be compared.

There were no problems with the analyses and all data for associated QC met laboratory specifications. If there are any exceptions a Case Narrative is provided in the report or the data is qualified either on the sample results or in the QC section of the report. This package has been reviewed by American Analytical Laboratories' QA Department/Laboratory Director to comply with NELAC standards prior to report submittal.

If you have any questions regarding these tests results, please do not hesitate to call (631) 454-6100 or email me directly at lbeyer@american-analytical.com.

Sincerely,

Lori Beyer

Lori Beyer
Lab Director
American Analytical Laboratories, LLC.

American Analytical Laboratories, LLC.
56 Toledo Street
Farmingdale, New York 11735
TEL: (631) 454-6100 FAX: (631) 454-8027
Website: www.American-Analytical.com

Workorder Sample Summary

WO#: **1405054**
16-May-14

CLIENT: Preferred Environmental Services
Project: 985 Prospect Avenue, New Cassel, NY

Lab SampleID	Client Sample ID	Tag No	Date Collected	Date Received	Matrix
1405054-001A	DW-1		5/8/2014 10:00:00 AM	5/8/2014 12:33:00 PM	Soil
1405054-001B	DW-1		5/8/2014 10:00:00 AM	5/8/2014 12:33:00 PM	Soil

AMERICAN ANALYTICAL LABORATORIES

CHAIN OF CUSTODY

56 Toledo Street, Farmingdale NY 11735
(T) 631-454-6100 (F) 631-454-8027
www.american-analytical.com

CERTIFICATIONS
NY ELAP - 11418 PA DEP - 68-00573
NJ DEP - NY050 CT DOH - PH-0205

Client Information

Company Name: Preferred Environmental Services
Address: 323 Merrick Ave
City: N Merrick State: NY Zip: 11566
Project Contact: Jill Hitkinson / Marc Morgenstern
Phone #: 516-546-1100
E-mail: Jitkinson@preferredenv.com

Project Information

Project Name: 985 Prospect Avenue
Street: 985 Prospect Avenue
City: New Cassel State: NY Zip:
Project #:
Sampler's Name / Company: Marc Morgenstern / Preferred
Sampler's Signature:

LAB SAMPLE # (LAB USE ONLY)	Client Sample ID	Sample Type	Matrix Code	Date	Time	Glass / Plastic	Total # of bottles	NONE	HCl	NaOH	HNO_3	H_2SO_4	$NaHSO_4$	MeOH	OTHER	NCL VOCS	NCL SVOCS	NCL Metals							
1405254-001AB	DW-1	S	S	5/8/14	10:00	G	6	3					2	1		X	X	X							
	~~CB 1~~	~~C~~	~~S~~	~~5/8/14~~	~~10:15~~	~~G~~	~~6~~	~~3~~					~~2~~	~~1~~		~~X~~	~~X~~	~~X~~							

Sample Cancelled per Jill 5/9/14

Turnaround Time (Business Days)

Standard
- [X] 7-10 Business Days
- [ ] 5 Day *RUSH*
- [ ] 4 Day *RUSH*
- [ ] 3 Day *RUSH*
- [ ] 2 Day *RUSH*
- [ ] 1 Day *RUSH*

SAMPLE TYPE

G = Grab
C = Composite
B = Blank

MATRIX CODES

L = Liquid
S = Soil
O = Oil
W = Wipe
PC = Paint Chip
SL = Sludge
SD = Solid
M = Miscellaneous

Authorized to proceed per Jill 5/9/14

Comments / Remarks

NCL - Nassau County List
Please Hold until Authorized by Preferred

Cooler Temp: 4.6

Sample custody must be documented below, each time samples change possession, with a signature, date, and time.

RELINQUISHED BY (SIGNATURE)	DATE / TIME	PRINTED NAME	RECEIVED BY LAB (SIGNATURE)	DATE / TIME	PRINTED NAME
	5/8/14 1233			5/8/14 1233	Cole Ferraro
RELINQUISHED BY (SIGNATURE)	DATE / TIME	PRINTED NAME	RECEIVED BY LAB (SIGNATURE)	DATE / TIME	PRINTED NAME

AMERICAN ANALYTICAL LABORATORIES

American Analytical Laboratories, LLC.
56 Toledo Street
Farmingdale, New York 11735
TEL: (631) 454-6100 FAX: (631) 454-8027
Website: www.American-Analytical.com

Sample Log-In Check List

Client Name: **Preferred** Work Order Number: **1405054** RcptNo: **1**

Logged by:	**Cate Ferrara**	**5/8/2014 12:33:00 PM**	C Ferrara
Completed By:	**Cate Ferrara**	**5/9/2014**	C Ferrara
Reviewed By:	**Lori Beyer**	**5/9/2014 3:43:56 PM**	Lori Beyer

Chain of Custody

1. Is Chain of Custody complete? Yes ☑ No ☐ Not Present ☐
2. How was the sample delivered? AAL Lab Courier

Log In

3. Coolers are present? Yes ☑ No ☐ NA ☐
4. Shipping container/cooler in good condition? Yes ☑ No ☐
   Custody seals intact on shipping container/cooler? Yes ☐ No ☐ Not Present ☑
   No. Seal Date: Signed By:
5. Was an attempt made to cool the samples? Yes ☑ No ☐ NA ☐
6. Were all samples received at a temperature of >0° C to 6.0°C Yes ☑ No ☐ NA ☐
7. Sample(s) in proper container(s)? Yes ☑ No ☐
8. Sufficient sample volume for indicated test(s)? Yes ☑ No ☐
9. Are samples (except VOA and ONG) properly preserved? Yes ☑ No ☐
10. Was preservative added to bottles? Yes ☐ No ☑ NA ☐
11. Is the headspace in the VOA vials less than 1/4 inch or 6 mm? Yes ☐ No ☐ No VOA Vials ☑
12. Were any sample containers received broken? Yes ☐ No ☑
13. Does paperwork match bottle labels? Yes ☑ No ☐
    (Note discrepancies on chain of custody)
14. Are matrices correctly identified on Chain of Custody? Yes ☑ No ☐
15. Is it clear what analyses were requested? Yes ☑ No ☐
16. Were all holding times able to be met? Yes ☑ No ☐
    (If no, notify customer for authorization.)

Special Handling (if applicable)

17. Was client notified of all discrepancies with this order? Yes ☐ No ☐ NA ☑

Person Notified:		Date	
By Whom:		Via:	☐ eMail ☐ Phone ☐ Fax ☐ In Person
Regarding:			
Client Instructions:			

18. Additional remarks:

Cooler Information

Cooler No	Temp °C	Condition	Seal Intact	Seal No	Seal Date	Signed By

American Analytical Laboratories, LLC.
56 Toledo Street
Farmingdale, New York 11735
TEL: (631) 454-6100 FAX: (631) 454-8027
Website: www.American-Analytical.com

Case Narrative

WO#: 1405054
Date: 5/16/2014

CLIENT: Preferred Environmental Services
Project: 985 Prospect Avenue, New Cassel, NY

Samples were analyzed using the methods outlined in the following references:

Test Methods for Evaluating Solid Waste, Physical/Chemical Methods, SW846 and additional methods as detailed throughout the text of the report. All method blanks, laboratory spikes, and/or matrix spikes met quality assurance objectives with exceptions notated in this Narrative discussion and/or in the QC Summary Section of the lab report with appropriate qualifiers. Additional quality control information such as surrogate recovery values for organic testing is provided as part of the analytical results.

Volatile LCS are analyzed with preservatives - HCL/NaHSO4/Methanol depending on level of analysis (high/low) similar to sample analysis. Outliers can be attributed to the presence of chemical preservatives. 2-Chloroethyl vinyl ether readily breaks down under acidic conditions. Samples that are acid preserved, including standards will exhibit breakdown. The data user should take note.

SVOA analysis resulted in internal standard outliers due to matrix interferences. Reanalysis at 1:10 and suppressed matrix effects yielded acceptable responses.

The following parameters (if included in this report) are not offered by NY ELAP: VOA 8260 Soil; 1,2,4,5-Tetramethylbenzene, Chlorodifluoromethane, Diisopropyl ether, Ethanol, Freon-114, p-Diethylbenzene, p-Ethyltoluene, Isopropyl Acetate, n-Amyl Acetate, n-Butyl Acetate, n-Propyl Acetate. VOA 8260 Liquid; 1,2,4,5-Tetramethylbenzene, Chlorodifluoromethane, Freon-114, p-Diethylbenzene, p-Ethyltoluene, Isopropyl Acetate, n-Amyl acetate, n-Butyl Acetate, n-Propyl Acetate. Pesticides 8081 Soil; DBCP. Herbicides 8151 Soil; 3,5-Dichlorobenzoic Acid, 4-Nitrophenol, Acifluorfen, Bentazon, Chloramben, DCPA, Picloram .Lachat 10-107-6-1B Ammonia in Soil, SM 2540G Total Volatile Solids, Soil TKN, Soil Organic Nitrogen, Percent Moisture, SM 4500-SO3 B Sulfite in Liquid, Total Sulfur in Soil, Acid Soluble Chloride by ASTMC1152, Water Soluble Chloride by ASTMC1218, Chlorine Demand by SM 2350 B, Total Residual Chlorine in Liquid

The test results meet the requirements of the NYSDOH and NELAC standards, except where noted. The information contained in this analytical report is the sole property of American Analytical Laboratories, LLC. Or the client for which this report was issued. The results contained in this report are only representative of the samples received. The sample receipt checklist is included as part of this lab report. Conditions can vary at different times and at different sampling conditions. American Analytical is not responsible for the use or interpretation of the data included herein.

Definitions:

Sample Result and QC Summary Qualifiers - Level I and Level II Reports
ND - Not detected at the reporting limit/Limit of Quantitation

B - The analyte was detected in the associated method blank. For volatiles, methylene chloride and acetone are common lab contaminants. Data users should consier anything <10x the blank value as artifact.

E - The value is above the quantitation range

D - Analyte concentration was obtained from diluted analysis or from analysis using reduced sample volume.

J - The analyte was detected below the limit of quantitation but greater than the established Limit of Detection (LOD). There is greater uncertainty associated with these results and data should be considered as estimated.

U - The compound was analyzed for but not detected.

H - Holding time for preparation or analysis has been exceeded.

S - Spike recovery is outside accepted recovery limits.

R - RPD is outside accepted recovery range.

P - Secondary column exceeds 40% difference for GC test.

* - Calibration exceeds method requirement. Due to the large number of analytes for organic testing, the method allows 10% of analytes to have %RSD and/or %D to be >20%.

LOD - Limit of Detection; the lowest level the analyte can be determined to be statistically different from a blank.

LOQ - Limit of Quantitation; the lowest amount of analyte in a sample that can be quantitatively determined with suitable precision and accurary.
m - Analyte was manually integrated for GC/MS.
+ - Concentration exceeds regulatory level for TCLP

American Analytical Laboratories, LLC.

Date: *16-May-14*

ELAP ID : 11418

CLIENT:	Preferred Environmental Services	**Client Sample ID:**	DW-1
Lab Order:	1405054	**Collection Date:**	5/8/2014 10:00:00 AM
Project:	985 Prospect Avenue, New Cassel, NY	**Matrix:**	SOIL
Lab ID:	1405054-001A		

Certificate of Results

Analyses	Sample Result	LOD	LOQ	Qual	Units	DF	Date/Time Analyzed
VOLATILE SW-846 METHOD 8260			**SW8260C**		**SW5035A**		Analyst: **LA**
1,1,1,2-Tetrachloroethane	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
1,1,1-Trichloroethane	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
1,1,2,2-Tetrachloroethane	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
1,1,2-Trichloro-1,2,2-trifluoroethan	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
1,1,2-Trichloroethane	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
1,1-Dichloroethane	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
1,1-Dichloroethene	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
1,1-Dichloropropene	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
1,2,3-Trichlorobenzene	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
1,2,3-Trichloropropane	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
1,2,4,5-Tetramethylbenzene	5.4	2.34	12	Jm	µg/Kg-dry	1	5/14/2014 1:47:00 PM
1,2,4-Trichlorobenzene	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
1,2,4-Trimethylbenzene	10	2.34	12	Jm	µg/Kg-dry	1	5/14/2014 1:47:00 PM
1,2-Dibromo-3-chloropropane	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
1,2-Dibromoethane	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
1,2-Dichlorobenzene	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
1,2-Dichloroethane	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
1,2-Dichloropropane	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
1,3,5-Trimethylbenzene	4.2	2.34	12	J	µg/Kg-dry	1	5/14/2014 1:47:00 PM
1,3-Dichlorobenzene	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
1,3-dichloropropane	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
1,4-Dichlorobenzene	3.2	2.34	12	J	µg/Kg-dry	1	5/14/2014 1:47:00 PM
1,4-Dioxane	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
2,2-Dichloropropane	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
2-Butanone	ND	11.7	23	U*	µg/Kg-dry	1	5/14/2014 1:47:00 PM
2-Chloroethyl vinyl ether	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
2-Chlorotoluene	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
2-Hexanone	ND	11.7	23	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
2-Propanol	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
4-Chlorotoluene	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
4-Isopropyltoluene	7.6	2.34	12	Jm	µg/Kg-dry	1	5/14/2014 1:47:00 PM
4-Methyl-2-pentanone	ND	11.7	23	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Acetone	17	2.93	23	BJ*	µg/Kg-dry	1	5/14/2014 1:47:00 PM

American Analytical Laboratories, LLC., 56 Toledo Street, Farmingdale, New York, Zip - 11735
Tel - (631) 454-6100 Fax - (631) 454-8027 www.american-analytical.com

American Analytical Laboratories, LLC.

Date: *16-May-14*

ELAP ID : 11418

CLIENT:	Preferred Environmental Services	**Client Sample ID:**	DW-1
Lab Order:	1405054	**Collection Date:**	5/8/2014 10:00:00 AM
Project:	985 Prospect Avenue, New Cassel, NY	**Matrix:**	SOIL
Lab ID:	1405054-001A		

Certificate of Results

Analyses	Sample Result	LOD	LOQ	Qual	Units	DF	Date/Time Analyzed
VOLATILE SW-846 METHOD 8260			**SW8260C**		**SW5035A**		Analyst: **LA**
Benzene	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Bromobenzene	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Bromochloromethane	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Bromodichloromethane	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Bromoform	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Bromomethane	ND	2.34	12	U*	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Carbon disulfide	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Carbon tetrachloride	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Chlorobenzene	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Chlorodifluoromethane	ND	2.34	12	U*	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Chloroethane	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Chloroform	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Chloromethane	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
cis-1,2-Dichloroethene	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
cis-1,3-Dichloropropene	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Cyclohexane	ND	4.69	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Dibromochloromethane	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Dibromomethane	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Dichlorodifluoromethane	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Diisopropyl ether	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Ethanol	ND	23.4	47	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Ethylbenzene	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Freon-114	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Hexachlorobutadiene	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Isopropylbenzene	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
m,p-Xylene	ND	4.69	23	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Methyl Acetate	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Methyl tert-butyl ether	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Methylene chloride	12	2.34	12	B*	µg/Kg-dry	1	5/14/2014 1:47:00 PM
n-Butylbenzene	ND	2.34	12	Um	µg/Kg-dry	1	5/14/2014 1:47:00 PM
n-Propylbenzene	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Naphthalene	4.4	2.34	12	J	µg/Kg-dry	1	5/14/2014 1:47:00 PM
o-Xylene	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM

American Analytical Laboratories, LLC., 56 Toledo Street, Farmingdale, New York, Zip - 11735
Tel - (631) 454-6100 Fax - (631) 454-8027 www.american-analytical.com

American Analytical Laboratories, LLC.

Date: *16-May-14*

ELAP ID : 11418

CLIENT:	Preferred Environmental Services	**Client Sample ID:**	DW-1
Lab Order:	1405054	**Collection Date:**	5/8/2014 10:00:00 AM
Project:	985 Prospect Avenue, New Cassel, NY	**Matrix:**	SOIL
Lab ID:	1405054-001A		

Certificate of Results

Analyses	Sample Result	LOD	LOQ	Qual	Units	DF	Date/Time Analyzed
VOLATILE SW-846 METHOD 8260			**SW8260C**		**SW5035A**		Analyst: **LA**
p-Diethylbenzene	4.8	2.34	12	J	µg/Kg-dry	1	5/14/2014 1:47:00 PM
p-Ethyltoluene	7.0	2.34	12	J	µg/Kg-dry	1	5/14/2014 1:47:00 PM
sec-Butylbenzene	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Styrene	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
t-Butyl alcohol	ND	5.86	12	U*	µg/Kg-dry	1	5/14/2014 1:47:00 PM
tert-Butylbenzene	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Tetrachloroethene	12	2.34	12		µg/Kg-dry	1	5/14/2014 1:47:00 PM
Toluene	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
trans-1,2-Dichloroethene	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
trans-1,3-Dichloropropene	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Trichloroethene	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Trichlorofluoromethane	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Vinyl acetate	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Vinyl chloride	ND	2.34	12	U	µg/Kg-dry	1	5/14/2014 1:47:00 PM
Surr: 4-Bromofluorobenzene	93.9	0	56-133		%REC	1	5/14/2014 1:47:00 PM
Surr: Dibromofluoromethane	95.4	0	60-132		%REC	1	5/14/2014 1:47:00 PM
Surr: Toluene-d8	95.8	0	69-125		%REC	1	5/14/2014 1:47:00 PM

American Analytical Laboratories, LLC.

Date: *16-May-14*

ELAP ID : 11418

CLIENT:	Preferred Environmental Services	**Client Sample ID:**	DW-1
Lab Order:	1405054	**Collection Date:**	5/8/2014 10:00:00 AM
Project:	985 Prospect Avenue, New Cassel, NY	**Matrix:**	SOIL
Lab ID:	1405054-001B		

Certificate of Results

Analyses	Sample Result	LOD	LOQ	Qual	Units	DF	Date/Time Analyzed
MERCURY			**SW7471B**		**SW7471B**		Analyst: **JP**
Mercury	2.50	0.09	0.139	D	mg/Kg-dry	5	5/13/2014 1:54:30 PM
PERCENT MOISTURE			**D2216**				Analyst: **CF**
Percent Moisture	57	1	1.0		wt%	1	5/13/2014 3:17:20 PM
TOTAL METALS			**SW6010C**		**SW3050B**		Analyst: **JP**
Arsenic	7.36	0.46	1.16		mg/Kg-dry	1	5/13/2014 12:44:35 PM
Barium	355	0.46	0.927		mg/Kg-dry	1	5/13/2014 12:44:35 PM
Cadmium	8.97	0.23	0.927		mg/Kg-dry	1	5/13/2014 12:44:35 PM
Chromium	56.7	0.23	0.927		mg/Kg-dry	1	5/13/2014 12:44:35 PM
Lead	222	0.46	0.927		mg/Kg-dry	1	5/13/2014 12:44:35 PM
Selenium	0.931	0.46	1.16	J	mg/Kg-dry	1	5/13/2014 12:44:35 PM
Silver	7.46	0.23	0.927		mg/Kg-dry	1	5/13/2014 12:44:35 PM
SEMIVOLATILE SW-846 METHOD 8270			**SW8270D**		**SW3546**		Analyst: **MH**
1,2,4-Trichlorobenzene	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
1,2-Dichlorobenzene	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
1,3-Dichlorobenzene	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
1,4-Dichlorobenzene	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
2,4-Dinitrotoluene	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
2,6-Dinitrotoluene	ND	116	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
2-Chloronaphthalene	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
2-Methylnaphthalene	330	58.1	580	J	µg/Kg-dry	1	5/15/2014 11:31:00 PM
2-Nitroaniline	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
3,3'-Dichlorobenzidine	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
3-Nitroaniline	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
4-Bromophenyl phenyl ether	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
4-Chloroaniline	1100	58.1	580		µg/Kg-dry	1	5/15/2014 11:31:00 PM
4-Chlorophenyl phenyl ether	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
4-Nitroaniline	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Acenaphthene	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Acenaphthylene	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Aniline	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Anthracene	66	58.1	580	J	µg/Kg-dry	1	5/15/2014 11:31:00 PM

American Analytical Laboratories, LLC.

Date: *16-May-14*

ELAP ID : 11418

CLIENT:	Preferred Environmental Services	**Client Sample ID:**	DW-1
Lab Order:	1405054	**Collection Date:**	5/8/2014 10:00:00 AM
Project:	985 Prospect Avenue, New Cassel, NY	**Matrix:**	SOIL
Lab ID:	1405054-001B		

Certificate of Results

Analyses	Sample Result	LOD	LOQ	Qual	Units	DF	Date/Time Analyzed
SEMIVOLATILE SW-846 METHOD 8270			**SW8270D**		**SW3546**		Analyst: **MH**
Azobenzene	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Benzidine	ND	116	1200	U*	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Benzo(a)anthracene	140	58.1	580	J	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Benzo(a)pyrene	160	58.1	350	J	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Benzo(b)fluoranthene	140	58.1	580	J	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Benzo(g,h,i)perylene	160	58.1	580	J	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Benzo(k)fluoranthene	130	58.1	580	Jm	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Benzyl alcohol	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Bis(2-chloroethoxy)methane	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Bis(2-chloroethyl)ether	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Bis(2-chloroisopropyl)ether	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Bis(2-ethylhexyl)phthalate	130000	581	5800	D	µg/Kg-dry	10	5/15/2014 7:52:00 PM
Butyl benzyl phthalate	10000	58.1	580		µg/Kg-dry	1	5/15/2014 11:31:00 PM
Carbazole	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Chrysene	230	58.1	580	J	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Dibenzo(a,h)anthracene	ND	58.1	350	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Dibenzofuran	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Diethyl phthalate	110	58.1	580	J	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Dimethyl phthalate	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Di-n-butyl phthalate	4700	58.1	580		µg/Kg-dry	1	5/15/2014 11:31:00 PM
Di-n-octyl phthalate	9700	116	1200	*	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Fluoranthene	230	58.1	580	J	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Fluorene	75	58.1	580	J	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Hexachlorobenzene	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Hexachlorobutadiene	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Hexachlorocyclopentadiene	ND	116	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Hexachloroethane	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Indeno(1,2,3-c,d)pyrene	780	58.1	580	*	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Isophorone	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Naphthalene	530	58.1	580	J	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Nitrobenzene	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
N-Nitrosodimethylamine	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
N-Nitrosodi-n-propylamine	ND	58.1	350	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM

American Analytical Laboratories, LLC., 56 Toledo Street, Farmingdale, New York, Zip - 11735
Tel - (631) 454-6100 Fax - (631) 454-8027 www.american-analytical.com

American Analytical Laboratories, LLC.

Date: *16-May-14*

ELAP ID : 11418

CLIENT:	Preferred Environmental Services	**Client Sample ID:**	DW-1
Lab Order:	1405054	**Collection Date:**	5/8/2014 10:00:00 AM
Project:	985 Prospect Avenue, New Cassel, NY	**Matrix:**	SOIL
Lab ID:	1405054-001B		

Certificate of Results

Analyses	Sample Result	LOD	LOQ	Qual	Units	DF	Date/Time Analyzed
SEMIVOLATILE SW-846 METHOD 8270			**SW8270D**		**SW3546**		Analyst: **MH**
N-Nitrosodiphenylamine	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Phenanthrene	460	58.1	580	J	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Pyrene	280	58.1	580	J	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Pyridine	ND	58.1	580	U	µg/Kg-dry	1	5/15/2014 11:31:00 PM
Surr: 2-Fluorobiphenyl	41.9	0	21-143		%REC	1	5/15/2014 11:31:00 PM
Surr: 4-Terphenyl-d14	39.8	0	15-137		%REC	1	5/15/2014 11:31:00 PM
Surr: Nitrobenzene-d5	44.4	0	17-136		%REC	1	5/15/2014 11:31:00 PM

AMERICAN ANALYTICAL LABORATORIES

American Analytical Laboratories, LLC.
56 Toledo Street
Farmingdale, New York 11735
TEL: (631) 454-6100 FAX: (631) 454-8027
Website: www.American-Analytical.com

QC SUMMARY REPORT

WO#: **1405054**

16-May-14

Client: Preferred Environmental Services
Project: 985 Prospect Avenue, New Cassel, NY

BatchID: **1146**

Sample ID **MBS051214B** SampType: **MBLK** TestCode: **ICPSCAN_S** Units: **mg/Kg** Prep Date: **5/12/2014** RunNo: **1917**
Client ID: **PBS** Batch ID: **1146** TestNo: **SW6010C** **SW3050B** Analysis Date: **5/13/2014** SeqNo: **33565**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Arsenic	ND	0.500									U
Barium	ND	0.400									U
Cadmium	ND	0.400									U
Chromium	ND	0.400									U
Lead	ND	0.400									U
Selenium	ND	0.500									U
Silver	ND	0.400									U

Sample ID **LCSS051214B** SampType: **LCS** TestCode: **ICPSCAN_S** Units: **mg/Kg** Prep Date: **5/12/2014** RunNo: **1917**
Client ID: **LCSS** Batch ID: **1146** TestNo: **SW6010C** **SW3050B** Analysis Date: **5/13/2014** SeqNo: **33566**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Arsenic	40.6	0.500	40.00	0	102	80	120				
Barium	37.1	0.400	40.00	0	92.7	80	120				
Cadmium	38.8	0.400	40.00	0	97.0	80	120				
Chromium	38.7	0.400	40.00	0	96.8	80	120				
Lead	40.4	0.400	40.00	0	101	80	120				
Selenium	40.5	0.500	40.00	0	101	80	120				
Silver	39.5	0.400	40.00	0	98.8	80	120				

Qualifiers: R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

Original

American Analytical Laboratories, LLC.
56 Toledo Street
Farmingdale, New York 11735
TEL: (631) 454-6100 FAX: (631) 454-8027
Website: www.American-Analytical.com

QC SUMMARY REPORT

WO#: **1405054**
16-May-14

Client: Preferred Environmental Services
Project: 985 Prospect Avenue, New Cassel, NY
BatchID: **1146**

Sample ID **MBS051214B** SampType: **MBLK** TestCode: **ICPSCAN_S** Units: **mg/Kg** Prep Date: **5/12/2014** RunNo: **1881**
Client ID: **PBS** Batch ID: **1146** TestNo: **SW6010C** **SW3050B** Analysis Date: **5/13/2014** SeqNo: **32694**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Arsenic	ND	0.500									U
Barium	ND	0.400									U
Cadmium	ND	0.400									U
Chromium	ND	0.400									U
Lead	ND	0.400									U
Selenium	ND	0.500									U
Silver	ND	0.400									U

Sample ID **LCSS051214B** SampType: **LCS** TestCode: **ICPSCAN_S** Units: **mg/Kg** Prep Date: **5/12/2014** RunNo: **1881**
Client ID: **LCSS** Batch ID: **1146** TestNo: **SW6010C** **SW3050B** Analysis Date: **5/13/2014** SeqNo: **32695**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Arsenic	40.6	0.500	40.00	0	102	80	120				
Barium	37.1	0.400	40.00	0	92.7	80	120				
Cadmium	38.8	0.400	40.00	0	97.0	80	120				
Chromium	38.7	0.400	40.00	0	96.8	80	120				
Lead	40.4	0.400	40.00	0	101	80	120				
Selenium	40.5	0.500	40.00	0	101	80	120				
Silver	39.5	0.400	40.00	0	98.8	80	120				

Qualifiers: R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

Original

American Analytical Laboratories, LLC.
56 Toledo Street
Farmingdale, New York 11735
TEL: (631) 454-6100 FAX: (631) 454-8027
Website: www.American-Analytical.com

QC SUMMARY REPORT

WO#: **1405054**

16-May-14

Client: Preferred Environmental Services

Project: 985 Prospect Avenue, New Cassel, NY

BatchID: **1155**

Sample ID **LCSS051314B** SampType: **LCS** TestCode: **HG_S** Units: **mg/Kg** Prep Date: **5/13/2014** RunNo: **1879**

Client ID: **LCSS** Batch ID: **1155** TestNo: **SW7471B** **SW7471B** Analysis Date: **5/13/2014** SeqNo: **32561**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Mercury	0.205	0.0120	0.2000	0	102	80	120				

Qualifiers: R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

Original

American Analytical Laboratories, LLC.
56 Toledo Street
Farmingdale, New York 11735
TEL: (631) 454-6100 FAX: (631) 454-8027
Website: www.American-Analytical.com

QC SUMMARY REPORT

WO#: **1405054**

16-May-14

Client: Preferred Environmental Services
Project: 985 Prospect Avenue, New Cassel, NY

BatchID: **1167**

Sample ID **MB-1167** SampType: **MBLK** TestCode: **8270_S** Units: **µg/Kg** Prep Date: **5/14/2014** RunNo: **1943**
Client ID: **PBS** Batch ID: **1167** TestNo: **SW8270D** **SW3546** Analysis Date: **5/15/2014** SeqNo: **34211**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
3,3'-Dichlorobenzidine	ND	250									U
Benzidine	ND	500									U*

Sample ID **LCS-1167** SampType: **LCS** TestCode: **8270_S** Units: **µg/Kg** Prep Date: **5/14/2014** RunNo: **1943**
Client ID: **LCSS** Batch ID: **1167** TestNo: **SW8270D** **SW3546** Analysis Date: **5/15/2014** SeqNo: **34212**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
3,3'-Dichlorobenzidine	930	250	2000	0	46.7	10	105				
Benzidine	140	500	2000	0	7.09	2	112				*

Qualifiers: R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

Original

American Analytical Laboratories, LLC.
56 Toledo Street
Farmingdale, New York 11735
TEL: (631) 454-6100 FAX: (631) 454-8027
Website: www.American-Analytical.com

QC SUMMARY REPORT

WO#: **1405054**
16-May-14

Client: Preferred Environmental Services
Project: 985 Prospect Avenue, New Cassel, NY

BatchID: **1167**

Sample ID **LCS-1167** SampType: **LCS** TestCode: **8270_S** Units: **µg/Kg** Prep Date: **5/14/2014** RunNo: **1940**
Client ID: **LCSS** Batch ID: **1167** TestNo: **SW8270D** **SW3546** Analysis Date: **5/15/2014** SeqNo: **34016**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,2,4-Trichlorobenzene	1900	250	2000	0	95.4	30	125				
1,2-Dichlorobenzene	1800	250	2000	0	91.2	24	122				
1,3-Dichlorobenzene	1800	250	2000	0	88.1	25	125				
1,4-Dichlorobenzene	1900	250	2000	0	93.3	23	121				
2,4-Dinitrotoluene	1800	250	2000	0	92.4	30	134				
2,6-Dinitrotoluene	1700	250	2000	0	87.2	24	130				
2-Chloronaphthalene	2000	250	2000	0	100	30	130				
2-Methylnaphthalene	1700	250	2000	0	85.6	22	128				
2-Nitroaniline	1900	250	2000	0	94.2	25	125				
3-Nitroaniline	1300	250	2000	0	63.0	20	120				
4-Bromophenyl phenyl ether	2100	250	2000	0	103	35	135				
4-Chloroaniline	670	250	2000	0	33.6	11	121				
4-Chlorophenyl phenyl ether	1900	250	2000	0	96.7	30	128				
4-Nitroaniline	1700	250	2000	0	86.1	20	120				
Acenaphthene	1900	250	2000	0	95.4	25	137				
Acenaphthylene	1900	250	2000	0	96.7	23	136				
Aniline	ND	250		0	0	1	105				U
Anthracene	2100	250	2000	0	103	23	150				
Azobenzene	2200	250	2000	0	111	20	130				
Benzo(a)anthracene	2000	250	2000	0	102	31	140				
Benzo(a)pyrene	2100	150	2000	0	107	36	136				
Benzo(b)fluoranthene	2100	250	2000	0	106	30	140				
Benzo(g,h,i)perylene	2300	250	2000	0	115	21	143				
Benzo(k)fluoranthene	2100	250	2000	0	105	30	140				
Benzyl alcohol	ND	250		0	0	20	125				U
Bis(2-chloroethoxy)methane	1900	250	2000	0	94.6	18	110				

Qualifiers: R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

Original

American Analytical Laboratories, LLC.
56 Toledo Street
Farmingdale, New York 11735
TEL: (631) 454-6100 FAX: (631) 454-8027
Website: www.American-Analytical.com

QC SUMMARY REPORT

WO#: **1405054**
16-May-14

Client: Preferred Environmental Services
Project: 985 Prospect Avenue, New Cassel, NY

BatchID: **1167**

Sample ID **LCS-1167** SampType: **LCS** TestCode: **8270_S** Units: **µg/Kg** Prep Date: **5/14/2014** RunNo: **1940**
Client ID: **LCSS** Batch ID: **1167** TestNo: **SW8270D** **SW3546** Analysis Date: **5/15/2014** SeqNo: **34016**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Bis(2-chloroethyl)ether	1800	250	2000	0	91.5	30	131				
Bis(2-chloroisopropyl)ether	1600	250	2000	0	78.6	34	124				
Bis(2-ethylhexyl)phthalate	1700	250	2000	0	86.5	35	137				
Butyl benzyl phthalate	1800	250	2000	0	89.6	34	140				
Carbazole	2100	250	2000	0	105	20	130				
Chrysene	2000	250	2000	0	101	31	133				
Di-n-butyl phthalate	2100	250	2000	0	105	35	131				
Di-n-octyl phthalate	1700	500	2000	0	85.6	37	143				*,m
Dibenzo(a,h)anthracene	2200	150	2000	0	110	24	145				
Dibenzofuran	2000	250	2000	0	97.9	23	130				
Diethyl phthalate	1900	250	2000	0	96.2	35	130				
Dimethyl phthalate	1900	250	2000	0	95.0	32	130				
Fluoranthene	2000	250	2000	0	100	21	139				
Fluorene	2000	250	2000	0	97.6	30	130				
Hexachlorobenzene	2000	250	2000	0	100	30	130				
Hexachlorobutadiene	1800	250	2000	0	91.9	30	125				
Hexachlorocyclopentadiene	1800	250	2000	0	89.5	12	126				
Hexachloroethane	1800	250	2000	0	91.1	30	125				
Indeno(1,2,3-c,d)pyrene	2000	250	2000	0	100	28	141				*
Isophorone	1900	250	2000	0	96.3	30	125				
N-Nitrosodi-n-propylamine	1900	150	2000	0	93.5	39	125				
N-Nitrosodimethylamine	1700	250	2000	0	86.2	10	123				
N-Nitrosodiphenylamine	970	250	2000	0	48.7	15	110				
Naphthalene	1900	250	2000	0	96.4	27	131				
Nitrobenzene	1900	250	2000	0	95.1	35	125				
Phenanthrene	1900	250	2000	0	97.4	35	130				

Qualifiers: R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

Original

AMERICAN ANALYTICAL LABORATORIES

American Analytical Laboratories, LLC.
56 Toledo Street
Farmingdale, New York 11735
TEL: (631) 454-6100 FAX: (631) 454-8027
Website: www.American-Analytical.com

QC SUMMARY REPORT

WO#: **1405054**

16-May-14

Client: Preferred Environmental Services
Project: 985 Prospect Avenue, New Cassel, NY

BatchID: **1167**

Sample ID **LCS-1167** SampType: **LCS** TestCode: **8270_S** Units: **µg/Kg** Prep Date: **5/14/2014** RunNo: **1940**
Client ID: **LCSS** Batch ID: **1167** TestNo: **SW8270D** **SW3546** Analysis Date: **5/15/2014** SeqNo: **34016**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Pyrene	1900	250	2000	0	96.6	30	152				
Pyridine	ND	250		0	0	1	101				U
Surr: 2,4,6-Tribromophenol	1700		2000		83.3	11	135				
Surr: 2-Fluorobiphenyl	870		1000		87.0	21	143				
Surr: 2-Fluorophenol	1600		2000		82.3	14	122				
Surr: 4-Terphenyl-d14	840		1000		84.4	15	137				
Surr: Nitrobenzene-d5	850		1000		85.2	17	136				
Surr: Phenol-d6	1600		2000		80.6	10	116				

Sample ID **MB-1167** SampType: **MBLK** TestCode: **8270_S** Units: **µg/Kg** Prep Date: **5/14/2014** RunNo: **1940**
Client ID: **PBS** Batch ID: **1167** TestNo: **SW8270D** **SW3546** Analysis Date: **5/15/2014** SeqNo: **34031**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,2,4-Trichlorobenzene	ND	250									U
1,2-Dichlorobenzene	ND	250									U
1,3-Dichlorobenzene	ND	250									U
1,4-Dichlorobenzene	ND	250									U
2,4-Dinitrotoluene	ND	250									U
2,6-Dinitrotoluene	ND	250									U
2-Chloronaphthalene	ND	250									U
2-Methylnaphthalene	ND	250									U
2-Nitroaniline	ND	250									U
3-Nitroaniline	ND	250									U
4-Bromophenyl phenyl ether	ND	250									U
4-Chloroaniline	ND	250									U

Qualifiers: R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

Original

AMERICAN ANALYTICAL LABORATORIES

American Analytical Laboratories, LLC.
56 Toledo Street
Farmingdale, New York 11735
TEL: (631) 454-6100 FAX: (631) 454-8027
Website: www.American-Analytical.com

QC SUMMARY REPORT

WO#: **1405054**
16-May-14

Client: Preferred Environmental Services
Project: 985 Prospect Avenue, New Cassel, NY

BatchID: **1167**

Sample ID **MB-1167** SampType: **MBLK** TestCode: **8270_S** Units: **µg/Kg** Prep Date: **5/14/2014** RunNo: **1940**
Client ID: **PBS** Batch ID: **1167** TestNo: **SW8270D** **SW3546** Analysis Date: **5/15/2014** SeqNo: **34031**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
4-Chlorophenyl phenyl ether	ND	250									U
4-Nitroaniline	ND	250									U
Acenaphthene	ND	250									U
Acenaphthylene	ND	250									U
Aniline	ND	250									U
Anthracene	ND	250									U
Azobenzene	ND	250									U
Benzo(a)anthracene	ND	250									U
Benzo(a)pyrene	ND	150									U
Benzo(b)fluoranthene	ND	250									U
Benzo(g,h,i)perylene	ND	250									U
Benzo(k)fluoranthene	ND	250									U
Benzyl alcohol	ND	250									U
Bis(2-chloroethoxy)methane	ND	250									U
Bis(2-chloroethyl)ether	ND	250									U
Bis(2-chloroisopropyl)ether	ND	250									U
Bis(2-ethylhexyl)phthalate	ND	250									U
Butyl benzyl phthalate	ND	250									U
Carbazole	ND	250									U
Chrysene	ND	250									U
Di-n-butyl phthalate	ND	250									U
Di-n-octyl phthalate	ND	500									U*
Dibenzo(a,h)anthracene	ND	150									U
Dibenzofuran	ND	250									U
Diethyl phthalate	ND	250									U
Dimethyl phthalate	ND	250									U

Qualifiers: R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

Original

AMERICAN ANALYTICAL LABORATORIES

American Analytical Laboratories, LLC.
56 Toledo Street
Farmingdale, New York 11735
TEL: (631) 454-6100 FAX: (631) 454-8027
Website: www.American-Analytical.com

QC SUMMARY REPORT

WO#: **1405054**

16-May-14

Client: Preferred Environmental Services
Project: 985 Prospect Avenue, New Cassel, NY

BatchID: **1167**

Sample ID **MB-1167** SampType: **MBLK** TestCode: **8270_S** Units: **µg/Kg** Prep Date: **5/14/2014** RunNo: **1940**
Client ID: **PBS** Batch ID: **1167** TestNo: **SW8270D** **SW3546** Analysis Date: **5/15/2014** SeqNo: **34031**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Fluoranthene	ND	250									U
Fluorene	ND	250									U
Hexachlorobenzene	ND	250									U
Hexachlorobutadiene	ND	250									U
Hexachlorocyclopentadiene	ND	250									U
Hexachloroethane	ND	250									U
Indeno(1,2,3-c,d)pyrene	ND	250									U*
Isophorone	ND	250									U
N-Nitrosodi-n-propylamine	ND	150									U
N-Nitrosodimethylamine	ND	250									U
N-Nitrosodiphenylamine	ND	250									U
Naphthalene	ND	250									U
Nitrobenzene	ND	250									U
Phenanthrene	ND	250									U
Pyrene	ND	250									U
Pyridine	ND	250									U
Surr: 2,4,6-Tribromophenol	1100		1980		54.7	11	135				
Surr: 2-Fluorobiphenyl	780		990.1		78.4	21	143				
Surr: 2-Fluorophenol	1700		1980		85.2	14	122				
Surr: 4-Terphenyl-d14	860		990.1		86.4	15	137				m
Surr: Nitrobenzene-d5	700		990.1		71.0	17	136				
Surr: Phenol-d6	1600		1980		83.3	10	116				

Qualifiers: R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

Original

AMERICAN ANALYTICAL LABORATORIES

American Analytical Laboratories, LLC.
56 Toledo Street
Farmingdale, New York 11735
TEL: (631) 454-6100 FAX: (631) 454-8027
Website: www.American-Analytical.com

QC SUMMARY REPORT

WO#: **1405054**

16-May-14

Client: Preferred Environmental Services
Project: 985 Prospect Avenue, New Cassel, NY

BatchID: **1172**

Sample ID **LCS-1172** SampType: **LCS** TestCode: **8260_S** Units: **µg/Kg** Prep Date: **5/14/2014** RunNo: **1920**
Client ID: **LCSS** Batch ID: **1172** TestNo: **SW8260C** **SW5035A** Analysis Date: **5/14/2014** SeqNo: **33660**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1,1-Trichloroethane	45	5.0	50.00	0	89.6	40	125				
1,1,2,2-Tetrachloroethane	42	5.0	50.00	0	83.0	35	139				
1,1,2-Trichloroethane	41	5.0	50.00	0	82.2	40	124				
1,1-Dichloroethane	43	5.0	50.00	0	86.8	33	134				
1,1-Dichloroethene	44	5.0	50.00	0	88.8	30	141				
1,2-Dichlorobenzene	41	5.0	50.00	0	81.7	33	126				
1,2-Dichloroethane	41	5.0	50.00	0	81.2	36	131				
1,2-Dichloropropane	43	5.0	50.00	0	85.2	38	131				
1,3-Dichlorobenzene	44	5.0	50.00	0	87.5	31	130				
1,4-Dichlorobenzene	42	5.0	50.00	0	84.1	33	121				
2-Chloroethyl vinyl ether	25	5.0	50.00	0	49.7	36	138				
Benzene	45	5.0	50.00	0	90.2	36	126				
Bromodichloromethane	42	5.0	50.00	0	83.8	38	125				
Bromoform	42	5.0	50.00	0	85.0	36	131				
Bromomethane	34	5.0	50.00	0	67.9	23	135				*
Carbon tetrachloride	46	5.0	50.00	0	92.2	37	130				
Chlorobenzene	43	5.0	50.00	0	86.7	41	123				
Chloroethane	64	5.0	50.00	0	129	20	128				S
Chloroform	43	5.0	50.00	0	86.2	39	125				
Chloromethane	74	5.0	50.00	0	149	33	143				S
cis-1,3-Dichloropropene	43	5.0	50.00	0	86.2	34	125				
Dibromochloromethane	41	5.0	50.00	0	82.7	36	125				
Ethylbenzene	48	5.0	50.00	0	95.6	42	124				
Methylene chloride	14	5.0	50.00	0	27.4	33	135				BS*
Tetrachloroethene	40	5.0	50.00	0	79.3	30	121				
Toluene	46	5.0	50.00	0	92.9	43	121				

Qualifiers: R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

Original

AMERICAN ANALYTICAL LABORATORIES

American Analytical Laboratories, LLC.
56 Toledo Street
Farmingdale, New York 11735
TEL: (631) 454-6100 FAX: (631) 454-8027
Website: www.American-Analytical.com

QC SUMMARY REPORT

WO#: **1405054**
16-May-14

Client: Preferred Environmental Services
Project: 985 Prospect Avenue, New Cassel, NY **BatchID:** **1172**

Sample ID **LCS-1172** SampType: **LCS** TestCode: **8260_S** Units: **µg/Kg** Prep Date: **5/14/2014** RunNo: **1920**
Client ID: **LCSS** Batch ID: **1172** TestNo: **SW8260C** **SW5035A** Analysis Date: **5/14/2014** SeqNo: **33660**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
trans-1,2-Dichloroethene	44	5.0	50.00	0	87.1	32	124				
trans-1,3-Dichloropropene	43	5.0	50.00	0	86.2	33	120				
Trichloroethene	44	5.0	50.00	0	87.7	40	124				
Trichlorofluoromethane	71	5.0	50.00	0	142	35	140				S
Vinyl chloride	81	5.0	50.00	0	162	40	146				S
Surr: 4-Bromofluorobenzene	50		50.00		99.0	56	133				
Surr: Dibromofluoromethane	50		50.00		100	60	132				
Surr: Toluene-d8	51		50.00		101	69	125				

Sample ID **MB-1172** SampType: **MBLK** TestCode: **8260_S** Units: **µg/Kg** Prep Date: **5/14/2014** RunNo: **1920**
Client ID: **PBS** Batch ID: **1172** TestNo: **SW8260C** **SW5035A** Analysis Date: **5/14/2014** SeqNo: **33661**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1,1,2-Tetrachloroethane	ND	5.0									U
1,1,1-Trichloroethane	ND	5.0									U
1,1,2,2-Tetrachloroethane	ND	5.0									U
1,1,2-Trichloro-1,2,2-trifluoroethane	ND	5.0									U
1,1,2-Trichloroethane	ND	5.0									U
1,1-Dichloroethane	ND	5.0									U
1,1-Dichloroethene	ND	5.0									U
1,1-Dichloropropene	ND	5.0									U
1,2,3-Trichlorobenzene	ND	5.0									U
1,2,3-Trichloropropane	ND	5.0									U
1,2,4,5-Tetramethylbenzene	ND	5.0									U
1,2,4-Trichlorobenzene	ND	5.0									U

Qualifiers: R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

Original

American Analytical Laboratories, LLC.
56 Toledo Street
Farmingdale, New York 11735
TEL: (631) 454-6100 FAX: (631) 454-8027
Website: www.American-Analytical.com

QC SUMMARY REPORT

WO#: **1405054**

16-May-14

Client: Preferred Environmental Services
Project: 985 Prospect Avenue, New Cassel, NY

BatchID: **1172**

Sample ID **MB-1172** SampType: **MBLK** TestCode: **8260_S** Units: **µg/Kg** Prep Date: **5/14/2014** RunNo: **1920**
Client ID: **PBS** Batch ID: **1172** TestNo: **SW8260C** **SW5035A** Analysis Date: **5/14/2014** SeqNo: **33661**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,2,4-Trimethylbenzene	ND	5.0									U
1,2-Dibromo-3-chloropropane	ND	5.0									U
1,2-Dibromoethane	ND	5.0									U
1,2-Dichlorobenzene	ND	5.0									U
1,2-Dichloroethane	ND	5.0									U
1,2-Dichloropropane	ND	5.0									U
1,3,5-Trimethylbenzene	ND	5.0									U
1,3-Dichlorobenzene	ND	5.0									U
1,3-dichloropropane	ND	5.0									U
1,4-Dichlorobenzene	ND	5.0									U
1,4-Dioxane	ND	5.0									U
2,2-Dichloropropane	ND	5.0									U
2-Butanone	ND	10									U*
2-Chloroethyl vinyl ether	ND	5.0									U
2-Chlorotoluene	ND	5.0									U
2-Hexanone	ND	10									U
2-Propanol	ND	5.0									U
4-Chlorotoluene	ND	5.0									U
4-Isopropyltoluene	ND	5.0									U
4-Methyl-2-pentanone	ND	10									U
Acetone	3.8	10									J*
Benzene	ND	5.0									U
Bromobenzene	ND	5.0									U
Bromochloromethane	ND	5.0									U
Bromodichloromethane	ND	5.0									U
Bromoform	ND	5.0									U

Qualifiers: R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

Original

American Analytical Laboratories, LLC.
56 Toledo Street
Farmingdale, New York 11735
TEL: (631) 454-6100 FAX: (631) 454-8027
Website: www.American-Analytical.com

QC SUMMARY REPORT

WO#: **1405054**

16-May-14

Client: Preferred Environmental Services
Project: 985 Prospect Avenue, New Cassel, NY

BatchID: **1172**

Sample ID **MB-1172** SampType: **MBLK** TestCode: **8260_S** Units: **µg/Kg** Prep Date: **5/14/2014** RunNo: **1920**
Client ID: **PBS** Batch ID: **1172** TestNo: **SW8260C** **SW5035A** Analysis Date: **5/14/2014** SeqNo: **33661**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Bromomethane	ND	5.0									U*
Carbon disulfide	ND	5.0									U
Carbon tetrachloride	ND	5.0									U
Chlorobenzene	ND	5.0									U
Chlorodifluoromethane	ND	5.0									U*
Chloroethane	ND	5.0									U
Chloroform	ND	5.0									U
Chloromethane	ND	5.0									U
cis-1,2-Dichloroethene	ND	5.0									U
cis-1,3-Dichloropropene	ND	5.0									U
Cyclohexane	ND	5.0									U
Dibromochloromethane	ND	5.0									U
Dibromomethane	ND	5.0									U
Dichlorodifluoromethane	ND	5.0									U
Diisopropyl ether	ND	5.0									U
Ethanol	ND	20									U
Ethylbenzene	ND	5.0									U
Freon-114	ND	5.0									U
Hexachlorobutadiene	ND	5.0									U
Isopropylbenzene	ND	5.0									U
m,p-Xylene	ND	10									U
Methyl Acetate	ND	5.0									U
Methyl tert-butyl ether	ND	5.0									U
Methylene chloride	5.5	5.0									*
n-Butylbenzene	ND	5.0									U
n-Propylbenzene	ND	5.0									U

Qualifiers: R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

Original

American Analytical Laboratories, LLC.
56 Toledo Street
Farmingdale, New York 11735
TEL: (631) 454-6100 FAX: (631) 454-8027
Website: www.American-Analytical.com

QC SUMMARY REPORT

WO#: **1405054**

16-May-14

Client: Preferred Environmental Services
Project: 985 Prospect Avenue, New Cassel, NY

BatchID: **1172**

Sample ID **MB-1172** SampType: **MBLK** TestCode: **8260_S** Units: **µg/Kg** Prep Date: **5/14/2014** RunNo: **1920**
Client ID: **PBS** Batch ID: **1172** TestNo: **SW8260C** **SW5035A** Analysis Date: **5/14/2014** SeqNo: **33661**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Naphthalene	ND	5.0									U
o-Xylene	ND	5.0									U
p-Diethylbenzene	ND	5.0									U
p-Ethyltoluene	ND	5.0									U
sec-Butylbenzene	ND	5.0									U
Styrene	ND	5.0									U
t-Butyl alcohol	ND	5.0									U*
tert-Butylbenzene	ND	5.0									U
Tetrachloroethene	ND	5.0									U
Toluene	ND	5.0									U
trans-1,2-Dichloroethene	ND	5.0									U
trans-1,3-Dichloropropene	ND	5.0									U
Trichloroethene	ND	5.0									U
Trichlorofluoromethane	ND	5.0									U
Vinyl acetate	ND	5.0									U
Vinyl chloride	ND	5.0									U
Surr: 4-Bromofluorobenzene	51		50.00		101	56	133				
Surr: Dibromofluoromethane	51		50.00		103	60	132				
Surr: Toluene-d8	49		50.00		98.7	69	125				

Qualifiers: R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

Original

American Analytical Laboratories, LLC.
56 Toledo Street
Farmingdale, New York 11735
TEL: (631) 454-6100 FAX: (631) 454-8027
Website: www.American-Analytical.com

QC SUMMARY REPORT

WO#: **1405054**

16-May-14

Client: Preferred Environmental Services
Project: 985 Prospect Avenue, New Cassel, NY

BatchID: **1172**

Sample ID **LCS-1172** SampType: **LCS** TestCode: **8260_S** Units: **µg/Kg** Prep Date: **5/14/2014** RunNo: **1919**
Client ID: **LCSS** Batch ID: **1172** TestNo: **SW8260C** **SW5035A** Analysis Date: **5/14/2014** SeqNo: **33655**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1,1-Trichloroethane	45	5.0	50.00	0	89.6	40	125				
1,1,2,2-Tetrachloroethane	42	5.0	50.00	0	83.0	35	139				
1,1,2-Trichloroethane	41	5.0	50.00	0	82.2	40	124				
1,1-Dichloroethane	43	5.0	50.00	0	86.8	33	134				
1,1-Dichloroethene	44	5.0	50.00	0	88.8	30	141				
1,2-Dichlorobenzene	41	5.0	50.00	0	81.7	33	126				
1,2-Dichloroethane	41	5.0	50.00	0	81.2	36	131				
1,2-Dichloropropane	43	5.0	50.00	0	85.2	38	131				
1,3-Dichlorobenzene	44	5.0	50.00	0	87.5	31	130				
1,4-Dichlorobenzene	42	5.0	50.00	0	84.1	33	121				
2-Chloroethyl vinyl ether	25	5.0	50.00	0	49.7	36	138				
Benzene	45	5.0	50.00	0	90.2	36	126				
Bromodichloromethane	42	5.0	50.00	0	83.8	38	125				
Bromoform	42	5.0	50.00	0	85.0	36	131				
Bromomethane	34	5.0	50.00	0	67.9	23	135				*
Carbon tetrachloride	46	5.0	50.00	0	92.2	37	130				
Chlorobenzene	43	5.0	50.00	0	86.7	41	123				
Chloroethane	64	5.0	50.00	0	129	20	128				S
Chloroform	43	5.0	50.00	0	86.2	39	125				
Chloromethane	74	5.0	50.00	0	149	33	143				S
cis-1,3-Dichloropropene	43	5.0	50.00	0	86.2	34	125				
Dibromochloromethane	41	5.0	50.00	0	82.7	36	125				
Ethylbenzene	48	5.0	50.00	0	95.6	42	124				
Methylene chloride	14	5.0	50.00	0	27.4	33	135				BS*
Tetrachloroethene	40	5.0	50.00	0	79.3	30	121				
Toluene	46	5.0	50.00	0	92.9	43	121				

Qualifiers: R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

Original

AMERICAN ANALYTICAL LABORATORIES

American Analytical Laboratories, LLC.
56 Toledo Street
Farmingdale, New York 11735
TEL: (631) 454-6100 FAX: (631) 454-8027
Website: www.American-Analytical.com

QC SUMMARY REPORT

WO#: **1405054**

16-May-14

Client: Preferred Environmental Services
Project: 985 Prospect Avenue, New Cassel, NY

BatchID: **1172**

Sample ID **LCS-1172** SampType: **LCS** TestCode: **8260_S** Units: **µg/Kg** Prep Date: **5/14/2014** RunNo: **1919**
Client ID: **LCSS** Batch ID: **1172** TestNo: **SW8260C** **SW5035A** Analysis Date: **5/14/2014** SeqNo: **33655**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
trans-1,2-Dichloroethene	44	5.0	50.00	0	87.1	32	124				
trans-1,3-Dichloropropene	43	5.0	50.00	0	86.2	33	120				
Trichloroethene	44	5.0	50.00	0	87.7	40	124				
Trichlorofluoromethane	71	5.0	50.00	0	142	35	140				S
Vinyl chloride	81	5.0	50.00	0	162	40	146				S
Surr: 4-Bromofluorobenzene	50		50.00		99.0	56	133				
Surr: Dibromofluoromethane	50		50.00		100	60	132				
Surr: Toluene-d8	51		50.00		101	69	125				

Sample ID **MB-1172** SampType: **MBLK** TestCode: **8260_S** Units: **µg/Kg** Prep Date: **5/14/2014** RunNo: **1919**
Client ID: **PBS** Batch ID: **1172** TestNo: **SW8260C** **SW5035A** Analysis Date: **5/14/2014** SeqNo: **33656**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1,1,2-Tetrachloroethane	ND	5.0									U
1,1,1-Trichloroethane	ND	5.0									U
1,1,2,2-Tetrachloroethane	ND	5.0									U
1,1,2-Trichloro-1,2,2-trifluoroethane	ND	5.0									U
1,1,2-Trichloroethane	ND	5.0									U
1,1-Dichloroethane	ND	5.0									U
1,1-Dichloroethene	ND	5.0									U
1,1-Dichloropropene	ND	5.0									U
1,2,3-Trichlorobenzene	ND	5.0									U
1,2,3-Trichloropropane	ND	5.0									U
1,2,4,5-Tetramethylbenzene	ND	5.0									U
1,2,4-Trichlorobenzene	ND	5.0									U

Qualifiers: R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

Original

AMERICAN ANALYTICAL LABORATORIES

American Analytical Laboratories, LLC.
56 Toledo Street
Farmingdale, New York 11735
TEL: (631) 454-6100 FAX: (631) 454-8027
Website: www.American-Analytical.com

QC SUMMARY REPORT

WO#: **1405054**

16-May-14

Client: Preferred Environmental Services
Project: 985 Prospect Avenue, New Cassel, NY

BatchID: **1172**

Sample ID **MB-1172** SampType: **MBLK** TestCode: **8260_S** Units: **µg/Kg** Prep Date: **5/14/2014** RunNo: **1919**
Client ID: **PBS** Batch ID: **1172** TestNo: **SW8260C** **SW5035A** Analysis Date: **5/14/2014** SeqNo: **33656**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,2,4-Trimethylbenzene	ND	5.0									U
1,2-Dibromo-3-chloropropane	ND	5.0									U
1,2-Dibromoethane	ND	5.0									U
1,2-Dichlorobenzene	ND	5.0									U
1,2-Dichloroethane	ND	5.0									U
1,2-Dichloropropane	ND	5.0									U
1,3,5-Trimethylbenzene	ND	5.0									U
1,3-Dichlorobenzene	ND	5.0									U
1,3-dichloropropane	ND	5.0									U
1,4-Dichlorobenzene	ND	5.0									U
1,4-Dioxane	ND	5.0									U
2,2-Dichloropropane	ND	5.0									U
2-Butanone	ND	10									U*
2-Chloroethyl vinyl ether	ND	5.0									U
2-Chlorotoluene	ND	5.0									U
2-Hexanone	ND	10									U
2-Propanol	ND	5.0									U
4-Chlorotoluene	ND	5.0									U
4-Isopropyltoluene	ND	5.0									U
4-Methyl-2-pentanone	ND	10									U
Acetone	3.8	10									J*
Benzene	ND	5.0									U
Bromobenzene	ND	5.0									U
Bromochloromethane	ND	5.0									U
Bromodichloromethane	ND	5.0									U
Bromoform	ND	5.0									U

Qualifiers: R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

Original

American Analytical Laboratories, LLC.
56 Toledo Street
Farmingdale, New York 11735
TEL: (631) 454-6100 FAX: (631) 454-8027
Website: www.American-Analytical.com

QC SUMMARY REPORT

WO#: **1405054**
16-May-14

Client: Preferred Environmental Services
Project: 985 Prospect Avenue, New Cassel, NY

BatchID: 1172

Sample ID **MB-1172** SampType: **MBLK** TestCode: **8260_S** Units: **µg/Kg** Prep Date: **5/14/2014** RunNo: **1919**
Client ID: **PBS** Batch ID: **1172** TestNo: **SW8260C** **SW5035A** Analysis Date: **5/14/2014** SeqNo: **33656**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Bromomethane	ND	5.0									U*
Carbon disulfide	ND	5.0									U
Carbon tetrachloride	ND	5.0									U
Chlorobenzene	ND	5.0									U
Chlorodifluoromethane	ND	5.0									U*
Chloroethane	ND	5.0									U
Chloroform	ND	5.0									U
Chloromethane	ND	5.0									U
cis-1,2-Dichloroethene	ND	5.0									U
cis-1,3-Dichloropropene	ND	5.0									U
Cyclohexane	ND	5.0									U
Dibromochloromethane	ND	5.0									U
Dibromomethane	ND	5.0									U
Dichlorodifluoromethane	ND	5.0									U
Diisopropyl ether	ND	5.0									U
Ethanol	ND	20									U
Ethylbenzene	ND	5.0									U
Freon-114	ND	5.0									U
Hexachlorobutadiene	ND	5.0									U
Isopropylbenzene	ND	5.0									U
m,p-Xylene	ND	10									U
Methyl Acetate	ND	5.0									U
Methyl tert-butyl ether	ND	5.0									U
Methylene chloride	5.5	5.0									*
n-Butylbenzene	ND	5.0									U
n-Propylbenzene	ND	5.0									U

Qualifiers: R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

Original

AMERICAN ANALYTICAL LABORATORIES

American Analytical Laboratories, LLC.
56 Toledo Street
Farmingdale, New York 11735
TEL: (631) 454-6100 FAX: (631) 454-8027
Website: www.American-Analytical.com

QC SUMMARY REPORT

WO#: **1405054**

16-May-14

Client: Preferred Environmental Services
Project: 985 Prospect Avenue, New Cassel, NY

BatchID: **1172**

Sample ID **MB-1172** SampType: **MBLK** TestCode: **8260_S** Units: **µg/Kg** Prep Date: **5/14/2014** RunNo: **1919**
Client ID: **PBS** Batch ID: **1172** TestNo: **SW8260C** **SW5035A** Analysis Date: **5/14/2014** SeqNo: **33656**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Naphthalene	ND	5.0									U
o-Xylene	ND	5.0									U
p-Diethylbenzene	ND	5.0									U
p-Ethyltoluene	ND	5.0									U
sec-Butylbenzene	ND	5.0									U
Styrene	ND	5.0									U
t-Butyl alcohol	ND	5.0									U*
tert-Butylbenzene	ND	5.0									U
Tetrachloroethene	ND	5.0									U
Toluene	ND	5.0									U
trans-1,2-Dichloroethene	ND	5.0									U
trans-1,3-Dichloropropene	ND	5.0									U
Trichloroethene	ND	5.0									U
Trichlorofluoromethane	ND	5.0									U
Vinyl acetate	ND	5.0									U
Vinyl chloride	ND	5.0									U
Surr: 4-Bromofluorobenzene	51		50.00		101	56	133				
Surr: Dibromofluoromethane	51		50.00		103	60	132				
Surr: Toluene-d8	49		50.00		98.7	69	125				

Qualifiers: R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

Original

APPENDIX V
REMEDIATION COST ESTIMATE

Duggan, Brian

From: Duggan, Brian

Sent: Tuesday, May 27, 2014 7:15 AM

To: Mark A. Cuthbertson; KellyD@northhempsteadny.gov

Cc: Duggan, Brian; Greene, Greg

Subject: RE: 985 Prospect Avenue, New Cassel Revised Preliminary Budget Estimate for Environmental Remediation

Dear Dermot and Mark,

Based on the findings of our Phase II for the 985 Prospect Avenue parcel, completed last Thursday, I've revised the Remediation Estimate accordingly:

1. Environmental Scientist to Coordinate with Regulators and Schedule Remediation Contractor (Four Hours) $480

2. Environmental Scientist to Manage Contractor Clean-up Work and Collect Endpoint Sample (Eight Hours) $960

3. Environmental Scientist to Manage Contractor Backfilling of Entire Structure for Closure (Four Hours) $480

4. Environmental Scientist to Complete Closure Report and Coordinate with Regulatory Approval (Six Hours) $720

5. Environmental Contractor Vacuum Truck & Operator for Clean up (One Day) $1,900

6. Environmental Contractor to Remove Cover and Backfill Entire Structure with Clean Compacted Sand (One-Half Day) $1,000

7. Environmental Sample Analysis: Endpoint Sample for Semi-Volatiles and Metals (One Sample, Regular Turnaround Time) $150

8. Environmental Sample Analysis: Sample Analysis for Disposal TCLP Metals (One Sample, Regular Turnaround Time) $350

9. Contaminated Soils Transport and Disposal, No Liquid (Estimate 10 tons at $175/ton) $1,750

10. Clean Backfill (Estimate 30 cubic yards at $30/cubic yard) $900

Total Budget Estimate for Site Remediation of the Stormwater Structure $8,960

The Estimated Contractor and Disposal Costs are in Items 5,6,8,9, & 10= $5,900

STORMWATER STRUCTURE REMEDIATION AND CLOSURE REPORT

for the property located at:

985 Prospect Avenue
New Cassel, New York 11590

prepared for:

The Town of North Hempstead
Community Development Agency
51 Orchard Street
Roslyn Heights, New York 11577

prepared by:

Cashin Associates, P.C.
Engineering •Planning •Construction Management

1200 Veterans Memorial Highway, Hauppauge, New York 11788 - (631) 348-7600
80 SW 8th Street, Suite 2809, Miami, Florida 33130 - (305) 579-2006

December 22, 2014

TABLE OF CONTENTS

Background and Purpose 1
Pre-Disposal Approval 2
Soil Remediation Activities 2
Endpoint Sampling 3
Findings and Conclusions 4

APPENDICES

Appendix I Site Plan

Appendix II Waste Disposal Manifest

Appendix III Laboratory Analytical Data for Waste Characterization and End Point Samples

Appendix IV Contractor Work Order and Invoice

STORMWATER STRUCTURE CLOSURE REPORT

FOR THE PROPERTY LOCATED AT:

989 PROSPECT AVENUE NEW CASSEL, NEW YORK 11590

BACKGROUND AND PURPOSE

This report presents the findings of the stormwater drywell cleanout and closure performed by Cashin Associates, P.C. (CA) at the subject property located at 985 Prospect Avenue, New Cassel, New York. The subject property is developed with a one-story, slab on grade, single tenant, commercial building, which is currently vacant, on a parcel that includes a rear lawn and side parking area. The subject building was formerly occupied by a motorcycle service and repair business, a tee-shirt printing and screening business, and a laundry facility, from approximately the 1960s through the present.

CA completed a Phase I Environmental Site Assessment (ESA) on April 21, 2014, finding that the long-term commercial uses of the site may have resulted in adverse environmental impacts of the stormwater drainage system, and possibly, the local groundwater table. A site sketch showing the location of the drywell structure is provided in Appendix I.

Based on this finding, CA recommended that a Phase II ESA be completed of the site to characterize the potential environmental conditions. The Phase II ESA was completed by CA in May 2014, which included: i) a environmental investigation of the building interior; ii)

environmental field investigation of the areas of the lot surrounding the building; iii) environmental field investigation of the stormwater and sanitary drainage structures; iv) remote sensing survey for possible abandoned underground petroleum tanks, or other subsurface features; and v) the collection of a sample of sediments in the stormwater underground injection structure.

The results of the investigation of the building interior spaces, areas of the lot surrounding the building, sanitary sewer piping, a shallow stormwater grating, and disconnected subsurface piping associated with the main stormwater underground injection structure found no evidence for adverse impacts by hazardous substances or petroleum products. However, the investigation of the sediments located within the main stormwater underground injection structure itself identified an approximately two-foot thick layer of dense blue-purple colored sediment, overlying light brown sand and gravel soils. A sample of the dense colored sediment layer found that it contained levels of metals and semi-volatile organic compounds exceeding environmental regulatory criteria; requiring regulatory reporting and clean-up actions.

It was recommended that the contaminated sediments be removed from the stormwater drainage structure, and the structure properly closed according to the applicable regulatory requirements; pursuant to the USEPA for remediation of Class V Underground Injection Units, having jurisdiction over these systems in Nassau County. Based on the findings of the Phase II ESA, CA provided an initial estimate for the proper characterization, removal, disposal, and coordination with the appropriate regulatory agencies, for the remediation of the conditions found.

CA received authorization from the Town of North Hempstead Community Development Agency to proceed with the clean-out and closure of the drywell, according to its estimated cost analysis. CA solicited proposals from several qualified contractors to properly remove the contaminated drywell sediments and to close the structure, in coordination with the USEPA. Three contractors were contacted and submitted bids for the work. CA reviewed these proposals, and conferred with the Agency and its attorney, recommending the selection of the most qualified and responsive proposal, Clearbrook a Tully Environmental Company, (Deer Park, New York).

PRE-DISPOSAL APPROVAL

CA contracted ClearBrook to remove the contaminated sediments from the stormwater drywell and to properly dispose of the sediments through ClearBrook's NYSDEC permitted transfer station. CA submitted copies of the Phase II Environmental Site Assessment sampling analytical results to ClearBrook. CA also collected a waste characterization sample of the sediment, for waste disposal characterization, according to all applicable regulatory requirements, and the requirements of the waste disposal facility. Based on Clearbrook's review of the analytical data, the sediments were determined to be acceptable for non-hazardous waste disposal.

SOIL REMEDIATION ACTIVITIES

The maintenance cleanout of the stormwater structures was performed by ClearBrook, and supervised by CA, on June 12, 2014. Access to the site was provided by Mr. Mark McFarland, the property owner. The remedial work completed by ClearBrook involved the vacuum cleaning of the upper layers of sediments in the structure, removing the non-hazardous sediments. The work was completed pursuant to USEPA regulatory requirements for reporting and remediation of Class V

Underground Injection Units, having jurisdiction over these systems in Nassau County. Sediments were transported and disposed of at ClearBrook's NYSDEC permitted transfer station located in Deer Park, NY. Copies of the non-hazardous waste manifests for sediments are provided in Appendix II.

END POINT SAMPLING

Once the cleaning of the upper layers of sediments was completed, CA visually inspected the remaining soil conditions, to ensure that all darker soils were completely removed from the structure. Once it was determined that the remaining soils appeared satisfactorily clean, an endpoint sediment sample was collected from the structure utilizing a hand auger sampling tool. The sampling tool was appropriately rinsed clean using proper decontamination procedures between each sample, and after the last sample was collected. The soil sample was placed in clean glass laboratory-grade sampling jar, labeled with the proper sampling data for laboratory analysis. CA's environmental scientist completed a laboratory chain of custody form on site, with the appropriate sample information.

The endpoint sample was transported by CA's environmental scientist and submitted to a New York State environmental laboratory, Environmental Quality Services, Inc. (NYS Lab Id# 10969), located in Farmingdale, N.Y. The samples were analyzed for semivolatle organic compounds, according to EPA Method 8270.

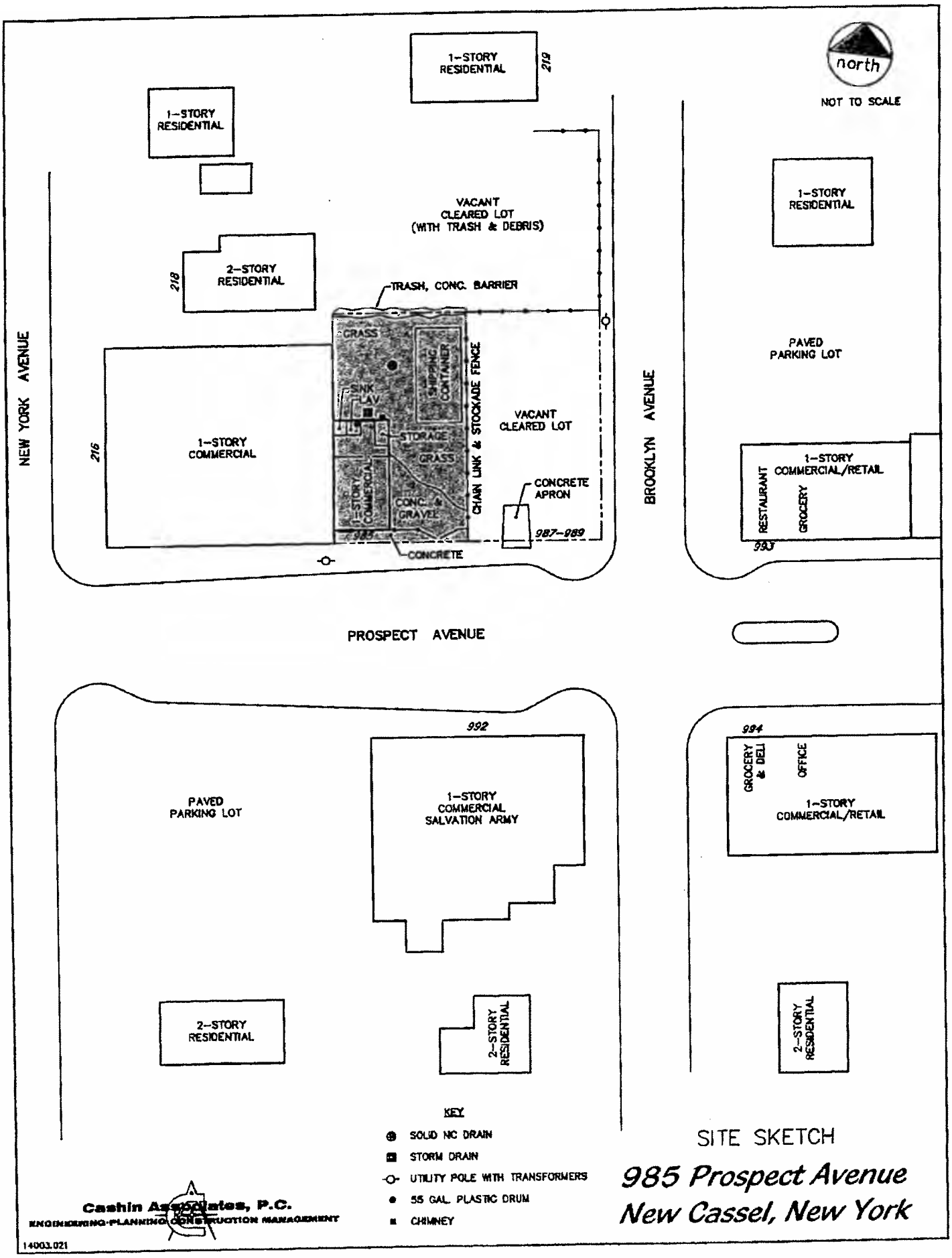
FINDINGS AND CONCLUSIONS

A copy of the laboratory analytical report is included in Appendix III. The result of the laboratory analysis of the endpoint sample was found to be below the applicable regulatory criteria. The sample information was provided to a representative of the USEPA Region 2, Underground Injection Unit, who reviewed the information, and determined that the clean-out remediation work was successfully completed according to the applicable regulatory requirements, and the drywell was approved for proper backfilling and closure.

APPENDICES

APPENDIX I

SITE PLAN



SITE SKETCH

985 Prospect Avenue
New Cassel, New York

APPENDIX II

WASTE DISPOSAL MANIFESTS

Clearbrook

A Tully Environmental, Inc. Company

GENERATOR WASTE PROFILE REPORT

A. WASTE GENERATION LOCATION / IDENTIFICATION:

GENERATOR NAME: Mark McFarland

GENERATOR'S STREET ADDRESS: 985 Prospect Avenue

TOWN, ZIP CODE: New Cassel, NY 11590

GENERATOR'S PHONE NUMBER: (516) 523-2204

GENERATOR CONTACT NAME: Mark McFarland

WASTE TYPE: contaminated soil

TEST DATA ATTACHED: Y _X N __ PHASE I or II Y _ N _x (IF YES, PLEASE PROVIDE INFO)

SAMPLE LOCATION PLAN ATTACHED: Y _X_N __

CERTIFIED LAB REPORT DONE BY: American Analytical Laboratories

WASTE STRUCTURE NAME AND/OR NUMBER: Dry well (DW-1)

BUSINESS TYPE: (check one)

RESIDENTIAL ___ COMMERCIAL _X INDUSTRIAL ___ FOOD SERVICE __ MUNICIPAL ___

PRIOR SITE USE (If differs from present type): _____

TEI/ClearBrook Office Use Only

PROFILE SERIAL NUMBER: _____

DATE:

REVIEWED BY: _____ / / /

REVIEWED BY: _____ / / /

APPROVED: ____ REJECTED: ____ APPROVAL CODE: _____

B. VENDOR PROFILE COMPLETED BY:

COMPANY NAME: Tully Environmental d/b/a ClearBrook

STREET ADDRESS: 972 Nicolls Road

TOWN, ZIP CODE: Deer Park, NY 11729

PHONE NUMBER: 631-583-0002

FAX NUMBER: 631-586-0530

CONTACT NAME: George Thogersen, Jr.

C. PHYSICAL CHARACTERISTICS OF WASTE:

PHYSICAL STATE AT 70°F:

NOTE % OF EACH CHARACTERISTIC

SOLID: _ 90 % SEMI-SOLID 5 % LIQUID 5 %

VISUAL COLOR:

varies - mostly dark and black

ODOR:

NONE: _X__ MILD: ___ STRONG: __

DESCRIBE: n/a

D. Required By:

CUSTOMER MAINTENANCE REQUEST Y _X_ N __

MUNICIPAL REQUIREMENT Y __ N _X_

NYS SPILL # (if applicable) _____

METHOD OF SHIPMENT:

BULK SOLID ___X___ BULK LIQUID _____ DRUMS _____

ANTICIPATED VOLUME:

CUBIC YDS. _5_ TONS ___ GALS. ___ DRUMS ___

DELIVERY SCHEDULE:

ONE TIME: _X_____ WEEK(S): _____ MONTH(S): _____

QUARTER(S): _____ YEAR: _____

E. METALS:

	VALUE (ppm)	TCLP (ppm)	TCLP Limit (ppm)
ARSENIC (As) SW 846 6010C	7.36		5.0
BARIUM (Ba) 40 CFR part 136 200.7	355		100.0
CADMIUM (Cd) SW 846 6010C	8.97		1.0
CHROMIUM (Cr) SW 846 6010C	56.7		5.0
LEAD (Pb) SW 846 6010C	222	0.39	5.0
MERCURY (Hg) SW 846 7470	2.5		0.2

	VALUE (ppm)	TCLP (ppm)	TCLP Limit (ppm)
SELENIUM (Se) SW 846 6010C	0.931		1.0
SILVER (Ag) SW 846 6010C	7.46		5.0

Required for emergency spills and petroleum based material

BENZENE 1311/8260B			0.5 Total Limit (PPM)

Required for all industrial sites & comm. sites listed below

PCB Analysis 8082A			50

Commerical Sites

Auto body/repair shops, medical/dental offices, radiology labs, photo processing/printing facilities or any other commercial facilities that are potential hazardous waste generators

F. CERTIFICATION:

I ACKNOWLEDGE THAT APPROVAL FOR THIS WASTE PROFILE WILL BE BASED SOLELY ON THE INFORMATION SUPPLIED, AND I HEREBY CERTIFY THAT ALL INFORMATION SUBMITTED IN THIS PROFILE AND ALL ATTACHED DOCUMENTS, ARE COMPLETE AND ACCURATE AND THAT ALL KNOWN OR SUSPECTED HAZARDOUS MATERIALS HAVE BEEN DISCLOSED AND WILL NOT BE SENT TO THE CLEARBROOK FACILITY FOR DISPOSAL

COMPANY NAME (PRINT): Cashin Associates - as agent for Town of N. Hempstead & Mark McFarland

AUTHORIZED PERSON (PRINT): Brian Duggan

SUBMITTED BY (SIGNATURE): _____

TITLE (PRINT): Senior Environemental Scientist

SUBMITTED DATE: 8 / 10 / 2014

Clearbrook

A Tully Environmental, Inc. Company

GENERATOR WASTE PROFILE REPORT

A. WASTE GENERATION LOCATION / IDENTIFICATION:

GENERATOR NAME:

GENERATOR'S STREET ADDRESS: 985 Prospect Avenue

TOWN, ZIP CODE: New Cassel, NY 11590

GENERATOR'S PHONE NUMBER:

GENERATOR CONTACT NAME: Mark McFarland

WASTE TYPE: contaminated soil

TEST DATA ATTACHED: Y _X N __ PHASE I or II Y _ N _x (IF YES, PLEASE PROVIDE INFO)

SAMPLE LOCATION PLAN ATTACHED: Y _X_N __

CERTIFIED LAB REPORT DONE BY American Analytical Laboratories

WASTE STRUCTURE NAME AND/OR NUMBER: Dry well (DW-1)

BUSINESS TYPE: (check one)
RESIDENTIAL ___ COMMERCIAL _X INDUSTRIAL ___ FOOD SERVICE __ MUNICIPAL ___

PRIOR SITE USE (If differs from present type):

TEI/ClearBrook Office Use Only

PROFILE SERIAL NUMBER:

DATE:

REVIEWED BY: ___/___/___

REVIEWED BY: ___/___/___

APPROVED: ____ REJECTED: ____ APPROVAL CODE: ____

B. VENDOR PROFILE COMPLETED BY:

COMPANY NAME: Tully Environmental d/b/a ClearBrook

STREET ADDRESS: 972 Nicolls Road

TOWN, ZIP CODE: Deer Park, NY 11729

PHONE NUMBER: 631-583-0002

FAX NUMBER: 631-586-0530

CONTACT NAME: George Thogersen, Jr.

C. PHYSICAL CHARACTERISTICS OF WASTE:

PHYSICAL STATE AT 70°F:
NOTE % OF EACH CHARACTERISTIC

SOLID: _ 90 % SEMI-SOLID 5 % LIQUID 5 %

VISUAL COLOR:

varies - mostly dark and black

ODOR:
NONE: _X__ MILD: ___ STRONG: ___

DESCRIBE: _ n/a

D. Required By:

CUSTOMER MAINTENANCE REQUEST Y _X_ N __

MUNICIPAL REQUIREMENT Y __ N _X_

NYS SPILL # (if applicable)

METHOD OF SHIPMENT:

BULK SOLID ___X____ BULK LIQUID _____ DRUMS _____

ANTICIPATED VOLUME:

CUBIC YDS. _5_ TONS ___ GALS. ___ DRUMS ___

DELIVERY SCHEDULE:

ONE TIME: _X____ WEEK(S): _____ MONTH(S): _____

QUARTER(S): _____ YEAR: _____

E. METALS:

	VALUE (ppm)	TCLP (ppm)	TCLP Limit (ppm)
ARSENIC (As) SW 846 6010C	_7.36___		5.0
BARIUM (Ba) 40 CFR part 136 200.7	__355___		100.0
CADMIUM (Cd) SW 846 6010C	__8.97__		1.0
CHROMIUM (Cr) SW 846 6010C	__56.7_		5.0
LEAD (Pb) SW 846 6010C	_222_	0.39	5.0
MERCURY (Hg) SW 846 7470	_2.5___		0.2

	VALUE (ppm)	TCLP (ppm)	TCLP Limit (ppm)
SELENIUM (Se) SW 846 6010C	_0.931___		1.0
SILVER (Ag) SW 846 6010C	_7.46___		5.0

Required for emergency spills and petroleum based material

BENZENE 1311/8260B			0.5 Total Limit (PPM)

Required for all industrial sites & comm. sites listed below

PCB Analysis 8082A			50

Commerical Sites
Auto body/repair shops, medical/dental offices, radiology labs, photo processing/printing facilities or any other commercial facilities that are potential hazardous waste generators

F. CERTIFICATION:

I ACKNOWLEDGE THAT APPROVAL FOR THIS WASTE PROFILE WILL BE BASED SOLELY ON THE INFORMATION SUPPLIED, AND I HEREBY CERTIFY THAT ALL INFORMATION SUBMITTED IN THIS PROFILE AND ALL ATTACHED DOCUMENTS, ARE COMPLETE AND ACCURATE AND THAT ALL KNOWN OR SUSPECTED HAZARDOUS MATERIALS HAVE BEEN DISCLOSED AND WILL NOT BE SENT TO THE CLEARBROOK FACILITY FOR DISPOSAL

COMPANY NAME (PRINT): Cashin Associates - as agent for

AUTHORIZED PERSON (PRINT): Brian Duggan

SUBMITTED BY (SIGNATURE): _____

TITLE (PRINT): Senior Environemental Scientist

SUBMITTED DATE: _6_/_10_/ 2014____

ClearBrook Work Order

"We make it easy!"

Truck # 7003

Site # 1152-0018
WO # 309633
Date 6/12/14 PO #

BIC# 1272 Office 631.586.0002 Toll Free 888.753.7246

Service Address

Customer Name: Commercial Building
Address: 985 Prospect Ave
City & State: Westbury NY Zip:
Contact:

Billing Address

Customer Name:
Address:
City & State: Zip:
Contact:

Job/Service Time Detail

ClearBrook Departure:
Customer Arrival: 800
Customer Departure:
Disposal Arrival:
Disposal Departure:
ClearBrook Return:
Total/Time:

Service Detail

Gallons Disposal Site
Tons/Yards 5 Manifest # 11826
Jet ☐ Vactor ☐ Hours
Labor
Misc.
Emergency Charge

COD ☐ Send Invoice ☐

Sub Total
Tax Tax Rate %
Total

Customer's Signature: Marc Califano CASHIN
Print Name: MARC CALIFANO CASHIN

By signing, I acknowledge I have read and approve all General Terms and Conditions listed on reverse side.

Reason for Delay:

Waste Type

- ☐ Sewage
- ☐ Sludge
- ☐ Leachate
- ☐ Cesspool / Septic
- ☐ Holding Tank
- ☐ Car Wash
- ☐ Exterior Brown Grease
- ☐ Interior Brown Grease
- ☐ Commercial/Industrial
- ☐ Lift Station
- ☒ Other
- ☐ Catch Basin

ClearBrook Operators

CB Driver Name: Robert Hardt
CB Helper Name:

clean out of dry well
5 yards

Job Notes:

Recommendations:

Follow Up Assigned To:

Form 129 Rev 212

ClearBrook 7023 309633

Waste Manifest Number
11826

972 Nicolls Road
Deer Park, NY 11729
Office: 631.586.0002
Fax: 631.586.0530
New York State DEC Licensed Transfer Facility
BIC # 1272

Non Hazardous Waste Manifest

PERMIT # 1-4720-00317/00001

Generator of Waste Material

1. Customer Name: Commercial Building 2. Phone Number:

3. Street Address: 985 Prospect Ave 4. City/State/Zip: Westbury NY

ALL WASTES ARE SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE NYS DEC OPERATING PERMIT

The undersigned, being duly authorized, does hereby certify to the best of their knowledge the accuracy of the source and type of waste identified and subject to this manifest. **NOTE: GENERATOR SIGNATURE REQUIRED**

5. Signature of Generator or Agent: MARC CALIFANO CASHIN Date: 6/12/14

Print Name:

Wastestream Identification: Circle/Fill Out All Boxes

DESCRIPTION OF WASTE	UNIT (Circle One)	QUANTITY	NYS DEC N-CODE
non Haz Solids	Cubic Yards Gallons Tons	5	

Others and special handling instructions, if any:

Transporter of Waste

NOTE: TRANSPORTER SIGNATURE REQUIRED

1. Company Name: Clearbrook 2. Address: 972 nicolls rd

3. Phone: 631 586 0002 4. Pump Out Date: 6/12/14

5. Vehicle License No: 33156 MB 6. NYS DEC Permit No: 2A623

I certify that to the best of my knowledge the waste that is being delivered into ClearBrook transfer facility located at 972 Nicolls Road, Deer Park, NY 11729 contains no hazardous waste.

Print Name: Robert Hard Signature: Date: 6/12/14

Acceptance by ClearBrook

The above transporter delivered the described waste to the Transfer Facility and if was accepted.

Transfer Date: _____ Time: _____ Sample ID# _____

Signature of Authorized Agent: _____ Print Name _____

WHITE: TRANSFER FACILITY YELLOW: TRANSPORTER PINK: GENERATOR GOLD: ACCOUNTING

APPENDIX III

ANALYTICAL LABORATORY REPORT

Environmental Quality Services, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

6/11/2014

ANALYTICAL REPORT

Laboratory Identifier: 1406058
Received: 6/6/2014 10:37
Sampled by: Brian Duggan

Client: Cashin Associates, PC
1200 Veterans Memorial Hwy
Hauppauge,
NY 11788

Project: Town of North Hempstead CDA
985 + 989 Prospect Ave
New Cassel,
NY

Manager: Brian Duggan

Respectfully submitted,

Juan R.Cuba - Technical Director

NYS Lab ID # 10969
NJ Lab ID # NY812
CT Lab ID # PH0645

The information contained in this report is confidential and intended only for the use of the client listed above. This report shall not be reproduced, except in full, without the written consent of Environmental Quality Services, Inc. Analytical results relate to the samples AS RECEIVED BY THE LABORATORY.

Environmental Quality Services, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

6/11/2014

TCLP Lead by Method SW846 1311/6010C

Sample: 1406058-1
Client Sample ID: CA-BD-985-DW-1A
Collected: 6/6/2014 10:00
Matrix: Soil
Type: Grab
Remarks:
Analyzed Date: 6/10/2014
Preparation Date(s) : 6/10/2014

Analytical Results

Cas No	Analyte	DF	MDL	Result	Units	Q
7439-92-1	Lead	1	0.023	**0.39**	mg/L	

Environmental Quality Services, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

6/11/2014

ORGANIC METHOD QUALIFIERS

Q - Qualifier - specified entries and their meanings are as follows:

U - The analytical result is not detected above the Method Detection Limit (MDL). All MDL's are lower than the lowest calibration standard concentration.

J - Indicates an estimated value. The concentration reported was between the Method Detection Limit (MDL) and the Practical Quantitation Limit (PQL).

B - The analyte was found in the associated method blank as well as the sample. It indicates possible/probable blank contamination and warns the data user to take appropriate action.

E - The concentration of the analyte exceeded the calibration range of the instrument.

D - This flag indicates a system monitoring compound diluted out.

INORGANIC METHOD QUALIFIERS

C - (Concentration) qualifiers are as follows:

B - Entered if the reported value was obtained from a reading that was less than the Contract Required Detection Limit (CRDL) but greater than or equal to the Method Detection Limit (MDL).

U - Entered when the analyte was analyzed for, but not detected above the Method Detection Limit (MDL) which is less than the lowest calibration standard concentration.

Q - Qualifier specific entries and their meanings are as follows:

E - Reported value is estimated because of the presence of interferences.

M - (Method) qualifiers are as follows:

AS - Semi-automated Spectrophotometric
AV - Automated Cold Vapor AA
C - Manual Spectrophotometric
P - ICP
T - Titrimetric

OTHER QUALIFIERS

ND - Not Detected

CHAIN OF CUSTODY

ENVIRONMENTAL QUALITY SERVICES
Innovation Built on Science

208 Route 109, Suite 101 Farmingdale, NY 11735
(T) 631-249-1456 (F) 631-249-8344
www.eqservices.org

14-06058
1406058

Rec'vd Date 06/06/14 10:37

Client Information

Company Name: Castum Associates, P.C.
Address: 1300 Veterans Memorial Hwy Ste 200
City: Hauppauge State: N.Y. Zip: 11788
Project Contact: Brian Duggan
Phone #: (631) 348-7600 Fax #: 348-7601
E-mail: bduggan@ca-pc.com

Project Information

Project Name: 985 Prospect Avenue 14003.021
Street: Prospect Ave
City: New Cassel State: NY Zip:
Project #: 14003.021
Sampler's Name: Brian Duggan
Sampler's Signature:

Sample Information / Sample Collection / Sample Containers

LAB SAMPLE # (LAB USE ONLY)	Sample ID	Sample Type	Matrix Code	Date	Time	WW/Vol (Air Volume in Liters)	Total # of bottles	NONE	HCl	NaOH	HNO3	H2SO4	Na2S2O3	MeOH	OTHER	TCLP Lead	TCLP Lead										
	CA-BD-985-DW-1A	G	S	6/6/14	10A	8oz	1	X								X											
	CA-BD-985-DW-1B	G	S	6/6/14	10A	4oz	1	X									X										

Sample Type: G-Grab, C-Composite, B-Blank

Matrix Codes: S - Soil, A - Air, OL - Oil, W - Wipe, PC - Paint Chips, SL - Sludge, SD - Solid, DW - Drinking Wa, DISS - Dissolved

(LAB USE O

Turnaround Time (Business Days)

- [ ]
- [x] Standard 7-10 Business Days
- [ ] 4 Day RUSH
- [ ] 3 Day RUSH
- [x] 2 Day RUSH
- [ ] 1 Day RUSH

LAB USE ONLY
TAT Approved By / Date:

Data Deliverable Information

- [x] Results Only (Level-1)
- [ ] Results+ Misc. QC (Lev-2)
- [ ] Results+ALL QC (Lev-3)
- [ ] MA QC Package (LevelMA)
- [ ] NJ QC Package (Level3NJ)
- [ ] CLP Cat A (Level-1)
- [ ] CLP Cat B (Level-4)
- [ ] ASP QC Package (Level-4)
- [ ] Other _____
- [ ] EDD Format _____

(EDD Formats: Excel, pdf, EQUIS, GIS, GISKey)

Comments / Remarks

Type Metals list here: Lead

EQS COC Review Check List (LAB USE ONLY)

- [ ] Task Log In and Initial Review — Init: _____ Date/Time: _____
- [ ] Final Review and Approval — Init: _____ Date/Time: _____
- [ ] Complete and Invoiced — Init: _____ Date/Time: _____

Sample custody must be documented below, each time samples change possession, with a signature, date, and time.

Relinquished by Sampler:	Date / Time:	Received By:	Relinquished By:	Date / Time:	Received By:
1	1 6-6-14	1	2	2	2
Relinquished by: 3	Date / Time: 3	Received By: 3	Relinquished By: 4	Date / Time: 4	Received By: 4
Relinquished by: 5	Date / Time:	Received By:			

COOLER INFORMATION

Environmental Quality Services, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

6/23/2014

ANALYTICAL REPORT

Laboratory Identifier: 1406119
Received: 6/12/2014 17:03
Sampled by: Marc Califano

Client: Cashin Associates, PC
1200 Veterans Memorial Hwy
Hauppauge,
NY 11788

Project: Town of North Hempstead CDA
985 + 989 Prospect Ave
New Cassel,
NY

Manager: Marc Califano

Respectfully submitted,

Juan R.Cuba - Technical Director

NYS Lab ID # 10969
NJ Lab ID # NY812
CT Lab ID # PH0645

The information contained in this report is confidential and intended only for the use of the client listed above. This report shall not be reproduced, except in full, without the written consent of Environmental Quality Services, Inc. Analytical results relate to the samples AS RECEIVED BY THE LABORATORY.

Environmental Quality Services, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

6/23/2014

Volatile Compounds by EPA Method 8260C

Sample: 1406119-1
Client Sample ID: DW-1 EP
Matrix: Soil
Type: Grab
Collected: 6/12/2014 11:50
% Solid: 97%
Remarks: See Case Narrative
Analyzed Date: 6/17/2014
Prepared by Method: 5035A

Analytical Results

Cas No	Analyte	DF	MDL	Result*	Units	Q
67-64-1	Acetone	1	6.41	ND	ug/Kg	U
56-23-5	Carbon Tetrachloride	1	1.72	ND	ug/Kg	U
67-66-3	Chloroform	1	1.92	ND	ug/Kg	U
71-43-2	Benzene	1	1.78	ND	ug/Kg	U
71-55-6	1,1,1-Trichloroethane	1	1.73	ND	ug/Kg	U
74-83-9	Bromomethane	1	1.91	ND	ug/Kg	U
74-87-3	Chloromethane	1	1.42	ND	ug/Kg	U
74-95-3	Dibromomethane	1	1.52	ND	ug/Kg	U
74-97-5	Bromochloromethane	1	1.88	ND	ug/Kg	U
75-00-3	Chloroethane	1	1.90	ND	ug/Kg	U
75-01-4	Vinyl Chloride	1	2.09	ND	ug/Kg	U
75-09-2	Methylene Chloride	1	1.79	ND	ug/Kg	U
75-15-0	Carbon disulfide	1	1.24	ND	ug/Kg	U
75-25-2	Bromoform	1	0.86	ND	ug/Kg	U
75-27-4	Bromodichloromethane	1	1.18	ND	ug/Kg	U
75-34-3	1,1-Dichloroethane	1	1.52	ND	ug/Kg	U
75-35-4	1,1-Dichloroethene	1	1.80	ND	ug/Kg	U
75-65-0	Tertiary butyl alcohol	1	14.3	ND	ug/Kg	U
75-69-4	Trichlorofluoromethane	1	1.81	ND	ug/Kg	U
75-71-8	Dichlorodifluoromethane	1	0.99	ND	ug/Kg	U
76-13-1	1,1,2-Trichlorotrifluoroethane	1	1.63	ND	ug/Kg	U
78-87-5	1,2-Dichloropropane	1	1.92	ND	ug/Kg	U
78-93-3	2-Butanone	1	3.45	ND	ug/Kg	U
79-00-5	1,1,2-Trichloroethane	1	1.81	ND	ug/Kg	U
79-01-6	Trichloroethene	1	1.65	ND	ug/Kg	U
79-34-5	1,1,2,2-Tetrachloroethane	1	1.89	ND	ug/Kg	U
87-61-6	1,2,3-Trichlorobenzene	1	1.67	ND	ug/Kg	U
87-68-3	Hexachlorobutadiene	1	1.71	ND	ug/Kg	U
91-20-3	Naphthalene	1	1.32	ND	ug/Kg	U
95-47-6	o-xylene	1	2.08	ND	ug/Kg	U
95-49-8	2-Chlorotoluene	1	2.19	ND	ug/Kg	U
95-50-1	1,2-Dichlorobenzene	1	1.98	ND	ug/Kg	U

Environmental Quality Services, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

6/23/2014

Volatile Compounds by EPA Method 8260C

Sample: 1406119-1
Client Sample ID: DW-1 EP
Matrix: Soil
Type: Grab
Collected: 6/12/2014 11:50
% Solid: 97%
Remarks: See Case Narrative
Analyzed Date: 6/17/2014
Prepared by Method: 5035A

Analytical Results

Cas No	Analyte	DF	MDL	Result*	Units	Q
95-63-6	1,2,4-Trimethylbenzene	1	2.07	ND	ug/Kg	U
95-93-2	1,2,4,5-Tetramethylbenzene	1	1.50	ND	ug/Kg	U
96-12-8	1,2-Dibromo-3-chloropropane	1	0.96	ND	ug/Kg	U
96-18-4	1,2,3-Trichloropropane	1	1.71	ND	ug/Kg	U
98-06-6	tert-Butylbenzene	1	1.98	ND	ug/Kg	U
98-82-8	Isopropylbenzene	1	2.01	ND	ug/Kg	U
99-87-6	4-Isopropyltoluene	1	2.04	ND	ug/Kg	U
100-41-4	Ethylbenzene	1	1.68	ND	ug/Kg	U
100-42-5	Styrene	1	1.72	ND	ug/Kg	U
103-65-1	n-Propylbenzene	1	1.85	ND	ug/Kg	U
104-51-8	n-Butylbenzene	1	2.04	ND	ug/Kg	U
105-05-5	p-Diethylbenzene	1	1.88	ND	ug/Kg	U
106-43-4	4-Chlorotoluene	1	1.97	ND	ug/Kg	U
106-46-7	1,4-Dichlorobenzene	1	2.01	ND	ug/Kg	U
106-93-4	1,2-Dibromoethane	1	1.78	ND	ug/Kg	U
107-06-2	1,2-Dichloroethane	1	1.91	ND	ug/Kg	U
107-13-1	Acrylonitrile	1	3.70	ND	ug/Kg	U
108-10-1	4-Methyl-2-pentanone	1	4.62	ND	ug/Kg	U
108-38-3	m,p-xylene	1	3.97	ND	ug/Kg	U
108-67-8	1,3,5-Trimethylbenzene	1	2.05	ND	ug/Kg	U
108-86-1	Bromobenzene	1	2.06	ND	ug/Kg	U
108-88-3	Toluene	1	1.80	ND	ug/Kg	U
108-90-7	Chlorobenzene	1	2.03	ND	ug/Kg	U
110-75-8	2-Chloroethylvinylether	1	2.74	ND	ug/Kg	U
120-82-1	1,2,4-Trichlorobenzene	1	1.77	ND	ug/Kg	U
123-91-1	1,4-Dioxane	1	31.4	ND	ug/Kg	U
124-48-1	Dibromochloromethane	1	1.13	ND	ug/Kg	U
127-18-4	Tetrachloroethene	1	2.03	ND	ug/Kg	U
135-98-8	sec-Butylbenzene	1	2.07	ND	ug/Kg	U
142-28-9	1,3-Dichloropropane	1	2.08	ND	ug/Kg	U
156-59-2	c-1,2-Dichloroethene	1	1.76	ND	ug/Kg	U
156-60-5	t-1,2-Dichloroethene	1	1.73	ND	ug/Kg	U

Environmental Quality Services, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

6/23/2014

Volatile Compounds by EPA Method 8260C

Sample: 1406119-1
Client Sample ID: DW-1 EP
Matrix: Soil
Remarks: See Case Narrative
Analyzed Date: 6/17/2014
Prepared by Method: 5035A

Type: Grab

Collected: 6/12/2014 11:50
% Solid: 97%

Analytical Results

Cas No	Analyte	DF	MDL	Result*	Units	Q
541-73-1	1,3-Dichlorobenzene	1	1.93	ND	ug/Kg	U
563-58-6	1,1-Dichloropropene	1	1.66	ND	ug/Kg	U
590-20-7	2,2-Dichloropropane	1	1.64	ND	ug/Kg	U
591-78-6	2-Hexanone	1	3.05	ND	ug/Kg	U
622-96-8	p-Ethyltoluene	1	2.03	ND	ug/Kg	U
630-20-6	1,1,1,2-Tetrachloroethane	1	1.77	ND	ug/Kg	U
994-05-8	TAME	1	1.67	ND	ug/Kg	U
1634-04-4	Methyl t-butyl ether	1	1.63	ND	ug/Kg	U
10061-01-5	c-1,3-Dichloropropene	1	1.84	ND	ug/Kg	U
10061-02-6	t-1,3-Dichloropropene	1	1.38	ND	ug/Kg	U

* Results are reported on a dry weight basis

Surrogate Results

Cas No	Analyte	DF	% Recovery	QC Limits	Q
17060-07-0	1,2-DICHLOROETHANE-D4	1	99.9 %	(79 - 132)	
460-00-4	4-BROMOFLUOROBENZENE	1	99.3 %	(70 - 115)	
4774-33-8	DIBROMOFLUOROMETHANE	1	103.0 %	(77 - 127)	
2037-26-5	TOLUENE-D8	1	101.0 %	(87 - 109)	

Environmental Quality Services, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

6/23/2014

Semivolatile Compounds - EPA 8270D

Sample: 1406119-1
Client Sample ID: DW-1 EP
Matrix: Soil Type: Grab
Remarks: See Case Narrative
Analyzed Date: 6/19/2014
Preparation Date(s) : 6/17/2014 by Method: 3550C

Collected: 6/12/2014 11:50
% Solid: 97%

Analytical Results

Cas No	Analyte	DF	MDL	Result*	Units	Q
120-82-1	1,2,4-Trichlorobenzene	1	40.7	ND	ug/Kg	U
95-50-1	1,2-Dichlorobenzene	1	33.0	ND	ug/Kg	U
122-66-7	1,2-Diphenylhydrazine	1	37.3	ND	ug/Kg	U
541-73-1	1,3-Dichlorobenzene	1	33.3	ND	ug/Kg	U
106-46-7	1,4-Dichlorobenzene	1	29.6	ND	ug/Kg	U
58-90-2	2,3,4,6-Tetrachlorophenol	1	37.4	ND	ug/Kg	U
95-95-4	2,4,5-Trichlorophenol	1	15.6	ND	ug/Kg	U
88-06-2	2,4,6-Trichlorophenol	1	30.8	ND	ug/Kg	U
120-83-2	2,4-Dichlorophenol	1	31.1	ND	ug/Kg	U
105-67-9	2,4-Dimethylphenol	1	33.4	ND	ug/Kg	U
51-28-5	2,4-Dinitrophenol	1	1030	ND	ug/Kg	U
121-14-2	2,4-Dinitrotoluene	1	33.6	ND	ug/Kg	U
606-20-2	2,6-Dinitrotoluene	1	30.1	ND	ug/Kg	U
91-58-7	2-Chloronaphthalene	1	30.5	ND	ug/Kg	U
95-57-8	2-Chlorophenol	1	39.2	ND	ug/Kg	U
91-57-6	2-Methylnaphthalene	1	32.2	ND	ug/Kg	U
95-48-7	2-Methylphenol	1	29.8	ND	ug/Kg	U
88-74-4	2-Nitroaniline	1	13.5	ND	ug/Kg	U
88-75-5	2-Nitrophenol	1	13.6	ND	ug/Kg	U
106-44-5	3+4-Methylphenol	1	33.9	ND	ug/Kg	U
91-94-1	3,3'-Dichlorobenzidine	1	65.4	ND	ug/Kg	U
99-09-2	3-Nitroaniline	1	50.1	ND	ug/Kg	U
534-52-1	4,6-Dinitro-2-methylphenol	1	82.1	ND	ug/Kg	U
101-55-3	4-Bromophenyl phenyl ether	1	29.6	ND	ug/Kg	U
59-50-7	4-Chloro-3-methylphenol	1	29.7	ND	ug/Kg	U
106-47-8	4-Chloroaniline	1	44.5	ND	ug/Kg	U
7005-72-3	4-Chlorophenyl phenyl ether	1	22.0	ND	ug/Kg	U
100-01-6	4-Nitroaniline	1	39.5	ND	ug/Kg	U
100-02-7	4-Nitrophenol	1	39.2	ND	ug/Kg	U
83-32-9	Acenaphthene	1	26.5	ND	ug/Kg	U
208-96-8	Acenaphthylene	1	30.1	ND	ug/Kg	U
62-53-3	Aniline	1	33.2	ND	ug/Kg	U

Environmental Quality Services, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

6/23/2014

Semivolatile Compounds - EPA 8270D

Sample: 1406119-1
Client Sample ID: DW-1 EP
Matrix: Soil Type: Grab
Remarks: See Case Narrative
Analyzed Date: 6/19/2014
Preparation Date(s) : 6/17/2014 by Method: 3550C

Collected: 6/12/2014 11:50
% Solid: 97%

Analytical Results

Cas No	Analyte	DF	MDL	Result*	Units	Q
120-12-7	Anthracene	1	36.7	ND	ug/Kg	U
92-87-5	Benzidine	1	874	ND	ug/Kg	U
56-55-3	Benzo(a)anthracene	1	48.9	ND	ug/Kg	U
50-32-8	Benzo(a)pyrene	1	46.6	ND	ug/Kg	U
205-99-2	Benzo(b)fluoranthene	1	45.1	ND	ug/Kg	U
191-24-2	Benzo(g,h,i)perylene	1	33.1	ND	ug/Kg	U
207-08-9	Benzo(k)fluoranthene	1	69.5	ND	ug/Kg	U
65-85-0	Benzoic acid	1	11900	ND	ug/Kg	U
100-51-6	Benzyl alcohol	1	27.8	ND	ug/Kg	U
85-68-7	Butyl benzyl phthalate	1	53.0	ND	ug/Kg	U
86-74-8	Carbazole	1	59.4	ND	ug/Kg	U
218-01-9	Chrysene	1	46.0	ND	ug/Kg	U
	Cresols	1	63.7	ND	ug/Kg	U
84-74-2	Di-n-butyl phthalate	1	45.5	ND	ug/Kg	U
117-84-0	Di-n-octyl phthalate	1	40.5	ND	ug/Kg	U
53-70-3	Dibenz(a,h)anthracene	1	37.9	ND	ug/Kg	U
132-64-9	Dibenzofuran	1	26.4	ND	ug/Kg	U
84-66-2	Diethyl phthalate	1	43.7	ND	ug/Kg	U
131-11-3	Dimethyl phthalate	1	35.3	ND	ug/Kg	U
206-44-0	Fluoranthene	1	46.6	ND	ug/Kg	U
86-73-7	Fluorene	1	30.3	ND	ug/Kg	U
118-74-1	Hexachlorobenzene	1	36.3	ND	ug/Kg	U
87-68-3	Hexachlorobutadiene	1	35.7	ND	ug/Kg	U
77-47-4	Hexachlorocyclopentadiene	1	10.8	ND	ug/Kg	U
67-72-1	Hexachloroethane	1	37.0	ND	ug/Kg	U
193-39-5	Indeno(1,2,3-cd)pyrene	1	36.5	ND	ug/Kg	U
78-59-1	Isophorone	1	29.8	ND	ug/Kg	U
621-64-7	N-Nitrosodi-n-propylamine	1	41.2	ND	ug/Kg	U
62-75-9	N-Nitrosodimethylamine	1	74.0	ND	ug/Kg	U
86-30-6	N-Nitrosodiphenylamine	1	44.8	ND	ug/Kg	U
91-20-3	Naphthalene	1	43.7	ND	ug/Kg	U
98-95-3	Nitrobenzene	1	27.9	ND	ug/Kg	U

Environmental Quality Services, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

6/23/2014

Semivolatile Compounds - EPA 8270D

Sample: 1406119-1
Client Sample ID: DW-1 EP
Collected: 6/12/2014 11:50
Matrix: Soil
Type: Grab
% Solid: 97%
Remarks: See Case Narrative
Analyzed Date: 6/19/2014
Preparation Date(s) : 6/17/2014 by Method: 3550C

Analytical Results

Cas No	Analyte	DF	MDL	Result*	Units	Q
87-86-5	Pentachlorophenol	1	282	ND	ug/Kg	U
85-01-8	Phenanthrene	1	43.0	ND	ug/Kg	U
108-95-2	Phenol	1	37.8	ND	ug/Kg	U
129-00-0	Pyrene	1	42.9	ND	ug/Kg	U
110-86-1	Pyridine	1	35.4	ND	ug/Kg	U
111-91-1	bis(2-Chloroethoxy)methane	1	37.2	ND	ug/Kg	U
111-44-4	bis(2-Chloroethyl)ether	1	32.1	ND	ug/Kg	U
108-60-1	bis(2-Chloroisopropyl)ether	1	39.1	ND	ug/Kg	U
117-81-7	bis(2-Ethylhexyl)phthalate	1	56.1	ND	ug/Kg	U

* Results are reported on a dry weight basis

Surrogate Results

Cas No	Analyte	DF	% Recovery	QC Limits	Q
118-76-6	2,4,6-TRIBROMOPHENOL	1	37.6 %	(19 - 122)	
321-60-8	2-FLUOROBIPHENYL	1	27.3 %	(30 - 115)	D
367-12-4	2-FLUOROPHENOL	1	22.6 %	(25 - 121)	D
4165-60-0	NITROBENZENE-D5	1	40.9 %	(23 - 120)	
13127-88-3	PHENOL-D6	1	25.6 %	(24 - 113)	
1718-51-0	TERPHENYL-D14	1	46.4 %	(18 - 137)	

Environmental Quality Services, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

6/23/2014

Parathion EPA 8270D - Appendix 9

Sample: 1406119-1
Client Sample ID: DW-1 EP
Collected: 6/12/2014 11:50
Matrix: Soil
Type: Grab
% Solid: 97%
Remarks:
Analyzed Date: 6/20/2014
Preparation Date(s) : 6/17/2014 by Method: 3550C

Analytical Results

Cas No	Analyte	DF	MDL	Result*	Units	Q
56-38-2	Parathion	1	0.50	ND	ug/Kg	U

* Results are reported on a dry weight basis

Environmental Quality Services, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

6/23/2014

Mercury by SW846 7470/7471B/EPA 245.1

Sample: 1406119-1
Client Sample ID: DW-1 EP
Matrix: Soil
Remarks:
Analyzed Date: 6/19/2014
Preparation Date(s) : 6/18/2014

Type: Grab

Collected: 6/12/2014 11:50
% Solid: 97%

Analytical Results

Cas No	Analyte	DF	MDL	Result*	Units	Q
7439-97-6	Mercury	1	0.0094	**0.055**	mg/Kg	

* Results are reported on a dry weight basis

Environmental Quality Services, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

6/23/2014

RCRA Metals by Method SW846 6010C

Sample: 1406119-1
Client Sample ID: DW-1 EP
Matrix: Soil
Type: Grab
Collected: 6/12/2014 11:50
% Solid: 97%
Remarks:
Analyzed Date: 6/19/2014
Preparation Date(s) : 6/18/2014

Analytical Results

Cas No	Analyte	DF	MDL	Result*	Units	Q
7440-38-2	Arsenic	1	0.19	**5.71**	mg/Kg	
7440-39-3	Barium	1	0.050	**44.7**	mg/Kg	
7440-43-9	Cadmium	1	0.020	**0.60**	mg/Kg	
7440-47-3	Chromium	1	0.059	**11.1**	mg/Kg	
7439-92-1	Lead	1	0.11	**100**	mg/Kg	
7782-49-2	Selenium	1	0.32	ND	mg/Kg	U
7440-22-4	Silver	1	0.033	ND	mg/Kg	U

* Results are reported on a dry weight basis

Environmental Quality Services, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

6/23/2014

Case Narrative

EPA 8270 SEMI-VOLATILE ANALYSIS:

Initial Calibration:
The following compounds exhibited a %RSD of >20% in the initial calibration and continuing calibration with coefficient values <0.99:

Benzoic Acid (0.90)
HCCPD (0.92)
2,4-Dinitrophenol (0.93)
4,6-DN-2-MP (0.96)
Pentachlorophenol (0.92)
Benzidine (0.88)
3,3'-Dichlorobenzidine (0.98).

Environmental Quality Services, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

6/23/2014

Case Narrative

EPA 8260 VOLATILE SOLID ANALYSIS:

The following compounds were calibrated at 10, 40, 100, 200 and 360 ppb levels in the initial calibration curve:

Acetone
2-Butanone
4-Methyl-2-pentanone
2-Hexanone

M&P-Xylenes and 2-Chloroethylvinylether were calibrated at 10, 40, 100, 200 and 360 ppb levels.
Acrolein/Acrylonitrile were calibrated at 20, 80, 200, 400 and 640 ppb levels.
Tert Butyl Alcohol (TBA) and Tert amyl alcohol (TAA) was calibrated at 50,200,500,1000 and 1600 ppb levels.
1,4-Dioxane was calibrated at 100,400, 1000, 2000,and 3200 ppb levels.
All other compounds were calibrated at 5, 20, 50, 100 and 160 ppb levels.

The following compounds exhibited a %RSD of >20% in the initial calibration and continuing calibration with coefficient values <0.99:

1,2,3-Trichlorobenzene (0.89)

Method 8260 low level:

The laboratory is responsible only for the certified testing and is not directly responsible for the integrity of the sample before laboratory receipt.

Environmental Quality Services, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

6/23/2014

ORGANIC METHOD QUALIFIERS

Q - Qualifier - specified entries and their meanings are as follows:

U - The analytical result is not detected above the Method Detection Limit (MDL). All MDL's are lower than the lowest calibration standard concentration.

J - Indicates an estimated value. The concentration reported was between the Method Detection Limit (MDL) and the Practical Quantitation Limit (PQL).

B - The analyte was found in the associated method blank as well as the sample. It indicates possible/probable blank contamination and warns the data user to take appropriate action.

E - The concentration of the analyte exceeded the calibration range of the instrument.

D - This flag indicates a system monitoring compound diluted out.

INORGANIC METHOD QUALIFIERS

C - (Concentration) qualifiers are as follows:

B - Entered if the reported value was obtained from a reading that was less than the Contract Required Detection Limit (CRDL) but greater than or equal to the Method Detection Limit (MDL).

U - Entered when the analyte was analyzed for, but not detected above the Method Detection Limit (MDL) which is less than the lowest calibration standard concentration.

Q - Qualifier specific entries and their meanings are as follows:

E - Reported value is estimated because of the presence of interferences.

M - (Method) qualifiers are as follows:

AS - Semi-automated Spectrophotometric
AV - Automated Cold Vapor AA
C - Manual Spectrophotometric
P - ICP
T - Titrimetric

OTHER QUALIFIERS

ND - Not Detected

CHAIN OF CUSTODY

ENVIRONMENTAL QUALITY SERVICES
Innovation Built on Science

208 Route 109, Suite 101 Farmingdale, NY 11735
(T) 631-249-1456 (F) 631-249-8344
www.eqservices.org

14-06119
1406119

Rec'vd Date: 06/12/14 17:03

Client Information

Company Name: CASHIN ASSOCIATES
Address: 1200 Veteran's Memorial Hwy
City: Hauppauge State: NY Zip:
Project Contact: MARC CALIFANO
Phone #: 631-348-7600 Fax #: 631-348-7601
E-mail: MCalifano@Ca-PC.com

Project Information

Project Name: Town of No. Hemp Community Development Agency
Street: 985 Prospect Ave
City: New Cassel State: NY Zip:
Project #: 14003.021 TASK II
Sampler's Name: MARC CALIFANO
Sampler's Signature: Marc Califano

Codes

L - Liquid
S - Soil
A - Air
OL - Oil
W - Wipe
PC - Paint Chips
SL - Sludge
SD - Solid
DW - Drinking Water
DISS - Dissolved

Sample Type

G=Grab
C=Composite
B=Blank

LAB SAMPLE # (LAB USE ONLY)	Sample ID	Sample Type	Matrix Code	Date	Time	Wt/Vol (Air Volume in Liters)	Total # of bottles	NONE	HCl	NaOH	HNO3	H2SO4	NaHSO4	MeOH	OTHER	NYCRR 375	Region 2 ATC	Cleanup objectives	VOCs, SVOCs, & metals							(LAB USE ONLY)
	DW-1 EP	G	S	6/12/14	1150	–	3	X								X										

Turnaround Time (Business Days)

- [X] Standard 7-10 Business Days
- [ ] 5 Day *RUSH*
- [ ] 4 Day *RUSH*
- [ ] 3 Day *RUSH*
- [ ] 2 Day *RUSH*
- [ ] 1 Day *RUSH*

LAB USE ONLY
TAT Approved By / Date:

Data Deliverable Information

- [ ] Results Only (Level-1)
- [ ] Results+ Misc. QC (Lev-2)
- [ ] Results+ALL QC (Lev-3)
- [ ] MA QC Package (LevelMA)
- [ ] NJ QC Package (Level3NJ)
- [ ] CLP Cat A (Level-1)
- [ ] CLP Cat B (Level-4)
- [ ] ASP QC Package (Level-4)
- [ ] Other _____
- [ ] EDD Format_____

(EDD Formats: Excel, pdf, EQUIS, GIS, GISKey)

Comments / Remarks

Type Metals list here:

EQS COC Review Check List (LAB USE ONLY)

- [ ] Task Log In and Initial Review Init: _____ Date/Time: _____
- [ ] Final Review and Approval Init: _____ Date/Time: _____
- [ ] Complete and Invoiced Init: _____ Date/Time: _____

Sample custody must be documented below, each time samples change possession, with a signature, date, and time.

Relinquished by Sampler	Date / Time:	Received By:	Relinquished By:	Date / Time:	Received By:
1 Marc Califano	6/12/14 1650		2	2 6/12/14	2
Relinquished by: 3	Date / Time: 3	Received By: 3	Relinquished By: 4	Date / Time: 4 17:03	Received By: 4
Relinquished by: 5	Date / Time: 5	Received By: 5			

COOLER INFORMATION

Cooler Temp: 5 [X] On Ice [ ] Sample Receipt Discrepancy(attach information) [ ] Preserved where applicable

EQS Chain of Custody: 1406119				
Project: Town of North Hempstead CDA				
Address: 985 + 9	Collected Date:		06/12/14	
	Sample Type:		Grab	
	Sample Name:		DW-1 EP	
Analysis	**Analyte**	**Units**		
Semivolatile Compou	1,2,4-Trichlorobenzene	ug/Kg	<40.7	
Semivolatile Compou	1,2-Dichlorobenzene	ug/Kg	<33.0	
Semivolatile Compou	1,2-Diphenylhydrazine	ug/Kg	<37.3	
Semivolatile Compou	1,3-Dichlorobenzene	ug/Kg	<33.3	
Semivolatile Compou	1,4-Dichlorobenzene	ug/Kg	<29.6	
Semivolatile Compou	2,3,4,6-Tetrachlorophenol	ug/Kg	<37.4	
Semivolatile Compou	2,4,5-Trichlorophenol	ug/Kg	<15.6	
Semivolatile Compou	2,4,6-Trichlorophenol	ug/Kg	<30.8	
Semivolatile Compou	2,4-Dichlorophenol	ug/Kg	<31.1	
Semivolatile Compou	2,4-Dimethylphenol	ug/Kg	<33.4	
Semivolatile Compou	2,4-Dinitrophenol	ug/Kg	<1030	
Semivolatile Compou	2,4-Dinitrotoluene	ug/Kg	<33.6	
Semivolatile Compou	2,6-Dinitrotoluene	ug/Kg	<30.1	
Semivolatile Compou	2-Chloronaphthalene	ug/Kg	<30.5	
Semivolatile Compou	2-Chlorophenol	ug/Kg	<39.2	
Semivolatile Compou	2-Methylnaphthalene	ug/Kg	<32.2	
Semivolatile Compou	2-Methylphenol	ug/Kg	<29.8	
Semivolatile Compou	2-Nitroaniline	ug/Kg	<13.5	
Semivolatile Compou	2-Nitrophenol	ug/Kg	<13.6	
Semivolatile Compou	3+4-Methylphenol	ug/Kg	<33.9	
Semivolatile Compou	3,3'-Dichlorobenzidine	ug/Kg	<65.4	
Semivolatile Compou	3-Nitroaniline	ug/Kg	<50.1	
Semivolatile Compou	4,6-Dinitro-2-methylphenol	ug/Kg	<82.1	
Semivolatile Compou	4-Bromophenyl phenyl ether	ug/Kg	<29.6	
Semivolatile Compou	4-Chloro-3-methylphenol	ug/Kg	<29.7	
Semivolatile Compou	4-Chloroaniline	ug/Kg	<44.5	
Semivolatile Compou	4-Chlorophenyl phenyl ether	ug/Kg	<22.0	
Semivolatile Compou	4-Nitroaniline	ug/Kg	<39.5	
Semivolatile Compou	4-Nitrophenol	ug/Kg	<39.2	
Semivolatile Compou	Acenaphthene	ug/Kg	<26.5	
Semivolatile Compou	Acenaphthylene	ug/Kg	<30.1	
Semivolatile Compou	Aniline	ug/Kg	<33.2	
Semivolatile Compou	Anthracene	ug/Kg	<36.7	
Semivolatile Compou	Benzidine	ug/Kg	<874	
Semivolatile Compou	Benzo(a)anthracene	ug/Kg	<48.9	
Semivolatile Compou	Benzo(a)pyrene	ug/Kg	<46.6	
Semivolatile Compou	Benzo(b)fluoranthene	ug/Kg	<45.1	
Semivolatile Compou	Benzo(g,h,i)perylene	ug/Kg	<33.1	
Semivolatile Compou	Benzo(k)fluoranthene	ug/Kg	<69.5	
Semivolatile Compou	Benzoic acid	ug/Kg	<11900	
Semivolatile Compou	Benzyl alcohol	ug/Kg	<27.8	
Semivolatile Compou	Butyl benzyl phthalate	ug/Kg	<53.0	
Semivolatile Compou	Carbazole	ug/Kg	<59.4	
Semivolatile Compou	Chrysene	ug/Kg	<46.0	
Semivolatile Compou	Cresols	ug/Kg	<63.7	
Semivolatile Compou	Di-n-butyl phthalate	ug/Kg	<45.5	
Semivolatile Compou	Di-n-octyl phthalate	ug/Kg	<40.5	
Semivolatile Compou	Dibenz(a,h)anthracene	ug/Kg	<37.9	
Semivolatile Compou	Dibenzofuran	ug/Kg	<26.4	
Semivolatile Compou	Diethyl phthalate	ug/Kg	<43.7	
Semivolatile Compou	Dimethyl phthalate	ug/Kg	<35.3	
Semivolatile Compou	Fluoranthene	ug/Kg	<46.6	

Semivolatile Compou	Fluorene	ug/Kg	<30.3	
Semivolatile Compou	Hexachlorobenzene	ug/Kg	<36.3	
Semivolatile Compou	Hexachlorobutadiene	ug/Kg	<35.7	
Semivolatile Compou	Hexachlorocyclopentadiene	ug/Kg	<10.8	
Semivolatile Compou	Hexachloroethane	ug/Kg	<37.0	
Semivolatile Compou	Indeno(1,2,3-cd)pyrene	ug/Kg	<36.5	
Semivolatile Compou	Isophorone	ug/Kg	<29.8	
Semivolatile Compou	N-Nitrosodi-n-propylamine	ug/Kg	<41.2	
Semivolatile Compou	N-Nitrosodimethylamine	ug/Kg	<74.0	
Semivolatile Compou	N-Nitrosodiphenylamine	ug/Kg	<44.8	
Semivolatile Compou	Naphthalene	ug/Kg	<43.7	
Semivolatile Compou	Nitrobenzene	ug/Kg	<27.9	
Semivolatile Compou	Pentachlorophenol	ug/Kg	<282	
Semivolatile Compou	Phenanthrene	ug/Kg	<43.0	
Semivolatile Compou	Phenol	ug/Kg	<37.8	
Semivolatile Compou	Pyrene	ug/Kg	<42.9	
Semivolatile Compou	Pyridine	ug/Kg	<35.4	
Semivolatile Compou	bis(2-Chloroethoxy)methane	ug/Kg	<37.2	
Semivolatile Compou	bis(2-Chloroethyl)ether	ug/Kg	<32.1	
Semivolatile Compou	bis(2-Chloroisopropyl)ether	ug/Kg	<39.1	
Semivolatile Compou	bis(2-Ethylhexyl)phthalate	ug/Kg	<56.1	
Parathion EPA 8270I	Parathion	ug/Kg	<0.50	
Volatile Compounds b	Acetone	ug/Kg	<6.41	
Volatile Compounds b	Carbon Tetrachloride	ug/Kg	<1.72	
Volatile Compounds b	Chloroform	ug/Kg	<1.92	
Volatile Compounds b	Benzene	ug/Kg	<1.78	
Volatile Compounds b	1,1,1-Trichloroethane	ug/Kg	<1.73	
Volatile Compounds b	Bromomethane	ug/Kg	<1.91	
Volatile Compounds b	Chloromethane	ug/Kg	<1.42	
Volatile Compounds b	Dibromomethane	ug/Kg	<1.52	
Volatile Compounds b	Bromochloromethane	ug/Kg	<1.88	
Volatile Compounds b	Chloroethane	ug/Kg	<1.90	
Volatile Compounds b	Vinyl Chloride	ug/Kg	<2.09	
Volatile Compounds b	Methylene Chloride	ug/Kg	<1.79	
Volatile Compounds b	Carbon disulfide	ug/Kg	<1.24	
Volatile Compounds b	Bromoform	ug/Kg	<0.86	
Volatile Compounds b	Bromodichloromethane	ug/Kg	<1.18	
Volatile Compounds b	1,1-Dichloroethane	ug/Kg	<1.52	
Volatile Compounds b	1,1-Dichloroethene	ug/Kg	<1.80	
Volatile Compounds b	Tertiary butyl alcohol	ug/Kg	<14.3	
Volatile Compounds b	Trichlorofluoromethane	ug/Kg	<1.81	
Volatile Compounds b	Dichlorodifluoromethane	ug/Kg	<0.99	
Volatile Compounds b	1,1,2-Trichlorotrifluoroethane	ug/Kg	<1.63	
Volatile Compounds b	1,2-Dichloropropane	ug/Kg	<1.92	
Volatile Compounds b	2-Butanone	ug/Kg	<3.45	
Volatile Compounds b	1,1,2-Trichloroethane	ug/Kg	<1.81	
Volatile Compounds b	Trichloroethene	ug/Kg	<1.65	
Volatile Compounds b	1,1,2,2-Tetrachloroethane	ug/Kg	<1.89	
Volatile Compounds b	1,2,3-Trichlorobenzene	ug/Kg	<1.67	
Volatile Compounds b	Hexachlorobutadiene	ug/Kg	<1.71	
Volatile Compounds b	Naphthalene	ug/Kg	<1.32	
Volatile Compounds b	o-xylene	ug/Kg	<2.08	
Volatile Compounds b	2-Chlorotoluene	ug/Kg	<2.19	
Volatile Compounds b	1,2-Dichlorobenzene	ug/Kg	<1.98	
Volatile Compounds b	1,2,4-Trimethylbenzene	ug/Kg	<2.07	
Volatile Compounds b	1,2,4,5-Tetramethylbenzene	ug/Kg	<1.50	
Volatile Compounds b	1,2-Dibromo-3-chloropropane	ug/Kg	<0.96	
Volatile Compounds b	1,2,3-Trichloropropane	ug/Kg	<1.71	
Volatile Compounds b	tert-Butylbenzene	ug/Kg	<1.98	

Volatile Compounds b	Isopropylbenzene	ug/Kg	<2.01	
Volatile Compounds b	4-Isopropyltoluene	ug/Kg	<2.04	
Volatile Compounds b	Ethylbenzene	ug/Kg	<1.68	
Volatile Compounds b	Styrene	ug/Kg	<1.72	
Volatile Compounds b	n-Propylbenzene	ug/Kg	<1.85	
Volatile Compounds b	n-Butylbenzene	ug/Kg	<2.04	
Volatile Compounds b	p-Diethylbenzene	ug/Kg	<1.88	
Volatile Compounds b	4-Chlorotoluene	ug/Kg	<1.97	
Volatile Compounds b	1,4-Dichlorobenzene	ug/Kg	<2.01	
Volatile Compounds b	1,2-Dibromoethane	ug/Kg	<1.78	
Volatile Compounds b	1,2-Dichloroethane	ug/Kg	<1.91	
Volatile Compounds b	Acrylonitrile	ug/Kg	<3.70	
Volatile Compounds b	4-Methyl-2-pentanone	ug/Kg	<4.62	
Volatile Compounds b	m,p-xylene	ug/Kg	<3.97	
Volatile Compounds b	1,3,5-Trimethylbenzene	ug/Kg	<2.05	
Volatile Compounds b	Bromobenzene	ug/Kg	<2.06	
Volatile Compounds b	Toluene	ug/Kg	<1.80	
Volatile Compounds b	Chlorobenzene	ug/Kg	<2.03	
Volatile Compounds b	2-Chloroethylvinylether	ug/Kg	<2.74	
Volatile Compounds b	1,2,4-Trichlorobenzene	ug/Kg	<1.77	
Volatile Compounds b	1,4-Dioxane	ug/Kg	<31.4	
Volatile Compounds b	Dibromochloromethane	ug/Kg	<1.13	
Volatile Compounds b	Tetrachloroethene	ug/Kg	<2.03	
Volatile Compounds b	sec-Butylbenzene	ug/Kg	<2.07	
Volatile Compounds b	1,3-Dichloropropane	ug/Kg	<2.08	
Volatile Compounds b	c-1,2-Dichloroethene	ug/Kg	<1.76	
Volatile Compounds b	t-1,2-Dichloroethene	ug/Kg	<1.73	
Volatile Compounds b	1,3-Dichlorobenzene	ug/Kg	<1.93	
Volatile Compounds b	1,1-Dichloropropene	ug/Kg	<1.66	
Volatile Compounds b	2,2-Dichloropropane	ug/Kg	<1.64	
Volatile Compounds b	2-Hexanone	ug/Kg	<3.05	
Volatile Compounds b	p-Ethyltoluene	ug/Kg	<2.03	
Volatile Compounds b	1,1,1,2-Tetrachloroethane	ug/Kg	<1.77	
Volatile Compounds b	TAME	ug/Kg	<1.67	
Volatile Compounds b	Methyl t-butyl ether	ug/Kg	<1.63	
Volatile Compounds b	c-1,3-Dichloropropene	ug/Kg	<1.84	
Volatile Compounds b	t-1,3-Dichloropropene	ug/Kg	<1.38	
Mercury by SW846 7	Mercury	mg/Kg	0.055	
RCRA Metals by Meth	Arsenic	mg/Kg	5.71	
RCRA Metals by Meth	Barium	mg/Kg	44.7	
RCRA Metals by Meth	Cadmium	mg/Kg	0.6	
RCRA Metals by Meth	Chromium	mg/Kg	11.1	
RCRA Metals by Meth	Lead	mg/Kg	100	
RCRA Metals by Meth	Selenium	mg/Kg	<0.32	
RCRA Metals by Meth	Silver	mg/Kg	<0.033	
% Total Solids SM 25	% Solids	%	97	
	EPA 8270 SEMI-VOLATILE ANALYSIS:			
	Initial Calibration:			
	The following compounds			
	exhibited a %RSD of >20% in the			
	initial calibration and			
	continuing calibration with			
	coefficient values <0.99:			
	Benzoic Acid (0.90)			
	HCCPD (0.92)			

2,4-Dinitrophenol (0.93)
4,6-DN-2-MP (0.96)
Pentachlorophenol (0.92)
Benzidine (0.88)
3,3'-Dichlorobenzidine (0.98).

EPA 8260 VOLATILE SOLID ANALYSIS:

The following compounds were calibrated at 10, 40, 100, 200 and 360 ppb levels in the initial calibration curve:

Acetone
2-Butanone
4-Methyl-2-pentanone
2-Hexanone

M&P-Xylenes and 2-Chloroethylvinylether were calibrated at 10, 40, 100, 200 and 360 ppb levels.

Acrolein/Acrylonitrile were calibrated at 20, 80, 200, 400 and 640 ppb levels.

Tert Butyl Alcohol (TBA) and Tert amyl alcohol (TAA) was calibrated at 50,200,500,1000 and 1600 ppb levels.

1,4-Dioxane was calibrated at 100,400, 1000, 2000,and 3200 ppb levels.

All other compounds were calibrated at 5, 20, 50, 100 and 160 ppb levels.

The following compounds exhibited a %RSD of >20% in the initial calibration and continuing calibration with coefficient values <0.99:

1,2,3-Trichlorobenzene (0.89)

Method 8260 low level:

The laboratory is responsible only for the certified testing and is not directly responsible for the integrity of the sample before laboratory receipt.

Duggan, Brian

From: Duggan, Brian

Sent: Tuesday, June 24, 2014 4:01 PM

To: 'ferri.robert@epa.gov'

Subject: 985 Prospect Avenue, New Cassel, Nassau County, NY Stormwater Structure Closure

Dear Rob,

Additional information for your use, based on sample reports sent to you earlier this morning:

985 Prospect Avenue
New Cassel, Nassau County, N.Y.
Stormwater Drainage Structure Testing, Cleanup & Closure
Table of Results

Compound	5/8/2014 DW-1 mg/kg	ENDPOINT 6/12/14 DW-1 EP mg/kg	Part 375 Unrestricted ppm	Part 375 Protection of Groundwater ppm
Volatile Organics SW8260 C				
1,2,4-Trimethylbenzene	0.010	ND	3.6	3.6
1,3,5-Trimethylbenzene	0.0042	ND	8.4	8.4
1,4-Dichlorobenzene	0.0032	ND	1.8	1.8
Acetone	0.017	ND	0.05	0.05
Methylene Chloride	0.012	ND	0.05	0.05
Naphthalene	0.0044	ND	See Semivolatile	See Semivolatile
Tetrachloroethene	0.012	ND	1.3	1.3
Semivolatile Organics Method 8270				
Anthracene	0.066	ND	100	1000
Fluoranthene	0.23	ND	100	1000
Fluorene	0.075	ND	30	368
Ideno(1,2,3-c,d) pyrene	**0.78***	ND	0.5	8.2
Naphthalene	0.53	ND	12	12
Phenanthrene	0.46	ND	100	1000
Pyrene	0.28	ND	100	1000
Metals				
Arsenic	7.36	5.71	13	16
Barium	**355***	44.1	350	820
Cadmium	**8.97**	0.60	2.5	7.5
Chromium (total)	**56.7***	11.1	30	No Standard
Lead	**222***	**100***	63	450
Mercury (total)	**2.5**	0.055	0.18	0.73
Selenium	0.931	ND	3.9	4
Silver	**7.46***	ND	2	8.3

Note: Bold Results with no (*) exceeds Part 375 Unrestricted Use Criteria and Protection of Groundwater Standard
Bold Results with (*) Result exceeds Part 375 Unrestricted Use Criteria, but not Protection of Groundwater Standard

For your evaluation.

Brian

Brian Duggan
Senior Environmental Scientist
LEED AP

Cashin Associates, P.C.
1200 Veterans Memorial Highway
Hauppauge, New York 11788

(631) 348-7600 Ext. 17
(631) 348-7601 Facsimile
bduggan@ca-pc.com

CONFIDENTIALITY NOTICE

This email contains confidential information which may also be legally privileged and which is intended only for the use of the recipient(s) named above. If you are not the intended recipient, you are hereby notified that forwarding or copying of this email, or the taking of any action in reliance on its contents, may be strictly prohibited. If you have received this email in error, please notify us immediately by reply email and delete this message from your inbox. Thank you.

APPENDIX IV

Contractor Work Order & Invoice

APPENDIX IV

Contractor Work Order & Invoice

Clearbrook
A Tully Environmental Company
972 Nicolls Road
Deer Park, NY 11729
Phone: (631) 586-0002
Fax: (631) 586-0530
BIC License # 1272

CUSTOMER NO
001152
INVOICE DATE
6/14/2014
INVOICE NO
20282
Customer PO

BILL TO:

CASHIN ASSOCIATES
1200 VETERANS HWY
HAUPPAUGE, NY 11788-3064

SERVICE ADDRESS:

COMMERCIAL BUILDING
985 PROSPECT AVE
WESTBURY, NY 11590-3946

SERVICE DATE	TERMS	DUE DATE	SALES REP
	Net 30 Days	07/14/2014	George

WORK ORDER #	DESCRIPTION	QUANTITY	RATE	AMOUNT
018 - COMMERCIAL BUILDING - 985 PROSPECT AVE, WESTBURY, NY, 11590-3946				
06/12/14 0000309633	Disposal - Vactor - PER TON	3.99	$150.0000	$598.50
06/12/14 0000309633	ADDITIONAL TIME ON SITE	1.50	$150.0000	$225.00
06/12/14 0000309633	Vactor Service - UP TO (3) HOURS	1.00	$990.0000	$990.00
	Work Order Details: VACTOR TO CLEAN DRYWELL - TOOK OUT (3.99) TONS			
			Total Service Charges:	$1,813.50
			Total Invoice Charges:	$1,813.50

TEAR ON ABOVE PERFORATED LINE AND RETURN STUB WITH PAYMENT

BILL TO:
CASHIN ASSOCIATES
1200 VETERANS HWY
HAUPPAUGE, NY 11788-3064

CUSTOMER NO	INVOICE DATE	INVOICE NO	INVOICE AMOUNT
001152	6/14/2014	0000020282	$ 1,813.50
AMOUNT PAID		**CHECK NO**	

REMIT TO:
Clearbrook
A Tully Environmental Company
972 Nicolls Road
Deer Park, NY 11729

ClearBrook Work Order

"We make it easy!"

Truck # 7003

Site # 1152-0018
WO # 309633
Date 6/12/14 PO #

BIC# 1272 Office 631.586.0002 Toll Free 888.753.7246

Service Address

Customer Name: Commercial Building
Address: 985 Prospect Ave
City & State: Westbury NY Zip:
Contact:

Billing Address

Customer Name:
Address:
City & State: Zip:
Contact:

Job/Service Time Detail

ClearBrook Departure:
Customer Arrival: 800
Customer Departure: 1230
Disposal Arrival:
Disposal Departure:
ClearBrook Return:

Total/Time:

Reason for Delay:

Service Detail

Gallons Disposal Site
Tons/Yards 5 Manifest # 11826
Jet ☐ Vactor ☐ Hours
Labor
Misc.
Emergency Charge

COD ☐ Send Invoice ☐

Sub Total
Tax Tax Rate %
Total

Customer's Signature: Marc Califano CASHIN
MARC CALIFANO CASHIN
Print Name:

By signing, I acknowldedge I have read and approve all General Terms and Conditions listed on reverse side.

Waste Type

- ☐ Sewage
- ☐ Sludge
- ☐ Leachate
- ☐ Cesspool / Septic
- ☐ Holding Tank
- ☐ Car Wash
- ☐ Exterior Brown Grease
- ☐ Interior Brown Grease
- ☐ Commercial/Industrial
- ☐ Lift Station
- ☒ Other
- ☐ Catch Basin

ClearBrook Operators

CB Driver Name: Robert Hardt
CB Helper Name:

Clean out of Dry well
5 yards

Job Notes:

Recommendations:

Follow Up Assigned To:

Form 129 Rev 212

Clearbrook TEI Company
[illegible] Road
[illegible], NY 11729

Ticket: 1043699
Date: 6/12/2014
Time: 13:21:40 - 14:05:37

Gross: 57720 lb In Scale 1
Tare: 49740 lb Out Scale 1
Net: 7980 lb

Truck: 7003
Customer: Clearbrook
972 NICOLLS RD
DEER PARK, NY 11729-3806

License: 33156MB
Generator: MARK MCFARLAND COMMERCIA
985 PROSPECT AVENUE
WESTBURY, NY

Comment:

Manifest: 11826
Work Order: 0000309633

Origin	Materials & Services	Quantity	Unit
7/SUFFOLK	4DISPCS/Disposal of Contamina	3.99	Ton

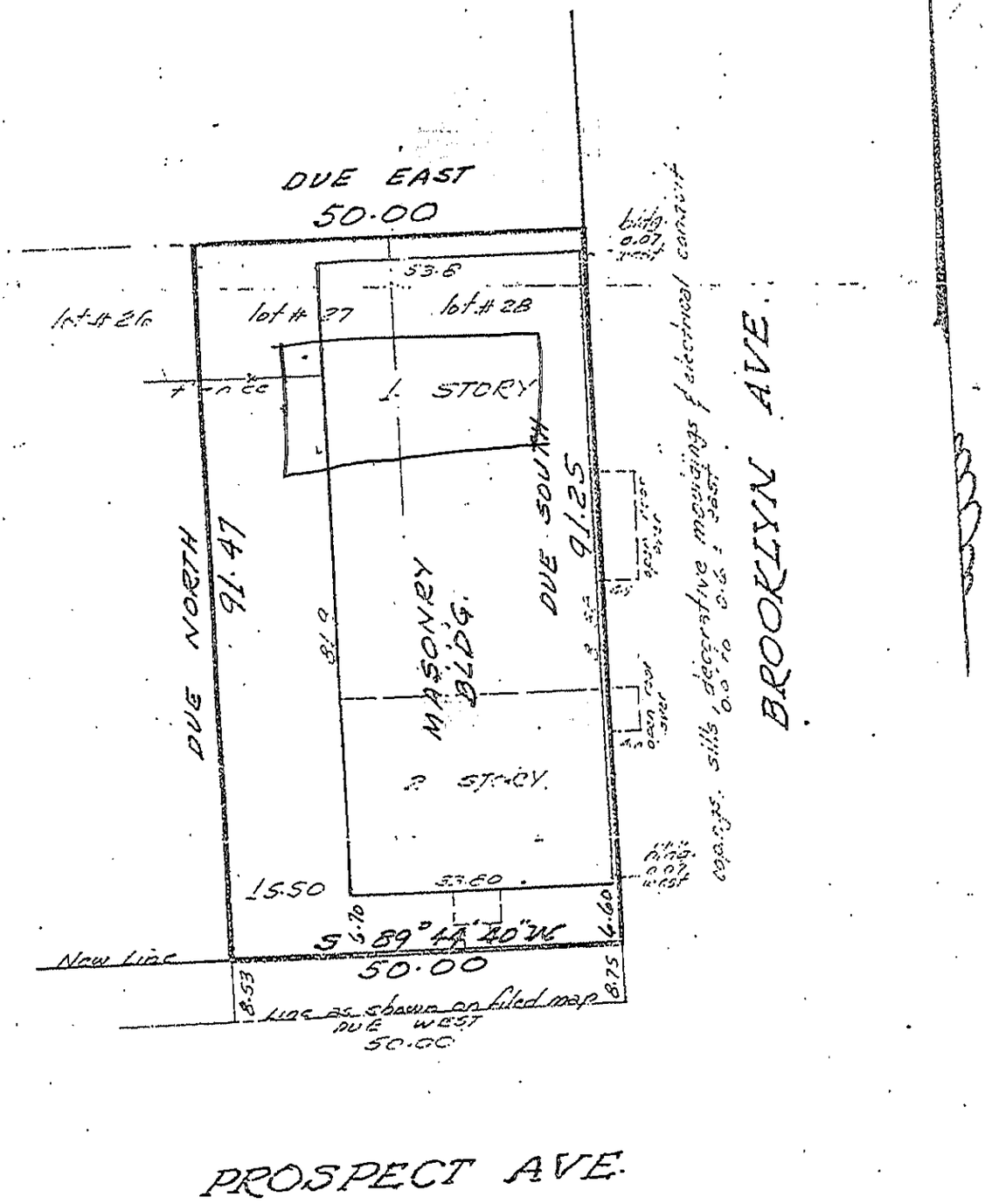
Driver: _____

Deputy Weighmaster: Nancy Wagner
NANCY WAGNER

IX. 987 aka 989 PROSPECT AVE PROPERTY INFORMATION

719

TITLE NO.



SURVEYED FOR

Part of LOTS 27 & 28

BLOCK 10

and MAP OF THE CITY of NEW CASSEL

FILED APR. 22, 1892 MAP NO. 256 CASE NO. 14

SITUATED AT NEW CASSEL, Nassau Co. N.Y.

GUARANTEED TO

WALTER B. SYSAK
LAND SURVEYOR
N.Y.S. LIC. NO. 31748
302 WILLIS AVE.
MINEOLA, NEW YORK

DATE Feb 21 1961

SCALE 1" = 20'

PHASE I ENVIRONMENTAL SITE ASSESSMENT

for the property located at:

989 Prospect Avenue
New Cassel, New York 11590

prepared for:

The Town of North Hempstead
Community Development Agency
51 Orchard Street
Roslyn Heights, New York 11577

prepared by:

Cashin Associates, P.C.
Engineering •Planning •Construction Management

1200 Veterans Memorial Highway, Hauppauge, New York 11788 - (631) 348-7600
80 SW 8th Street, Suite 2809, Miami, Florida 33130 - (305) 579-2006

APRIL 21, 2014

PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR THE PROPERTY LOCATED AT:

989 PROSPECT AVENUE
NEW CASSEL, NEW YORK 11590

PREPARED FOR:

THE TOWN OF NORTH HEMPSTEAD
COMMUNITY DEVELOPMENT AGENCY
51 ORCHARD STREET
ROSLYN HEIGHTS, NEW YORK 11577

PREPARED BY:

CASHIN ASSOCIATES, P.C.
1200 VETERANS MEMORIAL HIGHWAY
HAUPPAUGE, NEW YORK 11788

140003.021 **APRIL 21, 2014**

TABLE OF CONTENTS

Cover Sheet
EXECUTIVE SUMMARY
SECTION 1 INTRODUCTION

- **1.1 Purpose of the Phase I Environmental Site Assessment**
- **1.2 Methodology**
  - **1.2.1 Records Review**
  - **1.2.2 Site Reconnaissance**
  - **1.2.3 Interviews with Owners, Occupants and Other Knowledgeable Individuals**
  - **1.2.4 User Supplied Information**
  - **1.2.5 Business Environmental Risk Investigations**
  - **1.2.6 Evaluation and Report Preparation**
  - **1.2.7 Exceptions to ASTM E 1527-13**
  - **1.2.8 Assessment Limitations**
  - **1.2.9 Reliance**
  - **1.2.10 Conflict Certification**

SECTION 2 SITE DESCRIPTION AND HISTORY

- **2.1 Site Location and Description**
- **2.2 Present Use(s) of the Site**
- **2.3 Surrounding Land Uses**
- **2.4 Topography and Geological Setting**
- **2.5 Site History**
- **2.6 Municipal Records Review**
- **2.7 Environmental Lien Information**

SECTION 3 FINDINGS OF RECORDS REVIEW

- **3.1 Federal Records Search**
  - **3.1.1 National Priorities List (NPL) or Superfund**
  - **3.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)**
  - **3.1.3 RCRA Hazardous Waste Treatment, Storage, Disposal Sites**
  - **3.1.4 RCRA Hazardous Waste Generators and Transporters**
  - **3.1.5 Emergency Response Notification System (ERNS)**
  - **3.1.6 Toxic Release Inventory Sites**
  - **3.1.7 CORRACTS (Corrective Action Report)**

- **3.2 State and Local Records Search**
  - **3.2.1 NYSDEC Inactive Hazardous Waste Disposal Sites (State Superfund)**
  - **3.2.2 NYSDEC Hazardous Waste Disposal Sites**
  - **3.2.3 NYSDEC Solid Waste Facilities**
  - **3.2.4 NYSDEC Registered UST/AST Sites**
  - **3.2.5 Area Spills (NYSDEC Toxic Spills, Leaking Underground Storage Tanks, Etc.)**
  - **3.2.6 NYS Permitted Air Discharge Facilities**

3.2.7 NYSDOH Radon Results
3.2.8 NYS Brownfields Opportunity Area Program Sites

SECTION 4 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

4.1 On-Site Inspection of Hazardous Material Usage
4.2 On-Site Storage Tanks
4.3 On-Site PCBs
4.4 Asbestos Containing Material (ACM) in the Building
4.5 Lead-Based Paint
4.6 Solid Waste Handling
4.7 Electromagnetic Fields
4.8 Pits, Ponds, or Lagoons
4.9 Storage Drums
4.10 Stained Soils or Pavement
4.11 Stormwater and Sanitary Systems
4.12 Floor Drains and Sumps
4.13 Water Supply
4.14 Stressed Vegetation
4.15 Evidence of Mold
4.16 Wetlands and Floodplains
4.17 Potential for Vapor Intrusion in the Building

SECTION 5 DATA GAPS

SECTION 6 FINDINGS AND CONCLUSIONS

SECTION 7 REFERENCES AND CONTACTS

SECTION 8 SIGNATURE PAGE

SECTION 9 QUALIFICATIONS INFORMATION

APPENDICES

APPENDIX I Location Map, Topographic Map and Site Sketch
APPENDIX II Site Photographs
APPENDIX III NYSDOH Radon Results
APPENDIX IV Environmental Data Resources, Inc. Report
APPENDIX V Aerial Photographs, Topographic Maps and City Directories
APPENDIX VI Environmental Questionnaire
APPENDIX VII Environmental Inspection Checklist
APPENDIX VIII Freedom of Information Correspondence
APPENDIX IX Property and Building Documents

PHASE I ENVIRONMENTAL SITE ASSESSMENT
FOR THE PROPERTY LOCATED AT:

989 PROSPECT AVENUE
NEW CASSEL, NEW YORK 11590

EXECUTIVE SUMMARY

This report outlines the findings of a Phase I Environmental Site Assessment (Phase I ESA) conducted by Cashin Associates, P.C. (CA) for the subject property located at 989 Prospect Avenue, New Cassel, New York. The field inspection was conducted on April 10, 2014 by CA's Environmental Professional, Brian Duggan. Site access was permitted by the property owner's representative, Mr. Dermot Kelly, Executive Director, Town of North Hempstead Community Development Agency. The subject is currently vacant land, containing no surface structures.

The review of the available historical data for the past 114 years found that the subject site was developed with structures since at least 1938; and as late as the 1980, a two story (and basement) dwelling, connected to a one-story "Hall." According to a property owner who owns an adjacent site, the subject property was once developed with a dinette/restaurant until it was demolished during the late 1980s. Property records indicate that the former building possessed fuel oil heating equipment. A review of an aerial photograph taken at or about 2010 shows the property to be a cleared site occupied with construction materials and equipment. It is possible that the historical use of fuel oil on site may have included fuel oil storage tanks, and later use of the site as a construction equipment and materials storage yard may have resulted in contamination (including SVOC vapors) to the site soils and groundwater table. The historical information showed that some of the neighboring properties included a laudromat and motorcycle servicing and repair business (adjacent to the west), and a former automobile junkyard, and a construction contractor storage yard (adjacent to the north).

Recognized Environmental Conditions (RECs)

The subject property, currently a vacant lot, is identified as a Brownfield site. There is a potential that the classification of the subject property may be due to on-site environmental contamination; therefore, this is considered a Recognized Environmental Condition. Additionally, there is a potential that the commercial activities on the property located adjacent to the north, and the commercial activities on the property located adjacent to the west, may have affected environmental conditions on the subject property. Also, if subsurface contamination exists on site, there is a potential for VOC vapors migration into the existing building, adversely affecting indoor air quality.

It is recommended that a Phase II Environmental Site Assessment be completed on the subject property to determine whether any buried fuel oil storage tanks are located on site, and whether environmental contamination exists on the property.

Historical Recognized Environmental Conditions

No Historical Recognized Environmental Conditions were identified for the subject property.

Controlled Recognized Environmental Conditions (RECs)

No Controlled Recognized Environmental Conditions were identified for the subject property.

De Minimus Conditions

No *de minimus* conditions were identified for the subject property.

Business Environmental Risk Issues

No Business Environmental Risk issues were identified for the subject property.

PHASE I ENVIRONMENTAL SITE ASSESSMENT
FOR THE PROPERTY LOCATED AT:

989 PROSPECT AVENUE
NEW CASSEL, NEW YORK 11590

1.0 INTRODUCTION & METHODOLOGY

1.1 Purpose of the Phase I Environmental Site Assessment

This report has been prepared in accordance with the recommended guidelines as presented in the American Society for Testing and Materials (ASTM) E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The purpose of this report is to provide the Town of North Hempstead Community Development Agency, as the User of this report under the ASTM Practice, with Phase I ESA findings, conclusions and recommendations to support its business practices regarding the property. Any exceptions to, or deletions from, this practice are described in Sections 1.2.7 and 1.2.8 of this report.

1.2 Methodology

The methodology of this assessment consists of four basic components, as recommended in ASTM E 1527-13, Section 7 Phase I Environmental Site Assessment, plus the completion of several additional tasks provided by CA, as part of the evaluation of "Business Environmental Risk", as defined under ASTM. This methodology is summarized below.

1.2.1 Records Review

A search of available records is performed to obtain and review information that will help to identify recognized environmental conditions in connection with the property. Records are reviewed for the site itself as well as for the area around the site within a minimum search distance recommended by ASTM E 1527-13, Section 8 Records Review. This records review includes standard Federal and State environmental record sources such as the Federal National Priorities List (NPL), Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) lists, Resource Conservation and Recovery Act (RCRA) lists, and the Emergency Response Notification System listing. State environmental record source listings include State-equivalent NPL listings, State-equivalent CERCLIS listings, State landfill or solid waste disposal site lists, State registered underground storage tank (UST) listing, State leaking underground storage tank (LUST) lists, and additional State or local environmental record sources.

ASTM E 1527-13 requires that the User of this report provide the environmental professional with documentation of any environmental liens filed against the property so that this information can be included within. By mutual agreement between the User and the environmental professional, research involving environmental liens placed upon the subject property may be transferred to the environmental professional; however, any prior User knowledge of in-place environmental liens must be shared with the

environmental professional, for inclusion herein.

No information regarding environmental liens associated with the subject property was provided to CA for review by the User. CA did not perform an environmental lien search for the subject property. CA also did not provide comment on the perceived value of the real property as part of this assessment.

Additional evaluations of current or historical Recognized Environmental Conditions may include a review of records obtained through the following sources:

- The current United States Geologic Survey (USGS) 7.5-Minute Topographic Map and other physical setting maps.
- Historical use maps, such as Sanborn Fire Insurance maps, if available.
- Historical Aerial Photographs.
- Other historical land use records.
- Local municipal building department records.
- Other municipal agency records.

1.2.2 Site Reconnaissance

A site visit is performed to visually and physically observe the site and any associated structures, facilities, or materials on the site, to obtain information on the likelihood of identifying recognized environmental conditions, as recommended by ASTM E 1527-13, Section 9 Site Reconnaissance. A general reconnaissance of surrounding properties is also performed to determine the potential of off-site conditions to affect the subject site.

The site visit conducted for this property was performed by an Environmental Professional as defined under ASTM E 1527-13. The site visit includes inspection for potential recognized environmental concerns including: presence of hazardous substance and petroleum products; storage tanks; drums and other containers for hazardous materials; PCB-containing equipment; drains; sumps; stained soil and pavement; stressed vegetation; solid waste; liquid wastes; and on-site septic systems. The site visit was also conducted to obtain field information on general site geologic conditions, topography, utility supplies, and nature/condition of any on-site structures, facilities and equipment.

1.2.3 Interviews with Owners, Occupants and Other Knowledgeable Individuals

Interviews are typically conducted to obtain information relating to current and former site uses, site history, and possible environmental conditions associated with the site. In general, individuals interviewed as part of this work include: property representatives; key site personnel; occupants/tenants; and lender officers, as needed. A list of contacts made for this assessment is provided in Section 7. Information gathered during interviews with the owner and other knowledgeable individuals is included in Sections 2.5 and 4.0.

1.2.4 User Supplied Information

In order for a prospective purchaser to claim CERCLA landowner liability protections, under section 101 (35)(B) of CERCLA, as amended by the Small Business Liability Relief and Brownfields Revitalization Act, such persons and businesses are required to conduct all appropriate inquiries prior to or on the date of obtaining ownership of the property. The USEPA, in its Final Rule, Standards and Practices for All Appropriate Inquiries, established federal standards and practices for conducting all appropriate inquiries, found in 40 CFR Part 312. Under § 312.11 (c), the ASTM Phase I ESA practice is identified as an industry standard which may be used to comply with all appropriate inquiries.

The performance standards required for all appropriate inquiries include inquiries by an Environmental Professional, and additional inquiries by persons seeking to establish one of the CERCLA liability protections. Under § 312.22, additional inquiries by persons seeking to establish one of the CERCLA liability protections, if not otherwise provided to the Environmental Professional, includes in substance: an evaluation of environmental cleanup liens against the subject property; consideration of specialized knowledge or experience of the person seeking to claim liability protection; evaluation of the relationship of the purchase price to fair market value of the subject property, if the property was not contaminated; or other commonly known or reasonably ascertainable information about the property. If such information is not provided to the Environmental Professional, the all appropriate inquiry report prepared by the Environmental Professional must include a determination as to whether the lack of this information affects his or her ability to identify conditions of releases or threatened releases under the Final Rule, and discuss this condition as a significant Data Gap (See Section 5 of this report).

1.2.5 Business Environmental Risk Investigations

Although not within the scope of ASTM E 1527-13 for recognized environmental conditions, the environmental assessment prepared by CA includes an evaluation of several additional environmental issues to provide an evaluation of Business Environmental Risk, as identified under the ASTM

practice as warranted for consideration by parties to a commercial real estate transaction. This evaluation is not intended to provide a thorough or comprehensive analysis of the respective conditions, but instead provide a preliminary indication of the potential for conditions of concern. These additional tasks include:

- A preliminary visual inspection of the site and any building interiors to determine if *friable* asbestos-containing building materials (ACM) may be present. If appropriate, samples of suspected ACM are collected for laboratory analysis. The inspection performed as part of this assessment does not constitute a full asbestos survey.
- A preliminary inspection for major sources of electromagnetic fields (e.g. high tension wires, electrical sub-stations, etc.) in the vicinity.
- Determination of the potential for existence of radon in soil at the subject site.
- A preliminary visual inspection of painted surfaces to determine if lead-based paint (LBP) may be present. If appropriate, samples of suspected lead-based paint are collected for laboratory analysis. The inspection performed as part of this assessment does not constitute a full lead paint survey.
- Review of area maps to determine if wetlands, flood plains, and other environmentally sensitive areas are present on the site.

1.2.6 Evaluation and Report Preparation

The information obtained under the above tasks is evaluated to assess Recognized Environmental Conditions and Business Environmental Risk conditions associated with the subject site. This report includes opinions rendered regarding the presence of these conditions, and represents the end product of this analysis. This report includes a summary of findings and conclusions. Documentation including references, test results, maps and other important materials are presented as appendices.

1.2.7 Exceptions to ASTM E 1527-13

This report complies with the recommendations of ASTM E 1527-13, with no exceptions.

1.2.8 Assessment Limitations

As specified in ASTM E 1527-13, an environmental site assessment cannot wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of the assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the property, within reasonable limits of time and cost. The Phase I Environmental Site Assessment is a visual, non-intrusive assessment where

investigation includes review of records, interviews with site personnel and inspection of visible conditions. The conclusions of the assessment are based upon readily accessible and visible areas. No conclusions are provided on items hidden behind construction or completely underground and without visible evidence.

1.2.9 Reliance

The User may rely upon this report. This report has no other purpose and should not be relied upon by any other person or entity. Anyone wanting information about the condition or characteristics of the site or operation should consult an appropriate professional.

1.2.10 Conflict Certification

Cashin Associates, P.C. has no present or contemplated future ownership interest or financial interest in the real estate that is the subject of this Environmental Assessment Report; and Cashin Associates, P.C. has no personal interest with respect to the subject matter of the Environmental Assessment Report or the parties involved and Cashin Associates, P.C. has no relationship with the property or the owners thereof which would prevent an independent analysis of the environmental or other conditions of the property.

2.0 SITE DESCRIPTION AND HISTORY

The following site description is based upon a field inspection that was conducted on March 24, 2014 by CA's Environmental Professional. This description is also based on CA's review of the applicable USGS 7.5-Minute Topographical Map (Hicksville, NY Quadrangle) and other physical setting sources including soil type maps, geological reports and road maps. Site access was permitted by the property owner's representative, Mr. Dermot Kelly, Executive Director, Town of North Hempstead Community Development Agency.

2.1 Site Location and Description

The subject property is located on the northwest corner of the intersection of Prospect Avenue and Brooklyn Avenue. The site is located in the hamlet of New Cassel, Town of North Hempstead, Nassau County, New York. The property is identified by the Nassau County Department of Assessment as Section 11, Block 10, Lot 46, and also identified with the address, 987 Prospect Avenue.

The subject property is approximately 4,600 square feet in area and is currently undeveloped land, containing no surface structures. The property is covered with lawn vegetations, concrete pavement, and gravel. A site location map and a site sketch are provided in Appendix I.

2.2 Present Use(s) of the Site

The subject property is currently undeveloped land, containing no surface structures, and there are no business activities occurring on site.

Sections 2.5 and 2.6 contains CA's findings of interviews with knowledgeable parties, review of readily available historical information, and review of readily available local agency information relating to the subject property. Section 4.0 contains CA's findings of the site investigation relating to environmental conditions and business environmental risks observed on the subject property.

2.3 Surrounding Land Use

The subject property is located in the retail/commercial business district of the hamlet of New Cassel, within the residential neighborhood area of the hamlet, north of the large commercial/industrial park, known as the New Cassel Industrial Area. The long-term industrial and commercial uses within this area have been found to be the source of regional groundwater contamination, by volatile organic compounds (VOCs) including those found in dry cleaning chemicals, affecting many properties in the district, and many local drinking water supply wells serving the area. The United States Environmental Protection Agency (USEPA) has designated the area as the New Cassel/Hicksville Groundwater Contamination Site, a National Priorities Site, under investigation and cleanup actions, funded by the USEPA's Superfund program. Approximately 17 individual sites in the New Cassel Industrial Area are

also being addressed by the New York State Department of Environmental Conservation (NYSDEC) as Inactive Hazardous Waste Sites, with responsible parties implementing groundwater contamination remediation programs under NYSDEC oversight, and as part of the State's local Superfund program.

Although the New Cassel Industrial Area has significantly affected environmental conditions in the surrounding area and local groundwater system, the subject property is located more than one-quarter of a mile to the north, and upgradient with respect to the regional groundwater flow direction (flowing to the south/southwest) and from drinking water supply systems identified as impacted by contaminated groundwater originating from the New Cassel Industrial Area. These conditions; groundwater contamination conditions and associated VOC vapor migration conditions; are not considered a Recognized Environmental Condition associated with the subject property. Section 3.0 contains a discussion of the findings of CA's review of readily available environmental regulatory agency information for the subject property and surrounding neighborhood.

Land uses immediately surrounding the subject property include:

i. A cleared vacant lot, containing some trash and construction-related debris (reported by the owner of the westerly adjacent property to have been a former construction contractor storage yard) located adjacent to the north;

ii. A one-story commercial building and associated parking lot, occupied by the Salvation Army, located across Prospect Avenue to the south;

iii. A one-story commercial building with an asphalt-paved rear parking lot, occupied as a multi-tenant commercial/retail "strip mall" (closest tenant space occupied by a restaurant) located to the east across Brooklyn Avenue; and

iii. A one-story commercial building located adjacent to the west, formerly occupied by a motorcycle repair shop.

CA's site investigation found no visible evidence for Recognized Environmental Conditions existing on the properties adjacent to the subject property, or in the surrounding neighborhood. Sections 2.5 and 2.6 contain CA's findings of its review of readily available historical information for the adjacent properties and surrounding neighborhood. Section 3.0 contains the results of CA's review of readily available regulatory information for environmental conditions associated with the adjacent properties and surrounding neighborhood.

2.4 Topography and Geological Setting

A review of the applicable USGS topographic map (Hicksville, NY Quadrangle) revealed that the subject site is located at an approximate elevation of 140 feet above Mean Sea Level (MSL), in an area that slopes down to the south. The parcel on which the subject property is located is relatively level. A copy of the topographic map showing the subject property is included in Appendix I.

The geology of the subject area, as part of Long Island, includes thick layers of glacial sediments overlying Cretaceous age alluvial sediments, with such sediments consisting of unconsolidated gravels, sand and clay deposits, which in turn, overlie Paleozoic and Precambrian-age metamorphic bedrock.

The regional water table is identified to be located approximately 70 feet below the surface, and the direction of groundwater flow in the immediate area of the subject property is estimated to generally flow to the south/southwest.

2.5 Site History

History of the site was determined based on interviews with the owner's representatives; CA's review of readily available historical information provided by an outside vendor; and available property and building document review accessed from local agency sources.

CA interviewed the property owner's representative, Mr. Dermot Kelly, Executive Director of the Town of North Hempstead Community Development Agency regarding the uses of the subject property. Mr. Kelly stated that the subject property was once owned by Nassau County, prior to its acquisition by the Town of North Hempstead Community Development Agency, and has been vacant land for many years. Section 3.2.8 contains additional details relating to the subject property.

CA interviewed Mr. Mark McFarland, the owner of the property located adjacent to the west at 985 Prospect Avenue relating to the subject property, and the westerly adjacent site. Mr. McFarland also stated that he was familiar with the past uses of the subject property, and the currently vacant lot located adjacent to the north. He stated that the subject property was formerly developed with a building occupied by a restaurant/dinette, which was closed and demolished by approximately 1981, and that the property has remained vacant since that time. The property located adjacent to the north was reportedly occupied at one time by a construction contractor, who formerly stored vehicles, equipment and construction-related materials on the parcel.

Mr. McFarland stated that he owned the westerly adjacent parcel since the 1980s. He stated that his property was formerly occupied as a laundromat, providing washing and drying services only, and not dry-cleaning services. He also stated that he purchased the property sometime during the 1980s, and has operated it since that time, up through the present, for motorcycle repair, and also as a custom tee-shirt printing service. He stated that these operations did not generate, store, handle, or dispose of significant quantities of hazardous materials. He also stated that there were no incidents reported to environmental regulatory agencies relating to any environmental conditions relating to these operations.

CA's review of readily available historical information provided by an outside vendor included historical Sanborn Fire Insurance maps, historical aerial photographs, historical topographic maps, and historical city telephone directory listings obtained from Environmental Data Resources, Inc. (EDR). CA reviewed an

available Sanborn Fire Insurance maps dated 1989; historical aerial photographs covering the period from 1938 through 1994; historical topographic maps for certain years covering the period from 1900 through 1979; and historical city telephone directories for certain years covering the period from 1975 through 2013. Copies of the commercially available historical property information are included in Appendix V.

A chronological summary of significant historical findings is included in the table below:

YEAR	SOURCE	DESCRIPTION/USE
1900	Topographic Map	The subject property and adjacent properties are not depicted on this map. The surrounding area appears to be sparsely developed.
1918	Topographic Map	The subject property and adjacent properties are not depicted on this map. The surrounding area appears to be sparsely developed.
1938	Aerial Photograph	The subject property appears to be developed with a structure. The property adjacent to the west is shown to be cleared, disturbed land, containing no structures, possibly associated with the structure located on the subject property. The property adjacent to the north appears to be undeveloped, possibly associated with a structure located further north. Properties to the south across Prospect Ave. are shown to part of a large expanse of undeveloped land.
1947	Topographic Map	The subject property and adjacent properties are not depicted on this map. Prospect Ave. is depicted; Brooklyn Ave is not depicted.
1953	Aerial Photograph	The subject property appears to be developed with two separate buildings; property adjacent to the north appears to be undeveloped land associated with another building located further north; and adjacent property to the west appears to be undeveloped. The surrounding neighborhood appears to be partially developed to the condition that exists today, with some residential structures.
1954	Topographic Map	Details for the subject property and adjacent properties are not depicted on this map. Prospect Ave. and Brooklyn Ave are depicted.
1957	Aerial Photograph	The subject property appears to be developed with two separate buildings; property adjacent to the north appears to be undeveloped land associated with another building located further north; and adjacent property to the west appears to be undeveloped. The surrounding neighborhood appears to be partially developed to the condition that exists today, with some residential structures.

YEAR	SOURCE	DESCRIPTION/USE
1962	Nassau County Department of Assessment Record	Property file records show that the property contained a single two story, and basement, structure, redeveloped during the 1940s from a commercial building to a residential dwelling; and developed with fuel-oil fired heating equipment.
1966	Aerial Photograph	The subject property appears to be developed with two separate buildings; the westerly adjacent property appears to be developed with the structure that essentially exists today; property adjacent to the north appears to be an undeveloped lot apparently occupied by vehicles or other materials. The surrounding neighborhood appears to be mostly developed to the condition that exists today.
1967	Topographic Map	Details for the subject property and adjacent properties are not depicted on this map. The New Cassel neighborhood street pattern is depicted in the condition that essentially exists today.
1974	Aerial Photograph	The subject property appears to be developed with two separate buildings; the westerly adjacent property appears to be developed with the structure that essentially exists today; property adjacent to the north appears to be an undeveloped lot apparently occupied by vehicles or other materials. The surrounding neighborhood appears to be mostly developed to the condition that exists today.
1975	City Telephone Listings	The subject property is listed as 987 Prospect Ave, occupied by "Golden Age Nutrition" and "Charlie Marshall."
1979	Topographic Map	Details for the subject property and adjacent properties are not depicted on this map. The New Cassel neighborhood street pattern is depicted in the condition that essentially exists today.
1980	Aerial Photograph	The comparison of the 1974 photograph with the 1980 photograph shows no significant changes to the subject property and adjacent properties during this time period.
1982	City Telephone Listings	The subject property is listed with a residential tenant.
1985	Aerial Photograph	The comparison of the 1980 photograph with the 1985 photograph shows no significant changes to the subject property and adjacent properties during this time period.
1987	City Telephone Listings	The subject property is not listed.
1989	Sanborn Map	The subject property is depicted as developed with a two-story dwelling connected to one story "Hall." The property adjacent to the west is depicted as developed with a one-story "store" building on an open lot. The property adjacent to the north is depicted as occupied by an "Auto Junk" yard.
1992	City Telephone Listings	The subject property is not listed.
1994	Aerial Photograph	The comparison of the 1985 photograph with the 1994 photograph shows no significant changes to the subject property and adjacent properties during this time period.
1999	City Telephone Listings	The subject property is not listed.
2003	City Telephone Listings	The subject property is not listed.
2008	City Telephone Listings	The subject property is not listed.

YEAR	SOURCE	DESCRIPTION/USE
2010	Nassau County Department of Assessment Record	The County's property records include photographs, including an undated aerial photograph showing the subject property to be occupied as construction-related equipment/vehicle/material yard. The property adjacent to the west is shown to be developed with a building, a construction office trailer, two long rectangular structures (most likely shipping containers), and another small square structure adjacent to the northeast corner of the building. The property adjacent to the north appears to be occupied as a construction related equipment or vehicle/material yard.
2013	City Telephone Listings	The subject property is listed as "Catherine Helig." Most likely associated with property ownership rather than occupancy.

The review of the available historical data for the past 114 years found that the subject site was developed with structures since at least 1938. The property was shown to be developed with two structures through at least the 1980s. A fire insurance map dated 1989, depicted the property with a single structure, a two story dwelling, connected to a one-story "Hall." Property records indicate that the residential building possessed a basement and fuel oil heating equipment. The buildings were apparently demolished, cleared of all surface structures after that time. A review of an aerial photograph taken at or about 2010 shows the property occupied with construction materials and equipment. It is possible that the historical use of fuel oil on site may have included fuel oil storage tanks, and later use of the site as a construction equipment and materials storage yard may have resulted in contamination (including SVOC vapors) to the site soils and groundwater table.

The historical information relating to past uses of the adjacent property to the north, and observations made during CA's site inspection (see Section 2.5) indicates the potential presence or likely presence of hazardous substances or petroleum products

released to the surface, into the unsaturated soils (including SVOC vapors), or to the groundwater beneath the adjacent site, possibly affecting the subject property.

2.6 Municipal Records Review

CA researched the Nassau County Department of Assessment's website for readily available records associated with the subject property. Useful information obtained from this local agency source is discussed in the table presented in Section 2.5. A copy of the website research results is included in Appendix VII.

2.7 Environmental Lien Information

No information regarding environmental liens associated with the subject property was provided to CA for review by the User, and CA did not perform an environmental lien search for the subject property as part of this assessment.

3.0 FINDINGS OF RECORDS REVIEW

A review of Federal, State and local records pertaining to potential recognized environmental conditions was performed based on a EDR database search acquired for the subject site and surrounding area. The search distances comply with those recommended by ASTM E 1527-13. A brief description of the database review is provided below, and an abridged copy of the search output is given in Appendix IV.

3.1 Federal Records Search

3.1.1 National Priorities List (NPL) or Superfund

The subject property is not listed as a Federal Superfund site. There are two sites identified within a one mile radius of the subject property. The closest NPL site is the New Cassel/Hicksville Groundwater Contamination Site located approximately three-quarters of a mile to the south of the subject property, as discussed in Section 2.3. The subject property is located to the north, and upgradient with respect to the regional groundwater flow direction (flowing to the south/southwest) and from drinking water supply systems identified as impacted by contaminated groundwater originating from the New Cassel/Hicksville Groundwater Contamination Site. These conditions; groundwater contamination conditions and associated VOC vapor migration conditions, are not considered a Recognized Environmental Condition associated with the subject property.

The NPL Report, also known as the Superfund List, is a USEPA listing of uncontrolled or abandoned hazardous waste sites. This list is primarily based upon a score which the site receives from the USEPA's hazardous ranking system. These sites are targeted for possible long-term remedial action under the Superfund Act.

3.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

The subject property does not appear in the CERCLIS database. There is one site identified within a one-half mile radius of the subject property, identified at the Former Sylvania Electronic Products located at 70 Contiague Rock Road, Hicksville, N.Y. approximately one-half of a mile to the northeast. The property is part of a cluster of properties operated in the past by a manufacturer of radioactive fuel elements for the military during the 1950s through the 1960s. Private manufacturing in the area also included production of dental equipment, with waste solvents buried in drums. The contamination conditions are currently under remediation, for the removal of radioactive elements, organic solvents and metals. The local drinking water supply system is also equipped to remove contaminants. The CERCLIS information indicated that the surrounding nearby properties were not significantly impaired from the on-site contamination conditions. Since the subject property is significantly removed, and cross-gradient with respect to

the groundwater flow direction, such that the conditions on this site are not a Recognized Environmental Condition associated with the subject property.

CERCLIS is a list of potential hazardous waste sites that the USEPA is investigating for hazardous substance releases. Each site is given a hazardous ranking score which determines its standing on the NPL and priorities for cleanup. The higher the score, the greater the threat to the environment, and the more rapidly the site will be addressed by the USEPA.

3.1.3 Resource Conservation and Recovery Act (RCRA) Hazardous Waste Treatment, Storage, and Disposal (TSD) Sites

The subject property does not appear on this USEPA RCRA list. There are no such sites identified within a one-half mile radius of the subject property.

RCRA facilities are permitted by the USEPA to generate hazardous waste and dispose of the waste legally. These facilities generally abide by USEPA regulations for storage, handling and disposal of hazardous materials.

3.1.4 RCRA Hazardous Waste Generators and Transporters

The subject property is not listed as a RCRA Hazardous Waste Generator or Transporter site. There are five sites identified within a one-mile radius of the subject property. None of these sites appear to have significantly affected

conditions on the subject property. CA's review of the environmental regulatory database information found that the nearby listed sites are not listed for any spills or releases of hazardous materials; and therefore, not considered a recognized environmental condition associated with the subject property. However, the RCRA-related activities for the closest listed site are described below.

The Long Island French Quality Cleaners located at 997 Prospect Avenue, approximately 100 feet to the east of the subject property. This location is listed as a conditionally-exempt RCRA Small Quantity Generator. Database information indicates no listed violations during the time of waste generation/regulation.

RCRA facilities are permitted by the USEPA to generate hazardous waste and dispose of the waste legally. These facilities generally abide by USEPA regulations for storage, handling and disposal of hazardous materials.

3.1.5 Emergency Response Notification System (ERNS)

The subject property is not listed in the Federal database of spills compiled by the Emergency Response Notification System.

3.1.6 Toxic Release Inventory Sites (TRIS)

The subject property is not a listed Toxic Release Inventory Site.

Toxic release sites are manufacturing facilities that are required, pursuant to Section 313 of the Federal Emergency Planning and Community Right-To-Know Act, to report releases of any listed toxic chemical into the air, water, or onto the land.

3.1.7 CORRACTS Sites

The subject property is not listed as a CORRACTS site. There are three sites identified within a one-mile radius of the subject property. None of these sites appear to have significantly affected conditions on the subject property. CA's review of the environmental regulatory database information found that the nearby listed sites are not listed for any spills or releases of hazardous materials; and therefore, not considered a Recognized Environmental Condition associated with the subject property.

This database represents a list of RCRA hazardous waste generator, treatment, transporter and disposal facilities that have been identified by the USEPA for corrective action.

3.2 State and Local Records Search

3.2.1 NYSDEC Inactive Hazardous Waste Disposal Sites (State Superfund)

The subject property does not appear on the State Superfund list. There are 31 sites identified within a one-mile radius of the subject property.

The majority of the sites are located to the south and southeast of the subject property, downgradient with respect to the regional groundwater flow direction. These conditions, groundwater contamination conditions and associated VOC vapor migration conditions, are not considered a Recognized Environmental Condition associated with the subject property.

One of the sites located upgradient from the site is identified as Ago Associates, at 499 West John Street located approximately three-quarters of a mile to the east/northeast of the subject property. According to the database, this site has been identified with contamination of the underlying soils and water table with low levels of VOCs and pesticides. The site is sufficiently removed from the subject property; therefore, it is unlikely that the conditions reported for this site have affected the subject property, or there are significant amounts of contaminant vapors in the soils of this site, resulting in a potential for vapor migration of volatile organic compounds into the subject building.

The list of NYSDEC Inactive Hazardous Waste Disposal Sites contains summary information pertaining to those facilities that are deemed hazardous by the New York State Department of Environmental Conservation (NYSDEC).

3.2.2 NYSDEC Hazardous Substance Waste Disposal Sites (HSWDS)

The subject property does not appear on this State list. No such sites were identified within a one-half of a mile radius of the subject property.

NYSDEC maintains a database of waste disposal sites that may pose threats to public health or the environment, but cannot be remediated using monies from the Hazardous Waste Remediation Fund.

3.2.3 NYSDEC Solid Waste Facilities

The subject property is not on the NYSDEC Solid Waste Facilities list. There are six sites identified within a one-half mile radius of the subject property. None of these sites appear to have significantly affected conditions on the subject property. CA's review of the environmental regulatory database information found that the nearby listed sites are not listed for any spills or releases of hazardous materials; and therefore, not considered a recognized environmental condition associated with the subject property.

3.2.4 NYSDEC Registered UST/AST Sites

The subject property is not listed as a registered NYSDEC Petroleum Bulk Storage Facility, or Chemical Bulk Storage Facility.

There are 15 NYSDEC registered facilities identified within a one-eighth mile radius of the subject property. The closest listed site is for the Austin Residence identified as located at 3 Holly Lane, approximately 750 feet to the northeast of the subject property. This site is listed as an active facility for an undisclosed fuel stored in an AST. This property is also listed as a NYSDEC Spills site, discussed below.

The fact that a facility is listed as a petroleum bulk storage site does not mean that it is an unsafe facility or that fuel spills will occur, but does indicate that there is a potential for spillage because there is a significant quantity of fuel stored on the site.

3.2.5 NYSDEC Spills (NYS Toxic Spills, Leaking Underground Storage Tanks, Etc.)

The subject property is not listed as a NYSDEC Spills site. There are 24 NYSDEC Spills sites identified within one-eighth mile of the subject property. CA found no evidence in the reports that any of the listed spill

events in the surrounding area have directly affected conditions at the subject property. The closest listed site is discussed below.

One of the closest listed sites is identified as located at the corner of Prospect Avenue and Brooklyn Avenue, approximately 100 feet to the east of the subject property. On April 12, 2000, it was reported that oil was released when a truck identified as associated with the northerly adjacent property (ERT Leasing Corp. at 215 Brooklyn Ave) struck the drum. The incident was reported to have been investigated by the NYSDEC and the case file is identified as closed as of June 6, 2001, with no further actions reported. CA's review of the database report found no indications that the incident had affected the subject property.

Another nearby listed site is identified for the Austin Residence identified as located at 3 Holly Lane, approximately 750 feet to the northeast of the subject property. On June 25, 1993, it was reported that water was found in an AST, scheduled for removal. However, no leaking conditions were found. The incident was reported to have been investigated by the NYSDEC and the case file is identified as closed as of March 9, 1998, with no further actions reported. CA's review of the database report found no indications that the incident had affected the subject property.

The spill lists include relatively small incidents, such as equipment or human errors, tank overfills, and poor housekeeping. In general, the spill list

records sites that were reported to the NYSDEC and are classified as "active", "cleaned up", or "unspecified". The ultimate goal of the NYSDEC is to resolve all reported spill sites to a classification of "cleaned up" after investigation, monitoring or remediation activities.

3.2.6 NYS Permitted Air Discharge Facilities

The subject property/facility is not identified as a source of permitted air pollutant discharges.

The EPA maintains a database containing information regarding each air emission facility and the type of air pollutant being emitted. Compliance information is also provided for each pollutant as well as the facility itself.

3.2.7 NYSDOH Radon Results

Based on CA's experience in conducting Phase I Environmental Site Assessments throughout the region, and our knowledge of the area's hydrogeology, radon is not generally present or expected to be found at significantly elevated levels in Nassau County. This is corroborated by a State-wide testing program recently completed and reported in October 2012 by the New York State Department of Health (NYSDOH) Bureau of Environmental Radiation. In the Town of North Hempstead, the basements of 168 homes were tested by charcoal screening for the presence of radon

gas. The average quantity of radon present in these houses was 1.59 picocuries per liter (pCi/L). The USEPA has set 4.0 pCi/L as the acceptable level for homes. Based on this standard, the average quantity of radon gas is well below the USEPA action level.

A copy of the NYSDOH study results is provided in Appendix III of this report.

3.2.8 NYS Brownfields Opportunity Area Program Sites

The subject property, currently a vacant lot, is identified as a Brownfield site. A Brownfield site is defined under USEPA regulations as an abandoned, idled, or under-used industrial or commercial facility where expansion or redevelopment is complicated by real or perceived contamination. The USEPA funds the redevelopment of brownfield sites throughout its Brownfields Assessment Demonstration Pilot programs, enabling local governments and community groups to clarify environmental contamination issues in order to facilitate development.

The EDR database report does not provide any details relating to the site's designation, it is likely that this designation is related to the Town of North Hempstead's selection by the USEPA as a Brownfields Demonstration Assessment Pilot area. It is also likely that this parcel is part of the North

Hempstead Community Development Agency's Urban Renewal program, which includes the Prospect Corridor Urban Renewal Area.

CA contacted Mr. Kelly, Executive Director, of the North Hempstead Community Development Agency about this listing. Mr. Kelly stated that the property's designation as Brownfield occurred prior to his tenure as Executive Director, and he has no information relating to the reason for the classification of the property as a Brownfield site. There is a potential that the classification of the subject property may be due to on-site environmental contamination; therefore, this is considered a Recognized Environmental Condition.

4.0 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

4.1 On-Site Inspection of Hazardous Material Usage

As stated in Section 2.2, the subject property is currently vacant, cleared of all surface structures. CA's inspection found no evidence for hazardous materials on the grounds of the subject property.

4.2 On-Site Storage Tanks

Although the Nassau County property records report that the former subject building was developed with fuel-oil fired heating equipment, and most likely possessing a fuel storage tank, the subject property is currently cleared of all surface structures. CA's site inspection found no evidence for petroleum or other chemical storage tanks on the subject property.

4.3 On-Site PCB's

The subject property is currently vacant, cleared of all surface structures. CA's inspection found no evidence for former building materials on the grounds of the subject property.

However, CA observed a set of utility company-owned pole-mounted electrical transformers located adjacent to the southwest corner of the property, along Prospect

Avenue. The transformers appeared to be less than 20 years old, and in good condition. It is most likely that these transformers do not contain PCB-containing dielectric fluids.

4.4 Asbestos-Containing Material (ACM) in the Building

The subject property is currently vacant, cleared of all surface structures. CA's inspection found no evidence for former building materials on the grounds of the subject property.

4.5 Lead-Based Paint (LBP)

The subject property is currently vacant, cleared of all surface structures. CA's inspection found no evidence for former building materials on the grounds of the subject property.

4.6 Solid Waste Handling

The subject property is currently vacant, cleared of all surface structures. CA's inspection found no evidence for solid waste materials on the grounds of the subject property.

4.7 Electromagnetic Fields

There were no sources of EMFs (e.g. high tension wires, electrical substations, etc.) observed in the vicinity of the site.

Although there are currently no regulations concerning the proximity of residential structures to major sources of electromagnetic fields (EMFs) such as overhead high tension wires, high levels of EMFs are an unresolved public health issue. Some recent studies have linked the presence of elevated EMFs to increased risk of certain cancers and other illnesses. Although studies are ongoing and no definitive conclusions have been reached, the existing evidence indicates that a potential health risk may exist for individuals who are exposed to these fields. In any case, the general perception of a risk associated with major sources of EMFs can reduce the marketability and value of real estate.

4.8 Pits, Ponds, or Lagoons

No pits, ponds, or lagoons were observed on or adjacent to the subject property.

4.9 Storage Drums

The subject property is currently vacant, cleared of all surface structures. CA's inspection found no evidence for former building materials on the grounds of the

subject property. No storage drums were observed on the subject property during the site inspection.

4.10 Stained Soils or Pavement

CA did not observe any areas of significantly stained soils or pavement on the grounds of the subject property during the site inspection.

4.11 Stormwater and Sanitary Systems

The subject property is currently vacant, cleared of all surface structures. CA's inspection found no evidence for sanitary or stormwater drainage systems on the grounds of the subject property.

4.12 Floor Drains and Sumps

The subject property is currently vacant, cleared of all surface structures. CA's inspection found no evidence for drainage systems on the grounds of the subject property.

4.13 Water Supply

The subject property is currently vacant, cleared of all surface structures. CA's inspection found no evidence for water supply systems on the grounds of the subject

property. The hamlet of New Cassel reportedly obtains potable water from the Nassau County municipal water supply system, which draws drinking water from the Long Island aquifer system.

4.14 Stressed Vegetation

CA did not observe any areas of stressed vegetation on the subject property during the site inspection.

4.15 Evidence of Mold

The subject property is currently vacant, cleared of all surface structures.

4.16 Wetlands and Floodplains

There are no designated wetlands located on or immediately adjacent to the subject property. According to CA's review of Federal Emergency Management Agency (FEMA) information, the subject property is not located within a designated flood hazard area inundated by 100 or 500-year flooding.

4.17 Potential for Vapor Intrusion in the Building

The subject property is currently vacant, cleared of all surface structures. There is a potential that any subsurface contamination due to past operations on the subject

property, or associated with adjacent properties, may result in the generation of subsurface VOC vapors, which may migrate into any future buildings.

5.0 DATA GAPS

According to ASTM E 1527-13, a *Data Gap* is defined as an inability to obtain information during the Phase I ESA process, as required under this standard, despite a good faith effort by the Environmental Professional to obtain this information. As required under the ASTM standard, Section 12.7, the Environmental Professional must include in the ESA report a discussion identifying significant Data Gaps which prevent the Environmental Professional from identifying recognized environmental conditions associated with the subject property.

If Data Gaps identified during the all appropriate inquiry prevent the Environmental Professional's ability to render an opinion as to whether recognized environmental concerns associated with the subject property, then such Data Gaps are considered significant, according to the ASTM E 1527-13. The Environmental Professional must identify significant Data Gaps in the report, identify the sources consulted to address the Data Gap, and comment on the significance of the Data Gap in affecting the opinion as to whether recognized environmental conditions are associated with the subject property. The Environmental Professional may then provide recommendations to the User of the report for further actions which may be necessary to address these significant Data Gaps.

However, a Data Gap itself is not inherently significant. If the Environmental Professional is able to render an opinion as to whether or not recognized environmental conditions are associated with the subject property, based on the professional's experience and other information collected during an all appropriate inquiry even where Data Gaps exist, then such Data Gaps are not considered significant and do not need to be discussed in the report.

CA's Environmental Professional found no significant Data Gaps during this Phase I ESA investigation.

6.0 FINDINGS AND CONCLUSIONS

Cashin Associates, P.C. performed a Phase I Environmental Site Assessment, in conformance with the scope and limitations of ASTM Practice E 1527-13. Any exceptions to, or deletions from, these practices are described in Sections 1.2.7 and 1.2.8 of this report.

Recognized Environmental Conditions (RECs)

The subject property, currently a vacant lot, once was developed with a two-story residential/commercial building, which included a basement and possibly a fuel oil storage tank. There was no information available relating to the past storage of heating oil, or whether all heating oil related equipment was removed from site during the demolition of the former structures. The subject is also identified as a Brownfield site. However, no information was readily available providing a reason for this classification. There is a potential that the classification of the subject property may be due to on-site environmental contamination; therefore, the unknown fate of any former on-site heating oil equipment, and the classification of the site as a Brownfield site is considered a Recognized Environmental Condition.

Additionally, the property adjacent to the north is identified as having once been an auto junk yard and a construction contractor's storage yard; and the property adjacent to the east is identified as a former motorcycle repair business, and earlier, a laundromat. There is a potential that any discharges or releases of hazardous materials on these sites may have spilled over to the surface of the subject property; or that the contamination of the subsurface

soils and local groundwater table at these sites may have also affected subsurface soils and groundwater conditions on the subject property.

Also, if subsurface contamination exists on site, there is a potential for VOC vapors migration into the existing building, adversely affecting indoor air quality.

Historical Recognized Environmental Conditions

No Historical Recognized Environmental Conditions were identified for the subject property.

Controlled Recognized Environmental Conditions (RECs)

No Controlled Recognized Environmental Conditions were identified for the subject property.

De Minimus Conditions

No *de minimus* conditions were identified for the subject property.

Business Environmental Risk Issues

No Business Environmental Risks were identified for the subject property.

SECTION 7
REFERENCES AND CONTACTS

REFERENCES AND CONTACTS

Dermot Kelly, Executive Director, Town of North Hempstead Community Development Agency, Property Owner's Representative, Personal Communication, April 2014.

Mark McFarlan, Adjacent Property Owner, Personal Communication, April 2014.

Nassau County Department of Assessment Website: http://www.nassaucountyny.gov/mynassauproperty, Accessed April 15, 2014.

New York State Department of Environmental Conservation, May 2013. Inactive Hazardous Waste Disposal Sites in New York State, Albany, New York.

New York State Department of Environmental Conservation, July 2013. Petroleum Bulk Storage Facilities, Albany, New York.

New York State Department of Environmental Conservation, September 2013. Spills Information Database, Albany, New York.

New York State Department of Health, October 2012. Measured Basement Screening Radon Levels, Albany, New York.

United States Environmental Protection Agency, October 2013. Resource Conservation and Recovery Act (RCRA) Information, Washington, D.C.

United States Environmental Protection Agency, April 2013. Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), Washington, D.C.

United States Environmental Protection Agency, October 2013. Corrective Action Report (CORRACTS), Washington, D.C.

United States Environmental Protection Agency, December 2012. Emergency Response Notification System (ERNS), Washington, D.C.

United States Environmental Protection Agency, May 2013. National Priority List (NPL), Washington, D.C.

Federal Emergency Management Agency (FEMA), Flood Zone Data.

United States Fish & Wildlife Service, National Wetlands Inventory (NWI).

SECTION 8
SIGNATURE PAGE

PHASE I ENVIRONMENTAL SITE ASSESSMENT
FOR THE PROPERTY LOCATED AT:

989 PROSPECT AVENUE
NEW CASSEL, NEW YORK 11590

CASHIN ASSOCIATES, P.C. REFERENCE NO. 14003.021

Environmental Scientist / Inspector:

Brian Duggan **Date: 4/21/2014** **Inspection Date: 04/10/2014**

Director of Environmental Programs:

Gregory T. Greene **Date: 4/21/2014**

SECTION 9
QUALIFICATIONS INFORMATION

QUALIFICATIONS

Environmental Professional's Statement

I, Brian Duggan, declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312 of 40 CFR 312. I have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312, for the purposes identified.

Brian Duggan

CASHIN ASSOCIATES, P.C.

GREGORY T. GREENE
Director of Environmental Programs

EDUCATION/REGISTRATION
B.A., Geological and Geophysical Sciences, Princeton University, 1975
M.S., Marine Environmental Sciences, SUNY at Stony Brook, 1978
Certified Environmental Specialist, Environmental Assessment Association

PROFESSIONAL AFFILIATIONS
National Groundwater Association
National Association of Environmental Professionals
National Shellfisheries Association
American Society of Safety Engineers
Sigma Xi Scientific Society

EXPERIENCE
As Director of Environmental Programs at Cashin Associates, Mr. Greene serves as project director for major environmental planning, site assessment projects and hazardous material management programs. He has directed the preparation of numerous site assessments, environmental impact statements, planning studies, field investigations, master plans and technical studies for governmental agencies and authorities on the local, state and federal levels, as well as CA's banking and insurance company clients. Mr. Greene has technical expertise in issues relating to site remediation, resource protection, hazardous materials management, groundwater and surface water management, and State/Federal environmental review requirements.

Recent environmental projects completed under Mr. Greene's direction included:

- Environmental assessments of commercial, residential and industrial sites for banks, lending institutions and other corporate clients, including asbestos and lead investigation and abatement, throughout the eastern United States and Puerto Rico.
- Assistance to the Valley Stream School District on issues relating to groundwater contamination, school safety, exposure to potential contaminants from off-site sources.
- Development/implementation of health/safety, emergency response and hazardous materials management plans for the Town of Oyster Bay.
- Environmental review and risk assessment for a major pesticide management and vector control program for Suffolk County, including environmental and human health risk assessment.
- Environmental studies for re-use and enhancement of a former industrial property as a harborfront park for the Village of Port Jefferson, NY.
- Environmental studies relating to solid waste recycling and energy recovery for the Solid Waste Management Authority of Puerto Rico.
- Evaluation and assessment of property and other collateral on behalf of CA's banking, real estate investment, and insurance company clients.
- Feasibility study including safety inspections, groundwater investigation and water supply report for redevelopment of Camp Hero, a decommissioned army base for the NYS Office of Parks, Recreation & Historic Preservation.

- Flood Hazard Mitigation and Emergency Response Plan, for the Town of Brookhaven, NY.
- Health and safety investigation and regulatory compliance reviews for a major bank client, involving branches and corporate offices.
- Human health and environmental risk assessment for the Peconic River, Suffolk County, NY.
- Implementation of fuel storage tank testing and remediation programs for the Towns of Oyster Bay, Babylon and Islip, including several hundred underground tanks, and associated groundwater investigations.
- Phase I environmental site assessments for numerous properties under consideration by Suffolk County for open space and groundwater recharge area acquisition.
- Phase II investigations and follow-up remedial activities at industrial and commercial sites with environmental issues for banking and real estate investment firms.
- Preparation of a draft solid waste management plan and comprehensive recycling analysis for the Town of Oyster Bay, NY.
- Environmental risk assessment for the Carmans River, For Suffolk County Department of Health Services.
- Supervision of investigation and remediation of leaking underground storage tank sites in New York and New Jersey for various banking and corporate clients.
- Supervision of lead paint abatement programs performed under FREDDIE MAC requirements for buildings in New York and New Jersey.
- Supervision of site remediation and monitoring for a leaking underground gasoline tank for the Village of Amityville, NY.
- Development and implementation of a groundwater remediation program for an underground hydrocarbon spill at Montauk Downs State Park, for NYS Department of Parks, Recreation and Historic Preservation.
- Groundwater and soil monitoring and development of a remediation program at a former brick manufacturing facility at Bristol Bay State Park, for the Palisades Interstate Park Commission.
- PCB remediation at the Brooklyn Air Station for the U.S. Coast Guard.

Mr. Greene was also employed for four years at a national environmental consulting firm where he was involved in the preparation of environmental impact studies for the U.S. EPA. He acquired extensive experience in project planning, field work, data analysis, EIS preparation and expert testimony in this position. He served as project manager for a major EIS on the proposed remediation of PCB-contaminated sediments from the Hudson River, and for an assessment of impacts of sewering on marine resources of the Great South Bay, NY. He prepared EIS's for regional wastewater disposal systems on Long Island, upstate New York, New Jersey, and Puerto Rico.

BRIAN DUGGAN, LEED AP BD+C
Environmental Scientist

Education
J.D. / Touro Law Center/2005
M.S. / Geology / State University of New York at Stony Brook/1996
B.A. / Geology / State University of New York at Buffalo/1982

Licenses / Certification
LEED Accredited Professional, NY

Admitted to Practice Law, NY, NJ
OSHA (HAZWOPER)
OSHA (Supervisor)

Memberships
New York State Bar Association, Member
Suffolk County Bar Association, Member
United States Green Building Council, Member

Overview
Mr. Duggan has 25 years of experience in environmental consulting, Phase I and II environmental site assessments, SEQR and CEQR compliance, worker health and safety practices, engineering, and construction management. He has experience with field supervision of projects, as well as the preparation of technical contract specifications, construction & environmental permit applications, remediation plans, and regulatory agency compliance reports. His work experience also includes project management of construction site hazard and workplace hazard assessments, occupational exposure risk assessments, and worker exposure monitoring. He has served as a project manager on many environmental investigations and site clean-up projects, and served as the on-site health and safety officer during the construction of several major landfill closure projects, as well as for other heavy construction projects.

Mr. Duggan serves at the firm as a senior environmental scientist and project manager for CA's environmental programs. Responsibilities include Phase I and II site assessments in accordance with ASTM standards, construction contract development, preparation of environmental impact statements, SEQR compliance, project health and safety plans and other technical requirements, and reviewing compliance with contract requirements as part of CA's construction management team. He provides technical support to the firm's engineering and design services, including services involving indoor air quality, hazardous materials management, environmental remediation, and regulatory compliance programs.

He has served as project manager for a Health and Safety Compliance Program and Workplace Violence Protection Program for the Town of Oyster Bay, involving over 1,200 employees at 25 different facilities. His responsibilities have included management and coordination of health and safety inspections, interviews, training, and interface with the Town's Department of Human Resources. He was primary author of a Workplace Violence Prevention Inventory Report for the Town, prepared in accordance with the New York State Workplace Violence Protection Act of 2006. He also assisted with the preparation of a similar Workplace Violence Inventory Report for the Town of Southampton.

Mr. Duggan also assists the firm's technical staff during the due diligence phase of a project when Project Labor Agreement (PLA) services are provided. Mr. Duggan provides technical litigation support and expert testimony for

several of CA's forensic engineering projects. He draws upon his technical and legal support experience at other companies, providing technical discovery review support for construction litigation services, and providing technical review of construction documents and property loss claims. He also serves as project manager for health and safety compliance for the Valley Stream Public School District 30, which includes analysis of issue relating to indoor air quality, teacher and student safety, groundwater contamination and facility monitoring.

Mr. Duggan is a licensed attorney, admitted to practice in New York and, as general counsel for the firm, regularly reviews and negotiates company contracts with private and public clients. He provides regulatory compliance reviews and environmental assessments as part of his services at CA. He is also responsible for drafting subconsultant agreements for the various company projects. He manages and coordinates the submission of CA's general conditions contract requirements on behalf of the company's principals, ensuring the proper insurance requirements and regulatory compliance affidavits are in place. Mr. Duggan coordinates and provides the appropriate corporate filing documents for CA's corporate presence in the several states where the company provides its professional engineering services. He is also serves as an internal legal advisor with regard to Project Labor Agreement services offered by the firm.

His previous experience includes:

Solo practitioner of a general and family law practice. Solo practice as an environmental consultant. (2006-2007)

John E. Osborn, P.C., New York, NY
Mr. Duggan served as a technical professional / environmental scientist at this law firm. He provided technical review and analysis of construction project records in support of the firm's defense of claims in litigation for public school clients. He provided technical project oversight in support of the firm's role as environmental counsel for environmental response actions, as part of a large hotel redevelopment project in Manhattan. He served as a teaching assistant to the firm's principal for graduate-level courses at the Brooklyn Polytechnic Institute and Pratt Institute. (2004-2006)

AIG Technical Services, Inc. / Pollution Insurance Products Group, New York, NY
Mr. Duggan served as a home office supervisor and environmental claims adjuster, reviewing insureds' notices of claims and technical reports for environmental investigations and cleanup costs. His duties included the determination of reasonable and necessary response actions applicable to coverage under the indemnity agreements. He was also responsible for reviewing and monitoring the legal defense of actions against insureds as part of AIG's defense obligations under its policies. (2002-2004)

Prior to first joining CA in 1997, Mr. Duggan served as an Industrial Hygienist and Project Geologist for several environmental consulting firms. His industrial hygiene experience includes worker exposure monitoring for hazardous chemicals and project monitoring and project management during asbestos abatement programs, health and safety monitoring during landfill capping operations, and indoor air quality investigations. As a Project Geologist, he performed site investigations, soils and groundwater testing, and project management of environmental response actions on commercial and industrial properties.

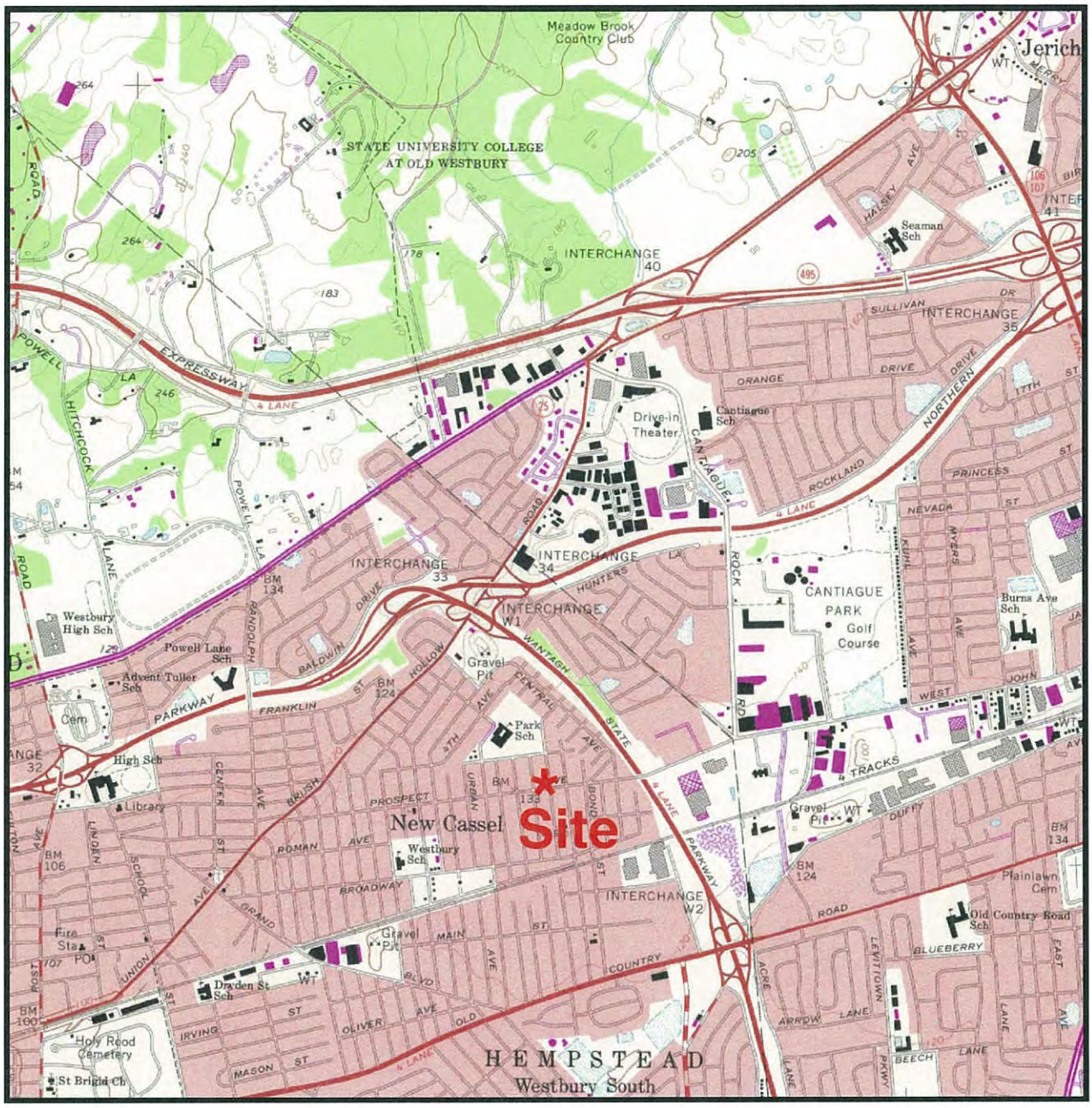
Other prior assignments included:

- Project management of various building renovation projects involving the characterization of hazardous material conditions and health and safety monitoring during the removal of hazardous wastes for public utilities, public transportation authorities, and a number of federal, state, and city agencies (New York State, New York City, Washington, D.C., Maryland, and others).

- Project management for investigation, assessment and remediation of hazardous waste sites, petroleum contaminated soils and contaminated groundwater.
- Indoor air quality studies, including worker and occupancy exposure assessment studies, and the development of health and safety plans.
- Project management of building inspections for asbestos in institutional, commercial and industrial facilities.
- Geological investigations during groundwater well placement and soil boring activities.

APPENDICES

APPENDIX I
LOCATION/TOPOGRAPHIC MAP
AND SITE PLAN



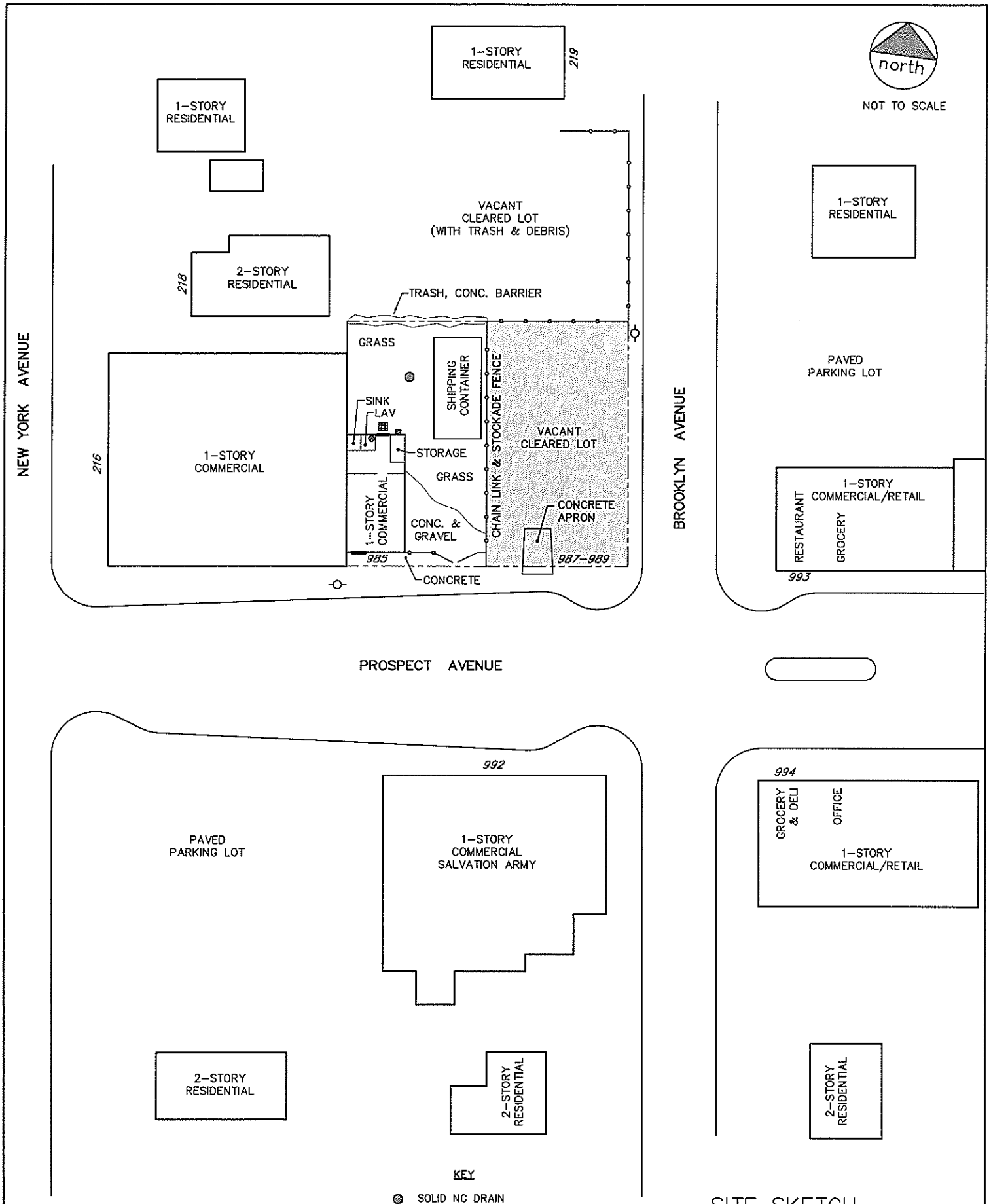
New York State
Department of Transportation
Hicksville Quadrangle, New York
7.5 Minute Series, 1979
Photorevised from 1967

TOPOGRAPHIC LOCATION MAP

989 Prospect Avenue

New Cassel, New York

14003.021



SITE SKETCH

989 Prospect Avenue
New Cassel, New York

Cashin Associates, P.C.
ENGINEERING·PLANNING·CONSTRUCTION MANAGEMENT

14003.021

APPENDIX II
SITE PHOTOGRAPHS

Photograph #1 - View of the subject property located at 989 Prospect Avenue, New Cassel, NY.

Photograph #2 - View of the west side of the subject property.

Photograph #3 - View along the front (south) side of the subject property.

Photograph #4 - View of the east side of the subject property along Brooklyn Avenue.

Photograph #5 - View of the northwest corner of the subject property.

Photograph #6 – View of the northwest corner of the subject property.

Photograph #7 – View to the southeast across the subject property.

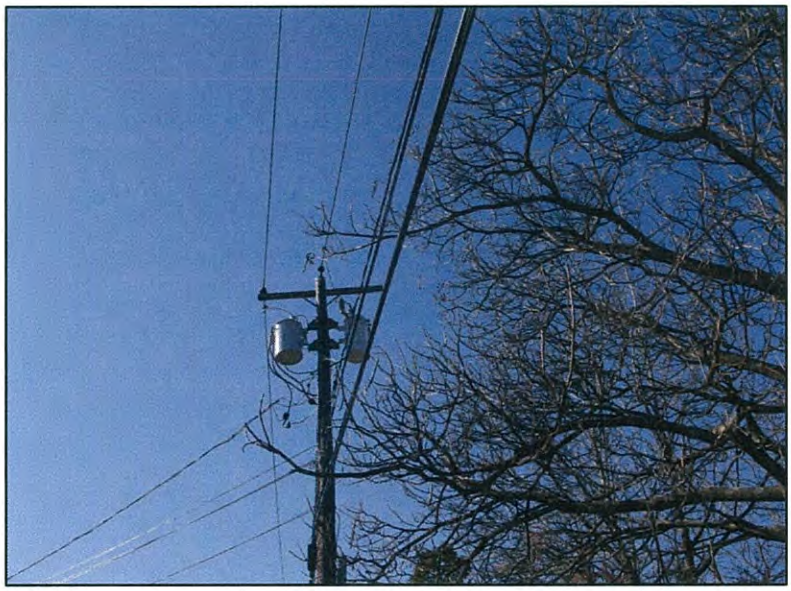
Photograph #8 - View of the westerly adjacent property.

Photograph #9 - View to the southeast across Prospect Avenue.

Photograph #10 – View to the southeast across Prospect Avenue.

Photograph #11 - View to the southeast across Brooklyn Avenue.

Photograph #12 - View of the northerly adjacent property.



Photograph #13 - View of a set of pole-mounted utility transformers adjacent to the northeast corner of the subject property.

APPENDIX III
NYSDOH RADON RESULTS

Measured Basement Screening Radon Levels by Town - October 2012

- The document Measured Basement Screening Radon Levels by Town - October 2012 is available in Portable Document Format (PDF, 99KB, 19pg.)

County	Town/Village/City	Homes Screened	Radon Screening Concentration (pCi/L)				Percent Homes		
			Average	GEO Mean	GEO Std Dev	Maximum	<4	≥4 & <20 pCi/L	>20 pCi/L
ALBANY	ALBANY	475	1.74	1.18	2.41	26.7	91.6%	8.2%	0.2%
ALBANY	BERNE	34	12.47	3.64	3.09	273.6	58.8%	35.3%	5.9%
ALBANY	BETHLEHEM	408	2.62	1.54	2.55	41.1	87.5%	10.3%	2.2%
ALBANY	COEYMANS	62	5.65	3.69	2.49	33.7	56.5%	40.3%	3.2%
ALBANY	COHOES	149	3.20	1.73	3.11	36.8	77.2%	21.5%	1.3%
ALBANY	COLONIE	505	3.58	1.85	3.02	57.9	78.2%	19.8%	2%
ALBANY	GREEN ISLAND	6	6.03	3.82	2.91	18.9	50%	50%	0%
ALBANY	GUILDERLAND	333	5.61	2.19	3.26	147.1	75.4%	19.5%	5.1%
ALBANY	KNOX	17	4.04	2.31	3.07	18.0	70.6%	29.4%	0%
ALBANY	NEW SCOTLAND	351	15.49	5.06	4.52	338.5	41.3%	41%	17.7%
ALBANY	RENSSELAERVILLE	20	2.74	1.84	2.85	8.3	80%	20%	0%
ALBANY	WATERVLIET	82	3.89	2.53	2.73	25.5	67.1%	31.7%	1.2%
ALBANY	WESTERLO	21	4.00	2.46	3.05	20.1	61.9%	33.3%	4.8%
ALLEGANY	ALFRED	36	3.98	2.19	3.21	26.4	72.2%	25%	2.8%
ALLEGANY	ALLEN	1	8.50	8.50	1.00	8.5	0%	100%	0%
ALLEGANY	ALMA	6	6.98	1.88	7.05	30.0	66.7%	16.7%	16.7%
ALLEGANY	ALMOND	18	7.70	4.90	2.72	25.7	44.4%	50%	5.6%
ALLEGANY	AMITY	32	14.15	6.95	4.72	45.2	25%	46.9%	28.1%
ALLEGANY	ANDOVER	41	11.89	5.97	3.82	40.4	36.6%	36.6%	26.8%
ALLEGANY	ANGELICA	4	19.75	13.70	3.15	40.1	25%	50%	25%
ALLEGANY	BELFAST	15	11.18	3.78	3.21	117.2	46.7%	46.7%	6.7%
ALLEGANY	BOLIVAR	27	7.01	3.70	3.69	24.6	48.1%	44.4%	7.4%
ALLEGANY	BURNS	19	28.81	6.32	6.03	216.6	42.1%	31.6%	26.3%
ALLEGANY	CANEADEA	21	3.31	1.94	3.04	14.0	76.2%	23.8%	0%
ALLEGANY	CENTERVILLE	2	6.20	5.31	2.24	9.4	50%	50%	0%
ALLEGANY	CLARKSVILLE	6	5.58	3.50	3.29	10.8	50%	50%	0%
ALLEGANY	CUBA	37	13.39	5.97	3.67	81.1	37.8%	40.5%	21.6%
ALLEGANY	FRIENDSHIP	10	17.97	9.60	3.44	65.8	20%	50%	30%
ALLEGANY	GENESEE	5	5.18	3.57	2.86	10.9	40%	60%	0%
ALLEGANY	GRANGER	2	1.30	1.24	1.57	1.7	100%	0%	0%
ALLEGANY	GROVE	2	1.75	0.98	5.33	3.2	100%	0%	0%
ALLEGANY	HUME	38	8.46	5.20	2.89	42.6	36.8%	55.3%	7.9%
ALLEGANY	INDEPENDENCE	6	5.83	4.21	2.44	15.5	50%	50%	0%
ALLEGANY	NEW HUDSON	2	1.50	1.20	2.67	2.4	100%	0%	0%
ALLEGANY	RUSHFORD	10	2.12	1.57	2.89	4.9	90%	10%	0%
ALLEGANY	SCIO	14	13.07	5.40	4.72	48.1	50%	21.4%	28.6%

MONROE	IRONDEQUOIT	87	1.81	1.35	2.26	8.3	92%	8%	0%
MONROE	MENDON	215	13.79	3.67	4.18	405.6	59.5%	27.4%	13%
MONROE	OGDEN	108	3.45	2.29	2.36	28.1	74.1%	25%	0.9%
MONROE	PARMA	50	2.35	1.69	2.07	20.8	88%	10%	2%
MONROE	PENFIELD	294	3.13	1.88	2.66	58.1	81%	18%	1%
MONROE	PERINTON	216	3.31	1.72	3.06	35.0	82.9%	14.4%	2.8%
MONROE	PITTSFORD	163	2.37	1.64	2.27	21.6	88.3%	11%	0.6%
MONROE	RIGA	44	6.35	3.26	2.75	62.7	65.9%	27.3%	6.8%
MONROE	ROCHESTER	580	2.06	1.43	2.37	18.3	89.5%	10.5%	0%
MONROE	RUSH	60	6.81	3.24	3.07	58.4	68.3%	25%	6.7%
MONROE	SWEDEN	18	7.15	2.92	3.47	52.2	72.2%	16.7%	11.1%
MONROE	WEBSTER	144	1.93	1.44	2.26	10.0	91%	9%	0%
MONROE	WHEATLAND	60	10.65	4.71	3.57	75.8	50%	30%	20%
MONTGOMERY	AMSTERDAM	101	3.35	1.60	3.40	44.0	77.2%	21.8%	1%
MONTGOMERY	CANAJOHARIE	44	3.04	2.30	2.32	8.2	70.5%	29.5%	0%
MONTGOMERY	CHARLESTON	2	2.50	0.70	15.67	4.9	50%	50%	0%
MONTGOMERY	FLORIDA	12	8.13	5.60	2.50	24.1	41.7%	50%	8.3%
MONTGOMERY	GLEN	14	4.36	2.28	3.41	14.2	64.3%	35.7%	0%
MONTGOMERY	MINDEN	7	6.90	2.97	4.76	20.9	57.1%	28.6%	14.3%
MONTGOMERY	MOHAWK	20	4.06	2.26	2.98	20.6	70%	25%	5%
MONTGOMERY	PALATINE	20	5.30	4.56	1.72	16.3	50%	50%	0%
MONTGOMERY	ROOT	7	7.11	3.42	3.57	28.5	57.1%	28.6%	14.3%
MONTGOMERY	ST. JOHNSVILLE	6	5.25	3.84	2.67	9.5	33.3%	66.7%	0%
NASSAU	GLEN COVE	6	2.53	2.15	1.90	5.5	83.3%	16.7%	0%
NASSAU	HEMPSTEAD	354	1.19	0.85	2.32	8.3	97.7%	2.3%	0%
NASSAU	LONG BEACH (CITY DESIGNATION)	2	0.25	0.20	2.67	0.4	100%	0%	0%
NASSAU	N. HEMPSTEAD	168	1.59	1.19	2.19	7.5	92.9%	7.1%	0%
NASSAU	OYSTER BAY	213	1.83	1.21	2.43	13.9	91.1%	8.9%	0%
NEW YORK	NYC (BRONX)	91	1.59	0.85	2.99	16.0	92.3%	7.7%	0%
NEW YORK	NYC (KINGS)	427	1.94	1.20	2.71	28.2	90.6%	8.7%	0.7%
NEW YORK	NYC (NEW YORK)	112	2.08	0.94	3.38	49.5	89.3%	9.8%	0.9%
NEW YORK	NYC (QUEENS)	513	1.23	0.77	2.54	23.8	96.3%	3.5%	0.2%
NEW YORK	NYC (RICHMOND)	229	1.42	0.75	3.05	14.1	93%	7%	0%
NIAGARA	CAMBRIA	18	2.98	1.82	2.60	13.8	77.8%	22.2%	0%
NIAGARA	HARTLAND	13	8.85	3.36	4.13	65.4	46.2%	46.2%	7.7%
NIAGARA	LEWISTON	138	2.54	1.48	2.77	20.2	85.5%	13.8%	0.7%
NIAGARA	LOCKPORT	121	2.65	1.45	2.72	50.1	86%	12.4%	1.7%
NIAGARA	NEWFANE	21	2.50	1.80	2.37	7.9	81%	19%	0%
NIAGARA	NIAGARA	82	1.06	0.75	2.31	6.3	97.6%	2.4%	0%
NIAGARA	NIAGARA FALLS	588	1.34	0.90	2.45	12.1	94.7%	5.3%	0%
NIAGARA	NO. TONAWANDA	170	1.69	1.11	2.48	15.6	92.4%	7.6%	0%
NIAGARA	PENDLETON	18	2.42	1.29	3.19	16.8	94.4%	5.6%	0%
NIAGARA	PORTER	64	2.44	1.68	2.45	9.9	81.3%	18.8%	0%
NIAGARA	ROYALTON	15	1.83	1.36	2.37	3.9	100%	0%	0%
NIAGARA	SOMERSET	7	1.43	1.31	1.59	2.6	100%	0%	0%
NIAGARA	WHEATFIELD	36	0.94	0.69	2.25	3.6	100%	0%	0%

APPENDIX IV
ENVIRONMENTAL DATA RESOURCES, INC.
DATABASE REPORT

Commercial Properties
989 Prospect Avenue
Westbury, NY 11590

Inquiry Number: 3907446.2s
April 10, 2014

The EDR Radius Map™ Report with GeoCheck®

EDR® Environmental Data Resources Inc

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION	PAGE
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	405
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting Source Map	A-9
Physical Setting Source Map Findings	A-10
Physical Setting Source Records Searched	A-6

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2014 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

985 PROSPECT AVENUE
WESTBURY, NY 11590

COORDINATES

Latitude (North):	40.7630000 - 40' 45' 46.80"
Longitude (West):	73.5609000 - 73' 33' 39.24"
Universal Tranverse Mercator:	Zone 18
UTM X (Meters):	621468.2
UTM Y (Meters):	4513233.0
Elevation:	131 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	USGS 7.5 min quad index

Target Property:	S
Source:	USGS 7.5 min quad index

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year:	2011
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
985 PROSPECT AVENUE
WESTBURY, NY 11590

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
A1	989 PROSPECT AVENUE	989 PROSPECT AVENUE	US BROWNFIELDS	Higher	64, SW
A2	LONG ISLAND FRENCH Q	997 PROSPECT AVE	RCRA NonGen / NLR, FINDS	Higher	70, ESE
3	UNKNOWN	BROOKLYN AVENUE/PROS	NY Spills	Higher	106, ESE
A4	CHARLES RESIDENCE	226 NEW YORK AVE	NY Spills	Higher	152, West
5	VINEYARD RESIDENCE	230 NEW YORK AVENUE	NY Spills	Higher	161, WNW
6	JOSEPH RESIDENCE	190 BROOKLYN AVENUE	NY Spills	Lower	298, SSE
B7	UNKNOWN	PROSPECT/STATE STREE	NY Spills	Higher	350, East
B8	SAINTE RESIDENCE	207 STATE STREET	NY Spills	Lower	376, ESE
9	BROWN, CLARENCE	203 STATE ST	NY AST	Lower	398, ESE
B10	TJT PLUMBING & HEATI	1008 PROSPECT AVE	NY AST	Higher	455, East
11	BELL ATLANTIC-NY	PROSPECT AVE & BOND	NY MANIFEST	Higher	599, East
12	RENE RESIDENCE	240 STATE STREET	NY Spills	Higher	619, NNE
C13	AUSTIN, JUSTIN	3 HOLLY LN	NY AST	Higher	752, NE
C14	AUSTIN RESIDENT	3 HOLLY LANE	NY LTANKS, NY Spills	Higher	752, NE
15	SONCHEZ, OSCAR	3 JUNIPER LN	NY AST	Higher	808, ENE
16	PARK AVE SCHOOL	955 PARK AVE.	NY UST	Higher	853, WNW
17	BAZILE, STIME	165 BOND ST	NY AST	Lower	952, SE
18	BLAIR, CHERRY	34 MAPLEWOOD DR	NY AST	Higher	1065, NE
19	AMAYA, JOSE	7 ELDERBERRY LN	NY AST	Higher	1078, North
20	STAFFORD, MASON	163 KINKEL ST	NY AST	Lower	1098, SSW
21	OJOSEITIMI, RUFUS	189 ELIZABETH ST	NY UST	Lower	1127, East
22	BRYANT RESIDENCE	1059 PROSPECT AVENUE	NY LTANKS	Higher	1127, East
D23	FOLRES, FAUSTINO	18 ELDERBERRY LN	NY AST	Higher	1209, North
24	AUSTIN, JUSTIN	3 DOGWOOD LN	NY AST	Higher	1223, North
25	INACTIVE - T & R AUT	907 PROSPECT AVE	NY UST	Lower	1255, West
D26	BENITO, ANGLE	22 ELDERBERRY LN	NY AST	Higher	1258, North
27	MARTIN REID PARK	URBAN AVE.	NY CBS AST	Lower	1300, SW
28	TISHCON CORP. AT 125	125 STATE STREET	NY SHWS, NY VAPOR REOPENED	Lower	1366, SSE
29	SHAMIANA INTL FACTOR	120 NEW YORK AVENUE	NY LTANKS	Lower	1369, South
30	LILCO	1120 BROADWAY	NY LTANKS, NY Spills	Lower	1476, ESE
31	DANIEL FINLEY ALLEN	114 SYLVESTER STREET	NY SWF/LF	Lower	1614, South
32	THE PAPER SHOP	100 BOND STREET	NY LTANKS	Lower	1876, SSE
33	JOHNSON RESIDENCE	243 GARDEN STREET	NY LTANKS	Lower	1985, West
34	SULZER METCO US INC	1101 PROSPECT AVE	RCRA-SQG, NY SHWS, NY MANIFEST, NY MANIFEST, US...	Higher	2020, ENE
35	FORMER TISHCON CORPO		NY DEL SHWS	Lower	2023, SSW
36	LEMON X CORPORATION	74 STATE STREET	NY LTANKS	Lower	2107, SSE
E37	HICKSVILLE CONTAMINA	SOUTHERN END OF IRIS	CERCLIS	Lower	2137, SSW
38	BERNHARDT SCREW MACH	689 MAIN STREET	NY LTANKS	Lower	2152, SSE
F39	ARK WIND INDUSTRIES	66 BROOKLAND AVENUE	NY LTANKS	Lower	2155, South

MAPPED SITES SUMMARY

Target Property Address:
985 PROSPECT AVENUE
WESTBURY, NY 11590

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
F40	PERMAFUSE CORP THE	675 MAIN ST	RCRA NonGen / NLR, FINDS, NY LTANKS, NY MANIFEST,...	Lower	2161, SSE
E41	VIGLIOTTI RECYCLING	100 URBAN AVENUE	NY SWF/LF, NY Spills, NY Financial Assurance	Lower	2167, SSW
42	MAGNOLIA GARDENS APT	899 BROADWAY	NY LTANKS, NY Spills	Lower	2199, SW
G43	RUTIGLIANO PAPER STO	84 KINKEL ST.	NY SWRCY	Lower	2237, South
E44	AUTO DEPOT	91 URBAN AVE	NY SWF/LF	Lower	2237, SSW
G45	MAIN STREET AUTO WRE	603 MAIN STREET	NY SWF/LF	Lower	2241, SSW
46	KLEARTONE INC.	695 SUMMA AVE.	NY LTANKS, NY CBS UST, NY MANIFEST, NY CBS	Lower	2261, SE
47	UTILITY MANUFACTURIN	700-712 MAIN STREET	NY SHWS, NY ENG CONTROLS, NY INST CONTROL	Lower	2265, SSE
48	839 PROSPECT AVENUE	839 PROSPECT AVENUE	US BROWNFIELDS	Lower	2285, West
49	118 - 130 SWALM STRE	118-130 SWALM STREET	NY SHWS	Lower	2302, SSW
50	NEW CASSEL INDUSTRIA	BETWEEN OLD COUNTRY	NY SHWS	Lower	2308, South
51	HURON TOOLS SITE	75 STATE STREET	NY SHWS	Lower	2321, SSE
H52	EZ-EM, INC.	750 SUMMA AVENUE	NY SHWS, NY VAPOR REOPENED	Lower	2351, SE
H53	776-790 SUMMA AVENUE	776 SUMMA AVE.	NY SHWS	Lower	2391, SE
54	FRANK & SONS AUTO WR	132 HOPPER ST	RCRA NonGen / NLR, FINDS, NY SWF/LF, NY MANIFEST	Lower	2391, SW
I55	FORMER TISHCON CORPO	68 KINKEL STREET	NY VAPOR REOPENED	Lower	2448, South
I56	INDUSTRIAL METS	68 KINKEL ST.	NY SHWS, NY SWF/LF, NY Spills	Lower	2448, South
57	FORMER APPLIED FLUID	770 MAIN STREET	NY SHWS, NY VAPOR REOPENED	Lower	2469, SE
58	BODY LINE COLLISION	75 URBAN AVENUE	NY LTANKS, NY MANIFEST	Lower	2486, SSW
I59	FORMER LAKA INDUSTRI	62 KINKEL STREET	NY SHWS, NY VAPOR REOPENED, NY VCP	Lower	2518, South
J60	ATLAS GRAPHICS	567 MAIN STREET	NY VAPOR REOPENED	Lower	2568, SSW
J61	ATLAS GRAPHICS INC	567 MAIN ST	RCRA NonGen / NLR, FINDS, NY SHWS, NY LTANKS, NY...	Lower	2568, SSW
J62	IMC MAGNETICS	570 MAIN STREET	NY SHWS, NY VAPOR REOPENED, NY LTANKS, NY MANIFEST	Lower	2577, SSW
63	820 PROSPECT AVENUE	820 PROSPECT AVENUE	US BROWNFIELDS	Lower	2587, West
64	HANDRO PROPERTIES	123 FROST STREET	NY LTANKS	Lower	2628, SE
65	RESIDENCE	876 BRUSHHOLLOW ROAD	NY LTANKS	Lower	2637, WNW
K66	SYLVESTER STREET SIT	49 SYLVESTER ST.	NY SHWS	Lower	2694, South
L67	299 MAIN STREET	299 MAIN STREET	NY SHWS	Lower	2720, SSW
L68	N.E. CORNER - HOPPER	HOPPER & MAIN STREET	NY SHWS	Lower	2721, SSW
M69	TISHCON CORPORATION	29 NEW YORK AVENUE	NY SHWS, NY VAPOR REOPENED	Lower	2748, South
K70	36 SYLVESTER STREET	36 SYLVESTER STREET	NY SHWS	Lower	2755, South
M71	TISHCON CORPORATION		NY DEL SHWS	Lower	2757, South
N72	FORMER AUTOLINE AUTO	101 FROST STREET	NY SHWS, NY VAPOR REOPENED, NY MANIFEST	Lower	2764, SE
L73	HOPPER / MAIN STREET	542 MAIN STREET	NY SHWS	Lower	2790, SSW
74	DIONICS INC	65 RUSHMORE ST	CORRACTS, RCRA-CESQG, FINDS, NY LTANKS, NY...	Lower	2794, SSW
N75	89 FROST STREET SITE	89 FROST STREET	NY SHWS, NY VAPOR REOPENED	Lower	2839, SE
76	WESTBURY AUTO PAINTI	1099 OLD COUNTRY RD	RCRA NonGen / NLR, FINDS, NY SHWS, NY MANIFEST	Lower	3160, SSE
77	SYLVANIA ELECTRIC PR	70 CANTIAGUE ROCK RD	CERCLIS, RCRA-SQG, FINDS, NY SHWS, NY VAPOR...	Higher	3174, ENE
78	GENERAL INSTRUMENT C	W JOHN ST	CERC-NFRAP, CORRACTS, RCRA-LQG, FINDS, RAATS, NY...	Higher	3380, ENE

MAPPED SITES SUMMARY

Target Property Address:
985 PROSPECT AVENUE
WESTBURY, NY 11590

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
O79	AGO ASSOCIATES	499 WEST JOHN STREET	NY SHWS	Higher	3755, ENE
O80	HERCULES MACHINE	550 WEST JOHN STREET	NY SHWS	Higher	3810, ENE
81	NEW CASSEL/HICKSVILL	SOUTHERN END OF IRIS	NPL, CERCLIS, ROD	Lower	3860, South
82	SCAPPY AUTO BODY ASS	359 DUFFY AVE	CERC-NFRAP, RCRA-CESQG, NY SHWS, NY MANIFEST, NY.	Lower	3901, ESE
83	MEK SPILL- HICKSVILL	530 WEST JOHN ST	CERC-NFRAP, CONSENT, PRP	Higher	4018, ENE
P84	ANCHOR LITH KEM KO (	500 WEST JOHN STREET	NY SHWS, NY VAPOR REOPENED, NY MANIFEST, NY Spills	Lower	4400, ENE
P85	ANCHOR CHEMICALS	500 WEST JOHN STREET	Delisted NPL, CERCLIS, US ENG CONTROLS, CONSENT,...	Lower	4400, ENE
86	METCO DIVISION PERKI	325 DUFFY AVE	RCRA-CESQG, FINDS, NY SHWS, NY MANIFEST, NY Spills	Lower	4486, ESE
Q87	BOWE SYSTEMS	200 FRANK ROAD	NY SHWS, NY LTANKS, NY MANIFEST, NY Spills	Lower	4899, East
Q88	BOWE SYSTEMS AND MAC	200 FRANK ROAD	NY VAPOR REOPENED	Lower	4899, East
89	SPORT STAMP & THE CL	290 DUFFY AVE	CORRACTS, RCRA NonGen / NLR, NY SHWS, NY MANIFEST,	Lower	5237, East

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: A review of the NPL list, as provided by EDR, and dated 10/25/2013 has revealed that there is 1 NPL site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
NEW CASSEL/HICKSVILL	***SOUTHERN END OF IRIS***	***S 1/2 - 1 (0.731 mi.)***	***81***	***25***

Federal Delisted NPL site list

Delisted NPL: A review of the Delisted NPL list, as provided by EDR, and dated 10/25/2013 has revealed that there is 1 Delisted NPL site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
ANCHOR CHEMICALS	***500 WEST JOHN STREET***	***ENE 1/2 - 1 (0.833 mi.)***	***P85***	***26***

Federal CERCLIS list

CERCLIS: A review of the CERCLIS list, as provided by EDR, and dated 10/25/2013 has revealed that there is 1 CERCLIS site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
HICKSVILLE CONTAMINA	SOUTHERN END OF IRIS	SSW 1/4 - 1/2 (0.405 mi.)	E37	15

EXECUTIVE SUMMARY

Federal RCRA CORRACTS facilities list

CORRACTS: A review of the CORRACTS list, as provided by EDR, and dated 03/11/2014 has revealed that there are 3 CORRACTS sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GENERAL INSTRUMENT C	*W JOHN ST*	*ENE 1/2 - 1 (0.640 mi.)*	*78*	*24*

Lower Elevation	Address	Direction / Distance	Map ID	Page
DIONICS INC	*65 RUSHMORE ST*	*SSW 1/2 - 1 (0.529 mi.)*	*74*	*23*
SPORT STAMP & THE CL	*290 DUFFY AVE*	*E 1/2 - 1 (0.992 mi.)*	*89*	*27*

State- and tribal - equivalent CERCLIS

NY SHWS: A review of the NY SHWS list, as provided by EDR, and dated 02/17/2014 has revealed that there are 31 NY SHWS sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SULZER METCO US INC	*1101 PROSPECT AVE*	*ENE 1/4 - 1/2 (0.383 mi.)*	*34*	*14*
SYLVANIA ELECTRIC PR	*70 CANTIAGUE ROCK RD*	*ENE 1/2 - 1 (0.601 mi.)*	*77*	*23*
Class Code: Site is properly closed - requires continued management.				
GENERAL INSTRUMENT C	*W JOHN ST*	*ENE 1/2 - 1 (0.640 mi.)*	*78*	*24*
Class Code: Significant threat to the public health or environment - action required.				
AGO ASSOCIATES	499 WEST JOHN STREET	ENE 1/2 - 1 (0.711 mi.)	O79	25
HERCULES MACHINE	550 WEST JOHN STREET	ENE 1/2 - 1 (0.722 mi.)	O80	25

Lower Elevation	Address	Direction / Distance	Map ID	Page
TISHCON CORP. AT 125	*125 STATE STREET*	*SSE 1/4 - 1/2 (0.259 mi.)*	*28*	*13*
Class Code: Site is properly closed - requires continued management.				
UTILITY MANUFACTURIN	*700-712 MAIN STREET*	*SSE 1/4 - 1/2 (0.429 mi.)*	*47*	*17*
Class Code: Site is properly closed - requires continued management.				
118 - 130 SWALM STRE	118-130 SWALM STREET	SSW 1/4 - 1/2 (0.436 mi.)	49	17
Class Code: Significant threat to the public health or environment - action required.				
NEW CASSEL INDUSTRIA	BETWEEN OLD COUNTRY	S 1/4 - 1/2 (0.437 mi.)	50	18
HURON TOOLS SITE	75 STATE STREET	SSE 1/4 - 1/2 (0.440 mi.)	51	18
EZ-EM, INC.	*750 SUMMA AVENUE*	*SE 1/4 - 1/2 (0.445 mi.)*	*H52*	*18*
Class Code: Site is properly closed - requires continued management.				
776-790 SUMMA AVENUE	776 SUMMA AVE.	SE 1/4 - 1/2 (0.453 mi.)	H53	18
INDUSTRIAL METS	*68 KINKEL ST.*	*S 1/4 - 1/2 (0.464 mi.)*	*I56*	*19*
FORMER APPLIED FLUID	*770 MAIN STREET*	*SE 1/4 - 1/2 (0.468 mi.)*	*57*	*19*
Class Code: Significant threat to the public health or environment - action required.				
FORMER LAKA INDUSTRI	*62 KINKEL STREET*	*S 1/4 - 1/2 (0.477 mi.)*	*I59*	*19*
Class Code: Significant threat to the public health or environment - action required.				
ATLAS GRAPHICS INC	*567 MAIN ST*	*SSW 1/4 - 1/2 (0.486 mi.)*	*J61*	*20*
Class Code: Significant threat to the public health or environment - action required.				
IMC MAGNETICS	*570 MAIN STREET*	*SSW 1/4 - 1/2 (0.488 mi.)*	*J62*	*20*
Class Code: Significant threat to the public health or environment - action required.				

EXECUTIVE SUMMARY

Lower Elevation	Address	Direction / Distance	Map ID	Page
SYLVESTER STREET SIT	49 SYLVESTER ST.	S 1/2 - 1 (0.510 mi.)	K66	21
299 MAIN STREET	299 MAIN STREET	SSW 1/2 - 1 (0.515 mi.)	L67	21
Class Code: Significant threat to the public health or environment - action required.				
N.E. CORNER - HOPPER	HOPPER & MAIN STREET	SSW 1/2 - 1 (0.515 mi.)	L68	22
TISHCON CORPORATION	***29 NEW YORK AVENUE***	***S 1/2 - 1 (0.520 mi.)***	***M69***	***22***
36 SYLVESTER STREET	36 SYLVESTER STREET	S 1/2 - 1 (0.522 mi.)	K70	22
FORMER AUTOLINE AUTO	***101 FROST STREET***	***SE 1/2 - 1 (0.523 mi.)***	***N72***	***22***
Class Code: Significant threat to the public health or environment - action required.				
HOPPER / MAIN STREET	542 MAIN STREET	SSW 1/2 - 1 (0.528 mi.)	L73	23
89 FROST STREET SITE	***89 FROST STREET***	***SE 1/2 - 1 (0.538 mi.)***	***N75***	***23***
Class Code: Significant threat to the public health or environment - action required.				
WESTBURY AUTO PAINTI	***1099 OLD COUNTRY RD***	***SSE 1/2 - 1 (0.598 mi.)***	***76***	***23***
SCAPPY AUTO BODY ASS	***359 DUFFY AVE***	***ESE 1/2 - 1 (0.739 mi.)***	***82***	***25***
ANCHOR LITH KEM KO (	***500 WEST JOHN STREET***	***ENE 1/2 - 1 (0.833 mi.)***	***P84***	***26***
METCO DIVISION PERKI	***325 DUFFY AVE***	***ESE 1/2 - 1 (0.850 mi.)***	***86***	***26***
Class Code: Significant threat to the public health or environment - action required.				
BOWE SYSTEMS	***200 FRANK ROAD***	***E 1/2 - 1 (0.928 mi.)***	***Q87***	***27***
SPORT STAMP & THE CL	***290 DUFFY AVE***	***E 1/2 - 1 (0.992 mi.)***	***89***	***27***
Class Code: Significant threat to the public health or environment - action required.				

NY VAPOR REOPENED: A review of the NY VAPOR REOPENED list, as provided by EDR, and dated 02/17/2014 has revealed that there are 14 NY VAPOR REOPENED sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SYLVANIA ELECTRIC PR	***70 CANTIAGUE ROCK RD***	***ENE 1/2 - 1 (0.601 mi.)***	***77***	***23***
GENERAL INSTRUMENT C	***W JOHN ST***	***ENE 1/2 - 1 (0.640 mi.)***	***78***	***24***

Lower Elevation	Address	Direction / Distance	Map ID	Page
TISHCON CORP. AT 125	***125 STATE STREET***	***SSE 1/4 - 1/2 (0.259 mi.)***	***28***	***13***
EZ-EM, INC.	***750 SUMMA AVENUE***	***SE 1/4 - 1/2 (0.445 mi.)***	***H52***	***18***
FORMER TISHCON CORPO	68 KINKEL STREET	S 1/4 - 1/2 (0.464 mi.)	I55	19
FORMER APPLIED FLUID	***770 MAIN STREET***	***SE 1/4 - 1/2 (0.468 mi.)***	***57***	***19***
FORMER LAKA INDUSTRI	***62 KINKEL STREET***	***S 1/4 - 1/2 (0.477 mi.)***	***I59***	***19***
ATLAS GRAPHICS	567 MAIN STREET	SSW 1/4 - 1/2 (0.486 mi.)	J60	20
IMC MAGNETICS	***570 MAIN STREET***	***SSW 1/4 - 1/2 (0.488 mi.)***	***J62***	***20***
TISHCON CORPORATION	***29 NEW YORK AVENUE***	***S 1/2 - 1 (0.520 mi.)***	***M69***	***22***
FORMER AUTOLINE AUTO	***101 FROST STREET***	***SE 1/2 - 1 (0.523 mi.)***	***N72***	***22***
89 FROST STREET SITE	***89 FROST STREET***	***SE 1/2 - 1 (0.538 mi.)***	***N75***	***23***
ANCHOR LITH KEM KO (	***500 WEST JOHN STREET***	***ENE 1/2 - 1 (0.833 mi.)***	***P84***	***26***
BOWE SYSTEMS AND MAC	200 FRANK ROAD	E 1/2 - 1 (0.928 mi.)	Q88	27

State and tribal landfill and/or solid waste disposal site lists

NY SWF/LF: A review of the NY SWF/LF list, as provided by EDR, and dated 12/12/2013 has revealed that there are 6 NY SWF/LF sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
DANIEL FINLEY ALLEN	114 SYLVESTER STREET	S 1/4 - 1/2 (0.306 mi.)	31	14
VIGLIOTTI RECYCLING	***100 URBAN AVENUE***	***SSW 1/4 - 1/2 (0.410 mi.)***	***E41***	***16***
AUTO DEPOT	91 URBAN AVE	SSW 1/4 - 1/2 (0.424 mi.)	E44	16
MAIN STREET AUTO WRE	603 MAIN STREET	SSW 1/4 - 1/2 (0.424 mi.)	G45	17
FRANK & SONS AUTO WR	***132 HOPPER ST***	***SW 1/4 - 1/2 (0.453 mi.)***	***54***	***18***
INDUSTRIAL METS	***68 KINKEL ST.***	***S 1/4 - 1/2 (0.464 mi.)***	***I56***	***19***

State and tribal leaking storage tank lists

NY LTANKS: A review of the NY LTANKS list, as provided by EDR, and dated 02/17/2014 has revealed that there are 17 NY LTANKS sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
AUSTIN RESIDENT	***3 HOLLY LANE***	***NE 1/8 - 1/4 (0.142 mi.)***	***C14***	***10***
Spill Number/Closed Date: 9303869 / 3/9/1998				
BRYANT RESIDENCE	1059 PROSPECT AVENUE	E 1/8 - 1/4 (0.213 mi.)	22	12
Spill Number/Closed Date: 9910108 / 12/22/1999				

Lower Elevation	Address	Direction / Distance	Map ID	Page
SHAMIANA INTL FACTOR	120 NEW YORK AVENUE	S 1/4 - 1/2 (0.259 mi.)	29	13
Spill Number/Closed Date: 9400745 / 8/20/1999				
LILCO	***1120 BROADWAY***	***ESE 1/4 - 1/2 (0.280 mi.)***	***30***	***13***
Spill Number/Closed Date: 9507122 / 1/11/1996				
THE PAPER SHOP	100 BOND STREET	SSE 1/4 - 1/2 (0.355 mi.)	32	14
Spill Number/Closed Date: 9509571 / 8/22/1997				
JOHNSON RESIDENCE	243 GARDEN STREET	W 1/4 - 1/2 (0.376 mi.)	33	14
Spill Number/Closed Date: 9411700 / 12/5/1994				
LEMON X CORPORATION	74 STATE STREET	SSE 1/4 - 1/2 (0.399 mi.)	36	15
Spill Number/Closed Date: 0001149 / 1/31/2001				
Spill Number/Closed Date: 0001150 / 1/31/2001				
BERNHARDT SCREW MACH	689 MAIN STREET	SSE 1/4 - 1/2 (0.408 mi.)	38	15
Spill Number/Closed Date: 8704027 / 8/19/1987				
ARK WIND INDUSTRIES	66 BROOKLAND AVENUE	S 1/4 - 1/2 (0.408 mi.)	F39	15
Spill Number/Closed Date: 8705430 / 10/13/1987				
PERMAFUSE CORP THE	***675 MAIN ST***	***SSE 1/4 - 1/2 (0.409 mi.)***	***F40***	***15***
Spill Number/Closed Date: 9103952 / 7/18/1991				
MAGNOLIA GARDENS APT	***899 BROADWAY***	***SW 1/4 - 1/2 (0.416 mi.)***	***42***	***16***
Spill Number/Closed Date: 9913250 / 12/19/2001				
Spill Number/Closed Date: 9825257 / 12/19/2001				
Spill Number/Closed Date: 9707483 / 2/24/2000				
KLEARTONE INC.	***695 SUMMA AVE.***	***SE 1/4 - 1/2 (0.428 mi.)***	***46***	***17***
Spill Number/Closed Date: 8709735 / 2/29/1988				

EXECUTIVE SUMMARY

Lower Elevation	Address	Direction / Distance	Map ID	Page
BODY LINE COLLISION	***75 URBAN AVENUE***	***SSW 1/4 - 1/2 (0.471 mi.)***	***58***	***19***
Spill Number/Closed Date: 8704746 / 1/6/1988				
ATLAS GRAPHICS INC	***567 MAIN ST***	***SSW 1/4 - 1/2 (0.486 mi.)***	***J61***	***20***
Spill Number/Closed Date: 9507345 / 1/12/2001				
IMC MAGNETICS	***570 MAIN STREET***	***SSW 1/4 - 1/2 (0.488 mi.)***	***J62***	***20***
Spill Number/Closed Date: 8808166 / 3/31/1989				
HANDRO PROPERTIES	123 FROST STREET	SE 1/4 - 1/2 (0.498 mi.)	64	21
Spill Number/Closed Date: 9314138 / 3/24/1994				
RESIDENCE	876 BRUSHHOLLOW ROAD	WNW 1/4 - 1/2 (0.499 mi.)	65	21
Spill Number/Closed Date: 9800782 / 3/23/2000				

State and tribal registered storage tank lists

NY UST: A review of the NY UST list, as provided by EDR, and dated 12/30/2013 has revealed that there are 3 NY UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PARK AVE SCHOOL	955 PARK AVE.	WNW 1/8 - 1/4 (0.162 mi.)	16	11

Lower Elevation	Address	Direction / Distance	Map ID	Page
OJOSEITIMI, RUFUS	189 ELIZABETH ST	E 1/8 - 1/4 (0.213 mi.)	21	11
INACTIVE - T & R AUT	907 PROSPECT AVE	W 1/8 - 1/4 (0.238 mi.)	25	12

NY AST: A review of the NY AST list, as provided by EDR, and dated 12/30/2013 has revealed that there are 11 NY AST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
TJT PLUMBING & HEATI	1008 PROSPECT AVE	E 0 - 1/8 (0.086 mi.)	B10	9
AUSTIN, JUSTIN	3 HOLLY LN	NE 1/8 - 1/4 (0.142 mi.)	C13	10
SONCHEZ, OSCAR	3 JUNIPER LN	ENE 1/8 - 1/4 (0.153 mi.)	15	10
BLAIR, CHERRY	34 MAPLEWOOD DR	NE 1/8 - 1/4 (0.202 mi.)	18	11
AMAYA, JOSE	7 ELDERBERRY LN	N 1/8 - 1/4 (0.204 mi.)	19	11
FOLRES, FAUSTINO	18 ELDERBERRY LN	N 1/8 - 1/4 (0.229 mi.)	D23	12
AUSTIN, JUSTIN	3 DOGWOOD LN	N 1/8 - 1/4 (0.232 mi.)	24	12
BENITO, ANGLE	22 ELDERBERRY LN	N 1/8 - 1/4 (0.238 mi.)	D26	12

Lower Elevation	Address	Direction / Distance	Map ID	Page
BROWN, CLARENCE	203 STATE ST	ESE 0 - 1/8 (0.075 mi.)	9	9
BAZILE, STIME	165 BOND ST	SE 1/8 - 1/4 (0.180 mi.)	17	11
STAFFORD, MASON	163 KINKEL ST	SSW 1/8 - 1/4 (0.208 mi.)	20	11

NY CBS AST: A review of the NY CBS AST list, as provided by EDR, and dated 01/01/2002 has revealed that there is 1 NY CBS AST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
MARTIN REID PARK	URBAN AVE.	SW 1/8 - 1/4 (0.246 mi.)	27	13

State and tribal institutional control / engineering control registries

NY ENG CONTROLS: A review of the NY ENG CONTROLS list, as provided by EDR, and dated 02/17/2014 has revealed that there is 1 NY ENG CONTROLS site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
UTILITY MANUFACTURIN	*700-712 MAIN STREET*	*SSE 1/4 - 1/2 (0.429 mi.)*	*47*	*17*

NY INST CONTROL: A review of the NY INST CONTROL list, as provided by EDR, and dated 02/17/2014 has revealed that there are 2 NY INST CONTROL sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
UTILITY MANUFACTURIN	*700-712 MAIN STREET*	*SSE 1/4 - 1/2 (0.429 mi.)*	*47*	*17*
ATLAS GRAPHICS INC	*567 MAIN ST*	*SSW 1/4 - 1/2 (0.486 mi.)*	*J61*	*20*

State and tribal voluntary cleanup sites

NY VCP: A review of the NY VCP list, as provided by EDR, and dated 02/17/2014 has revealed that there is 1 NY VCP site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
FORMER LAKA INDUSTRI	*62 KINKEL STREET*	*S 1/4 - 1/2 (0.477 mi.)*	*I59*	*19*

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A review of the US BROWNFIELDS list, as provided by EDR, and dated 03/20/2014 has revealed that there are 3 US BROWNFIELDS sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
989 PROSPECT AVENUE	989 PROSPECT AVENUE	SW 0 - 1/8 (0.012 mi.)	A1	8

Lower Elevation	Address	Direction / Distance	Map ID	Page
839 PROSPECT AVENUE	839 PROSPECT AVENUE	W 1/4 - 1/2 (0.433 mi.)	48	17
820 PROSPECT AVENUE	820 PROSPECT AVENUE	W 1/4 - 1/2 (0.490 mi.)	63	21

Local Lists of Landfill / Solid Waste Disposal Sites

NY SWRCY: A review of the NY SWRCY list, as provided by EDR, and dated 12/12/2013 has revealed that there is 1 NY SWRCY site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
RUTIGLIANO PAPER STO	84 KINKEL ST.	S 1/4 - 1/2 (0.424 mi.)	G43	16

Local Lists of Hazardous waste / Contaminated Sites

NY DEL SHWS: A review of the NY DEL SHWS list, as provided by EDR, and dated 02/17/2014 has revealed that there are 2 NY DEL SHWS sites within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
FORMER TISHCON CORPO		SSW 1/4 - 1/2 (0.383 mi.)	35	14
TISHCON CORPORATION		S 1/2 - 1 (0.522 mi.)	M71	22

Records of Emergency Release Reports

NY Spills: A review of the NY Spills list, as provided by EDR, and dated 02/17/2014 has revealed that there are 7 NY Spills sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNKNOWN Spill Number/Closed Date: 0000469 / 6/6/2001	BROOKLYN AVENUE/PROS	ESE 0 - 1/8 (0.020 mi.)	3	8
CHARLES RESIDENCE Spill Number/Closed Date: 1001296 / 12/17/2010	226 NEW YORK AVE	W 0 - 1/8 (0.029 mi.)	A4	8
VINEYARD RESIDENCE Spill Number/Closed Date: 9110933 / 7/13/2000	230 NEW YORK AVENUE	WNW 0 - 1/8 (0.030 mi.)	5	8
UNKNOWN Spill Number/Closed Date: 0125262 / 9/16/2004	PROSPECT/STATE STREE	E 0 - 1/8 (0.066 mi.)	B7	9
RENE RESIDENCE Spill Number/Closed Date: 9707115 / 11/3/2004	240 STATE STREET	NNE 0 - 1/8 (0.117 mi.)	12	10

Lower Elevation	Address	Direction / Distance	Map ID	Page
JOSEPH RESIDENCE Spill Number/Closed Date: 9511477 / 5/6/2003	190 BROOKLYN AVENUE	SSE 0 - 1/8 (0.056 mi.)	6	9
SAINTE RESIDENCE Spill Number/Closed Date: 9404570 / 7/5/1994	207 STATE STREET	ESE 0 - 1/8 (0.071 mi.)	B8	9

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/11/2014 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LONG ISLAND FRENCH Q	*997 PROSPECT AVE*	*ESE 0 - 1/8 (0.013 mi.)*	*A2*	*8*

CONSENT: A review of the CONSENT list, as provided by EDR, and dated 12/31/2013 has revealed that there are 2 CONSENT sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MEK SPILL- HICKSVILL	*530 WEST JOHN ST*	*ENE 1/2 - 1 (0.761 mi.)*	*83*	*26*
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
ANCHOR CHEMICALS	*500 WEST JOHN STREET*	*ENE 1/2 - 1 (0.833 mi.)*	*P85*	*26*

ROD: A review of the ROD list, as provided by EDR, and dated 11/25/2013 has revealed that there are 2 ROD sites within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
NEW CASSEL/HICKSVILL	*SOUTHERN END OF IRIS*	*S 1/2 - 1 (0.731 mi.)*	*81*	*25*
ANCHOR CHEMICALS	*500 WEST JOHN STREET*	*ENE 1/2 - 1 (0.833 mi.)*	*P85*	*26*

NY MANIFEST: A review of the NY MANIFEST list, as provided by EDR, and dated 12/31/2013 has revealed that there is 1 NY MANIFEST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BELL ATLANTIC-NY	PROSPECT AVE & BOND	E 0 - 1/8 (0.113 mi.)	11	10

Count: 20 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
HICKSVILLE	S109207139	UNKNOWN	RTE 106 TO COMMACK RD	11801	NY Spills
HICKSVILLE	1009232624	ISLAND TRANSPORTATION CORP	ROUTE 107 OLD CITY RD-AMOCO	11801	NY MANIFEST
HICKSVILLE	1009232562	HICKSVILLE PUBLIC SCHOOLS	DIVISION AVENUE	11801	NY MANIFEST
HICKSVILLE	S111790735	MTA LIRR - HICKSVILLE STATION	W SIDE OF RTE 106 UNDER RR TRE	11801	NY MANIFEST
HICKSVILLE	1014927114	MTA LIRR - HICKSVILLE STATION	W SIDE OF RTE 106 UNDER RR	11801	RCRA NonGen / NLR
HUNTINGTON	1009233557	LONG ISLAND LIGHTING COMPANY	RT 110 & ELM ST	11801	NY MANIFEST
JERICHO	S106867217	200 FT EAST OF EXIT 41	RTE 495 SOUTH SERVICE ROAD	11753	NY Spills
JERICHO	1005905725	NYSDOT BIN 1049179	RTE 495 OVER RTE 495 WB	11753	RCRA-CESQG, NJ MANIFEST, NY MANIFEST
JERICHO	1004758525	JERICHO PUBLIC SCHOOLS	CEDAR SWAMP RD & RTE 107	11753	RCRA-CESQG, NY MANIFEST
MINDEN	S106076056	MOHAWK VALLEY ORGANICS	RTE 5S	11590	NY SWF/LF
OLD WESTBURY	1010566265	NYSDOT BIN 1523680	RTE 25 OVER GLEN COVE RD	11590	RCRA-LQG
OYSTER BAY	1010566263	NYSDOT BIN 1049183	RTE 906A OVER LIRR	11753	RCRA-LQG
SANDS POINT	1000872423	SANDS POINT VILLAGE OF NASSAU COUN	MIDDLENECK RD AT PARK	11050	RCRA NonGen / NLR, NY MANIFEST
WESTBURY	S100149788	SMITH KLEIN & BECKMAN	RTE 25		NY LTANKS
WESTBURY	S102567844	UNK	RTE 495		NY Spills
WESTBURY	S103564288	LILCO	BROOKLYN AVENUE		NY Spills
WESTBURY	1009399953	NYSDOT BIN 1058101	NORTHERN STATE PKWY WB OVER	11590	RCRA NonGen / NLR
WESTBURY	S102137311	LILCO	SALISBURY PARK DRIVE		NY Spills
WESTBURY	S104484434	WESTBURY WATER DISTRICT	STATE STREET	11590	NY CBS UST, NY Spills, NY CBS
WESTBURY	A100101074	WESTBURY W.D.WELLS#12-12A	STATE ST.		NY AST

OVERVIEW MAP - 3907446.2s

☆ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

♟ Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

National Wetland Inventory

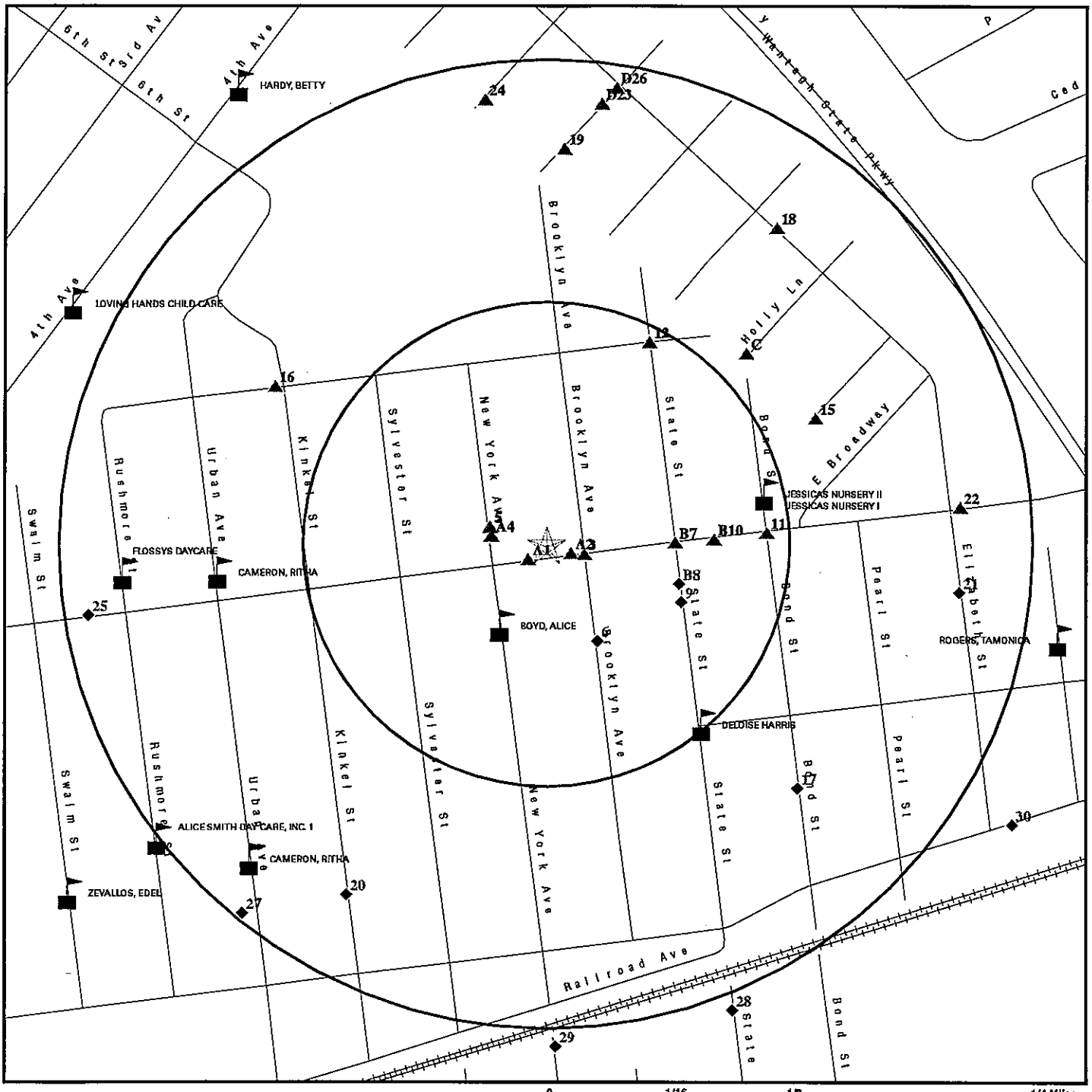
State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Commercial Properties ADDRESS: 985 Prospect Avenue Westbury NY 11590 LAT/LONG: 40.763 / 73.5609	CLIENT: Cashin Assoc. CONTACT: Brian Duggan INQUIRY #: 3907446.2s DATE: April 10, 2014 9:45 am

Copyright © 2014 EDR, Inc. © 2010 Tele Atlas Rel. 07/2009.

DETAIL MAP - 3907446.2s



- ☆ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Commercial Properties ADDRESS: 985 Prospect Avenue Westbury NY 11590 LAT/LONG: 40.763 / 73.5609	CLIENT: Cashin Assoc. CONTACT: Brian Duggan INQUIRY #: 3907446.2s DATE: April 10, 2014 9:46 am

Copyright © 2014 EDR, Inc. © 2010 Tele Atlas Rel. 07/2009.

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	1	NR	1
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	1	NR	1
Federal CERCLIS list								
CERCLIS	0.500		0	0	1	NR	NR	1
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site List								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	3	NR	3
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent CERCLIS								
NY SHWS	1.000		0	0	13	18	NR	31
NY VAPOR REOPENED	1.000		0	0	7	7	NR	14
State and tribal landfill and/or solid waste disposal site lists								
NY SWF/LF	0.500		0	0	6	NR	NR	6
State and tribal leaking storage tank lists								
NY LTANKS	0.500		0	2	15	NR	NR	17
NY HIST LTANKS	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
State and tribal registered storage tank lists								
NY TANKS	0.250		0	0	NR	NR	NR	0
NY UST	0.250		0	3	NR	NR	NR	3
NY CBS UST	0.250		0	0	NR	NR	NR	0
NY MOSF UST	0.500		0	0	0	NR	NR	0
NY AST	0.250		2	9	NR	NR	NR	11
NY CBS AST	0.250		0	1	NR	NR	NR	1
NY MOSF AST	0.500		0	0	0	NR	NR	0
NY MOSF	0.500		0	0	0	NR	NR	0
NY CBS	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
NY ENG CONTROLS	0.500		0	0	1	NR	NR	1
NY INST CONTROL	0.500		0	0	2	NR	NR	2
NY RES DECL	0.125		0	NR	NR	NR	NR	0
State and tribal voluntary cleanup sites								
NY VCP	0.500		0	0	1	NR	NR	1
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
NY ERP	0.500		0	0	0	NR	NR	0
NY BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		1	0	2	NR	NR	3
Local Lists of Landfill / Solid Waste Disposal Sites								
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
NY SWRCY	0.500		0	0	1	NR	NR	1
NY SWTIRE	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	TP		NR	NR	NR	NR	NR	0
NY DEL SHWS	1.000		0	0	1	1	NR	2
US HIST CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
NY HIST UST	0.250		0	0	NR	NR	NR	0
NY HIST AST	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
NY LIENS	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
NY Spills	0.125		7	NR	NR	NR	NR	7
NY Hist Spills	0.125		0	NR	NR	NR	NR	0
NY SPILLS 80	0.125		0	NR	NR	NR	NR	0
NY SPILLS 90	0.125		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		1	0	NR	NR	NR	1
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	2	NR	2
ROD	1.000		0	0	0	2	NR	2
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
NY HSWDS	0.500		0	0	0	NR	NR	0
NY UIC	TP		NR	NR	NR	NR	NR	0
NY MANIFEST	0.250		1	0	NR	NR	NR	1
NJ MANIFEST	0.250		0	0	NR	NR	NR	0
NY DRYCLEANERS	0.250		0	0	NR	NR	NR	0
NY SPDES	TP		NR	NR	NR	NR	NR	0
NY AIRS	TP		NR	NR	NR	NR	NR	0
NY E DESIGNATION	0.125		0	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
NY COAL ASH	0.500		0	0	0	NR	NR	0
NY Financial Assurance	TP		NR	NR	NR	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		0	0	NR	NR	NR	0
EDR US Hist Cleaners	0.250		0	0	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
NY RGA HWS	TP		NR	NR	NR	NR	NR	0
NY RGA LF	TP		NR	NR	NR	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1	**989 PROSPECT AVENUE**	**US BROWNFIELDS**	**1012232775**
SW	**989 PROSPECT AVENUE**		**N/A**
< 1/8	**NORTH HEMPSTEAD, NY 11590**		
0.012 mi.			
64 ft.	**Site 1 of 3 in cluster A**		

Relative:
Higher

Actual:
131 ft.

US BROWNFIELDS:

Recipient name:	North Hempstead, Town of
Grant type:	Assessment
Property name:	989 PROSPECT AVENUE
Property #:	Not reported
Parcel size:	Not reported
Property Description:	Not reported
Latitude:	40.763038
Longitude:	-73.560811
HCM label:	Not reported
Map scale:	Not reported
Point of reference:	Not reported
Datum:	Not reported
ACRES property ID:	14735
Start date:	Not reported
Completed date:	Not reported
Acres cleaned up:	Not reported
Cleanup funding:	Not reported
Cleanup funding source:	Not reported
Assessment funding:	Not reported
Assessment funding source:	Not reported
Redevelopment funding:	Not reported
Redev. funding source:	Not reported
Redev. funding entity name:	Not reported
Redevelopment start date:	Not reported
Assessment funding entity:	Not reported
Cleanup funding entity:	Not reported
Grant type:	N/A
Accomplishment type:	Phase I Environmental Assessment
Accomplishment count:	0
Cooperative agreement #:	98228401
Ownership entity:	Not reported
Current owner:	Not reported
Did owner change:	Not reported
Cleanup required:	Not reported
Video available:	Not reported
Photo available:	Not reported
Institutional controls required:	Not reported
IC Category proprietary controls:	Not reported
IC cat. info. devices:	Not reported
IC cat. gov. controls:	Not reported
IC cat. enforcement permit tools:	Not reported
IC in place date:	Not reported
IC in place:	Unknown
State/tribal program date:	Not reported
State/tribal program ID:	Not reported
State/tribal NFA date:	Not reported
Air contaminated:	Not reported
Air cleaned:	Not reported
Asbestos found:	Not reported
Asbestos cleaned:	Not reported
Controled substance found:	Not reported
Controled substance cleaned:	Not reported

989 PROSPECT AVENUE (Continued) **1012232775**

Drinking water affected:	Not reported
Drinking water cleaned:	Not reported
Groundwater affected:	Not reported
Groundwater cleaned:	Not reported
Lead contaminant found:	Not reported
Lead cleaned up:	Not reported
No media affected:	Not reported
Unknown media affected:	Not reported
Other cleaned up:	Not reported
Other metals found:	Not reported
Other metals cleaned:	Not reported
Other contaminants found:	Not reported
Other contams found description:	Not reported
PAHs found:	Not reported
PAHs cleaned up:	Not reported
PCBs found:	Not reported
PCBs cleaned up:	Not reported
Petro products found:	Not reported
Petro products cleaned:	Not reported
Sediments found:	Not reported
Sediments cleaned:	Not reported
Soil affected:	Not reported
Soil cleaned up:	Not reported
Surface water cleaned:	Not reported
Unknown found:	Not reported
VOCs found:	Not reported
VOCs cleaned:	Not reported
Cleanup other description:	Not reported
Num. of cleanup and re-dev. jobs:	Not reported
Past use greenspace acreage:	Not reported
Past use residential acreage:	Not reported
Past use commercial acreage:	Not reported
Past use industrial acreage:	Not reported
Future use greenspace acreage:	Not reported
Future use residential acreage:	Not reported
Future use commercial acreage:	Not reported
Future use industrial acreage:	Not reported
Greenspace acreage and type:	Not reported
Superfund Fed. landowner flag:	Not reported

A2 **LONG ISLAND FRENCH QUALITY CLEANERS** **RCRA NonGen / NLR** **1000231921**
ESE **997 PROSPECT AVE** **FINDS** **NYD981490774**
< 1/8 **WESTBURY, NY 11590**
0.013 mi.
70 ft. **Site 2 of 3 in cluster A**

Relative:
Higher

Actual:
131 ft.

RCRA NonGen / NLR:

Date form received by agency:	01/01/2007
Facility name:	LONG ISLAND FRENCH QUALITY CLEANERS
Facility address:	997 PROSPECT AVE WESTBURY, NY 11590
EPA ID:	NYD981490774
Mailing address:	PROSPECT AVE WESTBURY, NY 11590
Contact:	ARNOLD OUTLAW
Contact address:	PROSPECT AVE WESTBURY, NY 11590
Contact country:	US

LONG ISLAND FRENCH QUALITY CLEANERS (Continued) **1000231921**

Contact telephone: (212) 555-1212
Contact email: Not reported
EPA Region: 02
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: ARNOLD OUTLAW
Owner/operator address: NOT REQUIRED
NOT REQUIRED, WY 99999
Owner/operator country: US
Owner/operator telephone: (212) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: ARNOLD OUTLAW
Owner/operator address: NOT REQUIRED
NOT REQUIRED, WY 99999
Owner/operator country: US
Owner/operator telephone: (212) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 01/01/2006
Facility name: LONG ISLAND FRENCH QUALITY CLEANERS
Classification: Not a generator, verified

Date form received by agency: 06/25/1986
Facility name: LONG ISLAND FRENCH QUALITY CLEANERS
Classification: Unverified

Violation Status: No violations found

FINDS:

LONG ISLAND FRENCH QUALITY CLEANERS (Continued) **1000231921**

Registry ID: 110004406697

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

3
ESE
< 1/8
0.020 mi.
106 ft.

UNKNOWN
BROOKLYN AVENUE/PROSPECT AVE
NEW CASSEL, NY

NY Spills **S104651757**
N/A

Relative:
Higher

Actual:
131 ft.

SPILLS:

Facility ID:	0000469
Facility Type:	ER
DER Facility ID:	192292
Site ID:	233364
DEC Region:	1
Spill Date:	4/12/2000
Spill Number/Closed Date:	0000469 / 6/6/2001
Spill Cause:	Traffic Accident
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS:	3022
Investigator:	UNASSIGNED
Referred To:	Not reported
Reported to Dept:	4/12/2000
CID:	389
Water Affected:	Not reported
Spill Source:	Institutional, Educational, Gov., Other
Spill Notifier:	Police Department
Cleanup Ceased:	Not reported
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	4/12/2000
Spill Record Last Update:	5/22/2009
Spiller Name:	DENNIS NANORMOYLE
Spiller Company:	ERT LEASING CORP
Spiller Address:	215 BROOKLYN AVENUE
Spiller City,St,Zip:	NEW CASSEL, NY
Spiller Company:	001
Contact Name:	OFFICER PROBST
Contact Phone:	(516) 573-8240
DEC Memo:	08:00 SPOKE WITH OFFICER PROBST, TRUCK RAN INTO DRUM,TRADWINDS HAS BEEN HIRED AND IS ENROUTE, NO DRAINS IMPACTED, RESPONSE NOT REQUIRED AT THIS TIME, BUT SHOULD DO DRIVEBY LATER
Remarks:	caller reporting a spill of oil from a 55 gal tank that was run over by a truck no clean up was performed as of this time and tradewinds was notified call back is necessary plate on tractor trailer is ny ty1209

UNKNOWN (Continued) **S104651757**

Material:

Site ID:	233364
Operable Unit ID:	822146
Operable Unit:	01
Material ID:	288717
Material Code:	0066A
Material Name:	UNKNOWN PETROLEUM
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	55
Units:	Gallons
Recovered:	No
Resource Affected:	Not reported
Oxygenate:	False

Tank Test:

A4 West < 1/8 0.029 mi. 152 ft. **CHARLES RESIDENCE**
226 NEW YORK AVE
WESTBURY, NY 11590 **NY Spills** **S110308600** **N/A**

Site 3 of 3 in cluster A

Relative: Higher

Actual: 131 ft.

SPILLS:

Facility ID:	1001296
Facility Type:	ER
DER Facility ID:	389212
Site ID:	434336
DEC Region:	1
Spill Date:	5/3/2010
Spill Number/Closed Date:	1001296 / 12/17/2010
Spill Cause:	Equipment Failure
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS:	3020
Investigator:	Unassigned
Referred To:	Not reported
Reported to Dept:	5/4/2010
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Private Dwelling
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	5/4/2010
Spill Record Last Update:	4/11/2011
Spiller Name:	Not reported
Spiller Company:	CHARLES RESIDENCE
Spiller Address:	Not reported
Spiller City,St,Zip:	NY
Spiller Company:	999
Contact Name:	PERSON POSSIBLY AT RESIDENCE

CHARLES RESIDENCE (Continued) **S110308600**

Contact Phone: (516) 338-4454
DEC Memo: 05/04/10 1115 Hrs (A): Called Mary- THIS IS A FORMER ACCOUNT; THEY WERE CALLED FOR 'ODOR AND SMOKE'.05/04/10 1115 Hrs (B): Upon arriving, Petro's technician found a hole in the tank. He tried to put a magnapatch on it but apparently was unsuccessful.05/04/10 1115 Hrs (C): It is Mary's understanding that the spillage may be less than 5gal, and most of the oil may have been absorbed by furnishings, wood, etc, BUT THERE IS APPARENTLY A HOLE IN THE FLOOR CLOSE TO THE TANK.05/04/10 1115 Hrs (D): Petro also notified the Nassau County Fire Marshal.05/04/10 1115 Hrs (E): THE OWNER HAS NOW ALLOWED PETRO TO SEND MILRO ASSOCIATES TO PERFORM AN EMERGENCY CLEANUP. DR
Remarks: not petro account - cleanup unknown - petro trying to stop leak - people living there now refuse 2 hr response - LANGUAGE BARRIER (Haitian)

Material:
Site ID: 434336
Operable Unit ID: 1185173
Operable Unit: 01
Material ID: 2179468
Material Code: 0001A
Material Name: #2 Fuel Oil
Case No.: Not reported
Material FA: Petroleum
Quantity: Not reported
Units: Not reported
Recovered: Not reported
Resource Affected: Not reported
Oxygenate: False

Tank Test:

---

5 WNW < 1/8 0.030 mi. 161 ft. **VINEYARD RESIDENCE 230 NEW YORK AVENUE WESTBURY, NY** **NY Spills** **S102136005 N/A**

Relative: Higher
Actual: 131 ft.

SPILLS:
Facility ID: 9110933
Facility Type: ER
DER Facility ID: 70853
Site ID: 75718
DEC Region: 1
Spill Date: 1/20/1992
Spill Number/Closed Date: 9110933 / 7/13/2000
Spill Cause: Equipment Failure
Spill Class: Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS: 3000
Investigator: KAKISPER
Referred To: Not reported
Reported to Dept: 1/22/1992
CID: Not reported
Water Affected: Not reported
Spill Source: Private Dwelling
Spill Notifier: Responsible Party

VINEYARD RESIDENCE (Continued) **S102136005**

Cleanup Ceased:	Not reported
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	1/22/1992
Spill Record Last Update:	7/14/2000
Spiller Name:	MELBA VINEYARD
Spiller Company:	VINEYARD RESIDENCE
Spiller Address:	230 NEW YORK AVENUE
Spiller City,St,Zip:	WESTBURY, NY
Spiller Company:	001
Contact Name:	Not reported
Contact Phone:	Not reported
DEC Memo:	Prior to Sept, 2004 data translation this spill Lead_DEC Field was "KISPERT"
Remarks:	SUSPECT BROKEN FUEL LINE IMBEDDED IN CONCRETE ATTEMPTING TO SHUT OFF TANK WILL DO REPAIRS & CUST WILL DO CLEANUP, TANK BEHIND WALL CUST WILL CUT HOLE, RELIANCE ON SITE TO MAKE REPAIRS

Material:

Site ID:	75718
Operable Unit ID:	964737
Operable Unit:	01
Material ID:	416005
Material Code:	0001A
Material Name:	#2 Fuel Oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	0
Units:	Gallons
Recovered:	No
Resource Affected:	Not reported
Oxygenate:	False

Tank Test:

---

6 SSE < 1/8 0.056 mi. 298 ft. | **JOSEPH RESIDENCE**
190 BROOKLYN AVENUE
WESTBURY, NY | **NY Spills** | **S102236356**
N/A

Relative: Lower

Actual: 130 ft.

SPILLS:

Facility ID:	9511477
Facility Type:	ER
DER Facility ID:	165775
Site ID:	199176
DEC Region:	1
Spill Date:	12/11/1995
Spill Number/Closed Date:	9511477 / 5/6/2003
Spill Cause:	Human Error
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS:	3000
Investigator:	ACLAMANN

JOSEPH RESIDENCE (Continued) **S102236356**

Referred To:	Not reported
Reported to Dept:	12/11/1995
CID:	267
Water Affected:	Not reported
Spill Source:	Private Dwelling
Spill Notifier:	Responsible Party
Cleanup Ceased:	Not reported
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	12/11/1995
Spill Record Last Update:	5/7/2003
Spiller Name:	MR BOYD
Spiller Company:	SUN STAR ENERGY
Spiller Address:	128 BABYLON TURNPIKE
Spiller City,St,Zip:	ROOSEVELT, NY 11575-
Spiller Company:	001
Contact Name:	MR BOYD
Contact Phone:	(516) 223-8102
DEC Memo:	Prior to Sept, 2004 data translation this spill Lead_DEC Field was "LAMANNO"
Remarks:	OIL TANK WAS MOVED FROM SIDE OF BUILDING TO THE REAR OF THE BUILDING DRIVER WAS NOT AWARE OF THIS HE STATED TO FILL ON THE SIDE OF HOUSE SPILLING 15-20 GALLONS SPILL BE CLEANED UP WITH OIL MICROS AND SPILL PADS AND SPEED DRI

Material:

Site ID:	199176
Operable Unit ID:	1025680
Operable Unit:	01
Material ID:	358811
Material Code:	0001A
Material Name:	#2 Fuel Oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	15
Units:	Gallons
Recovered:	15
Resource Affected:	Not reported
Oxygenate:	False

Tank Test:

B7 **UNKNOWN** **NY Spills** **S105234945**
East **PROSPECT/STATE STREET** **N/A**
< 1/8 **NEW CASSEL, NY**
0.066 mi.
350 ft. **Site 1 of 3 in cluster B**

Relative:
Higher

Actual:
131 ft.

SPILLS:

Facility ID:	0125262
Facility Type:	ER
DER Facility ID:	172294
Site ID:	207646
DEC Region:	1

O79 ENE 1/2-1 | **AGO ASSOCIATES**
499 WEST JOHN STREET
HICKSVILLE, NY 11801 | **NY SHWS** | **S105972360**
N/A

0.711 mi.
3755 ft.
Relative:
Higher

Actual:
133 ft.

Site 1 of 2 in cluster O

SHWS:

Program:	HW
Site Code:	55769
Classification:	P
Region:	1
Acres:	14.400
HW Code:	130029
Record Add:	11/18/1999
Record Upd:	10/03/2013
Updated By:	BXANDERS

Site Description: In 1963, AGO Associates purchased this property, which was then a 35 to 45 foot deep sand pit covering about 10 acres. Between 1963 and January, 1979 the pit was filled with construction and demolition material. Local residents recall that although a sign at the facility entrance advertised for "clean fill", all kinds of

truckloads of waste were disposed there. In 1974 the Nassau County Health Dept. discovered several dozen drums reportedly containing industrial solvents lacquers, and thinners. The Health Department ordered the removal of the drums and others that were subsequently discovered at the site. By January 1975, all of the drums were removed and disposed of. In September 1987, NYSDEC collected surficial soil samples from a portion of the site which was occupied by an asphalt company at the time. A Phase I report was completed in September of 1989. A State Funded Phase II investigation was completed in 1992. Despite the reports of drum disposal, analytical results from the monitoring wells revealed no significant contamination.

Env Problem: Low levels of pesticides and VOCs were found in surface soil samples at the site. Although contamination has been reported in the wells downgradient of this site, connections have not been established between that contamination and past activities at the AGO Associates landfill operation.

Health Problem: As information for this site becomes available, it will be reviewed by the NYSDOH to determine if site contamination presents public health exposure concerns.

Dump:	Not reported
Structure:	Not reported
Lagoon:	Not reported
Landfill:	Not reported
Pond:	Not reported
Disp Start:	Not reported
Disp Term:	Not reported
Lat/Long:	Not reported
Dell:	Not reported
Record Add:	Not reported
Record Upd:	Not reported
Updated By:	Not reported
Own Op:	Disp. Owner
Sub Type:	NNN
Owner Name:	Not reported
Owner Company:	AGO ASSOCIATES
Owner Address:	Not reported
Owner Addr2:	Not reported

Owner City,St,Zip:	ZZ
Owner Country:	United States of America
Own Op:	Owner
Sub Type:	E
Owner Name:	Not reported
Owner Company:	AGO ASSOCIATES
Owner Address:	499 WEST JOHN ST.
Owner Addr2:	Not reported
Owner City,St,Zip:	HICKSVILLE, NY 11801
Owner Country:	United States of America
Own Op:	Owner
Sub Type:	NNN
Owner Name:	Not reported
Owner Company:	Twin County Asphalt Corp.
Owner Address:	499 West John Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Hicksville, NY 11801
Owner Country:	United States of America
Own Op:	Owner
Sub Type:	E
Owner Name:	Not reported
Owner Company:	AGO ASSOCIATES
Owner Address:	499 WEST JOHN ST.
Owner Addr2:	Not reported
Owner City,St,Zip:	HICKSVILLE, NY 11801
Owner Country:	United States of America
Own Op:	Owner
Sub Type:	E
Owner Name:	Not reported
Owner Company:	AGO ASSOCIATES
Owner Address:	43 DEBEVOISE AVE.
Owner Addr2:	Not reported
Owner City,St,Zip:	ROOSEVELT, NY 11575
Owner Country:	United States of America
Own Op:	On-Site Operator
Sub Type:	E
Owner Name:	Not reported
Owner Company:	AGO Associates
Owner Address:	BOX 700
Owner Addr2:	Not reported
Owner City,St,Zip:	LINDENHURST, NY 11757
Owner Country:	United States of America
Own Op:	Owner
Sub Type:	NNN
Owner Name:	Not reported
Owner Company:	Trinon Devel. c/o Twin Co. Asphalt
Owner Address:	449 West John Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Hicksville, NY 11801
Owner Country:	United States of America
Own Op:	Owner
Sub Type:	E
Owner Name:	Not reported
Owner Company:	AGO ASSOCIATES
Owner Address:	447 WEST JOHN ST.
Owner Addr2:	Not reported
Owner City,St,Zip:	HICKSVILLE, NY 11801
Owner Country:	United States of America
Own Op:	Owner

Sub Type:	NNN
Owner Name:	Not reported
Owner Company:	J.D. Tomfor Transportation Co.
Owner Address:	43 Debevoise Avenue
Owner Addr2:	Not reported
Owner City,St,Zip:	Roosevelt, NY 11575
Owner Country:	United States of America
Own Op:	Owner
Sub Type:	NNN
Owner Name:	Not reported
Owner Company:	Alpha John Transportation
Owner Address:	447 West John Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Hicksville, NY 11801
Owner Country:	United States of America
Own Op:	Owner
Sub Type:	E
Owner Name:	CORP.
Owner Company:	AGO ASSOCIATES
Owner Address:	449 WEST JOHN ST.
Owner Addr2:	Not reported
Owner City,St,Zip:	HICKSVILLE, NY 11801
Owner Country:	United States of America
Own Op:	Owner
Sub Type:	NNN
Owner Name:	Not reported
Owner Company:	Agway, Inc.
Owner Address:	499 West John Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Hicksville, NY 11801
Owner Country:	United States of America
HW Code:	Not reported
Waste Type:	Not reported
Waste Quantity:	Not reported
Waste Code:	Not reported
Crossref ID:	Not reported
Cross Ref Type Code:	Not reported
Cross Ref Type:	Not reported
Record Added Date:	Not reported
Record Updated:	Not reported
Updated By:	Not reported

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
A1 **SW** **< 1/8** **0.012 mi.** **64 ft.** **Relative:** **Higher**	**989 PROSPECT AVENUE** **989 PROSPECT AVENUE** **NORTH HEMPSTEAD, NY 11590** Click here for full text details	**US BROWNFIELDS**	**1012232775** **N/A**
A2 **ESE** **< 1/8** **0.013 mi.** **70 ft.** **Relative:** **Higher**	**LONG ISLAND FRENCH QUALITY CLEANERS** **997 PROSPECT AVE** **WESTBURY, NY 11590** Click here for full text details **RCRA NonGen / NLR** EPA Id: NYD981490774	**RCRA NonGen / NLR** **FINDS**	**1000231921** **NYD981490774**
3 **ESE** **< 1/8** **0.020 mi.** **106 ft.** **Relative:** **Higher**	**UNKNOWN** **BROOKLYN AVENUE/PROSPECT AVE** **NEW CASSEL, NY** Click here for full text details **NY Spills** Spill Number/Closed Date: 0000469 / 6/6/2001	**NY Spills**	**S104651757** **N/A**
A4 **West** **< 1/8** **0.029 mi.** **152 ft.** **Relative:** **Higher**	**CHARLES RESIDENCE** **226 NEW YORK AVE** **WESTBURY, NY 11590** Click here for full text details **NY Spills** Spill Number/Closed Date: 1001296 / 12/17/2010	**NY Spills**	**S110308600** **N/A**
5 **WNW** **< 1/8** **0.030 mi.** **161 ft.** **Relative:** **Higher**	**VINEYARD RESIDENCE** **230 NEW YORK AVENUE** **WESTBURY, NY** Click here for full text details **NY Spills** Spill Number/Closed Date: 9110933 / 7/13/2000	**NY Spills**	**S102136005** **N/A**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
6 **SSE** **< 1/8** **0.056 mi.** **298 ft.** **Relative:** **Lower**	**JOSEPH RESIDENCE** **190 BROOKLYN AVENUE** **WESTBURY, NY** Click here for full text details **NY Spills** Spill Number/Closed Date: 9511477 / 5/6/2003	**NY Spills**	**S102236356** **N/A**
B7 **East** **< 1/8** **0.066 mi.** **350 ft.** **Relative:** **Higher**	**UNKNOWN** **PROSPECT/STATE STREET** **NEW CASSEL, NY** Click here for full text details **NY Spills** Spill Number/Closed Date: 0125262 / 9/16/2004	**NY Spills**	**S105234945** **N/A**
B8 **ESE** **< 1/8** **0.071 mi.** **376 ft.** **Relative:** **Lower**	**SAINTE RESIDENCE** **207 STATE STREET** **WESTBURY, NY** Click here for full text details **NY Spills** Spill Number/Closed Date: 9404570 / 7/5/1994	**NY Spills**	**S102139713** **N/A**
9 **ESE** **< 1/8** **0.075 mi.** **398 ft.** **Relative:** **Lower**	**BROWN, CLARENCE** **203 STATE ST** **NEW CASSEL, NY** Click here for full text details	**NY AST**	**A100351656** **N/A**
B10 **East** **< 1/8** **0.086 mi.** **455 ft.** **Relative:** **Higher**	**TJT PLUMBING & HEATING** **1008 PROSPECT AVE** **NEW CASSEL, NY** Click here for full text details	**NY AST**	**U003848119** **N/A**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
11 **East** **< 1/8** **0.113 mi.** **599 ft.** **Relative:** **Higher**	**BELL ATLANTIC-NY** **PROSPECT AVE & BOND ST MH** **WESTBURY, NY 11590** Click here for full text details	**NY MANIFEST**	**S109064582** **N/A**
12 **NNE** **< 1/8** **0.117 mi.** **619 ft.** **Relative:** **Higher**	**RENE RESIDENCE** **240 STATE STREET** **NEW CASSEL, NY** Click here for full text details **NY Spills** Spill Number/Closed Date: 9707115 / 11/3/2004	**NY Spills**	**S102660080** **N/A**
C13 **NE** **1/8-1/4** **0.142 mi.** **752 ft.** **Relative:** **Higher**	**AUSTIN, JUSTIN** **3 HOLLY LN** **NEW CASSEL, NY** Click here for full text details	**NY AST**	**A100351562** **N/A**
C14 **NE** **1/8-1/4** **0.142 mi.** **752 ft.** **Relative:** **Higher**	**AUSTIN RESIDENT** **3 HOLLY LANE** **WESTBURY, NY** Click here for full text details **NY LTANKS** Spill Number/Closed Date: 9303869 / 3/9/1998 **NY Spills** Spill Number/Closed Date: 9110076 / 12/23/1991 Spill Number/Closed Date: 9009526 / 12/4/1990	**NY LTANKS** **NY Spills**	**S102138605** **N/A**
15 **ENE** **1/8-1/4** **0.153 mi.** **808 ft.** **Relative:** **Higher**	**SONCHEZ, OSCAR** **3 JUNIPER LN** **NEW CASSEL, NY** Click here for full text details	**NY AST**	**A100352644** **N/A**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
16 **WNW** **1/8-1/4** **0.162 mi.** **853 ft.** **Relative:** **Higher**	**PARK AVE SCHOOL** **955 PARK AVE.** **WESTBURY, NY** Click here for full text details	**NY UST**	**U004217016** **N/A**
17 **SE** **1/8-1/4** **0.180 mi.** **952 ft.** **Relative:** **Lower**	**BAZILE, STIME** **165 BOND ST** **NEW CASSEL, NY** Click here for full text details	**NY AST**	**A100351594** **N/A**
18 **NE** **1/8-1/4** **0.202 mi.** **1065 ft.** **Relative:** **Higher**	**BLAIR, CHERRY** **34 MAPLEWOOD DR** **NEW CASSEL, NY** Click here for full text details	**NY AST**	**A100351631** **N/A**
19 **North** **1/8-1/4** **0.204 mi.** **1078 ft.** **Relative:** **Higher**	**AMAYA, JOSE** **7 ELDERBERRY LN** **NEW CASSEL, NY** Click here for full text details	**NY AST**	**A100197686** **N/A**
20 **SSW** **1/8-1/4** **0.208 mi.** **1098 ft.** **Relative:** **Lower**	**STAFFORD, MASON** **163 KINKEL ST** **NEW CASSEL, NY** Click here for full text details	**NY AST**	**A100352727** **N/A**
21 **East** **1/8-1/4** **0.213 mi.** **1127 ft.** **Relative:** **Lower**	**OJOSEITIMI, RUFUS** **189 ELIZABETH ST** **NEW CASSEL, NY** Click here for full text details **NY UST** Status: Active	**NY UST**	**U003847556** **N/A**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
22 **East** **1/8-1/4** **0.213 mi.** **1127 ft.** **Relative:** **Higher**	**BRYANT RESIDENCE** **1059 PROSPECT AVENUE** **WESTBURY, NY** Click here for full text details **NY LTANKS** Spill Number/Closed Date: 9910108 / 12/22/1999	**NY LTANKS**	**S104278791** **N/A**
D23 **North** **1/8-1/4** **0.229 mi.** **1209 ft.** **Relative:** **Higher**	**FOLRES, FAUSTINO** **18 ELDERBERRY LN** **NEW CASSEL, NY** Click here for full text details	**NY AST**	**A100198381** **N/A**
24 **North** **1/8-1/4** **0.232 mi.** **1223 ft.** **Relative:** **Higher**	**AUSTIN, JUSTIN** **3 DOGWOOD LN** **WESTBURY, NY** Click here for full text details	**NY AST**	**A100351561** **N/A**
25 **West** **1/8-1/4** **0.238 mi.** **1255 ft.** **Relative:** **Lower**	**INACTIVE - T & R AUTO PARTS** **907 PROSPECT AVE** **NEW CASSEL, NY** Click here for full text details **NY UST** Status: Removed	**NY UST**	**U003846754** **N/A**
D26 **North** **1/8-1/4** **0.238 mi.** **1258 ft.** **Relative:** **Higher**	**BENITO, ANGLE** **22 ELDERBERRY LN** **NEW CASSEL, NY** Click here for full text details	**NY AST**	**A100351613** **N/A**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
27 SW 1/8-1/4 0.246 mi. 1300 ft. Relative: Lower	**MARTIN REID PARK URBAN AVE. WESTBURY, NY 11040** Click here for full text details **NY CBS AST** CBS Number: 1-000214 Facility Status: ACTIVE FACILITY	**NY CBS AST**	**S103942110 N/A**
28 SSE 1/4-1/2 0.259 mi. 1366 ft. Relative: Lower	**TISHCON CORP. AT 125 STATE STREET 125 STATE STREET NEW CASSEL, NY 11590** Click here for full text details **NY SHWS** Class Code: Site is properly closed - requires continued management. **NY VAPOR REOPENED** Facility Status: Underway	**NY SHWS NY VAPOR REOPENED**	**S106780930 N/A**
29 South 1/4-1/2 0.259 mi. 1369 ft. Relative: Lower	**SHAMIANA INTL FACTORY 120 NEW YORK AVENUE WESTBURY, NY** Click here for full text details **NY LTANKS** Spill Number/Closed Date: 9400745 / 8/20/1999	**NY LTANKS**	**S101102911 N/A**
30 ESE 1/4-1/2 0.280 mi. 1476 ft. Relative: Lower	**LILCO 1120 BROADWAY WESTBURY, NY** Click here for full text details **NY LTANKS** Spill Number/Closed Date: 9507122 / 1/11/1996 **NY Spills** Spill Number/Closed Date: 8907020 / 10/18/1989	**NY LTANKS NY Spills**	**S102138023 N/A**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
31 **South** **1/4-1/2** **0.306 mi.** **1614 ft.** **Relative:** **Lower**	**DANIEL FINLEY ALLEN & CO.; INC.** **114 SYLVESTER STREET** **WESTBURY, NY 11590** Click here for full text details	**NY SWF/LF**	**S105838120** **N/A**
32 **SSE** **1/4-1/2** **0.355 mi.** **1876 ft.** **Relative:** **Lower**	**THE PAPER SHOP** **100 BOND STREET** **WESTBURY, NY** Click here for full text details **NY LTANKS** Spill Number/Closed Date: 9509571 / 8/22/1997	**NY LTANKS**	**S102661443** **N/A**
33 **West** **1/4-1/2** **0.376 mi.** **1985 ft.** **Relative:** **Lower**	**JOHNSON RESIDENCE** **243 GARDEN STREET** **WESTBURY, NY** Click here for full text details **NY LTANKS** Spill Number/Closed Date: 9411700 / 12/5/1994	**NY LTANKS**	**S102670395** **N/A**
34 **ENE** **1/4-1/2** **0.383 mi.** **2020 ft.** **Relative:** **Higher**	**SULZER METCO US INC** **1101 PROSPECT AVE** **WESTBURY, NY 11590** Click here for full text details **RCRA-SQG** EPA Id: NYD131318651	**RCRA-SQG** **NY SHWS** **NJ MANIFEST** **NY MANIFEST** **US AIRS**	**1000175686** **NYD131318651**
35 **SSW** **1/4-1/2** **0.383 mi.** **2023 ft.** **Relative:** **Lower**	**FORMER TISHCON CORPORATION** **WESTBURY, NY 11590** Click here for full text details **NY DEL SHWS** Site Code Id: 130043F	**NY DEL SHWS**	**S105972362** **N/A**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
36 SSE 1/4-1/2 0.399 mi. 2107 ft. Relative: Lower	**LEMON X CORPORATION 74 STATE STREET WESTBURY, NY** Click here for full text details **NY LTANKS** Spill Number/Closed Date: 0001149 / 1/31/2001 Spill Number/Closed Date: 0001150 / 1/31/2001	**NY LTANKS**	**S104621491 N/A**
E37 SSW 1/4-1/2 0.405 mi. 2137 ft. Relative: Lower	**HICKSVILLE CONTAMINATED GROUND WATER AREA SOUTHERN END OF IRIS PLACE WESTBURY, NY 11590** Click here for full text details **CERCLIS** EPA Id: NYN000206415	**CERCLIS**	**1014202043 NYN000206415**
38 SSE 1/4-1/2 0.408 mi. 2152 ft. Relative: Lower	**BERNHARDT SCREW MACHINE 689 MAIN STREET WOODBURY, NY** Click here for full text details **NY LTANKS** Spill Number/Closed Date: 8704027 / 8/19/1987	**NY LTANKS**	**S100149010 N/A**
F39 South 1/4-1/2 0.408 mi. 2155 ft. Relative: Lower	**ARK WIND INDUSTRIES 66 BROOKLAND AVENUE WESTBURY, NY** Click here for full text details **NY LTANKS** Spill Number/Closed Date: 8705430 / 10/13/1987	**NY LTANKS**	**S100149096 N/A**
F40 SSE 1/4-1/2 0.409 mi. 2161 ft. Relative: Lower	**PERMAFUSE CORP THE 675 MAIN ST WESTBURY, NY 11590** Click here for full text details **RCRA NonGen / NLR** EPA Id: NYD002038784 **NY LTANKS** Spill Number/Closed Date: 9103952 / 7/18/1991 **NY Spills**	**RCRA NonGen / NLR FINDS NY LTANKS NY MANIFEST NY Spills**	**1000294948 NYD002038784**

PERMAFUSE CORP THE (Continued) **1000294948**

Spill Number/Closed Date: 9106863 / 8/27/1996
Spill Number/Closed Date: 9103965 / 7/18/1991
Spill Number/Closed Date: 9103177 / 6/26/1991
Spill Number/Closed Date: 8910447 / 2/5/1990

E41
SSW
1/4-1/2
0.410 mi.
2167 ft.

Relative: Lower

VIGLIOTTI RECYCLING CORP. YARD WASTE TRANSFER FACILITY
100 URBAN AVENUE
WESTBURY, NY 11590

NY SWF/LF **S111318254**
NY Spills **N/A**
NY Financial Assurance

Click here for full text details

NY Spills
Spill Number/Closed Date: 1109350 / 2/1/2012

42
SW
1/4-1/2
0.416 mi.
2199 ft.

Relative: Lower

MAGNOLIA GARDENS APTS
899 BROADWAY
NEW CASSEL, NY

NY LTANKS **S103824432**
NY Spills **N/A**

Click here for full text details

NY LTANKS
Spill Number/Closed Date: 9913250 / 12/19/2001
Spill Number/Closed Date: 9825257 / 12/19/2001
Spill Number/Closed Date: 9707483 / 2/24/2000

NY Spills
Spill Number/Closed Date: 9006986 / 12/17/1990
Spill Number/Closed Date: 9913264 / 2/23/2000
Spill Number/Closed Date: 8808676 / 7/21/2000

G43
South
1/4-1/2
0.424 mi.
2237 ft.

Relative: Lower

RUTIGLIANO PAPER STOCK
84 KINKEL ST.
NEW CASSEL, NY 11590

NY SWRCY **S105842251**
N/A

Click here for full text details

E44
SSW
1/4-1/2
0.424 mi.
2237 ft.

Relative: Lower

AUTO DEPOT
91 URBAN AVE
WESTBURY, NY 11590

NY SWF/LF **S108145679**
N/A

Click here for full text details

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
G45 SSW 1/4-1/2 0.424 mi. 2241 ft. Relative: Lower	**MAIN STREET AUTO WRECKER 603 MAIN STREET WESTBURY, NY 11590** Click here for full text details	**NY SWF/LF**	**S108145979 N/A**
46 SE 1/4-1/2 0.428 mi. 2261 ft. Relative: Lower	**KLEARTONE INC. 695 SUMMA AVE. WESTBURY, NY 11590** Click here for full text details **NY LTANKS** Spill Number/Closed Date: 8709735 / 2/29/1988 **NY CBS UST** Id/Status:: 1-000217 / TANK CONVERTED TO NON-REGULATED USE **NY CBS** Facility Status: Unregulated CBS Number: 1-000217	**NY LTANKS NY CBS UST NY MANIFEST NY CBS**	**S100149398 N/A**
47 SSE 1/4-1/2 0.429 mi. 2265 ft. Relative: Lower	**UTILITY MANUFACTURING/WONDER KING 700-712 MAIN STREET WESTBURY, NY 11590** Click here for full text details **NY SHWS** Class Code: Site is properly closed - requires continued management.	**NY SHWS NY ENG CONTROLS NY INST CONTROL**	**S106780932 N/A**
48 West 1/4-1/2 0.433 mi. 2285 ft. Relative: Lower	**839 PROSPECT AVENUE 839 PROSPECT AVENUE NORTH HEMPSTEAD, NY 11590** Click here for full text details	**US BROWNFIELDS**	**1012232852 N/A**
49 SSW 1/4-1/2 0.436 mi. 2302 ft. Relative: Lower	**118 - 130 SWALM STREET 118-130 SWALM STREET NORTH HEMPSTEAD (T), NY 11590** Click here for full text details **NY SHWS** Class Code: Significant threat to the public health or environment - action required.	**NY SHWS**	**S106780936 N/A**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
50 **South** **1/4-1/2** **0.437 mi.** **2308 ft.** **Relative:** **Lower**	**NEW CASSEL INDUSTRIAL AREA** **BETWEEN OLD COUNTRY ROAD AND RAILROAD TRACKS** **NEW CASSEL, NY 11590** Click here for full text details	**NY SHWS**	**S105973186** **N/A**
51 **SSE** **1/4-1/2** **0.440 mi.** **2321 ft.** **Relative:** **Lower**	**HURON TOOLS SITE** **75 STATE STREET** **WESTBURY, NY 11590** Click here for full text details	**NY SHWS**	**S113917014** **N/A**
H52 **SE** **1/4-1/2** **0.445 mi.** **2351 ft.** **Relative:** **Lower**	**EZ-EM, INC.** **750 SUMMA AVENUE** **NORTH HEMPSTEAD, NY 11590** Click here for full text details **NY SHWS** Class Code: Site is properly closed - requires continued management. **NY VAPOR REOPENED** Facility Status: Underway	**NY SHWS** **NY VAPOR REOPENED**	**S106780935** **N/A**
H53 **SE** **1/4-1/2** **0.453 mi.** **2391 ft.** **Relative:** **Lower**	**776-790 SUMMA AVENUE** **776 SUMMA AVE.** **WESTBURY, NY 11590** Click here for full text details	**NY SHWS**	**S113916569** **N/A**
54 **SW** **1/4-1/2** **0.453 mi.** **2391 ft.** **Relative:** **Lower**	**FRANK & SONS AUTO WRECKERS** **132 HOPPER ST** **WESTBURY, NY** Click here for full text details **RCRA NonGen / NLR** EPA Id: NYD986972388	**RCRA NonGen / NLR** **FINDS** **NY SWF/LF** **NY MANIFEST**	**1000554760** **NYD986972388**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
I55 **South** **1/4-1/2** **0.464 mi.** **2448 ft.** **Relative:** **Lower**	**FORMER TISHCON CORPORATION** **68 KINKEL STREET** **WESTBURY, NY** Click here for full text details **NY VAPOR REOPENED** Facility Status: Underway	**NY VAPOR REOPENED**	**S111836577** **N/A**
I56 **South** **1/4-1/2** **0.464 mi.** **2448 ft.** **Relative:** **Lower**	**INDUSTRIAL METS** **68 KINKEL ST.** **WESTBURY, NY 11590** Click here for full text details **NY Spills** Spill Number/Closed Date: 9002442 / 6/1/1990	**NY SHWS** **NY SWF/LF** **NY Spills**	**S102138344** **N/A**
57 **SE** **1/4-1/2** **0.468 mi.** **2469 ft.** **Relative:** **Lower**	**FORMER APPLIED FLUIDICS** **770 MAIN STREET** **NORTH HEMPSTEAD, NY 11590** Click here for full text details **NY SHWS** Class Code: Significant threat to the public health or environment - action required. **NY VAPOR REOPENED** Facility Status: Complete (Mitigate)	**NY SHWS** **NY VAPOR REOPENED**	**S106780934** **N/A**
58 **SSW** **1/4-1/2** **0.471 mi.** **2486 ft.** **Relative:** **Lower**	**BODY LINE COLLISION** **75 URBAN AVENUE** **WESTBURY, NY 11590** Click here for full text details **NY LTANKS** Spill Number/Closed Date: 8704746 / 1/6/1988	**NY LTANKS** **NY MANIFEST**	**S104276276** **N/A**
I59 **South** **1/4-1/2** **0.477 mi.** **2518 ft.** **Relative:** **Lower**	**FORMER LAKA INDUSTRIES** **62 KINKEL STREET** **WESTBURY, NY 11590** Click here for full text details **NY SHWS** Class Code: Significant threat to the public health or environment - action required. **NY VAPOR REOPENED**	**NY SHWS** **NY VAPOR REOPENED** **NY VCP**	**S106122240** **N/A**

FORMER LAKA INDUSTRIES (Continued) **S106122240**

Facility Status: Underway

J60
SSW
1/4-1/2
0.486 mi.
2568 ft.

Relative:
Lower

ATLAS GRAPHICS
567 MAIN STREET
NEW CASSEL, NY

NY VAPOR REOPENED **S106780927**
N/A

Click here for full text details

NY VAPOR REOPENED
Facility Status: Underway

J61
SSW
1/4-1/2
0.486 mi.
2568 ft.

Relative:
Lower

ATLAS GRAPHICS INC
567 MAIN ST
WESTBURY, NY 11590

RCRA NonGen / NLR **1000157194**
FINDS **NYD060317898**
NY SHWS
NY LTANKS
NY MANIFEST
NY INST CONTROL

Click here for full text details

RCRA NonGen / NLR
EPA Id: NYD060317898

NY SHWS
Class Code: Significant threat to the public health or environment - action required.

NY LTANKS
Spill Number/Closed Date: 9507345 / 1/12/2001

J62
SSW
1/4-1/2
0.488 mi.
2577 ft.

Relative:
Lower

IMC MAGNETICS
570 MAIN STREET
NEW CASSEL, NY 11590

NY SHWS **S106780926**
NY VAPOR REOPENED **N/A**
NY LTANKS
NY MANIFEST

Click here for full text details

NY SHWS
Class Code: Significant threat to the public health or environment - action required.

NY VAPOR REOPENED
Facility Status: Underway

NY LTANKS
Spill Number/Closed Date: 8808166 / 3/31/1989

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
63 **West** **1/4-1/2** **0.490 mi.** **2587 ft.** **Relative:** **Lower**	**820 PROSPECT AVENUE** **820 PROSPECT AVENUE** **NORTH HEMPSTEAD, NY 11590** Click here for full text details	**US BROWNFIELDS**	**1012232768** **N/A**
64 **SE** **1/4-1/2** **0.498 mi.** **2628 ft.** **Relative:** **Lower**	**HANDRO PROPERTIES** **123 FROST STREET** **WESTBURY, NY** Click here for full text details **NY LTANKS** Spill Number/Closed Date: 9314138 / 3/24/1994	**NY LTANKS**	**S100879345** **N/A**
65 **WNW** **1/4-1/2** **0.499 mi.** **2637 ft.** **Relative:** **Lower**	**RESIDENCE** **876 BRUSHHOLLOW ROAD** **WESTBURY, NY** Click here for full text details **NY LTANKS** Spill Number/Closed Date: 9800782 / 3/23/2000	**NY LTANKS**	**S104514735** **N/A**
K66 **South** **1/2-1** **0.510 mi.** **2694 ft.** **Relative:** **Lower**	**SYLVESTER STREET SITE** **49 SYLVESTER ST.** **WESTBURY, NY 11590** Click here for full text details	**NY SHWS**	**S113916568** **N/A**
L67 **SSW** **1/2-1** **0.515 mi.** **2720 ft.** **Relative:** **Lower**	**299 MAIN STREET** **299 MAIN STREET** **NORTH HEMPSTEAD, NY 11590** Click here for full text details **NY SHWS** Class Code: Significant threat to the public health or environment - action required.	**NY SHWS**	**S106780937** **N/A**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
L68 **SSW** **1/2-1** **0.515 mi.** **2721 ft.** **Relative:** **Lower**	**N.E. CORNER - HOPPER AND MAIN STREET** **HOPPER & MAIN STREET** **NORTH HEMPSTEAD, NY 11590** Click here for full text details	**NY SHWS**	**S113917095** **N/A**
M69 **South** **1/2-1** **0.520 mi.** **2748 ft.** **Relative:** **Lower**	**TISHCON CORPORATION (NEW YORK AVE.)** **29 NEW YORK AVENUE** **NORTH HEMPSTEAD, NY 11590** Click here for full text details **NY VAPOR REOPENED** Facility Status: Underway	**NY SHWS** **NY VAPOR REOPENED**	**S106905133** **N/A**
K70 **South** **1/2-1** **0.522 mi.** **2755 ft.** **Relative:** **Lower**	**36 SYLVESTER STREET SITE** **36 SYLVESTER STREET** **NORTH HEMPSTEAD, NY 11590** Click here for full text details	**NY SHWS**	**S106905126** **N/A**
M71 **South** **1/2-1** **0.522 mi.** **2757 ft.** **Relative:** **Lower**	**TISHCON CORPORATION - NEW YORK AVENUE** **NEW CASSEL, NY 11590** Click here for full text details **NY DEL SHWS** Site Code Id: 130043V	**NY DEL SHWS**	**S105972993** **N/A**
N72 **SE** **1/2-1** **0.523 mi.** **2764 ft.** **Relative:** **Lower**	**FORMER AUTOLINE AUTOMOTIVE CORP.** **101 FROST STREET** **WESTBURY, NY 11590** Click here for full text details **NY SHWS** Class Code: Significant threat to the public health or environment - action required. **NY VAPOR REOPENED** Facility Status: Complete (No Further Action)	**NY SHWS** **NY VAPOR REOPENED** **NY MANIFEST**	**S106780929** **N/A**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
L73 **SSW** **1/2-1** **0.528 mi.** **2790 ft.** **Relative:** **Lower**	**HOPPER / MAIN STREET SITE** **542 MAIN STREET** **WESTBURY, NY 11590** Click here for full text details	**NY SHWS**	**S113916567** **N/A**
74 **SSW** **1/2-1** **0.529 mi.** **2794 ft.** **Relative:** **Lower**	**DIONICS INC** **65 RUSHMORE ST** **WESTBURY, NY 11590** Click here for full text details **RCRA-CESQG** EPA Id: NYD047645262 **NY LTANKS** Spill Number/Closed Date: 9005952 / 7/18/1991	**CORRACTS** **RCRA-CESQG** **FINDS** **NY LTANKS** **NY MANIFEST**	**1000315646** **NYD047645262**
N75 **SE** **1/2-1** **0.538 mi.** **2839 ft.** **Relative:** **Lower**	**89 FROST STREET SITE** **89 FROST STREET** **NORTH HEMPSTEAD, NY 11590** Click here for full text details **NY SHWS** Class Code: Significant threat to the public health or environment - action required. **NY VAPOR REOPENED** Facility Status: Complete (No Further Action)	**NY SHWS** **NY VAPOR REOPENED**	**S106780933** **N/A**
76 **SSE** **1/2-1** **0.598 mi.** **3160 ft.** **Relative:** **Lower**	**WESTBURY AUTO PAINTING INC** **1099 OLD COUNTRY RD** **WESTBURY, NY 11590** Click here for full text details **RCRA NonGen / NLR** EPA Id: NYD054992839	**RCRA NonGen / NLR** **FINDS** **NY SHWS** **NY MANIFEST**	**1000396491** **NYD054992839**
77 **ENE** **1/2-1** **0.601 mi.** **3174 ft.** **Relative:** **Higher**	**SYLVANIA ELECTRIC PRODUCTS FACIL FORMER** **70 CANTIAGUE ROCK RD** **HICKSVILLE, NY 11801** Click here for full text details **CERCLIS**	**CERCLIS** **RCRA-SQG** **FINDS** **NY SHWS** **NY VAPOR REOPENED** **NJ MANIFEST** **NY MANIFEST**	**1000133377** **NYD043835081**

SYLVANIA ELECTRIC PRODUCTS FACIL FORMER (Continued) **1000133377**

EPA Id: NYD043835081

RCRA-SQG
EPA Id: NYD043835081

NY SHWS
Class Code: Site is properly closed - requires continued management.

NY VAPOR REOPENED
Facility Status: Underway

78
ENE
1/2-1
0.640 mi.
3380 ft.

Relative: Higher

GENERAL INSTRUMENT CORP FORMER
W JOHN ST
HICKSVILLE, NY

Click here for full text details

CERC-NFRAP **1000212438**
CORRACTS **NYD002045466**
RCRA-LQG
FINDS
RAATS
NY SHWS
NY VAPOR REOPENED
NY LTANKS
NY MANIFEST
NY Spills
NY CBS
2020 COR ACTION

CERC-NFRAP
EPA Id: NYD002045466

RCRA-LQG
EPA Id: NYD002045466

NY SHWS
Class Code: Significant threat to the public health or environment - action required.

NY VAPOR REOPENED
Facility Status: Underway

NY LTANKS
Spill Number/Closed Date: 8601908 / 2/10/1993
Spill Number/Closed Date: 8902088 / 5/31/1989

NY Spills
Spill Number/Closed Date: 8804557 / 8/25/1988
Spill Number/Closed Date: 9004228 / 7/18/1990
Spill Number/Closed Date: 8602142 / 5/4/1987

NY CBS
Facility Status: Unregulated

GENERAL INSTRUMENT CORP FORMER (Continued) **1000212438**

CBS Number: 1-000121

O79 ENE 1/2-1 0.711 mi. 3755 ft. Relative: Higher	**AGO ASSOCIATES 499 WEST JOHN STREET HICKSVILLE, NY 11801**	**NY SHWS**	**S105972360 N/A**

Click here for full text details

O80 ENE 1/2-1 0.722 mi. 3810 ft. Relative: Higher	**HERCULES MACHINE 550 WEST JOHN STREET HICKSVILLE, NY 11801**	**NY SHWS**	**S113916564 N/A**

Click here for full text details

---

81 South 1/2-1 0.731 mi. 3860 ft. Relative: Lower	**NEW CASSEL/HICKSVILLE GROUND WATER CONTAMINATION SOUTHERN END OF IRIS PLACE NEW CASSEL/HICKSVILLE, NY 11590**	**NPL CERCLIS ROD**	**1000984411 NY0001095363**

Click here for full text details

NPL
EPA Id: NY0001095363

CERCLIS
EPA Id: NY0001095363

---

82 ESE 1/2-1 0.739 mi. 3901 ft. Relative: Lower	**SCAPPY AUTO BODY ASSOC INC 359 DUFFY AVE HICKSVILLE, NY 11801**	**CERC-NFRAP RCRA-CESQG NY SHWS NY MANIFEST NY Spills**	**1000224966 NYD002046597**

Click here for full text details

CERC-NFRAP
EPA Id: NYD002046597

RCRA-CESQG
EPA Id: NYD002046597

NY Spills
Spill Number/Closed Date: 8603578 / 9/5/1986

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
83 **ENE** **1/2-1** **0.761 mi.** **4018 ft.** **Relative:** **Higher**	**MEK SPILL- HICKSVILLE** **530 WEST JOHN ST** **HICKSVILLE, NY 11801** Click here for full text details **CERC-NFRAP** EPA Id: NYD980763742	**CERC-NFRAP** **CONSENT** **PRP**	**1003864027** **NYD980763742**
P84 **ENE** **1/2-1** **0.833 mi.** **4400 ft.** **Relative:** **Lower**	**ANCHOR LITH KEM KO (ANCHOR CHEM)** **500 WEST JOHN STREET** **HICKSVILLE, NY 11801** Click here for full text details **NY VAPOR REOPENED** Facility Status: Complete **NY Spills** Spill Number/Closed Date: 9810851 / 1/4/2000	**NY SHWS** **NY VAPOR REOPENED** **NY MANIFEST** **NY Spills**	**S104648236** **N/A**
P85 **ENE** **1/2-1** **0.833 mi.** **4400 ft.** **Relative:** **Lower**	**ANCHOR CHEMICALS** **500 WEST JOHN STREET** **HICKSVILLE, NY 11801** Click here for full text details **CERCLIS** EPA Id: NYD001485226	**Delisted NPL** **CERCLIS** **US ENG CONTROLS** **CONSENT** **ROD** **PRP**	**1000243745** **NYD001485226**
86 **ESE** **1/2-1** **0.850 mi.** **4486 ft.** **Relative:** **Lower**	**METCO DIVISION PERKIN-ELMER** **325 DUFFY AVE** **HICKSVILLE, NY** Click here for full text details **RCRA-CESQG** EPA Id: NYD057731663 **NY SHWS** Class Code: Significant threat to the public health or environment - action required. **NY Spills** Spill Number/Closed Date: 0810109 / 3/12/2009	**RCRA-CESQG** **FINDS** **NY SHWS** **NY MANIFEST** **NY Spills**	**1000175687** **NYD057731663**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
Q87 **East** **1/2-1** **0.928 mi.** **4899 ft.** **Relative:** **Lower**	**BOWE SYSTEMS** **200 FRANK ROAD** **HICKSVILLE, NY 11801** Click here for full text details **NY LTANKS** Spill Number/Closed Date: 9311123 / 2/28/1997 **NY Spills** Spill Number/Closed Date: 9206298 / 9/2/1992 Spill Number/Closed Date: 9012192 / 2/26/1991	**NY SHWS** **NY LTANKS** **NY MANIFEST** **NY Spills**	**S103565986** **N/A**
Q88 **East** **1/2-1** **0.928 mi.** **4899 ft.** **Relative:** **Lower**	**BOWE SYSTEMS AND MACHINERY** **200 FRANK ROAD** **HICKSVILLE, NY** Click here for full text details **NY VAPOR REOPENED** Facility Status: Complete	**NY VAPOR REOPENED**	**S104782609** **N/A**
89 **East** **1/2-1** **0.992 mi.** **5237 ft.** **Relative:** **Lower**	**SPORT STAMP & THE CLOSET** **290 DUFFY AVE** **HICKSVILLE, NY 11801** Click here for full text details **RCRA NonGen / NLR** EPA Id: NYD005923560 **NY SHWS** Class Code: Significant threat to the public health or environment - action required. **NY Spills** Spill Number/Closed Date: 9914330 / 3/20/2000	**CORRACTS** **RCRA NonGen / NLR** **NY SHWS** **NY MANIFEST** **NY Spills** **NY INST CONTROL** **2020 COR ACTION**	**1000323314** **NYD005923560**

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
NY	AIRS	Air Emissions Data	Department of Environmental Conservation	12/31/2012	11/01/2013	01/09/2014
NY	AST	Petroleum Bulk Storage	Department of Environmental Conservation	12/30/2013	01/02/2014	02/11/2014
NY	BROWNFIELDS	Brownfields Site List	Department of Environmental Conservation	02/17/2014	02/19/2014	03/31/2014
NY	CBS	Chemical Bulk Storage Site Listing	Department of Environmental Conservation	12/30/2013	01/02/2014	02/11/2014
NY	CBS AST	Chemical Bulk Storage Database	NYSDEC	01/01/2002	02/20/2002	03/22/2002
NY	CBS UST	Chemical Bulk Storage Database	NYSDEC	01/01/2002	02/20/2002	03/22/2002
NY	COAL ASH	Coal Ash Disposal Site Listing	Department of Environmental Conservation	01/07/2014	01/09/2014	02/11/2014
NY	DEL SHWS	Delisted Registry Sites	Department of Environmental Conservation	02/17/2014	02/19/2014	03/31/2014
NY	DRYCLEANERS	Registered Drycleaners	Department of Environmental Conservation	01/21/2014	01/22/2014	02/11/2014
NY	E DESIGNATION	E DESIGNATION SITE LISTING	New York City Department of City Planning	12/10/2013	12/26/2013	01/31/2014
NY	ENG CONTROLS	Registry of Engineering Controls	Department of Environmental Conservation	02/17/2014	02/19/2014	03/31/2014
NY	ERP	Environmental Restoration Program Listing	Department of Environmental Conservation	02/17/2014	02/19/2014	03/31/2014
NY	Financial Assurance 1	Financial Assurance Information Listing	Department of Environmental Conservation	01/07/2014	01/07/2014	02/11/2014
NY	Financial Assurance 2	Financial Assurance Information Listing	Department of Environmental Conservation	11/01/2013	12/05/2013	02/17/2014
NY	HIST AST	Historical Petroleum Bulk Storage Database	Department of Environmental Conservation	01/01/2002	06/02/2006	07/20/2006
NY	HIST LTANKS	Listing of Leaking Storage Tanks	Department of Environmental Conservation	01/01/2002	07/08/2005	07/14/2005
NY	HIST SPILLS	SPILLS Database	Department of Environmental Conservation	01/01/2002	07/08/2005	07/14/2005
NY	HIST UST	Historical Petroleum Bulk Storage Database	Department of Environmental Conservation	01/01/2002	06/02/2006	07/20/2006
NY	HSWDS	Hazardous Substance Waste Disposal Site Inventory	Department of Environmental Conservation	01/01/2003	10/20/2006	11/30/2006
NY	INST CONTROL	Registry of Institutional Controls	Department of Environmental Conservation	02/17/2014	02/19/2014	03/31/2014
NY	LIENS	Spill Liens Information	Office of the State Comptroller	02/11/2014	02/13/2014	03/31/2014
NY	LTANKS	Spills Information Database	Department of Environmental Conservation	02/17/2014	02/19/2014	04/02/2014
NY	MOSF	Major Oil Storage Facility Site Listing	Department of Environmental Conservation	12/30/2013	01/02/2014	02/11/2014
NY	MOSF AST	Major Oil Storage Facilities Database	NYSDEC	01/01/2002	02/20/2002	03/22/2002
NY	MOSF UST	Major Oil Storage Facilities Database	NYSDEC	01/01/2002	02/20/2002	03/22/2002
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	12/31/2013	02/07/2014	03/31/2014
NY	RES DECL	Restrictive Declarations Listing	NYC Department of City Planning	11/18/2010	12/23/2010	02/11/2011
NY	RGA HWS	Recovered Government Archive State Hazardous Waste Facilitie	Department of Environmental Conservation		07/01/2013	12/30/2013
NY	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Environmental Conservation		07/01/2013	01/10/2014
NY	SHWS	Inactive Hazardous Waste Disposal Sites in New York State	Department of Environmental Conservation	02/17/2014	02/19/2014	03/31/2014
NY	SPDES	State Pollutant Discharge Elimination System	Department of Environmental Conservation	02/25/2014	02/27/2014	04/04/2014
NY	SPILLS	Spills Information Database	Department of Environmental Conservation	02/17/2014	02/19/2014	04/02/2014
NY	SPILLS 80	SPILLS80 data from FirstSearch	FirstSearch	11/02/2010	01/03/2013	03/07/2013
NY	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	12/14/2012	01/03/2013	02/12/2013
NY	SWF/LF	Facility Register	Department of Environmental Conservation	12/12/2013	01/07/2014	02/11/2014
NY	SWRCY	Registered Recycling Facility List	Department of Environmental Conservation	12/12/2013	01/07/2014	02/11/2014
NY	SWTIRE	Registered Waste Tire Storage & Facility List	Department of Environmental Conservation	08/01/2006	11/15/2006	11/30/2006
NY	TANKS	Storage Tank Faciliy Listing	Department of Environmental Conservation	12/30/2013	01/02/2014	02/11/2014
NY	UIC	Underground Injection Control Wells	Department of Environmental Conservation	12/09/2013	12/12/2013	02/11/2014
NY	UST	Petroleum Bulk Storage (PBS) Database	Department of Environmental Conservation	12/30/2013	01/02/2014	02/11/2014
NY	VAPOR REOPENED	Vapor Intrustion Legacy Site List	Department of Environmenal Conservation	02/17/2014	02/19/2014	03/31/2014
NY	VCP	Voluntary Cleanup Agreements	Department of Environmental Conservation	02/17/2014	02/19/2014	03/31/2014
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	11/11/2011	05/18/2012	05/25/2012
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2011	02/26/2013	04/19/2013
US	CERCLIS	Comprehensive Environmental Response, Compensation, and Liab	EPA	10/25/2013	11/11/2013	02/13/2014
US	CERCLIS-NFRAP	CERCLIS No Further Remedial Action Planned	EPA	10/25/2013	11/11/2013	02/13/2014
US	COAL ASH DOE	Steam-Electric Plan Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	08/17/2010	01/03/2011	03/21/2011
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/31/2013	01/24/2014	02/24/2014
US	CORRACTS	Corrective Action Report	EPA	03/11/2014	03/13/2014	04/09/2014
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DELISTED NPL	National Priority List Deletions	EPA	10/25/2013	11/11/2013	01/28/2014
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	07/31/2012	08/07/2012	09/18/2012
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EDR US Hist Auto Stat	EDR Exclusive Historic Gas Stations	EDR, Inc.			
US	EDR US Hist Auto Stat	EDR Proprietary Historic Gas Stations - Cole				
US	EDR US Hist Cleaners	EDR Exclusive Historic Dry Cleaners	EDR, Inc.			
US	EDR US Hist Cleaners	EDR Proprietary Historic Dry Cleaners - Cole				
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	06/30/2013	08/13/2013	09/13/2013
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	09/30/2013	10/01/2013	12/06/2013
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	05/31/2013	07/08/2013	12/06/2013
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FEMA UST	Underground Storage Tank Listing	FEMA	01/01/2010	02/16/2010	04/12/2010
US	FINDS	Facility Index System/Facility Registry System	EPA	11/18/2013	02/27/2014	03/12/2014
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	12/31/2011	02/26/2013	03/13/2013
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	12/31/2013	01/03/2014	02/24/2014
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	07/20/2011	11/10/2011	01/10/2012
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	02/01/2013	05/01/2013	11/01/2013
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	11/06/2013	11/07/2013	12/06/2013
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	11/21/2013	11/26/2013	02/24/2014
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	02/13/2014	02/14/2014	02/24/2014
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	09/12/2011	09/13/2011	11/11/2011
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	08/27/2013	08/27/2013	11/01/2013
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	08/27/2012	08/28/2012	10/16/2012
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	03/01/2013	03/01/2013	04/12/2013
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2005	12/08/2006	01/11/2007
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	02/01/2013	05/01/2013	01/27/2014
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	02/05/2013	02/06/2013	04/12/2013
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	11/21/2013	11/26/2013	02/24/2014
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	02/13/2014	02/14/2014	02/24/2014
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	01/29/2014	01/29/2014	03/12/2014
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	12/31/2012	02/28/2013	04/12/2013
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	07/29/2013	08/01/2013	11/01/2013
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	07/29/2013	07/30/2013	12/06/2013
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	09/17/2013	10/01/2013	12/06/2013
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	01/29/2013	02/14/2013	02/27/2013
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	02/06/2013	04/25/2013	05/10/2013
US	LUCIS	Land Use Control Information System	Department of the Navy	11/20/2013	11/21/2013	02/24/2014
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	07/22/2013	08/02/2013	11/01/2013
US	NPL	National Priority List	EPA	10/25/2013	11/11/2013	01/28/2014
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	06/01/2013	07/17/2013	11/01/2013
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	02/01/2011	10/19/2011	01/10/2012
US	PRP	Potentially Responsible Parties	EPA	04/15/2013	07/03/2013	09/13/2013
US	Proposed NPL	Proposed National Priority List Sites	EPA	10/25/2013	11/11/2013	01/28/2014
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	01/09/2014	01/10/2014	03/12/2014
US	RCRA NonGen / NLR	RCRA - Non Generators	Environmental Protection Agency	03/11/2014	03/13/2014	04/09/2014
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	03/11/2014	03/13/2014	04/09/2014
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	03/11/2014	03/13/2014	04/09/2014
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	03/11/2014	03/13/2014	04/09/2014
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	03/11/2014	03/13/2014	04/09/2014
US	RMP	Risk Management Plans	Environmental Protection Agency	11/01/2013	12/12/2013	02/13/2014
US	ROD	Records Of Decision	EPA	11/25/2013	12/12/2013	02/24/2014
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	03/07/2011	03/09/2011	05/02/2011
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2011	07/31/2013	09/13/2013
US	TSCA	Toxic Substances Control Act	EPA	12/31/2006	09/29/2010	12/02/2010
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	09/14/2010	10/07/2011	03/01/2012
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/23/2013	11/06/2013	12/06/2013
US	US AIRS MINOR	Air Facility System Data	EPA	10/23/2013	11/06/2013	12/06/2013
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	03/20/2014	03/20/2014	04/09/2014
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	12/04/2013	12/10/2013	02/13/2014
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	12/17/2013	01/14/2014	01/28/2014
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	02/25/2014	02/27/2014	04/09/2014
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	09/01/2007	11/19/2008	03/30/2009
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	12/17/2013	01/14/2014	01/28/2014
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/01/2013	09/05/2013	10/03/2013
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	07/30/2013	08/19/2013	10/03/2013
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2011	07/19/2012	08/28/2012
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2012	07/24/2013	08/19/2013
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2012	06/21/2013	08/05/2013
VT	VT MANIFEST	Hazardous Waste Manifest Data	Department of Environmental Conservation	12/30/2013	02/11/2014	03/11/2014
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	12/31/2012	08/09/2013	09/27/2013

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	Oil/Gas Pipelines	GeoData Digital Line Graphs from 1:100,000-Scale Maps	USGS			
US	Electric Power Lines	Electric Power Transmission Line Data	Rextag Strategies Corp.			
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
NY	Daycare Centers	Sensitive Receptor: Day Care Providers	Department of Health			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
NY	State Wetlands	Freshwater Wetlands	Department of Environmental Conservation			
US	USGS 7.5' Topographic Map	Scanned Digital USGS 7.5' Topographic Map (DRG)	USGS			

STREET AND ADDRESS INFORMATION

© 2010 Tele Atlas North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

GEOCHECK®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

COMMERCIAL PROPERTIES
985 PROSPECT AVENUE
WESTBURY, NY 11590

TARGET PROPERTY COORDINATES

Latitude (North):	40.763 - 40˚ 45' 46.80"
Longitude (West):	73.5609 - 73˚ 33' 39.24"
Universal Tranverse Mercator:	Zone 18
UTM X (Meters):	621468.2
UTM Y (Meters):	4513233.0
Elevation:	131 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	40073-G5 HICKSVILLE, NY
Most Recent Revision:	1979
South Map:	40073-F5 FREEPORT, NY
Most Recent Revision:	1994

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

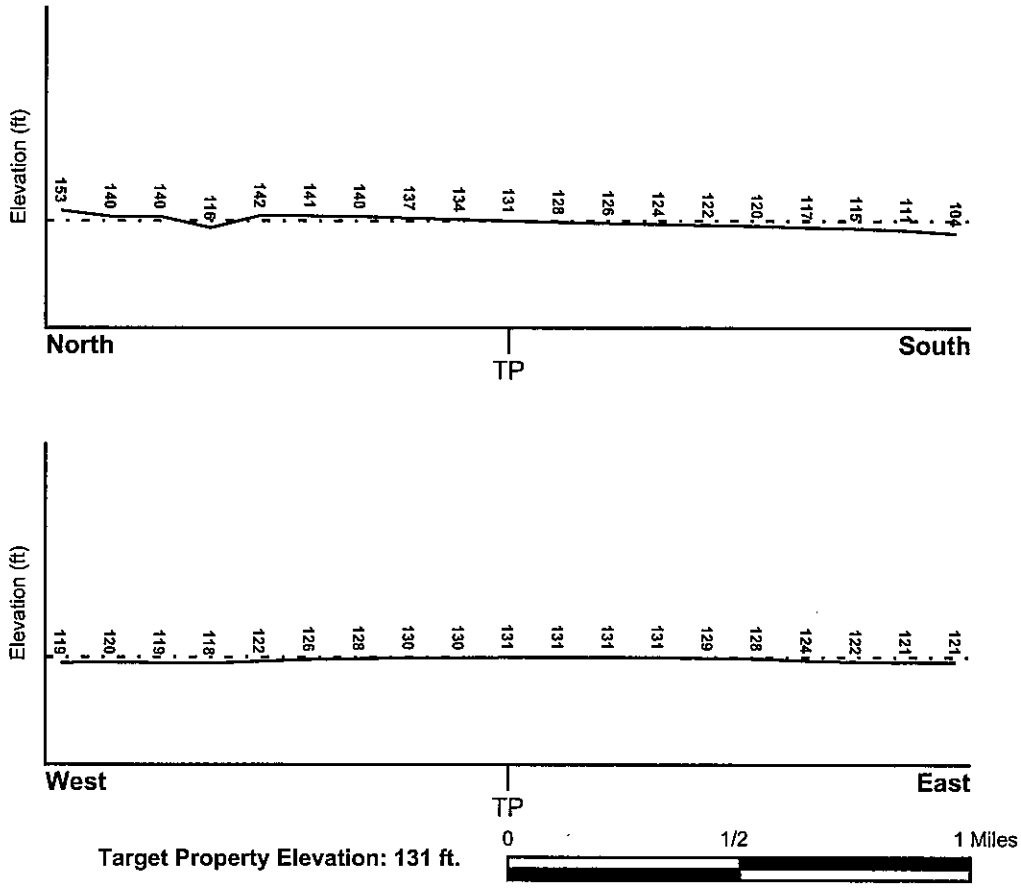
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General South

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Target Property Elevation: 131 ft.

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County	FEMA Flood Electronic Data
NASSAU, NY	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property:	36059C - FEMA DFIRM Flood data
Additional Panels in search area:	Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
HICKSVILLE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Location Relative to TP:	1/2 - 1 Mile ENE
Site Name:	Air Techniques, Inc
Site EPA ID Number:	NYD043835081
Groundwater Flow Direction:	GENERALLY S.
Inferred Depth to Water:	approximately 60 feet.
Hydraulic Connection:	Clay members separate aquifers underlying the site.
Sole Source Aquifer:	No information about a sole source aquifer is available
Data Quality:	Information is inferred in the CERCLIS investigation report(s)

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Cenozoic
System:	Quaternary
Series:	Pleistocene
Code:	Qp *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name:	URBAN LAND
Soil Surface Texture:	variable
Hydrologic Group:	Not reported
Soil Drainage Class:	Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel:	Not Reported
Depth to Bedrock Min:	> 10 inches
Depth to Bedrock Max:	> 10 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: silt loam
loamy sand
sandy loam
fine sandy loam

Surficial Soil Types: silt loam
loamy sand
sandy loam
fine sandy loam

Shallow Soil Types: sandy loam

Deeper Soil Types: unweathered bedrock
very gravelly - loamy sand
stratified
sandy loam

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A2	USGS40000831935	1/8 - 1/4 Mile SE
B3	USGS40000831913	1/8 - 1/4 Mile SE
B4	USGS40000831893	1/8 - 1/4 Mile SSE
C5	USGS40000831859	1/8 - 1/4 Mile South
C6	USGS40000831839	1/4 - 1/2 Mile South
D7	USGS40000831820	1/4 - 1/2 Mile SSE
D8	USGS40000831819	1/4 - 1/2 Mile SSE
D9	USGS40000831806	1/4 - 1/2 Mile SSE
10	USGS40000831934	1/4 - 1/2 Mile ESE
E11	USGS40000831791	1/4 - 1/2 Mile South
12	USGS40000831821	1/4 - 1/2 Mile SSW
E13	USGS40000831748	1/4 - 1/2 Mile South
F14	USGS40000831762	1/4 - 1/2 Mile SSW
G15	USGS40000831776	1/4 - 1/2 Mile SSE
H16	USGS40000831747	1/4 - 1/2 Mile SSE
I17	USGS40000831933	1/4 - 1/2 Mile SE
G18	USGS40000831746	1/4 - 1/2 Mile SSE
H19	USGS40000831731	1/4 - 1/2 Mile South
F20	USGS40000831763	1/4 - 1/2 Mile SSW
F21	USGS40000831777	1/4 - 1/2 Mile SSW
I22	USGS40000831838	1/4 - 1/2 Mile SE
23	USGS40000831716	1/4 - 1/2 Mile South
J24	USGS40000831717	1/4 - 1/2 Mile SSW
K25	USGS40000831686	1/4 - 1/2 Mile SSW
L26	USGS40000831698	1/4 - 1/2 Mile SSE
J27	USGS40000831699	1/4 - 1/2 Mile SSW
L28	USGS40000831685	1/4 - 1/2 Mile SSE
K29	USGS40000831677	1/2 - 1 Mile SSW
M30	USGS40000831667	1/2 - 1 Mile South
J31	USGS40000831687	1/2 - 1 Mile SSW
N32	USGS40000831666	1/2 - 1 Mile SSE
O33	USGS40000832020	1/2 - 1 Mile East
P34	USGS40000832042	1/2 - 1 Mile WNW
P35	USGS40000832057	1/2 - 1 Mile WNW
O36	USGS40000832021	1/2 - 1 Mile East
37	USGS40000831700	1/2 - 1 Mile SW
N38	USGS40000831634	1/2 - 1 Mile SSE
M39	USGS40000831619	1/2 - 1 Mile South
Q40	USGS40000831651	1/2 - 1 Mile SSW
R41	USGS40000831618	1/2 - 1 Mile South
N42	USGS40000831617	1/2 - 1 Mile South
P43	USGS40000832043	1/2 - 1 Mile West
R44	USGS40000831594	1/2 - 1 Mile South
45	USGS40000831633	1/2 - 1 Mile SSE
Q46	USGS40000831635	1/2 - 1 Mile SSW
Q47	USGS40000831620	1/2 - 1 Mile SSW
S48	USGS40000831576	1/2 - 1 Mile South
49	USGS40000832062	1/2 - 1 Mile ENE
50	USGS40000831688	1/2 - 1 Mile SW
R51	USGS40000831557	1/2 - 1 Mile South
S52	USGS40000831558	1/2 - 1 Mile South
Q53	USGS40000831595	1/2 - 1 Mile SSW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
T54	USGS40000831596	1/2 - 1 Mile SSW
T55	USGS40000831559	1/2 - 1 Mile SSW
T56	USGS40000831560	1/2 - 1 Mile SSW
57	USGS40000831621	1/2 - 1 Mile SSW
58	USGS40000831523	1/2 - 1 Mile South
U59	USGS40000831521	1/2 - 1 Mile South
U60	USGS40000831522	1/2 - 1 Mile South
61	USGS40000832156	1/2 - 1 Mile NE
U62	USGS40000831502	1/2 - 1 Mile South
U63	USGS40000831494	1/2 - 1 Mile South
V64	USGS40000832199	1/2 - 1 Mile NE
V65	USGS40000832198	1/2 - 1 Mile NE
V66	USGS40000832201	1/2 - 1 Mile NE
V67	USGS40000832200	1/2 - 1 Mile NE
W68	USGS40000831561	1/2 - 1 Mile SSW
69	USGS40000831880	1/2 - 1 Mile ESE
70	USGS40000831503	1/2 - 1 Mile South
71	USGS40000831504	1/2 - 1 Mile SSW
W72	USGS40000831524	1/2 - 1 Mile SSW
X73	USGS40000831960	1/2 - 1 Mile East
74	USGS40000831471	1/2 - 1 Mile South
X75	USGS40000831955	1/2 - 1 Mile East
Y76	USGS40000831728	1/2 - 1 Mile ESE
Y77	USGS40000831729	1/2 - 1 Mile ESE
Y78	USGS40000831730	1/2 - 1 Mile ESE
79	USGS40000831577	1/2 - 1 Mile SW
Y80	USGS40000831715	1/2 - 1 Mile ESE
81	USGS40000832257	1/2 - 1 Mile NE
Z82	USGS40000831652	1/2 - 1 Mile SW
AA83	USGS40000831858	1/2 - 1 Mile ESE
AA84	USGS40000831868	1/2 - 1 Mile ESE
Z85	USGS40000831636	1/2 - 1 Mile SW
Z86	USGS40000831653	1/2 - 1 Mile SW
Z87	USGS40000831654	1/2 - 1 Mile SW
88	USGS40000832277	1/2 - 1 Mile NNE
89	USGS40000831429	1/2 - 1 Mile SSW
AB90	USGS40000831472	1/2 - 1 Mile SSW
AB91	USGS40000831473	1/2 - 1 Mile SSW
AC92	USGS40000831599	1/2 - 1 Mile SW
AC93	USGS40000831597	1/2 - 1 Mile SW
94	USGS40000831689	1/2 - 1 Mile WSW
95	USGS40000831727	1/2 - 1 Mile ESE
96	USGS40000832258	1/2 - 1 Mile NW
AC97	USGS40000831598	1/2 - 1 Mile SW
98	USGS40000831867	1/2 - 1 Mile ESE
99	USGS40000832390	1/2 - 1 Mile North

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	NY0002856	0 - 1/8 Mile SE

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 3907446.2s

0 1/4 1/2 1 Miles

- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME: Commercial Properties ADDRESS: 985 Prospect Avenue Westbury NY 11590 LAT/LONG: 40.763 / 73.5609	CLIENT: Cashin Assoc. CONTACT: Brian Duggan INQUIRY #: 3907446.2s DATE: April 10, 2014 9:46 am

Copyright © 2014 EDR, Inc. © 2010 Tele Atlas Rel. 07/2009.

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
A1 SE 0 - 1/8 Mile Lower	Click here for full text details	FRDS PWS	NY0002856
A2 SE 1/8 - 1/4 Mile Lower	Click here for full text details	FED USGS	USGS40000831935
B3 SE 1/8 - 1/4 Mile Lower	Click here for full text details	FED USGS	USGS40000831913
B4 SSE 1/8 - 1/4 Mile Lower	Click here for full text details	FED USGS	USGS40000831893
C5 South 1/8 - 1/4 Mile Lower	Click here for full text details	FED USGS	USGS40000831859
C6 South 1/4 - 1/2 Mile Lower	Click here for full text details	FED USGS	USGS40000831839
D7 SSE 1/4 - 1/2 Mile Lower	Click here for full text details	FED USGS	USGS40000831820
D8 SSE 1/4 - 1/2 Mile Lower	Click here for full text details	FED USGS	USGS40000831819

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
D9 **SSE** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831806**
10 **ESE** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831934**
E11 **South** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831791**
12 **SSW** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831821**
E13 **South** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831748**
F14 **SSW** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831762**
G15 **SSE** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831776**
H16 **SSE** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831747**
I17 **SE** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831933**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
G18 **SSE** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831746**
H19 **South** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831731**
F20 **SSW** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831763**
F21 **SSW** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831777**
I22 **SE** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831838**
23 **South** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831716**
J24 **SSW** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831717**
K25 **SSW** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831686**
L26 **SSE** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831698**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
J27 **SSW** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831699**
L28 **SSE** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831685**
K29 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831677**
M30 **South** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831667**
J31 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831687**
N32 **SSE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831666**
O33 **East** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000832020**
P34 **WNW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000832042**
P35 **WNW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000832057**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
O36 **East** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000832021**
37 **SW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831700**
N38 **SSE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831634**
M39 **South** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831619**
Q40 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831651**
R41 **South** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831618**
N42 **South** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831617**
P43 **West** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000832043**
R44 **South** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831594**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
45 **SSE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831633**
Q46 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831635**
Q47 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831620**
S48 **South** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831576**
49 **ENE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000832062**
50 **SW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831688**
R51 **South** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831557**
S52 **South** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831558**
Q53 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831595**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
T54 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831596**
T55 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831559**
T56 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831560**
57 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831621**
58 **South** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831523**
U59 **South** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831521**
U60 **South** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831522**
61 **NE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000832156**
U62 **South** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831502**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
U63 **South** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831494**
V64 **NE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000832199**
V65 **NE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000832198**
V66 **NE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000832201**
V67 **NE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000832200**
W68 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831561**
69 **ESE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831880**
70 **South** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831503**
71 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831504**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
W72 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831524**
X73 **East** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831960**
74 **South** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831471**
X75 **East** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831955**
Y76 **ESE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831728**
Y77 **ESE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831729**
Y78 **ESE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831730**
79 **SW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831577**
Y80 **ESE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831715**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
81 **NE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000832257**
Z82 **SW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831652**
AA83 **ESE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831858**
AA84 **ESE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831868**
Z85 **SW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831636**
Z86 **SW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831653**
Z87 **SW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831654**
88 **NNE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000832277**
89 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831429**

GEOCHECK®- PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
AB90 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831472**
AB91 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831473**
AC92 **SW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831599**
AC93 **SW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831597**
94 **WSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831689**
95 **ESE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831727**
96 **NW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000832258**
AC97 **SW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831598**
98 **ESE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000831867**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
99 **North** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000832390**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: NY Radon

Radon Test Results

County	Town	Num Tests	Avg Result	Geo Mean	Max Result
NASSAU	GLEN COVE	6	2.53	2.15	5.5
NASSAU	HEMPSTEAD	350	1.19	0.86	8.3
NASSAU	LONG BEACH (CITY DESIGNATION)		0.25	0.2	0.4
NASSAU	N. HEMPSTEAD	164	1.61	1.2	7.5
NASSAU	OYSTER BAY	208	1.77	1.2	13.9

Federal EPA Radon Zone for NASSAU County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for NASSAU COUNTY, NY

Number of sites tested: 226

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area	0.640 pCi/L	98%	2%	0%
Basement	1.100 pCi/L	98%	2%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Freshwater Wetlands
Source: Department of Environmental Conservation
Telephone: 518-402-8961

HYDROGEOLOGIC INFORMATION

AQUIFLOW[R] Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

New York Public Water Wells
Source: New York Department of Health
Telephone: 518-458-6731

OTHER STATE DATABASE INFORMATION

Oil and Gas Well Database
Department of Environmental Conservation
Telephone: 518-402-8072
These files contain records, in the database, of wells that have been drilled.

RADON

State Database: NY Radon
Source: Department of Health
Telephone: 518-402-7556
Radon Test Results

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

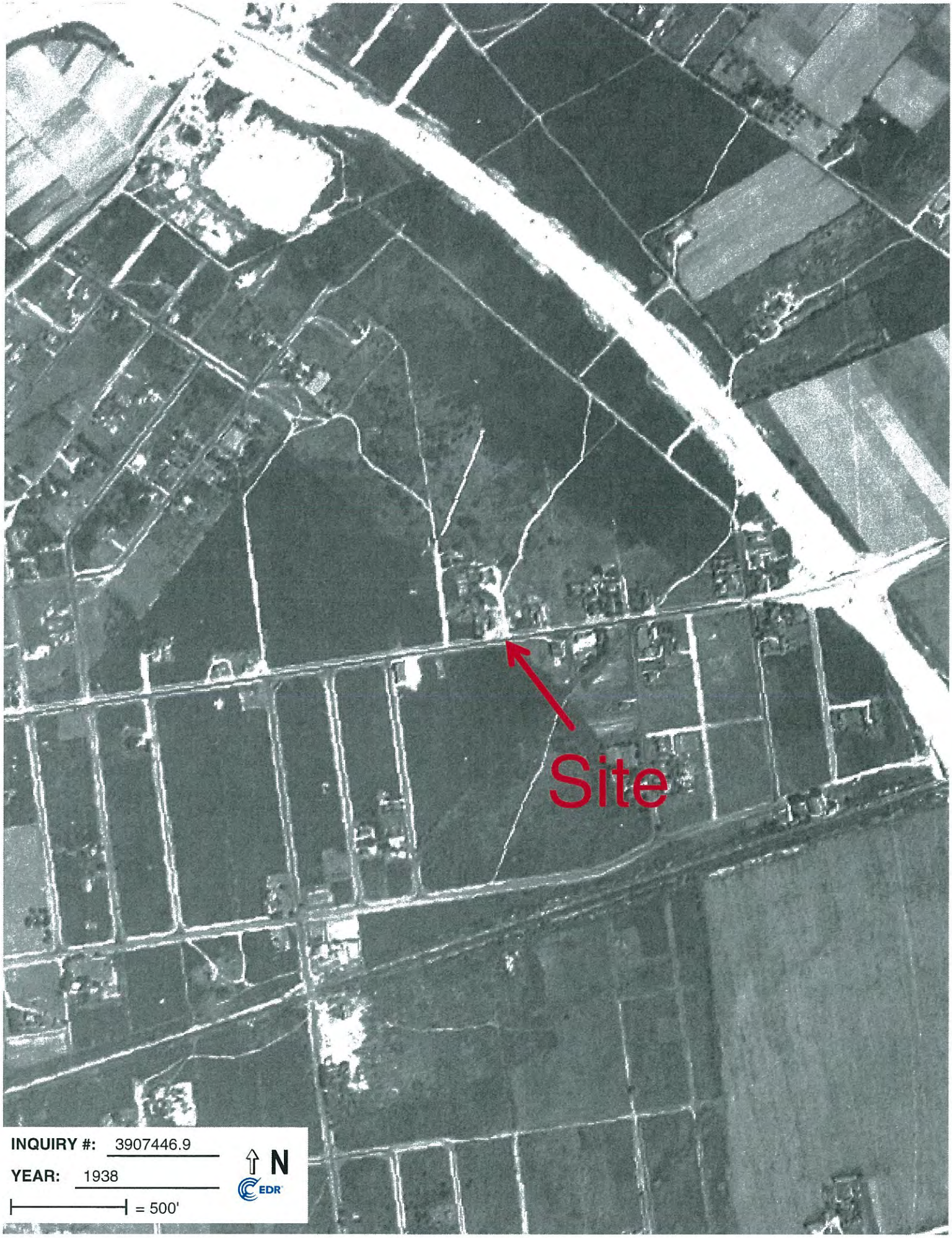
Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

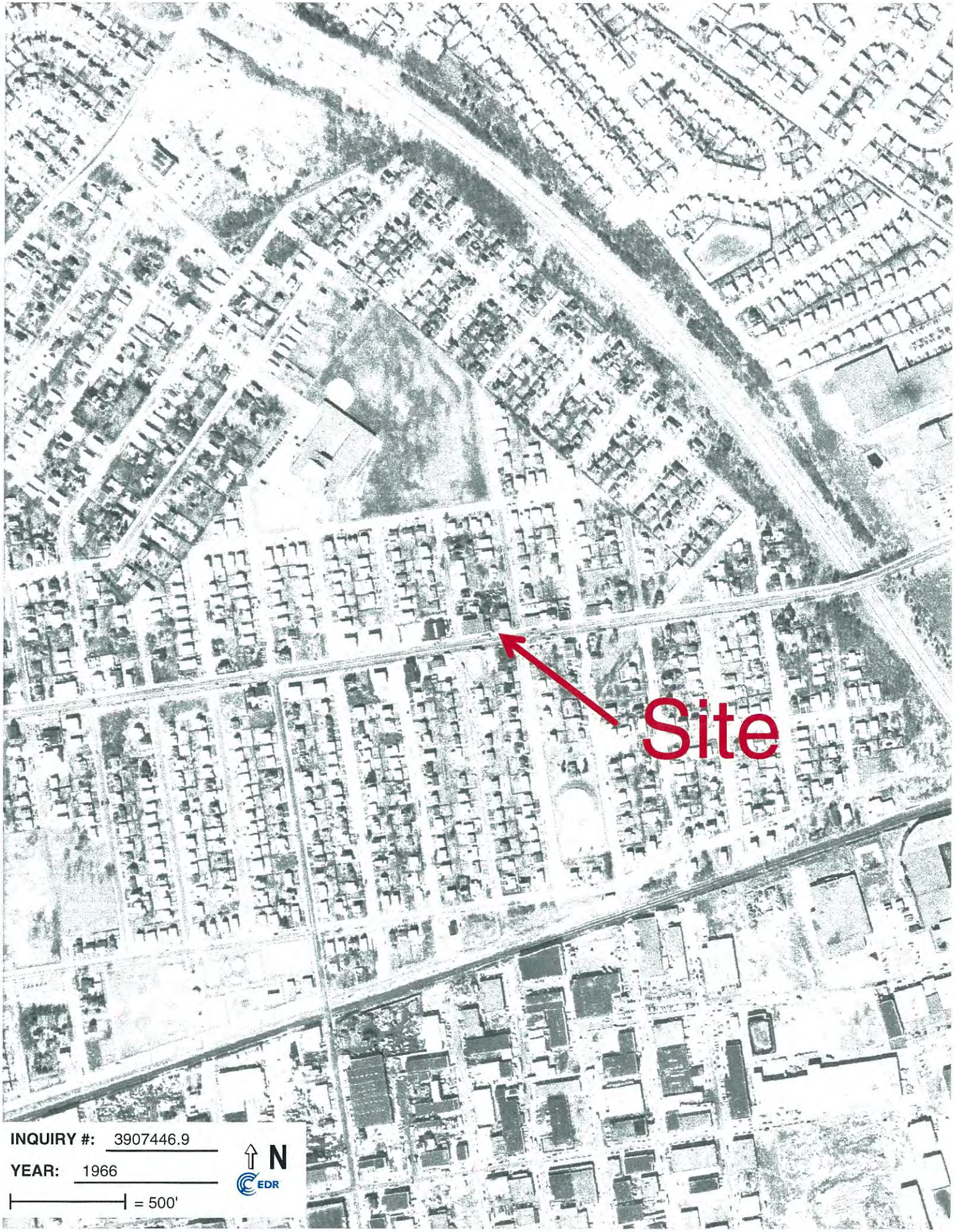
© 2010 Tele Atlas North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

APPENDIX V
HISTORICAL AERIAL PHOTOGRAPHS, HISTORICAL TOPOGRAPHIC MAPS AND CITY DIRECTORIES


Site
INQUIRY #: 3907446.9
YEAR: 1938
= 500'
N
EDR

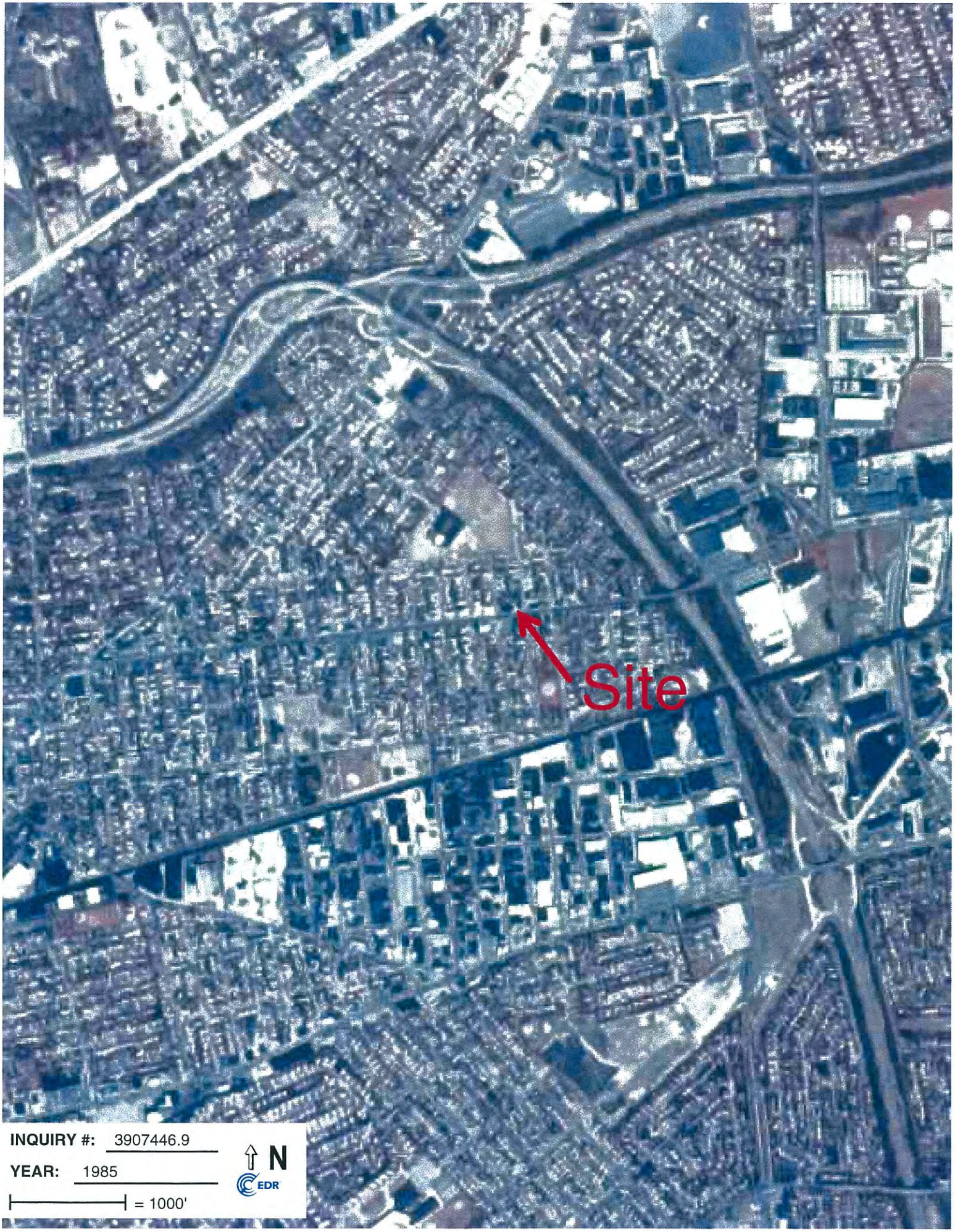
Site
INQUIRY #: 3907446.9
YEAR: 1953
= 500'
N
EDR

Site
INQUIRY #: 3907446.9
YEAR: 1957
= 500'
N
EDR


Site
INQUIRY #: 3907446.9
YEAR: 1966
= 500'
N
EDR

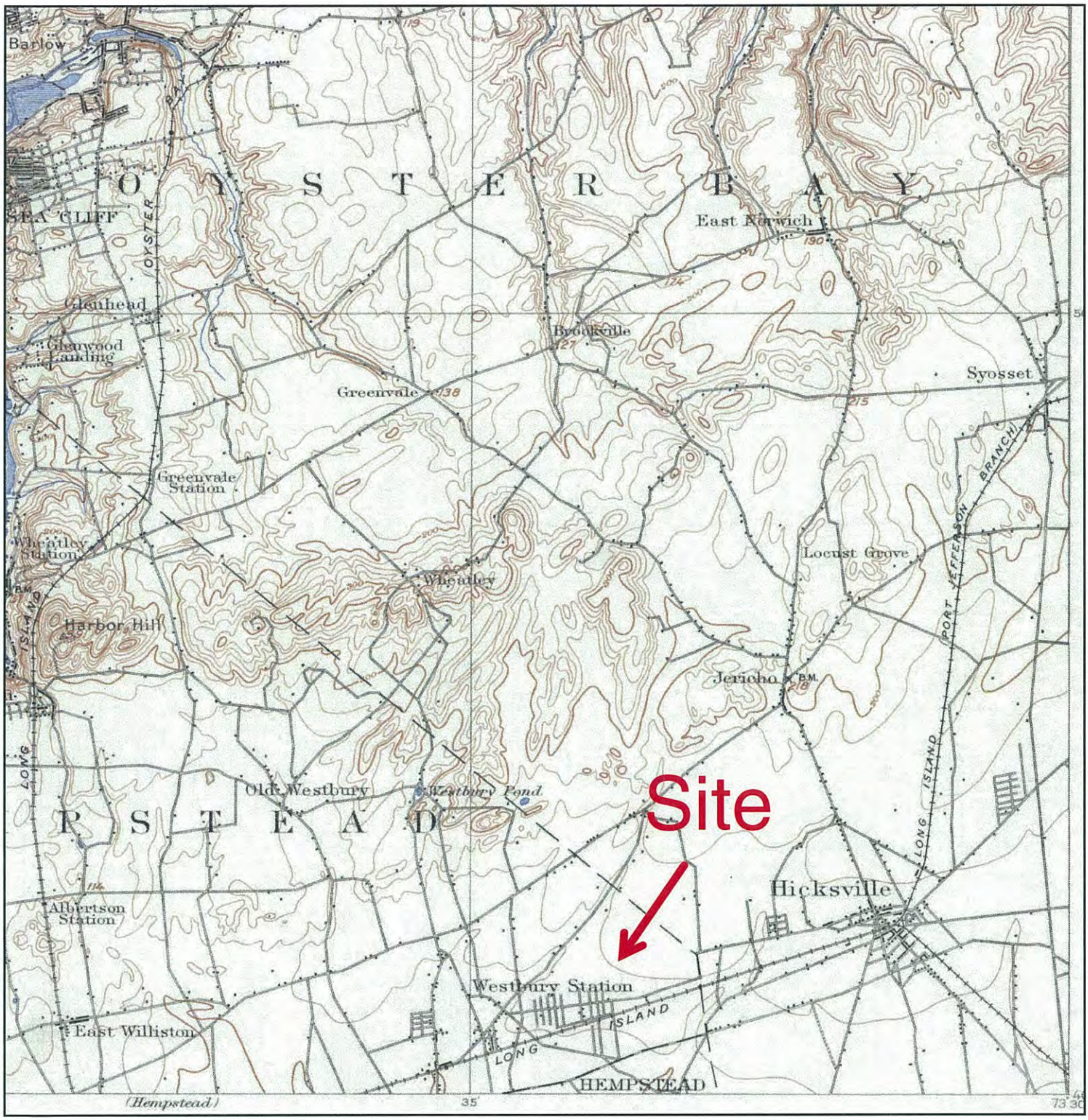
Site
INQUIRY #: 3907446.9
YEAR: 1974
= 500'
N
EDR

Site
INQUIRY #: 3907446.9
YEAR: 1980
= 500'
N
EDR


Site
INQUIRY #: 3907446.9
YEAR: 1985
= 1000'
N
EDR

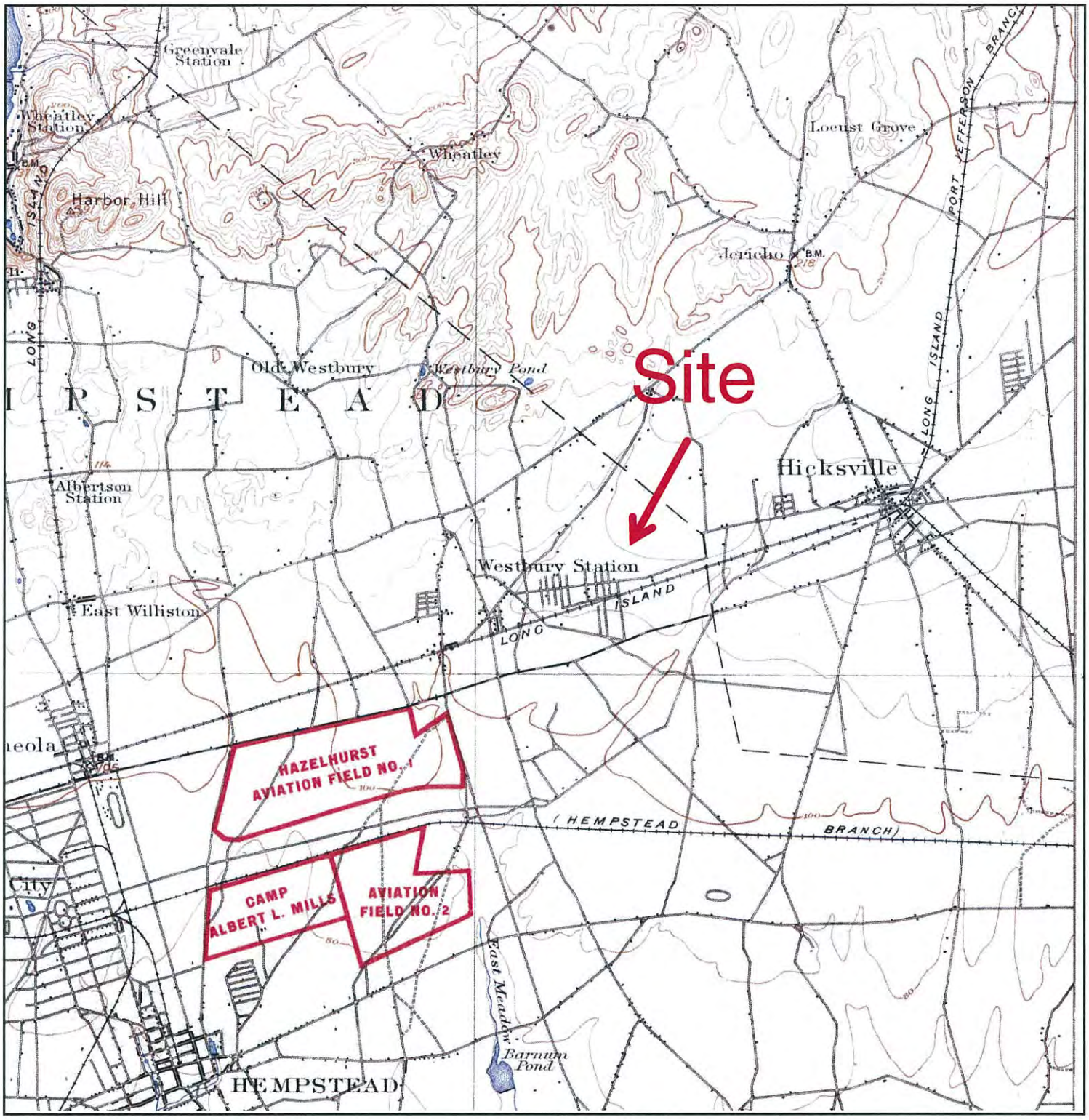
Site
INQUIRY #: 3907446.9
YEAR: 1994
= 500'
N
EDR

Historical Topographic Map



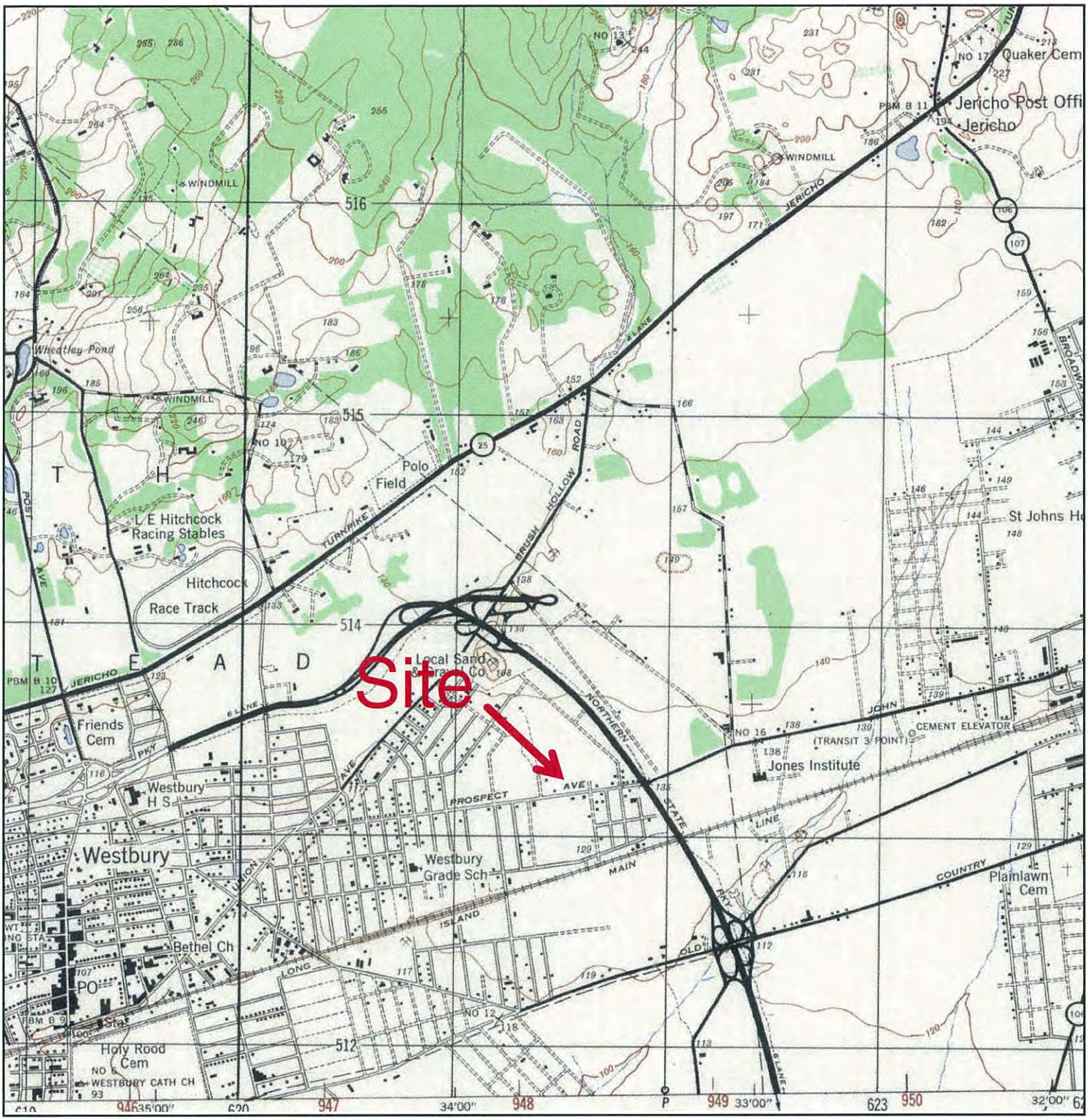
N	TARGET QUAD NAME: OYSTER BAY MAP YEAR: 1900 SERIES: 15 SCALE: 1:62500	SITE NAME: Commercial Properties ADDRESS: 989 Prospect Avenue Westbury, NY 11590 LAT/LONG: 40.763 / -73.5609	CLIENT: Cashin Assoc. CONTACT: Brian Duggan INQUIRY#: 3907446.4 RESEARCH DATE: 04/10/2014

Historical Topographic Map



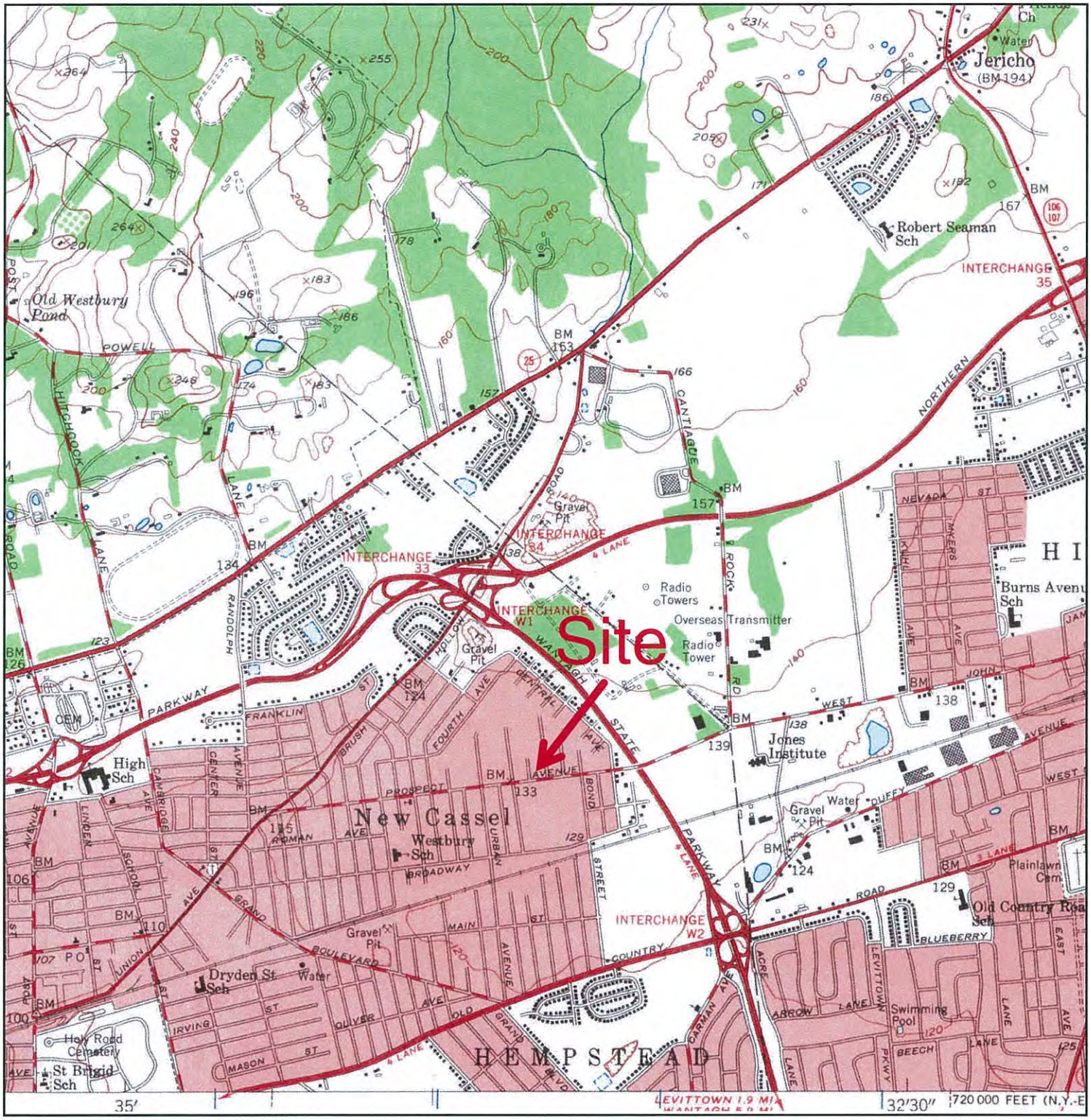
N	TARGET QUAD NAME: CAMP MILLS MAP YEAR: 1918 SERIES: 15 SCALE: 1:62500	SITE NAME: Commercial Properties ADDRESS: 989 Prospect Avenue Westbury, NY 11590 LAT/LONG: 40.763 / -73.5609	CLIENT: Cashin Assoc. CONTACT: Brian Duggan INQUIRY#: 3907446.4 RESEARCH DATE: 04/10/2014

Historical Topographic Map



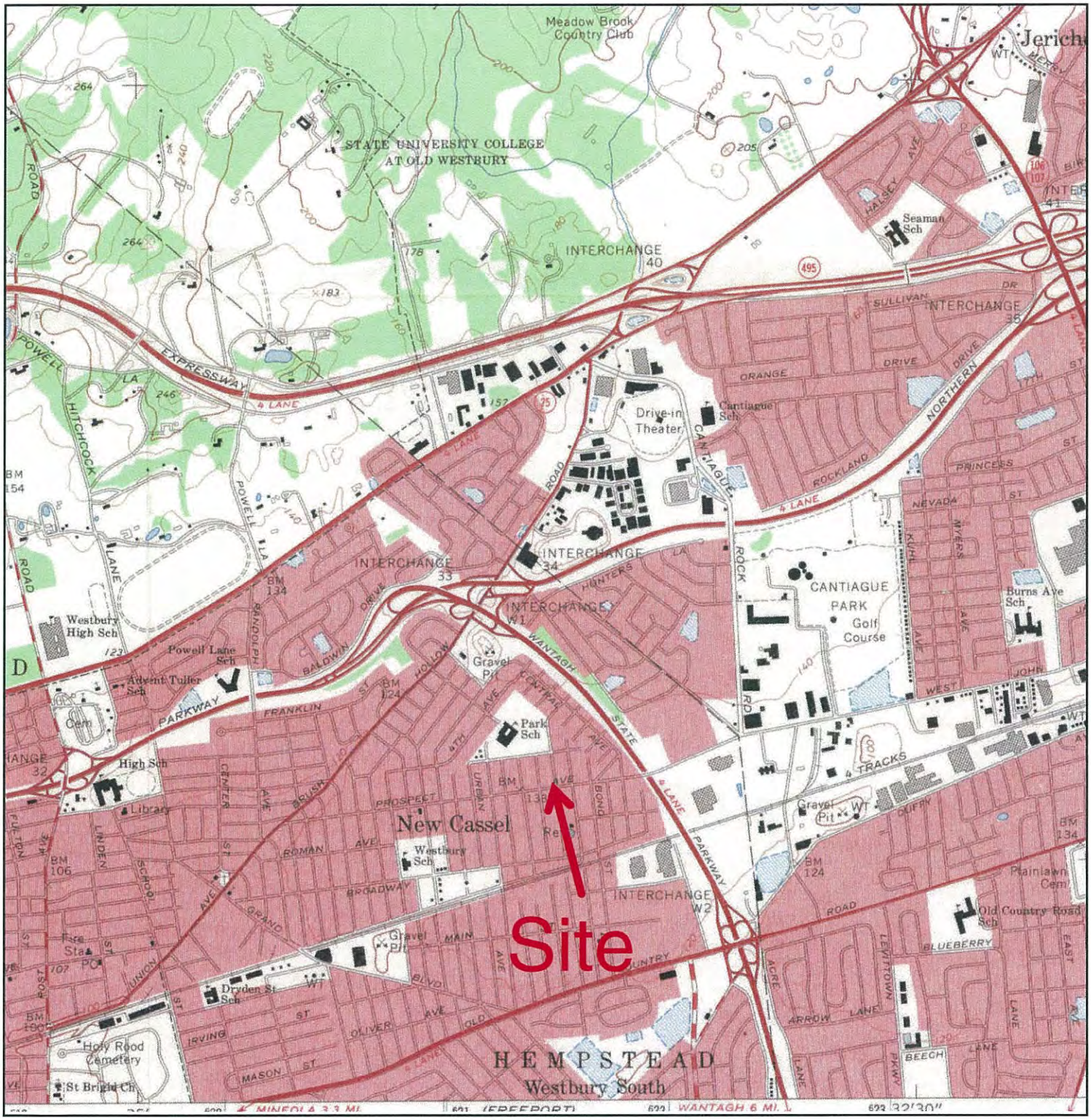
N	TARGET QUAD NAME: HICKSVILLE MAP YEAR: 1947 SERIES: 7.5 SCALE: 1:25000	SITE NAME: Commercial Properties ADDRESS: 989 Prospect Avenue Westbury, NY 11590 LAT/LONG: 40.763 / -73.5609	CLIENT: Cashin Assoc. CONTACT: Brian Duggan INQUIRY#: 3907446.4 RESEARCH DATE: 04/10/2014

Historical Topographic Map



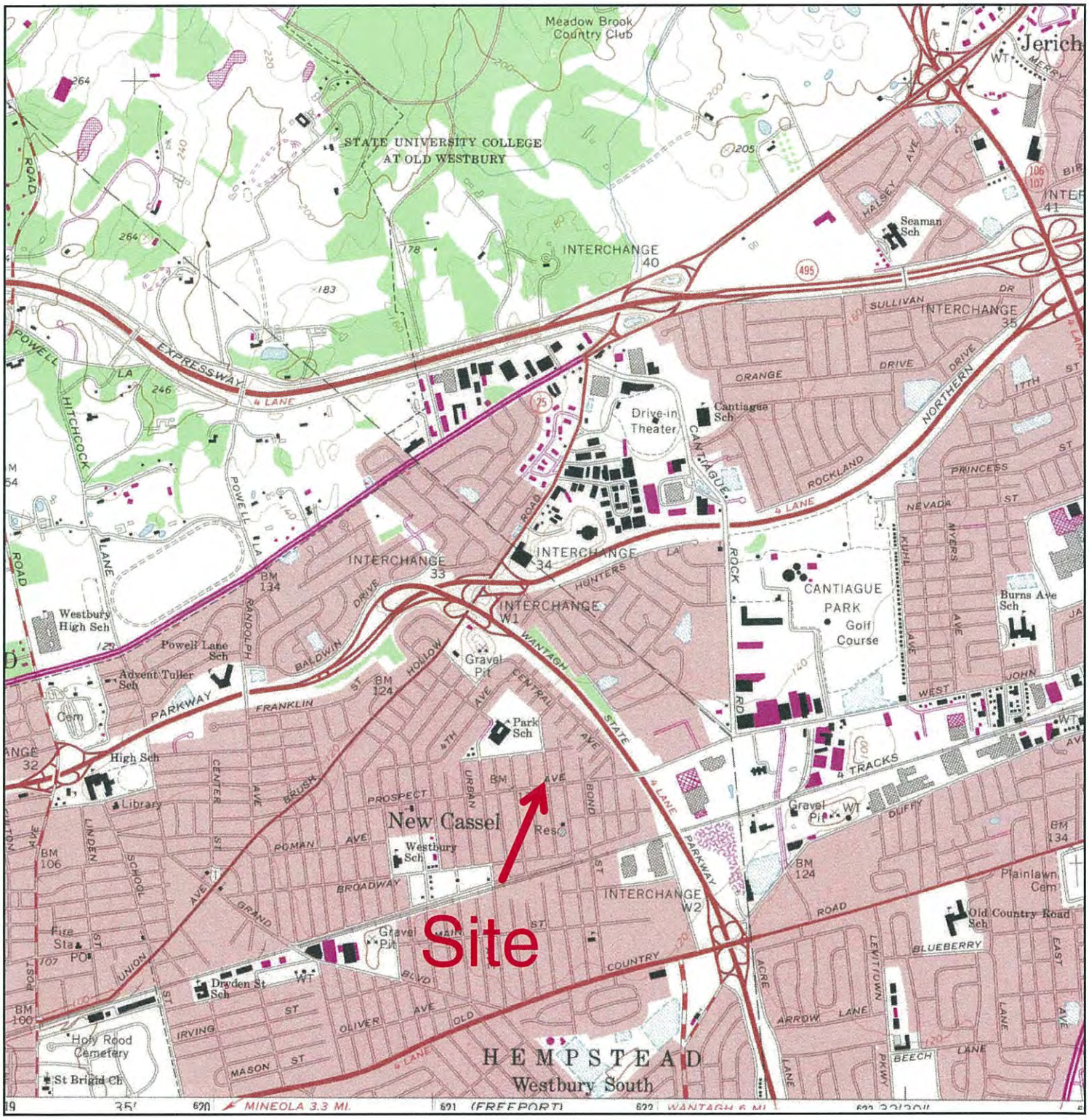
N	TARGET QUAD NAME: OYSTER BAY VICINITY BOTTOM MAP YEAR: 1954 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Commercial Properties ADDRESS: 989 Prospect Avenue Westbury, NY 11590 LAT/LONG: 40.763 / -73.5609	CLIENT: Cashin Assoc. CONTACT: Brian Duggan INQUIRY#: 3907446.4 RESEARCH DATE: 04/10/2014

Historical Topographic Map



N	TARGET QUAD NAME: HICKSVILLE MAP YEAR: 1967 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Commercial Properties ADDRESS: 989 Prospect Avenue Westbury, NY 11590 LAT/LONG: 40.763 / -73.5609	CLIENT: Cashin Assoc. CONTACT: Brian Duggan INQUIRY#: 3907446.4 RESEARCH DATE: 04/10/2014

Historical Topographic Map



N	TARGET QUAD NAME: HICKSVILLE MAP YEAR: 1979 PHOTOREVISED FROM :1967 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Commercial Properties ADDRESS: 989 Prospect Avenue Westbury, NY 11590 LAT/LONG: 40.763 / -73.5609	CLIENT: Cashin Assoc. CONTACT: Brian Duggan INQUIRY#: 3907446.4 RESEARCH DATE: 04/10/2014

Commercial Properties
989 Prospect Avenue
Westbury, NY 11590

Inquiry Number: 3907446.5
April 10, 2014

The EDR-City Directory Image Report

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction orforecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2013 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	*Target Street*	*Cross Street*	*Source*
2013	☑	☐	Cole Information Services
2008	☑	☐	Cole Information Services
2003	☑	☐	Cole Information Services
1999	☑	☐	Cole Information Services
1992	☑	☐	Cole Criss-Cross Directory
1987	☑	☐	Cole Criss-Cross Directory
1982	☑	☐	Cole Criss-Cross Directory
1975	☑	☐	Cole Criss-Cross Directory

RECORD SOURCES

EDR is licensed to reproduce certain City Directory works by the copyright holders of those works. The purchaser of this EDR City Directory Report may include it in report(s) delivered to a customer. Reproduction of City Directories without permission of the publisher or licensed vendor may be a violation of copyright.

FINDINGS

TARGET PROPERTY STREET

985 Prospect Avenue
Westbury, NY 11590

Year	CD Image	Source
PROSPECT AVE		
2013	pg A1	Cole Information Services
2008	pg A2	Cole Information Services
2003	pg A3	Cole Information Services
1999	pg A5	Cole Information Services
1992	pg A6	Cole Criss-Cross Directory
1987	pg A7	Cole Criss-Cross Directory
1982	pg A8	Cole Criss-Cross Directory
1975	pg A10	Cole Criss-Cross Directory
1975	pg A9	Cole Criss-Cross Directory

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

Target Street	Cross Street	Source
✓	-	Cole Information Services

PROSPECT AVE 2013

859	A 24 HOUR EMERGENCY LOCKSMITH
	EBENEZER BAPTIST CHURCH
863	E AVILA
881	NASSAU ELECRTIC LEAGUE
	NORTHERN ELECTRIC
887	AM LEGION POST 1861
907	TUEDS BEAUTY SUPPLIES
912	ALISTAIR ALEXIS
914	CHRIS BOYER
915	OCCUPANT UNKNOWN
916	PEDRO REYES
917	HERNANDEZ ROSAIDALIA
931	BONITA BROWNS
935	CHERYL ARMSTRONG
	FRANCIS LINTON
	NICKER CHARLES
	PATRICIA MCCALLUM
946	CASANDRAS BEAUTY SALON
	WHIZTECH TRAINING SERVICES INCORPORA
962	BETHANY SEVENTH DAY ADVENTIST CHURCH
979	WESTBURY GOSPEL TABERNACLE
985	E POWER
	J ANTHONY ENTERPRISES
	MEM CUSTOM TSHIRT
987	CATHERINE HEILIG
992	THE SALVATION ARMY
993	YOVANI DELI & PIZZA
995	ERNIES BARBER SHOP
	MY BEAUTY SALON DAISY
996	WELLINGTON BARBER SHOP
998	WESTBURY DELI INC
1001	LUCKYS
1004	WING WONG WESTBURY
1005	UPTOWN GRILL
1007	BENOITS COMMUNICATIONS
1009	FIRST CLASS CLOTHING
1011	LACAYE GROCERY STORE CORP
1015	TIMELESS BEAUTY SALON
1019	ROSE GROCERY STORE
1021	MAXS MAILS
1023	WESTBURY CHECK CASHING

Target Street	Cross Street	Source
✓	-	Cole Information Services

PROSPECT AVE 2008

863	E AVILA
	JOHN MILLER
	JOSE ULLOA
	JOSE VAZQUEZ
881	GREY STONE BUILDING & MAINTENANCE
	NORTHERN ELECTRIC
891	MICHAEL DEMESYEUX
	SARAH JONES
907	TUEDS BEAUTY SUPPLY INC
912	CAMILLE WILLS
915	JUAN BONILLA
916	ALBERCIO PINEDA
917	HERNANDEZ ROSAIDALIA
931	LYNN PEREZ
935	BETIS GALVEZ
	CHERYL ARMSTRONG
	FRANCIS LINTON
	JEAN CELESTIN
	PATRICIA MCCALLUM
946	WHIZTECH TRAINING SERVICES
962	BETHANY SEVENTH DAY ADVENTIST CHURCH
985	HOLD IT DOWN MUSIC & ENTERTAINMENT
992	THE SALVATION ARMY
995	ERNIES BARBER SHOP
	HEAD TO TOE BEAUTY PARLOR
1005	UPTOWN RESTAURANT NY INC
1007	BENOITS COMMUNICATIONS
	JEANDI CORP
1008	TOM MYERS PLUMBING & HEATING
1011	LACAYE GROCERY STORE
1015	TIMELESS BEAUTY SALON
1019	ROSE GROCERY STORE
1021	MAGGY VARIETY STORE
1023	CHECK MASTER

Target Street	Cross Street	Source
✓	-	Cole Information Services

PROSPECT AVE 2003

859	EBEN EZER BAPTIST CHURCH
	OCCUPANT UNKNOWN
	PHLDLPH CHRCH OF GOD & CHRST
863	JOSE VAZQUEZ
	MIGUEL BAZAN
865	NEW JRSLM CHRCH OF CHRST DOC
	OCCUPANT UNKNOWN
875	CAROLINE PATRON
881	FM EQUIPMENT RENTAL CORP
	GREY STONE BUILDING & MNTNNC
	JEAN DUCLOS
887	AMERICAN LEGION NEW CSL MMRL
891	ALMA PACHECO
	SARAH UTSEY
	ZANNIE JONES
907	OCCUPANT UNKNOWN
	TUEDS BEAUTY SUPPLIES
912	CAMILLE WILLS
914	JEAN BOYER
915	JOSE BONILLA
916	ROBERTS DORLEUS
931	RONNIE HUDSON
946	CASANDRAS BEAUTY SALON
	OCCUPANT UNKNOWN
	WHIZTECH TRAINING SVCES INC
962	BTHNY SVNTH DAY ADVNTST CHRCH
979	GOSPEL WESTBURY
985	OCCUPANT UNKNOWN
992	OCCUPANT UNKNOWN
993	M & C PIZZERIA INC
994	SALVADOR RODRIGUEZ
	STOP & GO MINI MARKET CORP
	WESTBURY STOP MARKET INC
995	ERNIES BARBER SHOP
	GODDESS BEAUTY SALON
	OCCUPANT UNKNOWN
997	FRITAILLE EXPRESS INC
	LAST STOP CARGO
1001	OCCUPANT UNKNOWN
1002	ELM TREE UNISEX
	OCCUPANT UNKNOWN
1004	CHEN WING HING INC
1005	OCCUPANT UNKNOWN
	ROMAN & ANN SOUL FOOD
1007	CLASSIC TOUCH FLOORING INC
	OCCUPANT UNKNOWN
1008	THOMAS MYERS
1009	GB TAXI SERVICE
	JOSEPH BOND
1011	LACAYE GROCERY STORE CORP

Target Street	Cross Street	Source
✓	-	Cole Information Services

PROSPECT AVE 2003 (Cont'd)

1011	OCCUPANT UNKNOWN
1015	OCCUPANT UNKNOWN
1019	OCCUPANT UNKNOWN
	ROSE GROCERY STORE
1023	WESTBURY CHECK CASHING

Target Street	Cross Street	Source
✓	-	Cole Information Services

PROSPECT AVE 1999

859	EBEN EZER BAPTIST CHURCH
	PHILADELPHIA CHURCH OF GOD AND CHRIST
865	NEW JERUSALEM CHURCH OF CHRIST DOC
881	TECHNICON SURIANO
887	AMERICAN LEGION NEW CASSELL MEMORIAL POST 1861
907	TUEDS BEAUTY SUPPLIES
912	OCCUPANT UNKNOWN
916	OCCUPANT UNKNOWN
935	OCCUPANT UNKNOWN
946	CASANDRAS BEAUTY SALON
962	BETHANY SEVENTH DAY ADVENTIST CHURCH
979	WESTBURY GOSPEL TABERNACLE
985	A & S ROOFING
992	DONALDS
	SALVATION ARMY
994	STOP & GO MINI MARKET
995	ERNIES BARBER SHOP
	HEAD TO TOE BEAUTY SALON
1001	LUCKYS MUSIC CENTER
	WESTBURY C D
1002	ELM TREE UNISEX
1004	CHEN WING HING INCORPORATED
1007	CLASSIC TOUCH FLOORING INCORPORATED
1008	MYERS THOMAS
1009	THE PLACE TO BE
1011	LACAYE GROCERY STORE CORPORATION
	TROPICAL MARKET
1019	G B TAXI SVCE
1021	MAGGY VARIETY STORE
1023	WESTERN UNION

Target Street	Cross Street	Source
✓	-	Cole Criss-Cross Directory

PROSPECT AVE 1992

765	. . . . .	NP	
801	Jackie Guyton	¤	997-7811
	Ella Ross	80	334-0158
	Vera Ross	90	333-8815
	★ V&H Liquors Inc . . .	74	997-8418
804	★ Genrl Trdg Co Nssm . .	83	333-8147
	★ Western Union	¤ ⊙	333-0147
805	Jean Calice	88	338-7736
806	. . . . .	NP	
813	Chas C Harrington . . .	90	997-1254
814	★ Lovely Ldy Bty Sln . .		334-9628
816	★ Prosher Rlty Corp . . .	83	333-2718
817	★ Dr P O De Speignes .	¤	333-3941
	★ Grab Inc	90	997-1855
	★ NW Cssl Cmm Ht Ln .	87	333-3847
821	G Little	84	997-4409
825	836 839	NP	
846	Lynda Medlock	80	333-3802
	G Randle	¤	333-7415
	★ Prospect Deli	87	334-0417
847	★ Century 21	83	997-3677
	★ H Monyak Aty	90	997-7900
848	Sabrina Sweeney	¤	334-7804
851	★ China King Kitchen . .	89	333-8833
853	★ P&E Markt	¤	334-0611
855	★ Prospect Cleaners . . .	77	334-9380
863	Barbara Miles	84	334-4391
865	★ New Generatn Chrch .	86	334-8388
875	Freddie Powell	86	997-2325
881	★ Technicon-Suriano . .	79	333-7819
887	★ New Cassell Memorl .	70	334-9364
891	Apartments		
	Joaquin B Flores	¤	334-3909
	Sarah Utsey	84	334-5576
1A	Mary Williams	84	338-4056
907	★ Tunds Beauty Supls . .	85	334-0844
915	Marcelino Bonilla	84	333-0650
916	. . . . .	NP	
922	Felicia Morris	¤	876-2029
931	Albert Hardy	67	334-8816
935	. . . . .	NP	
946	★ Cassndras Salon . . .	90	334-9136
	★ Dr E N Robinson . . .	78	334-1946
962	★ Bethany Seventh Dy .	73	997-4758
979	★ Westbury Gospel . . .		333-9144
987	. . . . .	NP	
992	★ Donalds	83	333-0750
994	★ Stop&Go Mini Mrkt . .	89	333-0557
995	Building		
	★ Ernies Barber Shop . .	87	997-8584
A	★ Head To Toe Bty Sl .	79	334-9303
997	★ Sonys Deli	¤	338-2813
999	1001	NP	
1004	★ China Garden	87	333-8383
1005	★ Big Daddys	¤	334-3735
1008	★ Thomas Myers	89	338-5734
1013	Henriot Sylverstre . . .	¤	333-1261
	Henriot Sylverstre . . .	¤	333-6157
1016	1019	NP	
1021	★ Maggy Varty Store . .	¤	334-2428
1023	Building		
25	★ Wstbry Check Cshng .	89	333-4210
25	★ Western Union	90	333-4412
1027	Käyne Labissiere	87	334-1238
1032	Jose Acevedo	90	338-5305
	Maria S Canales	-	876-8641
1036	James Bowens	-	334-6548
1037	Wesner Cesimir	¤	876-2161
	C Touffaint	-	876-9235
1041	Claude Thomas	85	333-7258
1042	M Cauiness	76	333-4913
1045	Jean Bravilus	-	338-2958
	Tercilia Lucate	¤	338-8303
1046	Apartments		
	Herbert Pegram	88	333-3848

Target Street	Cross Street	Source
✓	-	Cole Criss-Cross Directory

PROSPECT AVE 1987

			Lynda Medlock	80	333-3802
51	847	★J V Brown Brokrg	79		997-3077
99		★Century 21	83		997-3077
13		★B E Kirkland Aty	83		333-1361
53		Leonard G Watson	79		333-2943
95	848	S Davis	84		334-5615
02		M Washington	84		334-4969
04	851	★Sadies Kiychen		¤	334-7262
15	853	★A&E Food Markets	71		334-0611
	855	★Prospect Cleaners	77		334-9380
51	863	Barbara Miles	84		334-3515
98		E Reid		¤	333-7131
64		D Rose	84		997-3602
98	868	★F&S Auto Repair		¤	997-4687
63		★Westbury Taxi Co	84		333-2222
40		★Westbury Taxi Co	84		997-3836
67	881	★Technicon-Suriano	79		333-7819
76	887	★New Cassell Memori	70		334-9364
	891	M Hankerson	84		334-7099
54		Sarah Utsey	84		334-5576
54		Mary Williams	84		338-4056
58	907	★Tuads Beauty Supls		¤	334-0844
64	914	★L&J Discount	82		997-8686
21	915	Jose Bonilla		¤	334-3792
67		Marcelino Bonilla	84		333-0650
43	916	Wilner Lebrun		¤	333-5491
67	921	★Paces Place	81		334-9844
39	922		NP		
58	931	Albert Hardy	67		334-8816
	935		NP		
72	946	★Dr Jesse J Pone	78		334-5151
		★Dr E H Robinson	78		334-1946
21	962	★Bethany Seventh Dy	73		997-4758
99	979	★Westbury Gospel			333-9144
99	983	★Diesel Chemical		¤	334-6446
83		★Diesel Metal		¤	334-6446
[illegible]		David S Lewis		¤	334-6446
96	987		NP		
98	992	★Donalds	83		333-0750
42	994	★Hargetts Grocery	84		334-7853
42	995A	★Head To Toe Bty Sl	79		334-9303
42	997	A Rev Benod Durham		¤	333-0145
51	1002	★Casandras Salon	80		334-9136
94	1004	★China Garden	84		333-8383
15	1008	★Myers Fuel Oil Co	73		333-6667
	1009	★Earl May		¤	333-9696
82	1016	C G Cunningham	84		333-2260
39	1017	★Charlies Taxi	83		334-2920
48		★Maintenance Master			334-3722
		★Mineola Wndo Clng			334-3722
29		★Power Aprts Co			334-3722
89	1019	Ernestine Vidtor		¤	338-4736
09	1027	1032	NP		
40	1036	Antonio Aguerre		¤	338-4888
77		Gina Montgomery		¤	338-4912
32		S Montgomery	83		333-2865
71	1041	Claude Thomas		¤	333-7256
74	1042	M Cauiness	76		333-4913
50	1045	Edward Capers	65		333-4967
55	1046	Lloyd Wilds		¤	334-2709
21	1055	Vivian Bailey	84		997-5324
52	1057	1059	NP		
11	1062	Bernard E Lloyd	76		334-2941
97		Yves Louis		¤	334-1560
53		Burton O Woodhouse		¤	333-8822
64		M Zethir		¤	333-7753
95	1101	★Metallizing Engnrg			334-1300
99		★Metco Inc			334-1300
		★Perkin-Elmer	83		334-1300
28	1194	★King Mntnce		¤	997-3911
66		★RCR Truck Wshng	84		997-7334
07	1196	★Adult Ed Occptnl	82		997-5419
18		★BCES Adult High	82		747-3665

Target Street	Cross Street	Source
✓	-	Cole Criss-Cross Directory

PROSPECT AVE 1982

817	M Miller		
	Lugenia Russell	#	333-[illegible]
821		NP	
822★	Jeremh Bpt Ch Yth		997-9108
825	G L Marshall Jr	69	334-2927
839	Charles Wallace	#	997-7826
845★	Barakat Food Mkt		334-2949
	Lynda Mediock	80	333-3802
847★	J V Brown Brokrg		997-3677
	Leonard G Watson	79	333-2943
	B Gennie Hoursey	80	997-7252
848		NP	
851★	Bobbys Steak&Take		334-9482
853★	A&E Food Markets		334-0611
855★	Prospect Cleaners		334-9380
856★	Westbury Pnt Chuch		334-9408
859	Rev Boyd English	75	334-9263
863	R Bennett	75	333-7342
	J Depre		334-4724
875★	Kuzuri Youth Cntr		333-9262
★	Target Youth Cntr		333-9262
881★	Technicon-Suriano		333-7819
	Suriano Technicon	79	334-9712
887★	New Cassell Memori		334-9364
891		NP	
907★	B P Mobile Signs		333-4266
★	Prospect Auto Repr		334-6377
915		NP	
916	Sydney R Allied	#	333-9898
921★	Paces Place	#	334-9844
922	Dorett Thomas	-	997-7105
931	Albert Hardy	67	334-8816
935	B Thomas	#	997-5720
946★	Dr Jesse J Pone		334-5151
★	Dr E H Robinson		334-1948
962★	Bthny Synth Dy Adv		334-9246
★	Bethany Seventh Dy		997-4758
979★	Westbury Gospel		333-9144
987	M Hairston	79	997-5474
982★	Donald Lewis		333-0750
994★	Hargetts Grocery		334-9395
995A	Head To Toe Bty Sl		334-8303
997★	Outlaws Cleaners		334-9412
1002★	Casandras Salon		334-8136
1008★	Myers Fuel Oil Co		333-6667
1016A	M McClamb	#	333-5875
1017★	Maintenance Master		334-3722
★	Mineola Wndo Clng		334-3722
★	Power Aprts Co		334-3722
1019	1027 1032	NP	
1036	Oscar Davis	#	997-5956
	Hildred Otto	79	997-9876
1041		NP	
1042	M Cauiness	76	333-4913
1045	Edward Capers	65	333-4967
1046	1055 1057 1059	NP	
1062	Marie Isabell	76	334-3108
	Bernard E Lloyd	76	334-2941
1101★	Metallizing Engnrg		334-1300
★	Metco Inc		334-1300
1194★	Meladen Equipt Crp	#	997-5176
1196★	Bcesnc County Cntr		997-5410
★	Brd Coop Ncode CMP		334-1770
★	Board Coop Ed		334-7820
No # ★	King Kullen Groc		333-7100
No # ★	New Cassel Market		333-0147
No # ★	J Pickameny Grocr		333-0147
	63 Residence	46	Business

PROSPECT AVE 11508

Target Street	Cross Street	Source
✓	-	Cole Criss-Cross Directory

PROSPECT AVE 1975

```
805  EDWIN DOVE          2 3337939
     MRS ALEX ROBERTSON   3341848
806  EMMA WASHINGTON     3 9974174
813                     NP
814  JAMIE KNIGHT        3 9974371
    *LOVELY LDY BTY SLN   3349628
     ROSETTA MORRISON    ¤9974072
816                     NP
817  ANN THOMAS          ¤9977261
821  MRS JOYCE MATHIS    3 9974177
822*RALPHS BARBER SHOP    3349772
825  G L MARSHALL JR     9 ED42927
839  L R POWELL          ¤9974542
846*BARAKAT FOOD MKT     ¤3342949
847*JOHN V BROWN INS      9973677
848                     NP
851*EDDIES STEAK&TAKE     3349482
853*A&E FOOD MARKETS      3340611
863  J DEPRE              3344724
868*BRIDGES AUTO REPR    ¤3331381
875*WESTBRY YOUTH&YNG     3339262
881*ANLO CONSTR CO INC    9977893
887*NEW CASSELL MEMORL    3349364
891  E CAMPS             2 9975162
907*MAU-FEN-GATORS INC    3349872
    *MAU-FENGATORS INC    3349649
914*DAVID BROWN ATTY      3331232
    *COMMUNITY FUNDG CO   3349662
915  PETER MUDRY         9 9978652
921*NEW CASSEL RESTRNT    3349844
922                     NP
931  ALBERT HARDY        7 3348816
946                     NP
962*BTHNY SVNTH DY ADV    3349246
    *BETHANY SEVENTH DY   9974758
970*NEW CASSEL INN        3349838
979*C&D AUTO&TRUCK REP    ED48377
    *WESTBURY GOSPEL      3339144
987*GOLDEN AGE NUTRITN   ¤9974303
     CHARLIE MARSHALL    9 3348394
992*CLUB PROSPCT HVN      3349647
    *DONALD LEWIS         ED30750
```

OR PHOTOCOPIED, IN ANY MANNER WHATSOEVER EXCEPT AS

Target Street	Cross Street	Source
✓	-	Cole Criss-Cross Directory

PROSPECT AVE 1975

```
L10 * Map Lu.....

  993*PROSPECT AUTO SUPL¤997
     *TER AUTO PARTS INC 334
  994*NEW CASSEL VARIETY 334
  995*ERNIES BARBER SHOP¤334
     ABLANCHE BTY BOX    334
  997*OUTLAWS CLEANERS   334
     ALEROY EDMOND       334
  998*PAL LAUNDRMT CORP  334
 1002*R&M DRUGS INC      334
 1003*F L HOLLAND ENTPRS 334
 1008 RENA JACKSON      -997
     *A A MERZ PLTG EQPT ED4
     *MYERS FUEL OIL CO  333
 1011*UPSHURS&JAMES MKT  334
 1016 REV BOYD ENGLISH 8 334
      ROBERT STEVENSON 3 997
 1017*INTRCNTY WNDW CLNR 334
     *MAINTENANCE MASTER 334
     *MINEOLA WNDO CLNG  334
     *POWER APRTS CO     334
 1027 EMANUEL HAMILTON 8 333
 1032 ROBERT JACKSON   2 333
 1036 GILBERT FAGGART  -997
 1041 EDWARD MCCAIN    1 334
 1042                 NP
 1045 EDWARD CAPERS    5 ED3
 1046 DELANCY BOWDEN    ¤997
 1055                 NP
 1057 JAMES W BLOXSOM  1 333
 1059 BERNICE PERKINS   ¤997
 1101*METALLIZING ENGNRG 334
     *METCO INC          334
 1196*COUNTY CENTER      997
     *NASSAU EDUC RESRCE 997
 1200*PRD ELECT CORP     334
     *PRD ELECTRONICS    334
NO  #*KING KULLEN GROC   333
NO  #*NEW CASSEL MARKET  ED3
NO  #*J PIDKAMENY GROCR  ED3
NO  #*WSTBRY PENTECOSTAL 334
     48 RESIDENCE     54 BUSINES

     PROSPECT AV          1159
*****************************
     WOODMERE PO
```

APPENDIX VI
ENVIRONMENTAL INSPECTION CHECKLIST

ENVIRONMENTAL INSPECTION CHECKLIST

PROPERTY IDENTIFICATION:

Address: 989 Prospect Avenue Loan / Tracking #: _____

City, State: New Cassel, N.Y. Zip Code: 11590

NEIGHBORHOOD INFORMATION:

Did you observe any of the following present or former uses within the specified distances from the subject?	YES	NO	DISTANCE/NOTES
Gas Station (1/8th mile):	☐	☒	
Auto Repair, Tune up, Dealer Facility (1/8th mile):	☐	☒	
Dry Cleaner, Hardware, Paint Store (1/8th mile):	☒	☐	
Main Line or Spur Railroad Track (1/8th mile):	☐	☒	See Report
Oil or Gas Well, Pump, or Tank (1/2 mile):	☒	☐	
Oil Refinery or Bulk Oil Storage Facility (1/2 mile):	☐	☒	
Industrial/Warehouse Zoning or Uses (1/2 mile):	☒	☐	
Truck, Tanker, or Freight Terminal (1/2 mile):	☒	☐	
Military Installation (1 mile):	☐	☒	
Airport (1 mile):	☐	☒	
Waste Disposal Site, Dump, Landfill (1 mile):	☒	☐	
Other (specify):	☐	☒	
Do any of the indicated sites have a negative effect on the market value of the subject property?	☐	☒	

SITE INFORMATION:

Did you observe any of the following characteristics for the subject property?	YES	NO	UNK	NOTES
Zoned for Industrial or Commercial:	☐	☐	☐	
Former Gas Station, Dry Cleaner, or Paint Store:	☐	☐	☐	
Former Landfill or Dump Site:	☐	☐	☐	
Drums or Containers with Unknown Contents w/in 100 ft.:	☐	☐	☐	
Auto or Marine Batteries on Unpaved Areas:	☐	☐	☐	See Report
Foul Odors from Soil or Water:	☐	☐	☐	
Distressed or Discolored Vegetation:	☐	☐	☐	
Paints, Solvents, Acids, or Pesticides (more than household amounts):	☐	☐	☐	
Leaking Electrical Transformers within 50 feet:	☐	☐	☐	
Underground or Above Ground Storage Tanks:	☐	☐	☐	
Is the Subject Served by a Private Water Well or a Septic/Waste Water Treatment System:	☐	☐	☐	
Other Observations of Potential Environmental Hazards:	☐	☐	☐	

STRUCTURE INFORMATION FOR PROPERTIES BUILT BEFORE 1980:

If the subject property contains the following items, does their condition show damage in need of repair?	YES	NO	N/A	NOTES
Spray-Applied Fireproofing or Acoustical Ceiling:	☐	☐	☐	
Pipe and Elbow and/or Duct Insulation:	☐	☐	☐	
Ceiling Tiles:	☐	☐	☐	See Report
Transite-type Exterior Siding or Roofing:	☐	☐	☐	
Is there evidence of water intrusion and/or mold growth?	☐	☐	☐	
For improvements built before 1978, is there evidence of significant peeling, cracking, chipping or chalking paint on interior or exterior surfaces?	☐	☐	☐	

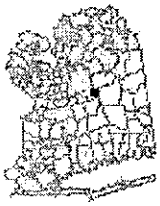
VALUE If a potential hazard is on, or a hazardous site is in proximity to, the subject property, is the property value of similarly affected properties the: SAME AS _____ or LESS THAN _____ other properties in the area which are not similarly affected?

MARKETABILITY If a potential hazard is on, or a hazardous site is in proximity to, the subject property, is the effect on marketability considered: MINIMAL _____ or SUBSTANTIAL _____ based on the number of sales in the last six months of similarly affected properties in the area?

HEALTH RISKS Do you recommend further inspection by a qualified environmental professional due to potential hazards representing a possible immediate health risk? YES_____ NO _____.

NAME: Brian Duggan SIGNATURE: _____ DATE: 4/18/14

APPENDIX VII
PROPERTY AND BUILDING DOCUMENTS



Places
Zip Code
Roadway
County
Federal
State
Other
Lot Lines
Parcel Lines

Prepared By:
Print Date: 4/15/2014

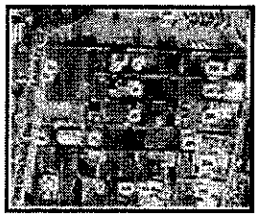
Department Home | Property Search | Map | S

Section 11 **Block** 010 **Lot** 46 **Condo** **Unit** **Town** North Hemps

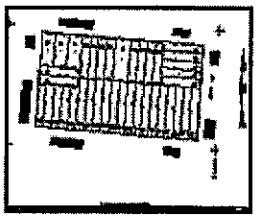
Address 987 Prospect Ave, Westbury, 11590

Village **School** Westbury - 1

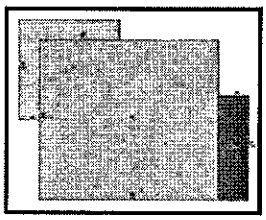
Enlarge photos



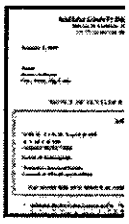
View Area Maps



View Tax Maps



View Property Sketch



View Corr

Values | General and School Taxes | Property Description | Recent Sales | Class 1 FAQ

View:

Values Used For This Class IV Property:	School ('13-14) and County/Town '14'	School ('14-15) and County/Town '15'	School ('15-16) County/Town '
Fair Market Values	$100,700	$100,700	$1C
Level of Assessment (% of Market Value)	1%	1%	
Final Assessed/ Tentative Assessed Value	1,007	1,007	
***Transitional Assessed/ Tentative Transitional Assessed Value**	1,006	1,007	
Tax Roll Status	**Final as of 5/1/13**	**Final as of 4/1/14**	**TENTATIVE 1/**
Taxable Status Date	January 2, 2012	January 2, 2013	January 2,

*Indicated Value may include Transitional Assessed value. The assessed value for Class II and Class IV properties (excluding new construction and renovations) will be phased in by equal amounts over a five ye period.

View Appeals Process	ARC	SCAR	CERTIORARI

View Value Changes To Current, Prior or Tentative Assessment Roll

© Nassau County Department of Assessment **Click Here to Print Screen in Landscape**

Roll Year	2015-2016	**Liber & Page (Deed#)**	12195 0847
		Land Category	Community Services
Property Size Code		**Land Title**	Town
Property Class Code	652.74	**Land Description**	
Item Number		Town	
NYS School Code	282201		
NYS SWIS Code	282289	**Lot Grouping**	
	View Property Record Cards 1938-1985		

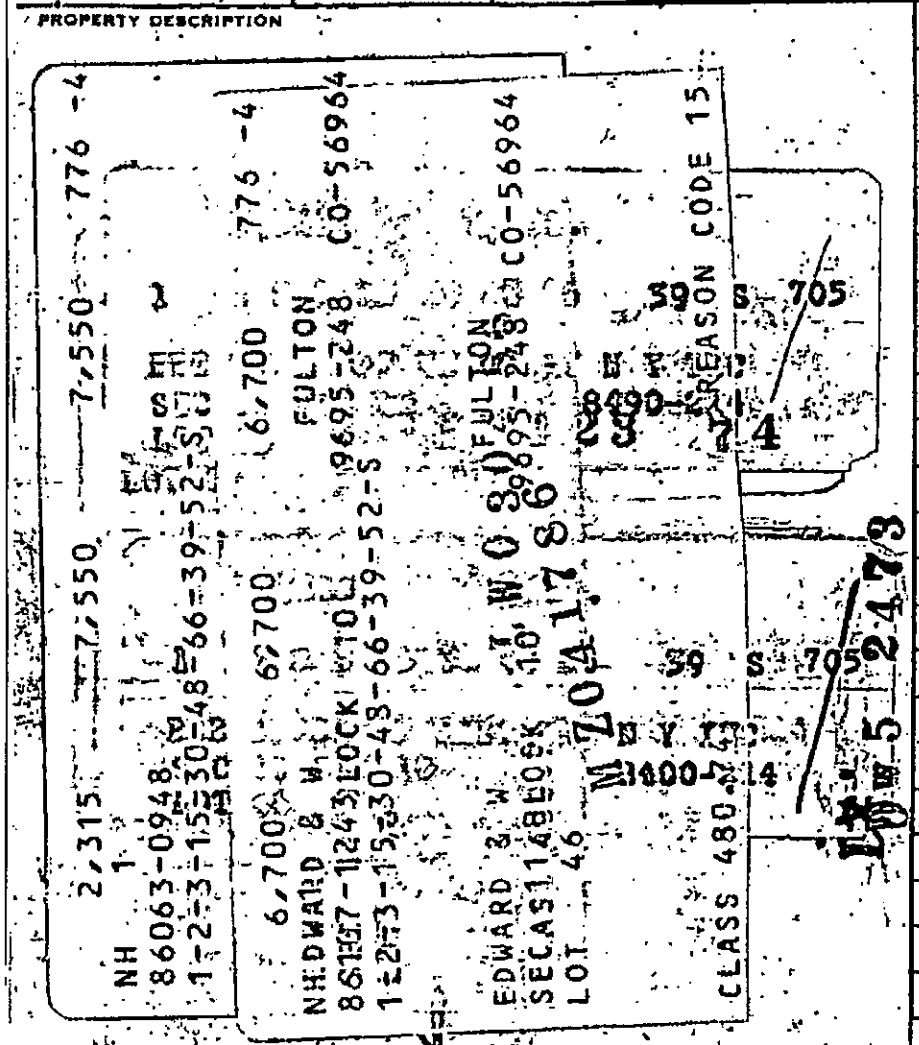
Building Detail

BLD	Built	Grade	Structure	Area	SF	Stories	Floors	Units	Use

WESTBURY MAY 10 1989

SECTION	BLK.	LOT	ADDRESS	CARD No.
11	10	46	987 PROSPECT AVE	4 ✓

PROPERTY DESCRIPTION



REMARKS

LOTS 46 APPORTIONED 1966 5696 4 5/14/66

LOTS 46 APPORTIONED 1963 5696 4 5/14/63

10X34X97X40 → 13 ✓

62	LAND	1215
19	BLDGS.	5255
	TOTAL	6450
63	LAND	1215
19	BLDGS	5255
	TOTAL	6450
67	LAND	2315
19	BLDGS.	5255
	TOTAL	7550
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	

ASSESSMENT SUMMARY

15 MI S LAND RECORD

NO UTILITIES		LOW	
NO SEWER		HIGH	
NO WATER		ROUGH	
NO GAS		ROCKY	
NO ELECTRICITY		SWAMPY	A ✓
		HILLSIDE	
NO STREET		WOODED	
DIRT STREET		BRUSH	
SEMI IMPROVED ST.		TILLABLE	
NO SIDEWALK			

A-6 K-7

LAND VALUE COMPUTATIONS

FRONTAGE FIGURED	AVERAGE DEPTH	UNIT PRICE	UNIT PERCENT	FRONT FT. PRICE	COR. INFL.	TOTAL	$ DEPR.	VALUE
~~50~~	~~92~~	~~25~~	~~97~~	~~24.25~~		~~1213~~		
50	92 ✓	45	97	43.65	13 ✓	2315		

ASSESSMENT RECORD NASSAU COUNTY, NEW YORK

FORM · AR30 · 20M · 4/60

OCCUPANCY	CONSTRUCTION	SIZE	GRADE	AGE	REMODL'D	COND.	PHY. DEP.	FUNCT. DEP	REPL. VALUE	PHYSICAL VALUE	SOUND VALUE
									TOTAL		

FOUNDATION	
CONCRETE WALLS	
CEMENT BLK. WALLS	
BRICK WALLS	
STONE WALLS	
PIERS	

BASEMENT AREA		
¼	½	¾

EXTERIOR WALLS	
CLAPBOARDS	
COLONIAL SIDING	
SINGLE SIDING	
WOOD SHINGLES	
COMPO. SHINGLES	
STUCCO ON FRAME	
STUCCO ON TILE OR C.B.	
FACE BRICK VENEER	
FACE BR. ON TILE OR C.B.	
COM. BRICK VENEER	
COM. BR. ON TILE OR C.B.	
SOLID COM. BRICK	
STONE VENEER	
SOLID STONE	
ROOF INSULATION	
BLANKET INSULATION	

ROOF TYPE	
HIP.	GABLE
MANSARD	FLAT
GAMBREL	

ROOFING	
ASPHALT SHINGLE	
WOOD SHINGLE	
ASBESTOS SHINGLE	
SLATE—STD. WT.	
SLATE—HEAVY	
TILE	
METAL	
COMPOSITION	

FLOORS	B	1ST	2ND	3RD
CEMENT				
EARTH				
PINE				
HARDWOOD				
SINGLE FL.				

ATTIC & BSMT. FIN.	
ATTIC FL. & STAIRS	
FIN. ATTIC AREA	
FIN. BSMT. AREA	
RECREATION RM. BSMT.	
GARAGE IN BSMT.	

ROOMS	
BSMT.	1ST
2ND	3RD

INTERIOR FINISH	1ST	2ND	3RD
PINE			
ENAMELED			
CHESTNUT			
HARDWOOD			
WALL BOARD			
MATCH BEAD			
UNFIN. INT.			

HEATING	
STEAM	
HOT WATER	
VAPOR	
AIR COND.	
HOT AIR	
PIPELESS	
NO HEATING SYST.	
OIL BURNER	
COAL STOKER	
GAS BOILER	

FIREPLACES	
FIREPLACE STACKS	
FIREPLACES	
ARTIFICIAL FIREPLACE	
INCINERATOR	

LIGHTING	
NO ELECTRIC LTG.	
GAS LIGHTING	
PRIVATE LTG. SYST.	

MEASURED
LISTED
AREA COMP.
PRICED

PLUMBING	
BATHROOMS	
STALL SHOWER BATH ROOM	
STALL SHOWER EXTRA	
TOILET ROOMS	
WATER CLOSET EXTRA	
LAVATORY EXTRA	
SINK EXTRA	
SEPTIC TANK OR CESSPOOL	
DRILLED WELL	
PRIVATE WATER SYST.	
WATER ONLY	
NO PLUMBING	

TILING	
BATH FLOOR & WAINSCOT	
BATH FLOOR & WALLS	
BATH FLOOR ONLY	
TOILET RM. FL. & WAINS.	
TOILET RM. FL. & WALLS	
TOILET RM. FL. ONLY	
KITCHEN WAINSCOT	

LOCATION		
GOOD	FAIR	POOR

INCOME	

BUILDING COMPUTATION			
S.F.			19
S.F.			
S.F.			
S.F.			19
S.F.			
S.F.			19
S.F.			
S.F.			19
BSMT. AREA			
WALLS			
			19
ROOF			
FLOORS			
FLOORS			
ATTIC			19
INT. FIN.			
HEATING			
FIREPLACES			19
PLUMBING			
TILING			
			19
TOTAL			
COST FACTOR			
REPLACEMENT VALUE			

OUTBUILDINGS					
WALL FOUNDATION			CONC. FLOOR		
PIER FOUNDATION			EARTH FLOOR		
SINGLE WALL SDG.					
DOUBLE WALL SDG.			SHINGLE ROOF		
SHINGLE WALLS			ROLL ROOFING		
STUCCO ON					
CEMENT BLOCK			ELECTRIC LIGHTS		
BRICK			FINISHED INT.		
UNIT PRICE #1			UNIT PRICE #2		

19

~~44~~ 46 2/2 ~~2/3~~ DEC 5 1960

SECTION	BLOCK	LOT	ADDRESS	CARD No.
11	10	~~28-30-25~~		2/2

PROPERTY DESCRIPTION

IOVINO, ORAZIO 100X100

2,500. 7,750.

1 1 2 3 15 31 48 66 74 705

JOHN JAMES NEILIG 3685-309
SEC 11 BLK 10
LOTS 25-28 INC

900. 6,050.

1 1 2 3 11 31 48 66 74 705

JOHN JAMES NEILIG 3685-309
SEC 11 BLK 10
LOTS 25-28 INC

2,430. 7,680.

1 1 2 3 15 31 48 66 705

JOHN JAMES NEILIG CO-53159
SEC 11 BLK 10
LOT 44

REMARKS

SALE 9/30/49-10500 lots 25-30

Shingled dwelling one story frame with regular windows, hot water heating system

7-12-56 add 8' Dorm. 100- Korma

53159 1943

19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	1000
	BLDGS.	5178
	TOTAL	6178
19	LAND	1000
	BLDGS.	
	TOTAL	6700
19	LAND	900
	BLDGS.	
	TOTAL	6050
44 19	LAND	900
	BLDGS.	5158
	TOTAL	6058
44 19	LAND	~~900~~
	BLDGS.	
	TOTAL	~~6050~~
58 19	LAND	900
	BLDGS.	5255
	TOTAL	6150
58 19	LAND	2500
	BLDGS.	5255
	TOTAL	7750
61 19	LAND	2430
	BLDGS.	~~5255~~
	TOTAL	~~7680~~

LAND RECORD

NO UTILITIES		LOW	
NO SEWER	✓	HIGH	
NO WATER		ROUGH	
NO GAS		ROCKY	
NO ELECTRICITY		SWAMPY	
		HILLSIDE	
NO STREET		WOODED	
DIRT STREET		BRUSH LAND	
SEMI IMPROVED ST.		TILLABLE	
NO SIDEWALK			
213			

LAND VALUE COMPUTATIONS

FRONTAGE FIGURED	AVERAGE DEPTH	UNIT PRICE	UNIT PERCENT	FRONT FT. PRICE	COR. INFL.	TOTAL	$ DEPR.	VALUE
~~100~~	~~100~~	~~10~~				~~1000~~		
~~100~~	~~100~~	~~25~~				~~2500~~	~~1070~~	~~900~~
100	92	25	97	242		2422		

ASSESSMENT RECORD NASSAU COUNTY NEW YORK — NEW YORK — THE J. M. CLEMINSHAW CO. — CLEVELAND

1 dw. 5731

OCCUPANCY	CONSTRUCTION	SIZE	GRADE	AGE	REMODL'D	COND.	PHY. DEP.	FUNCT. DEP.	REPL. VALUE	PHYSICAL VALUE	SOUND VALUE
Gar. & Q.	2S & B. C.B.		C+	9		G.	20	+09	7873	6298	~~5668~~
~~Garr~~	~~1 Fr~~	~~8 X 16~~	~~C-~~								~~+52~~
add. 8' Dorm.	C. 100 -			1956		G	3.		100	97	

EXTERIOR WALLS	BSMT.	1ST	2ND	3RD			PRICE
SOLID COM. BRICK							
RUBBLE OR NATIVESTONE							
CONCRETE							
60 CEMENT OR CINDER BLOCK	8					470	280
73						200	150
COM. BR. ON TILE OR C. B.							
FACE BR. ON TILE OR C. B.							
FACE BR. ON COM. BR.							
FACE BR. VENEER							
COM. BR. VENEER							
ART. STONE FACING							
STONE FACING							
TERRA COTTA FACING							
STONE OR T. C. TRIM							
STUCCO ON TILE OR C. B.		8					1430
STUCCO ON FRAME			✓				
SIDING OR SHINGLES							
7 WOOD FRAME WINDOWS 70	✓	FENESTRA SASH		DOORS			140
PLATE GLASS FRONT		METAL FRAME		WOOD FRAME			
PLASTERED DIRECT							
PLASTER ON FURRING							
UNFINISHED INTERIOR							

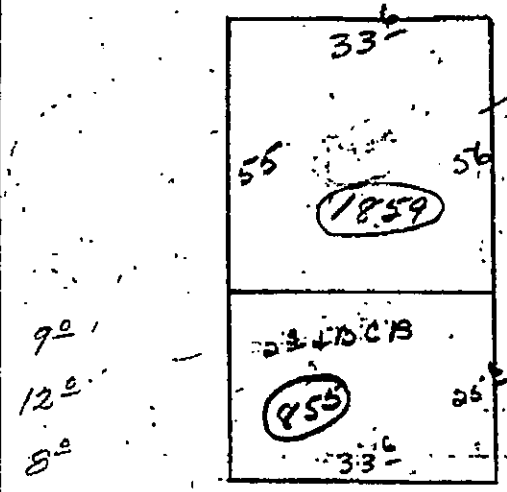
FLOORS & BSMT. AREAS	BSMT.	1ST	2ND	3RD			PRICE
BASEMENT AREA 12 X 18							
CONCRETE	✓	✓					
EARTH	AREA EXCAVATION AV.			DEEP			
PINE OR FIR			✓				
HARDWOOD		✓				.44	Pl.
						.25	Ceil.
SUB FLOOR		✓	✓			.37	Pl.
WOOD JOISTS						.34	Pl.
STEEL JOISTS						.60	Paint
REINFORCED CONCRETE						.20	Paint
FLAT ARCH TILE						.70	Pl.
						.20	Pl.
STEEL BEAMS						3.10	
TIMBER BEAMS			✓				
REIN. CONC. BEAMS							

CEILINGS	BSMT.	1ST	2ND	3RD			PRICE
LATH AND PLASTER			✓				
PRESSED METAL							
NO CEILING	✓	✓					

ROOFING & FRAMING

TOTAL ~~5678~~

~~3/24/61 FR STACE 3000 #~~



MEASURED	29
LISTED	29
AREA COMP.	
PRICED	

54953

MISCELLANEOUS ITEMS		
CHIMNEYS ✓		90
FIREPLACES	INCINERATORS	
BULKHEADS	AREAWAYS	
PENT HOUSES		
PASSENGER ELEVATOR		
FREIGHT ELEVATOR		
DUMB WAITERS		
SPRINKLER SYSTEM		
VENTILATING FANS		
REFRIGERATORS		
FIREPROOF CONST.	STEEL FRAME	

19 10'	= 5158
	+ 97
	5255
19	
19	
19	
19	
19	
19	
19	
19	

TAR & GRAVEL		SLATE		METAL	
COMPOSITION Shingles	✓				
Gable	✓				
WOOD JOIST		METAL JOIST		SHEATHING	✓
WOOD BEAMS	✓	STEEL BEAMS			
WOOD TRUSSES		STEEL TRUSSES			
SKY LIGHTS		VENTILATORS		ROOF DRAINS	

PARTITIONS							
L. & P. ON WOOD STUDS			✓				
COM. WOOD BOARD							
PLST. BD. ON STUDS							
PLST. ON TILE OR C. B.							
PLST. ON BRICK							
STAIRS & FIRE ESCAPES							
PINE STAIRS		✓					150
HARDWOOD STAIRS							
METAL STAIRS							
FIRE ESCAPES							
INTERIOR FINISH							
PINE DOORS & TRIM			✓				
HARDWOOD DOORS & TRIM							
ENAMEL DOORS & TRIM							
FIRE PROOF DOORS							
BUILT IN FEATURES							
HEATING							
STEAM							
VAPOR							
HOT WATER		✓	✓				
HOT AIR							
PIPELESS FURNACE							
NO HEATING SYSTEM							
OIL BURNER	✓	GAS BOILER		COAL STOKER			
PLUMBING							
TOILET ROOMS	✓	BATH ROOMS	✓				
WATER CLOSETS EXTRA		SINKS EXTRA		URINALS			
G. I. PIPING		BRASS PIPING					
TILING							
TOILET ROOM FL. & WAINSCOT		TOILET ROOM FL.					
BATH ROOM FL. & WAINSCOT		BATH ROOM FL.					
ELECTRICAL WIRING							
FLEXIBLE CONDUIT	✓	PIPE CONDUIT					
KNOB & TUBE							

LOCATION	GOOD	FAIR	POOR
GROSS CUBAGE			

COMPUTATIONS			
	WALLS (VERTICAL)		3000
	DOORS & WINDOWS		
	STORE FRONTS		100
	FACE BRICK OR WALL TRIM		
	Misc		90
855	ROOF & FLOORS ETC. (HORIZONTAL)	3.10	2650
	BASEMENT AREA		
	STAIRS & FIRE ESCAPES		150
	INTERIOR FINISH		
	− 10 Const.		− 670
	OIL BURNER		110
	PLUMBING		770
	TILING		
1859		90	1673
	TOTAL REPLACEMENT VALUE		7873

OCCUPANCY DETAIL & INCOME	
TOTAL	

RENTAL CAPITALIZATION			
PERCENTAGE ITEMS		FLAT EXPENSE ITEMS	
TAXES		COST OF OWNING LAND	
INSURANCE		VACANCY ALLOWANCE	
		COST OF HEATING	
MAINTENANCE		COST OF WATER	
		COST OF ELECTRICITY	
DEPR. ALLOWANCE		COST OF MANAGEMENT	
		COST OF JANITOR	
CONTINGENCIES			
TOTAL CAP. RATE		TOTAL FLAT EXPENSES	
GROSS ANNUAL INCOME			
LESS FLAT EXPENSES			
BALANCE FOR PERCENTAGE CAPITALIZATION			

11 10 46 E2121563 N196139

214

Town of North Hempstead, New York
Brownfields Assessment Demonstration Pilot

U.S. EPA, Region 2
290 Broadway
New York, New York 10007

June 2002

Program Information

The EPA Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is an abandoned, idled, or under-used industrial or commercial facility where expansion or redevelopment is complicated by real or perceived contamination. Since 1995, EPA has funded more than 300 Brownfields Assessment Demonstration Pilots, at up to $200,000 each, enabling localities to clarify environmental contamination issues in order to facilitate redevelopment. Pilot funds are for site assessment, reuse planning and related community involvement. EPA Region 2 provides direct support to the States, Tribes, counties, municipalities, and communities of New York, New Jersey, Puerto Rico, and the US Virgin Islands as they continue to seek new methods to promote site assessment, environmental cleanup, and redevelopment.

I. Overview

In May 2000, the U.S. Environmental Protection Agency (EPA) selected the Town of North Hempstead as a Brownfields Demonstration Assessment Pilot. North Hempstead, located in Nassau County and adjacent to the borough of Queens on Long Island, contains the Hamlet of New Cassel at its southeast tip. The focus of the Pilot will be the 170-acre New Cassel Industrial Area (NCIA) and the residential area north of the NCIA. The NCIA consists of about 160 industrial and commercial operations including auto repair shops; machine, pharmaceutical, asphalt, and other industrial manufacturing facilities; tool and dye shops; and industrial waste salvage plants. There are currently 17 sites within the NCIA that have been investigated by the New York State Department of Environmental Conservation (NYSDEC) and placed on the State Registry of Inactive Hazardous Waste Sites.

The poorest residents of New Cassel live directly north of the NCIA. This federally-designated poverty tract is surrounded by contaminated, abandoned, vacant, and underutilized property. Additionally, nine percent of New Cassel's residents live in poverty and 34 percent do not have a high school diploma.

To help improve these environmental conditions, minimize criminal activity, and revitalize the community, New Cassel's leaders developed the New Cassel Environmental Justice Project (NCEJP) in 1995, and in 1998, a U.S. Department of Justice Weed and Seed designation was secured. These initiatives have already shown positive results. Drug arrests dropped 21 percent from 1998 to 1999 and local residents have been involved in revitalization efforts at more than 100 community meetings.

Previously, using U.S. Department of Housing and Urban Development Community Development Block Grant funds, North Hempstead's Community Development Agency (CDA) had worked with New Cassel community groups to produce Urban Renewal Plans for two areas that are discussed below. The Plans identified specific areas within the Town's Urban Renewal Areas, which were appropriate for high and low density residential development (with an emphasis on affordable housing), commercial development (with an emphasis on supermarkets and retail shops), environmentally-friendly industrial areas (with an emphasis on business incubators) and community institutions, such as Senior and Youth Centers.

II. Brownfields Pilot Progress

Implementation Strategy

As part of North Hempstead's overall plans for both economic and community development of New Cassel, the Town's brownfields strategy seeks to reclaim older, abandoned, and underutilized industrial sites for a variety of productive uses including industrial development, commercial development, residential development, and community-institutions. North Hempstead's brownfields program is carried out from the Town of North Hempstead's Department of Planning and Economic Development.

The New Cassel Brownfields and Community Revitalization Project is guided primarily by the two Urban Renewal Plans that were previously developed by CDA and the community. The Urban Renewal Plan for the Prospect Corridor Urban Renewal Area was developed in 1990 and the plan for Union Avenue was developed in 1996. The goals of these URP's are also the goals of the New Cassel Brownfields and Community Revitalization Project, which include:

1. Environmental remediation of contaminated properties;

2. Rehabilitation of vacant and underutilized properties into environmentally compatible, sustainable commercial and industrial businesses;

3. Enhancement of job training efforts and creation of jobs for New Cassel residents; and

4. Increasing the area's liveability by enhancing recreational and affordable housing opportunities, public improvements and overall aesthetics of the area.

The Town will work cooperatively with the nearby City of Glen Cove, New York, an EPA Brownfields Showcase Community. Cooperation between North Hempstead and Glen Cove will include sharing strategies to develop and implement a regional strategy for urban renewal and seeking to lessen the pressure to develop greenspace in Nassau County. The Town will also interface with Glen Cove to gather appropriate materials available to further educate the Town on available resources for community and brownfields revitalization.

Community Involvement

The Town intends to increase the amount of community involvement under the Pilot through the implementation of a Community Involvement Plan. The Pilot's objective is to identify, organize and involve the affected communities and citizens in the site selection, assessment, and cleanup process, and to educate and inform the public on the Town's brownfields progress. The Town plans on using existing outlets such as newsletters, local newspaper, public-access cable, information repositories, neighborhood forums, and a dedicated website. The Town has already participated in a forum on the revitalization of New Cassel that was organized by a group of local clergy, the Unified New Cassel Community Revitalization Corporation (UNC), working with Sustainable Long Island (SLI). The meeting was held in order to help facilitate community revitalization, sustainable development, and a shared vision.

One of the primary community outreach organizations is the NCEJP, which has been working with the New Cassel community, and participating in the development of community and brownfields revitalization plans in three distinct ways:

- Public education about local pollution problems has allowed residents to be involved in the government decision making processes that affect New Cassel's environmental health.

- Development of pollution prevention solutions has included the review of all New Cassel industrial facilities' environmental permits, as well as monitoring to ensure facility compliance. Facilities have been encouraged to work with the community to develop pollution prevention plans to increase environmental compliance, and to improve visual aesthetics of NCIA facilities.

- Representation of the community before government agencies to ensure reduction and clean up of pollution in New Cassel.

A Pilot kickoff meeting, which was hosted by both the Town of North Hempstead and EPA Region 2, was held in the Spring of 2001. The meeting provided an introduction to the project and the overall community revitalization efforts to community and environmental groups as well as to environmental consultants.

III. Brownfield Site Activities

Site Inventory

The Town has performed a partial inventory of the brownfield sites in New Cassel through the analysis of previous NYSDEC investigations, building department records, and interviews with community groups. A thorough inventory, which will identify and classify all the brownfield sites in New Cassel, will be completed.

Site Selection

The Town of North Hempstead will select the Pilot's target sites looking at several factors. The sites will be chosen based on their past history and use, conversations with the NYSDEC, site visits, and importance to the overall community revitalization.

Pilot funds will be utilized by the Town to prioritize assessments of sites based on potential ease of development, value with regard to employment potential and tax revenue generation, and value with regard to the Prospect and Union Avenue Urban Renewal Plans. Sites will be selected once the site inventory is completed.

Site Assessment and Reuse Planning

The site inventory needs to be completed before any sites are selected for the Phase I Site Assessments. Once the targeted sites are chosen and approved, site profiles will be created and accompany this fact sheet.

IV. Measures of Success

Properties Estimated in Brownfields Pilot Areas: 8
For the entire Pilot area, the number of properties/parcels which have been identified by the Pilot as brownfields. The Pilot area includes the entire jurisdiction of the Pilot (e.g., the entire City of Chicago or the State of Minnesota), not just the specific area(s) that the Pilot has defined as target areas.

Properties Reported to be Contained in Pilot Inventories: 8
For the entire Pilot area, the number of properties/parcels which have been included in an inventory of brownfields properties/parcels. Types of brownfields inventories include: lists, spreadsheets, and databases (geographic information systems or other forms). These

inventories may include lists such as a foreclosure list of abandoned industrial sites, a state list of no-further actions sites, etc.

Properties Reported to be Targeted by Pilot: NR
For the entire Pilot area, the number of brownfields properties/parcels the Pilot reports it is "targeting", or at which the Pilot says it will conduct, is conducting, or has conducted activities such as assessment, cleanup planning, facilitation of redevelopment, community outreach, etc.

V. Non-Site Specific Funding Leveraged
Funding that has been leveraged under the pilot program, but cannot be attributed to any one site.

A. Non-Site Specific Funding Leveraged for *Assessment*
Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: $_____

Additional information concerning funding:

B. Non-Site Specific Funding Leveraged for *Cleanup*
Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: $_____

Additional information concerning funding:

C. Non-Site Specific Funding Leveraged for *Redevelopment*
Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: $_____

Additional information concerning funding:

VI. Current Activities

The Town is working to complete the site inventory so that sites may be selected for redevelopment.

VII. Contact Information

Pilot Contact

Name:	Denise L. Harrington
Title:	Environmental Control Specialist
Organization:	Department of Planning and Development Town of North Hempstead
Address:	220 Plandome Road Manhasset, NY 11030
Phone:	(516) 869-7754
Fax:	(516) 869-7798
E-mail	harringtond@northhempstead.com

EPA Contact
Name: Jenny Tsolisos
Title: Brownfields Project Manager
Organization: United States Environmental Protection Agency
Address: USEPA
290 Broadway
New York, NY 10007
E-mail: tsolisos.jenny@epa.gov

For more information on EPA's Brownfields Initiative visit EPA's website at:
National Website http://www.epa.gov/swerosps/bf
Regional Website http://www.epa.gov/r02earth/superfnd/brownfld/bfmainpg.htm

New Cassel and Hicksville

New York

EPA ID#: NY0001095363

EPA REGION 2

Congressional District(s): 05

Nassau

Southern end of Iris Place

NPL LISTING HISTORY
Proposed Date: 3/10/2011
Final Date: 9/16/2011

Site Description

EPA listed the New Cassel/Hicksville Ground Water Contamination Site (Site) on the National Priorities List (NPL) of sites eligible for long-term remedial action financed under the Comprehensive Environmental Response, Compensation, and Liability Act, more commonly known as Superfund, on September 16, 2011. The Site is considered to be an area of widespread groundwater contamination within the Towns of North Hempstead, Hempstead and Oyster Bay in Nassau County, New York.

In 2010, EPA collected groundwater samples from raw (pre-treated) water from multiple public supply wells (PSWs) in central Nassau County and analyzed the raw water samples to determine whether volatile organic compounds (VOCs) were present above the Maximum Contaminant Level (MCL). VOCs are contaminants that evaporate easily into the air and dissolve in water. The MCL is a federal standard for drinking water quality that is a legal threshold limit on the amount of a substance that is allowed in public water systems under the Safe Drinking Water Act. EPA's 2010 analytical results determined that there were VOCs above the MCL in the raw water in four Town of Hempstead wells (Bowling Green 1 and 2, Roosevelt Field 10, and Levittown 2A), six Hicksville wells (4-2, 5-2, 5-3, 8-1, 8-3, and 9-3) and Westbury Water District Well 11.

Threat and Contaminants

The primary contaminants of concern for the Site are tetrachloroethylene (PCE), trichloroethylene (TCE) and other VOCs. VOCs are often used as ingredients in paints, solvents, aerosol sprays, cleaners, disinfectants, automotive products and dry cleaning fluids. While no individual sources were identified in EPA's March 2011 Hazard Ranking System listing package for inclusion on the NPL, it is believed that past industrial and commercial activities in the area may have contributed the ground water contamination at the Site.

To date, the New York State Department of Environmental Contamination (NYSDEC) has evaluated 17 individual sites within the New Cassel Industrial Area (NCIA), located in the Town of North Hempstead, which are listed on the Registry of Inactive Hazardous Waste Sites in New York State. Responsible parties for these NCIA sites have implemented remedial actions associated with VOC contamination in soils and on-site groundwater. These sites remain under NYSDEC's oversight.

Within the Town of Hempstead, two public supply wells, Bowling Green Well 1 and 2, located approximately 1,500 feet downgradient of the NCIA were found to have TCE and PCE in raw water above the MCL. Raw groundwater pulled from these wells is treated prior to distribution to a population of more than 8,000 people.

During EPA's 2010 pre-NPL sampling, a public supply well field in Hicksville, which is in the Town of Oyster Bay, was found to have exceedances of PCE and TCE above the MCL in the raw ground water. Water from the Hicksville PSWs is treated prior to distribution to a population of more than 24,000 people.

Concentrations of VOCs above the MCL were also found in Hicksville Well 9-3, Hicksville Well 8-3, Hicksville Well 8-1, Hicksville Well 4-2, Hempstead-Levittown Well 2A, Hempstead-Roosevelt Field Well 10, and Westbury Well 11. The PSWs are tested regularly for water quality prior to distribution to the public and continues to meet federal and state water quality standards.

Cleanup Approach

EPA will be addressing the Site in discrete phases or components known as operable units or OUs. An operable unit

represents a portion of the Site remedy that for technical or administrative purposes can be addressed separately to eliminate or mitigate a release, threat of release or exposure pathway resulting from Site contamination. EPA anticipates that there will be multiple OUs for the Site, and subsequent Proposed Plans and Records of Decision (RODs) will address groundwater contamination at other OUs at the Site.

The first operable unit at the Site, OU1, addresses a portion of the contaminated groundwater downgradient of the NCIA. In the summer of 2013, EPA expects to release a proposed plan, which discusses the remedial alternatives considered and identifies EPA's proposed remedial alternative with the rationale for EPA's preference to address OU1.

EPA will subsequently conduct remedial investigations to determine the nature and extent of contamination in other operable units. Subsequent operable units will include, but may not be limited to, the areas downgradient of OU1, the Sylvania and the General Instruments sites in Hicksville, as well as areas impacting Hicksville PSWs 4-2, 8-1, 8-3, 0-3 and Hempstead-Levittown 2A.

Cleanup Progress

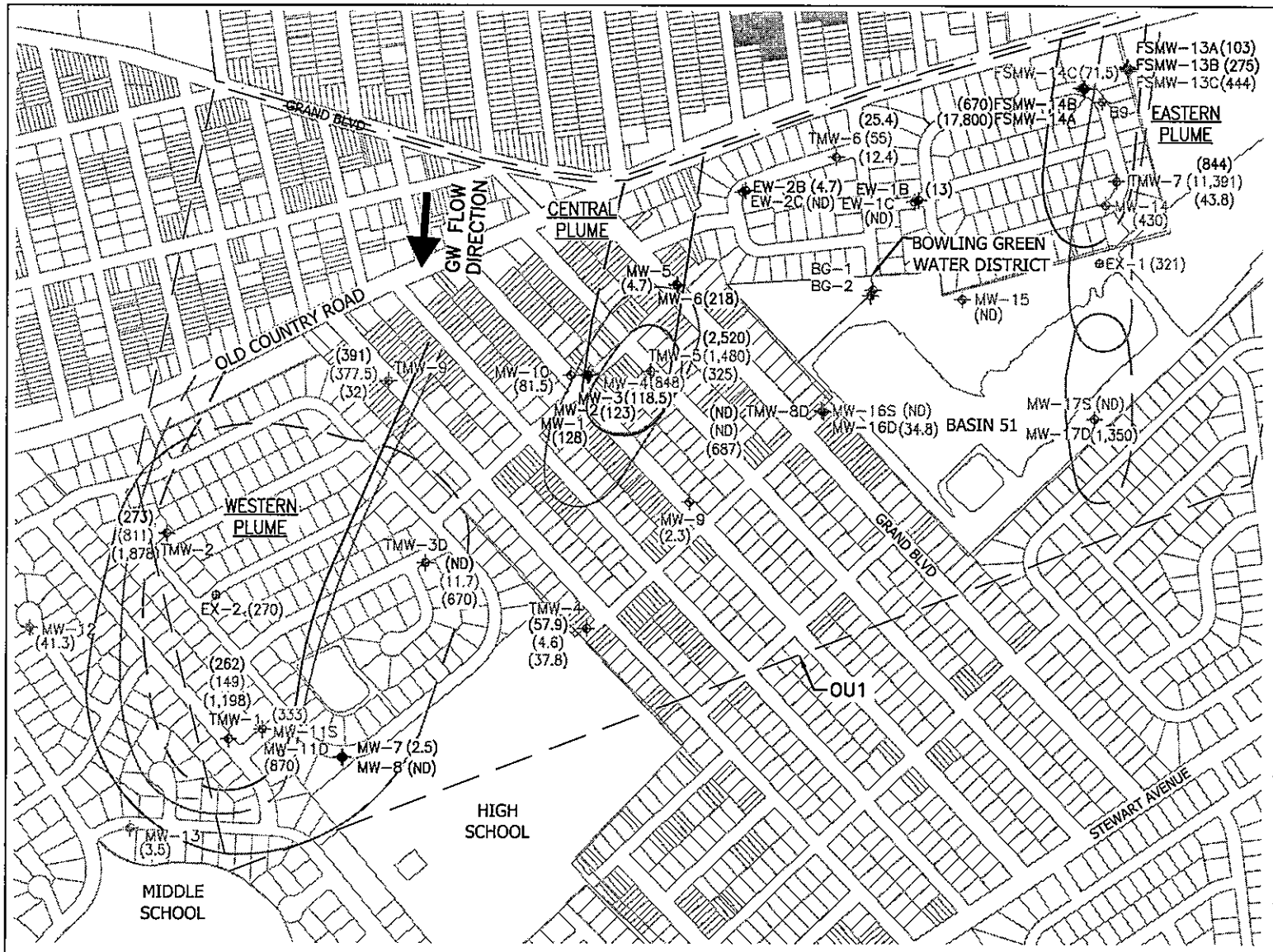
The New Cassel/Hicksville Ground Water Contamination Site was added to the National Priorities List on September 16, 2011.

OU1: In the summer of 2013, EPA will be issuing a proposed plan, which identifies the remedial alternatives considered and EPA's proposed remedial alternative with the rationale for EPA's preference. Once the proposed plan is released, a 30-day public comment period will begin. EPA will also hold a public meeting to answer questions and allow community members to comment on the proposed remedial alternatives for the Site's OU1. After the close of the 30-day comment period and consideration of comments, EPA will issue a Record of Decision for OU1 which determines the remedial action to be performed.

Site Repositories

U.S. Environmental Protection Agency, Region 2, Superfund Records Center 290 Broadway, 18th Floor, New York, NY 10007-1866

Contact: Jennifer LaPoma, EPA Remedial Project Manager at 212-637-4328 or LaPoma.Jennifer@epa.gov or Cecilia Echols, EPA Community Involvement Coordinator at 212-637-3678 or Echols.Cecilia@epa.gov



N

LEGEND:

TMW-7	TEMPORARY MONITORING WELL LOCATION
MW-5	MONITORING WELL LOCATION
— —	LIMIT OF OPERABLE UNIT 1 (OU1)
— · —	LIMIT OF NEW CASSEL INDUSTRIAL AREA
	SOURCE AREA PROPERTIES
BGS	BELOW GROUND SURFACE
PPB	PART PER BILLION
ug/l	MICROGRAMS PER LITER
	< 175 FEET BGS
	175 – 250 FEET BGS
	> 250 FEET BGS
CVOCs	CHLORINATED VOLATILE ORGANIC COMPOUNDS
(800)	CVOCs CONCENTRATION AT 150 FEET BGS
(11,000)	CVOCs CONCENTRATION AT 200 FEET BGS
(9.2)	CVOCs CONCENTRATION AT 285 FEET BGS
	100 PPB (UG/L) CVOCs ISO CONCENTRATION CENTER AT 150 FEET BGS (DASHED WHERE INFERRED)
	100 PPB (UG/L) CVOCs ISO CONCENTRATION CENTER AT 200 FEET BGS (DASHED WHERE INFERRED)
	100 PPB (UG/L) CVOCs ISO CONCENTRATION CENTER AT 285 FEET BGS (DASHED WHERE INFERRED)

NOTES:

1. CONCENTRATIONS OF CVOCs SHOWN ARE THE SUM OF PCE, TCE, AND 1,1,1-TCA. THE SUM OF CVOC CONCENTRATIONS WERE DERIVED FROM THE MOST RECENT SAMPLE EVENT AT THE TMW OR MW LOCATION. SAMPLE DATES RANGE FROM 2008 TO 2011, EXCEPT FOR B9, WHICH WAS A BORING WHERE GROUNDWATER SAMPLES WERE COLLECTED IN 2004. FURTHER INFORMATION CAN BE FOUND IN EPA'S SUPPLEMENTAL FS MEMO DATED JULY 2013.

1 inch = 600 ft.

HDR

CVOCs ISO-CONCENTRATION MAP
NEW CASSEL/HICKSVILLE GROUND WATER CONTAMINATION SITE OU1
TOWNSHIP OF NORTH HEMPSTEAD AND HEMPSTEAD, NASSAU COUNTY, NY

DATE: JULY 2013

FIGURE: 2

PHASE II
ENVIRONMENTAL SITE ASSESSMENT

for the property located at:

989 Prospect Avenue
New Cassel

prepared for:

The Town of North Hempstead
Community Development Agency
51 Orchard Street
Roslyn Heights, New York 11577

prepared by:

Cashin Associates, P.C.
Engineering •Planning •Construction Management

1200 Veterans Memorial Highway, Hauppauge, New York 11788 - (631) 348-7600
80 SW 8th Street, Suite 2800, Miami, Florida 33130 - (305) 579-2006

DECEMBER 22, 2014

PHASE II ENVIRONMENTAL SITE ASSESSMENT

FOR THE PROPERTY LOCATED AT:

989 PROSPECT AVENUE
NEW CASSEL, NEW YORK 11590

CASHIN ASSOCIATES, P.C. REFERENCE NO. 14003.021

Environmental Scientist:

_____ **Date:** 12/22/2014 **Sampling Date:** 5/22/14

Brian Duggan

Director of Environmental Programs:

_____ **Date:** 12/22/2014

Gregory T. Greene

CONTENTS

Section	Page
EXECUTIVE SUMMARY	1
I. PURPOSE	2
II PROJECT BACKGROUND	2
III. SCOPE OF WORK	3
A. Site Inspection	3
B. Remote Sensing Surveys	4
C. Soils Sampling	6
IV. SAMPLE ANALYTICAL RESULTS	7
V. FINDINGS AND RECOMMENDATIONS	7

Appendices

I Site Sketch

II Subcontractor Proposals and Invoices

III Laboratory Analytical Results and Chain of Custody Form

EXECUTIVE SUMMARY

Cashin Associates, P.C. (CA) completed a Phase II Environmental Site Assessment (ESA) for the subject property located at 989 Prospect Avenue, New Cassel, New York. The Phase II ESA was completed in May 2014, which included: i) a field investigation of the vacant lot surface areas; ii) a subsurface investigation which included remote sensing surveys for possible abandoned underground petroleum tanks, or other subsurface features; and ii) the collection of soil samples in the area surrounding an apparently abandoned fuel-oil underground storage tank, discovered by this investigation.

CA visual investigation and remote sensing survey identified the presence of a possible abandoned fuel oil UST on the property along Prospect Avenue. However, soil sampling in the areas surrounding this possible buried UST found no evidence of leaks or spills of petroleum compounds affecting the surrounding soils. The investigation also found no evidence for other environmental conditions on the subject property.

It is recommended that the tank and associated piping associated with this UST be removed and properly disposed at an approved facility, according all applicable regulatory requirements. Any associated contamination found during the tank removal and disposal process should be appropriately reported to the appropriate regulatory agency, and addressed according to all applicable laws and regulations.

I. PURPOSE

CA completed a Phase II Environmental Site Assessment (Phase II ESA) on May 22, 2014 to address the findings of an earlier Phase I ESA investigation by CA, to determine whether any buried fuel oil storage tanks were located on site, and any other evidence for other recognized environmental conditions existed on the property. The Phase II ESA included a detailed physical inspection of the property, including subsurface testing for buried tanks and structures, and soils testing.

II. PROJECT BACKGROUND

The subject property is located at 989 Prospect Avenue, in the hamlet of New Cassel, Town of North Hempstead, Nassau County, New York. CA completed a Phase I ESA on April 21, 2014. The Phase I ESA found that the subject site was formerly developed with one or two structures since at least 1938 through approximately the 1980s. The former development apparently included a two story dwelling, connected to a one-story "Hall." Property records reviewed by CA indicated that the former multi-story building possessed a basement and fuel oil heating equipment. The buildings were apparently later demolished, cleared of all structures. CA also found that the cleared site was reportedly later used for a brief amount of time during 2010, for staging ands storing construction materials and equipment, for roadway improvement work. CA also found that subject property is identified as a "Brownfield" site by the Town of North Hempstead; meaning that on-site environmental conditions may exist which may complicate future development of the property.

III. SCOPE OF WORK

The Phase II ESA was designed to determine whether evidence for environmental conditions existed on the property, including any buried fuel oil storage tanks relating to the fuel oil heating equipment identified in property records. The Phase II ESA included a detailed physical inspection of the property, including subsurface testing for buried tanks and structures, via visual observations and remote sensing technologies, and soils testing.

A. Site Inspection

On May 8, 2014, CA's environmental professional completed a visual inspection of the parcel surface area and perimeter for evidence of any buried structures and equipment, hazardous-material containing fill materials, and other potential hazardous materials. CA also found no evidence for: hazardous materials on the grounds of the subject property; pits, ponds, or lagoons; storage drums; any areas of significantly stained soils or pavement; and no evidence for sanitary or stormwater drainage systems on the grounds of the subject property. CA observed that there was some concrete pavement areas, along Prospect Avenue, and at the northeast corner of the parcel along Brooklyn Avenue, indicating former driveways, most likely associated with the former side development. CA observed no obvious signs of staining or other evidence of environmental conditions associated with this pavement.

However, CA observed a partially buried petroleum tank fill port, along the sidewalk fronting Prospect Avenue. It was determined that the fill port may be connected to an abandoned underground storage tank (UST), most likely used for heating oil, supplying the former buildings. As previously stated, the former Phase I ESA reviewed property records which indicated that the former multi-story building possessed a basement and fuel oil heating equipment.

B. Remote Sensing Surveys

CA retained the services of two environmental contractors as part of the Phase II ESA: i) Preferred Environmental Services (North Merrick, New York) on May 8, 2014 to perform an initial site screening via a magnetic feature remote-sensing survey; and ii) East Coast Geoservices, Inc. (Huntington Station, New York) on May 22, 2104 to perform a ground-penetrating radar (GPR) remote-sensing survey and additional site investigation tasks. The retention of the second contractor was necessary due to the findings of the initial site screening, and scheduling matters. Appendix II contains copies of the contractor proposals and invoicing for investigation work on this site, and the neighboring site.

CA's May 8, 2014 visual site investigation was supplemented by a magnetic scanner device, supplied and operated by Preferred Environmental Services ("Preferred"). This magnetic survey identified features beneath the ground surface in the area of the petroleum tank fill port; but was unable to provide sufficient

information to determine the general size and orientation of a possible UST suspected to be buried in the area along Prospect Avenue. The magnetic survey also identified possible buried metallic features along the western perimeter of the property, and along the rear (northern side) of the property.

CA completed a second remote-sensing site scan on May 22, 2014, using ground-penetrating radar equipment ("GPR") supplied and operated by East Coast Geoservices, LLC ("ECG"). The wheel-mounted equipment provides real-time subsurface scanning of subsurface conditions, as the operator moves the equipment along transects across the lot, to determine the likely presence of buried structures, which may contain hazardous materials.

The results of the GPR survey found evidence subsurface features in the same general areas where the earlier magnetometer survey identified possible buried features on site; along the western perimeter, and the northern ends of the property indicated buried structures. Hand excavations of shallow test pits completed in these areas found evidence for reinforced concrete features at these locations; but no evidence for features which may contain hazardous materials. The GPR survey of the area of the suspected UST, along Prospect Avenue, provided significant evidence for the presence of an abandoned petroleum UST at this location, estimated to be a buried 550-gallon UST. The GPR survey detected no other significant subsurface reflection features beneath the undeveloped portions of the subject property.

C. Soils Sampling

Based on the findings of the visual site investigation and the later GPR survey survey, additional subsurface investigations and soils testing was competed in the area surrounding the suspected abandoned UST. ECG utilized a track-mounted piston-probe sampler, capable of extending a soil probe and collection device to depths estimated to be below the suspected UST. Three boring samples were collected at two-foot intervals between two to 16 feet below the surface. Soil samples collected at these depth intervals were initially screened with a direct-reading photo-ionization detector (PID) calibrated for volatile organic gases, to detect the possible presence of volatile organic compounds, as an indication of possible hazardous material impacts. Any volatile organic compounds detected by the PID at the locations screened typically result in the collection of a discrete, or "grab" soil sample for analysis at a qualified laboratory. However, no indications of the presence of any volatile organic compounds were detected by the PID for any of the soil samples collected around the possible buried tank. As precaution, a composite sample of the soils was collected at each of the three soil boring locations, for laboratory analysis.

Field sample collection equipment was properly cleaned before and after sample collection using an approved cleaning solution. The samples were placed into sterile dedicated jars for proper transport under chain-of-custody procedures, delivered to Environmental Quality Services Laboratories (Farmingdale, N.Y.) for analysis for semi-volatile organic compounds.

IV. SAMPLE ANALYTICAL RESULTS

As previously stated, the PID screening of all samples collected found no levels of volatile organic compound contamination. The results for the laboratory analysis of the soil samples showed no levels of semi-volatile organic compounds exceeding environmental regulatory criteria; requiring regulatory reporting and clean-up actions. Appendix IV contains a copy of the sample chain of custody and laboratory analytical results.

V. FINDINGS AND RECOMMENDATIONS

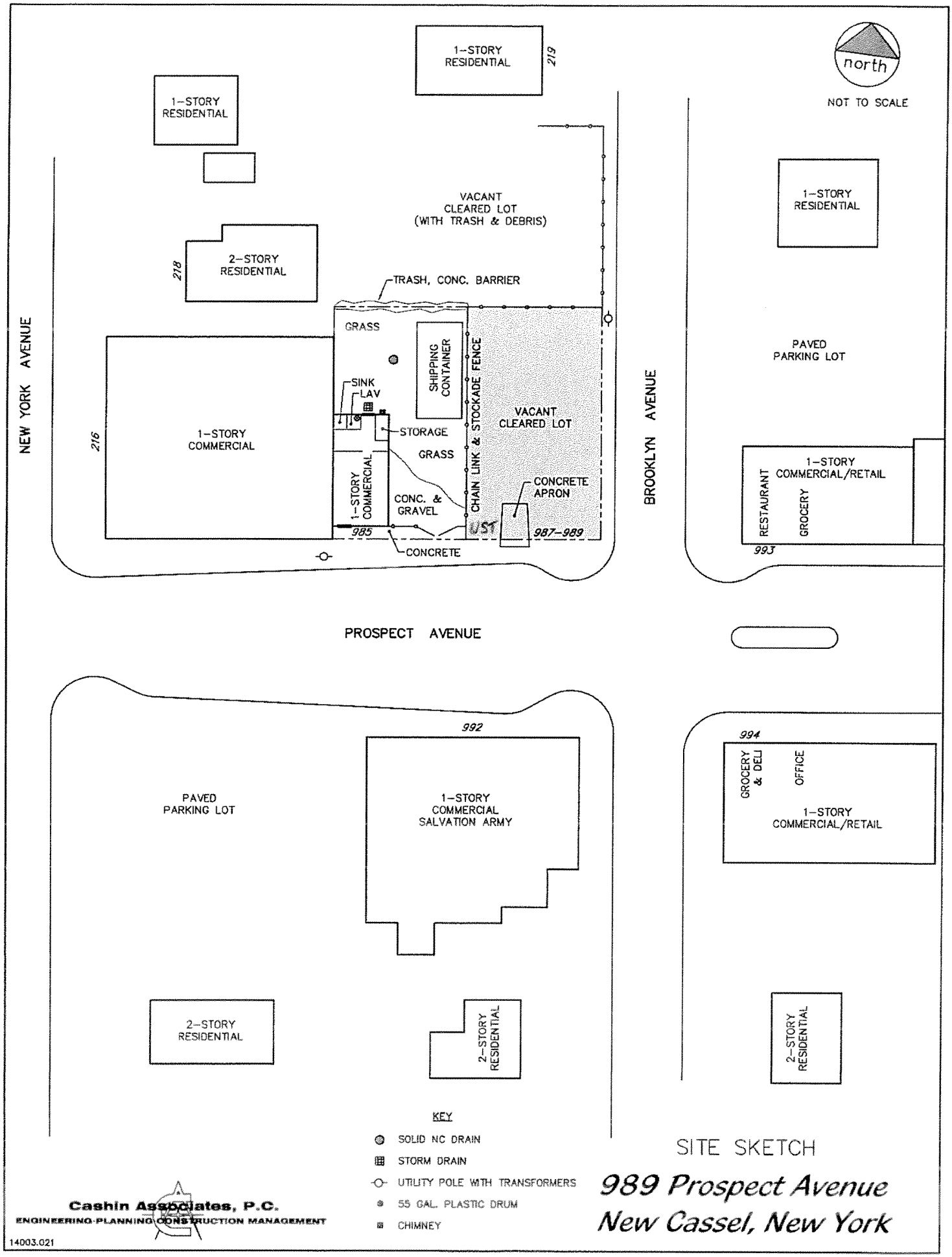
CA's Phase II ESA of the subject property at 989 Prospect Avenue, New Cassel, N.Y. included a detailed physical inspection of the property; subsurface testing for buried tanks and structures; and soils testing. CA visual investigation and remote sensing survey identified the presence of a possible abandoned fuel oil UST on the property along Prospect Avenue. However, soil sampling in the areas surrounding this possible buried UST found no evidence of leaks or spills of petroleum compounds affecting the surrounding soils. The investigation found no evidence for other environmental conditions on the subject property.

It is recommended that the tank and associated piping associated with this UST be removed and properly disposed at an approved facility, according all applicable regulatory requirements. Any associated contamination found during the tank removal

and disposal process should be appropriately reported to the appropriate regulatory agency, and addressed according to all applicable laws and regulations.

APPENDIX I

SITE SKETCH


north
NOT TO SCALE
1-STORY RESIDENTIAL
219
1-STORY RESIDENTIAL
VACANT CLEARED LOT (WITH TRASH & DEBRIS)
2-STORY RESIDENTIAL
218
TRASH, CONC. BARRIER
GRASS
SHIPPING CONTAINER
CHAIN LINK & STOCKADE FENCE
SINK
LAV
VACANT CLEARED LOT
STORAGE
GRASS
1-STORY COMMERCIAL
216
1-STORY COMMERCIAL
CONC. & GRAVEL
CONCRETE APRON
UST
985
987-989
CONCRETE
NEW YORK AVENUE
BROOKLYN AVENUE
1-STORY RESIDENTIAL
PAVED PARKING LOT
1-STORY COMMERCIAL/RETAIL
RESTAURANT
GROCERY
993
PROSPECT AVENUE
992
PAVED PARKING LOT
1-STORY COMMERCIAL SALVATION ARMY
994
GROCERY & DELI
OFFICE
1-STORY COMMERCIAL/RETAIL
2-STORY RESIDENTIAL
2-STORY RESIDENTIAL
2-STORY RESIDENTIAL
KEY
SOLID NC DRAIN
STORM DRAIN
UTILITY POLE WITH TRANSFORMERS
55 GAL. PLASTIC DRUM
CHIMNEY
SITE SKETCH
989 Prospect Avenue
New Cassel, New York
Cashin Associates, P.C.
ENGINEERING·PLANNING·CONSTRUCTION MANAGEMENT
14003.021

APPENDIX II

CONTRACTOR PROPOSALS AND INVOICES

PREFERRED ENVIRONMENTAL SERVICES
323 Merrick Avenue - North Merrick, New York 11566 Tel: (516) 546-1100 Fax : (516) 213-8156

May 6, 2014

Mr. Brian Duggan
Senior Environmental Scientist, LEED AP
Cashin Associates, P.C.
1200 Veterans Memorial Highway
Hauppauge, New York 11788

Re: **Proposal for 1st Phase of Phase II Investigation**
Magnetometer Survey and Field Reconnaissance of Suspect Structures
Commercial Properties - 985 & 989 Prospect Avenue, New Cassell, New York

Dear Mr. Duggan:

As per your request, Preferred Environmental Services (Preferred) is providing our proposal to perform the initial phase of work required to properly target a Phase II Investigation at the commercial properties located at 985 and 989 Prospect Avenue, New Cassell, New York (Subject Properties).

As per our discussion, as the Phase I Environmental Site Assessment prepared by Cashin Associates, P.C. (Cashin) dated April 2014 has identified Recognized Environmental Conditions (RECs) as well as Potential Environmental Concerns (PECs) at both properties, but no specific target locations associated with either the RECs or PECs, an initial phase of investigation is recommended prior to the implementation of a targeted Phase II Site Investigation. Specifically, an initial magnetometer survey is proposed to identify potential anomalies indicative of buried steel drums, possible underground storage tanks (USTs), and former building foundations or basement at the 989 Prospect Avenue property that is currently vacant land.

This initial phase of work is required to determine if test pits or soil borings (or both) are the best strategies to investigate the Subject Properties, as well as where to target the most representative Phase II sampling locations. Additionally, during this initial phase of work, manholes, floor drains, drywells or other identified structures will be opened and examined. A field determination will be made if the structure is leaching (subject to USEPA/NCDH Underground Injection Control (UIC) program), solid, and/or each of their likely discharge points, to identify an appropriate sampling strategy to be implemented under the next phase, Phase II Site Investigation.

985 Prospect Avenue, New Cassel, New York

A Phase I Environmental Site Assessment (Phase I ESA) was conducted by Cashin Associates, P.C. (Cashin) for the Subject Property located at 985 Prospect Avenue, New Cassel, New York. The Phase I ESA field inspection conducted in April 2014 confirmed development to consist of a one-story commercial building, which was currently vacant. The review of the available historical data for the past 114 years indicated that the Subject Property was undeveloped land until 1962, when the site was improved with the existing one-story building and associated lot. The historical information indicates that past commercial tenant businesses included a laudromat, roofing contractor, tee-shirt printing service, and motorcycle servicing and repair business. Cashin's historical research found that the currently undeveloped adjacent properties to the north and west included a former automobile junkyard, a construction contractor vehicles, equipment and materials storage yard, and Nassau County vehicles, equipment and materials storage yard.

The following RECs were set forth for the Subject Property:

- The development and long-term commercial uses of the site most likely involved the handling, storage, and disposal of chlorinated solvents, vehicle fuels, oils, greases, parts cleaners, degreasers, detergents, inks, and paints. Any discharges or releases of hazardous materials in the building, the stormwater drain located in the rear yard, and on the grounds of the Subject Property, may have resulted in contamination of the subsurface soils and local groundwater table. If subsurface contamination exists on site, there is a potential for VOC vapors migration into the existing building, adversely affecting indoor air quality.

- The potential exists that the commercial activities on the property located adjacent to the north, and the commercial activities on the property located adjacent to the east (also identified as a Brownfield site), may have affected environmental conditions on the Subject Property.

- A Phase II investigation was recommended to be completed on the Subject Property to determine whether any environmental contamination is present.

989 Prospect Avenue, New Cassel, New York

A Phase I Environmental Site Assessment (Phase I ESA) was conducted by Cashin for the 989 Prospect Avenue, New Cassel, New York property. The Phase I ESA field inspection confirmed that the property is currently vacant land, containing no surface structures. The review of the available historical data for the past 114 years found that the site was developed with structures since at least 1938; and as late as the 1980, a two-story (and basement) dwelling, connected to a one-story "Hall." The Subject Property was once developed with a dinette/restaurant until it was demolished during the late 1980s. Property records indicate that the former building possessed fuel oil heating equipment. It is possible that the historical use of fuel oil on site may have included fuel oil storage tanks, and later use of the site as a construction equipment and materials storage yard may have resulted in contamination (including VOC vapors) to the site soils and groundwater table. Cashin's review of the historical information and environmental regulatory database information for the surrounding neighborhood found no evidence for recognized environmental conditions affecting the subject property. However, the Subject Property is identified as a Brownfield site on the regulatory database. There is a potential that the classification of the Subject Property may be due to on-site environmental contamination; therefore, this is considered a Recognized Environmental Condition. Additionally, there is a potential that the commercial activities on the property located adjacent to the north, and the commercial activities on the property located adjacent to the west, may have affected environmental conditions on the subject property. Also, if subsurface contamination exists on site, there is a potential for VOC vapors migration into the existing building, adversely affecting indoor air quality. Therefore it was recommended that a Phase II Environmental Site Assessment be completed on the subject property to determine whether any buried fuel oil storage tanks are located on site, and whether environmental contamination exists on the property.

SCOPE OF WORK

Based upon the above and only limited identified areas of concern, an initial phase of investigation is recommended prior to the implementation of a targeted Phase II Site Investigation. Specifically, an initial magnetometer survey is proposed to identify potential anomolies indicative of suspect buried features as well as a detailed field inspection/reconnaissance of site structures (manholes, drains, drywells, etc.) to determine the scope of a targeted Phase II Site Investigation.

The costs projected for this project are shown in the attached Table 1. The project can be initiated within three (3) days after receipt of executed agreement and access agreement. If these costs and schedule are agreeable, please signify your concurrence by signing and returning the enclosed *Access Agreement* in order to commence this project. Thank you for the opportunity to be of service.

Please feel free to give me a call with any questions.

Sincerely,

PREFERRED ENVIRONMENTAL SERVICES

Jill S. Haimson

Jill S. Haimson, P.G., CGWP
Principal
enc.

AGREED AND ACCEPTED:
Cashin Associates, P.C., as Consultant for Owner

Brian Duggan

DATE: 5/7/14

Table 1

1st Phase Site Investigation
Commercial Properties
985 and 989 Prospect Avenue, New Cassell, New York

Inspection of potential UICP structures & Magnetometer Survey

Geologist @ $625/day x 1 day
Magnetometer, PID, Tools, Sampling Vehicle @ $250/day x 1 day

Limited Site Summary Figures & Phase II Proposal @$500/ea.

Please Note:
Please hold off until authorized to proceed

TOTAL COST: 1,375.00

SITE INVESTIGATION AUTHORIZATION

I, Brian Duggan/Castlin Assoc Consultant, as the owner/responsible party for property known as **985 and 989 Prospect Avenue, New Cassell, New York** hereby grant permission for Preferred Environmental Services to conduct a limited subsurface investigation at the subject properties and have unfettered access.

It is understood that this subsurface investigation will include subsurface sampling and that I must provide access to accommodate same. In addition, either I or another knowledgeable party designated by me will be present during this site investigation to identify areas where underground obstructions (e.g., underground storage tanks and related piping, underground utilities, sanitary pools, drainage facilities, etc.) may be present. I acknowledge that Preferred Environmental Services may rely on the information that I or other designated knowledgeable party provide relative to these potential obstructions. Preferred does not assume responsibility for damage to utilities during the completion of the subsurface investigation.

Date: 5/7/14

Castlin Associates, P.C.

Signature:

PREFERRED ENVIRONMENTAL
SERVICES
323 MERRICK AVENUE
NORTH MERRICK, NY 11566

Invoice

Bill To
Mr. Brian Duggan Senior Environmental Scientist, LEED AP Cashin Associates, P.C. 1200 Veterans Memorial Highway Hauppauge, New York 11788

Date	Invoice #
5/16/2014	4374

Job #	Terms	Project
		CASH-14-062

Qty	Description	Rate	Serviced	Amount
	1st Phase of Phase II Investigation Magnetometer Survey and Field Reconnaissance of Suspect Structures Commercial Properties - 985 & 989 Prospect Avenue, New Cassell, New York Inspection of potential UICP structures & Magnetometer Survey Geologist @ $625/day x 1 day + $625.00 Magnetometer, PID, Tools, Sampling Vehicle @ $250/day x 1 day + $250.00 UICP (Full list VOCs, SVOCs and Metals) sample = $525.00 TOTAL: $1,400.0 Spectrum Coverage Corp. dba Preferred Environmental Services TIN 113038047 NO REPORT, TABLES OR FIGURES	1,400.00		1,400.00

Phone #	It's been a pleasure working with you!	Total	$1,400.00
516-546-1100			

East Coast Geoservices, LLC

May 15, 2014

Brian Duggan
Cashin Associates, P.C.
1200 Veterans Memorial Highway
Hauppauge, New York 11788

Re: Soil Sampling and GPR Survey
989 Prospect Avenue, New Cassel

Dear Mr. Duggan:

We are pleased to be afforded the opportunity to present the following proposal for Ground Penetrating Radar (GPR), a Photo Ionization Detector (PID) and a Power Probe sampling rig on the subject property.

FEE SUMMARY

1.	**Ground Penetrating Radar (GPR)**	**Fee:**	**$ 250.00**
2.	**Power Probe Soil Sampling**	**Fee:**	**$1,500.00***
3.	**Photo Ionization Detector (PID)**	**Fee:**	**$ 75.00**
	Sales Tax		**$ 157.41**
	Total Fee		**$1,982.41**

May use on same day as work at 985 Prospect Ave.

This proposal, consisting of Exhibits A "Scope of Services", Exhibit B "General Terms and Conditions" and Exhibit C "Specific Terms and Conditions" represents the entire understanding between you and us with respect to the project. If this proposal, along with Exhibits A, B & C are acceptable, please sign and return to my attention.

If you have any questions or would like to discuss the proposal please do not hesitate to contact me.

Respectfully submitted,

East Coast Geoservices, LLC

Steven J. McGinn
Partner

SJM/tbs
P/File: 14-
ACCEPTED AND APPROVED *As Noted Above
BY: _____ DATE: 5/16/14
(Please sign and return one copy)

P.O. BOX 2806 • HUNTINGTON STATION, NY 11746 • (631) 513-8595 • info@eastcoastgeoservices.com

EXHIBIT A
SCOPE OF SERVICES

1) Ground Penetrating Radar (GPR)

Utilize a GSSI SIR 3000 Ground Penetrating Radar (GPR) system with a 400 MHz antenna to locate potential subsurface anomalies. The GPR survey will be conducted to the best extent possible within the limitations of the equipment. It should be noted that any remote geophysical survey has limitations with respect to accurately determining subsurface conditions due to response, interference, density of floor and subsurface materials, etc. ECG personnel are trained in the proper use of the equipment and will report the data and information collected with the client's full knowledge and understanding of the limitations noted above.

Fee: $250.00 per hour
(1 hour estimated)

2) Power Probe Soil Sampling

Utilize a Power Probe subsurface sampling apparatus to obtain soil samples from six (6) locations identified by the client. The probes will be advanced to various depths as required by the client at each sample location. Soil samples will be collected continuously from grade to the desired depth in four (4) foot intervals. The sampling sleeves will be given to the field technician for processing of the sample. All sample vessels will be supplied by the client.

Fee: $1,500.00/day

*Notes:
Day rate is for 8 hours on-site with a probe operator.
Overtime rate of $200 per hour applies if over 8 hours on-site per day.
ECG will order utility mark-out a minimum of three (3) days prior to completing proposed sampling.
ECG will not be responsible for damage incurred if any underground utilities or structures are encountered during the client requested sampling work or if the utilities or structures were not properly marked.
Sand, asphalt and/or concrete patch will be provided to backfill the boreholes only. No other pavement or concrete restoration will be provided as part of the daily rate.
Daily rate includes a total of 25 sampling sleeves. Each additional sleeve over 25 will be billed at $4.00 per sleeve.

3) Photo Ionization Detector (PID)

Provide a Mini RAE 2000 PID meter for field screening soil samples collected on-site.

Fee: $75.00 per day

EXHIBIT B-GENERAL TERMS AND CONDITIONS

The following **General Terms and Conditions** are applicable to Agreements between East Coast Geoservices, LLC ("ECG"), and the **Client**, when attached to and made part of such Agreement or Proposals.

1.0 INVOICES, REIMBURSABLE EXPENSES, ESCALATION OF FEES

1.1 Invoices

ECG will submit invoices to **Client** on ECG's standard invoice form, terms net thirty (30) days. Partially completed items of work for which a fee has been specified will be billed based upon percentage of completion as estimated by ECG otherwise invoices will be based upon ECG's Schedule of Standard Hourly Rates in effect at the time the work is performed. Past due balances are subject to interest of 1.0 percent per month, or the maximum permitted under state law, whichever is less. ECG, after giving seven (7) days written notice, may suspend services under any Agreement until all past due accounts, including applicable interest, have been paid. In the event that the invoice is not paid voluntary and promptly, and must be liened and/or referred to an attorney or agency for collection, the **Client** agrees to pay to ECG, ECG's reasonable collection and attorney's fee equal to twenty-five percent (25%) of the total amount due at that time.

The minimum time segment for charging of survey field work is four (4) hours. The minimum time segment for charging of all other work is one-half hour. Where applicable, rental charges will be applied to the project to cover the cost of instrumentation and/or technical equipment.

1.2 Reimbursable Expenses

Reimbursable expenses are charged to the **Client** at cost plus twenty-five percent (25%).

1.2.1 Reproduction of plans, specifications and other documents, including documents necessary for submission to regulatory agencies and for coordination with **Client** and any other **Client** consultant. Reproduction charges for documents reproduced by ECG in-house are: blackline ($0.45/sf); translucent bond ($0.70/sf); mylar ($6.75/sf); presentation paper ($3.35/sf); B&W- 8 ½×11 ($0.10/ea), 8 ½×14 ($0.15/ea), 11×17($0.30/ea); Color 8 ½×11 ($0.65/ea), 8 ½×14 ($1.25/ea), 11×17($2.00/ea), other size ($2.00/sf); report binding ($10.00/ea creation of portable document format (PDF) and emailing of documents (Time Rates). In-house document reproduction not subject to reimbursable markup. The cost of outside services for document reproduction will be billed as reimbursable expense.

1.2.2 Permit, Application and Filling fees advanced by ECG. In general, all processing fees including but not limited to permits and applications shall be the responsibility of the **Client**.

1.2.3 The cost of equipment rental including where applicable equipment operators, and subcontracted services, such as authorized photogrammetry, testing services, geotechnical services, laboratory services, archeological services, and other specialized services by consultants, excluding those services which are explicitly included in the ECG proposal.

1.2.4 Expenses for the specific benefit of the **Client** consisting of travel, incidental expenses, and expendable materials and supplies purchased specifically for the project.

1.2.5 If the services covered by this Agreement are subject to local or state taxes or fees (except state income taxes), such additional costs will be charged to the project and are subject to reimbursement as provided herein.

1.2.6 Cost of delivery of documents to Client, regulatory agencies, or to others designated by the Client will be billed at either Time Rates, if performed by ECG staff, or as a reimbursable expense, if an outside service is used.

1.3 Escalation of Fees

1.3.1 Fees and schedule commitments are subject to renegotiations for unreasonable delay caused by the **Client's** failure to provide specified facilities or information, or for delays caused by unpredictable occurrences, or force majeure, such as fires, floods, strikes, riots, unavailability of labor or materials or services, acts of God or of the public enemy, or acts or regulations of any governmental agency. Temporary work stoppage caused by any of the above may result in additional cost (reflecting a change in scope) beyond that outlined in this proposal;

1.3.2 ECG shall have the right to increase it's compensation payable by the **Client** to ECG in the event that ECG must modify services, facilities or equipment to comply with laws or regulations that become effective after execution of this Agreement, provided that ECG give the **Client** thirty (30) days prior notice as to the cause for escalation and the additional amounts involved.

1.3.3 ECG may make an annual adjustment to its Standard Hourly Rates and document reproduction fees. Services performed on an hourly cost basis will be invoiced in accordance with the Rate Schedule in effect at the time such services are performed.

1.3.4 ECG reserves the right to make adjustments fees after 1 year from submittal of proposal.

2.0 INSURANCE

ECG represents and warrants that it now has in full effect and will maintain the following insurance's for the duration of this project:

ECG will furnish to the **Client** certificates of insurance upon request. Premiums for insurance coverage in excess of these coverage's, when requested by the **Client**, will be charged to the project and are subject to reimbursement.

2.1 Commercial General Liability Insurance covering as insured ECG and as an additional insured **Client** with the following limits of liability:

Personal Adv. Injury -	$1,000,000 for each occurrence
General Aggregate	$2,000,000 in the aggregate
Excess Liability-Umbrella	$4,000,000 for each occurrence
and	$4,000,000 in the aggregate

2.2 Worker's Compensation Insurance securing compensation for the benefit of ECG's employees as required by the Worker's Compensation Law. Premiums for additional insurance coverage required for work on or near the waterfront will be charged to the project and are subject to reimbursement.

2.3 Comprehensive Automobile Liability Insurance covering owned, non-owned, and hired vehicles will be provided upon request.

2.4 Professional Liability Insurance insuring against negligent acts, errors and omissions, by ECG, in an amount of $1,000,000 per claim with a $3,000,000 aggregate.

3.0 CLIENT'S RESPONSIBILITIES

3.1 The **Client** shall provide all criteria and full information as to **Client's** requirements for the Project; designate a person to act with authority on **Client's** behalf in respect to all aspects of the Project; examine and respond promptly to ECG's submissions; and give prompt written notice to ECG whenever he observes or otherwise becomes aware of any defect in the work.

3.2 The **Client** shall provide right of entry for ECG personnel and equipment necessary to complete the work.

3.3 While ECG will take all reasonable precautions to minimize any damage to the property, it is understood by **Client** that in the normal course of work some damage may occur, the correction of which is not part of this agreement.

3.4 The **Client** shall be responsible for payment of all fees in connection with the Project. Payment of fees by **Client** is NOT contingent upon receipt of Agency Approvals.

4.0 COMMENCEMENT AND COMPLETION OF WORK

4.1 ECG shall commence work on this project after receipt of a signed Proposal which establishes our Agreement for Professional Services at a schedule agreed upon by ECG and **Client**.

4.2 Proposals that have been submitted but not signed will be considered as being accepted if the client verbally instructs ECG to proceed;

4.3 Should the performance or completion of the work by ECG hereunder be delayed by flood, earthquake, fires, strikes, governmental orders or any other similar or dissimilar causes beyond the control of ECG or due to changes, delays, acts or omissions, by **Client**, contractors or their agents and representatives, then the time for performance or completion by ECG hereunder shall be extended for the period of such delays.

5.0 CHANGED CONDITIONS

Certain conditions may arise during the performance of our services which may differ significantly from those assumed to exist when the Scope of Services was prepared.

If, in the opinion of ECG, the Agreement is no longer adequate in light of occurrences or discoveries that were not originally contemplated by or known to us, we have right to renegotiate the Agreement by first identifying the Changed Condition and informing the **Client**.

The **Client** and ECG shall promptly and in good faith enter into renegotiation of the Agreement to help us to meet the **Client's** needs. If renegotiated terms cannot be agreed to, the **Client** agrees that ECG has an absolute right to terminate this Agreement.

6.0 COMPLIANCE WITH CODES AND STANDARDS

ECG's services shall be consistent with sound engineering and surveying practices and shall incorporate those publicly announced federal, state and local laws, rules, regulations, codes and standards that are applicable at the time ECG rendered their services. In the event of change in a law, rule, regulation, code, standard or similar document ECG shall assess its impact. If, in ECG's professional opinion, the impact is such to significantly affect ECG's fees, costs or anticipated completion date, a Changed Condition shall be deemed to exist and shall be dealt with pursuant to Section 5.

EXHIBIT B-GENERAL TERMS AND CONDITIONS

In any event, the **Client** waives any claim against ECG, and agrees to defend, indemnify and hold ECG harmless for any claim or liability for injury or loss allegedly arising from ECG's failure to abide by federal, state and local laws, rules, regulations, codes and standards that were not in effect or publicly announced at the time when ECG otherwise would have incorporated their intent into the work. The **Client** further agrees to compensate ECG for any time spent or expenses incurred by ECG in defense of any such claim, in accordance with ECG's prevailing fee schedule and expense reimbursement policy and the statements for legal services rendered to ECG.

7.0 MAINTENANCE OF PROFESSIONAL STANDARDS AND ETHICS

7.1 The **Client** recognizes that ECG's services in all cases must be rendered in accordance with prevailing professional standards and ethics, as well as certain laws or regulations that apply specifically to ECG or to the engineering and surveying professions. Services performed by ECG under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. NO OTHER WARRANTY, EXPRESSED OR IMPLIED, IS MADE. If a situation emerges that causes ECG to believe compliance with the **Client's** wishes could result in ECG violating an applicable provision or aspect of professional standards or ethics, laws or regulations, ECG shall so advise the **Client**. The **Client** and ECG shall immediately enter into discussions to arrive at a mutually satisfactory solution. Failing achievement of a solution, either party may terminate this Agreement in accordance with termination provisions stated herein.

7.2 The Consultant makes no representation or warranties that the Project will achieve any LEED certification level or accreditation, or impact the future performance or operating costs associated with the Project.

8.0 OWNERSHIP OF DOCUMENTS

8.1 All reports, studies, plans and specifications, logs, field data, field notes, laboratory test data, calculations, estimates and other documents prepared by ECG as instruments of service, shall remain the property of ECG.

8.2 **Client** agrees that all reports and other work furnished to the **Client** or his agents, which are not paid for, will be returned upon demand and will not be used for any purpose whatsoever.

8.3 ECG will retain all pertinent records relating to the services performed for the period of six (6) years following submission of the report, study, plans and specifications, during which period the records will be made available to the **Client** for inspection at ECG's office, at reasonable times, provided, however, that all ECG invoices rendered in connection with the services performed have been paid.

9.0 DEFECTS IN SERVICES

The **Client** and the **Client's** personnel, contractors and subcontractors shall promptly report to ECG any defects or suspected defects in ECG's work or services, in order that ECG may take prompt, effective measures which in ECG's opinion will minimize the consequences of a defect in service.

10.0 INDEMNIFICATION AND LIMITATION OF LIABILITY

10.1 ECG , subject to the limitation in 10.3 herein, agrees to hold the **Client** harmless from and against all claims arising out of the negligent professional acts, errors and omissions of ECG in connection with the performance of the work described in this Agreement.

10.2 ECG shall not be responsible for the acts or omissions of the **Client**, contractor or any third parties in connection with or arising out of the project. The **Client** hereby holds harmless and indemnifies ECG against all claims, damages, costs, suits, expenses, and attorney's fees which may be incurred by ECG which arise out of the foregoing. Expenses shall include, but not be limited to time charges by ECG's partners and employees at ECG's then standard hourly fees.

10.3 The **Client** agrees that ECG's aggregate liability to the **Client** and to all construction contractors and subcontractors on the project, due to ECG's professional negligent acts, errors, omissions and/or alleged breach of contract shall not exceed ECG's total fee for services rendered on the project.

10.4 The **Client** shall make no claim for professional negligent acts, errors, omissions and/or alleged breach of contract either directly or in a third-party claim, against ECG unless the **Client** has first provided ECG with a written certification executed by an independent design professional currently practicing in the same discipline as ECG and licensed in the state in which the project for which ECG's services were rendered is located. This certification shall: a) identify the name and license number of the certifier; b) specify each and every act or omission that the certifier contends is a violation of the standard of care expected of a design professional performing professional services under similar circumstances; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to ECG not less than thirty (30) calendar days prior to the presentation of any claim or the institution of any arbitration or judicial proceeding.

10.4.1 The **Client** shall make no claim for breach of contract, misrepresentation, or fraud arising out of any statement, representation or omission by ECG in any certification or report required under the Martin Act (General Business Law §§ 352,353), or the regulations enacted thereunder, in connection with any project for which the plans and specifications were approved by **Client** and/or the municipality with jurisdiction over said plans or specifications prior to the issuance of said report or certification, arising out of any design element, error or omission known to or disclosed to **Client** and/or said municipality prior to the time of said approval, and Client shall indemnify, defend and hold ECG harmless from and against any such claim made by any homeowners association or unit owner claiming to have relied upon any such certification or report.

10.5 The **Client** recognizes that topographical mapping prepared from aerial photography is subject to an inherent margin of error. **Client** agrees that ECG shall not be liable for any site work changes due to differences between actual site conditions and conditions depicted on topographic mapping used to prepare plans for the Project.

11.0 DISPUTES

11.1 In the event that a dispute should arise relating to the performance of the services to be provided under this Agreement, and should that dispute result in litigation in which ECG prevails, it is agreed that ECG shall be entitled to recover all reasonable costs incurred as a result of the claim, including staff time, court costs, attorney's fees and other claim-related expenses.

11.2 Not withstanding the foregoing, ECG shall have the right to submit any controversy or claim arising out of or relating to this contract, or the breach thereof, to binding arbitration administered by the American Arbitration Association in accordance with the Construction Industry Arbitration Rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

11.3 The **Client** recognizes ECG's right not to release documents until the **Client** has made the account receivables current, excluding only any billed fees in dispute, providing the **Client** has notified ECG in writing within thirty (30) days of the invoice date identifying the portion of the fees in dispute and the reason for the dispute. All undisputed fees on the disputed invoice shall be paid in accordance with these terms.

12.0 TERMINATION

12.1 This Agreement may be terminated by either party upon ten (10) calendar days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, ECG shall be paid for services performed to the termination notice date plus reasonable termination expenses.

12.2 This Agreement may be terminated by ECG, pursuant to Section 5 and 7 hereof, upon ten (10) calendar days written notice.

12.3 In the event of termination, or suspension for more than three (3) months, prior to completion of all work contemplated by this Agreement. ECG may complete such analyses and records as are necessary to complete its files and may also complete a report on the services performed to the date of notice of termination or suspension. The expenses of termination or suspension shall include all direct costs of ECG in completing such analyses and reports. A final invoice will be calculated on the first or fifteenth of the month (whichever comes first) following the end of the cancellation period (the effective date of cancellation).

12.3.1 Where method of contract payment is lump sum, the final invoices will be based on the percentage of work completed to the effective date of cancellation, plus 3 percent of the billings to such date as a closeout cost.

12.3.2 Where method of contract payment is based on time and materials, the final invoice will include all services and direct expenses associated with the project up to the effective date of cancellation, plus 3 percent of the billings to such date as a closeout cost.

12.3.3 Where method of contract payment is cost plus a fixed fee, the final invoice will include all costs to date of termination and a pro-rata share of the fixed fee plus 3 percent of the billings to such date as a closeout cost.

The closeout cost referred to in 12.3.1, 12.3.2 and 12.3.3 herein is not to be considered as a penalty, but represents an allowance for demobilization of personnel and equipment and costs not available on short notice.

13.0 GOVERNING LAW

The laws of the state in which the office of ECG, performing the work under this Agreement, is domiciled will govern the validity of this Agreement, its interpretation and performance, and remedies for contract breach or any other claims related to this Agreement.

14.0 ASSIGNS

The **Client** may not delegate, assign, sublet or transfer his duties, obligations or interest in this Agreement without the written consent of ECG.

EXHIBIT C

EXHIBIT C - SPECIFIC TERMS AND CONDITIONS
Phase II Site Assessments, Subsurface Investigations and Cleanups

The following **Specific Terms and Conditions** are applicable to Agreements between East Coast Geoservices, LLC (hereinafter "ECG" or "the consultant") and the **Client**, when attached to and made part of such Agreement or Proposals.

Phase II Agreement

CLIENT understands that a Phase II Environmental Site Assessment is conducted solely to permit ECG to render a professional opinion about the likelihood of regulated contaminants being present on, in, or beneath the site in question at the time services were conducted. No matter how thorough a Phase II Environmental Site Assessment study may be, findings derived from its conduct are limited and ECG cannot know or state for an absolute fact that a site is unaffected by reportable quantities of regulated contaminants. Furthermore, even if ECG believes that reportable quantities of regulated contaminants are not present, CLIENT still bears the risk that such contaminants may be present or may migrate to the site after the study is complete. Given the foregoing, CLIENT's acceptance of this Agreement shall signify the CLIENT understands the risks associated with Phase II Environmental Site Assessments and, as a material element of the consideration ECG requires to perform these services, CLIENT, shall to the fullest extent permitted by law, indemnify, defend, and hold ECG harmless from any claim or liability for injury or loss arising from ECG's discovery of unanticipated hazardous materials, or suspected hazardous materials, or their presence. CLIENT also shall compensate ECG for any time spent or expenses incurred by ECG in defense of any such claim (the term "any claim" means "any claim in contract, tort or statute alleging negligence, errors, omissions, strict liability, statuary liability, breach of contract, breach of warranty, negligent misrepresentation or other acts giving rise to liability). Such compensation shall be based upon ECG's prevailing fee schedule and expense reimbursement policy.

ASTM Standards

The American Society for Testing and Materials (ASTM) has developed a variety of prescriptive professional practice standards (standard practices and standard guides), that identify specific methods professionals could or should use to attain results. Such prescriptive professional practice standards fail to consider the unique needs of a client, the client's project-specific expectations, or the requirements and particular needs, expectations, circumstances, and requirements of the project and the professional engagement. At such, adherence to ASTM's prescriptive professional practice standards may not be appropriate or in the best interests of the client or the project ECG's instruments of service. ECG has not followed prescriptive professional practice standards issued by ASTM, and has instead worked to develop a scope of service specifically for this project, in accordance with CLIENT's needs and preferences and ECG professional and contractual obligations.

Buried Utilities

CLIENT will furnish to Consultant information identifying the type and location of utility lines and other man-made objects beneath the site's surface. Consultant will take reasonable precautions to avoid damaging these man-made objects by preparing, prior to penetrating the site's surface, a subsurface sketch indicating the locations intended for penetrations and, as per information provided to Consultant, the locations of buried utility lines and other buried man-made objects. CLIENT will review the sketch and approve the intended penetration locations before penetrations are made. In addition, CLIENT shall, to the fullest extent permitted by law, waive any claim against Consultant, and indemnify, defend, and hold Consultant harmless from any claim of liability for injury or loss arising from damage to or contact with buried utility lines or other buried man-made objects that were not called to Consultant's attention or which were not properly located on drawings furnished to Consultant. CLIENT shall also compensate Consultant for any time spent or expenses incurred by Consultant in defense of any such claim. Such compensation shall be based upon Consultant's prevailing fee schedule and expense reimbursement policy. The term "any claim" used in this provision means "any claim in contract, tort, or statute alleging negligence, errors, omissions, strict liability, statutory liability, breach of contract, breach of warranty, negligent misrepresentation, or other acts giving rise to liability").

Discovery of Unanticipated Hazardous Materials and Substances

Hazardous materials or certain substances may exist where there is no reason to believe they are present. Should Consultant discover such unanticipated hazardous materials or suspected hazardous materials, Consultant shall notify CLIENT as soon as practically possible. CLIENT and Consultant agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation or termination of this Agreement. CLIENT and Consultant agree that, upon discovery of unanticipated hazardous materials or suspected hazardous materials, Consultant should take those measures that in Consultant's opinion are necessary to preserve and protect public health, safety, and welfare and the environment. CLIENT agrees to compensate for such services given that the hazardous materials or suspected hazardous materials in question are CLIENT's responsibility at fees that are five percent over cost and overhead. In addition, CLIENT shall, to the fullest extent permitted by law, indemnify, defend, and hold Consultant harmless from any claim or liability for injury or loss arising from Consultant's discovery of unanticipated hazardous materials, or suspected hazardous materials, or their presence. CLIENT also shall compensate Consultant for any time spent or expenses incurred by Consultant in defense of any such claim (the term "any claim" means "any claim in contract, tort or statute alleging negligence, errors, omissions, strict liability, statuary liability, breach of contract, breach of warranty, negligent misrepresentation or other acts giving rise to liability"). Such compensation shall be based upon Consultant's prevailing fee schedule and expense reimbursement policy.

Disposal of Contaminated Substances (including samples)

All substances on, in, or under CLIENT's site as samples or as byproducts of the sampling process, are CLIENT's property. Unless CLIENT directs otherwise, Consultant shall dispose of all nonhazardous samples and sampling process byproducts in accordance with applicable law. Unless other arrangements are mutually agreed upon in writing, or unless otherwise required, Consultant shall preserve samples for no longer than fifteen (15) calendar days after Consultant's issuance to the CLIENT of the initial instrument of service that relates data obtained from them. If in Consultant's opinion any of these samples are or may be affected by a regulated contaminant, Consultant shall package such samples in accordance with applicable law, and CLIENT shall arrange for lawful disposal procedures, that is, procedures to remove the samples from Consultant's custody and transport them to a disposal site. However, any samples or sampling process byproducts that are or are assumed to be affected by regulated contaminants shall be packaged by Consultant in accordance with applicable law, and they shall be tuned over to CLIENT. Consultant shall not under this Agreement arrange for or otherwise dispose of substances affected by regulated contaminants. Consultant will, at CLIENT's request, help CLIENT identify appropriate alternatives for off-site treatment, storage, or disposal of such substances, but Consultant shall not make any independent determination about the selection of a treatment, storage or disposal facility nor will Consultant subcontract such activities through transporters or others. CLIENT shall sign all manifests for the disposal of substances affected by regulated contaminants. However, if CLIENT directs Consultant, Consultant's employees, or Consultant's agent to sign such manifests and/or to hire for CLIENT a contractor to transport. treat, or dispose of the contaminated substances, agent (not withstanding any other provision of this Agreement to the contrary) so that Consultant shall not be considered a generator, transporter, or disposer of materials affected by regulated contaminants. Because involvement with CLIENT's contaminated samples can expose Consultant to sever risks. CLIENT shall, to the fullest extent permitted by law, waive any claim against Consultant and indemnify, defend, and hold Consultant harmless from any claim or liability for injury or loss allegedly arising from Consultant containing, labeling, transporting, testing, storing, or other handling of CLIENT's contaminated samples. CLIENT also shall compensate Consultant for any time spent or expenses incurred by Consultant in defense of any such claim (the term "any claim" means "any claim in contract, tort or statute alleging negligence, errors, omissions, strict liability, status liability, breach of contract, breach of warranty, negligent misrepresentation or other acts giving rise to liability"). Such compensation shall be based upon Consultant's prevailing fee schedule and expense reimbursement policy.

Aquifer Cross-Contamination

Sampling may result in unavoidable cross-contamination of certain subsurface areas, as when a probe or boring devise moves through a contaminated zone and links it to an aquifer underground stream, or other hydrous body not previously contaminated. Because Consultant is powerless to totally eliminate the risk despite use of due care, and because sampling is an essential element of Consultant's services indicated herein, CLIENT shall, to the fullest extent permitted by law, waive any claim against Consultant, and indemnify, defend, and hold Consultant harmless from any claim or liability for injury or loss arising from cross-contamination allegedly caused by Consultants sampling. CLIENT shall also compensate Consultant for any time spent of expenses incurred by Consultant in defense of any such claim. Such compensation shall be based upon Consultant's prevailing fee schedule and expense reimbursement policy. The term "any claim" used in this provision means "any claim in contract, tort, or statute alleging negligence, errors, omissions, strict liability, statutory liability, breach of contract, breach of warranty, negligent misrepresentation, or other acts giving rise to liability").

EXHIBIT D
HOURLY RATE SCHEDULE – EAST COAST GEOSERVICES

Time Rates Fee Schedule only pertains to items not quoted as lump sum costs; specifically for items previously listed as time rates and other services that may be required but are not included in this proposal:

Managing Partner	$225.00
Associate Environmental Analyst/Div Mgr.	$195.00
Associate Environmental Planner/Div. Mgr.	$195.00
Associate Environmental Scientist/Div. Mgr.	$195.00
Director of Grants Management Services	$150.00
Sr. Planner	$140.00
Senior Environmental Planner	$135.00
Hydrogeologist/Sr. Environmental Analyst	$140.00
Senior Environmental Scientist	$130.00
Environmental Engineer	$125.00
Environmental Planner	$110.00
Economic Analyst / Planner	$125.00
Environmental Scientist	$110.00
Environmental Analyst	$ 90.00
Field Technician	$ 75.00
Administrative Assistant	$ 85.00
GIS Specialist	$ 90.00
Transportation Planner	$150.00

Invoice

East Coast Geoservices, LLC
PO Box 2806
Huntington Station, NY 11746
(631) 513-8595

Mr. Brian Duggan
Cashin Associates
1200 Veterans Memorial Highway
Hauppauge, NY 11788

June 16, 2014
Project No: E14X026.001.000
Invoice No: 436
Project Manager Steven McGinn

Project E14X026.001.000 985 & 989 Prospect Ave., New Cassel

Professional Services

Phase SA Site Audit

Task 1310 985 Prospect St

Fee Breakdown:

Ground Penetrating Radar (GPR) - $250.00
Power Probe Soil Sampling - $1,500.00
Photo Ionization Detector (PID) - $75.00

Fee			**1,825.00**
Taxes			
Sales Tax	8.625 % of 1,825.00	157.41	
Total Taxes		**157.41**	**157.41**
	Total this Task		**$1,982.41**
	Total this Phase		**$1,982.41**
	Total this Invoice		**$1,982.41**

RECEIVED
JUN 17 2014
CASHIN ASSOCIATES, P.C.

All invoices are due net 30 days. A late charge of 1% per month will be added to any unpaid balance after 30 days.

APPENDIX III

LABORATORY ANALYTICAL RESULTS AND CHAIN OF CUSTODY

Essential Environmental Technologies, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

7/29/2014

ANALYTICAL REPORT

Laboratory Identifier: 1405205
Received: 5/22/2014 15:46
Sampled by: Brian Duggan

Client: Cashin Associates, PC
1200 Veterans Memorial Hwy
Hauppauge,
NY 11788

Project: Town of North Hempstead CDA
985 + 989 Prospect Ave
New Cassel,
NY
Area: 14003.021

Manager: Brian Duggan

Respectfully submitted,

Juan R.Cuba - Technical Director

NYS Lab ID # 10969
NJ Lab ID # NY812
CT Lab ID # PH0645

The information contained in this report is confidential and intended only for the use of the client listed above. This report shall not be reproduced, except in full, without the written consent of Essential Environmental Technologies, Inc. Analytical results relate to the samples AS RECEIVED BY THE LABORATORY.

Essential Environmental Technologies, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

7/29/2014

Semivolatile Compounds - EPA 8270D

Sample: 1405205-1
Client Sample ID: 14003.021-1989-B1
Matrix: Soil Type: Composite
Remarks:
Analyzed Date: 5/27/2014
Preparation Date(s) : 5/23/2014 by Method: 3550C

Collected: 5/22/2014 13:00
% Solid: 94.7%

Analytical Results

Cas No	Analyte	DF	MDL	Result*	Units	Q
120-82-1	1,2,4-Trichlorobenzene	1	41.7	ND	ug/Kg	U
95-50-1	1,2-Dichlorobenzene	1	33.8	ND	ug/Kg	U
122-66-7	1,2-Diphenylhydrazine	1	38.2	ND	ug/Kg	U
541-73-1	1,3-Dichlorobenzene	1	34.1	ND	ug/Kg	U
106-46-7	1,4-Dichlorobenzene	1	30.3	ND	ug/Kg	U
58-90-2	2,3,4,6-Tetrachlorophenol	1	38.3	ND	ug/Kg	U
95-95-4	2,4,5-Trichlorophenol	1	15.9	ND	ug/Kg	U
88-06-2	2,4,6-Trichlorophenol	1	31.6	ND	ug/Kg	U
120-83-2	2,4-Dichlorophenol	1	31.9	ND	ug/Kg	U
105-67-9	2,4-Dimethylphenol	1	34.2	ND	ug/Kg	U
51-28-5	2,4-Dinitrophenol	1	1060	ND	ug/Kg	U
121-14-2	2,4-Dinitrotoluene	1	34.4	ND	ug/Kg	U
606-20-2	2,6-Dinitrotoluene	1	30.8	ND	ug/Kg	U
91-58-7	2-Chloronaphthalene	1	31.3	ND	ug/Kg	U
95-57-8	2-Chlorophenol	1	40.1	ND	ug/Kg	U
91-57-6	2-Methylnaphthalene	1	32.9	ND	ug/Kg	U
95-48-7	2-Methylphenol	1	30.5	ND	ug/Kg	U
88-74-4	2-Nitroaniline	1	13.8	ND	ug/Kg	U
88-75-5	2-Nitrophenol	1	13.9	ND	ug/Kg	U
106-44-5	3+4-Methylphenol	1	34.7	ND	ug/Kg	U
91-94-1	3,3'-Dichlorobenzidine	1	66.9	ND	ug/Kg	U
99-09-2	3-Nitroaniline	1	51.3	ND	ug/Kg	U
534-52-1	4,6-Dinitro-2-methylphenol	1	84.1	ND	ug/Kg	U
101-55-3	4-Bromophenyl phenyl ether	1	30.3	ND	ug/Kg	U
59-50-7	4-Chloro-3-methylphenol	1	30.4	ND	ug/Kg	U
106-47-8	4-Chloroaniline	1	45.6	ND	ug/Kg	U
7005-72-3	4-Chlorophenyl phenyl ether	1	22.5	ND	ug/Kg	U
100-01-6	4-Nitroaniline	1	40.4	ND	ug/Kg	U
100-02-7	4-Nitrophenol	1	40.1	ND	ug/Kg	U
83-32-9	Acenaphthene	1	27.1	ND	ug/Kg	U
208-96-8	Acenaphthylene	1	30.8	ND	ug/Kg	U
62-53-3	Aniline	1	34.0	ND	ug/Kg	U

Essential Environmental Technologies, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

7/29/2014

Semivolatile Compounds - EPA 8270D

Sample: 1405205-1
Client Sample ID: 14003.021-1989-B1
Matrix: Soil Type: Composite
Remarks:
Analyzed Date: 5/27/2014
Preparation Date(s) : 5/23/2014 by Method: 3550C

Collected: 5/22/2014 13:00
% Solid: 94.7%

Analytical Results

Cas No	Analyte	DF	MDL	Result*	Units	Q
120-12-7	Anthracene	1	37.6	ND	ug/Kg	U
92-87-5	Benzidine	1	895	ND	ug/Kg	U
56-55-3	Benzo(a)anthracene	1	50.1	ND	ug/Kg	U
50-32-8	Benzo(a)pyrene	1	47.7	ND	ug/Kg	U
205-99-2	Benzo(b)fluoranthene	1	46.1	ND	ug/Kg	U
191-24-2	Benzo(g,h,i)perylene	1	33.9	ND	ug/Kg	U
207-08-9	Benzo(k)fluoranthene	1	71.2	ND	ug/Kg	U
65-85-0	Benzoic acid	1	12100	ND	ug/Kg	U
100-51-6	Benzyl alcohol	1	28.5	ND	ug/Kg	U
85-68-7	Butyl benzyl phthalate	1	54.3	ND	ug/Kg	U
86-74-8	Carbazole	1	60.8	ND	ug/Kg	U
218-01-9	Chrysene	1	47.1	ND	ug/Kg	U
	Cresols	1	65.2	ND	ug/Kg	U
84-74-2	Di-n-butyl phthalate	1	46.6	ND	ug/Kg	U
117-84-0	Di-n-octyl phthalate	1	41.5	ND	ug/Kg	U
53-70-3	Dibenz(a,h)anthracene	1	38.9	ND	ug/Kg	U
132-64-9	Dibenzofuran	1	27.0	ND	ug/Kg	U
84-66-2	Diethyl phthalate	1	44.8	ND	ug/Kg	U
131-11-3	Dimethyl phthalate	1	36.1	ND	ug/Kg	U
206-44-0	Fluoranthene	1	47.7	ND	ug/Kg	U
86-73-7	Fluorene	1	31.0	ND	ug/Kg	U
118-74-1	Hexachlorobenzene	1	37.2	ND	ug/Kg	U
87-68-3	Hexachlorobutadiene	1	36.5	ND	ug/Kg	U
77-47-4	Hexachlorocyclopentadiene	1	11.1	ND	ug/Kg	U
67-72-1	Hexachloroethane	1	37.9	ND	ug/Kg	U
193-39-5	Indeno(1,2,3-cd)pyrene	1	37.4	ND	ug/Kg	U
78-59-1	Isophorone	1	30.5	ND	ug/Kg	U
621-64-7	N-Nitrosodi-n-propylamine	1	42.2	ND	ug/Kg	U
62-75-9	N-Nitrosodimethylamine	1	75.8	ND	ug/Kg	U
86-30-6	N-Nitrosodiphenylamine	1	45.9	ND	ug/Kg	U
91-20-3	Naphthalene	1	44.8	ND	ug/Kg	U
98-95-3	Nitrobenzene	1	28.6	ND	ug/Kg	U

Essential Environmental Technologies, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

7/29/2014

Semivolatile Compounds - EPA 8270D

Sample: 1405205-1
Client Sample ID: 14003.021-1989-B1 Collected: 5/22/2014 13:00
Matrix: Soil Type: Composite % Solid: 94.7%
Remarks:
Analyzed Date: 5/27/2014
Preparation Date(s) : 5/23/2014 by Method: 3550C

Analytical Results

Cas No	Analyte	DF	MDL	Result*	Units	Q
87-86-5	Pentachlorophenol	1	289	ND	ug/Kg	U
85-01-8	Phenanthrene	1	44.0	ND	ug/Kg	U
108-95-2	Phenol	1	38.8	ND	ug/Kg	U
129-00-0	Pyrene	1	43.9	ND	ug/Kg	U
110-86-1	Pyridine	1	36.2	ND	ug/Kg	U
111-91-1	bis(2-Chloroethoxy)methane	1	38.1	ND	ug/Kg	U
111-44-4	bis(2-Chloroethyl)ether	1	32.8	ND	ug/Kg	U
108-60-1	bis(2-Chloroisopropyl)ether	1	40.0	ND	ug/Kg	U
117-81-7	bis(2-Ethylhexyl)phthalate	1	57.4	ND	ug/Kg	U

* Results are reported on a dry weight basis

Surrogate Results

Cas No	Analyte	DF	% Recovery	QC Limits	Q
118-76-6	2,4,6-TRIBROMOPHENOL	1	19.5 %	(19 - 122)	
321-60-8	2-FLUOROBIPHENYL	1	36.0 %	(30 - 115)	
367-12-4	2-FLUOROPHENOL	1	31.6 %	(25 - 121)	
4165-60-0	NITROBENZENE-D5	1	35.0 %	(23 - 120)	
13127-88-3	PHENOL-D6	1	33.0 %	(24 - 113)	
1718-51-0	TERPHENYL-D14	1	50.8 %	(18 - 137)	

Essential Environmental Technologies, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

7/29/2014

Semivolatile Compounds - EPA 8270D

Sample: 1405205-2
Client Sample ID: 14003.021-1989-B2
Matrix: Soil Type: Grab
Remarks:
Analyzed Date: 5/27/2014
Preparation Date(s) : 5/23/2014 by Method: 3550C

Collected: 5/22/2014 13:00
% Solid: 97.5%

Analytical Results

Cas No	Analyte	DF	MDL	Result*	Units	Q
120-82-1	1,2,4-Trichlorobenzene	1	40.5	ND	ug/Kg	U
95-50-1	1,2-Dichlorobenzene	1	32.8	ND	ug/Kg	U
122-66-7	1,2-Diphenylhydrazine	1	37.1	ND	ug/Kg	U
541-73-1	1,3-Dichlorobenzene	1	33.1	ND	ug/Kg	U
106-46-7	1,4-Dichlorobenzene	1	29.4	ND	ug/Kg	U
58-90-2	2,3,4,6-Tetrachlorophenol	1	37.2	ND	ug/Kg	U
95-95-4	2,4,5-Trichlorophenol	1	15.5	ND	ug/Kg	U
88-06-2	2,4,6-Trichlorophenol	1	30.7	ND	ug/Kg	U
120-83-2	2,4-Dichlorophenol	1	31.0	ND	ug/Kg	U
105-67-9	2,4-Dimethylphenol	1	33.2	ND	ug/Kg	U
51-28-5	2,4-Dinitrophenol	1	1030	ND	ug/Kg	U
121-14-2	2,4-Dinitrotoluene	1	33.4	ND	ug/Kg	U
606-20-2	2,6-Dinitrotoluene	1	29.9	ND	ug/Kg	U
91-58-7	2-Chloronaphthalene	1	30.4	ND	ug/Kg	U
95-57-8	2-Chlorophenol	1	39.0	ND	ug/Kg	U
91-57-6	2-Methylnaphthalene	1	32.0	ND	ug/Kg	U
95-48-7	2-Methylphenol	1	29.6	ND	ug/Kg	U
88-74-4	2-Nitroaniline	1	13.4	ND	ug/Kg	U
88-75-5	2-Nitrophenol	1	13.5	ND	ug/Kg	U
106-44-5	3+4-Methylphenol	1	33.7	ND	ug/Kg	U
91-94-1	3,3'-Dichlorobenzidine	1	65.0	ND	ug/Kg	U
99-09-2	3-Nitroaniline	1	49.8	ND	ug/Kg	U
534-52-1	4,6-Dinitro-2-methylphenol	1	81.6	ND	ug/Kg	U
101-55-3	4-Bromophenyl phenyl ether	1	29.4	ND	ug/Kg	U
59-50-7	4-Chloro-3-methylphenol	1	29.5	ND	ug/Kg	U
106-47-8	4-Chloroaniline	1	44.3	ND	ug/Kg	U
7005-72-3	4-Chlorophenyl phenyl ether	1	21.8	ND	ug/Kg	U
100-01-6	4-Nitroaniline	1	39.3	ND	ug/Kg	U
100-02-7	4-Nitrophenol	1	39.0	ND	ug/Kg	U
83-32-9	Acenaphthene	1	26.4	ND	ug/Kg	U
208-96-8	Acenaphthylene	1	29.9	ND	ug/Kg	U
62-53-3	Aniline	1	33.0	ND	ug/Kg	U

Essential Environmental Technologies, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

7/29/2014

Semivolatile Compounds - EPA 8270D

Sample: 1405205-2
Client Sample ID: 14003.021-1989-B2
Matrix: Soil Type: Grab
Remarks:
Analyzed Date: 5/27/2014
Preparation Date(s) : 5/23/2014 by Method: 3550C

Collected: 5/22/2014 13:00
% Solid: 97.5%

Analytical Results

Cas No	Analyte	DF	MDL	Result*	Units	Q
120-12-7	Anthracene	1	36.5	ND	ug/Kg	U
92-87-5	Benzidine	1	870	ND	ug/Kg	U
56-55-3	Benzo(a)anthracene	1	48.6	ND	ug/Kg	U
50-32-8	Benzo(a)pyrene	1	46.4	ND	ug/Kg	U
205-99-2	Benzo(b)fluoranthene	1	44.8	ND	ug/Kg	U
191-24-2	Benzo(g,h,i)perylene	1	32.9	ND	ug/Kg	U
207-08-9	Benzo(k)fluoranthene	1	69.1	ND	ug/Kg	U
65-85-0	Benzoic acid	1	11800	ND	ug/Kg	U
100-51-6	Benzyl alcohol	1	27.7	ND	ug/Kg	U
85-68-7	Butyl benzyl phthalate	1	52.7	ND	ug/Kg	U
86-74-8	Carbazole	1	59.1	ND	ug/Kg	U
218-01-9	Chrysene	1	45.7	ND	ug/Kg	U
	Cresols	1	63.3	ND	ug/Kg	U
84-74-2	Di-n-butyl phthalate	1	45.2	ND	ug/Kg	U
117-84-0	Di-n-octyl phthalate	1	40.3	ND	ug/Kg	U
53-70-3	Dibenz(a,h)anthracene	1	37.7	ND	ug/Kg	U
132-64-9	Dibenzofuran	1	26.3	ND	ug/Kg	U
84-66-2	Diethyl phthalate	1	43.5	ND	ug/Kg	U
131-11-3	Dimethyl phthalate	1	35.1	**292**	ug/Kg	J
206-44-0	Fluoranthene	1	46.4	ND	ug/Kg	U
86-73-7	Fluorene	1	30.2	ND	ug/Kg	U
118-74-1	Hexachlorobenzene	1	36.1	ND	ug/Kg	U
87-68-3	Hexachlorobutadiene	1	35.5	ND	ug/Kg	U
77-47-4	Hexachlorocyclopentadiene	1	10.8	ND	ug/Kg	U
67-72-1	Hexachloroethane	1	36.8	ND	ug/Kg	U
193-39-5	Indeno(1,2,3-cd)pyrene	1	36.3	ND	ug/Kg	U
78-59-1	Isophorone	1	29.6	ND	ug/Kg	U
621-64-7	N-Nitrosodi-n-propylamine	1	41.0	ND	ug/Kg	U
62-75-9	N-Nitrosodimethylamine	1	73.6	ND	ug/Kg	U
86-30-6	N-Nitrosodiphenylamine	1	44.6	ND	ug/Kg	U
91-20-3	Naphthalene	1	43.5	ND	ug/Kg	U
98-95-3	Nitrobenzene	1	27.8	ND	ug/Kg	U

Essential Environmental Technologies, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

7/29/2014

Semivolatile Compounds - EPA 8270D

Sample: 1405205-2
Client Sample ID: 14003.021-1989-B2
Matrix: Soil Type: Grab
Remarks:
Analyzed Date: 5/27/2014
Preparation Date(s) : 5/23/2014 by Method: 3550C

Collected: 5/22/2014 13:00
% Solid: 97.5%

Analytical Results

Cas No	Analyte	DF	MDL	Result*	Units	Q
87-86-5	Pentachlorophenol	1	281	ND	ug/Kg	U
85-01-8	Phenanthrene	1	42.8	ND	ug/Kg	U
108-95-2	Phenol	1	37.6	ND	ug/Kg	U
129-00-0	Pyrene	1	42.7	ND	ug/Kg	U
110-86-1	Pyridine	1	35.2	ND	ug/Kg	U
111-91-1	bis(2-Chloroethoxy)methane	1	37.0	ND	ug/Kg	U
111-44-4	bis(2-Chloroethyl)ether	1	31.9	ND	ug/Kg	U
108-60-1	bis(2-Chloroisopropyl)ether	1	38.9	ND	ug/Kg	U
117-81-7	bis(2-Ethylhexyl)phthalate	1	55.8	**1940**	ug/Kg	

* Results are reported on a dry weight basis

Surrogate Results

Cas No	Analyte	DF	% Recovery	QC Limits	Q
118-76-6	2,4,6-TRIBROMOPHENOL	1	22.2 %	(19 - 122)	
321-60-8	2-FLUOROBIPHENYL	1	29.2 %	(30 - 115)	D
367-12-4	2-FLUOROPHENOL	1	24.9 %	(25 - 121)	D
4165-60-0	NITROBENZENE-D5	1	38.3 %	(23 - 120)	
13127-88-3	PHENOL-D6	1	24.3 %	(24 - 113)	
1718-51-0	TERPHENYL-D14	1	83.0 %	(18 - 137)	

Essential Environmental Technologies, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

7/29/2014

Semivolatile Compounds - EPA 8270D

Sample: 1405205-3
Client Sample ID: 14003.021-1989-B3
Matrix: Soil Type: Composite
Remarks: See Case Narrative
Analyzed Date: 5/27/2014
Preparation Date(s) : 5/23/2014 by Method: 3550C

Collected: 5/22/2014 13:00
% Solid: 97.7%

Analytical Results

Cas No	Analyte	DF	MDL	Result*	Units	Q
120-82-1	1,2,4-Trichlorobenzene	1	40.4	ND	ug/Kg	U
95-50-1	1,2-Dichlorobenzene	1	32.8	ND	ug/Kg	U
122-66-7	1,2-Diphenylhydrazine	1	37.1	ND	ug/Kg	U
541-73-1	1,3-Dichlorobenzene	1	33.1	ND	ug/Kg	U
106-46-7	1,4-Dichlorobenzene	1	29.4	ND	ug/Kg	U
58-90-2	2,3,4,6-Tetrachlorophenol	1	37.2	ND	ug/Kg	U
95-95-4	2,4,5-Trichlorophenol	1	15.5	ND	ug/Kg	U
88-06-2	2,4,6-Trichlorophenol	1	30.6	ND	ug/Kg	U
120-83-2	2,4-Dichlorophenol	1	30.9	ND	ug/Kg	U
105-67-9	2,4-Dimethylphenol	1	33.2	ND	ug/Kg	U
51-28-5	2,4-Dinitrophenol	1	1020	ND	ug/Kg	U
121-14-2	2,4-Dinitrotoluene	1	33.4	ND	ug/Kg	U
606-20-2	2,6-Dinitrotoluene	1	29.9	ND	ug/Kg	U
91-58-7	2-Chloronaphthalene	1	30.3	ND	ug/Kg	U
95-57-8	2-Chlorophenol	1	38.9	ND	ug/Kg	U
91-57-6	2-Methylnaphthalene	1	31.9	ND	ug/Kg	U
95-48-7	2-Methylphenol	1	29.6	ND	ug/Kg	U
88-74-4	2-Nitroaniline	1	13.4	ND	ug/Kg	U
88-75-5	2-Nitrophenol	1	13.5	ND	ug/Kg	U
106-44-5	3+4-Methylphenol	1	33.7	ND	ug/Kg	U
91-94-1	3,3'-Dichlorobenzidine	1	64.9	ND	ug/Kg	U
99-09-2	3-Nitroaniline	1	49.7	ND	ug/Kg	U
534-52-1	4,6-Dinitro-2-methylphenol	1	81.5	ND	ug/Kg	U
101-55-3	4-Bromophenyl phenyl ether	1	29.4	ND	ug/Kg	U
59-50-7	4-Chloro-3-methylphenol	1	29.5	ND	ug/Kg	U
106-47-8	4-Chloroaniline	1	44.2	ND	ug/Kg	U
7005-72-3	4-Chlorophenyl phenyl ether	1	21.8	ND	ug/Kg	U
100-01-6	4-Nitroaniline	1	39.2	ND	ug/Kg	U
100-02-7	4-Nitrophenol	1	38.9	ND	ug/Kg	U
83-32-9	Acenaphthene	1	26.3	ND	ug/Kg	U
208-96-8	Acenaphthylene	1	29.9	ND	ug/Kg	U
62-53-3	Aniline	1	33.0	ND	ug/Kg	U

Essential Environmental Technologies, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

7/29/2014

Semivolatile Compounds - EPA 8270D

Sample: 1405205-3
Client Sample ID: 14003.021-1989-B3
Matrix: Soil Type: Composite
Remarks: See Case Narrative
Analyzed Date: 5/27/2014
Preparation Date(s) : 5/23/2014 by Method: 3550C

Collected: 5/22/2014 13:00
% Solid: 97.7%

Analytical Results

Cas No	Analyte	DF	MDL	Result*	Units	Q
120-12-7	Anthracene	1	36.4	ND	ug/Kg	U
92-87-5	Benzidine	1	868	ND	ug/Kg	U
56-55-3	Benzo(a)anthracene	1	48.5	ND	ug/Kg	U
50-32-8	Benzo(a)pyrene	1	46.3	ND	ug/Kg	U
205-99-2	Benzo(b)fluoranthene	1	44.7	ND	ug/Kg	U
191-24-2	Benzo(g,h,i)perylene	1	32.9	ND	ug/Kg	U
207-08-9	Benzo(k)fluoranthene	1	69.0	ND	ug/Kg	U
65-85-0	Benzoic acid	1	11800	ND	ug/Kg	U
100-51-6	Benzyl alcohol	1	27.6	ND	ug/Kg	U
85-68-7	Butyl benzyl phthalate	1	52.6	ND	ug/Kg	U
86-74-8	Carbazole	1	59.0	ND	ug/Kg	U
218-01-9	Chrysene	1	45.6	ND	ug/Kg	U
	Cresols	1	63.3	ND	ug/Kg	U
84-74-2	Di-n-butyl phthalate	1	45.1	ND	ug/Kg	U
117-84-0	Di-n-octyl phthalate	1	40.2	ND	ug/Kg	U
53-70-3	Dibenz(a,h)anthracene	1	37.7	ND	ug/Kg	U
132-64-9	Dibenzofuran	1	26.2	ND	ug/Kg	U
84-66-2	Diethyl phthalate	1	43.4	ND	ug/Kg	U
131-11-3	Dimethyl phthalate	1	35.0	**208**	ug/Kg	J
206-44-0	Fluoranthene	1	46.3	ND	ug/Kg	U
86-73-7	Fluorene	1	30.1	ND	ug/Kg	U
118-74-1	Hexachlorobenzene	1	36.0	ND	ug/Kg	U
87-68-3	Hexachlorobutadiene	1	35.4	ND	ug/Kg	U
77-47-4	Hexachlorocyclopentadiene	1	10.7	ND	ug/Kg	U
67-72-1	Hexachloroethane	1	36.7	ND	ug/Kg	U
193-39-5	Indeno(1,2,3-cd)pyrene	1	36.2	ND	ug/Kg	U
78-59-1	Isophorone	1	29.6	ND	ug/Kg	U
621-64-7	N-Nitrosodi-n-propylamine	1	40.9	ND	ug/Kg	U
62-75-9	N-Nitrosodimethylamine	1	73.5	ND	ug/Kg	U
86-30-6	N-Nitrosodiphenylamine	1	44.5	ND	ug/Kg	U
91-20-3	Naphthalene	1	43.4	ND	ug/Kg	U
98-95-3	Nitrobenzene	1	27.7	ND	ug/Kg	U

Essential Environmental Technologies, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

7/29/2014

Semivolatile Compounds - EPA 8270D

Sample: 1405205-3
Client Sample ID: 14003.021-1989-B3
Matrix: Soil Type: Composite
Remarks: See Case Narrative
Analyzed Date: 5/27/2014
Preparation Date(s) : 5/23/2014 by Method: 3550C

Collected: 5/22/2014 13:00
% Solid: 97.7%

Analytical Results

Cas No	Analyte	DF	MDL	Result*	Units	Q
87-86-5	Pentachlorophenol	1	280	ND	ug/Kg	U
85-01-8	Phenanthrene	1	42.7	ND	ug/Kg	U
108-95-2	Phenol	1	37.6	ND	ug/Kg	U
129-00-0	Pyrene	1	42.6	ND	ug/Kg	U
110-86-1	Pyridine	1	35.1	ND	ug/Kg	U
111-91-1	bis(2-Chloroethoxy)methane	1	36.9	ND	ug/Kg	U
111-44-4	bis(2-Chloroethyl)ether	1	31.8	ND	ug/Kg	U
108-60-1	bis(2-Chloroisopropyl)ether	1	38.8	ND	ug/Kg	U
117-81-7	bis(2-Ethylhexyl)phthalate	1	55.7	ND	ug/Kg	U

* Results are reported on a dry weight basis

Surrogate Results

Cas No	Analyte	DF	% Recovery	QC Limits	Q
118-76-6	2,4,6-TRIBROMOPHENOL	1	26.0 %	(19 - 122)	
321-60-8	2-FLUOROBIPHENYL	1	33.8 %	(30 - 115)	
367-12-4	2-FLUOROPHENOL	1	25.3 %	(25 - 121)	
4165-60-0	NITROBENZENE-D5	1	46.9 %	(23 - 120)	
13127-88-3	PHENOL-D6	1	27.1 %	(24 - 113)	
1718-51-0	TERPHENYL-D14	1	63.8 %	(18 - 137)	

Essential Environmental Technologies, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

7/29/2014

Case Narrative

EPA 8270 Semi-Volatiles

Initial Calibration:
The following compounds exhibited a % RSD of >20 % in the initial calibration and continuing calibration with coefficient values <0.99

Benzoic Acid (0.98)
4-Nitrophenol (0.96)
N-nitrosodiphenylamine (0.98)
Pentachlorophenol (0.98)
3,3'-Dichlorobenzidine (0.89)

Essential Environmental Technologies, Inc.
208 Route 109 Suite 101, Farmingdale NY 11735
Phone - 631-249-1456 Fax - 631-249-8344

7/29/2014

ORGANIC METHOD QUALIFIERS

Q - Qualifier - specified entries and their meanings are as follows:

U - The analytical result is not detected above the Method Detection Limit (MDL). All MDL's are lower than the lowest calibration standard concentration.

J - Indicates an estimated value. The concentration reported was between the Method Detection Limit (MDL) and the Practical Quantitation Limit (PQL).

B - The analyte was found in the associated method blank as well as the sample. It indicates possible/probable blank contamination and warns the data user to take appropriate action.

E - The concentration of the analyte exceeded the calibration range of the instrument.

D - This flag indicates a system monitoring compound diluted out.

INORGANIC METHOD QUALIFIERS

C - (Concentration) qualifiers are as follows:

B - Entered if the reported value was obtained from a reading that was less than the Contract Required Detection Limit (CRDL) but greater than or equal to the Method Detection Limit (MDL).

U - Entered when the analyte was analyzed for, but not detected above the Method Detection Limit (MDL) which is less than the lowest calibration standard concentration.

Q - Qualifier specific entries and their meanings are as follows:

E - Reported value is estimated because of the presence of interferences.

M - (Method) qualifiers are as follows:

AS - Semi-automated Spectrophotometric
AV - Automated Cold Vapor AA
C - Manual Spectrophotometric
P - ICP
T - Titrimetric

OTHER QUALIFIERS

ND - Not Detected

IX. 215 BROOKLYN AVE PROPERTY INFORMATION

215 Brooklyn Avenue aerial view before June 1, 2011 clean-up.

215 Brooklyn Avenue aerial view before June 1, 2011 clean-up.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

987 PROSPECT AVENUE, NEW CASSEL, NY

PREPARED FOR:
Town of North Hempstead Community Development Agency
51 Orchard Street
Roslyn Heights, New York 11577

PWGC Project No.: TNH1101

PREPARED BY:

P.W. Grosser Consulting , Inc.
630 Johnson Avenue, Suite 7
Bohemia, New York 11716
Phone: (631) 589-6353
Fax: (631) 589-8705
Bryan A Devaux, Senior Project Manager email: bryand@pwgrosser.com
Derek Ersbak, Project Hydrogeologist emial: dereke@pwgrosser.com

FEBRUARY 2011

TABLE OF CONTENTS

Page

EXECUTIVE SUMMARY 1
1.0 INTRODUCTION 3
1.1 Purpose 3
1.2 Scope of Services 3
1.3 Significant Assumptions 3
1.4 Limitations and Exceptions 4
1.5 Special Terms and Conditions 5
1.6 User Reliance 5
1.7 Data Gaps 5
2.0 PROPERTY DESCRIPTION AND PHYSICAL SETTING 6
2.1 Location and Legal Description 6
2.2 Site Description and Improvements 6
2.2.1 Municipal Services and Utilities 6
2.3 Physical Setting 6
2.3.1 Regional Geology / Hydrogeology 6
2.3.2 Local Hydrogeology 7
2.3.3 Flood Potential 7
2.3.4 Direction and Distance to Nearest Surface Water 7
3.0 PROPERTY USAGE 8
3.1 Current Property Usage 8
3.2 Current Usage of Adjoining/Surrounding Properties 8
3.3 Historical Usage of Subject Property and Surrounding Properties 8
4.0 USER PROVIDED INFORMATION 11
4.1 User Requirements 11
4.2 Title Records 11
4.3 Environmental Liens 11
4.4 Specialized Knowledge 11
4.5 Commonly Known or Reasonably Ascertainable Information 11
4.6 Valuation Reduction for Environmental Issues 12
4.7 Owner, Property Manager and Occupant Information 12
4.8 Reason for Performing Phase I ESA 12
5.0 RECORDS REVIEW 13
5.1 Standard Environmental Record Sources 13
5.1.1 Federal Databases 13
5.1.2 New York State Databases 17
5.1.3 EDR Databases 21
5.1.4 Orphan Sites 22
5.2 Additional Environmental Record Sources 22
5.2.1 Freedom of Information Act Requests 22
6.0 SITE RECONNAISSANCE 23
6.1 Methodology and Limiting Conditions 23
6.2 Aboveground Storage Tanks (AST) 23
6.3 Underground Storage Tanks (UST) 23
6.4 Hazardous and Non-Hazardous Chemical Storage 23
6.5 Waste Generation, Storage, and Disposal 23
6.6 Polychlorinated Biphenyls (PCBs) 23
6.7 Additional Site Conditions 23
7.0 INTERVIEWS 25
7.1 Owner 25

7.2 Occupants 25
7.2.1 Historic Environmental Report Review 25
7.3 Local Government Officials 25
8.0 CONDITIONS OUTSIDE THE SCOPE OF ASTM 1527-05 26
8.1 Wetland Delineation 26
8.2 Radon Risk Evaluation 26
8.3 Asbestos 26
8.4 Lead-Based Paint (LBP) 26
8.5 Mold 26
9.0 FINDINGS AND OPINIONS 27
10.0 CONCLUSIONS AND RECOMMENDATIONS 29
11.0 DEVIATIONS 30
12.0 REFERENCES 31
13.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL 32

TABLE OF CONTENTS (cont.)

TABLES

TABLE 3-1 SURROUNDING PROPERTY USAGE
TABLE 3-3 SUBJECT PROPERTY AND VICINITY HISTORICAL USES
TABLE 5-1 FEDERAL DATABASES SEARCHED
TABLE 5-2 NEW YORK STATE DATABASES SEARCHED
TABLE 5-3 ADDITIONAL DATABASES SEARCHED

FIGURES

FIGURE 1 SITE LOCATION MAP
FIGURE 2 SITE PLAN

APPENDICES

APPENDIX A SITE PHOTOGRAPHS
APPENDIX B SANBORN MAPS
APPENDIX C TOPOGRAPHIC MAPS
APPENDIX D AERIAL PHOTOS
APPENDIX E CITY DIRECTORY ABSTRACT
APPENDIX F SITE QUESTIONNAIRE AND RELEVENT DOCUMENTS
APPENDIX G EDR RADIUS MAP REPORT
APPENDIX H FREEDOM OF INFORMATION ACT REQUESTS
APPENDIX I EDR LIENSEARCH REPORT

EXECUTIVE SUMMARY

Town of North Hempstead Community Development Agency (TNHCDA) retained P.W. Grosser Consulting, Inc. (PWGC) to prepare a Phase I Environmental Site Assessment (ESA) for the site located at 987 Prospect Avenue, New Cassel, New York. The purpose of the Phase I ESA was to identify and evaluate the presence of recognized environmental conditions at the subject site. Recognized environmental conditions are the presence or likely presence of any hazardous substance or petroleum product under conditions that indicate an existing release, a past release or material threat of a release of any hazardous substance or petroleum product into structures on the property or into the ground, groundwater or surface water of the property.

The subject property is known as 987 Prospect Avenue. The site is located in the Hamlet of Westbury, in the county of Nassau. The subject property is 0.17 acres in size and is currently vacant. Sidewalks are present to the east.

The work was conducted in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527-05 (Standard Practices for Environmental Site Assessment: Phase I Environmental Site Assessment Process), 40 CFR Part 312 (Standards and Practices for All Appropriate Inquiry; Final Rule) and PWGC's proposal for services.

Below is the Assessment Summary Table presenting our recommended actions for the subject property. PWGC's Findings and Opinions are presented in Section 9.0 and recommendations for further action or investigation are presented in Section 10.0.

ASSESSMENT SUMMARY TABLE			
Assessment Component	**Sections (s)**	**Recommended Actions**	**Estimated Cost**
Historical Review	3.3	The site has been identified as being used as a junk yard since 1980. Phase II ESA needed to determine if this has affected the subject property.	**$3,000 - $6,000**
Current Occupants / Operations	3.1	No Further Action	
Hazardous Substances /	6.4	No Further Action	

Petroleum Products			
Waste Generation	6.5	No Further Action	
Storage Tanks	6.2,6.3	An AST has been identified on the site. Since the AST is in direct contact with the soil a Phase II ESA is needed to determine if it has affected the subject property.	**Included in costs above.**
PCBs	6.6	No Further Action	
Storm Water Drainage	6.7	No Further Action	
Onsite Sanitary System	5.2	No Further Action	
Potential Offsite Sources	3.2,5.1	No Further Action	
Regulatory Agency / Database Review	5.1	No Further Action	
Asbestos Containing Material	8.3	No Further Action	
Radon	8.2	No Further Action	
Lead Based Paint	8.4	No Further Action	
Wetlands	8.1	No Further Action	

1.0 INTRODUCTION

1.1 Purpose

Dermot F. Kelly, of Town of North Hempstead Community Development Agency (TNHCDA) (Client) retained P.W. Grosser Consulting, Inc. (PWGC) to prepare a Phase I Environmental Site Assessment (ESA) for the site located at 987 Prospect Avenue, New Cassel, New York. The purpose of the Phase I ESA was to identify and evaluate the presence of recognized environmental conditions at the subject site. Recognized environmental conditions are the presence or likely presence of any hazardous substance or petroleum product under conditions that indicate an existing release, a past release or material threat of a release of any hazardous substance or petroleum product into structures on the property or into the ground, groundwater or surface water of the property.

1.2 Scope of Services

The assessment consisted of a visual inspection of the site and surrounding areas, interviews, a review of historical information and aerial photographs, and a review of pertinent local, state, federal and facility records. Environmental Data Resources (EDR) of Southport, Connecticut provided the following: a computerized database search of environmental compliance records of sites within an ASTM standard radius of the property, a Sanborn fire insurance map search, historical aerial photograph search and a historical telephone directory search.

PWGC reviewed the environmental database report compiled by EDR as a part of the assessment. The purpose of the review was to identify reported listings for the subject property or other properties in the site vicinity. Databases reviewed included federal and state lists of known or suspected contaminated sites, lists of known handlers or generators of hazardous waste, lists of known waste disposal facilities, and lists of aboveground and underground storage tanks (ASTs and USTs). PWGC's review of the database has been incorporated into this report along with a copy of the EDR report.

The work was conducted in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527-05 (Standard Practices for Environmental Site Assessment: Phase I Environmental Site Assessment Process), 40 CFR Part 312 (Standards and Practices for All Appropriate Inquiry; Final Rule) and PWGC's proposal for services.

1.3 Significant Assumptions

PWGC has made the following significant assumptions in the preparation of this report:

1. Groundwater Flow Direction – Based upon the most recent Nassau County regional groundwater map, regional groundwater flow direction is to the south.
2. Regulatory Records Information - PWGC assumes that all information provided by EDR regarding the regulatory status of facilities within the ASTM Standard approximate minimum search distance is complete, accurate and current.
3. Other - PWGC assumes that all information provided through interviews is complete and unbiased.

1.4 Limitations and Exceptions

The conclusions presented in this report are professional opinions based on the data described in this report. These opinions have been arrived at in accordance with currently accepted engineering and hydrogeologic standards and practices applicable to this location, and are subject to the following inherent limitations:

1. The data presented in this report are from visual inspections, examination of records in the public domain, and interviews with individuals having information about the site. The passage of time, manifestation of latent conditions, or occurrence of future events may require further exploration of the site, analysis of data, and re-evaluation of the findings, observations, and conclusions presented in this report.
2. The data reported and the findings, observations, and conclusions expressed are limited by the scope of work. The scope of work was defined by the request of the client.
3. No warranty or guarantee, whether expressed or implied, is made with respect to the data reported, findings, observations, or conclusions. These are based solely upon site conditions in existence at the time of the investigation, and other information obtained and reviewed by PWGC.
4. PWGC's Phase I ESA report presents professional opinions and findings of a scientific and technical nature. While attempts were made to relate the data and findings to applicable environmental laws and regulations, the report shall not be construed to offer legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, or regulations, or policies of federal, state, or local government agencies. PWGC does not assume liability for financial or other losses or subsequent damage caused by or related to any use of this document.
5. The conclusions presented in this report are professional opinions based on data described in this report. They are intended only for the purpose, site location, and project indicated. This report is not a definitive study of contamination at the site and should not be interpreted as such.

6. This report is based, in part, on information supplied to PWGC by third-party sources. While efforts have been made to substantiate this third-party information, PWGC cannot attest to the completeness or accuracy of information provided by others.

1.5 Special Terms and Conditions

Authorization to perform this assessment was given by a proposal for services between TNHCDA and PWGC.

1.6 User Reliance

This report was prepared for the exclusive use of TNHCDA. PWGC assumes no liability for use of this report by any person or entity other than the client for which it was prepared.

1.7 Data Gaps

Any data gaps identified herein, as defined by ASTM Practice E 1527-05 § 3.2.20, are not considered to have significantly affected the ability to identify recognized environmental conditions in connection with the subject property and do not alter the conclusions of this report.

Throughout January of 2011, several snow storms have led to the accumulation of approximately 10 – 12 inches of snow at the site. Due to the presence of snow, PWGC could not perform a complete inspection of the subject property. The site is vacant and snow covered the entire site. No other data gaps were identified in performing this Phase I ESA.

The above referenced data gaps are not considered to have significantly altered the conclusions of this report.

2.0 PROPERTY DESCRIPTION AND PHYSICAL SETTING

2.1 Location and Legal Description

The subject property is known as 987 Prospect Avenue (Nassau Count Tax Map # Section 11, Block 10, Lots 29, 30, &31). The site is located in the Hamlet of Westbury, in the county of Nassau. **Figure 1** illustrates the site location on the United States Geological Survey (USGS) 7.5-minute series topographic map for the Hicksville, New York quadrangle. Photos of the site are included in **Appendix A**.

2.2 Site Description and Improvements

The subject property is 0.17 acres in size and is currently vacant with no improvements.

2.2.1 Municipal Services and Utilities

The site is currently vacant and no utility services are provided to the property.

2.3 Physical Setting

The topography of the site and surrounding area was reviewed from the USGS 7.5-minute series topographic map for the Hicksville, New York quadrangle. The property has an elevation of approximately 130 feet above the National Geodetic Vertical Datum (NGVD). In general, the property and surrounding area is generally flat. Regional physiographic conditions are summarized as follows:

2.3.1 Regional Geology / Hydrogeology

The geologic setting of Long Island is well documented and consists of crystalline bedrock composed of schist and gneiss overlain by layers of unconsolidated deposits. Immediately overlying the bedrock is the Raritan Formation, consisting of the Lloyd sand confined by the Raritan Clay Member. The Lloyd sand is an aquifer and consists of discontinuous layers of gravel, sand, sandy and silty clay, and solid clay. The Raritan Clay is a solid and silty clay with: few lenses of sand and gravel; abundant lignite and pyrite; and gray, red or white in color.

Above the Raritan Clay lies the Magothy Formation. The Magothy Aquifer consists of layers of fine to coarse sand of moderate to high permeability, with inter-bedded lenses of silt and clay of low permeability resulting in areas of preferential horizontal flow. Therefore, this aquifer generally becomes more confined with depth. The Magothy Aquifer is overlain by the Upper Glacial Aquifer. The Upper Glacial Aquifer is the water table aquifer at this location and is comprised of medium to coarse sand and gravel with occasional thin lenses of fine sand and brown clay. This aquifer extends from the land surface to the top of the Magothy and, therefore, is hydraulically connected to the Magothy Aquifer.

2.3.2 Local Hydrogeology

Based upon the site elevation and the Nassau County regional groundwater map, the depth to groundwater is estimated to be approximately 50 feet below grade. The groundwater map shows groundwater flow direction is to the south. Based upon information contained within the EDR report one public water supply well is located within ¼ mile of the site. The closest public water supply well is located 1/8 mile south of the subject site.

2.3.3 Flood Potential

PWGC reviewed the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) to determine if the subject property is located within the 100-year or 500-year flood zones. Based upon the FIRM data, the subject property is not located within an identified flood zone.

2.3.4 Direction and Distance to Nearest Surface Water

The nearest surface water body is an unnamed pond located 2.04 miles northwest of the subject site.

3.0 PROPERTY USAGE

3.1 Current Property Usage

The property is currently undeveloped and used for the storage of construction equipment.

3.2 Current Usage of Adjoining/Surrounding Properties

The surrounding area is predominantly residential. A summary of the surrounding properties is as follows:

Table 3-1 - Surrounding Property Usage

Direction	Property Description
North	Residential Buildings
South	Undeveloped lot with construction equipment.
East	Prospect Avenue with residential buildings and vacant lot on opposite side.
West	Residential buildings

3.3 Historical Usage of Subject Property and Surrounding Properties

Historical sources researched to determine past usage of the subject property and surrounding properties are as follows:

Sanborn Fire Insurance Maps - Environmental Data Resources (EDR) was retained to provide historical Sanborn fire insurance maps of the subject and adjacent properties. Historical Sanborn maps for the subject property and surrounding area were reviewed for the year 1980. Copies of the historical Sanborn maps are included in **Appendix B**.

Historical Topographic Maps - Historical topographic maps for the subject property and surrounding area were reviewed for the years 1900, 1918, 1947, 1954, 1967, and 1979. The review of the maps is summarized in Table 3.2. Copies of historical topographic maps are included as **Appendix C**.

Historical Aerial Photographs - PWGC performed a review of readily available aerial photographs showing the subject property and surrounding area. Photographs from 1953, 1957, 1966, 1974,

1980, 1985, and 1994 were reviewed. The review of the photos is summarized in Table 3.2. A copy of the aerial photograph search is included in **Appendix D**.

City Directory Abstract - EDR was retained to provide a directory of historical telephone listings at the subject property and surrounding properties. The city directory dates back to 1972 and the target property is not listed.

A copy of the city directory report is included as **Appendix E**.

Table 3-2 - Subject Property and Vicinity Historical Usage

Date(s)	Source	Issues Noted	Description
1900 - 1918	TM	No	**Subject Property:** The resolution on the topographic maps does not allow for adequate interpretation of the subject property.
			Surrounding Area: The Long Island Railroad is identified.
1947	TM	No	**Subject Property:** The subject property is undeveloped.
			Surrounding Area: The Long Island Railroad is identified as well as major roadways.
1953	AP	No	**Subject Property:** Buildings are identified on the subject property.
			Surrounding Area: Residential communities are observed to the north and industrial buildings are observed to the south of the Long Island Railroad.
1957	AP	No	**Subject Property:** The property is unchanged from 1953.
			Surrounding Area: The adjacent properties have remained the same with the addition of the Westbury water district pump station to the southwest.
1966 - 1974	AP	No	**Subject Property:** The site is vacant.
			Surrounding Area: The surrounding area is further developed with residential properties, consistent to that observed during the site investigation.
1980	AP, SB	Yes	**Subject Property:** The site is undeveloped and identified as a junk yard. Lots of vehicles are stored on the site and appear to be used for salvage.
			Surrounding Area: The surrounding area is further developed. The adjacent property to the south is developed with a store and a large building identified as a hall.
1994	AP	No	**Subject Property:** The site is unchanged from 1980.
			Surrounding Area: The surrounding area is consistent to that observed during the site investigation.
Sources: SB – Sanborn Map; TM – Historical Topographic Map; AP – Aerial Photograph;			

Historical information reviewed for the subject property revealed that the site had been developed from 1953 till 1957. The site has been used for automobile salvage since 1980.

Historical information reviewed for the properties surrounding the subject property revealed that the surrounding area began being developed back prior to 1900.

4.0 USER PROVIDED INFORMATION

4.1 User Requirements

The user of a Phase I report, as per the EPA AAI Rule and ASTM E1527-05 has certain responsibilities which include providing the following information, if available, to PWGC to be included within the Phase I Report. Additionally, PWGC provided the user of the report a User Questionnaire form. The completed form was not returned to PWGC. The information requested in the User Questionnaire is intended to assist in gathering information that may be material to identify if recognized environmental conditions are present at the subject property. A sample User Questionnaire and any provided documents are included in **Appendix F**.

4.2 Title Records

Title records for the site may contain information about past owners and uses of the subject property. The title report may also contain site information such as restrictive declarations which are limitations on site uses based upon know environmental conditions. As of the date of this report the user has not provided PWGC with a title search, however, a limited search was performed as during our search for environmental liens. The current title shows the property as being owned by Catherine Heilig. No use restrictions or covenants were identified within the limited title search. The title information is included as **Appendix I**.

4.3 Environmental Liens

An environmental lien is a charge, security or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup or other remediation of hazardous substances or petroleum products upon a property, including, but not limited to, liens imposed pursuant to CERCLA 42 USC § 9607 (1) & 9607(r) and similar state and local laws.

The limited title record search did not reveal the presence of an environmental lien on the property. A copy of the lien search is included as **Appendix I**.

4.4 Specialized Knowledge

No specialized knowledge about the property was provided to PWGC.

4.5 Commonly Known or Reasonably Ascertainable Information

There is no commonly known information about the subject property.

4.6 Valuation Reduction for Environmental Issues

To the best of PWGC's knowledge, there have been no adjustments to the subject parcels value due to environmental issues.

4.7 Owner, Property Manager and Occupant Information

The property is owned by Catherine Heilig.

4.8 Reason for Performing Phase I ESA

The Phase I ESA was performed at the request of the TNHCDA as part of their process of purchasing the property.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

Environmental Data Resources (EDR) of Southport, Connecticut was retained to provide a computerized database search of the project area within an ASTM-standard radius of the subject property. A list of the databases searched and the search radius is shown on the summary table below. PWGC reviewed the database output to determine if the property appears on any of the regulatory agency lists. Detailed information concerning each database list is provided in the EDR report (**Appendix G**). A summary of standard environmental record sources researched is as follows:

5.1.1 Federal Databases

The table below summarizes the Federal databases that were searched.

Table 5-1 - Federal Databases Searched

Agency	Listing Name or database Searched	Abbreviation	Search Distance
USEPA	National Priority List	NPL	1.0 mile
USEPA	National Priority List Deletions	Delisted NPL	0.5 mile
USEPA	Comprehensive Environmental Response Compensation and Liability Act Registry	CERCLIS	0.5 mile
USEPA	CERCLIS No Further Remedial Action Planned	CERCLIS-NFRAP	0.5 mile
USEPA	Resource Conservation and Recovery Act Corrective Action Activity	CORRACTS	1.0 mile
USEPA	Resource Conservation and Recovery Act Treatment/Storage/Disposal Facilities	RCRA TSD	0.5 mile
USEPA	Resource Conservation and Recovery Act Small/Large Quantity Hazardous Waste Generators	RCRA SQG/LQG	Subject Property and Adjoining
USEPA	Federal Institutional/Engineering Control registries	US INST/ENG Controls	Subject Property
USEPA	Emergency Response Notification System	ERNS	Subject Property
USEPA	Superfund (CERCLA) Consent Decrees	CONSENT	1.0 mile
USEPA	Records of Decision	ROD	1.0 mile
USEPA	Mines Master Index	MINES	0.25 mile

National Priority List - The National Priority List (NPL) is the Environmental Protection Agency (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the federal Superfund Program.

Neither the subject site nor any sites within the search radius were identified as a NPL site.

National Priority List Deletions - National Priority List Deletions are sites that have been removed from the National Priorities List. Sites are deleted where the EPA has determined that no further response is appropriate.

The subject site property was not identified as a delisted NPL site.

One delisted NPL was located within the search radius. Anchor Chemicals located 0.812 miles east-northeast (side-gradient) of the subject site is listed as a delisted NPL site. Contamination at the site was attributed to the building's past use as a chemical blending and packaging operation. Chlorinated organics and metals were detected above standards in groundwater beneath the site. The source of contamination was remediated. In 1999, the EPA deleted the site from the National Priorities List (NPL) based on groundwater sample results from the site. Based upon the sites location and status it is unlikely to impact the subject site.

CERCLIS - The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a compilation of sites that the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances.

Neither the subject site nor any sites within the search radius were identified as a CERCLIS site.

CERCLIS-NFRAP – No Further Remedial Action Planned (NFRAP) sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL).

Neither the subject site nor any sites within the search radius were identified as a CERCLIS-NFRAP site.

RCRA CORRACTS - The RCRA Corrective Actions (CORRACTS) database is the EPA's list of hazardous waste treatment, storage or disposal facilities subject to corrective action under RCRA.

The subject property was not identified as a RCRA CORRACTS site.

Three RCRA CORRACTS site were identified within the search radius. None of the identified sites were on adjacent parcels. All three sites are greater than 0.5 miles away from the site and none are located up-gradient. Based upon their location it is unlikely they have impacted the subject site.

RCRA Treatment, Storage and Disposal - The EPA Resource Conservation and Recovery Act (RCRA) program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Treatment, Storage and Disposal (TSD) database is a compilation of reporting facilities that treat, store or dispose of hazardous waste.

Neither the subject property nor any property within ½ mile of the subject property were identified as a RCRA TSD site.

RCRA Generators - The RCRA Generators database is a compilation of reporting facilities that generate hazardous waste. A Small Quantity Generator (SQG) is a site which generate more than 100 and less than 1000 kg of hazardous waste during any one calendar month and accumulates less than 6000 kg of hazardous waste at any time; or a site which generates less than 100 kg of hazardous waste during any one calendar month and accumulates less than 1000 kg of hazardous waste at any time. Large Quantity Generators (LQG) generate more that 1000 kg of hazardous waste per month. A Conditionally Exempt SQG (CESQG) generates less than 100 kg of waste a month. A RCRA non generator (RCRA Non-Gen) no longer produces hazardous waste.

The subject site is not identified as a RCRA site.

One RCRA Non-Gen site was identified within the search radius. Long Island French Quality Cleaners, located to the southeast of the site on the neighboring parcel, is identified as a RCRA Non-Gen site. No violations were noted for the site. Due to the lack of violations and the location of the site in a down-gradient / side-gradient direction it is unlikely that the RCRA site has impacted the subject site based upon its RCRA generator status.

Federal Institutional/Engineering Controls – Federal Institutional/Engineering Controls databases list sites with institutional/engineering controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Engineering controls include various forms of caps, building foundations, liners, and treatment

methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Neither the subject property nor any property within the search radius were identified in the Federal Institutional/Engineering Controls databases.

Emergency Response Notification System - The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil or hazardous substances.

The subject property is not identified in the ERNS databases.

Superfund Consent Decrees - The Superfund Consent Decrees (CONSENT) list identifies major legal settlements that establish responsibility and standards for cleanup at NPL sites.

The subject property is not identified as a CONSENT site.

Two sites, MEK Spill – Hicksville and Anchor Chemicals were identified within the search radius in the CONSENT list. Both sites are located greater than 0.5 miles east-northeast (side-gradient) of the subject site. Based upon their current status and location, it is unlikely they have impacted the subject site.

Records of Decision - Record of Decision (ROD) documents mandate a permanent remedy at an NPL site containing technical and health information to aid in the cleanup.

The subject property is not identified as a ROD site.

Anchor Chemicals located 0.812 miles east (side-gradient) of the subject site is identified as a ROD site. Based upon the location and its current status, it is unlikely to have impacted the subject site.

Master Mines Index - The Master Mines Index (MINES) file contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Neither the subject property nor any property within ¼ mile of the subject property is listed in the MINES database.

5.1.2 New York State Databases

The table below summarizes the State databases that were searched.

Table 5-2 - New York State Databases Searched

Agency	Listing Name or database Searched	Abbreviation	Search Distance
NYSDEC	Inactive Hazardous Waste Disposal Sites in New York State	SHWS	1.0 mile
NYSDEC	Hazardous Substance Waste Disposal Site Study	HSWDS	0.5 mile
NYSDEC	Solid Waste Facility Register	SWF	0.5 mile
NYSDEC	Registered Recycling Facilities	SWRCY	0.5 mile
NYSDEC	Registered Waste Tire Storage Facilities	SWTIRE	0.5 mile
NYSDEC	Leaking Underground Storage Tank Sites	LTANKS	0.5 mile
NYSDEC	Petroleum Bulk Storage (PBS)	UST/AST	Subject Property and Adjoining
NYSDEC	Chemical Bulk Storage (CBS)	CBS AST/UST	Subject Property and Adjoining
NYSDEC	Institutional/Engineering Control registries	INST/ENG Controls	Subject Property
NYSDEC	Voluntary Cleanup Agreements	VCP	0.5 mile
NYSDEC	Brownfield sites	Brownfields	0.5 mile
NYSDEC	Major Oil Storage Facilities	MOSF	0.5 mile
NYSDEC	New York State Spills	NYSPILLS	0.125 mile
NYSDEC	Dry Cleaner Site	Drycleaners	0.25 mile

New York State Inactive Hazardous Waste Disposal Sites - The New York State Department of Environmental Conservation (NYSDEC) maintains a state priority list of Inactive Hazardous Waste Disposal Sites (SHWS) considered to be actually or potentially contaminated and presenting a possible threat to human health and the environment. Referred to as the State Superfund Program, the Inactive Hazardous Waste Disposal Site Remedial Program is the cleanup program for inactive hazardous waste sites and now includes hazardous substance sites.

The subject property is not listed as a SHWS.

Nineteen SHWS sites were located within the search radius. Eleven of the nineteen sites are considered a significant threat to the public health and environment. The closest of these sites, Tishcon Corp. at 125 State Street, is located 0.259 miles to the south-southeast. None of these sites

is located in the up-gradient direction. Based upon the sites location, it is unlikely these sites have impacted the subject site.

Hazardous Substance Waste Disposal Site Study - The Hazardous Substance Waste Disposal Site Study (HSWDS) list includes any known or suspected hazardous substance waste disposal sites. Also included are sites delisted from the SHWS registry and non-registry sites that EPA Preliminary Assessment reports or Site Investigation reports were prepared.

Neither the subject site nor any sites within the search radius were identified as a HSWDS site.

Solid Waste Facility Register - The NYSDEC Solid Waste Facility Register (SWF) records contain an inventory of solid waste disposal facilities or landfills in New York State.

The subject property is not listed as a SWF site.

Six SWF were located within the search radius in the down-gradient direction (south-southwest). Four of the six sites are currently active. Two sites are listed as vehicle dismantling, one as C&D processing, and one as yard waste. Based upon the types of waste generated and their location, these sites are not likely to have impacted the subject site.

Registered Recycling Facilities - The Registered Recycling Facilities List (SWRCY) is a NYSDEC list of recycling facilities.

The subject property is not listed as SWRCY sites.

One SWRCY site, Rutigliano Paper Stock, was identified within the search radius in the down-gradient direction. The facility is used for solid waste recyclables. Based upon the types of recyclables and the location of the site, it is unlikely to have impacted the subject site.

Registered Waste Tire Storage Facilities - The Registered Recycling Facilities List (SWTIRE) is a NYSDEC list of Registered Waste Tire Storage & Facility List.

Neither the subject property nor any property within ½ mile of the subject property is listed as a SWTIRE site.

Leaking Underground Storage Tank Sites - The Leaking Underground Storage Tank Sites (LTANKS) database contains a NYSDEC inventory of reported leaking storage tank incidents. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills.

The subject site was not identified as an LTANK site.

Twenty LTANK sites are identified within the search radius of the report. None of the LTANK sites are located on adjoining parcels. Each of the twenty sites has a closed status. Based upon the closed status, they are unlikely to impact the subject site.

Petroleum Bulk Storage - The NYSDEC Petroleum Bulk Storage - Underground Tanks (UST) database lists facilities with a petroleum storage capacity of more than 1,100 gallons and less than 400,000 gallons. The NYSDEC Petroleum Bulk Storage - Aboveground Tanks (AST) database lists facilities with registered above ground storage tanks.

The subject site is not identified as a UST site.

Two UST sites and six AST sites were identified in the EDR database. None of the UST/AST sites were identified on neighboring parcels. The presence of tanks alone does not represent an environmental concern. Sites with spills will be addressed in the appropriate section.

Chemical Bulk Storage - The Chemical Bulk Storage (CBS) database is a NYSDEC list of facilities that store regulated hazardous substances in aboveground tanks (AST) with capacities of 185 gallons or greater or underground tanks (UST) of any size.

Neither the subject property nor any neighboring property is identified as a CBS site.

Institutional/Engineering Controls – NYSDEC list of Environmental Remediation sites with Institutional or Engineering Controls in place.

The subject property is not identified in the NYSDEC Institutional/Engineering Controls databases.

One NYSDEC Institutional Control site, Atlas Graphics, was identified within the search radius. The site had a reported discharge of TCE through the buildings onsite sanitary system in 1977.

Contamination of soil and groundwater was confirmed. Investigation and remediation are underway. The site institutional control is a groundwater use restriction. The site is located approximately 0.5 miles to the south-southwest of the subject property. Based upon its location, it is unlikely to have impacted the subject site. The site is located in the down-gradient direction and it is unlikely to have impacted the subject site.

Voluntary Cleanup Agreements - The NYSDEC Voluntary Cleanup Program (VCP) database identifies brownfield sites undergoing private sector cleanup as part of redevelopment.

Neither the subject property nor any property within ½-mile of the subject property is identified as a VCP site.

Brownfields - A Brownfield is any real property where redevelopment or re-use may be complicated by the presence or potential presence of a hazardous waste, petroleum, pollutant, or contaminant.

The subject property is not identified as a Brownfield site.

Four Brownfield sites were identified within the search radius. 989 Prospect Avenue is located directly adjacent to the south of the site. A Phase I ESA was prepared for the site in 2002. The Phase I ESA did not identify any onsite RECs for the site. Based upon the status of the neighboring site and the location of the other three sites, they are unlikely to have affected the subject site.

Major Oil Storage Facilities - The NYSDEC Major Oil Storage Facilities (MOSF) database lists facilities or vessels with a petroleum storage capacity of more than 400,000 gallons.

Neither the subject property nor any site within ½ mile of the subject property was identified as a MOSF site

New York State Spills - The New York State Spills Information Database (NYSPILLS) contains data collected on chemical and petroleum spill incidents reported to NYSDEC since April 1, 1986.

The subject site was not identified as a NYSPILL site. Nine NYSPILL sites have been identified in the EDR report. Two of the nine spills occurred on neighboring parcels. A summary of these are as follows:

- One of the spills occurred at the intersection of Prospect Avenue and Brooklyn Avenue. The spill occurred during a vehicular accident when a 55 gallon drum of fuel oil was run over. The spill was cleaned and the file was closed.
- One of the spills occurred at the Charles residence to the west. Based upon the NYSDEC notes, the spill was minor in nature; however no remediation has been performed.

An evaluation of the remaining NYSPILL sites revealed that each of them have been closed by the NYSDEC. Based upon the nature of the open spill and the closed status of the remaining spills, it is unlikely these sites have impacted the subject site.

Historical Drycleaners – The NYSDEC maintains registry of Registered Drycleaner (RDC) sites that were available to EDR researchers.

Neither the subject site nor any sites within the search radius were identified as an RDC site.

5.1.3 EDR Databases

The table below summarizes the EDR databases that were searched.

Table 5-3 - Additional Databases Searched

Agency	Listing Name or database Searched	Abbreviation	Search Distance
EDR	Manufactured Gas Plants	CGS	1.0 mile

Manufactured Gas Plants - The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas plants (MGP) were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar, sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Neither the subject property nor any site within 1-mile of the subject property was identified as a CGS site

5.1.4 Orphan Sites

Orphan sites are properties, that due to an inadequate or incomplete address in government databases or in base map files, are not able to be geographically located (i.e. mapped or geocoded). This can occur for several reasons; no street number or street name in address given; the street address is given only as a P.O. Box; or when inconsistencies exist in the address (street number does not exist in the city / zip code given).

Thirty-two orphan sites were identified in the EDR report. PWGC performed a cursory review of the addresses listed. Neither the subject site, nor any adjoining parcels were identified in the orphan listings.

5.2 Additional Environmental Record Sources

5.2.1 Freedom of Information Act Requests

Freedom of Information Act (FOIA) requests were sent to the United States Environmental Protection Agency, Region II (USEPA), the New York State Department of Environmental Conservation, Region I (NYSDEC), the Nassau County Department of Health (NCDH), the Nassau County Fire Marshal (NCFM), and the Town of North Hempstead Building Department. Copies of the FOIA requests are included in **Appendix H**.

No responses have been received.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

Mr. Derek Ersbak of PWGC performed the site inspection on Thursday, January 20, 2011. Weather conditions during the inspection were partly sunny and a temperature of approximately 38° Fahrenheit. The entire site was covered in 10 – 12 inches of snow from storms in January 2011.

The site inspection consisted of an inspection of the exterior portion of the property.

No representatives of the owner were onsite during the inspection.

6.2 Aboveground Storage Tanks (AST)

PWGC observed the presence of a double walled Lube Cube® lube oil tank on the subject property. The lube oil tank appeared to be in good condition. PWGC could not determine if liquids were present in the oil tank. There were no fresh sign of staining or signs of leaks on the snow around the AST.

6.3 Underground Storage Tanks (UST)

The presence of the snow made it difficult to identify fill ports or vent pipes at the time of the inspection. None were observed protruding from the snow. Based on the existence of prior buildings on the site, it is possible that a heating oil UST existed on the site. The current disposition of heating oil USTs (if any) is unknown.

6.4 Hazardous and Non-Hazardous Chemical Storage

No evidence of hazardous on non-hazardous chemical storage were observed at the time of the inspection.

6.5 Waste Generation, Storage, and Disposal

PWGC did not observe any waste streams being generated at the subject property.

6.6 Polychlorinated Biphenyls (PCBs)

At the time of the inspection, PWGC did not observe any PCB containing equipment such as electrical transformers or hydraulic equipment at the subject site.

6.7 Additional Site Conditions

The following is a summary of visual and/or physical observations made by PWGC at the subject property on the day of the inspection. Photographs of pertinent observations are included in **Appendix A**.

ADDITIONAL SITE CONDITIONS	
Condition	**Identified**
Interior drains, trenches or sumps.	No
Interior stains or corrosion	No
Unusual odors	No
Interior pools of liquid	No
Stained Soils or Pavement	No
Stressed Vegetation	No
Indications of solid waste disposal	No
Exterior ponds, pits, or lagoons	No
Wastewater or storm water discharge / disposal	No
Oil water separators / clarifiers	No
Septic Systems / Cesspools	No
Wells (Drinking water, monitoring wells, agricultural / irrigation wells, or process water wells)	No
Petroleum or natural gas pipelines or easements	No
Other	Yes

PWGC did not observe the presence of any onsite cesspools at the site. Based upon the existence of buildings on the subject site prior to the area having a municipal sewer system, it is possible that onsite cesspools were present at the site. The current disposition of onsite cesspools (if any) is unknown.

PWGC observed a pile of spent tires on the site. In addition, there were three decommissioned payloaders and the body of a truck spread out across the site. Due to the snow coverage on the ground, PWGC could not determine the integrity of the surface soil beneath the machines. PWGC did inspect the snow for signs of recent spill or leaks from the machines, but did not observe any. Finally, two soil stockpiles were identified towards the back of the property.

7.0 INTERVIEWS

7.1 Owner

PWGC provided an Owner Questionnaire form to Mr. Dermot F. Kelly of TNHCDA to forward to the owner of the property to assist with the completion of this Phase I. The TNHCDA has provided information about the site and surrounding properties to PWGC via email. PWGC has not received a completed questionnaire from the owner to date. A copy of a sample questionnaire is included in **Appendix C**.

7.2 Occupants

At the time of the inspection the site is occupied.

7.2.1 Historic Environmental Report Review

The Town of North Hempstead provided PWGC with a limited Phase I ESA for the site located south of the subject site, 989 Prospect Avenue. Roux Associates, Inc prepared a Phase I ESA for 989 Prospect Avenue in October of 2002. The site had been developed since at least 1961. The structures at the site were demolished sometime between 1994 and 2002. No information was available concerning the historical uses of the property. The site reconnaissance did not identify any onsite REC's. The site was not identified as a US Brownfield Site in 2002. A copy of the Phase I ESA is included in **Appendix F**.

7.3 Local Government Officials

Freedom of Information Act (FOIA) requests were sent to the United States Environmental Protection Agency, Region II (USEPA), the New York State Department of Environmental Conservation, Region I (NYSDEC), the Nassau County Department of Health (NCDH), the Nassau County Fire Marshal (NCFM), and the Town of North Hempstead. FOIA requests and responses are addressed in Section 5.2. Based upon the site history, interviews with government officials to obtain additional information are not warranted at this time.

8.0 CONDITIONS OUTSIDE THE SCOPE OF ASTM 1527-05

8.1 Wetland Delineation

A review of the EDR database search, which includes State and Federal wetlands, indicates that there are no wetlands located within a one mile radius. The nearest wetland is located approximately 5 mile east of the subject site.

8.2 Radon Risk Evaluation

Radon is a colorless, radioactive; inert gas formed by the decay of radium and may be present in soils and rocks containing granite, shale, phosphate and pitchblende. The USEPA's "Map of Radon Zones for New York State", September 1993 indicates that Nassau County is not a radon risk area. The EDR report provides information from the New York State Department of Health radon survey which indicates that 98% of those sites tested in Nassau County were below the United States Environmental Protection Agency (USEPA) radon action level of 4 Pico curies per liter (pCi/L) in the living area.

8.3 Asbestos

The subject site is currently vacant and the historical buildings have been completely demolished. At the time of the inspection, PWGC did not observe evidence of potential asbestos containing materials.

8.4 Lead-Based Paint (LBP)

The subject site is currently vacant and the historical buildings have been completely demolished. At the time of the inspection, PWGC did not observe evidence of peeling and/or damaged paint.

8.5 Mold

The site is vacant and mold growth is not a concern.

9.0 FINDINGS AND OPINIONS

Based upon reconnaissance of the subject and surrounding properties, interviews and review of historical records and regulatory agency databases, the following potential recognized environmental conditions have been identified:

- One AST was identified on the subject property.
- The site was identified as a junk yard in the 1980 Sanborn map.
- The site inspection identified debris and out of commission vehicles being stored on the property.
- Fuel oil USTs associated with the historical residential buildings for heating may have existed at the site.
- Onsite cesspools associated with the historical residential buildings may have existed at the subject site.

Potential recognized environmental conditions identified at the subject property were evaluated to determine whether items initially suspected to be recognized environmental conditions are in fact recognized environmental conditions. Evaluation of potential recognized environmental conditions (REC) are as follows:

- AST's not properly maintained can release there content to the subsurface. PWGC performed an inspection of the AST and determined it to be in good condition. Since the bottom of the AST was in contact with the soil and the site was covered with snow, a determination of the subsurface beneath the AST could not be determined; the AST is considered a REC.
- Sites commonly used for auto salvage have the potential for surface leaks and spills associated with fluids left within the vehicles. The site has been identified as being used for auto salvage at least since 1980. The sites historic use represents a REC.
- Debris and non-native soil stockpiles have the potential to impact the subsurface. PWGC observed several soil stockpiles on the site and debris strewn across the site. Since the origin of the soil stockpiles is unknown it is a REC.
- UST's not properly maintained can release there content to the subsurface. USTs may have existed when the subject site was developed. The subject site is currently vacant and the buildings have been demolished. During demolition activities, it is common practice to take USTs out of service and therefore, it is not a REC.

- Onsite sanitary systems can act as a conduit for spread of contamination to the subsurface. The site was developed prior to having a municipal sanitary system and onsite cesspools were likely present at the site. It was common practice to abandon onsite cesspools upon demolition of site structures and therefore, it is not a REC.

10.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon PWGC's evaluation of the recognized environmental conditions, noted in section 9.0, PWGC recommends a Phase II be performed at this time.

At this time, the Phase II ESA should consist of performing soil sampling to determine if the site has been affected by historical use and/or by the neighboring US Brownfield site. The Phase II ESA should consist of the following:

- Surface soil sampling in the vicinity of the AST to determine if historical leaks have occurred.
- Soil borings across the site to determine if historical usage of the site has impacted the subsurface.
- Collect a composite sample of the soil stockpiles to determine the composition.

11.0 DEVIATIONS

This Phase I ESA was conducted in accordance with the scope and limitations of the American Society for Testing and Materials (ASTM) Standard E 1527-05 (Standard Practices for Environmental Site Assessment: Phase I Environmental Site Assessment Process) and 40 CFR Part 312 (Standards and Practices for All Appropriate Inquiry; Final Rule). Excluding additional services outlined in Section 11.0, there were no deviations or deletions from this practice.

12.0 REFERENCES

Standard practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Standard E 1527-05

All Appropriate Inquiry, Final Rule, 40 CFR Part 312.

13.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

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

Derek Ersbak
Project Hydrogeologist

Bryan A Devaux
Senior Project Manager / Environmental Professional

James P Rhodes, CPG
Vice President

Report Completion Date: February 1, 2011

QUALIFICATIONS OF
ENVIRONMENTAL PROFESSIONAL

FIGURES

APPENDIX A

SITE PHOTOGRAPHS

Photo 1 – View of the site looking west.

Photo 2 – View of Lube Cube oil tank

Photo 3 – View of out of service payloaders.

Photo 4 – View of soil stockpiles.

Figure 5 – View of tire storage.

Figure 6 – View of US Brownfield site to the south.

APPENDIX B

SANBORN MAPS

APPENDIX C
TOPOGRAPHIC MAPS

APPENDIX D
AERIAL PHOTOS

APPENDIX E

CITY DIRECTORY ABSTRACT

APPENDIX F

SITE QUESTIONNAIRES AND RELEVENT DOCUMENTS

APPENDIX G

EDR RADIUS MAP REPORT

APPENDIX H

FREEDOM OF INFORMATION ACT REQUESTS

APPENDIX I

EDR LIENSEARCH REPORT

P.W. GROSSER CONSULTING

June 13, 2011

Mr. Dermot Kelly
Town of North Hempstead Community Development Agency
51 Orchard Street
Roslyn Heights, NY 11577

Re: Property Located at Section 11, Block 10, Lots 29, 30, & 31
Site Remediation Assessment

Dear Mr. Kelly:

P.W. Grosser Consulting, Inc. (PWGC) has been provided a site remediation report prepared by Clearview Environmental and endpoint analytical data from American Analytical Laboratories (attached). Based upon the provided information, remediation of stained surface soils was performed at the site by Clearview Environmental on June 1, 2011. Soils were removed from an approximate 6'x12' area in the former location of the front end loader where PWGC had observed some stained soils. Limited soil removal was conducted in two other smaller areas. A total of four drums of soil were generated and disposed of. An endpoint sample collected from the area did not reveal concentrations in excess of NYSDEC CP-51 soil cleanup objects. PWGC performed a limited site inspection from the property line on June 9, 2011 and confirmed that the remedial activities occurred in the area of concern noted in PWGC's April 19, 2011 Phase II. Based upon the provided information, it appears that the remedial action performed was sufficient to address the concerns of the Phase II. PWGC has no further recommendations for the site at this time.

Should you have any questions pertaining to the above site, please don't hesitate to contact me.

Sincerely Yours,
P.W. Grosser Consulting

Bryan A. Devaux
Senior Project Manager

ACEC
American Council of Engineering Companies
Peer Reviewed Member

CLEAR VIEW environmental services

FULL SERVICE ENVIRONMENTAL CONSTRUCTION COMPANY

TEL: 631.569.2667 • FAX: 631.569.2668

James M. DeMartinis P.G.
J.R. Holzmacher P.E., LLC
300 Wheeler Road, Suite 303
Hauppauge, N.Y. 11788

6-1-11

Dear Mr. DeMartinis:

On 6-1-11, Clear View Environmental Services Inc. (CVES) performed remediation services on the Hellig property located at 221 Brooklyn Ave, New Cassel (Westbury) N.Y. 11590.

Remediation services performed included hand excavating and removal of stained soils from locations of concern on the subject property and as shown on P.W Grosser site map. Soils were sampled and screened on site using a Photo Ionization Meter that measures parts per million of hydrocarbons in soils – vapors.

* Location (A)

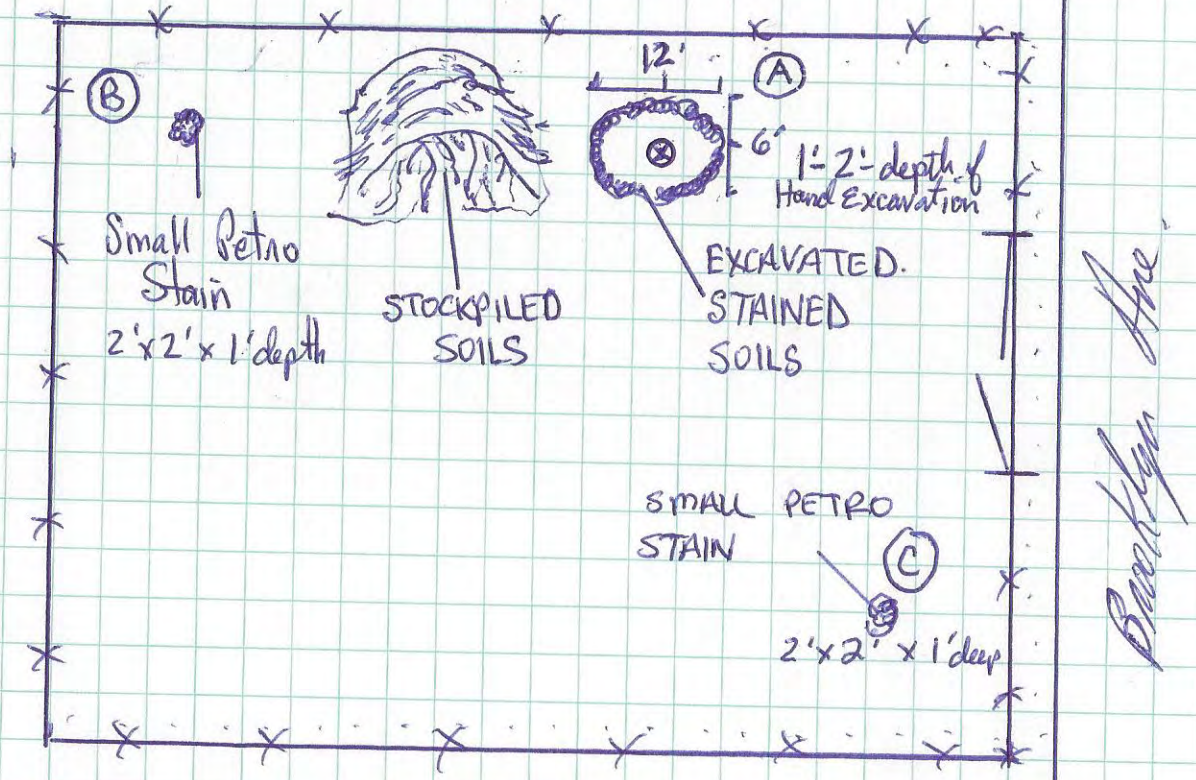
Excavation (A) location had dark stained soils that CVES hand excavated and removed from this area of concern. All soils generated from this service were placed into 4 - 55 gallon steel DOT drums, transported and disposed of at PSC disposal facility in Bay Shore N.Y. All the soils that were sampled and screened on site with the PID meter at this location had readings of 0.0 ppm, non - detect of hydrocarbons. Size of the excavation is approximately 6 feet by 12 feet by 1 to 2 foot depth. An end point sample had been retrieved and sent to American Analytical Labs in Farmingdale, N.Y. to be analyzed for VOCs by USEPA 8260, SVOCs by USEPA 8270 and TAL Metals 6010 (RCRA List). Clear View preceded to backfill this excavation with clean soils.

Locations B & C were very small dark stained soils believed also to be from an oil drip. As a preventative measure, Clear View removed soils from these two locations and placed into 55-gallon DOT drums with other soils from (A) location. Please note that soils sampled and screened with a PID METER from the surface had reading of 5 ppm and at a depth of 1 foot had 0.0 ppm. A total of four 55-gallon DOT drums of contaminated soils were generated from the above services.

If you have any questions regarding services performed by Clear View, Please contact me at your earliest convenience.

Best Regards,
Ken Watson
Ken Watson

Site Drawing: by Ken Watson (Clear Vein)
221 Brooklyn Ave Westbury NY.



(A) EXCAVATION - DARK STAINE SOILS TO 1½-2' BELOW GRADE 0.0 ppm PID READINGS ON ALL SOILS SCREENED. MORE SEPTIC ODOR THAN PETROLEUM ODOR. GENERATED 4-55gal DRUMS. END POINT SOIL SAMPLE RETREIVED FROM CENTER OF EXCAVATION + DELIVERED TO LAB.

(B) + (C) Small areas of dark staining - Hand excavated + drummed soils. 0.0 ppm PID readings

AMERICAN ANALYTICAL LABORATORIES

NYSDOH 11418
NJDEP NY050
CTDOH PH-0205
PADEP 68-00573

Monday, June 06, 2011

Ken Watson
Clearview Environmental Services
148 Monell Avenue
Islip, NY 11751

TEL: (631) 859-0717
FAX (631) 569-2668

RE: 221 Brooklyn Ave., Westbury, NY

Order No.: 1106002

Dear Ken Watson:

American Analytical Laboratories, LLC. received 1 sample(s) on 6/1/2011 for the analyses presented in the following report.

Samples were analyzed in accordance with the test procedures documented on the chain of custody and detailed throughout the text of this report.

The results reported herein relate only to the items tested or to the samples as received by the laboratory. This report may not be reproduced, except in full, without the approval of American Analytical Laboratories, LLC and is not considered complete without a cover page and chain of custody documentation. The limits (LOQ) provided in the data package are analytical reporting limits and not Federal or Local mandated values to which the sample results should be compared.

There were no problems with the analyses and all data for associated QC met laboratory specifications. If there are any exceptions a Case Narrative is provided in the report or the data is qualified. This package has been reviewed by American Analytical Laboratories' QA Department/Laboratory Director to comply with NELAC standards prior to report submittal. This report consists of 20 pages.

If you have any questions regarding these tests results, please do not hesitate to call (631) 454-6100 or email me directly at lbeyer@american-analytical.com.

Sincerely,

Karen Kelly for

Lori Beyer
Lab Director

American Analytical Laboratories, LLC.

Date: *06-Jun-11*

CLIENT: Clearview Environmental Services
Project: 221 Brooklyn Ave., Westbury, NY
Lab Order: 1106002

Work Order Sample Summary

Lab Sample ID	Client Sample ID	Date Collected	Date Received
1106002-01A	Excavation End Point	6/1/2011 11:00:00 AM	6/1/2011
1106002-01B	Excavation End Point	6/1/2011 11:00:00 AM	6/1/2011

AMERICAN ANALYTICAL LABORATORIES
56 TOLEDO STREET • FARMINGDALE, NEW YORK 11735
(631) 454-6100 • FAX (631) 454-8027
www.american-analytical.com

NYSDOH	11418
CTDOH	PH-0205
NJDEP	NY050
PADEP	68-573

Holzmacher CHAIN OF CUSTODY / REQUEST FOR ANALYSIS DOCUMENT

CLIENT NAME/ADDRESS: Kelling Property, 221 Brooklyn Ave, Westbury NY

CONTACT: Jim D.

SAMPLER (SIGNATURE): [signature]

SAMPLER NAME (PRINT): Ken Watson

SAMPLE(S) SEALED: YES / NO

CORRECT CONTAINER(S): YES / NO

TEMPERATURE (° C) _____

PROJECT LOCATION: Clear View Em Service Inc

ANALYSIS REQUIRED: VOCs 8260; SVOCs 8270; ~~TAL METALS~~ (PAH List)

LABORATORY ID# LAB USE ONLY	MATRIX/ TYPE	NO. OF CONTAINERS	SAMPLING DATE	SAMPLING TIME	SAMPLE # - LOCATION	VOCs 8260	SVOCs 8270	~~TAL METALS~~
1106002-01AB	Soil/Grab	3.	6-1-11	11:00	Excavation end point	X	X	X

COMMENTS / INSTRUCTIONS

Samples must be on ICE (<6° C)

MATRIX S=SOIL; W=WATER; SL=SLUDGE; A=AIR; M=MISCELLANEOUS

TYPE G=GRAB; C=COMPOSITE

TURNAROUND REQUIRED: STANDARD ☑ (7-10 business days) STAT ☐ BY / /

E-MAIL ADDRESS FOR RESULTS:

RELINQUISHED BY (SIGNATURE)	DATE / TIME	PRINTED NAME	RECEIVED BY LAB (SIGNATURE)	DATE / TIME	PRINTED NAME
[signature]	DATE 6-1-11 TIME	Ken Watson	[signature]	DATE 6/1/11 TIME 1105	Cate Barr
RELINQUISHED BY (SIGNATURE)	DATE / TIME	PRINTED NAME	RECEIVED BY LAB (SIGNATURE)	DATE / TIME	PRINTED NAME

WHITE-OFFICE / CANARY-LAB / PINK-SAMPLE CUSTODIAN / GOLDENROD-CLIENT

American Analytical Laboratories, LLC.

Sample Receipt Checklist

Client Name **CLEARVIEW ENVIRONMENT** Date and Time Receive **6/1/2011 11:07:33 AM**

Work Order Numbe **1106002** RcptNo: **1** Received by **CB**

COC_ID: CoolerID:

Checklist completed by Signature 6/1/11 Date Reviewed by Initials 6/1/11 Date

Matrix: Carrier name Courier

Shipping container/cooler in good condition?	Yes ☑	No ☐	Not Presen ☐
Custody seals intact on shippping container/cooler?	Yes ☐	No ☐	Not Presen ☑
Custody seals intact on sample bottles?	Yes ☐	No ☐	Not Presen ☑
Chain of custody present?	Yes ☑	No ☐	
Chain of custody signed when relinquished and received?	Yes ☑	No ☐	
Chain of custody agrees with sample labels?	Yes ☑	No ☐	
Samples in proper container/bottle?	Yes ☑	No ☐	
Sample containers intact?	Yes ☑	No ☐	
Sufficient sample volume for indicated test?	Yes ☑	No ☐	
All samples received within holding time?	Yes ☑	No ☐	
Container/Temp Blank temperature in compliance?	Yes ☑	No ☐	
Water - VOA vials have zero headspace?	No VOA vials submitted ☑	Yes ☐	No ☐
Water - pH acceptable upon receipt?	Yes ☐	No ☐	N/A ☐

Adjusted? Checked b

Any No and/or NA (not applicable) response must be detailed in the comments section be

Client contacted Date contacted: Person contacted

Contacted by: Regarding:

Comments:

Corrective Action

American Analytical Laboratories, LLC.

Date: *06-Jun-11*

ELAP ID : 11418

CLIENT:	Clearview Environmental Services	**Client Sample ID:**	Excavation End Point
Lab Order:	1106002	**Collection Date:**	6/1/2011 11:00:00 AM
Project:	221 Brooklyn Ave., Westbury, NY	**Matrix:**	SOIL
Lab ID:	1106002-01A		

Certificate of Results

Analyses	Sample Result	LOD	LOQ	Qual	Units	DF	Date/Time Analyzed
VOLATILE SW-846 METHOD 8260			**SW8260C**				Analyst: LA
1,1,1,2-Tetrachloroethane	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
1,1,1-Trichloroethane	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
1,1,2,2-Tetrachloroethane	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
1,1,2-Trichloro-1,2,2-trifluoroethan	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
1,1,2-Trichloroethane	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
1,1-Dichloroethane	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
1,1-Dichloroethene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
1,1-Dichloropropene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
1,2,3-Trichlorobenzene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
1,2,3-Trichloropropane	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
1,2,4,5-Tetramethylbenzene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
1,2,4-Trichlorobenzene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
1,2,4-Trimethylbenzene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
1,2-Dibromo-3-chloropropane	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
1,2-Dibromoethane	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
1,2-Dichlorobenzene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
1,2-Dichloroethane	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
1,2-Dichloropropane	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
1,3,5-Trimethylbenzene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
1,3-Dichlorobenzene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
1,3-dichloropropane	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
1,4-Dichlorobenzene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
1,4-Dioxane	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
2,2-Dichloropropane	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
2-Butanone	U	1.52	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
2-Chloroethyl vinyl ether	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
2-Chlorotoluene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
2-Hexanone	U	1.52	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
2-Propanol	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
4-Chlorotoluene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
4-Isopropyltoluene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
4-Methyl-2-pentanone	U	1.52	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Acetone	U	1.52	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM

American Analytical Laboratories, LLC., 56 Toledo Street, Farmingdale, NY, Zip - 11735
Tel - 6314546100 Fax - 6314548027 www.American-Analytical.com

ACCREDITED IN ACCORDANCE WITH nelac

Qualifiers:

B	Analyte detected in the associated Method Blank	C	Calibration %RSD/%D exceeded for non-CCC analytes
E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
J	Analyte detected below quantitation limits	LOD	Limit of Detection
LOQ	Limit of Quantitation	P	>40% diff for detected conc between the two GC columns
S	Spike Recovery outside accepted recovery limits	U	Indicates the compound was analyzed but not detected.

American Analytical Laboratories, LLC.

Date: *06-Jun-11*

ELAP ID : 11418

CLIENT:	Clearview Environmental Services	**Client Sample ID:**	Excavation End Point
Lab Order:	1106002	**Collection Date:**	6/1/2011 11:00:00 AM
Project:	221 Brooklyn Ave., Westbury, NY	**Matrix:**	SOIL
Lab ID:	1106002-01A		

Certificate of Results

Analyses	Sample Result	LOD	LOQ	Qual	Units	DF	Date/Time Analyzed
VOLATILE SW-846 METHOD 8260			**SW8260C**				Analyst: **LA**
Acrolein	U	2.54	10		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Acrylonitrile	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Benzene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Bromobenzene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Bromochloromethane	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Bromodichloromethane	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Bromoform	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Bromomethane	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Carbon disulfide	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Carbon tetrachloride	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Chlorobenzene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Chlorodifluoromethane	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Chloroethane	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Chloroform	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Chloromethane	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
cis-1,2-Dichloroethene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
cis-1,3-Dichloropropene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Dibromochloromethane	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Dibromomethane	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Dichlorodifluoromethane	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Diisopropyl ether	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Ethanol	U	2.54	10		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Ethyl acetate	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Ethylbenzene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Freon-114	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Hexachlorobutadiene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Isopropyl acetate	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Isopropylbenzene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
m,p-Xylene	U	1.01	10		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Methyl Acetate	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Methyl tert-butyl ether	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Methylene chloride	3.4	0.51	5.1	JB	µg/Kg-dry	1	6/1/2011 12:26:00 PM
n-Amyl acetate	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM

American Analytical Laboratories, LLC., 56 Toledo Street, Farmingdale, NY, Zip - 11735
Tel - 6314546100 Fax - 6314548027 www.American-Analytical.com

Qualifiers:

B	Analyte detected in the associated Method Blank	C	Calibration %RSD/%D exceeded for non-CCC analytes
E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
J	Analyte detected below quantitation limits	LOD	Limit of Detection
LOQ	Limit of Quantitation	P	>40% diff for detected conc between the two GC columns
S	Spike Recovery outside accepted recovery limits	U	Indicates the compound was analyzed but not detected.

American Analytical Laboratories, LLC.

Date: *06-Jun-11*

ELAP ID : 11418

CLIENT:	Clearview Environmental Services	**Client Sample ID:**	Excavation End Point
Lab Order:	1106002	**Collection Date:**	6/1/2011 11:00:00 AM
Project:	221 Brooklyn Ave., Westbury, NY	**Matrix:**	SOIL
Lab ID:	1106002-01A		

Certificate of Results

Analyses	Sample Result	LOD	LOQ	Qual	Units	DF	Date/Time Analyzed
VOLATILE SW-846 METHOD 8260			**SW8260C**				Analyst: **LA**
Naphthalene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
n-Butyl acetate	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
n-Butylbenzene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
n-Propyl acetate	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
n-Propylbenzene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
o-Xylene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
p-Diethylbenzene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
p-Ethyltoluene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
sec-Butylbenzene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Styrene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
t-Butyl alcohol	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
tert-Butylbenzene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Tetrachloroethene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Toluene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
trans-1,2-Dichloroethene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
trans-1,3-Dichloropropene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Trichloroethene	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Trichlorofluoromethane	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Vinyl acetate	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Vinyl chloride	U	0.51	5.1		µg/Kg-dry	1	6/1/2011 12:26:00 PM
Surr: 4-Bromofluorobenzene	92.6	0	64-132		%REC	1	6/1/2011 12:26:00 PM
Surr: Dibromofluoromethane	90.8	0	66-131		%REC	1	6/1/2011 12:26:00 PM
Surr: Toluene-d8	91.9	0	54-132		%REC	1	6/1/2011 12:26:00 PM

American Analytical Laboratories, LLC., 56 Toledo Street, Farmingdale, NY, Zip - 11735
Tel - 6314546100 Fax - 6314548027 www.American-Analytical.com

Qualifiers:

B	Analyte detected in the associated Method Blank	C	Calibration %RSD/%D exceeded for non-CCC analytes
E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
J	Analyte detected below quantitation limits	LOD	Limit of Detection
LOQ	Limit of Quantitation	P	>40% diff for detected conc between the two GC columns
S	Spike Recovery outside accepted recovery limits	U	Indicates the compound was analyzed but not detected.

American Analytical Laboratories, LLC.

Date: *06-Jun-11*

ELAP ID : 11418

CLIENT:	Clearview Environmental Services	**Client Sample ID:**	Excavation End Point
Lab Order:	1106002	**Collection Date:**	6/1/2011 11:00:00 AM
Project:	221 Brooklyn Ave., Westbury, NY	**Matrix:**	SOIL
Lab ID:	1106002-01B		

Certificate of Results

Analyses	Sample Result	LOD	LOQ	Qual	Units	DF	Date/Time Analyzed
MERCURY			**SW7471B**		**SW7471B**		Analyst: **AB**
Mercury	0.00704	0.005	0.00939	J	mg/Kg-dry	1	6/3/2011 1:59:37 PM
PERCENT MOISTURE			**D2216**				Analyst: **CF**
Percent Moisture	3.21	0	0		wt%	1	6/2/2011
RCRA METALS			**SW6010C**		**SW3050A**		Analyst: **JP**
Arsenic	0.898	0.20	0.510		mg/Kg-dry	1	6/3/2011 1:38:36 PM
Barium	17.0	0.20	0.408		mg/Kg-dry	1	6/3/2011 1:38:36 PM
Cadmium	U	0.10	0.408		mg/Kg-dry	1	6/3/2011 1:38:36 PM
Chromium	3.14	0.10	0.408		mg/Kg-dry	1	6/3/2011 1:38:36 PM
Lead	35.5	0.20	0.408		mg/Kg-dry	1	6/3/2011 1:38:36 PM
Selenium	U	0.20	0.510		mg/Kg-dry	1	6/3/2011 1:38:36 PM
Silver	U	0.10	0.408		mg/Kg-dry	1	6/3/2011 1:38:36 PM
SEMIVOLATILE SW-846 METHOD 8270 (FUEL)			**SW8270D**		**SW3550C**		Analyst: **SB**
Acenaphthene	U	24.9	250		µg/Kg-dry	1	6/3/2011 12:27:00 PM
Acenaphthylene	U	24.9	250		µg/Kg-dry	1	6/3/2011 12:27:00 PM
Anthracene	U	24.9	250		µg/Kg-dry	1	6/3/2011 12:27:00 PM
Benzo(a)anthracene	U	24.9	250		µg/Kg-dry	1	6/3/2011 12:27:00 PM
Benzo(a)pyrene	U	24.9	250		µg/Kg-dry	1	6/3/2011 12:27:00 PM
Benzo(b)fluoranthene	U	24.9	250		µg/Kg-dry	1	6/3/2011 12:27:00 PM
Benzo(g,h,i)perylene	U	24.9	250		µg/Kg-dry	1	6/3/2011 12:27:00 PM
Benzo(k)fluoranthene	U	24.9	250		µg/Kg-dry	1	6/3/2011 12:27:00 PM
Chrysene	U	24.9	250		µg/Kg-dry	1	6/3/2011 12:27:00 PM
Dibenzo(a,h)anthracene	U	24.9	250		µg/Kg-dry	1	6/3/2011 12:27:00 PM
Fluoranthene	U	24.9	250		µg/Kg-dry	1	6/3/2011 12:27:00 PM
Fluorene	U	24.9	250		µg/Kg-dry	1	6/3/2011 12:27:00 PM
Indeno(1,2,3-c,d)pyrene	U	24.9	250		µg/Kg-dry	1	6/3/2011 12:27:00 PM
Phenanthrene	U	24.9	250		µg/Kg-dry	1	6/3/2011 12:27:00 PM
Pyrene	U	24.9	250		µg/Kg-dry	1	6/3/2011 12:27:00 PM
Surr: 2-Fluorobiphenyl	54.7	0	23-120		%REC	1	6/3/2011 12:27:00 PM
Surr: 4-Terphenyl-d14	64.0	0	23-128		%REC	1	6/3/2011 12:27:00 PM
Surr: Nitrobenzene-d5	46.8	0	18-116		%REC	1	6/3/2011 12:27:00 PM

American Analytical Laboratories, LLC., 56 Toledo Street, Farmingdale, NY, Zip - 11735
Tel - 6314546100 Fax - 6314548027 www.American-Analytical.com

Qualifiers:

B	Analyte detected in the associated Method Blank	C	Calibration %RSD/%D exceeded for non-CCC analytes
E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
J	Analyte detected below quantitation limits	LOD	Limit of Detection
LOQ	Limit of Quantitation	P	>40% diff for detected conc between the two GC columns
S	Spike Recovery outside accepted recovery limits	U	Indicates the compound was analyzed but not detected.

American Analytical Laboratories, LLC.

Date: *06-Jun-11*

CLIENT: Clearview Environmental Services
Work Order: 1106002
Project: 221 Brooklyn Ave., Westbury, NY

ANALYTICAL QC SUMMARY REPORT

TestCode: DRY8270FUEL_SOIL

Sample ID: **MB-32272** SampType: **MBLK** TestCode: **DRY8270FUE** Units: **µg/Kg** Prep Date: **6/2/2011** RunNo: **58317**
Client ID: **PBS** Batch ID: **32272** TestNo: **SW8270D** **SW3550C** Analysis Date: **6/3/2011** SeqNo: **818083**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Acenaphthene	U	250									
Acenaphthylene	U	250									
Anthracene	U	250									
Benzo(a)anthracene	U	250									
Benzo(a)pyrene	U	250									
Benzo(b)fluoranthene	U	250									
Benzo(g,h,i)perylene	U	250									
Benzo(k)fluoranthene	U	250									
Chrysene	U	250									
Dibenzo(a,h)anthracene	U	250									
Fluoranthene	U	250									
Fluorene	U	250									
Indeno(1,2,3-c,d)pyrene	U	250									
Phenanthrene	U	250									
Pyrene	U	250									
Surr: 2-Fluorobiphenyl	400		992.6		40.2	23	120				
Surr: 4-Terphenyl-d14	510		992.6		51.4	23	128				
Surr: Nitrobenzene-d5	380		992.6		38.6	18	116				

Sample ID: **LCS-32272** SampType: **LCS** TestCode: **DRY8270FUE** Units: **µg/Kg** Prep Date: **6/2/2011** RunNo: **58317**
Client ID: **LCSS** Batch ID: **32272** TestNo: **SW8270D** **SW3550C** Analysis Date: **6/3/2011** SeqNo: **818084**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Acenaphthene	2300	240	3918	0	58.9	38	122				
Acenaphthylene	1200	240	1959	0	62.7	48	121				
Anthracene	1400	240	1959	0	68.9	40	120				
Benzo(a)anthracene	1400	240	1959	0	72.3	45	120				
Benzo(a)pyrene	1500	240	1959	0	77.8	47	120				
Benzo(b)fluoranthene	1600	240	1959	0	80.2	42	119				

Qualifiers:

B	Analyte detected in the associated Method Blank	C	Calibration %RSD/%D exceeded for non-CCC analytes	E	Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits	LOD	Limit of Detection
LOQ	Limit of Quantitation	P	>40% diff for detected conc between the two GC column	R	RPD outside accepted recovery limits

CLIENT: Clearview Environmental Services
Work Order: 1106002
Project: 221 Brooklyn Ave., Westbury, NY

ANALYTICAL QC SUMMARY REPORT

TestCode: DRY8270FUEL_SOIL

Sample ID: **LCS-32272** SampType: **LCS** TestCode: **DRY8270FUE** Units: **µg/Kg** Prep Date: **6/2/2011** RunNo: **58317**
Client ID: **LCSS** Batch ID: **32272** TestNo: **SW8270D SW3550C** Analysis Date: **6/3/2011** SeqNo: **818084**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benzo(g,h,i)perylene	1500	240	1959	0	77.0	42	138				
Benzo(k)fluoranthene	1600	240	1959	0	80.4	35	130				
Chrysene	1400	240	1959	0	72.9	43	125				
Dibenzo(a,h)anthracene	1500	240	1959	0	76.1	43	133				
Fluoranthene	1300	240	1959	0	66.4	42	120				
Fluorene	1200	240	1959	0	60.8	38	122				
Indeno(1,2,3-c,d)pyrene	1400	240	1959	0	73.9	49	150				
Phenanthrene	1300	240	1959	0	66.9	49	126				
Pyrene	2700	240	3918	0	70.0	39	123				
Surr: 2-Fluorobiphenyl	580		979.4		59.1	23	120				
Surr: 4-Terphenyl-d14	730		979.4		74.7	23	128				
Surr: Nitrobenzene-d5	490		979.4		50.0	18	116				

Qualifiers:

B	Analyte detected in the associated Method Blank	C	Calibration %RSD/%D exceeded for non-CCC analytes	E	Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits	LOD	Limit of Detection
LOQ	Limit of Quantitation	P	>40% diff for detected conc between the two GC column	R	RPD outside accepted recovery limits

CLIENT: Clearview Environmental Services
Work Order: 1106002
Project: 221 Brooklyn Ave., Westbury, NY

ANALYTICAL QC SUMMARY REPORT

TestCode: DryFull8260_Soil

Sample ID: **V624LCS-060111HS** SampType: **LCS** TestCode: **DryFull8260_** Units: **µg/Kg** Prep Date: **6/1/2011** RunNo: **58263**
Client ID: **LCSS** Batch ID: **R58263** TestNo: **SW8260C** Analysis Date: **6/1/2011** SeqNo: **817544**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1,1-Trichloroethane	36	5.0	50.00	0	71.8	26	120				
1,1,2,2-Tetrachloroethane	44	5.0	50.00	0	87.9	30	130				
1,1,2-Trichloroethane	36	5.0	50.00	0	72.1	26	126				
1,1-Dichloroethane	36	5.0	50.00	0	71.1	20	129				
1,1-Dichloroethene	35	5.0	50.00	0	69.7	25	130				
1,2-Dichlorobenzene	39	5.0	50.00	0	78.0	21	120				
1,2-Dichloroethane	35	5.0	50.00	0	70.8	20	120				
1,2-Dichloropropane	37	5.0	50.00	0	73.4	22	126				
1,3-Dichlorobenzene	40	5.0	50.00	0	79.5	23	120				
1,4-Dichlorobenzene	38	5.0	50.00	0	77.0	26	123				
2-Chloroethyl vinyl ether	38	5.0	50.00	0	76.1	20	125				
Benzene	35	5.0	50.00	0	70.9	30	130				
Bromodichloromethane	37	5.0	50.00	0	73.1	30	130				
Bromoform	42	5.0	50.00	0	83.3	20	123				
Bromomethane	32	5.0	50.00	0	63.3	35	133				
Carbon tetrachloride	36	5.0	50.00	0	71.0	25	125				
Chlorobenzene	37	5.0	50.00	0	74.1	21	133				
Chloroethane	36	5.0	50.00	0	71.6	40	144				
Chloroform	35	5.0	50.00	0	70.9	26	124				
Chloromethane	30	5.0	50.00	0	59.5	36	140				
cis-1,3-Dichloropropene	35	5.0	50.00	0	70.0	22	122				
Dibromochloromethane	37	5.0	50.00	0	73.3	22	124				
Ethylbenzene	36	5.0	50.00	0	73.0	15	130				
Methylene chloride	33	5.0	50.00	0	66.7	30	149				B
Tetrachloroethene	34	5.0	50.00	0	68.6	20	120				
Toluene	36	5.0	50.00	0	72.8	20	119				
trans-1,2-Dichloroethene	33	5.0	50.00	0	65.1	20	120				
trans-1,3-Dichloropropene	35	5.0	50.00	0	70.0	14	115				
Trichloroethene	38	5.0	50.00	0	75.3	23	121				
Trichlorofluoromethane	43	5.0	50.00	0	86.0	38	142				
Vinyl chloride	35	5.0	50.00	0	69.9	40	145				

Qualifiers:

B	Analyte detected in the associated Method Blank	C	Calibration %RSD/%D exceeded for non-CCC analytes	E	Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits	LOD	Limit of Detection
LOQ	Limit of Quantitation	P	>40% diff for detected conc between the two GC column	R	RPD outside accepted recovery limits

CLIENT: Clearview Environmental Services
Work Order: 1106002
Project: 221 Brooklyn Ave., Westbury, NY

ANALYTICAL QC SUMMARY REPORT

TestCode: DryFull8260_Soil

Sample ID: **V624LCS-060111HS** SampType: **LCS** TestCode: **DryFull8260_** Units: **µg/Kg** Prep Date: **6/1/2011** RunNo: **58263**
Client ID: **LCSS** Batch ID: **R58263** TestNo: **SW8260C** Analysis Date: **6/1/2011** SeqNo: **817544**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Surr: 4-Bromofluorobenzene	50		50.00		100	64	132				
Surr: Dibromofluoromethane	49		50.00		98.3	66	131				
Surr: Toluene-d8	49		50.00		98.1	54	132				

Sample ID: **VBLK-060111HS** SampType: **MBLK** TestCode: **DryFull8260_** Units: **µg/Kg** Prep Date: **6/1/2011** RunNo: **58263**
Client ID: **PBS** Batch ID: **R58263** TestNo: **SW8260C** Analysis Date: **6/1/2011** SeqNo: **817545**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1,1,2-Tetrachloroethane	U	5.0									
1,1,1-Trichloroethane	U	5.0									
1,1,2,2-Tetrachloroethane	U	5.0									
1,1,2-Trichloro-1,2,2-trifluoroethane	U	5.0									
1,1,2-Trichloroethane	U	5.0									
1,1-Dichloroethane	U	5.0									
1,1-Dichloroethene	U	5.0									
1,1-Dichloropropene	U	5.0									
1,2,3-Trichlorobenzene	U	5.0									
1,2,3-Trichloropropane	U	5.0									
1,2,4,5-Tetramethylbenzene	U	5.0									
1,2,4-Trichlorobenzene	U	5.0									
1,2,4-Trimethylbenzene	U	5.0									
1,2-Dibromo-3-chloropropane	U	5.0									
1,2-Dibromoethane	U	5.0									
1,2-Dichlorobenzene	U	5.0									
1,2-Dichloroethane	U	5.0									
1,2-Dichloropropane	U	5.0									
1,3,5-Trimethylbenzene	U	5.0									
1,3-Dichlorobenzene	U	5.0									
1,3-dichloropropane	U	5.0									
1,4-Dichlorobenzene	U	5.0									
1,4-Dioxane	U	5.0									

Qualifiers:

B	Analyte detected in the associated Method Blank	C	Calibration %RSD/%D exceeded for non-CCC analytes	E	Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits	LOD	Limit of Detection
LOQ	Limit of Quantitation	P	>40% diff for detected conc between the two GC column	R	RPD outside accepted recovery limits

CLIENT: Clearview Environmental Services
Work Order: 1106002
Project: 221 Brooklyn Ave., Westbury, NY

ANALYTICAL QC SUMMARY REPORT

TestCode: DryFull8260_Soil

Sample ID: **VBLK-060111HS** SampType: **MBLK** TestCode: **DryFull8260_** Units: **µg/Kg** Prep Date: **6/1/2011** RunNo: **58263**
Client ID: **PBS** Batch ID: **R58263** TestNo: **SW8260C** Analysis Date: **6/1/2011** SeqNo: **817545**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
2,2-Dichloropropane	U	5.0									
2-Butanone	U	5.0									
2-Chloroethyl vinyl ether	U	5.0									
2-Chlorotoluene	U	5.0									
2-Hexanone	U	5.0									
2-Propanol	U	5.0									
4-Chlorotoluene	U	5.0									
4-Isopropyltoluene	U	5.0									
4-Methyl-2-pentanone	U	5.0									
Acetone	U	5.0									
Acrolein	U	10									
Acrylonitrile	U	5.0									
Benzene	U	5.0									
Bromobenzene	U	5.0									
Bromochloromethane	U	5.0									
Bromodichloromethane	U	5.0									
Bromoform	U	5.0									
Bromomethane	U	5.0									
Carbon disulfide	U	5.0									
Carbon tetrachloride	U	5.0									
Chlorobenzene	U	5.0									
Chlorodifluoromethane	U	5.0									
Chloroethane	U	5.0									
Chloroform	U	5.0									
Chloromethane	U	5.0									
cis-1,2-Dichloroethene	U	5.0									
cis-1,3-Dichloropropene	U	5.0									
Dibromochloromethane	U	5.0									
Dibromomethane	U	5.0									
Dichlorodifluoromethane	U	5.0									
Diisopropyl ether	U	5.0									

Qualifiers:

B	Analyte detected in the associated Method Blank	C	Calibration %RSD/%D exceeded for non-CCC analytes	E	Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits	LOD	Limit of Detection
LOQ	Limit of Quantitation	P	>40% diff for detected conc between the two GC column	R	RPD outside accepted recovery limits

CLIENT: Clearview Environmental Services
Work Order: 1106002
Project: 221 Brooklyn Ave., Westbury, NY

ANALYTICAL QC SUMMARY REPORT

TestCode: DryFull8260_Soil

Sample ID: **VBLK-060111HS** SampType: **MBLK** TestCode: **DryFull8260_** Units: **µg/Kg** Prep Date: **6/1/2011** RunNo: **58263**
Client ID: **PBS** Batch ID: **R58263** TestNo: **SW8260C** Analysis Date: **6/1/2011** SeqNo: **817545**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Ethanol	U	10									
Ethyl acetate	U	5.0									
Ethylbenzene	U	5.0									
Freon-114	U	5.0									
Hexachlorobutadiene	U	5.0									
Isopropyl acetate	U	5.0									
Isopropylbenzene	U	5.0									
m,p-Xylene	U	10									
Methyl Acetate	U	5.0									
Methyl tert-butyl ether	U	5.0									
Methylene chloride	3.8	5.0									J
n-Amyl acetate	U	5.0									
Naphthalene	U	5.0									
n-Butyl acetate	U	5.0									
n-Butylbenzene	U	5.0									
n-Propyl acetate	U	5.0									
n-Propylbenzene	U	5.0									
o-Xylene	U	5.0									
p-Diethylbenzene	U	5.0									
p-Ethyltoluene	U	5.0									
sec-Butylbenzene	U	5.0									
Styrene	U	5.0									
t-Butyl alcohol	U	5.0									
tert-Butylbenzene	U	5.0									
Tetrachloroethene	U	5.0									
Toluene	U	5.0									
trans-1,2-Dichloroethene	U	5.0									
trans-1,3-Dichloropropene	U	5.0									
Trichloroethene	U	5.0									
Trichlorofluoromethane	U	5.0									
Vinyl acetate	U	5.0									

Qualifiers:

B	Analyte detected in the associated Method Blank	C	Calibration %RSD/%D exceeded for non-CCC analytes	E	Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits	LOD	Limit of Detection
LOQ	Limit of Quantitation	P	>40% diff for detected conc between the two GC column	R	RPD outside accepted recovery limits

CLIENT: Clearview Environmental Services
Work Order: 1106002
Project: 221 Brooklyn Ave., Westbury, NY

ANALYTICAL QC SUMMARY REPORT

TestCode: DryFull8260_Soil

Sample ID: **VBLK-060111HS** SampType: **MBLK** TestCode: **DryFull8260_** Units: **µg/Kg** Prep Date: **6/1/2011** RunNo: **58263**
Client ID: **PBS** Batch ID: **R58263** TestNo: **SW8260C** Analysis Date: **6/1/2011** SeqNo: **817545**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	U	5.0									
Surr: 4-Bromofluorobenzene	49		50.00		97.6	64	132				
Surr: Dibromofluoromethane	52		50.00		104	66	131				
Surr: Toluene-d8	46		50.00		92.8	54	132				

Qualifiers:

B	Analyte detected in the associated Method Blank	C	Calibration %RSD/%D exceeded for non-CCC analytes	E	Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits	LOD	Limit of Detection
LOQ	Limit of Quantitation	P	>40% diff for detected conc between the two GC column	R	RPD outside accepted recovery limits

CLIENT: Clearview Environmental Services
Work Order: 1106002
Project: 221 Brooklyn Ave., Westbury, NY

ANALYTICAL QC SUMMARY REPORT

TestCode: DRYHG_S

Sample ID: **LCSS-060311A** SampType: **LCS** TestCode: **DRYHG_S** Units: **mg/Kg** Prep Date: **6/3/2011** RunNo: **58298**
Client ID: **LCSS** Batch ID: **32287** TestNo: **SW7471B** **SW7471B** Analysis Date: **6/3/2011** SeqNo: **817892**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Mercury	0.220	0.0100	0.2000	0	110	80	120				

Sample ID: **PBS-060311A** SampType: **MBLK** TestCode: **DRYHG_S** Units: **mg/Kg** Prep Date: **6/3/2011** RunNo: **58298**
Client ID: **PBS** Batch ID: **32287** TestNo: **SW7471B** **SW7471B** Analysis Date: **6/3/2011** SeqNo: **817893**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Mercury	U	0.0100									

Qualifiers:

B	Analyte detected in the associated Method Blank	C	Calibration %RSD/%D exceeded for non-CCC analytes	E	Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits	LOD	Limit of Detection
LOQ	Limit of Quantitation	P	>40% diff for detected conc between the two GC column	R	RPD outside accepted recovery limits

CLIENT: Clearview Environmental Services
Work Order: 1106002
Project: 221 Brooklyn Ave., Westbury, NY

ANALYTICAL QC SUMMARY REPORT

TestCode: DRYRCRA_ICP

Sample ID: **PBS-060311A** SampType: **MBLK** TestCode: **DRYRCRA_IC** Units: **mg/Kg** Prep Date: **6/3/2011** RunNo: **58295**
Client ID: **PBS** Batch ID: **32285** TestNo: **SW6010C** **SW3050A** Analysis Date: **6/3/2011** SeqNo: **817840**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Arsenic	U	0.500									
Barium	U	0.400									
Cadmium	U	0.400									
Chromium	U	0.400									
Lead	U	0.400									
Selenium	U	0.500									
Silver	U	0.400									

Sample ID: **LCSS-060311A** SampType: **LCS** TestCode: **DRYRCRA_IC** Units: **mg/Kg** Prep Date: **6/3/2011** RunNo: **58295**
Client ID: **LCSS** Batch ID: **32285** TestNo: **SW6010C** **SW3050A** Analysis Date: **6/3/2011** SeqNo: **817841**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Arsenic	39.6	0.500	40.00	0	99.1	63	120				
Barium	39.5	0.400	40.00	0	98.8	65	125				
Cadmium	39.4	0.400	40.00	0	98.4	66	124				
Chromium	39.5	0.400	40.00	0	98.8	66	128				
Lead	40.0	0.400	40.00	0	100	64	124				
Selenium	39.6	0.500	40.00	0	99.0	60	122				
Silver	39.4	0.400	40.00	0	98.4	67	123				

Qualifiers:

B	Analyte detected in the associated Method Blank	C	Calibration %RSD/%D exceeded for non-CCC analytes	E	Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits	LOD	Limit of Detection
LOQ	Limit of Quantitation	P	>40% diff for detected conc between the two GC column	R	RPD outside accepted recovery limits

American Analytical Laboratories, LLC.

Date: *06-Jun-11*

CLIENT: Clearview Environmental Services
Work Order: 1106002
Project: 221 Brooklyn Ave., Westbury, NY

ANALYTICAL QC SUMMARY REPORT

TestCode: DryFull8260_Soil

Sample ID: **1106002-01AMS** SampType: **MS** TestCode: **DryFull8260_** Units: **µg/Kg-dry** Prep Date: RunNo: **58263**
Client ID: **Excavation End Poi** Batch ID: **R58263** TestNo: **SW8260C** Analysis Date: **6/1/2011** SeqNo: **817547**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1,1-Trichloroethane	33	5.2	51.66	0	62.9	26	120				
1,1,2,2-Tetrachloroethane	28	5.2	51.66	0	55.1	30	130				
1,1,2-Trichloroethane	24	5.2	51.66	0	45.9	26	126				
1,1-Dichloroethane	30	5.2	51.66	0	57.5	20	129				
1,1-Dichloroethene	31	5.2	51.66	0	59.1	25	130				
1,2-Dichlorobenzene	32	5.2	51.66	0	62.8	21	120				
1,2-Dichloroethane	24	5.2	51.66	0	45.8	20	120				
1,2-Dichloropropane	28	5.2	51.66	0	54.7	22	126				
1,3-Dichlorobenzene	36	5.2	51.66	0	70.3	23	120				
1,4-Dichlorobenzene	35	5.2	51.66	0	67.7	26	123				
2-Chloroethyl vinyl ether	19	5.2	51.66	0	36.6	20	125				
Benzene	30	5.2	51.66	0	58.0	30	130				
Bromodichloromethane	27	5.2	51.66	0	52.3	30	130				
Bromoform	29	5.2	51.66	0	56.3	20	123				
Bromomethane	26	5.2	51.66	0	50.3	35	133				
Carbon tetrachloride	33	5.2	51.66	0	63.7	25	125				
Chlorobenzene	33	5.2	51.66	0	64.8	21	133				
Chloroethane	43	5.2	51.66	0	83.8	40	144				
Chloroform	29	5.2	51.66	0	56.1	26	124				
Chloromethane	25	5.2	51.66	0	48.1	36	140				
cis-1,3-Dichloropropene	25	5.2	51.66	0	49.3	22	122				
Dibromochloromethane	24	5.2	51.66	0	46.7	22	124				
Ethylbenzene	35	5.2	51.66	0	67.0	15	130				
Methylene chloride	27	5.2	51.66	3.410	45.2	30	149				B
Tetrachloroethene	31	5.2	51.66	0	60.8	20	120				
Toluene	32	5.2	51.66	0	61.5	20	119				
trans-1,2-Dichloroethene	29	5.2	51.66	0	55.4	20	120				
trans-1,3-Dichloropropene	25	5.2	51.66	0	49.3	14	115				
Trichloroethene	35	5.2	51.66	0	67.7	23	121				
Trichlorofluoromethane	39	5.2	51.66	0	75.6	38	142				

Qualifiers:

B	Analyte detected in the associated Method Blank	C	Calibration %RSD/%D exceeded for non-CCC analytes	E	Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits	LOD	Limit of Detection
LOQ	Limit of Quantitation	P	>40% diff for detected conc between the two GC column	R	RPD outside accepted recovery limits

CLIENT: Clearview Environmental Services
Work Order: 1106002
Project: 221 Brooklyn Ave., Westbury, NY

ANALYTICAL QC SUMMARY REPORT

TestCode: DryFull8260_Soil

Sample ID: **1106002-01AMS** SampType: **MS** TestCode: **DryFull8260_** Units: **µg/Kg-dry** Prep Date: RunNo: **58263**
Client ID: **Excavation End Poi** Batch ID: **R58263** TestNo: **SW8260C** Analysis Date: **6/1/2011** SeqNo: **817547**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	31	5.2	51.66	0	59.1	40	145				
Surr: 4-Bromofluorobenzene	47		51.66		90.5	64	132				
Surr: Dibromofluoromethane	46		51.66		88.7	66	131				
Surr: Toluene-d8	49		51.66		93.9	54	132				

Sample ID: **1106002-01AMSD** SampType: **MSD** TestCode: **DryFull8260_** Units: **µg/Kg-dry** Prep Date: RunNo: **58263**
Client ID: **Excavation End Poi** Batch ID: **R58263** TestNo: **SW8260C** Analysis Date: **6/1/2011** SeqNo: **817548**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1,1-Trichloroethane	28	5.2	51.66	0	54.8	26	120	32.51	13.9	20	
1,1,2,2-Tetrachloroethane	27	5.2	51.66	0	52.9	30	130	28.46	4.11	20	
1,1,2-Trichloroethane	21	5.2	51.66	0	41.5	26	126	23.69	9.98	20	
1,1-Dichloroethane	26	5.2	51.66	0	51.0	20	129	29.68	12.0	20	
1,1-Dichloroethene	27	5.2	51.66	0	52.9	25	130	30.55	11.2	20	
1,2-Dichlorobenzene	28	5.2	51.66	0	54.1	21	120	32.46	15.0	20	
1,2-Dichloroethane	21	5.2	51.66	0	40.3	20	120	23.65	12.8	20	
1,2-Dichloropropane	26	5.2	51.66	0	49.8	22	126	28.28	9.49	20	
1,3-Dichlorobenzene	31	5.2	51.66	0	60.4	23	120	36.31	15.1	20	
1,4-Dichlorobenzene	29	5.2	51.66	0	56.7	26	123	34.99	17.8	20	
2-Chloroethyl vinyl ether	16	5.2	51.66	0	31.2	20	125	18.91	16.0	20	
Benzene	27	5.2	51.66	0	52.4	30	130	29.94	10.1	20	
Bromodichloromethane	26	5.2	51.66	0	49.5	30	130	27.01	5.42	20	
Bromoform	27	5.2	51.66	0	51.7	20	123	29.08	8.60	20	
Bromomethane	23	5.2	51.66	0	45.4	35	133	25.96	10.2	20	
Carbon tetrachloride	29	5.2	51.66	0	55.8	25	125	32.93	13.4	20	
Chlorobenzene	30	5.2	51.66	0	58.4	21	133	33.50	10.4	20	
Chloroethane	37	5.2	51.66	0	72.1	40	144	43.27	14.9	20	
Chloroform	26	5.2	51.66	0	50.5	26	124	29.00	10.7	20	
Chloromethane	22	5.2	51.66	0	42.6	36	140	24.85	12.1	20	
cis-1,3-Dichloropropene	24	5.2	51.66	0	46.6	22	122	25.46	5.68	20	
Dibromochloromethane	22	5.2	51.66	0	42.2	22	124	24.13	10.1	20	

Qualifiers:

B	Analyte detected in the associated Method Blank	C	Calibration %RSD/%D exceeded for non-CCC analytes	E	Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits	LOD	Limit of Detection
LOQ	Limit of Quantitation	P	>40% diff for detected conc between the two GC column	R	RPD outside accepted recovery limits

CLIENT: Clearview Environmental Services
Work Order: 1106002
Project: 221 Brooklyn Ave., Westbury, NY

ANALYTICAL QC SUMMARY REPORT

TestCode: DryFull8260_Soil

Sample ID: **1106002-01AMSD** SampType: **MSD** TestCode: **DryFull8260_** Units: **µg/Kg-dry** Prep Date: RunNo: **58263**
Client ID: **Excavation End Poi** Batch ID: **R58263** TestNo: **SW8260C** Analysis Date: **6/1/2011** SeqNo: **817548**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Ethylbenzene	31	5.2	51.66	0	60.6	15	130	34.62	10.0	20	
Methylene chloride	24	5.2	51.66	3.410	40.5	30	149	26.78	9.62	20	B
Tetrachloroethene	27	5.2	51.66	0	52.1	20	120	31.42	15.4	20	
Toluene	29	5.2	51.66	0	56.5	20	119	31.79	8.61	20	
trans-1,2-Dichloroethene	24	5.2	51.66	0	47.4	20	120	28.64	15.6	20	
trans-1,3-Dichloropropene	24	5.2	51.66	0	46.6	14	115	25.46	5.68	20	
Trichloroethene	32	5.2	51.66	0	62.8	23	121	34.97	7.57	20	
Trichlorofluoromethane	35	5.2	51.66	0	67.8	38	142	39.05	10.9	20	
Vinyl chloride	27	5.2	51.66	0	52.9	40	145	30.55	11.2	20	
Surr: 4-Bromofluorobenzene	44		51.66		85.3	64	132		0	0	
Surr: Dibromofluoromethane	44		51.66		85.9	66	131		0	0	
Surr: Toluene-d8	47		51.66		90.5	54	132		0	0	

Qualifiers:

B	Analyte detected in the associated Method Blank	C	Calibration %RSD/%D exceeded for non-CCC analytes	E	Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits	LOD	Limit of Detection
LOQ	Limit of Quantitation	P	>40% diff for detected conc between the two GC column	R	RPD outside accepted recovery limits