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VIA FAX AND EMAIL

March 16, 2006

Mr. Peter Schramel
Suffolk County Department of Health Services
15 Horseblock Place
Farmingville, NY 11738

Re: **Investigation Work Plan**
1735 Express Drive North, Hauppauge, NY
FPM File No. 894-06-01

Dear Mr. Schramel:

On behalf of the property owner, Maggio Data Forms Printing, Ltd., FPM Group (FPM) is submitting this investigation work plan to evaluate potential areas of environmental concern (AOCs) at the above-referenced property. The proposed scope of work was developed following a review of a Phase I Environmental Site Assessment (ESA) and a Phase II investigation report prepared by Hillmann Environmental Group, LLC (Hillmann) and records at the Suffolk County Department of Health Services (SCDHS). A summary of the potential AOCs is presented below. A site plan is attached for reference.

The objective of the investigation is to evaluate if contamination requiring remediation is present at any of the potential AOCs. If contamination requiring remediation is identified, then the property owner intends to perform remediation under the oversight of the SCDHS. Following the successful completion of remediation, written confirmation of completion will be requested from the SCDHS. We request that the SCDHS review this proposed scope of work and either confirm that it is acceptable or provide recommendations for changes. Following SCDHS approval, the investigation will be performed under SCDHS oversight.

Property Summary

The property was initially developed circa 1960 and was occupied by Afta Chemical Corp. until circa 1982; since that time the property has been occupied by the current owner. An addition was made to the rear (north) portion of the building circa 1979. Numerous SCDHS inspection and sampling reports and associated correspondence identify potential environmental conditions associated with Afta's operations at the property. Additional potential environmental conditions are identified in Hillmann's reports. These conditions are summarized as follows:

- A 6,000-gallon above-ground storage tank (AST) and four to six 2,000-gallon ASTs were formerly located to the northwest of the original building. These ASTs were connected to the northwest corner of the original building via underground piping and were reported

to have contained mineral spirits, 1,1,1-trichloroethane, propylene glycol, and a cleaning solution. The 6,000-gallon AST and one of the 2,000-gallon ASTs were reported by the SCDHS to be leaking to the ground in 1978. This former AST area is a potential AOC.

- Three stormwater drains were reported to the west of the original building. These drains were observed to be visibly contaminated during several SCDHS inspections in 1978 and 1979 and were sampled and found to contain elevated levels of chlorinated solvents and other contaminants. These storm drains were cleaned out under SCDHS oversight in August 1979 and the remediation is reported to have been satisfactory. However, piping from the indoor process area remained connected to these drains for a time following their cleanout. These storm drains are a potential AOC.
- Two industrial leaching pools and two storm drains were formerly present to the north of the original building prior to the construction of the extension. The leaching pools were sampled in 1978 and found to contain elevated levels of chlorinated solvents and other contaminants. These leaching pools were cleaned out under SCDHS oversight in June 1979 prior to construction of the addition. Based on the previous remediation and the inaccessibility of this area, these former leaching pools are not considered a potential AOC.
- A 6,000-gallon concrete underground storage tank (UST) was formerly present on the east side of the building and was used for holding concentrated wastes. This holding UST was inspected by the SCDHS in October 1979 and was reported to have flaws in the epoxy coating and grout. It was also reported to have failed a leak test. The contents of the UST were sampled and found to contain chlorinated solvents. This holding UST was reported to have since been sealed with concrete. This holding UST is a potential AOC.
- A 1,200-gallon UST used to hold waste from a former "drip sump" and floor drains is present to the northwest of the building extension. The wastes contained chlorinated solvents and the contents of the UST were found to contain chlorinated solvents in 1988. These wastes appear to have been removed in 1988; however, the current condition of this holding UST is not reported. This holding UST is a potential AOC.
- Two sub-grade leaching pools used to discharge "cooling water" are located on the northeast corner of the building addition. Based on the results of an October 1979 SCDHS inspection, it is believed that these leaching pools also received rinse waters for disposal. These leaching pools are potential AOCs.
- A leaching pool on the east side of the building extension designated as "leaching pool for floor drain from organic product area" was found to contain visible indications of contamination and a solvent odor in January 1980. Sampling of this pool in August 1980 indicated elevated levels of chlorinated solvents. Although the liquids in this pool appear to have been pumped out in 1980, no further remediation appears to have been performed. This leaching pool is a potential AOC.
- Two sanitary cesspools are located to the southwest of the original building. A sanitary cesspool is also located next to the southeast corner of the building. A third sanitary cesspool system is located adjoining the east side of the building addition. The

southwestern cesspools were sampled in 1988 and found to contain chlorinated solvents and petroleum compounds. These pools appear to have been pumped out in 1988. Although the remaining cesspool systems are not reported to have been sampled, based on the former activities at the property, all of these systems are potential AOCs.

- Additional storm drains are present along the east side of the site building. Although these drains are not reported to have been sampled, based on the former activities at the property these drains are potential AOCs.
- A storm drain is present in the loading dock area on the west side of the site building. Although this drain is not reported to have been sampled, based on the former activities at the property this drain is a potential AOC.
- Two #2 fuel oil USTs are reported to have been present at the property. One 2,000-gallon UST was located along the west side of the original building and was abandoned in place in 1992. This abandonment was reported to the SCDHS and no concerns were identified. This former UST was located by a geophysical survey in 2006 and two proximal soil borings were performed. No contamination was identified based on visual indicators and analytical results. Based on the available data, this abandoned UST is not considered a potential AOC.
- A 4,000-gallon #2 fuel oil UST was removed from an area to the north of the building addition in 1992. This removal was reported to the SCDHS in 1992 and no concerns were reported. A soil boring was performed in this area in 2006. No contamination was identified based on visual indicators and analytical results. Based on the available data, the area of this removed UST is not considered a potential AOC.

Proposed Scope of Investigation

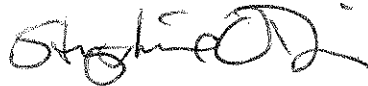
Based on the above-described property conditions and potential AOCs, the following scope of work is proposed:

- FPM would perform a site inspection with a SCDHS representative to confirm the locations and access of all sampling points and to identify any additional sampling points that may be indicated based on visual conditions. Information concerning the former fuel oil USTs would also be presented and discussed to confirm that the SCDHS has no concerns for these former tank areas. Final confirmation of the sampling program would occur during this inspection. Locations where subsurface structures must be exposed using a backhoe prior to sampling or where sampling must be performed using a direct-push rig would also be confirmed;
- Sampling of the sediments in all identified leaching structures that are potential AOCs would be performed. In addition, a deeper soil sample would be collected beneath each pool for delineation purposes. It is anticipated that this sampling would be performed using a direct-push rig. If necessary, access to subsurface structures would be exposed using a backhoe. If structures are found to have been backfilled, then a direct-push rig will be used to advance a boring through the backfill and into the underlying sediment/soil.

- One or two soil borings will be performed using a direct-push rig in close proximity to each of the former 1,200-gallon and 6,000-gallon holding USTs. These borings will be performed to below the estimated base of each UST and soil sampling will be performed to evaluate soil conditions;
- Several soil borings will be performed in close proximity to the former chemical AST area. The number and locations of the borings will be determined based on a visual estimate of the size of the former AST area. Each of these borings will be performed to approximately five feet below grade to evaluate soil conditions beneath the former AST locations;
- Perched water is reported to be present at the property. To assess the potential for groundwater impacts, several temporary monitoring wells will be installed into the perched groundwater. These wells will be sampled and a groundwater flow direction will be determined;
- All samples will be transmitted to a New York State Department of Health-certified lab under chain-of-custody procedures. All soil samples will be analyzed for SCDHS SOP 9-95 volatile and semivolatile organic compounds and metals. The results will be compared to appropriate regulatory guidance values; and
- FPM will prepare a report documenting the sampling procedures and results and our conclusions and recommendations.

Please confirm that the proposed scope of work is acceptable to the SCDHS. If you have any questions, please feel free to call me at 737-6200, ext. 228.

Sincerely,



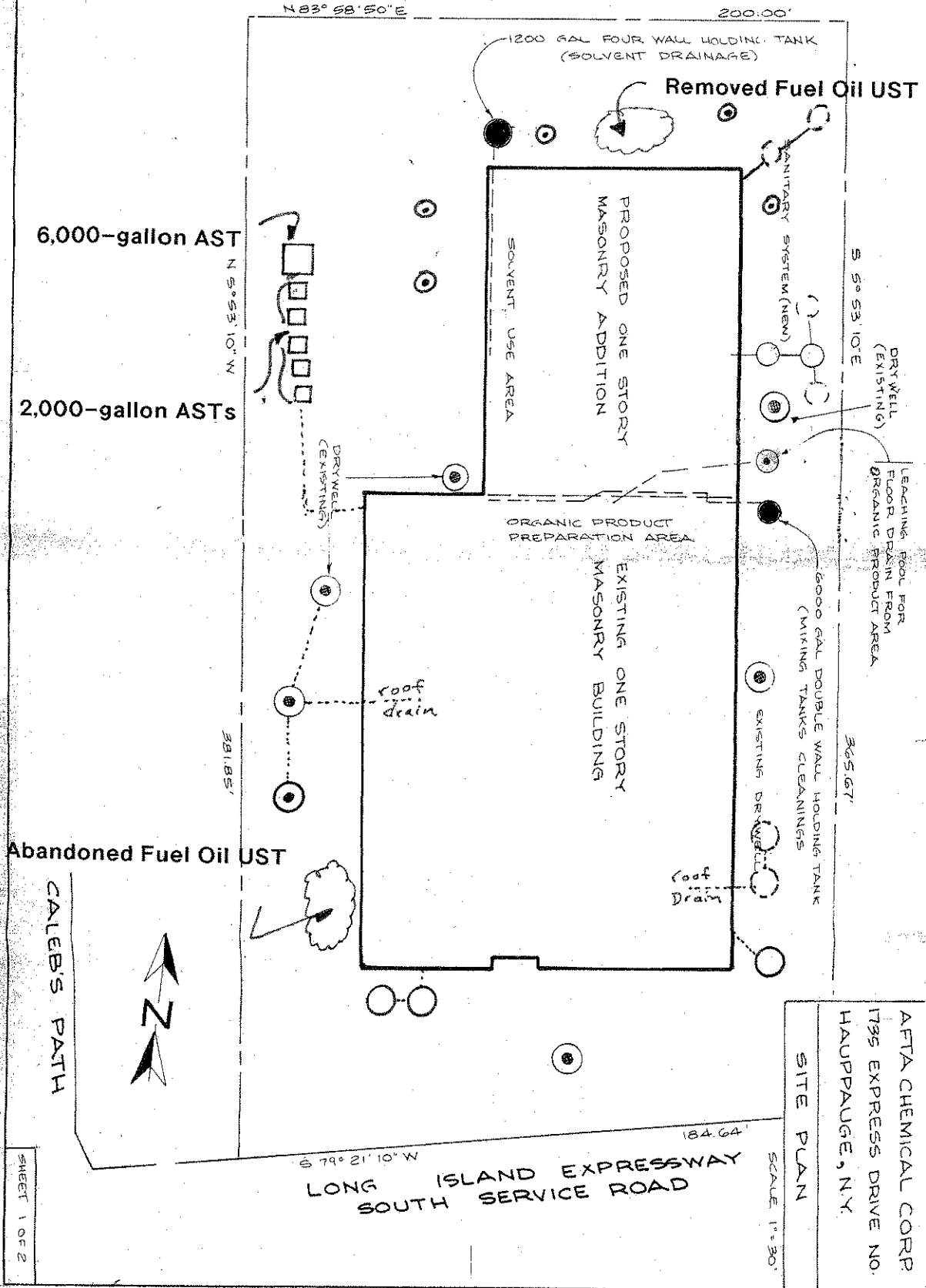
Stephanie O. Davis
Senior Hydrogeologist
Department Manager

SOD:tac
Attachment

cc: Jim Maggio
James Ray, Esq.

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- Cesspool
- Holding Tank
- ⊙ Storm Drain
- ⊖ Sub-grade pool



AFTA CHEMICAL CORP
 1795 EXPRESS DRIVE NO.
 HAUPPAUGE, N.Y.

SITE PLAN

SCALE 1" = 30'

SHEET 1 OF 2