

# GROUNDWORK, INC.

166 BLOOMFIELD AVENUE  
VERONA, NEW JERSEY 07044  
973-857-5033 FAX: 973-857-7033

WEBSITE: [WWW.GROUNDWORKENVIRONMENTAL.COM](http://WWW.GROUNDWORKENVIRONMENTAL.COM)  
E-MAIL: [ANDREW@GROUNDWORKENVIRONMENTAL.COM](mailto:ANDREW@GROUNDWORKENVIRONMENTAL.COM)

December 30, 2013

Gibraltar Private Bank & Trust  
55 Alhambra Plaza, 7<sup>th</sup> Floor  
Coral Gables, FL 33134  
Attn: Ms. Eliana Calderon

Re: Report of Findings  
Limited Subsurface Investigation  
2413 Third Ave.  
Bronx, NY

Dear Ms. Calderon:

Groundwork, Inc. has completed limited subsurface investigation as proposed on November 18, 2013. The following discusses the field activities and the analytical results of the soil and groundwater samples obtained during the site investigation.

On December 11, 2013, Groundwork, Inc., arrived at the referenced site to perform a limited soils and groundwater investigation as proposed. Julius Glickstein, PhD represented Groundwork onsite and directed the field activities in accord with our proposal. The weather was clear and cold; and, access was free with the exception of a few parked cars.

The first of a total of seven (7) borings was advanced to fifteen (15) feet utilizing a direct-push drill rig. Groundwater was encountered at approximately six feet (6') throughout the site. This prompted soil sampling to take place at a depth interval of 5.5-6.0 feet below grade. Petroleum contamination is generally found lying atop the groundwater in most scenarios. All soils encountered were screened in the field with the use of photoionization detector (PID) and generally characterized in hand sample. The shallow subsurface can be characterized as light brown, medium to fine, silty sands beneath asphalt and/or concrete pavement.

A total of seven (7) soil samples were taken and submitted for Diesel Range Organic (DRO) analysis in accordance with the guidelines set forth by the New York Dept. of Environmental Conservation (NYDEC). No elevated PID readings were recorded in any of the soils encountered. No staining or odors were observed in any of the soils encountered.

All of the soil samples were maintained at 4°C and transported to Analytical Chemists Laboratory of Farmingdale, New York (NY Lab ID # 10950) for Diesel Range Organic (DRO) analysis in accordance with our proposal. This analysis was selected to provide a broad range of petroleum-related contaminants. No DRO was detected in any of the soil samples taken. The results are stated as "ND" on the laboratory results, meaning Non-Detected. As proposed, one (1) soil boring was converted to a temporary groundwater monitoring well. Soil boring# 2 was selected as a representative location for the groundwater sample. This was accomplished by over-boring the initial soil boring to a depth of 14.5 feet below grade. New, dedicated PVC well screen was installed; and, the water level in the well was allowed to equilibrate.

Page 2  
Report of Findings  
Limited Subsurface Investigation  
2413 Third Ave.  
Bronx, NY  
December 30, 2013

This provided a sufficient water column to obtain a representative groundwater sample. Once the water level in the well reached static elevation, a sample was obtained for laboratory analysis of Volatile Organic (VOA) and Semi-Volatile Organic (SVOA) compounds, most commonly associated with petroleum-related contamination. No Volatile or Semi-Volatile Organics were detected in the groundwater sample submitted. The laboratory results are provided following the body of this letter report.

In conclusion, the results of Groundwork's subsurface investigation revealed no contamination with respect to petroleum-related compounds typically associated with sites known to have a history managing petroleum products. If you have questions in these regards, please do not hesitate to contact us.

Sincerely,



Andrew W. Robinson, Pres.  
Groundwork, Inc.



Boring-7  
Sample # S-7  
Sample Depth: 5.5-6.0 Ft.  
DRO: ND

Boring-6  
Sample # S-6  
Sample Depth: 5.5-6.0 Ft.  
DRO: ND

Boring-5  
Sample # S-5  
Sample Depth: 5.5-6.0 Ft.  
DRO: ND

Boring-2/TP-2  
Sample # S-1  
Sample Depth: 5.5-6.0 Ft.  
DRO: ND  
Groundwater Results:  
VOA: ND  
SVOA: ND

Boring-3  
Sample # S-3  
Sample Depth: 5.5-6.0 Ft.  
DRO: ND

Boring-1  
Sample # S-1  
Sample Depth: 5.5-6.0 Ft.  
DRO: ND

Area of Study

Six-Story Masonry  
Structure at 2413 3<sup>rd</sup>  
Ave., Bronx, NY

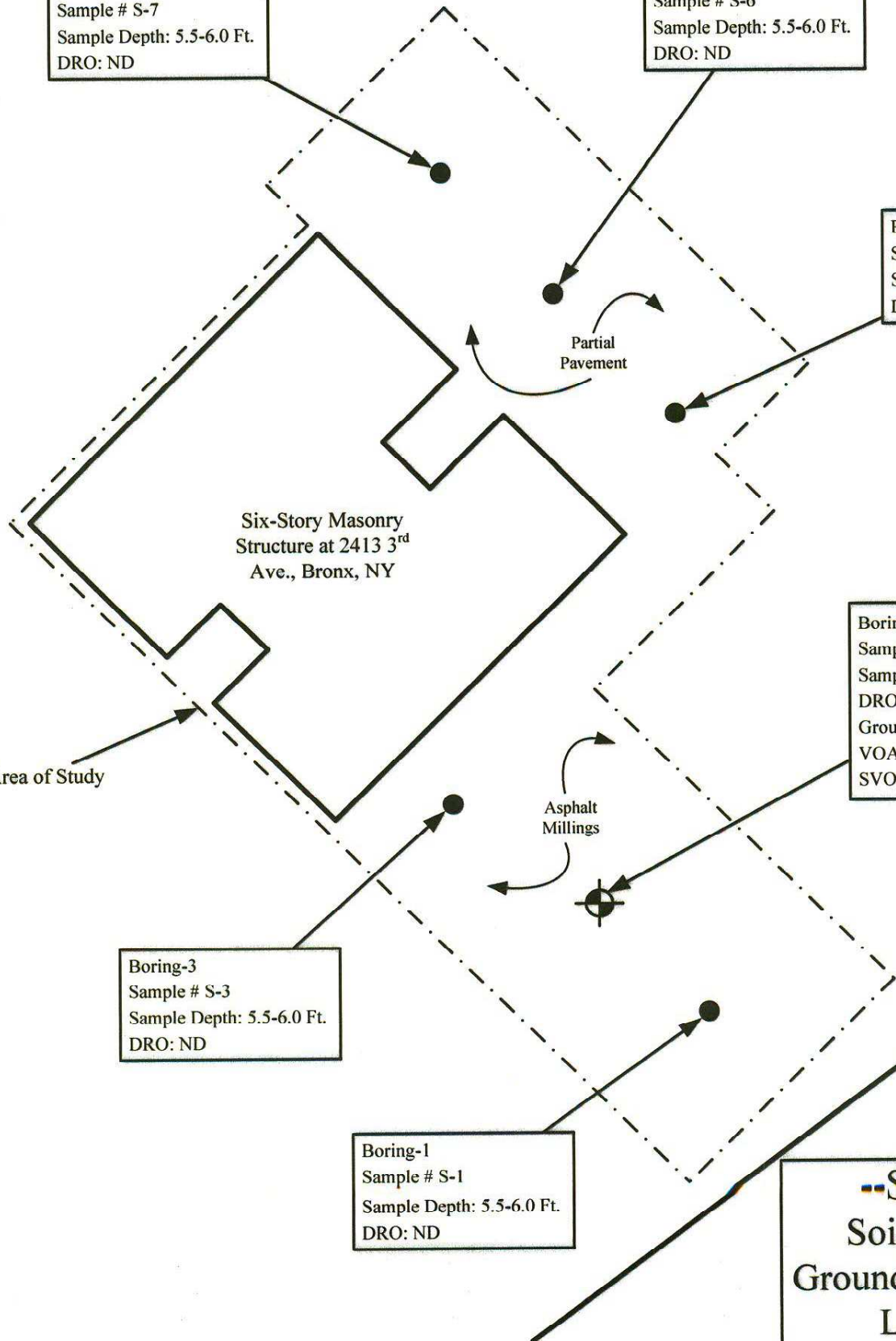
Partial  
Pavement

Asphalt  
Millings

Third Avenue  
(Elevated)

--Site Plan--  
Soil Boring &  
Groundwater Sample  
Locations  
2413 Third Avenue  
Bronx, NY

Scale: One Inch Equals 30 Feet





View of the Soil Boring Operation at 2413 3<sup>rd</sup> Avenue, Bronx, NY



Another View of the Soil Boring Operation at 2413 3<sup>rd</sup> Avenue, Bronx, NY





Photograph of the Soils Characteristic of the Site's Shallow Subsurface





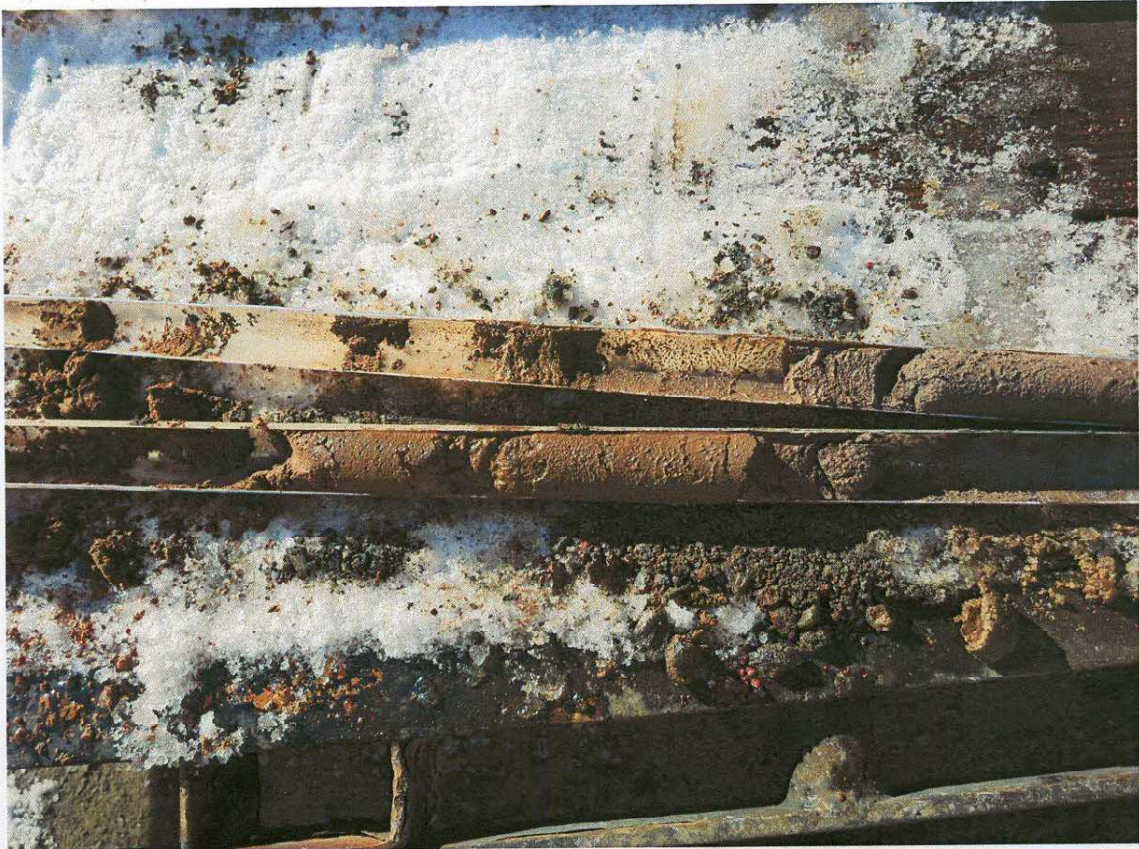
View of the Temporary Groundwater Monitoring Well installed at the Location of Soil Boring #2





Another View of the Temporary Groundwater Monitoring Well installed at the Location of Soil Boring #2





Photograph of the Sandy Soils Characteristic of the Site's Shallow Subsurface



Another View of the Soil Boring Operation



View of another Soil Boring Location



View of Soil Boring and the Surface Material



Another Photograph of the Soils Characteristic of the Site's Shallow Subsurface



**PROJECT NUMBER:** 20131211  
**PROJECT NAME:** 2413 3Rd Ave.  
**LOCATION:** 2413 3Rd Ave, Bronx, NY  
**DRILLING CO:** Bucks County Well Drilling  
**RIG TYPE & NUMBER:** AMS ROBE  
**DRILLING METHOD:** Geoprobe sampling  
**FIELD PARTY:** Lou Davis  
**GEOLOGIST:** Julius Glickstein  
**DATE BEGUN:** 12/11/2013 **DATE COMPLETED:** 12/11/2013

**FIELD BOOK NO:** FB-101595  
**TOTAL DEPTH:** 15.0'  
**GROUND SURFACE ELEVATION:** NA

STATIC WATER LEVEL (BLS)		
Depth (ft)	NA	
Time	NA	
Date	NA	

DEPTH	SAMPLES	BLOWS PER 0.5 FEET	DESCRIPTION	LITHOLOGY	WELL INSTALLATION
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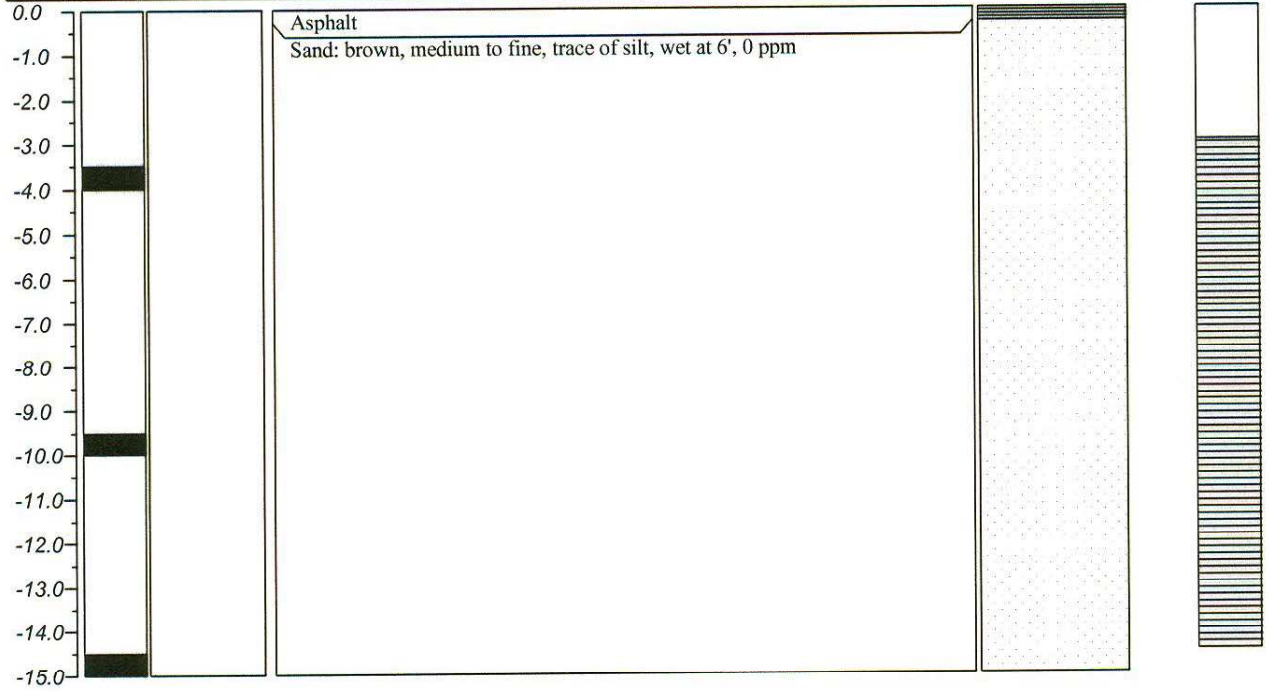
0.0 -1.0 -2.0 -3.0 -4.0 -5.0 -6.0 -7.0 -8.0 -9.0 -10.0 -11.0 -12.0 -13.0 -14.0 -15.0			Asphalt Sand: brown, medium to fine, trace of silt, wet at 6', 0 ppm		
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PROJECT NUMBER: 20131211  
 PROJECT NAME: 2413 3Rd Ave.  
 LOCATION: 2413 3Rd Ave, Bronx, NY  
 DRILLING CO: Bucks County Well Drilling  
 RIG TYPE & NUMBER: AMS ROBE  
 DRILLING METHOD: Geoprobe sampling  
 FIELD PARTY: Lou Davis  
 GEOLOGIST: Julius Glickstein  
 DATE BEGUN: 12/11/2013 DATE COMPLETED: 12/11/2013

FIELD BOOK NO: FB-101595  
 TOTAL DEPTH: 15.0'  
 GROUND SURFACE ELEVATION: NA

STATIC WATER LEVEL (BLS)		
Depth (ft)	NA	
Time	NA	
Date	NA	

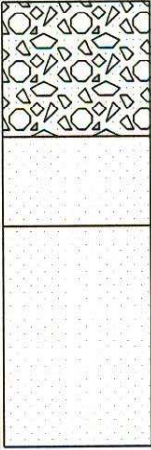
DEPTH	SAMPLES	BLOWS PER 0.5 FEET	DESCRIPTION	LITHOLOGY	WELL INSTALLATION
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PROJECT NUMBER: 20131211  
 PROJECT NAME: 2413 3Rd Ave.  
 LOCATION: 2413 3Rd Ave, Bronx, NY  
 DRILLING CO: Bucks County Well Drilling  
 RIG TYPE & NUMBER: AMS ROBE  
 DRILLING METHOD: Geoprobe sampling  
 FIELD PARTY: Lou Davis  
 GEOLOGIST: Julius Glickstein  
 DATE BEGUN: 12/11/2013 DATE COMPLETED: 12/11/2013

FIELD BOOK NO: FB-101595  
 TOTAL DEPTH: 10.0'  
 GROUND SURFACE ELEVATION: NA

STATIC WATER LEVEL (BLS)		
Depth (ft)	NA	
Time	NA	
Date	NA	

DEPTH	SAMPLES	BLOWS PER 0.5 FEET	DESCRIPTION	LITHOLOGY	WELL INSTALLATION
0.0 -1.0 -2.0 -3.0 -4.0 -5.0 -6.0 -7.0 -8.0 -9.0 -10.0			Gravel  Sand: brown, medium to fine, trace of silt, 0 ppm  Sand: brown, medium to fine, trace of silt, wet at 6', 0 ppm .		



PROJECT NUMBER: 20131211  
 PROJECT NAME: 2413 3Rd Ave.  
 LOCATION: 2413 3Rd Ave, Bronx, NY  
 DRILLING CO: Bucks County Well Drilling

FIELD BOOK NO: FB-101595  
 TOTAL DEPTH: 10.0'  
 GROUND SURFACE ELEVATION: NA

RIG TYPE & NUMBER: AMS ROBE

DRILLING METHOD: Geoprobe sampling

FIELD PARTY: Lou Davis

GEOLOGIST: Julius Glickstein

DATE BEGUN: 12/11/2013 DATE COMPLETED: 12/11/2013

STATIC WATER LEVEL (BLS)		
Depth (ft)	NA	
Time	NA	
Date	NA	

DEPTH	SAMPLES	BLOWS PER 0.5 FEET	DESCRIPTION	LITHOLOGY	WELL INSTALLATION
0.0			Gravel		
-1.0			Sand: brown, medium to fine, trace of silt, wet at 6', 0 ppm		
-2.0					
-3.0					
-4.0					
-5.0					
-6.0					
-7.0					
-8.0					
-9.0					
-10.0					



59-01 Central Ave.  
Farmingdale, NY 11735

Tel: (631) 414-7685  
Fax: (631) 414-7688

December 23, 2013

Mr. Julius Glickstein  
J & L Consultants  
19 Breakwater Square  
Freehold, NJ 07728  
RE: 2413 3rd Ave, Bronx, NY

Enclosed are the results of analyses for samples received by the laboratory on 12/11/13 12:40. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

  
Michael E. Miller, Ph.D.

Analytical Chemists Laboratory, LLC NY Lab ID #10950 NJ Lab ID #NY006 EPA Lab ID #NY01292



J & L Consultants 19 Breakwater Square Freehold NJ, 07728	Project: 2413 3rd Ave, Bronx, NY Project Number: [none] Project Manager: Mr. Julius Glickstein	Reported: 12/23/13 15:37
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**ANALYTICAL REPORT FOR SAMPLES**

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
S-1	1312123-01	Soil	12/11/13 07:30	12/11/13 12:40
S-2	1312123-02	Soil	12/11/13 07:50	12/11/13 12:40
S-3	1312123-03	Soil	12/11/13 08:30	12/11/13 12:40
S-4	1312123-04	Soil	12/11/13 09:00	12/11/13 12:40
S-5	1312123-05	Soil	12/11/13 09:35	12/11/13 12:40
S-6	1312123-06	Soil	12/11/13 10:20	12/11/13 12:40
S-7	1312123-07	Soil	12/11/13 11:00	12/11/13 12:40
TP-2	1312123-08	Water	12/11/13 12:10	12/11/13 12:40

Analytical Chemists Laboratory, LLC.

  
Michael E. Miller, Ph.D.

*All results are based on the sample "As Received" by the laboratory and no endorsement of the sample integrity prior to sample receipt is implied or given unless collected by laboratory employees. Report must be reproduced in its entirety.*

J & L Consultants 19 Breakwater Square Freehold NJ, 07728	Project: 2413 3rd Ave, Bronx, NY Project Number: [none] Project Manager: Mr. Julius Glickstein	Reported: 12/23/13 15:37
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**S-1**

**1312123-01 (Soil)**

Analyte	Result	Reporting Limit	Units	Analyst	Analyzed	Method	Qualifier
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**Analytical Chemists Laboratory, LLC.**

**TPH-DROs**

TPH (DRO)	ND	121	mg/kg dry	NU	12/11/13 16:43	SW 3545, 8015	
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Analytical Chemists Laboratory, LLC.

  
Michael E. Miller, Ph.D.

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J & L Consultants 19 Breakwater Square Freehold NJ, 07728	Project: 2413 3rd Ave, Bronx, NY Project Number: [none] Project Manager: Mr. Julius Glickstein	Reported: 12/23/13 15:37
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**S-2**  
**1312123-02 (Soil)**

Analyte	Result	Reporting Limit	Units	Analyst	Analyzed	Method	Qualifier
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**Analytical Chemists Laboratory, LLC.**

**TPH-DROs**

TPH (DRO)	ND	114	mg/kg dry	NU	12/11/13 21:42	SW 3545, 8015	
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Analytical Chemists Laboratory, LLC.

  
Michael E. Miller, Ph.D.

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J & L Consultants 19 Breakwater Square Freehold NJ, 07728	Project: 2413 3rd Ave, Bronx, NY Project Number: [none] Project Manager: Mr. Julius Glickstein	Reported: 12/23/13 15:37
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**S-3**

**1312123-03 (Soil)**

Analyte	Result	Reporting Limit	Units	Analyst	Analyzed	Method	Qualifier
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**Analytical Chemists Laboratory, LLC.**

**TPH-DROs**

TPH (DRO)	ND	107	mg/kg dry	NU	12/11/13 19:05	SW 3545, 8015	
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Analytical Chemists Laboratory, LLC.

  
Michael E. Miller, Ph.D.

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J & L Consultants 19 Breakwater Square Freehold NJ, 07728	Project: 2413 3rd Ave, Bronx, NY Project Number: [none] Project Manager: Mr. Julius Glickstein	Reported: 12/23/13 15:37
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**S-4**

**1312123-04 (Soil)**

Analyte	Result	Reporting Limit	Units	Analyst	Analyzed	Method	Qualifier
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**Analytical Chemists Laboratory, LLC.**

**TPH-DROs**

TPH (DRO)	ND	113	mg/kg dry	NU	12/11/13 19:37	SW 3545, 8015	
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Analytical Chemists Laboratory, LLC.

  
Michael E. Miller, Ph.D.

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J & L Consultants 19 Breakwater Square Freehold NJ, 07728	Project: 2413 3rd Ave, Bronx, NY Project Number: [none] Project Manager: Mr. Julius Glickstein	Reported: 12/23/13 15:37
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**S-5**  
**1312123-05 (Soil)**

Analyte	Result	Reporting Limit	Units	Analyst	Analyzed	Method	Qualifier
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**Analytical Chemists Laboratory, LLC.**

**TPH-DROs**

TPH (DRO)	ND	118	mg/kg dry	NU	12/11/13 20:08	SW 3545, 8015	
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Analytical Chemists Laboratory, LLC.

  
Michael E. Miller, Ph.D.

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J & L Consultants  
19 Breakwater Square  
Freehold NJ, 07728

Project: 2413 3rd Ave, Bronx, NY  
Project Number: [none]  
Project Manager: Mr. Julius Glickstein

Reported:  
12/23/13 15:37

**S-6**  
**1312123-06 (Soil)**

Analyte	Result	Reporting Limit	Units	Analyst	Analyzed	Method	Qualifier
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**Analytical Chemists Laboratory, LLC.**

**TPH-DROs**

TPH (DRO)	ND	116	mg/kg dry	NU	12/11/13 20:40	SW 3545, 8015	
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Analytical Chemists Laboratory, LLC.

  
Michael E. Miller, Ph.D.

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J & L Consultants 19 Breakwater Square Freehold NJ, 07728	Project: 2413 3rd Ave, Bronx, NY Project Number: [none] Project Manager: Mr. Julius Glickstein	Reported: 12/23/13 15:37
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**S-7**  
**1312123-07 (Soil)**

Analyte	Result	Reporting Limit	Units	Analyst	Analyzed	Method	Qualifier
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**Analytical Chemists Laboratory, LLC.**

**TPH-DROs**

TPH (DRO)	ND	116	mg/kg dry	NU	12/11/13 21:11	SW 3545, 8015	
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Analytical Chemists Laboratory, LLC.

  
Michael E. Miller, Ph.D.

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J & L Consultants 19 Breakwater Square Freehold NJ, 07728	Project: 2413 3rd Ave, Bronx, NY Project Number: [none] Project Manager: Mr. Julius Glickstein	Reported: 12/23/13 15:37
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**TP-2**  
**1312123-08 (Water)**

Analyte	Result	Reporting Limit	Units	Analyst	Analyzed	Method	Qualifier
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**Analytical Chemists Laboratory, LLC.**

**VOA MS**

Benzene	ND	1.00	ug/L	VNS	12/19/13 00:08	SW 5030, 8260B	
sec-Butylbenzene	ND	1.00	"	VNS	"	"	
n-Butylbenzene	ND	1.00	"	VNS	"	"	
tert-Butylbenzene	ND	1.00	"	VNS	"	"	
Ethylbenzene	ND	1.00	"	VNS	"	"	
Isopropylbenzene	ND	1.00	"	VNS	"	"	
4-Isopropyltoluene	ND	1.00	"	VNS	"	"	
Methyl-tert-Butyl Ether	ND	1.00	"	VNS	"	"	
Naphthalene	ND	5.00	"	VNS	"	"	
n-Propylbenzene	ND	2.00	"	VNS	"	"	
Toluene	ND	1.00	"	VNS	"	"	
1,2,4-Trimethylbenzene	ND	1.00	"	VNS	"	"	
1,3,5-Trimethylbenzene	ND	1.00	"	VNS	"	"	
m,p-Xylene	ND	2.00	"	VNS	"	"	
o-Xylene	ND	1.00	"	VNS	"	"	
Xylenes, total	ND	5.00	"	VNS	"	"	

**SVOA MS**

Acenaphthene	ND	3.00	ug/L	NU	12/13/13 16:55	SW 3510, 8270C	
Acenaphthylene	ND	3.00	"	NU	"	"	
Anthracene	ND	3.00	"	NU	"	"	
Benzo (a) anthracene	ND	3.00	"	NU	"	"	
Benzo (a) pyrene	ND	3.00	"	NU	"	"	
Benzo (b) fluoranthene	ND	3.00	"	NU	"	"	
Benzo (g,h,i) perylene	ND	3.00	"	NU	"	"	
Benzo (k) fluoranthene	ND	3.00	"	NU	"	"	
Chrysene	ND	3.00	"	NU	"	"	
Dibenz (a,h) anthracene	ND	3.00	"	NU	"	"	
Fluoranthene	ND	3.00	"	NU	"	"	
Fluorene	ND	3.00	"	NU	"	"	
Indeno (1,2,3-cd) pyrene	ND	2.00	"	NU	"	"	
Phenanthrene	ND	3.00	"	NU	"	"	
Pyrene	ND	3.00	"	NU	"	"	

Analytical Chemists Laboratory, LLC.

  
Michael E. Miller, Ph.D.

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J & L Consultants  
19 Breakwater Square  
Freehold NJ, 07728

Project: 2413 3rd Ave, Bronx, NY  
Project Number: [none]  
Project Manager: Mr. Julius Glickstein

Reported:  
12/23/13 15:37

### Notes and Definitions

- QM-05 The spike recovery was outside acceptance limits for the MS and/or MSD due to matrix interference. The LCS and/or LCSD were within acceptance limits showing that the laboratory is in control and the data is acceptable.
- SM Standard Methods for the Examination of Water and Wastewater, 18th edition.
- EPA 40 Code of Federal Regulations, Part 136, October 26, 1984.
- SW SW 846 3rd Edition.
- LT Lachat Method Manual, "Methods List for Automated Ion Analyzers", February 2004.
- dry Sample results reported on a dry weight basis.
- ND Indicates analyte not detected at the listed reporting/detection limit.
- \* Sample results reported to MDL, not MRL.

Analytical Chemists Laboratory, LLC.

  
Michael E. Miller, Ph.D.

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# CHAIN OF CUSTODY RECORD

Client: J & L Consultants

Report to: Julius Glickis

Address: 19 Breakwater Square

Freehold, NJ 07728

Results needed by:  
(Rush T/A only)

Phone: 732-431-0670

Fax: 732-866-0340



59-01 Central Ave. Farmingdale, NY 11735  
Tel: (631) 414-7685 Fax: (631) 414-7688  
info@achemlabs.com

www.achemlabs.com

Laboratory Certification IDs: NYSDOH: 10950 NJDEP: NY006 EPA: NY01292

This Area for Lab Use Only		Y	N	Analysis Numbers/Comments:			Notes (including P.O.#):		Matrix Code: 1-water; 2-soil; 3-sludge; 4-oil; 5-wipe; 6-other				
Sample Identification/Description/Location	Containers #	Type	Date	Time	Grab/Composite	Matrix Code (see above)	Analysis Requested	NaOH + Ascorbic Acid	HNO <sub>3</sub>	H <sub>2</sub> SO <sub>4</sub>	HCl	None/Other	
S-1	1	S	12/11/13	7:30	G	2	DRO						
S-2				7:50									
S-3				8:30									
S-4				9:00									
S-5				9:31									
S-6				10:20									
S-7				11:00									
TR-2	4	A9		12:10		1	CP-51(VO+BN)						
<p>COLLECTED BY: Julius Glickis</p> <p>REINQUISHED BY: (SIGNATURE)</p> <p>REINQUISHED BY: (SIGNATURE)</p> <p>REINQUISHED BY: (SIGNATURE)</p>													
<p>PROJECT NAME / DESCRIPTION: 2413 3rd Ave, BRONX, NY</p> <p>RECEIVED BY: (SIGNATURE) <i>Julius Glickis</i></p> <p>RECEIVED BY: (SIGNATURE) <i>Julius Glickis</i></p> <p>RECEIVED BY: (SIGNATURE) <i>Julius Glickis</i></p>													
								DATE: 12-11-13	TIME: 12:40				AM
								DATE:	TIME:				PM