TENEN ENVIRONMENTAL

121 West 27th Street, Suite 702
New York, NY 10001
(646) 606-2332

November 8, 2022

The Hudson Companies
826 Broadway, 11th Floor
New York, NY 10003

Attn: Ernesto Padron
Mallory Warner

Re: Off-Site Environmental Investigation
27-45 North Main Street and 28 Adee Street – Port Chester, New York
Section 142.31, Block 1, Lots 7, 11, 12, 13, 14, 15, 16 and 17

Dear Ernesto and Mallory:

This letter report summarizes the findings of the off-site environmental investigation performed by Tenen Environmental, LLC (Tenen) at the above property (the Site) on October 27, 2022. The report includes a summary of the Site background, a description of the sampling methodology and a discussion of the analytical results. The objective of the investigation was to identify potential offsite migration of Site contaminants attributable to historical Site operations.

Background

The Site, located at 27-45 North Main Street and 28 Adee Street, Port Chester, New York (Section 142.31, Tax Block 1, Lots 7, 11, 12, 13, 14, 15, 16 and 17) is an irregularly shaped parcel with approximately 250 feet of frontage along North Main Street, approximately 300 feet of frontage along Abendroth Avenue, and approximately 100 feet of frontage along Adee Street. The Site is zoned C2, denoting a commercial district of Main Street Business. The Site lot is currently occupied by one- to three-story commercial or mixed-use residential and commercial buildings. Current commercial businesses include a hardware store, realtor, restaurant, ice cream shop, and jeweler. The remaining commercial and residential units are vacant. A location map of the Site is included as Figure 1.

Based on a Phase I Environmental Site Assessment (ESA) prepared by Tenen and dated May 2022, the following Recognized Environmental Conditions (RECs) were identified:

- the historical use of the Site for dry cleaning, printing, and metalworking;
- the presence of historical fill material at the Site;
- open petroleum spill (Spill No. 1708684), associated with the Site, and the historic and current use of the Site for underground oil storage; and
- historical use of the east adjoining property for coal storage and a west adjoining property for printing.

The closed petroleum spill at the Site is a Historical REC (HREC).

A Due Diligence Environmental Site Investigation (ESI) was completed on-Site by Tenen in March 2022. The investigation identified petroleum-related and chlorinated volatile organic contaminants (VOCs) in soil vapor, including tetrachloroethylene (PCE) at a maximum concentration of 80.7 ug/m3. The highest concentration of PCE and the cVOCs trichloroethene (TCE) and cis-1,2-dichloroethene were detected at the former dry cleaning location, 29 Main Street. Chloroform and bromodichloromethane were also detected above the EPA Vapor Intrusion Screening Levels (VISLs)

In October 2022, Tenen performed a follow-up offsite investigation to assess potential offsite migration of the contamination identified in the Due Diligence ESI. The soil borings and temporary monitoring wells were situated downgradient of the open petroleum spill, with the soil vapor sample points biased toward the location of the former dry cleaner. Specifics of the offsite investigation are discussed below. Sample locations are depicted in Figure 2.

Geology/Hydrogeology
Fill material, consisting of fine to medium sand, concrete fragments, brick fragments, asphalt fragments and gravel. The fill is underlain by native till material consisting of fine, medium and coarse grain sands, silt and clay.

Groundwater was encountered at an average depth of approximately nine ft-bg. The regional groundwater flow direction is to the east. Field notes are presented in Appendix 1.

Sampling Methodology
The methodologies used to collect soil, groundwater and soil vapor samples are summarized below. Site maps depicting all screening and sampling locations are included as Figure 2.

Soil
Three soil borings (SB-1 through SB-3) were installed at off-Site locations to investigate the subsurface conditions. Soil borings were advanced to 15 ft-bg. One soil sample was collected from each boring location at the interval of highest suspected contamination or at the two foot interval above the groundwater interface. Samples SB-1 (6-8) and SB-3 (6-8) were collected from the interval of the highest suspected contamination. Sample SB-2 was collected from 7-9 feet below grade (ft-bg), the two-foot interval above the groundwater table.

The soil boring and monitoring well installation was performed by AARCO Environmental Services (AARCO) utilizing a direct push Geoprobe®. All soil was screened using a photoionization detector (PID). PID readings ranged from non-detect to 35.4 parts per million (ppm).

Soil samples were collected using dedicated acetate liners from five-foot macrocores and containerized in accordance with EPA analytical protocols. Each sample was labeled, sealed, and placed in a chilled cooler for shipment to the laboratory. A record of each sample, including notation of any odors, color, and sample matrix, was kept in the sampler's field logbook. A chain of custody was maintained throughout the field sampling, transport of samples to the laboratory and lab analysis. Soil samples were analyzed for volatile organic compounds (VOCs) and semivolatile organic compounds (SVOCs).

Groundwater
Borings SB-1 through SB-3 were converted to 1-inch diameter temporary monitoring wells (MW-1 and MW-3). The temporary wells were advanced to a depth of approximately 15 ft-bg. One groundwater sample was collected from each temporary well using a peristaltic pump.

Soil Vapor
Four sub-slab soil vapor sample points (SS-1 through SS-4) were installed at the offsite locations shown on Figure 2. Upon penetration through the concrete sidewalk slabs, vapor points consisting of a three-inch long stainless-steel point and a two-inch long perforated vapor intake were installed six inches below grade. In accordance with the New York State Department of Health (NYSDOH) October 2006 *Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York* (Soil Vapor Guidance) protocols, a tracer gas (helium) was used to verify the integrity of the soil vapor probe and sampling tube seals. Wetted bentonite and a plastic chamber was used as a chamber seal. The sampling tube was pushed through the top of the sealed chamber. The atmosphere inside the chamber was enriched with the tracer gas (helium). A portable helium monitor was attached to the sampling tube to determine the presence of high concentrations (>10%) of the tracer gas.

Soil vapor was purged by attaching the surface end of the tubing to an air valve and then to a vacuum pump. The vacuum pump removed one to three volumes of air (volume of the sample probe and tube) prior to sample collection. The flow rate for both purging and sample collection did not exceed 0.2 liter per minute.

Soil vapor samples were first screened for VOCs using a PID. The PID readings ranged from non-detect to 0.7 ppm.

Identification of Regulatory Standards and Guidance Values

The soil results were compared to the New York State Department of Environmental Conservation (NYSDEC) Unrestricted Use SCOs as listed in 6 NYCRR Part 375-6.8(a) and Restricted-Residential Use (Restricted-Residential) SCOs as listed in 6 NYCRR Part 375-6.8(b).

Groundwater results were compared to the NYSDEC TOGS 1.1.1 Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations (Class GA Standards).

Soil vapor results were compared to the US Environmental Protection Agency (EPA) Vapor Intrusion Screening Levels (VISL) for Residential Settings per the EPA OSWER VISL Calculator Version 3.4, updated May 2019. Based upon the anticipated residential redevelopment of the building, the results were compared with the Residential VISLs.

Analytical Results

All soil, soil vapor and groundwater samples were preserved on ice and sent under chain-of-custody documentation to Alpha Analytical, Inc. (Alpha). Alpha is certified by the New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) as LABIDs 11148 and 11627.

Soil samples were analyzed for VOCs and SVOCs. The groundwater samples were analyzed for VOCs and SVOCs. The soil vapor samples were analyzed for TO-15 volatile organic compounds (VOCs).

The results of the sample analysis are presented below. Summaries of detected compounds in soil, groundwater, and soil vapor samples are included in Tables 1 through 5. Laboratory deliverables are included in Appendix 2.

Soil

VOCs were not detected in the soil samples above the Unrestricted Use SCOs.

Several SVOCs, most notably polyaromatic hydrocarbons (PAHs), including: benzo(a)pyrene [1.1 milligrams per kilogram (mg/kg) above the Restricted-Residential Use SCO (RRUSCO) of 1 mg/kg], benzo(b)fluoranthene (1.6 mg/kg above the RRUSCO of 1 mg/kg) and indeno(1,2,3-cd)pyrene (0.81 mg/kg above the RRUSCO of 0.5 mg/kg). Additionally, chrysene was detected in SB-3 at a concentration of 1.3 mg/kg, above the Unrestricted Use SCO of 1 mg/kg. The constituents and concentrations identified are consistent with those typically found in historic fill material.

Groundwater

VOCs were not detected in groundwater samples above the Class GA Standards.

The PAHs benzo(a)anthracene and chrysene were detected above their corresponding Class GA Standards at all three sample locations (MW-1 through MW-3). The following PAHs were also detected in sample MW-1 above their corresponding Class GA Standards: benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, and indeno(1,2,3-cd)pyrene.

Soil Vapor

The VOC chloroform was detected in samples SS-1 and SS-3 at concentrations of 19.4 micrograms per cubic meter (ug/m3) and 110 ug/m3, respectively, both above the EPA-VISL of 17.8 ug/m3.

No other VOCs were detected in exceedance of the EPA-VISLs.

PCE was detected at concentrations ranging from 28.3 to 72.6 ug/m3 and TCE was detected at a concentration of 2.86 ug/m3 in one sample.

Summary of Results

Results of the Off-Site Environmental Investigation indicate the following:

Soil:

- VOCs were not detected in soil samples above the Unrestricted Use SCOs, and;
- several SVOCs, consistent with the presence of historic fill, were detected above the Unrestricted Use and Restricted Residential Use SCOs.

Groundwater:

- VOCs were not detected in groundwater above the Class GA Standards;
- historic fill-related SVOCs were detected in groundwater above the Class GA Standards.

Soil Vapor:

- Chloroform was detected above the EPA-VISL in two samples;
- No other VOCs were detected in exceedance of the EPA-VISLs; and,
- The cVOCs PCE (max 72.6 ug/m3) and TCE (max 2.86 ug/m3) were detected in the off-site samples.

Please contact us if you need any additional information.

Sincerely,
Tenen Environmental, LLC

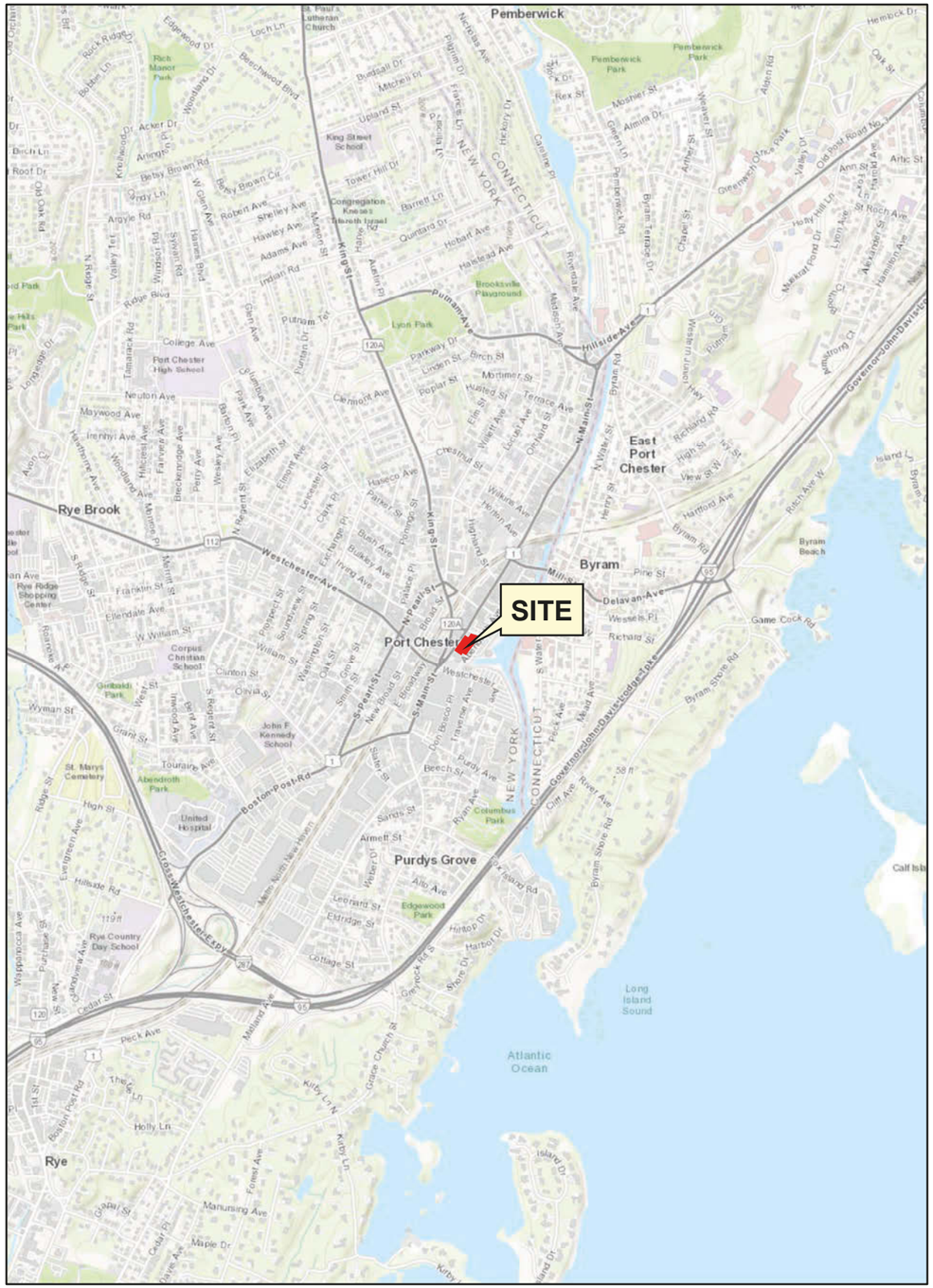
Matthew Carroll, P.E.
Principal / Environmental Engineer

Figure 1 Site Location Map
Figure 2 Sample Location Map

Table 1 Volatile Organic Compounds in Soil
Table 2 Semivolatile Organic Compounds in Soil
Table 3 Volatile Organic Compounds in Groundwater
Table 4 Semivolatile Organic Compounds in Groundwater
Table 5 Volatile Organic Compounds in Air

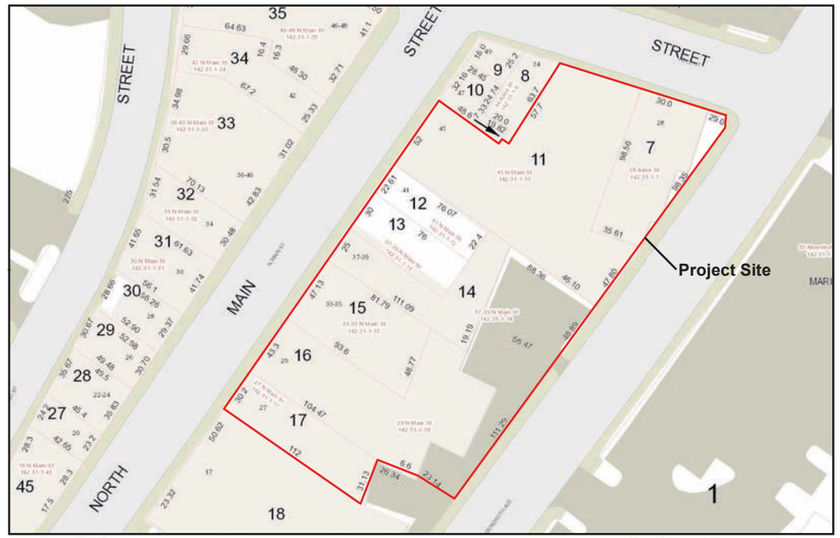
Appendix 1 Field Notes
Appendix 2 Laboratory Deliverables

Figures

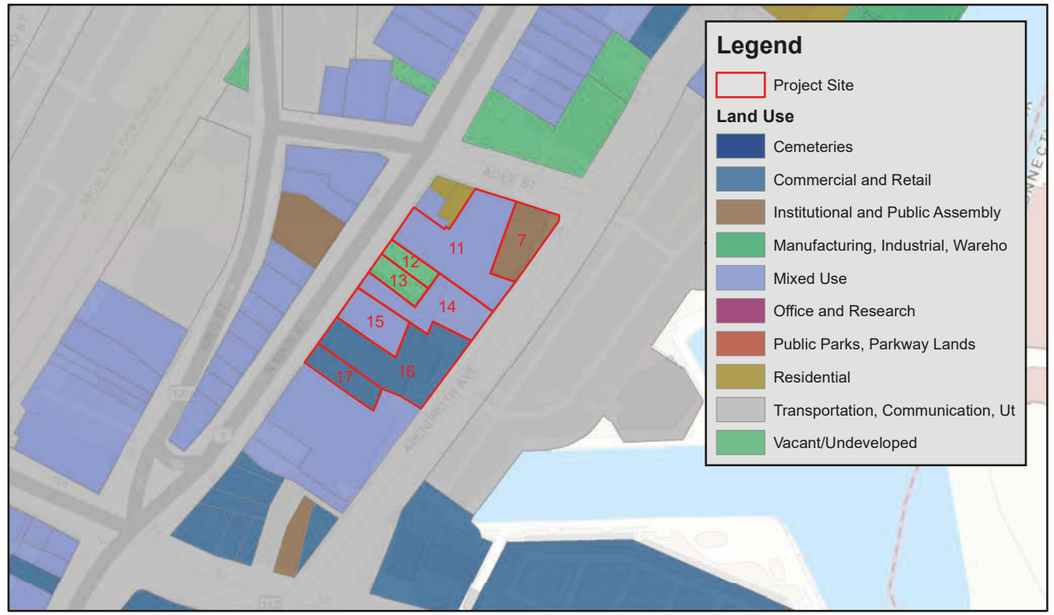


Site Location

0 1,000 2,000 4,000 Feet



Municipal Tax Parcel Viewer
Westchester County Geographic Information Systems



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NYC Department of City Planning, Information Technology Division

Westchester County Dept. of Planning
Parcel Based Land Use

0 100 200 400 Feet

Site
27-45 North Main Street and 28 Adee Street
Port Chester, New York
Section 142.31, Block 1, Lots 7 & 11-17

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Tenen Environmental, LLC
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Drawn By	Checked By	Date	Scale
LM	SB	January 2022	As Noted

Drawing Title: **Site Location Map**

Drawing No: **Figure 1**

Westchester County GIS

Legend

- Soil Boring/Temporary Monitoring Well Locations
- Temporary Soil Vapor Sample Locations

0 25 50 100 Feet

Site

27-45 North Main Street and 28 Adee Street Port Chester, New York Section 142.31, Block 1, Lots 7 & 11-17

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Drawing Title: **Off-Site Sample Locations**

Drawing No: **Figure 1**

Tables

Table 1 - Volatile Organic Compounds in Soil
27-45 Main Street - Port Chester, NY

SAMPLE ID:	NY-RESRR	NY-UNRES	SB-1		SB-2		SB-3	
LAB ID:			L2260358-01		L2260358-02		L2260358-03	
COLLECTION DATE:			10/27/2022		10/27/2022		10/27/2022	
Volatile Organic Compounds Units: mg/kg			Conc	Q	Conc	Q	Conc	Q
Methylene chloride	100	0.05	0.0025	U	0.0023	U	0.0024	U
1,1-Dichloroethane	26	0.27	0.00016	U	0.00014	U	0.00015	U
Chloroform	49	0.37	0.00015	U	0.00014	U	0.00015	U
Carbon tetrachloride	2.4	0.76	0.00025	U	0.00023	U	0.00024	U
1,2-Dichloropropane	--	--	0.00014	U	0.00012	U	0.00013	U
Dibromochloromethane	--	--	0.00015	U	0.00014	U	0.00015	U
1,1,2-Trichloroethane	--	--	0.00029	U	0.00027	U	0.00028	U
Tetrachloroethene	19	1.3	0.00021	U	0.0002	U	0.0015	
Chlorobenzene	100	1.1	0.00014	U	0.00013	U	0.00013	U
Trichlorofluoromethane	--	--	0.00076	U	0.00069	U	0.00073	U
1,2-Dichloroethane	3.1	0.02	0.00028	U	0.00026	U	0.00027	U
1,1,1-Trichloroethane	100	0.68	0.00018	U	0.00017	U	0.00018	U
Bromodichloromethane	--	--	0.00012	U	0.00011	U	0.00011	U
trans-1,3-Dichloropropene	--	--	0.0003	U	0.00027	U	0.00029	U
cis-1,3-Dichloropropene	--	--	0.00017	U	0.00016	U	0.00017	U
1,3-Dichloropropene, Total	--	--	0.00017	U	0.00016	U	0.00017	U
1,1-Dichloropropene	--	--	0.00017	U	0.00016	U	0.00017	U
Bromoform	--	--	0.00027	U	0.00024	U	0.00026	U
1,1,2,2-Tetrachloroethane	--	--	0.00018	U	0.00016	U	0.00017	U
Benzene	4.8	0.06	0.00018	U	0.00016	U	0.00017	U
Toluene	100	0.7	0.00059	U	0.00054	U	0.00057	U
Ethylbenzene	41	1	0.00015	U	0.00015	J	0.00015	U
Chloromethane	--	--	0.001	U	0.00093	U	0.00098	U
Bromomethane	--	--	0.00063	U	0.00058	U	0.00061	U
Vinyl chloride	0.9	0.02	0.00037	U	0.00033	U	0.00035	U
Chloroethane	--	--	0.00049	U	0.00045	U	0.00048	U
1,1-Dichloroethene	100	0.33	0.00026	U	0.00024	U	0.00025	U
trans-1,2-Dichloroethene	100	0.19	0.00015	U	0.00014	U	0.00014	U
Trichloroethene	21	0.47	0.00015	U	0.00014	U	0.00014	U
1,2-Dichlorobenzene	100	1.1	0.00016	U	0.00014	U	0.00015	U
1,3-Dichlorobenzene	49	2.4	0.00016	U	0.00015	U	0.00016	U
1,4-Dichlorobenzene	13	1.8	0.00019	U	0.00017	U	0.00018	U
Methyl tert butyl ether	100	0.93	0.00022	U	0.0002	U	0.00021	U
p/m-Xylene	--	--	0.00061	U	0.00056	U	0.00059	U
o-Xylene	--	--	0.00032	U	0.00029	U	0.00031	U
Xylenes, Total	100	0.26	0.00032	U	0.00029	U	0.00031	U
cis-1,2-Dichloroethene	100	0.25	0.00019	U	0.00017	U	0.00018	U
1,2-Dichloroethene, Total	--	--	0.00015	U	0.00014	U	0.00014	U
Dibromomethane	--	--	0.00026	U	0.00024	U	0.00025	U
Styrene	--	--	0.00021	U	0.0002	U	0.00021	U
Dichlorodifluoromethane	--	--	0.001	U	0.00091	U	0.00096	U
Acetone	100	0.05	0.0052	U	0.0096	J	0.0051	U
Carbon disulfide	--	--	0.005	U	0.0045	J	0.0048	U
2-Butanone	100	0.12	0.0024	U	0.0022	U	0.0023	U
Vinyl acetate	--	--	0.0023	U	0.0021	U	0.0023	U
4-Methyl-2-pentanone	--	--	0.0014	U	0.0013	U	0.0013	U
1,2,3-Trichloropropane	--	--	0.00014	U	0.00013	U	0.00013	U
2-Hexanone	--	--	0.0013	U	0.0012	U	0.0012	U
Bromochloromethane	--	--	0.00022	U	0.0002	U	0.00022	U
2,2-Dichloropropane	--	--	0.00022	U	0.0002	U	0.00021	U
1,2-Dibromoethane	--	--	0.0003	U	0.00028	U	0.00029	U
1,3-Dichloropropane	--	--	0.00018	U	0.00017	U	0.00018	U
1,1,1,2-Tetrachloroethane	--	--	0.00014	U	0.00013	U	0.00014	U
Bromobenzene	--	--	0.00016	U	0.00014	U	0.00015	U
n-Butylbenzene	100	12	0.00018	U	0.00017	U	0.00018	U
sec-Butylbenzene	100	11	0.00016	U	0.00014	U	0.00015	U
tert-Butylbenzene	100	5.9	0.00013	U	0.00012	U	0.00012	U
o-Chlorotoluene	--	--	0.00021	U	0.00019	U	0.0002	U
p-Chlorotoluene	--	--	0.00012	U	0.00011	U	0.00011	U
1,2-Dibromo-3-chloropropane	--	--	0.0011	U	0.001	U	0.001	U
Hexachlorobutadiene	--	--	0.00018	U	0.00017	U	0.00018	U
Isopropylbenzene	--	--	0.00012	U	0.00017	J	0.00011	U
p-Isopropyltoluene	--	--	0.00012	U	0.00011	U	0.00011	U
Naphthalene	100	12	0.00071	U	0.0074		0.00068	U
Acrylonitrile	--	--	0.0012	U	0.0011	U	0.0012	U
n-Propylbenzene	100	3.9	0.00019	U	0.00017	U	0.00018	U
1,2,3-Trichlorobenzene	--	--	0.00035	U	0.00032	U	0.00034	U
1,2,4-Trichlorobenzene	--	--	0.0003	U	0.00027	U	0.00029	U
1,3,5-Trimethylbenzene	52	8.4	0.00021	U	0.00019	U	0.0002	U
1,2,4-Trimethylbenzene	52	3.6	0.00036	U	0.00033	U	0.00035	U
1,4-Dioxane	13	0.1	0.038	U	0.035	U	0.037	U
p-Diethylbenzene	--	--	0.00019	U	0.00018	U	0.00019	U
p-Ethyltoluene	--	--	0.00042	U	0.00038	U	0.0004	U
1,2,4,5-Tetramethylbenzene	--	--	0.00021	U	0.00019	U	0.0002	U
Ethyl ether	--	--	0.00037	U	0.00034	U	0.00036	U
trans-1,4-Dichloro-2-butene	--	--	0.0016	U	0.0014	U	0.0015	U

Notes:
NY-RESRR: New York NYCRR Part 375 Restricted-Residential Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation
NY-UNRES: New York NYCRR Part 375 New York Unrestricted use Criteria Criteria per 6 NYCRR Part 375 Environmental Remediation
Q = Laboratory Qualifier
MDL = Maximum Detection Limit
For U qualified entries, the MDL is shown
U = not detected at or above the MDL
for J qualified entries, the estimated concentration is shown
J = estimated value, indicating the detected value is below the RL but above the MDL
-- = No standard

Table 2 - Semivolatile Organic Compounds in Soil
27-45 Main Street - Port Chester, NY

SAMPLE ID:	NY-RESRR	NY-UNRES	SB-1		SB-2		SB-3	
LAB ID:			L2260358-01		L2260358-02		L2260358-03	
COLLECTION DATE:			10/27/2022		10/27/2022		10/27/2022	
Semivolatile Organic Compounds Units: mg/kg			Conc	Q	Conc	Q	Conc	Q
Acenaphthene	100	20	0.02	U	0.019	U	0.018	U
1,2,4-Trichlorobenzene	--	--	0.022	U	0.021	U	0.02	U
Hexachlorobenzene	1.2	0.33	0.022	U	0.02	U	0.02	U
Bis(2-chloroethyl)ether	--	--	0.026	U	0.025	U	0.024	U
2-Chloronaphthalene	--	--	0.019	U	0.018	U	0.018	U
1,2-Dichlorobenzene	100	1.1	0.035	U	0.033	U	0.032	U
1,3-Dichlorobenzene	49	2.4	0.034	U	0.031	U	0.03	U
1,4-Dichlorobenzene	13	1.8	0.034	U	0.032	U	0.031	U
3,3'-Dichlorobenzidine	--	--	0.052	U	0.048	U	0.047	U
2,4-Dinitrotoluene	--	--	0.039	U	0.036	U	0.035	U
2,6-Dinitrotoluene	--	--	0.034	U	0.031	U	0.03	U
Fluoranthene	100	100	0.022	U	0.021	U	2.1	
4-Chlorophenyl phenyl ether	--	--	0.021	U	0.02	U	0.019	U
4-Bromophenyl phenyl ether	--	--	0.03	U	0.028	U	0.027	U
Bis(2-chloroisopropyl)ether	--	--	0.033	U	0.031	U	0.03	U
Bis(2-chloroethoxy)methane	--	--	0.02	U	0.018	U	0.018	U
Hexachlorobutadiene	--	--	0.028	U	0.027	U	0.026	U
Hexachlorocyclopentadiene	--	--	0.18	U	0.16	U	0.16	U
Hexachloroethane	--	--	0.032	U	0.03	U	0.028	U
Isophorone	--	--	0.025	U	0.024	U	0.023	U
Naphthalene	100	12	0.024	U	0.022	U	0.029	J
Nitrobenzene	--	--	0.029	U	0.027	U	0.026	U
NDPA/DPA	--	--	0.022	U	0.021	U	0.02	U
n-Nitrosodi-n-propylamine	--	--	0.03	U	0.028	U	0.027	U
Bis(2-ethylhexyl)phthalate	--	--	0.068	U	0.063	U	0.061	U
Butyl benzyl phthalate	--	--	0.049	U	0.046	U	0.044	U
Di-n-butylphthalate	--	--	0.037	U	0.035	U	0.034	U
Di-n-octylphthalate	--	--	0.066	U	0.062	U	0.06	U
Diethyl phthalate	--	--	0.018	U	0.017	U	0.016	U
Dimethyl phthalate	--	--	0.041	U	0.038	U	0.037	U
Benzo(a)anthracene	1	1	0.022	U	0.02	U	0.96	
Benzo(a)pyrene	1	1	0.048	U	0.044	U	1.1	
Benzo(b)fluoranthene	1	1	0.033	U	0.031	U	1.6	
Benzo(k)fluoranthene	3.9	0.8	0.031	U	0.029	U	0.5	
Chrysene	3.9	1	0.02	U	0.019	U	1.3	
Acenaphthylene	100	100	0.03	U	0.028	U	0.098	J
Anthracene	100	100	0.038	U	0.036	U	0.17	
Benzo(ghi)perylene	100	100	0.023	U	0.021	U	0.69	
Fluorene	100	30	0.019	U	0.018	U	0.019	J
Phenanthrene	100	100	0.024	U	0.022	U	0.62	
Dibenzo(a,h)anthracene	0.33	0.33	0.022	U	0.021	U	0.15	
Indeno(1,2,3-cd)pyrene	0.5	0.5	0.027	U	0.025	U	0.81	
Pyrene	100	100	0.019	U	0.04	J	1.7	
Biphenyl	--	--	0.025	U	0.024	U	0.023	U
4-Chloroaniline	--	--	0.036	U	0.033	U	0.032	U
2-Nitroaniline	--	--	0.038	U	0.035	U	0.034	U
3-Nitroaniline	--	--	0.037	U	0.034	U	0.033	U
4-Nitroaniline	--	--	0.081	U	0.076	U	0.073	U
Dibenzofuran	59	7	0.018	U	0.017	U	0.017	U
2-Methylnaphthalene	--	--	0.024	U	0.022	U	0.021	U
1,2,4,5-Tetrachlorobenzene	--	--	0.02	U	0.019	U	0.018	U
Acetophenone	--	--	0.024	U	0.023	U	0.022	U
2,4,6-Trichlorophenol	--	--	0.037	U	0.035	U	0.034	U
p-Chloro-m-cresol	--	--	0.029	U	0.027	U	0.026	U
2-Chlorophenol	--	--	0.023	U	0.022	U	0.021	U
2,4-Dichlorophenol	--	--	0.031	U	0.029	U	0.028	U
2,4-Dimethylphenol	--	--	0.064	U	0.06	U	0.058	U
2-Nitrophenol	--	--	0.073	U	0.069	U	0.066	U
4-Nitrophenol	--	--	0.08	U	0.074	U	0.072	U
2,4-Dinitrophenol	--	--	0.091	U	0.085	U	0.082	U
4,6-Dinitro-o-cresol	--	--	0.094	U	0.088	U	0.085	U
Pentachlorophenol	6.7	0.8	0.043	U	0.04	U	0.039	U
Phenol	100	0.33	0.029	U	0.028	U	0.027	U
2-Methylphenol	100	0.33	0.03	U	0.028	U	0.027	U
3-Methylphenol/4-Methylphenol	100	0.33	0.03	U	0.028	U	0.028	U
2,4,5-Trichlorophenol	--	--	0.037	U	0.035	U	0.034	U
Benzoic Acid	--	--	0.2	U	0.18	U	0.18	U
Benzyl Alcohol	--	--	0.06	U	0.056	U	0.054	U
Carbazole	--	--	0.019	U	0.018	U	0.18	
1,4-Dioxane	13	0.1	0.009	U	0.0084	U	0.0081	U

Notes:
NY-RESRR: New York NYCRR Part 375 Restricted-Residential Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation
NY-UNRES: New York NYCRR Part 375 New York Unrestricted use Criteria Criteria per 6 NYCRR Part 375 Environmental Remediation
Cells highlighted in yellow indicate a concentration above the NY-UNRES
Cells highlighted in red indicate a concentration above the NY-RESRR
Q = Laboratory Qualifier
MDL = Maximum Detection Limit
For U qualified entries, the MDL is shown
U = not detected at or above the MDL
for J qualified entries, the estimated concentration is shown
J = estimated value, indicating the detected value is below the RL but above the MDL
-- = No standard

Table 3 - Volatile Organic Compunds in Groundwater
27-45 North Main Street - Port Chester, NY

SAMPLE ID:	NY-AWQS	MW-1		MW-2		MW-3	
LAB ID:		L2260358-04		L2260358-05		L2260358-06	
COLLECTION DATE:		10/27/2022		10/27/2022		10/27/2022	
Volatile Organic Compounds Units: ug/l		Conc	Q	Conc	Q	Conc	Q
Methylene chloride	5	0.7	U	0.7	U	0.7	U
1,1-Dichloroethane	5	0.7	U	0.7	U	0.7	U
Chloroform	7	0.7	U	0.7	U	0.7	U
Carbon tetrachloride	5	0.13	U	0.13	U	0.13	U
1,2-Dichloropropane	1	0.14	U	0.14	U	0.14	U
Dibromochloromethane	50	0.15	U	0.15	U	0.15	U
1,1,2-Trichloroethane	1	0.5	U	0.5	U	0.5	U
Tetrachloroethene	5	0.44	J	0.83		0.49	J
Chlorobenzene	5	0.7	U	0.7	U	0.7	U
Trichlorofluoromethane	5	0.7	U	0.7	U	0.7	U
1,2-Dichloroethane	0.6	0.13	U	0.13	U	0.13	U
1,1,1-Trichloroethane	5	0.7	U	0.7	U	0.7	U
Bromodichloromethane	50	0.19	U	0.19	U	0.19	U
trans-1,3-Dichloropropene	0.4	0.16	U	0.16	U	0.16	U
cis-1,3-Dichloropropene	0.4	0.14	U	0.14	U	0.14	U
1,3-Dichloropropene, Total		0.14	U	0.14	U	0.14	U
1,1-Dichloropropene	5	0.7	U	0.7	U	0.7	U
Bromoform	50	0.65	U	0.65	U	0.65	U
1,1,2,2-Tetrachloroethane	5	0.17	U	0.17	U	0.17	U
Benzene	1	0.17	J	0.16	U	0.16	U
Toluene	5	0.7	U	0.7	U	0.7	U
Ethylbenzene	5	0.7	U	0.7	U	0.7	U
Chloromethane		0.7	U	0.7	U	0.7	U
Bromomethane	5	0.7	U	0.7	U	0.7	U
Vinyl chloride	2	0.07	U	0.07	U	0.07	U
Chloroethane	5	0.7	U	0.7	U	0.7	U
1,1-Dichloroethene	5	0.17	U	0.17	U	0.17	U
trans-1,2-Dichloroethene	5	0.7	U	0.7	U	0.7	U
Trichloroethene	5	0.18	U	0.22	J	0.24	J
1,2-Dichlorobenzene	3	0.7	U	0.7	U	0.7	U
1,3-Dichlorobenzene	3	0.7	U	0.7	U	0.7	U
1,4-Dichlorobenzene	3	0.7	U	0.7	U	0.7	U
Methyl tert butyl ether	10	0.7	U	0.7	U	0.7	U
p/m-Xylene	5	0.7	U	0.7	U	0.7	U
o-Xylene	5	0.7	U	0.7	U	0.7	U
Xylenes, Total		0.7	U	0.7	U	0.7	U
cis-1,2-Dichloroethene	5	0.7	U	0.7	U	0.7	U
1,2-Dichloroethene, Total		0.7	U	0.7	U	0.7	U
Dibromomethane	5	1	U	1	U	1	U
1,2,3-Trichloropropane	0.04	0.7	U	0.7	U	0.7	U
Acrylonitrile	5	1.5	U	1.5	U	1.5	U
Styrene	5	0.7	U	0.7	U	0.7	U
Dichlorodifluoromethane	5	1	U	1	U	1	U
Acetone	50	1.5	U	1.5	U	1.5	U
Carbon disulfide	60	1	U	1	U	1	U
2-Butanone	50	1.9	U	1.9	U	1.9	U
Vinyl acetate		1	U	1	U	1	U
4-Methyl-2-pentanone		1	U	1	U	1	U
2-Hexanone	50	1	U	1	U	1	U
Bromochloromethane	5	0.7	U	0.7	U	0.7	U
2,2-Dichloropropane	5	0.7	U	0.7	U	0.7	U
1,2-Dibromoethane	0.0006	0.65	U	0.65	U	0.65	U
1,3-Dichloropropane	5	0.7	U	0.7	U	0.7	U
1,1,1,2-Tetrachloroethane	5	0.7	U	0.7	U	0.7	U
Bromobenzene	5	0.7	U	0.7	U	0.7	U
n-Butylbenzene	5	0.7	U	0.7	U	0.7	U
sec-Butylbenzene	5	0.7	U	0.7	U	0.7	U
tert-Butylbenzene	5	0.7	U	0.7	U	0.7	U
o-Chlorotoluene	5	0.7	U	0.7	U	0.7	U
p-Chlorotoluene	5	0.7	U	0.7	U	0.7	U
1,2-Dibromo-3-chloropropane	0.04	0.7	U	0.7	U	0.7	U
Hexachlorobutadiene	0.5	0.7	U	0.7	U	0.7	U
Isopropylbenzene	5	0.7	U	0.7	U	0.7	U
p-Isopropyltoluene	5	0.7	U	0.7	U	0.7	U
Naphthalene	10	0.7	U	0.7	U	0.7	U
n-Propylbenzene	5	0.7	U	0.7	U	0.7	U
1,2,3-Trichlorobenzene	5	0.7	U	0.7	U	0.7	U
1,2,4-Trichlorobenzene	5	0.7	U	0.7	U	0.7	U
1,3,5-Trimethylbenzene	5	0.7	U	0.7	U	0.7	U
1,2,4-Trimethylbenzene	5	0.7	U	0.7	U	0.7	U
1,4-Dioxane		61	U	61	U	61	U
p-Diethylbenzene		0.7	U	0.7	U	0.7	U
p-Ethyltoluene		0.7	U	0.7	U	0.7	U
1,2,4,5-Tetramethylbenzene	5	0.54	U	0.54	U	0.54	U
Ethyl ether		0.7	U	0.7	U	0.7	U
trans-1,4-Dichloro-2-butene	5	0.7	U	0.7	U	0.7	U

Notes:
NY-AWQS: New York TOGS 111 Ambient Water Quality Standards criteria reflects all addendum to criteria through June 2004.
Cells shaded in grey indicate MDL values above the NY-AWQS
MDL = Maximum Detection Limit
Q = Laboratory Qualifier
For U qualified entries, the MDL is shown
U = Not detected at or above the MDL
For J qualified entries, the estimated concentration is shown
J = Estimated value, indicated the detected value is below the RL, but above the MDL
RL = Reporting Limit
-- = No standard

Table 4 - Semivolatile Organic Compunds in Groundwater
27-45 North Main Street - Port Chester, NY

SAMPLE ID:	NY-AWQS	MW-1		MW-2		MW-3	
LAB ID:		L2260358-04		L2260358-05		L2260358-06	
COLLECTION DATE:		10/27/2022		10/27/2022		10/27/2022	
Semivolatile Organic Compounds Units: ug/l		Conc	Q	Conc	Q	Conc	Q
1,2,4-Trichlorobenzene	5	0.5	U	0.5	U	0.5	U
Bis(2-chloroethyl)ether	1	0.5	U	0.5	U	0.5	U
1,2-Dichlorobenzene	3	0.45	U	0.45	U	0.45	U
1,3-Dichlorobenzene	3	0.4	U	0.4	U	0.4	U
1,4-Dichlorobenzene	3	0.43	U	0.43	U	0.43	U
3,3'-Dichlorobenzidine	5	1.6	U	1.6	U	1.6	U
2,4-Dinitrotoluene	5	1.2	U	1.2	U	1.2	U
2,6-Dinitrotoluene	5	0.93	U	0.93	U	0.93	U
4-Chlorophenyl phenyl ether	--	0.49	U	0.49	U	0.49	U
4-Bromophenyl phenyl ether	--	0.38	U	0.38	U	0.38	U
Bis(2-chloroisopropyl)ether	5	0.53	U	0.53	U	0.53	U
Bis(2-chloroethoxy)methane	5	0.5	U	0.5	U	0.5	U
Hexachlorocyclopentadiene	5	0.69	U	0.69	U	0.69	U
Isophorone	50	1.2	U	1.2	U	1.2	U
Nitrobenzene	0.4	0.77	U	0.77	U	0.77	U
NDPA/DPA	50	0.42	U	0.42	U	0.42	U
n-Nitrosodi-n-propylamine	--	0.64	U	0.64	U	0.64	U
Bis(2-ethylhexyl)phthalate	5	1.5	U	1.5	U	1.5	U
Butyl benzyl phthalate	50	1.2	U	1.2	U	1.2	U
Di-n-butylphthalate	50	0.39	U	0.39	U	0.39	U
Di-n-octylphthalate	50	1.3	U	1.3	U	1.3	U
Diethyl phthalate	50	0.38	U	0.38	U	0.7	J
Dimethyl phthalate	50	1.8	U	1.8	U	1.8	U
Biphenyl	--	0.46	U	0.46	U	0.46	U
4-Chloroaniline	5	1.1	U	1.1	U	1.1	U
2-Nitroaniline	5	0.5	U	0.5	U	0.5	U
3-Nitroaniline	5	0.81	U	0.81	U	0.81	U
4-Nitroaniline	5	0.8	U	0.8	U	0.8	U
Dibenzofuran	--	0.5	U	0.5	U	0.5	U
1,2,4,5-Tetrachlorobenzene	5	0.44	U	0.44	U	0.44	U
Acetophenone	--	0.53	U	0.53	U	0.53	U
2,4,6-Trichlorophenol	--	0.61	U	0.61	U	0.61	U
p-Chloro-m-cresol	--	0.35	U	0.35	U	0.35	U
2-Chlorophenol	--	0.48	U	0.48	U	0.48	U
2,4-Dichlorophenol	1	0.41	U	0.41	U	0.41	U
2,4-Dimethylphenol	50	1.8	U	1.8	U	1.8	U
2-Nitrophenol	--	0.85	U	0.85	U	0.85	U
4-Nitrophenol	--	0.67	U	0.67	U	0.67	U
2,4-Dinitrophenol	10	6.6	U	6.6	U	6.6	U
4,6-Dinitro-o-cresol	--	1.8	U	1.8	U	1.8	U
Phenol	1	0.57	U	0.57	U	0.57	U
2-Methylphenol	--	0.49	U	0.49	U	0.49	U
3-Methylphenol/4-Methylphenol	--	0.48	U	0.48	U	0.48	U
2,4,5-Trichlorophenol	--	0.77	U	0.77	U	0.77	U
Benzoic Acid	--	2.6	U	2.6	U	2.6	U
Benzyl Alcohol	--	0.59	U	0.59	U	0.59	U
Carbazole	--	0.49	U	0.49	U	0.49	U
Total SVOCs	--	42.9	-	42.9	-	43.22	-
Acenaphthene	20	0.01	U	0.01	U	0.01	U
2-Chloronaphthalene	10	0.02	U	0.02	U	0.02	U
Fluoranthene	50	0.04	J	0.02	J	0.03	J
Hexachlorobutadiene	0.5	0.05	U	0.05	U	0.05	U
Naphthalene	10	0.05	U	0.05	U	0.05	U
Benzo(a)anthracene	0.002	0.07	J	0.02	J	0.02	J
Benzo(a)pyrene	0	0.03	J	0.02	U	0.02	U
Benzo(b)fluoranthene	0.002	0.04	J	0.01	U	0.01	U
Benzo(k)fluoranthene	0.002	0.03	J	0.01	U	0.01	U
Chrysene	0.002	0.03	J	0.02	J	0.02	J
Acenaphthylene	--	0.01	U	0.01	U	0.01	U
Anthracene	50	0.01	J	0.03	J	0.02	J
Benzo(ghi)perylene	--	0.04	J	0.01	U	0.01	U
Fluorene	50	0.01	J	0.02	J	0.02	J
Phenanthrene	50	0.03	J	0.06	J	0.1	
Dibenzo(a,h)anthracene	--	0.03	J	0.01	U	0.01	U
Indeno(1,2,3-cd)pyrene	0.002	0.04	J	0.01	U	0.01	U
Pyrene	50	0.03	J	0.03	J	0.03	J
2-Methylnaphthalene	--	0.02	U	0.02	U	0.02	U
Pentachlorophenol	1	0.01	U	0.01	U	0.01	U
Hexachlorobenzene	0.04	0.01	U	0.01	U	0.01	U
Hexachloroethane	5	0.06	U	0.06	U	0.06	U

Notes:
NY-AWQS: New York TOGS 111 Ambient Water Quality Standards criteria reflects all addendum to criteria through June 2004.
Cells highlighted in yellow indicate a concentration above the NY-AWQS
Cells shaded in grey indicate MDL values above the NY-AWQS
MDL = Maximum Detection Limit
Q = Laboratory Qualifier
For U qualified entries, the MDL is shown
U = Not detected at or above the MDL
For J qualified entries, the estimated concentration is shown
J = Estimated value, indicated the detected value is below the RL, but above the MDL
RL = Reporting Limit
-- = No standard

Table 5 - Volatile Organic Compounds in Air
27-45 Main Street - Port Chester, NY

SAMPLE ID:	EPA-VISL-CTSSGC-6	SS-1		SS-2		SS-3		SS-4	
LAB ID:		L2260359-01		L2260359-02		L2260359-03		L2260359-04	
COLLECTION DATE:		10/27/2022		10/27/2022		10/27/2022		10/27/2022	
Volatile Organic Compounds in Air		Conc	Q	Conc	Q	Conc	Q	Conc	Q
Dichlorodifluoromethane	14600	2.37		2.55		2.29		2.45	
Chloromethane	13100	0.413	U	0.413	U	0.413	U	0.413	U
Freon-114	--	1.4	U	1.4	U	1.4	U	1.4	U
Vinyl chloride	92.9	0.511	U	0.511	U	0.511	U	0.511	U
1,3-Butadiene	13.6	1.19		0.442	U	1.1		0.442	U
Bromomethane	730	0.777	U	0.777	U	0.777	U	0.777	U
Chloroethane	1460000	0.528	U	0.528	U	0.528	U	0.528	U
Ethanol	--	38.1		14.3		12.7		13.7	
Vinyl bromide	27.3	0.874	U	0.874	U	0.874	U	0.874	U
Acetone	4510000	116		199		110		227	
Trichlorofluoromethane	--	1.12	U	1.42		1.12	U	1.12	U
Isopropanol	29200	1.83		2.2		1.97		2.65	
1,1-Dichloroethene	29200	0.793	U	0.793	U	0.793	U	0.793	U
Tertiary butyl Alcohol	--	17.5		35.5		12.4		18.9	
Methylene chloride	40900	1.74	U	1.74	U	1.74	U	1.74	U
3-Chloropropene	68.1	0.626	U	0.626	U	0.626	U	0.626	U
Carbon disulfide	102000	34.9		6.17		19.3		0.822	
Freon-113	730000	1.53	U	1.53	U	1.53	U	1.53	U
trans-1,2-Dichloroethene	--	0.793	U	0.793	U	0.793	U	0.793	U
1,1-Dichloroethane	256	0.809	U	0.809	U	0.809	U	0.809	U
Methyl tert butyl ether	1570	0.721	U	0.721	U	0.721	U	0.721	U
2-Butanone	730000	12		16.2		9.11		8.55	
cis-1,2-Dichloroethene	--	0.793	U	0.793	U	0.793	U	0.793	U
Ethyl Acetate	10200	1.8	U	1.8	U	1.8	U	1.8	U
Chloroform	17.8	19.4		0.977	U	110		0.977	U
Tetrahydrofuran	292000	1.47	U	3.72		1.47	U	1.47	U
1,2-Dichloroethane	15.7	0.809	U	0.809	U	0.809	U	0.809	U
n-Hexane	102000	0.705	U	0.983		1.74		0.705	U
1,1,1-Trichloroethane	730000	1.09	U	1.09	U	1.09	U	1.09	U
Benzene	52.4	11.7		20.1		3.16		0.639	U
Carbon tetrachloride	68.1	1.26	U	1.26	U	1.26	U	1.26	U
Cyclohexane	876000	0.688	U	0.688	U	1.19		0.688	U
1,2-Dichloropropane	110	0.924	U	0.924	U	0.924	U	0.924	U
Bromodichloromethane	11	1.34	U	1.34	U	1.34	U	1.34	U
1,4-Dioxane	81.8	0.721	U	0.721	U	0.721	U	0.721	U
Trichloroethene	99.7	1.07	U	1.07	U	2.86		1.07	U
2,2,4-Trimethylpentane	--	310		414		390		626	
Heptane	--	2.41		2.06		1.75		0.82	U
cis-1,3-Dichloropropene	--	0.908	U	0.908	U	0.908	U	0.908	U
4-Methyl-2-pentanone	438000	3.41		2.05	U	2.05	U	2.05	U
trans-1,3-Dichloropropene	--	0.908	U	0.908	U	0.908	U	0.908	U
1,1,2-Trichloroethane	25.6	1.09	U	1.09	U	1.09	U	1.09	U
Toluene	730000	21.9		13.2		9.38		13.1	
2-Hexanone	4380	0.82	U	0.82	U	0.82	U	0.82	U
Dibromochloromethane	--	1.7	U	1.7	U	1.7	U	1.7	U
1,2-Dibromoethane	0.681	1.54	U	1.54	U	1.54	U	1.54	U
Tetrachloroethene	1570	67.8		62		72.6		28.3	
Chlorobenzene	7300	0.921	U	0.921	U	0.921	U	0.921	U
Ethylbenzene	164	4.78		2.76		2.36		3.39	
p/m-Xylene	14600	16.8		9.77		8.82		9.56	
Bromoform	372	2.07	U	2.07	U	2.07	U	2.07	U
Styrene	146000	6.39		0.852	U	1.33		0.852	U
1,1,2,2-Tetrachloroethane	7.05	1.37	U	1.37	U	1.37	U	1.37	U
o-Xylene	14600	5.99		4.52		3.58		4.32	
4-Ethyltoluene	--	0.983	U	0.983	U	0.983	U	0.983	U
1,3,5-Trimethylbenzene	8760	1.63		1.11		1.09		1.4	
1,2,4-Trimethylbenzene	8760	4.01		2.91		3.31		3.41	
Benzyl chloride	8.34	1.04	U	1.04	U	1.04	U	1.04	U
1,3-Dichlorobenzene	--	1.2	U	1.2	U	1.2	U	1.2	U
1,4-Dichlorobenzene	37.2	1.2	U	1.2	U	1.2	U	1.2	U
1,2-Dichlorobenzene	29200	1.2	U	1.2	U	1.2	U	1.2	U
1,2,4-Trichlorobenzene	292	1.48	U	1.48	U	1.48	U	1.48	U
Hexachlorobutadiene	18.6	2.13	U	2.13	U	2.13	U	2.13	U

Notes:
EPA-VISL-CTSSGC-6: EPA VISL Default Commercial Target Sub-Slab & Exterior Soil Gas Concentrations (TCR = 1E-06; THQ = 1) Criteria per VISL Calculator, Updated November 2020 (November 2020 RSLs).
Results highlighted in yellow indicate a concentration above the EPA-VISL
Results shaded in grey indicate RL concentrations above the EPA-VISL
RL = Reporting Limit
Q = Laboratory Qualifier
For U qualified entries, the RL is shown
U = not detected at or above the RL
-- = No standard
Results and RL values are in micrograms per cubic meter (ug/m3)

Attachment 1
Field Notes

30 10/27/22 ~~46-27~~ 46-27 N Main
Port Chester, NY

6:30 HP onsite
purpose: off-site investigation.
SV, SB, GW.
SB-1, SB-2, SB-3
SS-1, SS-2, SS-3, SS-4
MW-1, MW-2, MW-3
*SB/MW share the same locations.
runs for VOCs, SVOCs.
SV (8hrs, GL).

Groundwater wells data:

ID	DTW	DTB	PID	sample time
MW-1	9.49	13.62	4.3ppm	1020 am
MW-2	9.22	14.92	0.0ppm	1120 am
MW-3	9.32	13.65	0.0ppm	12:00 pm

soil boring (1-3) -> 15ft-bsg
Sample collected (Time) & (depth).
SB-1 (6-8') @ 900
SB-2 (7-9') @ 950
SB-3 (6-8') @ 1045

SB 1
(0-5')
(0-10'
(10'-22'
(5-10')
0-15"
15-17"
17-22"
22-35"
(10-15')
0-17"
17-42"
Samp

SB 1

(0-5') Rec 22" 3.5 ppm

(0-10") Fill material, trace gravel, brown med sand. 0.7 ppm

(10"-22")

(5-10') Rec 35"

0-15" Brown med sand w/ rock and gravel. (5.7 ppm)

15-17" Brown med sand

17-22" Tan fine to very fine sand, wet (W.T.) (4.4 ppm)

22-35" Light tan med to fine sand (14.3 ppm) @ 10 ft (2.1 ppm)

(10-15') Rec 42"

0-17" Tan med to fine sand (4.4 ppm)

17-42" Brown med to fine sand (3.5 ppm)

Sample (6-8') @ SB 1

0900

SB-2

(0-5') Rec 23"

(0-23") Fill material w/ bricks, fine to med sand, asphalt (trace), trace gravel. (0.2 - 0.4 ppm)

(5-10') Rec 24"

(0-5") Brown dry coarse to med sand (5.5 ppm)

(5-7") Gray silty fine sand w/ petroleum odor (35.4 ppm)

(7-14") Brown med to coarse sand (6.8 ppm)

(14-18") fine silty sand (2.4 ppm)

(18-24") light tan fine to med sand (2.1 ppm)

*W.T. ~8½ ft.

(10-15') Rec 36"

(0-28") Brown med to fine sand, saturated (2.5 - 5.4 ppm)

(28-36") Brown fine silty and to very fine sand, saturated. (0.7 ppm)

SB-2 sample @

09:30 SB-2 (~~0-8~~) (7-9')

SB-3

(0-5') Rec 23"
Fill material, brown fine sand, rock fragment, concrete.
(0.2 ppm)

(5-10') Rec 26"
(0-2") Fill material, fine brown sand. rock fragment, stone dust (fill)
(7-12") Black fill material (25 ppm)
(12-16") light tan med sand (0.6 ppm)
(16-20") Brown silty fine sand
(20-22') Brown fine sand (3.1 ppm)
(22-23") Gray brown silty fine sand
(23-25") med to coarse sand (1.3 ppm)
(25-26") silty fine sand. (0.2 ppm)

(10-15') Rec 36"
(0-8") Brown fine to med sand saturated. (-3.2 ppm)
(8-36") Brown fine sand saturated (1.0 ppm)

SB-3 (@6-8') @ 1045

MW-7

Time	Temp	pH	ORP	ms/cm	NTU	DO	TDS
0950	28.67	6.86	10	47.2	10.6	0.9	28.8
1000	28.75	6.85	18	47.1	0.0	0.78	28.8
1010	28.79	6.84	20	47.2	0.0	0.75	28.8

sample @ 1020
MW-7

MW-2

Temp	pH	ORP	ms/cm	NTU	DO	TDS
28.3	6.9	34	40.3	181	0.41	24.6
28.4	6.86	-43	41.1	48.1	0.08	25.0

MW-2

Time	Temp	pH	ORP	ms/cm	NTU	DO	TDS
1050	29.33	6.9	-34	40.3	181	0.41	24.6
1100	29.49	6.98	-43	41.1	98.1	0.08	25.0
1110	29.45	6.94	-39	41.1	45.5	0.00	25.1

MW-2 @ 1120

Rain in the Rain

MW-3

Time	temp	pH	ORP	ms/cm	NTU	DO	TDS
1130	29.38	6.96	1	10.3	129	1.06	6.32
1140	29.52	6.84	-15	9.58	36.3	0.00	6.04
1150	29.49	6.82	-17	9.67	11	0.00	6.09

MW-3 @ 1200

SS-1 Tank Pressure
SS-2
SS-3
SS-4

SV

SS-1 : CAN: 1806 Flow: 0068
Time S: 0732 E: 1545
Pressure -30.35 P: -5.23 (0.7ppm)

SS-2 CAN: 2563 Flow: 01503 (0.3ppm)
S: 0745 E: 1620
P: -30.25 P: -5.7

SS-3 CAN: 992 Flow: 0905
S: 0755 E: 1640 (0.0ppm)
P: -30.26 P: -6.63

SS-4 CAN: 3603 Flow: 01940
S: 0805 E: 16:30 (0.0ppm)
P: -30.33 P: -5.88

Attachment 2
Laboratory Deliverables

Certification Information

The following analytes are not included in our Primary NELAP Scope of Accreditation:

Westborough Facility
EPA 624/624.1: m/p-xylene, o-xylene, Naphthalene
EPA 625/625.1: alpha-Terpineol
EPA 8260C/8260D: NPW: 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene, Azobenzene; SCM: Iodomethane (methyl iodide), 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene.
EPA 8270D/8270E: NPW: Dimethylnaphthalene,1,4-Diphenylhydrazine, alpha-Terpineol; SCM: Dimethylnaphthalene,1,4-Diphenylhydrazine.
SM4500: NPW: Amenable Cyanide; SCM: Total Phosphorus, TKN, NO2, NO3.

Mansfield Facility
SM 2540D: TSS
EPA 8082A: NPW: PCB: 1, 5, 31, 87,101, 110, 141, 151, 153, 180, 183, 187.
EPA TO-15: Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene, 3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.
Biological Tissue Matrix: EPA 3050B

The following analytes are included in our Massachusetts DEP Scope of Accreditation

Westborough Facility:

Drinking Water
EPA 300.0: Chloride, Nitrate-N, Fluoride, Sulfate; **EPA 353.2**: Nitrate-N, Nitrite-N; **SM4500NO3-F**: Nitrate-N, Nitrite-N; **SM4500F-C, SM4500CN-CE, EPA 180.1, SM2130B, SM4500Cl-D, SM2320B, SM2540C, SM4500H-B, SM4500NO2-B**
EPA 332: Perchlorate; **EPA 524.2:** THMs and VOCs; **EPA 504.1:** EDB, DBCP.
Microbiology: **SM9215B; SM9223-P/A, SM9223B-Colilert-QT,SM9222D**.

Non-Potable Water
SM4500H,B, EPA 120.1, SM2510B, SM2540C, SM2320B, SM4500CL-E, SM4500F-BC, SM4500NH3-BH: Ammonia-N and Kjeldahl-N, **EPA 350.1**: Ammonia-N, **LACHAT 10-107-06-1-B**: Ammonia-N, **EPA 351.1, SM4500NO3-F, EPA 353.2**: Nitrate-N, **SM4500P-E, SM4500P-B, E, SM4500SO4-E, SM5220D, EPA 410.4, SM5210B, SM5310C, SM4500CL-D, EPA 1664, EPA 420.1, SM4500-CN-CE, SM2540D, EPA 300: Chloride, Sulfate, Nitrate.**
EPA 624.1: Volatile Halocarbons & Aromatics,
EPA 608.3: Chlordane, Toxaphene, Aldrin, alpha-BHC, beta-BHC, gamma-BHC, delta-BHC, Dieldrin, DDD, DDE, DDT, Endosulfan I, Endosulfan II, Endosulfan sulfate, Endrin, Endrin Aldehyde, Heptachlor, Heptachlor Epoxide, PCBs
EPA 625.1: SVOC (Acid/Base/Neutral Extractables), **EPA 600/4-81-045**: PCB-Oil.
Microbiology: **SM9223B-Colilert-QT; Enterolert-QT, SM9221E, EPA 1600, EPA 1603, SM9222D.**

Mansfield Facility:

Drinking Water
EPA 200.7: Al, Ba, Cd, Cr, Cu, Fe, Mn, Ni, Na, Ag, Ca, Zn. **EPA 200.8:** Al, Sb, As, Ba, Be, Cd, Cr, Cu, Pb, Mn, Ni, Se, Ag, TL, Zn. **EPA 245.1** Hg.
EPA 522, EPA 537.1.

Non-Potable Water
EPA 200.7: Al, Sb, As, Be, Cd, Ca, Cr, Co, Cu, Fe, Pb, Mg, Mn, Mo, Ni, K, Se, Ag, Na, Sr, TL, Ti, V, Zn.
EPA 200.8: Al, Sb, As, Be, Cd, Cr, Cu, Fe, Pb, Mn, Ni, K, Se, Ag, Na, TL, Zn.
EPA 245.1 Hg.
SM2340B

For a complete listing of analytes and methods, please contact your Alpha Project Manager.

NEW YORK CHAIN OF CUSTODY

ALPHA ANALYTICAL

Westborough, MA 01581
8 Walkup Dr.
TEL: 508-898-9220
FAX: 508-898-9193

Mansfield, MA 02048
320 Forbes Blvd
TEL: 508-822-9300
FAX: 508-822-3288

Service Centers
Mahwah, NJ 07430: 35 Whitney Rd, Suite 5
Albany, NY 12205: 14 Walker Way
Tonawanda, NY 14150: 275 Cooper Ave, Suite 105

Page 1 of 1

Date Rec'd in Lab: 10/27/22

ALPHA Job #: L2260358

Client Information
Client: Tenen Env LLC
Address: 121 W 27th St, NY, NY 10001
Phone: 646-606-2332
Fax: Mail@tenen-env.com
Email: mcarroll@tenen-env.com

Project Information
Project Name: 77-45 N. Main street
Project Location: 77-45 North Main Street, Port Chester, NY
Project #
(Use Project name as Project #) ☒
Project Manager: M. Carroll
ALPHAQuote #:

Turn-Around Time
Standard ☑ Due Date:
Rush (only if pre approved) ☒ # of Days:

Deliverables
☐ ASP-A ☒ ASP-B
☐ EQuIS (1 File) ☐ EQuIS (4 File)
☐ Other

Regulatory Requirement
☐ NY TOGS ☐ NY Part 375
☐ AWQ Standards ☐ NY CP-51
☐ NY Restricted Use ☐ Other
☐ NY Unrestricted Use
☐ NYC Sewer Discharge

Billing Information
☐ Same as Client Info
PO #

Disposal Site Information
Please identify below location of applicable disposal facilities.
Disposal Facility:
☐ NJ ☐ NY
☐ Other:

These samples have been previously analyzed by Alpha ☐

Other project specific requirements/comments:

3 day TAT

Please specify Metals or TAL.

ANALYSIS

Sample Filtration
☐ Done
☐ Lab to do
Preservation
☐ Lab to do
(Please Specify below)

ALPHA Lab ID (Lab Use Only)	Sample ID	Collection Date	Collection Time	Sample Matrix	Sampler's Initials	VOCs	SVOCs	Sample Specific Comments	Total Bottle
L2260358-01	SB-1	10/27/22	0900	S	HPL	X	X		
02	SB-2	10/27/22	0950	S	HPL	X	X		
03	SB-3	10/27/22	1045	S	HPL	X	X		
04	MW-1	10/27/22	1020	GW	HPL	X	X		
05	MW-2	10/27/22	1120	GW	HPL	X	X		
06	MW-3	10/27/22	1200	GW	HPL	X	X		

Preservative Code:
A = None
B = HCl
C = HNO_3
D = H_2SO_4
E = NaOH
F = MeOH
G = $NaHSO_4$
H = $Na_2S_2O_3$
K/E = Zn Ac/NaOH
O = Other

Container Code
P = Plastic
A = Amber Glass
V = Vial
G = Glass
B = Bacteria Cup
C = Cube
O = Other
E = Encore
D = BOD Bottle

Westboro: Certification No: MA935
Mansfield: Certification No: MA015

Container Type	V	A
Preservative	-	A

Relinquished By:	Date/Time	Received By:	Date/Time
	10/27/22 1653		10/27 1653
MSM via courier	10/27 18:55		10/27/22 19:30
	10/27/22 2145		10/27/22 2145
	10/27/22 2340		10/27/22 2340

Please print clearly, legibly and completely. Samples can not be logged in and turnaround time clock will not start until any ambiguities are resolved. BY EXECUTING THIS COC, THE CLIENT HAS READ AND AGREES TO BE BOUND BY ALPHA'S TERMS & CONDITIONS. (See reverse side.)

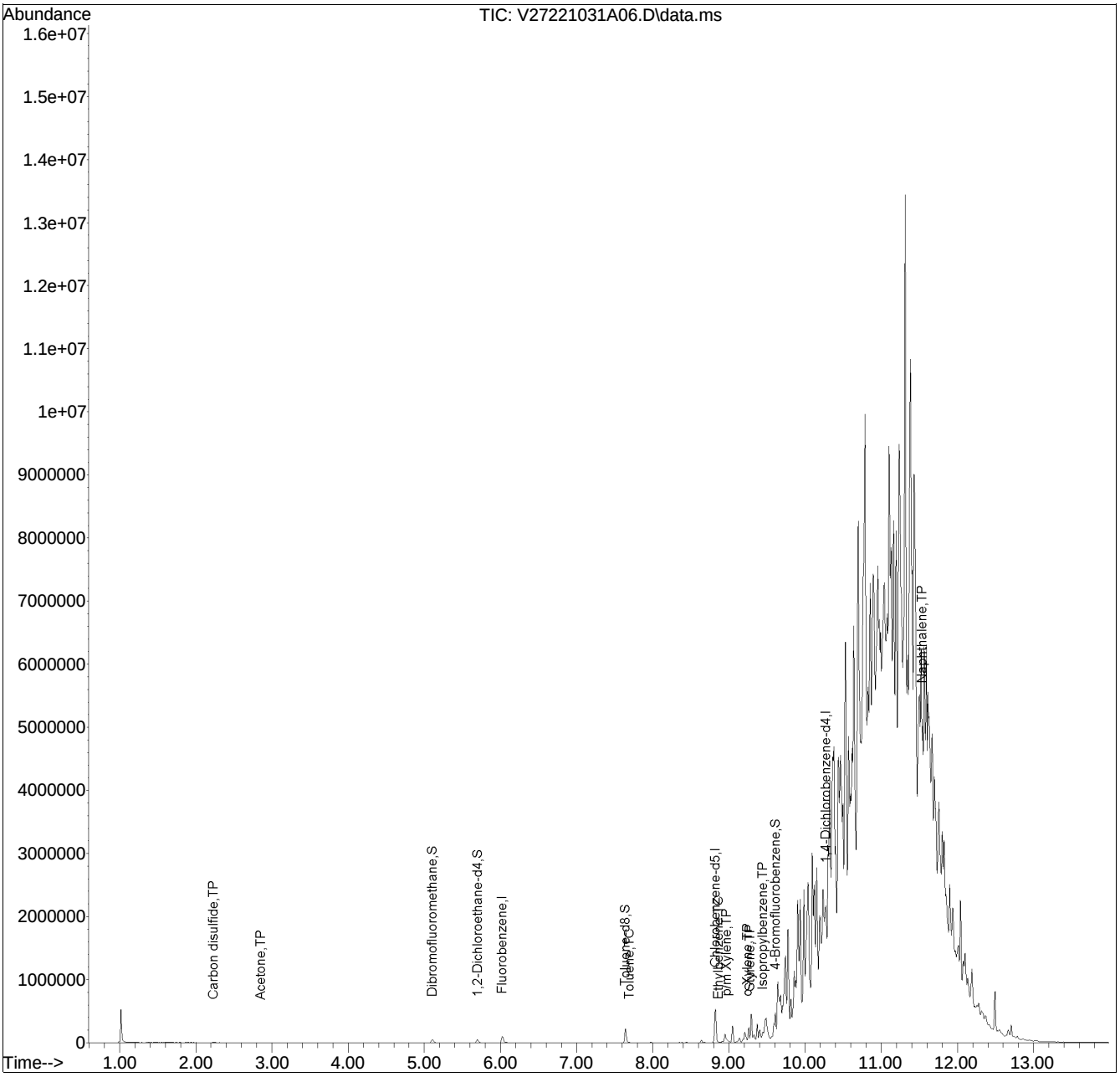
Form No: 01-25 HC (rev. 30-Sept-2013)

Quantitation Report (QT Reviewed)

Data Path : I:\VOLATILES\VOA127\2022\221031A\
Data File : V27221031A06.D
Acq On : 31 Oct 2022 08:55 am
Operator : VOA127:NLK
Sample : L2260358-02,31,5.55,5,,C,R3C
Misc : WG1706253,ICAL19419
ALS Vial : 6 Sample Multiplier: 1

Quant Time: Oct 31 09:54:56 2022
Quant Method : I:\VOLATILES\VOA127\2022\221031A\V127_221020N_8260.m
Quant Title : VOLATILES BY GC/MS
QLast Update : Fri Oct 21 13:17:54 2022
Response via : Initial Calibration

Sub List : 8260-NYTCL - Megamix plus Diox21031A\V27221031A01.D•



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EPA 8270D/8270E: NPW: Dimethylnaphthalene,1,4-Diphenylhydrazine, alpha-Terpineol; SCM: Dimethylnaphthalene,1,4-Diphenylhydrazine.
SM4500: NPW: Amenable Cyanide; SCM: Total Phosphorus, TKN, NO2, NO3.

Mansfield Facility
SM 2540D: TSS
EPA 8082A: NPW: PCB: 1, 5, 31, 87,101, 110, 141, 151, 153, 180, 183, 187.
EPA TO-15: Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene, 3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.
Biological Tissue Matrix: EPA 3050B

The following analytes are included in our Massachusetts DEP Scope of Accreditation

Westborough Facility:

Drinking Water
EPA 300.0: Chloride, Nitrate-N, Fluoride, Sulfate; **EPA 353.2**: Nitrate-N, Nitrite-N; **SM4500NO3-F**: Nitrate-N, Nitrite-N; **SM4500F-C, SM4500CN-CE, EPA 180.1, SM2130B, SM4500Cl-D, SM2320B, SM2540C, SM4500H-B, SM4500NO2-B**
EPA 332: Perchlorate; **EPA 524.2:** THMs and VOCs; **EPA 504.1:** EDB, DBCP.
Microbiology: **SM9215B; SM9223-P/A, SM9223B-Colilert-QT,SM9222D**.

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EPA 624.1: Volatile Halocarbons & Aromatics,
EPA 608.3: Chlordane, Toxaphene, Aldrin, alpha-BHC, beta-BHC, gamma-BHC, delta-BHC, Dieldrin, DDD, DDE, DDT, Endosulfan I, Endosulfan II, Endosulfan sulfate, Endrin, Endrin Aldehyde, Heptachlor, Heptachlor Epoxide, PCBs
EPA 625.1: SVOC (Acid/Base/Neutral Extractables), **EPA 600/4-81-045**: PCB-Oil.
Microbiology: **SM9223B-Colilert-QT; Enterolert-QT, SM9221E, EPA 1600, EPA 1603, SM9222D.**

Mansfield Facility:

Drinking Water
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EPA 522, EPA 537.1.

Non-Potable Water
EPA 200.7: Al, Sb, As, Be, Cd, Ca, Cr, Co, Cu, Fe, Pb, Mg, Mn, Mo, Ni, K, Se, Ag, Na, Sr, TL, Ti, V, Zn.
EPA 200.8: Al, Sb, As, Be, Cd, Cr, Cu, Fe, Pb, Mn, Ni, K, Se, Ag, Na, TL, Zn.
EPA 245.1 Hg.
SM2340B

For a complete listing of analytes and methods, please contact your Alpha Project Manager.

AIR ANALYSIS

PAGE 1 OF 1

CHAIN OF CUSTODY

320 Forbes Blvd, Mansfield, MA 02048
TEL: 508-822-9300 FAX: 508-822-3288

Date Rec'd in Lab: 10/28/22

ALPHA Job #: L2260359

Client Information

Client: Tenen Env LLC
Address: 121 W 27th St, NY, NY 10001
Phone: 646-606-2332
Fax: hlau@tenen-env.com
Email: mcarroll@tenen-env.com

☐ These samples have been previously analyzed by Alpha

Project Information

Project Name: 27-45 N Main Street
Project Location: 27-45 North Main Street Port Chester, NY
Project #:
Project Manager: M. Carroll
ALPHA Quote #:

Turn-Around Time

☒ Standard ☒ RUSH (only confirmed if pre-approved!)

Date Due: Time:

Report Information - Data Deliverables

☐ FAX
☐ ADEx
Criteria Checker:
(Default based on Regulatory Criteria Indicated)
Other Formats:
☐ EMAIL (standard pdf report)
☐ Additional Deliverables: ASP-B
Report to: (if different than Project Manager)

Billing Information

☐ Same as Client info PO #:

Regulatory Requirements/Report Limits

State/Fed	Program	Res / Comm

Other Project Specific Requirements/Comments: 3 day TAT

Project-Specific Target Compound List: ☐

All Columns Below Must Be Filled Out

ALPHA Lab ID (Lab Use Only)	Sample ID	COLLECTION End Date	Start Time	End Time	Initial Vacuum	Final Vacuum	Sample Matrix*	Sampler's Initials	Can Size	I D Can	I D - Flow Controller	TO-15	TO-15 SIM	APH (Solvent Non-petroleum HCs)	Fixed Gases ☐	Sulfides & Mercaptans by TO-15	Sample Comments (i.e. PID)
60359-01	SS-1	10/27/22	0732	1545	-30.35	-5.23	SV	HPC	6L	1806	0018	X					
-02	SS-2	10/27/22	0745	1620	-30.25	-5.7	SV	HPC	6L	2563	01503	X					
-03	SS-3	10/27/22	0755	1640	-30.26	-6.63	SV	HPC	6L	992	0905	X					
-04	SS-4	10/27/22	0805	1630	-30.33	-5.88	SV	HPC	6L	3653	01804	X					

*SAMPLE MATRIX CODES

AA = Ambient Air (Indoor/Outdoor)
SV = Soil Vapor/Landfill Gas/SVE
Other = Please Specify

Container Type: 6S

Please print clearly, legibly and completely. Samples can not be logged in and turnaround time clock will not start until any ambiguities are resolved. All samples submitted are subject to Alpha's Terms and Conditions. See reverse side.

Relinquished By:	Date/Time	Received By:	Date/Time:
	10/27/22 1653	MGM/NY Env	10/27 1653
MGM/NY Env	10/27 1655	YLA	10/27.22 2100
YLA	10/28.22	ELAP	10/27/22 2300
ELAP	10/28/22 0200		10/28/22 0200