


Gannett Fleming
CERTIFIED MAIL
RETURN RECEIPT REQUESTED
7099 3400 0001 4745 5299

August 7, 2000

File #34413

Steven Scharf, P.E.
 New York State Department of
 Environmental Conservation
 Division of Environmental Remediation
 50 Wolf Road, Room 242
 Albany, New York 12233-7010

Re: Groundwater Monitoring Plan
 Delisting Request-Plant 2
 (Site No. 130003C)
 Former Northrop Grumman Site

Dear Mr. Scharf:

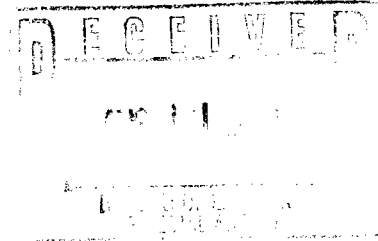
On behalf of Steel Los III, Gannett Fleming submits this plan to respond to the Department's June 16, 2000 request for a groundwater monitoring plan to supplement Arcadis Geraghty & Miller's (G&M) July 21, 1999 Draft Hydraulic and Groundwater Quality Monitoring Plan which was recently forwarded.

Site History and Prior Remediation Efforts

The former Plant 2 property was acquired by Steel Los III from Northrop Grumman Corp. in December 1996 to be redeveloped for commercial uses. The property was successfully subdivided and is currently occupied by over 10 tenants. As part of the property transaction, Steel Los III assumed responsibility for delisting the property by completing the investigation and remediation of hazardous soil and concrete which was previously started by Northrop Grumman, with groundwater investigation and remediation remaining Northrop Grumman's responsibility. Steel Los III completed the investigation of Areas of Concern which identified hazardous soil and concrete in the building. Subsequently, Steel Los II retained Brookside Environmental to remove the hazardous waste (188 tons total) which was transported and disposed of at a licensed facility in October 1997. Post excavation sampling confirmed that the hazardous waste was removed but that residual contamination exceeded NYSDEC TAGM values. Based on the December 1997 Delisting Petition submitted to NYSDEC which summarizes the investigation and remediation efforts and the

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Continued . . .


A Tradition of Excellence

Steven Scharf, P.E.
New York State Department of
Environmental Conservation
August 7, 2000

-2-

deed restrictions developed for the property, NYSDEC reclassified the property from Class 2 to Class 4.

Deed Restriction

The attached deed restriction on the property obligates Steel Los III to maintain the cap over the former Plant 2 property. The cap consists of the concrete floor and the roof.

Groundwater Monitoring Plan

In August 1999, at the request of NYSDEC, Steel Los III proposed specific groundwater monitoring wells to be added to the sitewide network proposed by G&M. These wells are to be monitored for cadmium and chromium and include the following: GM16SR, 10631, MW3R, GM17S, and GM18S. G&M indicated that GM78S has not yet been installed and GM20S was inadvertently destroyed. MW-1 and MW-2 located downgradient of Plant 2 were inadvertently destroyed during repaving and were replaced in April 2000 by MW-1GF and MW-2GF, which are at locations agreed upon with NYSDEC. These wells are also proposed as part of the monitoring network for cadmium and chromium. Copies of the boring logs and well construction logs are attached. In addition, Steel Los wishes to include MW-32S in the monitoring network as an upgradient well. Table 1 summarizes the analyses required toward the delisting effort. Table 1 also shows the relative locations of the wells proposed to be added to the network in addition to the screened intervals provided by Arcadis Geraghty & Miller.

As discussed in the G&M Groundwater Monitoring Plan, groundwater sampling for cadmium and chromium would take place on a quarterly basis for two years or less with NYSDEC's concurrence. Analyses would be in accordance with USEPA method 6010 to be performed by an ELAP-certified laboratory. Data would be summarized in a quarterly report.

Recent Sampling Data

In order to get an initial indication of the concentrations of cadmium and chromium in groundwater, Gannett Fleming sampled wells MW-1GF, MW-2GF, MW-32S and MW-16SR. Results for filtered and unfiltered samples are summarized on Table 2 and copies of the lab reports are attached. Table 3 shows the water table elevation measurements collected on August 2, 2000.

Continued . . .

Gannett Fleming Engineers and Architects, P.C.

Steven Scharf, P.E.
New York State Department of
Environmental Conservation
August 7, 2000

-3-

We trust that this information is responsive to your request.

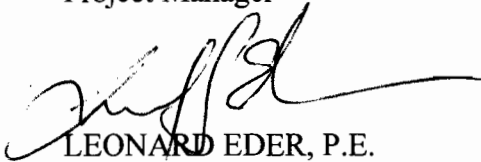
Please call us if you have any questions or require additional information.

Very truly yours,

GANNETT FLEMING ENGINEERS AND ARCHITECTS, P.C.



DEAN E. DEVOE, P.E.
Project Manager



LEONARD EDER, P.E.
Senior Consultant

DD:LE/sh

cc: S. McCormick, P.E.
W. Gilday, P.E.
J. Cofman
J. Lostritto
K. Lumpe
P. Casowitz, Esq.

STEEL LOS III
BETHPAGE, NEW YORK

TABLE I

WELLS PROPOSED FOR SITE WIDE MONITORING NETWORK

Well ID	Relative Location	Proposed Analyses ⁽¹⁾	Sampling Frequency	Screened Interval Ft. ⁽²⁾
MW-1GF	NW	Total & Filtered Cadmium & Chromium	Quarterly	48-58
MW-2GF	SE	Total & Filtered Cadmium & Chromium	Quarterly	49-59
MW3R	S	Total & Filtered Cadmium & Chromium	Quarterly	N/A
MW-32S	NE	Total & Filtered Cadmium & Chromium	Quarterly	41-51
GM16SR	N	Total & Filtered Cadmium & Chromium	Quarterly	55-65
GM17S	W	Total & Filtered Cadmium & Chromium	Quarterly	38-48
GM18S	SW	Total & Filtered Cadmium & Chromium	Quarterly	63-67
10631	S	Total & Filtered Cadmium & Chromium	Quarterly	63-67

Notes:

(1) USEPA method 6010.

(2) Based on information provided by Geraghty & Miller

NA indicates not available

**STEEL LOS III
BETHPAGE, NEW YORK**

TABLE 2

SUMMARY OF GROUNDWATER MONITORING RESULTS
FORMER PLANT 2, 700 HICKSVILLE ROAD, BETHPAGE

Well ID	Date Sampled	Total Cadmium	Dissolved Cadmium	Total Chromium	Dissolved Chromium
MW-1GF	4/21/00	<5	<5	92	<5
	5/02/00	<5	<5	100	<5
MW-2GF	4/21/00	<5	<5	300	310
	5/02/00	6	<5	370	340
GM16SR	6/23/00	<5	<5	<5	<5
GM32S	6/23/00	<5	<5	100	97

Notes:

- (1) Results in ppb.

STEEL LOS III
BETHPAGE, NEW YORK

TABLE 3

GROUNDWATER LEVEL MONITORING AT 700 HICKSVILLE ROAD, BETHPAGE

Well ID	Top of Casing	Depth to Water	Water Table Elevation
MW-1GF	112.86	46.07	66.79
MW-2GF	111.41	46.92	64.49
MW-16S	115.77	49.93	65.84
MW-32S	109.10	43.50	65.60

Notes:

Measurements are surveyed as feet above mean sea level on August 2, 2000.

BORING REPORT		GANNETT FLEMING 480 FOREST AVENUE LOCUST VALLEY, NEW YORK 11560				SHEET 1 OF 2		
DATE STARTED: 4/4/00		DATE FINISHED: 4/4/00			BORING NO.: MW-1 GF			
CLIENT: Steel Equities					PROJECT NO.: 34413			
PROJECT NAME & LOCATION: Plant 2- Bethpage, NY					PREPARED BY: Dawn Sharvin			
DRILLING CONTRACTOR: Land, Air, Water Environmental Services					LOGGED BY: John Gavras		DRILLER: K. McGourthy	
		SOIL	CORE	MON. WELL (MW)		DRILL RIG AND METHOD Mobile B-61 HD Hollow Stem Auger		
EQUIPMENT:	CASING:	SAMPLER:	BARREL	AUGER	PIPE			CAP
TYPE:		Split Spoon		6 5/8"				
SIZE:		2" x 24"						
HAMMER		140lbs	BIT:					
WT/FALL		30"						
SURFACE ELEVATION:					SURFACE CONDITIONS: Asphalt parking lot			
WATER LEVEL AT		HRS.		FT. AFTER		HRS.		
DEPTH BELOW GRADE	PID READINGS (ppm)	SAMPLE			BLOWS/6" OR CORE TIME	STRATA DEPTH/ ELEV.	DESCRIPTION & REMARKS TRACE=0-10% LITTLE=10-20% SOME=20-30% AND=35-50%	
		DEPTH (FROM-TO)	MOISTURE CONTENT	RECOVERY				
0		0-4					Asphalt, tan c-m sands, some gravel.	
5		4-6		0.9'	12-16-24-30		0-0.9': Poorly sorted tan sand & gravel, little silt.	
10		9-11		0.9'	12-13-13-15		0-0.9': Poorly sorted tan sand & gravel, little silt.	
15		14-16		1.45'	7-9-11-14		0-0.55' : Poorly sorted tan sand & m-f gravel, little silt.	
							0.55-0.70': Well sorted m-f sand, trace silt.	
							0.70-1.0': Poorly sorted tan sand & gravel, little silt.	
20							1.0-1.45': Tan well sorted f sand.	
		19-21	Damp	0.8'	10-10-12-14		0-0.8': Poorly sorted tan sand & gravel, trace silt.	
25		24-26	Damp	1.1'	9-11-12-13		0-1.1': Poorly sorted tan sand & gravel, little silt.	

BELOW GRADE	PID READINGS	DEPTH (FROM-TO)	MOISTURE CONTENT	RECOVERY	BLOWS/6" OR CORE TIME	STRATA DEPTH/ ELEV.	DESCRIPTION & REMARKS TRACE=0-10% LITTLE=10-20% SOME=0-30% AND=35-50%				
30							0-0.9': Poorly sorted tan sand & gravel, trace silt. 0.9-1.3': Well sorted f-m sand, trace f-m gravel; little silt				
		29-31	Damp	1.3'	8-11-15-19						
35								0-1.15': Poorly sorted tan sand & gravel, trace silt.			
		34-36	Damp	1.15'	7-9-12-15						
40									0-0.2': Poorly sorted tan sand & gravel, trace silt.		
		39-41	Damp	0.65'	7-8-11-15						
45										0-1.15': Poorly sorted tan sand & gravel, little silt.	
		44-46	Damp	1.15'	14-17-19-22						
50											0-0.7': Poorly sorted tan sand & gravel, some silt, little clay.
		49-51	Saturated	0.7'	14-19-25-33						
55											0-1.1': Poorly sorted lt. brn sand & gravel, trace silt. 1.1-1.6': Well sorted lt brn f-m sand & gravel, trace silt
		54-56	Saturated	1.6'	19-20-33-37						
60											0-0.35': Well sorted lt brn f-m sand & gravel, little silt, trace c gravel 0.35-1.1': Poorly sorted lt brn sand & m-f gravel, trace silt
		59-61	Saturated	1.1'	7-9-9-11						
											End of boring @ 63'.

BORING REPORT		GANNETT FLEMING 480 FOREST AVENUE LOCUST VALLEY, NEW YORK 11560				SHEET 1 OF 2	
DATE STARTED: 4/5/00		DATE FINISHED: 4/5/00			BORING NO.: MW-1A GF		
CLIENT: Steel Equities					PROJECT NO.: 34413		
PROJECT NAME & LOCATION: Plant 2- Bethpage, NY					PREPARED BY: Dawn Sharvin		
DRILLING CONTRACTOR: Land, Air, Water Environmental Services					LOGGED BY: John Gavras		DRILLER: C. Pedersen
		SOIL	CORE		MON. WELL (MW)		DRILL RIG AND METHOD
EQUIPMENT:	CASING:	SAMPLER:	BARREL	AUGER	PIPE	CAP	
TYPE:		Split Spoon		6 5/8"			Mobile B-61 HD Hollow Stem Auger
SIZE:		2" x 24"					
HAMMER WT/FALL		140lbs 30"	BIT:				
SURFACE ELEVATION:				SURFACE CONDITIONS: Asphalt parking lot			
WATER LEVEL AT		HRS.		FT. AFTER		HRS.	
DEPTH BELOW GRADE	PID READINGS (ppm)	SAMPLE			BLOWS/6" OR CORE TIME	STRATA DEPTH/ ELEV.	DESCRIPTION & REMARKS TRACE=0-10% LITTLE=10-20% SOME=20-30% AND=35-50%
		DEPTH (FROM-TO)	MOISTURE CONTENT	RECOVERY			
0		0-5					Brn/ tan c-m sands, little c gravel.
5							
10							
15							
20							
25							

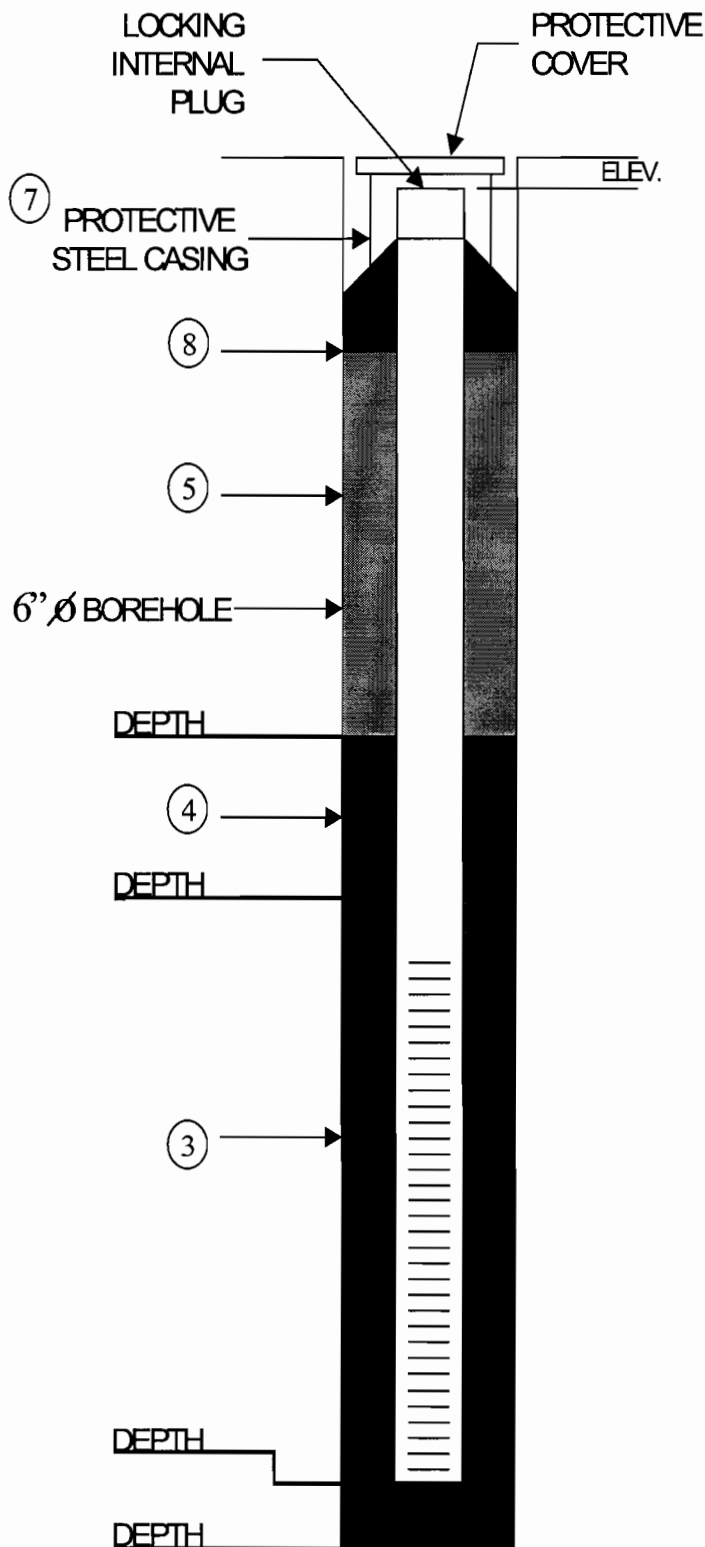
BELOW GRADE	PID READINGS	DEPTH (FROM-TO)	MOISTURE CONTENT	RECOVERY	BLOWS/6" OR CORE TIME	STRATA DEPTH/ ELEV.	DESCRIPTION & REMARKS TRACE=0-10% LITTLE=10-20% SOME=0-30% AND=35-50%
30							Poorly sorted tan sand & gravel.
35							
40							
45							
		45-47	Damp	0.9'	12-33-100/6"		
50							
		48-50		0'	15-17-28-35		
55							
60							
							End of boring @59'.

BORING REPORT		GANNETT FLEMING 480 FOREST AVENUE LOCUST VALLEY, NEW YORK 11560				SHEET 1 OF 2	
DATE STARTED: 4/5/00		DATE FINISHED: 4/5/00		BORING NO.: MW-2 GF			
CLIENT: Steel Equities		PROJECT NO.: 34413					
PROJECT NAME & LOCATION: Plant 2- Bethpage, NY		PREPARED BY: Dawn Sharvin					
DRILLING CONTRACTOR: Land, Air, Water Environmental Services		LOGGED BY: John Gavras		DRILLER: C. Pedersen			
		SOIL	CORE		MON. WELL (MW)		DRILL RIG AND METHOD
EQUIPMENT:	CASING:	SAMPLER:	BARREL	AUGER	PIPE	CAP	
TYPE:		Split Spoon		6 5/8"			Mobile B-61 HD Hollow Stem Auger
SIZE:		2" x 24"					
HAMMER WT/FALL		140lbs 30"	BIT:				
SURFACE ELEVATION:				SURFACE CONDITIONS: Asphalt parking lot			
WATER LEVEL AT		HRS.		FT. AFTER		HRS.	
DEPTH BELOW GRADE	PID READINGS (ppm)	SAMPLE			BLOWS/6" OR CORE TIME	STRATA DEPTH/ ELEV.	DESCRIPTION & REMARKS TRACE=0-10% LITTLE=10-20% SOME=20-30% AND=35-50%
		DEPTH (FROM-TO)	MOISTURE CONTENT	RECOVERY			
0		0-3				1" asphalt 8" concrete 0-0.35': Poorly sorted lt grey/ lt tan sand, little silt, little concrete fragments (fill material) 0-0.2': Poorly sorted lt grey/ lt tan sand, little silt, little concrete fragments (fill material) 0.2-0.6': Poorly sorted tan sand & m-f gravel, little silt. 0.6-0.8': Dk. grey organic rich sandy silt, little f gravel. 0.8-1.1': Brn sandy silt. 1.1-1.3': M-c rounded gravel & brn sandy silt 0-0.65': Poorly sorted lt tan sand, some f gravel, little silt. 0-1.0': Poorly sorted tan sand, some f-c gravel, little silt Poorly sorted tan sand & gravel, trace silt.	
		3-5	Damp	0.35'	4-7-8-11		
5							
10		8-10	Damp	1.3'	4-5-4-8		
			Moist				
			V. Moist				
15							
		13-15	Damp	0.65'	8-11-17-25		
20							
		18-20	Damp	1.0'	14-18-21-29		
25							
		23-25	Damp		12-15-19-22		

BELOW GRADE	PID READINGS	DEPTH (FROM-TO)	MOISTURE CONTENT	RECOVERY	BLOWS/6" OR CORE TIME	STRATA DEPTH/ ELEV.	DESCRIPTION & REMARKS TRACE=0-10% LITTLE=10-20% SOME=0-30% AND=35-50%
30							Poorly sorted tan sand, some f-m gravel, little silt
		28-30			7-10-14-17		
35							0-0.15': Poorly sorted tan sand, some f-m gravel, little silt 0.15-1.1': Alternating layers (0.2-0.25' thick) of well sorted v. lt tan sand, trace silt & orange tan sandy silt.
		33-35	Damp	1.1'	9-14-18-21		
40							0-1.0': Well sorted v. lt tan f sand, trace silt.
		38-40	Damp	1.0'	7-12-13-16		
45							0-1.0': Well sorted v. lt tan f sand, trace silt. 0.75-0.8': Thin layer of orange tan sandy silt.
		43-45	Damp	1.0'			
			V. Damp				
50							0-0.25': Well sorted v. lt tan f sand, trace silt. 0.25-0.30': Orange tan sandy silt 0.3-1.05': Well sorted v. lt tan f sand grading into poorly sorted v. lt tan m-f sand. 0-1.0': Poorly sorted v. lt m-f tan sand, trace f gravel.
		48-50	Moist	1.05'	7-14-19-22		
			Moist				
		50-52	Saturated	1.0'	6-10-11-13		
55							0-1.0': Poorly sorted v. lt m-f tan sand, trace f gravel.
		55-57	Saturated	1.0'	5-7-8-10		
60							End of boring @ 60'.



MONITORING WELL CONSTRUCTION INFORMATION



JOB No. :	34413	CLIENT :	Steel Equities
LOCATION :	Plant 2- Bethpage, NY		
DATE :	4/5/00	WELL No.:	MW-1 GF
HYDROGEOLOGIST :	John Gavras		
DRILLING CONTRACTOR :	Land, Air, Water Environmental Services		
1). SCREEN TYPE :	PVC		
SLOTTED LENGTH :	10 Feet		
SLOT SIZE :	0.10 inches		
2). SOLID PIPE TYPE :	PVC		
SOLID PIPE LENGTH :	48 Feet		
PIPE & SCREEN DIA. :	4 inches		
JOINT TYPE-SLIP / GLUED :	____ THREADED ____		
3). TYPE OF BACKFILL AROUND SCREEN :	# 1 Silica Sand		
4). TYPE OF SEAL (IF INSTALLED) :	Medium Bentonite Chips		
5). TYPE OF BACKFILL:	Bentonite/ Cement Grout		
HOW INSTALLED:	Tremied		
6). TYPE OF SURFACE SEAL (IF INSTALLED):			
7). PROTECTIVE CASING:	YES	NO	
LOCKING CAP:	YES	NO	
8). CONCRETE SEAL:	YES	NO	
9). DRILLING METHOD:	Hollow Stem Auger		
10). ADDITIVES USED (IF ANY):			

WATER LEVELCHECKS*

DATE	TIME	DEPTH TO WATER	REMARKS

* FROM TOP OF WELL



MONITORING WELL CONSTRUCTION INFORMATION

JOB No. : 34413 CLIENT : Steel Equities

LOCATION : Plant 2- Bethpage, NY

DATE : 4/5/00 WELL No.: MW-2 GF

HYDROGEOLOGIST : John Gavras

DRILLING CONTRACTOR : Land, Air, Water Environmental Services

1). SCREEN TYPE : PVC

SLOTTED LENGTH : 10 Feet

SLOT SIZE : 0.10 inches

2). SOLID PIPE TYPE : PVC

SOLID PIPE LENGTH : 49 Feet

PIPE & SCREEN DIA. : 4 inches

JOINT TYPE-SLIP / GLUED : _____ THREADED _____

3). TYPE OF BACKFILL AROUND SCREEN :

1 Silica Sand

4). TYPE OF SEAL (IF INSTALLED) :

Medium Bentonite Chips

5). TYPE OF BACKFILL: Bentonite/ Cement Grout

HOW INSTALLED: Tremied

6). TYPE OF SURFACE SEAL (IF INSTALLED):

7). PROTECTIVE CASING: YES _____ NO _____

LOCKING CAP: YES _____ NO _____

8). CONCRETE SEAL: YES _____ NO _____

9). DRILLING METHOD:

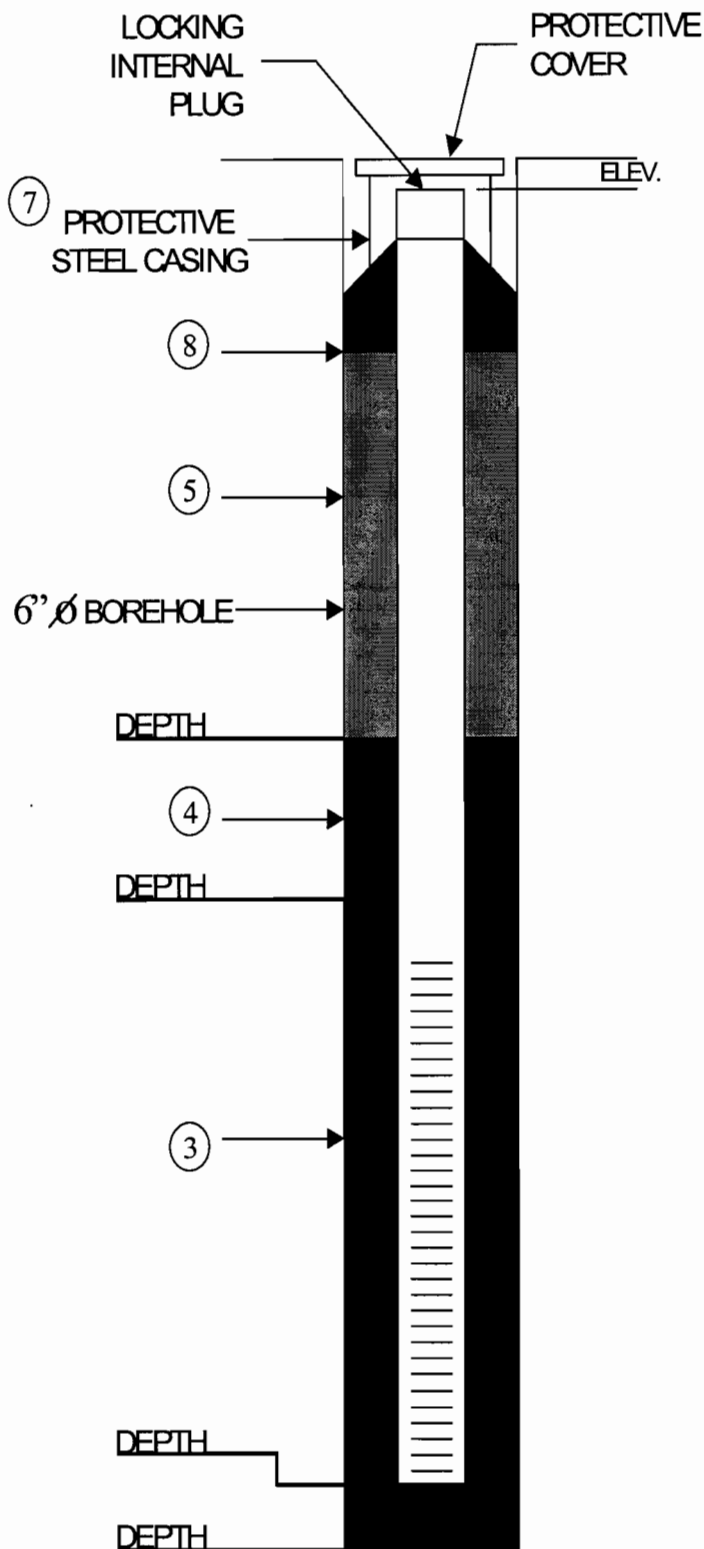
Hollow Stem Auger

10). ADDITIVES USED (IF ANY):

WATER LEVELCHECKS*

DATE	TIME	DEPTH TO WATER	REMARKS

* FROM TOP OF WELL



BY AND BETWEEN

GRUMMAN AEROSPACE CORPORATION, a New York corporation having an address at Building No. 5, South Oyster Bay Road, Bethpage, New York 11714 ("Grantor")

party of the first part, and

STEEL-LOS III, a New York limited partnership, having a ninety (90%) tenant in common interest and **JOSEPH LOSTRITTO**, individually, having a ten percent (10%) tenant-in-common interest, both having an address at 4 Pound Hollow Court Rd., Old Brookville, New York 11545 (collectively, "Grantee")

party of the second part.

WITNESSETH:

1. Conveyance.

Grantor, in consideration of TEN and 00/100 (\$10.00) DOLLARS paid by Grantee, does hereby grant and release unto Grantee and Grantee's successors and assigns forever, subject to the matters hereinafter set forth:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Bethpage, Town of Oyster Bay and Town of Hempstead, County of Nassau and State of New York, being more particularly bounded and described on Schedule "A", annexed hereto and made part hereof (the "Premises"), consisting of, amongst other things, a building of approximately 904,600 square feet ("Building No. 2").

Grantor is same as grantee in deeds set forth in Schedule "B", annexed hereto and made part hereof.

TOGETHER with all right, title and interest, if any, of Grantor in and to any publicly dedicated streets and roads abutting the Premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of Grantor in and to the Premises; TO HAVE AND TO HOLD the Premises herein granted unto Grantee, and Grantee's successors and assigns forever.

2. General Covenants.

- (a) Grantor covenants that it has not done or suffered anything whereby the Premises have been encumbered in any way whatever, except as aforesaid.
- (b) Grantor, in compliance with Section 13 of the Lien Law, covenants that it will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

3. Conveyance Subject to Maintenance of a Containment System or Cap

A. Definitions

For the purpose of this paragraph "3", the following definitions shall apply:

1. "Environmental Laws" means the Comprehensive Environmental Response Compensation and Liability Act ("CERCLA"), 42 U.S.C. 9601 et seq., as amended; the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. 6901 et seq., as amended; the Clean Air Act ("CAA"), 42 U.S.C. 7401 et seq., as amended; the Clean Water Act ("CWA"), 33 U.S.C. 1251 et seq., as amended; and any other federal, state, local or municipal laws, statutes, regulations, rules or ordinances imposing liability or establishing standards for protection of the environment.

2. "Hazardous Materials" means any element, compound or chemical, that is defined, listed or otherwise classified as a pollutant, toxic pollutant, toxic or hazardous waste, special waste, or hazardous substance under Environmental Laws.

3. "Release" means any spilling, leaking, pumping, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing (including the abandonment or discarding of barrels, containers or other closed receptacles containing Hazardous Materials) of Hazardous Materials.

B. Obligation to Maintain Cap

Grantor and Grantee acknowledge that Hazardous Materials, particularly chromium and cadmium, are present in the soil under Building No. 2 at concentrations that exceed New York State Department of Environmental Conservation ("DEC") recommendations for protection of human health and the environment. Therefore, Grantee and each successor owner or occupant of the Premises shall maintain a containment system (hereinafter referred to as the "Cap") to prevent the Release, spreading or leaching of these Hazardous Materials.

prevent the release, spreading or leaching of Hazardous Materials. The obligations to (1) take reasonable and prudent action to avoid causing or permitting the Cap to be breached, damaged or destroyed so that the soil under Building No. 2 may be exposed to conditions that may cause the Release, spreading or leaching of Hazardous Materials; (2) promptly repair or replace with an equivalent containment system any portion of the Cap that is breached, damaged or destroyed; (3) consult an environmental engineer, prior to any action that may affect the Cap or soil under Building No. 2; and (4) notify the DEC and secure the written approval of the DEC before taking any action affecting the Cap or soil under Building No. 2 which would expose the soil so as to create a likelihood of Release, spreading or leaching of Hazardous Materials.

C. Replacement of Cap

If any portion of the Cap is removed or damaged, replacement of the portion of the Cap that is removed or damaged shall be with an equivalent containment system approved by DEC that prevents the Release, spreading or leaching of Hazardous Materials.

D. Removal of Cap

The obligations hereunder of the Grantee and its successors, assigns and occupants, including, but not limited to, the obligation to maintain the Cap, shall continue until Remediation of the soil under Building No. 2 has been completed so that the soil under Building No. 2 no longer contains Hazardous Materials at concentrations that exceed DEC recommendations for protection of human health and the environment, or when DEC provides a letter stating that Remediation is complete and the Premises are no longer subject to restrictions related to Hazardous Materials that require a Cap. Upon receipt of satisfactory evidence that these conditions have been satisfied, Grantor and its successors and assigns will cooperate with the Grantee and its successors and assigns and, thereafter, the respective parties shall execute documents necessary to have the restriction removed from this Deed.

4. Conveyance Subject to Other Matters

The conveyance made herein is also made subject to the following:

- (a) That certain Declaration of Roadway dated of even date herewith between Grantor and Grantee to be recorded contemporaneously herewith.
- (b) That certain Reservation of Easement dated of even date herewith between Grantor and Grantee to be recorded contemporaneously herewith.
- (c) That certain Drainage Easement dated of even date herewith between Grantor and Grantee to be recorded contemporaneously herewith.

5. Miscellaneous

- (a) The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.
- (b) The captions used herein are for convenience of reference only, and do not determine or limit the meaning of this Deed.
- (c) The conveyance made herein is made in the ordinary course of Grantor's business.

IN WITNESS WHEREOF, Grantor and Grantee have duly executed this Deed the day and year first above written.

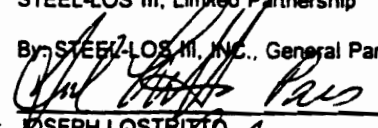
IN PRESENCE OF:

GRUMMAN AEROSPACE CORPORATION

By: 
Name: JOHN E. HARRISON
Its: Chief Executive Officer and Director

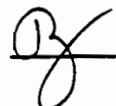
STEEL-LOS III, Limited Partnership

By: STEEL-LOS III, INC., General Partner

By: 
Name: JOSEPH LOSTRITTO
Its: President

JOSEPH LOSTRITTO

E. HARRISON to me known, who, being by me
did depose and say that he resides at
No. 5, South Oyster Bay Road, Bethpage, New York
that he is the Chief Executive Officer and Director
of Drumman Aerospace Corporation, the corporation
described in and which executed the foregoing instrument;
and that he signed his name thereto by order of the Board
of said Corporation.



NOTARY PUBLIC, STATE OF NEW YORK
NO. 41-4663707
QUALIFIED IN NASSAU COUNTY
COMM. EXPIRES APRIL 30, 1998

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

Title No. GC960879N


DRUMMAN AEROSPACE CORPORATION
TO
STEEL-LOS III, Limited Partnership and
JOSEPH LOSTRITTO, as tenants-in-common

came JOSEPH LOSTRITTO, to me known, who, being by me
duly sworn, did depose and say that he resides at 4
Pound Hollow Court, Oka Brookville, New York 11545, that he
is the President of STEEL-LOS III, INC. the general partner
of STEEL-LOS III LIMITED PARTNERSHIP, the limited
partnership described in and which executed the foregoing
instrument, and that he had authority to sign the same and
acknowledged that he executed the same as the act and
deed of said limited partnership.


NOTARY PUBLIC, STATE OF NEW YORK
NO. 41-4663707
QUALIFIED IN NASSAU COUNTY
COMM. EXPIRES APRIL 30, 1998

STATE OF NEW YORK, COUNTY OF NASSAU ss:

On the 23rd day of December, 1996, before me personally
came JOSEPH LOSTRITTO, to me known to be the
individual described in and who executed the foregoing
instrument, and acknowledged that he executed the same.



NOTARY PUBLIC, STATE OF NEW YORK
NO. 41-4663707
QUALIFIED IN NASSAU COUNTY
COMM. EXPIRES APRIL 30, 1998

SECTION 46
BLOCK 323
LOTS p/o 16A, p/o 17G, p/o 19, p/o 17H, p/o 16C
and p/o 224
COUNTY Nassau

Recorded at Request of
COMMONWEALTH LAND
TITLE INSURANCE COMPANY

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