Appendix 2.2-4

Revised Environmental Considerations Memorandum and Phase II Environmental Site Investigation for the Coliseum Property

LANGAN

Memorandum

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To: Marc Gross – Las Vegas Sands

From: Kimberly Semon, PE – Langan

Info: Judy Tompkins – Las Vegas Sands; Jason Hayes, PE, Saul Shapiro, PE - Langan

Date: March 17, 2025

Re: Environmental Considerations Memorandum
Sands New York
1255 Hempstead Turnpike
Uniondale, New York
Langan Project No.: 170754501

This memorandum summarizes our findings from the May 2023 Phase I Environmental Site Assessment (ESA) and October 2023 Phase II Environmental Site Investigation (ESI, revised March 12, 2025) for property located at 1255 Hempstead Turnpike in Uniondale, New York (the Site). This memo also includes environmental considerations for Site redevelopment.

The Site is identified on the Nassau County Tax Map as Section 44, Block F, Lots 351, 411, 412 and 415. The about 71.5-acre Site is developed with a sports and entertainment arena surrounded by an exterior plaza and asphalt parking lots. The Site is bound by Charles Lindbergh Boulevard and Nassau Energy Corporation to the north; the Long Island Marriott hotel and associated parking lots, followed by James Doolittle Boulevard to the east; Memorial Sloan Kettering Hospital and Hempstead Turnpike to the south; and Earle Ovington Boulevard to the west. Prior to development as a sports and entertainment area, the Site was operated by various military facilities dating back to the Revolutionary War, including Mitchel Air Force Base circa 1910s to the mid-1960s.

Langan's February 2023 Phase I ESA identified the following Recognized Environmental Conditions (RECs) associated with the Site:

REC 1: Historical Use of the Site

The Site and several adjoining and surrounding properties were occupied by Mitchel Air Force Base from the 1910s through the mid-1960s. Use prior to 1910 also included military facilities dating to the Revolutionary War. According to a December 2009 Site Inspection Report for Mitchel Field, prepared for the Army Corps of Engineers (USACE), the northeastern part of the Site is within the former Munitions Response Site (MRS 2) and the southwestern corner of the Site is within the former Machine Gun Range (MRS 5).

Soil samples collected during a 2009 investigation by the USACE found iron above the United States Environmental Protection Agency (USEPA) Residential Direct Contact Soil Screening Level and lead above the USEPA Interim Ecological Screening Level; however, no samples were collected from the Site.

Sewage disposal ponds affiliated with the base were present in the southwestern part of the Site from at least 1955 to the mid-1970s. The most recent publicly available information indicates that the Site is classified by New York State Department of Environmental Conservation (NYSDEC) as a "Class P" Inactive Hazardous Waste Disposal Site (SHWS) site, but the NYSDEC has yet to complete an overall environmental assessment of the former airfield.

Undocumented spills or releases of solvents, chemicals, or other hazardous substances associated with this historical military use may have adversely affected soil, groundwater, and soil vapor on the Site.

REC 2: Historical Petroleum Bulk Storage at the Site

According to Nassau County Fire Commission's – Hazardous Materials Division Department records, a 1,000-gallon diesel fuel underground storage tank (UST) was installed at the Site on January 1, 1973 and abandoned on December 8, 1987 after failing a tank tightness test. A second 1,000-gallon UST was installed in September 1987. Municipal records list both USTs as having been removed; however, UST closure documentation was not provided to Langan. The absence of UST location information and closure documents is considered a REC.

REC 3: Active Hydraulic Oil Release

During the Site reconnaissance on February 2, 2023, Langan was advised of an on-going hydraulic-oil leak in one of the elevator pits associated with a freight elevator. Pooled hydraulic oil was observed in the elevator pit. According to Vito Corbo, chief engineer for Nassau Veterans Memorial Coliseum, the release has been ongoing; oil recovery and leak repairs are pending. This release may constitute a reportable condition, and may have adversely affected soil, groundwater, and/or soil vapor on the Site.

REC 4: Current and Historical Use of the Adjoining and Surrounding Properties

The Site is adjoined by an active gasoline service station (1983 to present) to the south and the Nassau Energy Corporation (1960s to present) to the north. Multiple underground storage tanks (UST) and New York spills listings are associated with the gas station; however, spills have been closed by the NYSDEC. The Nassau Energy Corporation is also identified under the facility names Suez Energy Generation, Trigen Nassau Energy, and Trigen Cogeneration Plant. The facility is listed in the Resource Conservation and Recovery Act (RCRA) generator databases for generation of corrosive-, silver- and halogenated-hazardous wastes. The facility houses aboveground storage tanks (AST) containing solvents, acids and waste oil. Undocumented spills or releases of solvents, chemicals, or other hazardous substances associated with these current and historical operations may have adversely affected groundwater, and/or soil vapor on the Site.

The Purex-Mitchell Field site, about 5,061 feet northwest of the Site (hydraulically upgradient), operated as an industrial facility for chemical distribution from 1955 to 1977. Information on the facility indicates that a chlorinated solvent plume in the vicinity of the Site is related to former chemical distribution operations. Remediation to date has included contaminant recovery wells, air stripping, and a slurry wall constructed to restrict migration of groundwater contaminants. The

results of a 1992 soil investigation indicated that soil clean-up objectives had been met; however, groundwater remediation is ongoing and soil vapor has not been evaluated. Based on proximity, contaminant extents and solubility, migration of contaminants in groundwater, and absence of information about impacts to soil vapor, this historical operation may have adversely affected groundwater, and soil vapor on the Site.

REC-5: Known Area-Wide Groundwater Contamination

The Old Roosevelt Field Contaminated Groundwater Area (USEPA ID No. NYSFN0204234) and New Cassel/Hicksville Groundwater Contamination (USEPA ID No. NY0001095363) are two National Priority List (NPL) sites over 4,000 feet north and upgradient of the Site. Operations at the two sites include aviation activities from (1911 to 1955) and various industrial operations (time unknown). Both sites are considered to have contributed to a chlorinated solvent groundwater plume that has impacted public supply wells in the area of the Site. Contaminants of concern include carbon tetrachloride, 1,1-dichloroethene (1,1-DCE), tetrachloroethene (PCE), and trichloroethene (TCE). The exact source of the contamination is unknown, and according to the database entry, the USEPA is considering various alternatives for remediation. Documented chlorinated solvent impacts to groundwater in the vicinity of the Site is considered a REC.

A Phase II ESI was conducted between July 19 and 21, 2023 and included completion of a geophysical survey, advancement of 11 soil borings, and installation of four temporary groundwater monitoring wells and five soil vapor point across the Site footprint. The following is a summary of Phase II ESI findings:

- The geophysical survey was limited to clearance of boring locations and identified potential utility lines on the northern and northwestern parts of the Site. Geophysical anomalies indicative of USTs were not identified.

- The Site is underlain by a layer of re-worked strata from grade surface to about 5 feet below grade surface (bgs) in most borings that generally consists of medium- to fine-grained sand, with varying amounts of silt and gravel. Trace concrete was observed in the re-worked material in borings SB-13 and SB19. Fine- to medium-grained sand with fine gravel, coarse sand, and silt were observed beneath the re-worked strata. Silt layers were also encountered in boring SB-15. Bedrock was not encountered during the Phase II ESI. Evidence of impacts (i.e., odors, stains, organic vapors) was not observed.

- Soil analytical results identified the volatile organic compound (VOC) acetone and the pesticide 4,4'-DDD at concentrations above NYSDEC Part 375 Unrestricted Use (UU) Soil Cleanup Objectives (SCOs), but below Restricted Use-Restricted Residential (RURR) SCOs. Detected semivolatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), and metals did not exceed UU SCOs.

- VOCs, pesticides, and PCBs were either not detected in groundwater samples or were reported below NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values (SGVs). Two SVOCs were reported above SGVs in the sample from TMW16 and its duplicate sample. The TMW-16

sample and duplicate were turbid and may have contained entrained sediment, and the results for these contaminants were qualified as an estimate by the laboratory; therefore, the exceeding SVOC results are not considered indicative of a groundwater condition at the Site. Total metals in groundwater samples above the SGVs are attributed to entrained sediment because the only dissolved metals in groundwater above SGVs were iron, manganese, and sodium, which are indicative of naturally occurring regional conditions and not a point source or release.

- Petroleum-related and chlorinated VOCs were detected in soil vapor, but not at concentrations likely indicative of an on-Site release. Of the 21 VOCs that were evaluated under the New York State Department of Health (NYSDOH) Decision Matrices, 15 VOCs were detected in the soil vapor samples. When concentrations are evaluated using the NYSDOH Decision Matrices, recommendations range between "no further action" and "mitigate" for occupied structures depending on corresponding indoor-air concentration. The NYSDOH matrices are conservative in that they do not differentiate commercial/industrial use from residential. The concentration of one VOC, 1,3-Butadiene, marginally exceeded the USEPA Commercial Vapor Intrusion Screening Level (VISL) in one sample; however, the NYSDOH does not have matrix recommendations or air guideline values for this compound.

Based on the findings of the February 2023 Phase I ESA and August 2023 Phase II ESI, we recommend the following items be considered prior to and during construction:

- The active hydraulic oil release within the freight elevator pit should be repaired and managed in accordance with applicable local, state and/or federal regulations, including proper handling and disposal of wastes generated from the elevator pit. If regulatory criteria are met for reporting, a spill should be reported to the NYSDEC.

- Excess soil generated during future redevelopment should be handled, transported and disposed of or recycled in accordance with 6 NYCRR Part 360 regulations and the requirements of potential recycling and disposal facilities. Soil and/or non-native material should be characterized in accordance with the testing requirements of the proposal permitted disposal or recycling facility.

- Uncontaminated soil and non-native material that is derived from the Site that is not observed to be petroleum-impacted, exhibits no signs of staining or odor may be reused. Reuse of on-site soil or on-native material must be conducted in accordance with applicable agency requirements.

- If encountered during redevelopment of the Site, removal of any USTs and/or associated appurtenances (e.g., fill lines, vent line, and electrical conduit), decommissioning and off-Site disposal will be done in accordance with Nassau County Department of Health (NCDH) UST closure requirements. Previously unidentified USTs will be registered with the NCDH, as necessary.

- Prepare and implement a health and safety program and plan that addresses the contaminants identified in the Phase II ESI and any other contaminants that can be reasonable anticipated during subsurface work.

These considerations were developed based on the findings of the February 2023 Phase I ESA and August 2023 Phase II ESI (revised March 12, 2025) prepared by Langan. Special risks occur whenever engineering or related disciplines are applied to identify subsurface conditions. Even a comprehensive sampling and testing program implemented in accordance with a professional standard of care may fail to detect certain conditions. The environmental, geologic, geotechnical, geochemical, and hydrogeologic conditions that Langan interprets to exist between sampling points may differ from those that exist. Actual conditions will vary from those encountered at the locations where borings, sampling, surveys, observations or explorations are made by Langan or its subcontractors and the data, interpretation, and recommendations of Langan are based solely on the information available to it. Furthermore, the passage of time, natural occurrences, and/or direct or indirect human intervention at or near the site may substantially alter discovered conditions.

PHASE II ENVIRONMENTAL SITE INVESTIGATION

for

SANDS NEW YORK
1255 Hempstead Turnpike
Uniondale, New York

Prepared for:

Las Vegas Sands Corp
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Prepared by:

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Jason J. Hayes, PE, LEED^{AP}
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August 15, 2023
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170754501

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1.0 INTRODUCTION

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) prepared this Phase II Environmental Site Investigation (ESI) report on behalf of Las Vegas Sands Corp for Project Maximus at 1255 Hempstead Turnpike in Uniondale, New York (site).

This Phase II ESI investigated the recognized environmental conditions (REC) identified in a May 12, 2023 Phase I Environmental Site Assessment (ESA) prepared by Langan.

This Phase II ESI, completed between July 19 and 21, 2023, included a geophysical survey, advancement of soil borings, installation of temporary groundwater monitoring wells and soil vapor probes, and laboratory analysis of soil, groundwater, and soil vapor samples.

This report is organized in the following sections:

- Section 2.0 Background: Describes the site background
- Section 3.0 Field Investigation: Presents the Phase II ESI methodology
- Section 4.0 Observations and Results: Presents the findings of the Phase II ESI
- Section 5.0 Conclusions: Presents conclusions based on the findings
- Section 6.0 Limitations: Presents the limitations of this report

2.0 BACKGROUND

2.1 Site Location and Description

The site located at 1255 Hempstead Turnpike in Uniondale, New York is identified on the Nassau County Tax Map as Section 44, Block F, Lots 351, 411, 412 and 415. The about 71.5-acre site is developed with a sports and entertainment arena surrounded by an exterior plaza and asphalt parking lots.

The site is bounded by Charles Lindbergh Boulevard and Nassau Energy Corporation to the north; the Long Island Marriott hotel and associated parking lots, followed by James Doolittle Boulevard to the east; Memorial Sloan Kettering Hospital and Hempstead Turnpike to the south; and Earle Ovington Boulevard to the west. A Site Location Map is included as **Figure 1**.

According to the United States Geological Survey (USGS) Freeport Quadrangle 7.5-minute Series Topographic Map, the elevation of the site is about 78 feet above mean sea level (msl), and the surrounding area slopes gradually to the south-southeast. The site is within a suburban area characterized by commercial and residential buildings, private and public institutions, and preserved land.

2.2 Recognized Environmental Conditions

Langan's May 12, 2023 Phase I ESA identified the following RECs associated with the site:

REC 1: Historical Use of the Site

The site and several adjoining and surrounding properties were occupied by Mitchel Air Force Base from the 1910s through the mid-1960s. Use prior to 1910 also included military facilities dating to the Revolutionary War. According to a December 2009 Site Inspection Report for Mitchel Field, prepared for the Army Corps of Engineers (USACE), the northeastern part of the site is within the former Munitions Response Site (MRS 2) and the southwestern corner of the site is within the former Machine Gun Range (MRS 5).

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The Phase I ESA also identified business environmental risks related to the following:

- Historic fill material at the site, which doesn't trigger a reporting obligation, but is often associated with metal and semi-volatile organic compound (SVOC) contaminants
- Possible military munitions
- State superfund "P" listing of the larger Mitchell Field airbase site

The Phase I ESA is provided as **Appendix A**.

2.3 Geology

According to the U.S. Geologic Survey interactive map (https://mrdata.usgs.gov/geology/state/map-us.html), the site is within the Matawan Group, Monmouth Group and Magothy Formation, which consist of coastal deposits composed of coarse-detrital gravel and sands to fine-detrital glauconitic sandy clays deposited during the Upper Cretaceous. Geological surface features (e.g., rock outcroppings) were not observed on the site.

2.4 Hydrogeology

Groundwater flow is typically topographically influenced because shallow groundwater tends to originate in areas of topographic highs and flow toward areas of topographic lows, such as rivers, stream valleys, ponds, and wetlands. A broader, interconnected hydrogeologic network often governs groundwater flow at depth or in the bedrock aquifer. Groundwater depth and flow direction are also subject to hydrogeologic and anthropogenic variables such as precipitation, evaporation, extent of vegetative cover, and coverage by impervious surfaces. Other factors influencing groundwater include depth to bedrock, artificial fill, and variability in local geology and groundwater sources or sinks.

According to the USGS Long Island Depth to Water Viewer (https://ny.water.usgs.gov/maps/li-dtw/), groundwater is estimated to be about 30 feet below ground surface (bgs) and is inferred to flow south-southeast toward East Meadow Brook. During the Phase II ESI, Langan observed groundwater between about 26 and 32 feet bgs. According to the current Federal Emergency

Management Agency (FEMA) Flood Insurance Rate Map (FIRM) (September 11, 2009) (Map No. 36059C0227G), the site is within Zone X: areas determined to be outside the 0.2% annual chance floodplain.

3.0 FIELD INVESTIGATION

The Phase II ESI included a geophysical survey, advancement of 11 soil borings, and installation of four temporary groundwater monitoring wells and five soil vapor sampling points across the site. Samples of soil, groundwater, soil vapor, and ambient air were collected for laboratory analysis. The Phase II ESI field work was completed between July 19 and 21, 2023.

Soil boring, monitoring well, and soil vapor sampling locations are shown on **Figure 2**, and a summary of samples and associated laboratory analyses is included as **Table 1**. A photograph log documenting the Phase II ESI is included as **Appendix B**.

3.1 Geophysical Survey

Prior to intrusive sampling, NOVA Geophysical Engineering (NOVA) of Douglaston, New York completed a geophysical survey of proposed sample areas on July 19, 2023. The survey included ground-penetrating radar (GPR) and electromagnetic (EM) detectors to locate potential subsurface utilities, underground storage tanks, and subsurface structures in the vicinity of proposed boring locations. A copy of the geophysical survey report is included in **Appendix C**.

3.2 Soil Investigation

Eleven soil borings (SB11 through SB21) were advanced by Lakewood Environmental Services Corp. (Lakewood) between July 19 and 21, 2023. Langan field personnel were on-site to document field observations and collect soil samples. Soil borings (SB11 through SB20) were advanced using a Geoprobe 6620 DT. Indoor boring SB21 was advanced using a Geoprobe 6610DT to depths ranging from about 15 to 40 feet below ground surface (bgs). Soil samples were collected continuously into 5-foot-long Macro-Core® sample barrels lined with dedicated acetate sleeves.

Langan visually classified the soil samples from borings for soil type, grain size, texture, and moisture content, and screened each soil sample for visual, olfactory, and instrumental evidence of a chemical or petroleum release. Instrumental screening for the presence of organic vapors was performed using a photoionization detector (PID) equipped with a 10.6 electron volt (eV) lamp. Twelve soil samples (including one duplicate sample) were collected for laboratory analysis from soil within variable intervals of material.

Samples submitted for analysis of volatile organic compounds (VOC) were collected directly from the acetate liner into laboratory-supplied TerraCore® soil samplers. The remaining sample volume was homogenized and placed in laboratory-supplied containers for additional analyses. The sample containers were labeled, placed in a laboratory-supplied cooler, and packed on ice to attempt to maintain a temperature of about 4°C. The samples were picked up and delivered by courier to Alpha Analytical, Inc. (Alpha) under standard chain-of-custody protocol. Alpha is a certified New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) laboratory in Mansfield, Massachusetts.

Soil sample analyses included:

- NYSDEC Part 375 list and Target Compound List (TCL) VOCs by USEPA method 8260
- NYSDEC Part 375 list and TCL semi-volatile organic compounds (SVOC) by USEPA method 8270
- Polychlorinated biphenyls (PCB) by USEPA method 8082
- NYSDEC Part 375 list and TCL Pesticides by USEPA method 8081
- Target Analyte List (TAL) metals (including hexavalent and trivalent chromium and cyanide) by USEPA methods 6010, 7196, 7470, 9010 and 9012.

After sample collection, Lakewood backfilled borings with non-impacted soil cuttings or No. 2 clean sand and patched each location with asphalt or concrete. Soil boring logs are included in **Appendix D**.

3.3 Groundwater Investigation

Lakewood converted four soil borings (SB11, SB14, SB16, and SB18) into temporary groundwater monitoring wells by installing 10 feet of 10-slot (0.010-inch) well screen connected to solid 1-inch-diameter PVC riser pipe. The well screens were installed from about 30 to 40 feet bgs, with connected riser pipe from the top of the screen to surface grade. The annular space around each monitoring well was backfilled with No. 2 sand to grade surface. After groundwater sample collection, the temporary monitoring wells were removed. The boreholes were filled to grade surface with clean soil cuttings and/or No. 2 sand and patched with asphalt or concrete. Monitoring-well construction logs and groundwater sampling logs are included in **Appendix E**.

Langan collected one groundwater sample from each monitoring well for laboratory analyses. One duplicate groundwater sample was collected for quality assurance and quality control (QA/QC) purposes. Monitoring wells were gauged with an oil-water interface probe to record a depth to groundwater reading and for free product. Before collecting a groundwater sample, Langan monitored groundwater-quality parameters (pH, conductivity, turbidity, dissolved oxygen, temperature, and oxidation-reduction potential) while purging the wells. Before sampling, well headspaces were screened with a PID.

For monitoring wells TMW16 and TMW18, samples were collected with a peristaltic pump and dedicated polyethylene tubing, directly from the pump effluent into laboratory-supplied containers. Because of poor flow from monitoring wells TMW11 and TMW14, groundwater quality parameters could not be monitored and samples from these locations were collected with a bailer into laboratory-supplied containers. Samples submitted for dissolved-metal analysis were filtered in the field using a 0.45-micron filter. Purged groundwater was containerized in two labeled 5-gallon high-density polyethylene (HDPE) buckets and staged on-site for future off-site disposal at a permitted facility (Section 3.5).

The sample containers were labeled, placed in a laboratory-supplied cooler, packed on ice to maintain a temperature of about 4 °C, and delivered by courier to Alpha under standard chain-of-custody protocol.

Groundwater sample analyses included:

- NYSDEC Part 375 list and TCL VOCs by USEPA method 8260
- NYSDEC Part 375 list and TCL SVOCs by USEPA method 8270
- PCBs by USEPA method 8082
- NYSDEC Part 375 list and TCL Pesticides by USEPA method 8081
- Total and dissolved TAL metals by USEPA methods 6010, 6020, 7196, and 7470

After sample collection, Lakewood removed the temporary well materials and backfilled boreholes with clean soil cuttings and/or clean sand. Boreholes were patched at grade with either asphalt or concrete.

3.4 Soil Vapor Investigation

Lakewood installed five soil vapor points (SV11, SV12, SV15, SV17, and SV18) in accordance with the New York State Department of Health (NYSDOH) Guidance for Evaluating Soil Vapor Intrusion in the State of New York (October 2006). Soil vapor implants were installed to about 5 feet bgs using a track-mounted Geoprobe® 6610DT drill rig. Each soil vapor collection probe consisted of a 2-inch-long Teflon vapor implant with 1/4-inch-diameter Teflon-lined polyethylene tube. The annulus around the soil vapor implant and tube was filled with a clean, coarse sand pack followed by a hydrated bentonite seal to surface grade. Hydrated bentonite was also used to create a seal around the tubing at the surface of the soil vapor point.

A helium tracer gas was used in accordance with the NYSDOH protocols to serve as QA/QC technique to document the integrity of the seal at each sampling point before and after sampling. The tracer gas was introduced into an overturned container, sealed at the ground surface with bentonite, which acted as a shroud for the vapor point and seal. Helium was measured from the sampling tube and inside the container with an MGD-2002 helium-leak detector. If the sample tube contained more than 10% of the tracer gas concentration introduced into the container, the seal was considered compromised and was enhanced or reconstructed to reduce air infiltration in the subsurface. All sample points had sufficiently tight seals.

Before collecting vapor samples, a minimum of three implant volumes (i.e., the volume of the sample probe and tube) were purged from each sample port at a rate of 0.2 liters per minute using a RAE Systems MultiRAE® Plus meter. The purged soil vapor was monitored for VOCs during purging using the MultiRAE® Plus meter.

One ambient air sample (AA02) was collected concurrently with and for the duration of the soil vapor samples. AA02 was collected 3 to 5 feet above the ground to represent the breathing zone.

Soil vapor and ambient-air samples were collected into laboratory-supplied, batch-certified clean, 6-liter Summa® canisters with flow controllers calibrated for a 2-hour sample interval. Summa® canisters were labeled and delivered by courier to Alpha under standard chain-of-custody protocol. Soil vapor and ambient-air samples were analyzed for VOCs by USEPA Method TO-15.

After sample collection, the sampling media (probes, tubes, etc.) were removed, the sample locations were backfilled to grade with clean soil cuttings, clean sand, and/or bentonite grout, and the holes were patched at grade with asphalt. Soil vapor-point construction logs and soil vapor and ambient-air sampling logs are included in **Appendix F**.

3.5 Investigation-Derived Waste Management

Langan containerized investigation-derived waste (IDW), consisting of purged groundwater into two labeled 5-gallon HDPE buckets. The buckets were staged in a secured area at the site pending transport by a licensed waste hauler for disposal at an approved facility. Groundwater analytical results indicated that there were no regulatory exceedances, except typical regional metals, which made off-site disposal unnecessary.

4.0 OBSERVATIONS AND RESULTS

4.1 Geophysical Survey

The geophysical survey identified potential utility lines on the northern and northwestern parts of the site. Geophysical anomalies indicative of USTs were not identified; however, geophysical surveys by their nature are not completely definitive and the survey was limited to clearance of boring locations. A copy of the geophysical survey report is included in **Appendix C**.

4.2 Subsurface Observations

The site is underlain by a layer of re-worked strata from grade surface to about 5 feet bgs in most borings that generally consists of medium- to fine-grained sand, with varying amounts of silt and gravel. Trace concrete was observed in the re-worked material in borings SB-13 and SB19. Fine- to medium-grained sand with fine gravel, coarse sand, and silt were observed beneath the re-worked strata. Silt layers were also encountered in boring SB-15. Bedrock was not encountered during the Phase II ESI. Soil boring logs are included in **Appendix D**. Staining, odors, or PID readings above background were not encountered. The maximum PID reading, 0.4 parts per million (ppm), was recorded in boring SB-21 adjacent to the freight elevator. This reading is associated with background and is not likely indicative of a subsurface release.

4.3 Soil Sample Results

Soil sample analytical results were compared to the NYSDEC Title 6 of the New York Codes, Rules and Regulations (NYCRR) Part 375 Unrestricted Use (UU) and Restricted Use Restricted-Residential (RURR) Soil Cleanup Objectives (SCOs). Ranges of compounds detected at concentrations above the SCOs are listed below.

<u>VOCs</u>

The concentration of one VOC, acetone, exceeded the UU SCO in one sample.

- Acetone: 0.19 milligrams per kilogram (mg/kg) in SB13_2-4 (UU SCO of 0.05 mg/kg; RURR SCO of 100 mg/kg)

<u>Pesticides</u>

The concentration of one pesticide, 4,4'-DDD, exceeded the UU SCO in one sample.

- 4,4'-DDD: 0.00476 mg/kg in SB13_2-4 (UU SCO of 0.0033 mg/kg; RURR SCO of 13 mg/kg)

Soil sample analytical results are shown in **Table 2**, and analytical laboratory reports are included in **Appendix G**.

4.4 Groundwater Sample Results

Groundwater sample analytical results were compared to the NYSDEC Title 6 NYCRR Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality

Standards and Guidance Values for Class GA water (collectively referred to as SGVs). Ranges of compounds detected at concentrations above the NYSDEC SGVs are listed below.

SVOCs

Two SVOCs were identified at concentrations exceeding their respective SGVs. Minimum and maximum exceeding values are summarized in the table below.

Parameter	Minimum Detected Concentration above SGV	Maximum Detected Concentration above SGV	SGV	Frequency of Detection above SGV
Benzo(a)anthracene	0.06 µg/l[1] in GWDUP02_072023 (duplicate of TMW16)	0.08 µg/l in TMW16_072023	0.002 µg/l	2 of 5
Benzo(k)fluoranthene	0.01 µg/l in GWDUP02_072023		0.002 µg/l	1 of 5

1. µg/l – microgram per liter

2. Turbidity in TMW16 at the time of sampling was 580 Nephelometric Turbidity Unit (NTUs) and the results for benzo(a)anthracene and benzo(k)fluoranthene in the noted samples were qualified by the laboratory as estimates. The analytes were detected above the method detection limit (MDL), but below the RL; therefore, the results are estimated concentrations.

Total Metals

Six total metals were identified at concentrations exceeding their respective SGVs. Minimum and maximum exceeding values are summarized in the table below.

Parameter	Minimum Detected Concentration above SGV	Maximum Detected Concentration above SGV	SGV	Frequency of Detection above SGV
Iron	1,120 µg/l in GWDUP02_072023	123,000 µg/l in TMW11_072123	300 µg/l	5 of 5
Lead	39.56 µg/l in TMW14_072123	97.76 µg/l in TMW11_072123	25 µg/l	2 of 5
Manganese	386.1 µg/l in TMW16_072023	2,291 µg/l in TMW11_072123	300 µg/l	5 of 5
Selenium	30 µg/l in TMW14_072123	53.7 µg/l in TMW11_072123	10 µg/l	2 of 5
Sodium	51,100 µg/l in TMW11_072123	434,000 µg/l in TMW16_072023	20,000 µg/l	5 of 5
Thallium	0.65 µg/l in TMW14_072123	2.18 µg/l in TMW11_072123	0.5 µg/l	2 of 5

Dissolved Metals

Three dissolved metals were identified at concentrations exceeding their respective SGVs. Minimum and maximum exceeding values are summarized in the table below.

Parameter	Minimum Detected Concentration above SGV	Maximum Detected Concentration above SGV	SGV	Frequency of Detection above SGV
Iron	425 µg/l in TMW11_072123	6,920 µg/l in TMW14_072123	300 µg/l	5 of 5
Manganese	410 µg/l in TMW16_072023	1,615 µg/l in TMW11_072123	300 µg/l	5 of 5
Sodium	103,000 µg/l in TMW14_072123	606,000 µg/l in TMW16_072023	20,000 µg/l	5 of 5

Groundwater sample analytical results are shown in **Table 3**, and analytical laboratory reports are included in **Appendix G**.

4.5 Soil Vapor Sample Results

Several VOCs were reported in soil vapor. There are no standards established for soil vapor, although both the NYSDOH and USEPA have developed guidance documents addressing the risk of vapor intrusion into buildings from detected concentrations.

The soil vapor and ambient-air sample results were compared to the Decision Matrices provided in the October 2006 NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices for Sub-Slab Vapor and Indoor Air and subsequent updates (2017) and the USEPA Vapor Intrusion Screening Levels (VISL).

NYSDOH Decision Matrices evaluate 21 VOCs (trichloroethylene [TCE], PCE, 1,1,1-trichloroethane [1,1,1-TCA], 1,1-dichloroethene [1,1-DCE], cis-1,2-dichloroethene [cis-1,2-DCE], carbon tetrachloride, cyclohexane, methylene chloride, vinyl chloride, benzene, ethylbenzene, naphthalene, isooctane [2,2,4-trimethylpentane], 1,2,4-trimethylbenzene, 1,3,5 trimethylbenzene, o-xylene, m-xylene, p-xylene, heptane, hexane, and toluene) using six matrices that evaluate the relationship between soil vapor and indoor air concentrations and provide recommendations for actions such as monitoring or mitigation. Soil vapor samples were compared against the lowest concentration for which the matrices recommend monitoring or mitigation, but importantly, these recommendations are dependent not only on sub-slab concentrations, but also indoor air concentrations. Of the 21 VOCs that were evaluated under the NYSDOH Decision Matrices, 15 VOCs were detected in the soil vapor samples. The following is a summary of concentration ranges for the detected matrix compounds in soil vapor samples.

Compound	NYSDOH Decision Matrices Minimum Concentration (µg/m³)[1]	Soil Vapor Concentration Range (µg/m³)	Number of Detections
1,2,4 – Trimethylbenzene	60	32.2 (SV11) - 88 (SV18)	5
1,3,5 – Trimethylbenzene	60	7.77 (SV11) – 21.8 (SV18)	5
2,2,4-Trimethylpentane	60	1.17 (SV15) – 7.1 (SV11)	5
Benzene	60	1.16 (SV15) – 12.2 (SV12)	5
Cyclohexane	60	1.83 (SV15) – 5.82 (SV11)	5
Ethylbenzene	60	15.2 (SV15) – 40.3 (SV12)	5
Naphthalene	60	Not Analyzed[1]	
Methylene chloride	100	2.23 (SV17) – 20.7 (SV12)	3
Heptane	200	5.61 (SV15) – 21.9 (SV12)	5
Hexane	200	2.35 (SV15) – 20.4 (SV12)	5
o – Xylene	60	28 (SV15) – 67.3 (SV18)	5
m & p -Xylene	200	66 (SV15) - 157 (SV18)	5
PCE	100	1.63 (SV11) – 7.8 (SV15)	5
TCE	6	3.06 (SV12)	1
Toluene	300	29.6 (SV15) – 128 (SV11)	5
Vinyl Chloride	6	0.524 (SV11)	1

1. µg/m³ – microgram per cubic meter
2. Sample collection predated publication of the 2024 NYSDOH Decision Matrices. Naphthalene analysis was excluded in the 2017 version of the matrices and was not analyzed for as part of this investigation.

Chlorinated and petroleum-related VOCs were identified in one or more soil vapor sample across the site. When compared to the NYSDOH Decisions Matrices, the recommended actions range from "no further action" to "mitigate". The Phase II investigation did not include the collection of indoor air samples, so the matrix could not be applied as fully intended in the guidance.

The Phase II investigation did not include the collection of indoor-air samples so the matrix could not be applied as fully intended in the guidance. In addition, the NYSDOH matrices are conservative in that they do not differentiate commercial/industrial use from residential use. The risks associated with vapor intrusion in industrial/commercial settings are lower than in residential settings because the assumed duration of exposure for individuals is lower in a workplace and commercial setting (e.g., 8-hour workday) than in a residential setting.

Other VOCs were also detected in soil vapor; however, the NYSDOH has not issued corresponding matrix values for the other detected compounds. Based on soil and groundwater results, a site source of VOCs was not identified and the VOCs in soil vapor may be attributable to regional conditions.

Soil vapor sample results were also evaluated using the USEPA VISL Commercial criteria calculated using a Target Cancer Risk (TCR) of 1x10-6 and a Target Hazard Quotient (THQ) of 1 (May 2021). The concentration of one VOC, 1,3-Butadiene, marginally exceeded the USEPA VISL

in one sample (14.1 µg/m³ in SV12_072023; USEP VISL of 13.6 µg/m³); however, the NYSDOH does not have matrix recommendations or air guideline values for this compound.

Soil vapor and ambient-air sample analytical results are shown in **Table 4 and 5**, and analytical laboratory reports are included in **Appendix G**.

5.0 CONCLUSIONS

The following is a summary of Phase II ESI findings:

- The geophysical survey was limited to clearance of boring locations and identified potential utility lines on the northern and northwestern parts of the site. Geophysical anomalies indicative of USTs were not identified.
- The site is underlain by a layer of re-worked strata from grade surface to about 5 feet bgs in most borings that generally consists of medium- to fine-grained sand, with varying amounts of silt and gravel. Trace concrete was observed in the re-worked material in borings SB-13 and SB19. Fine- to medium-grained sand with fine gravel, coarse sand, and silt were observed beneath the re-worked strata. Silt layers were also encountered in boring SB-15. Bedrock was not encountered during the Phase II ESI. Evidence of impacts (i.e., odors, stains, organic vapors) was not observed.
- Soil analytical results identified the VOC acetone and the pesticide 4,4'-DDD at concentrations above UU SCOs, but below RURR SCOs. Detected SVOCs, PCBs, and metals did not exceed UU SCOs.
- VOCs, pesticides, and PCBs were either not detected in groundwater samples or were reported below SGVs. Two SVOCs were reported above SGVs in the sample from TMW16 and its duplicate sample. The TMW-16 sample and duplicate were turbid and may have contained entrained sediment, and the results for these contaminants were qualified as an estimate by the laboratory; therefore, the exceeding SVOC results are not considered indicative of a groundwater condition at the site. Total metals in groundwater samples above the SGVs are attributed to entrained sediment because the only dissolved metals in groundwater above SGVs were iron, manganese, and sodium, which are indicative of naturally occurring regional conditions and not a point source or release.
- Petroleum-related and chlorinated VOCs were detected in soil vapor, but not at concentrations likely indicative of an on-site release. Of the 21 VOCs that were evaluated under the NYSDOH Decision Matrices, 15 VOCs were detected in the soil vapor samples. When concentrations are evaluated using the NYSDOH Decision Matrices, recommendations range between "no further action" and "mitigate" for occupied structures depending on corresponding indoor-air concentration. The NYSDOH matrices are conservative in that they do not differentiate commercial/industrial use from residential. The concentration of one VOC, 1,3-Butadiene, marginally exceeded the USEPA VISL in one sample; however, the NYSDOH does not have matrix recommendations or air guideline values for this compound.

6.0 LIMITATIONS

This report was prepared expressly for Las Vegas Sands Corp for the property at 1255 Hempstead Turnpike, in Uniondale, New York, and for the objectives defined here. Special risks occur whenever engineering or related disciplines are applied to identify subsurface conditions. Even a comprehensive sampling and testing program implemented in accordance with a professional standard of care may fail to detect certain conditions. The environmental, geologic, geotechnical, geochemical, and hydrogeologic conditions that Langan interprets to exist between sampling points may differ from those that actually exist. Actual conditions will vary from those encountered at the locations where borings, sampling, surveys, observations or explorations are made by Langan or its subcontractors and the data, interpretation, and recommendations of Langan are based solely on the information available to it. Furthermore, the passage of time, natural occurrences, and/or direct or indirect human intervention at or near the site may substantially alter discovered conditions. Langan cannot be responsible for interpretations by others of the information Langan develops or provides to Las Vegas Sands Corp without specific written authorization from Langan.

TABLES

Table 1
Phase II Environmental Site Investigation Report
Sample Summary

Sands New York
1255 Hempstead Turnpike
Uniondale, New York
Langan Project No.: 170754501

1255 Hempstead Turnpike, Uniondale, NY

SOIL

Soil Samples

Broing ID	Sample Number	Reasoning for Sample (e.g., impacts, fill, etc.)	Type	Sample Interval	Sample Name	Sample Date	Sample Time	Notes (e.g., fill, native, staining, etc.)	Sample Analysis
SB11	1	Native	Grab	22-24	SB11_22-24	7/20/2023	12:15	Native	NYSDEC Part 375/TCL VOCs, SVOCs, PCBs, Pesticides, Part 375/TAL Metals (including Hexavalent & Trivalent Chromium).
SB12	2	Native	Grab	12-14	SB12_12-14	7/20/2023	15:40	Native	
SB13	3	Re-worked Strata	Grab	2-4	SB13_2-4	7/21/2023	15:00	Re-worked Strata	
SB14	4	Native	Grab	18-20	SB14_18-20	7/20/2023	16:00	Native	
SB15	5	Re-worked Strata	Grab	0-2	SB15_0-2	7/19/2023	10:15	Re-worked Strata	
SB16	6	Native	Grab	13-15	SB16_13-15	7/19/2023	14:45	Native	
SB17	7	Re-worked Strata	Grab	2-4	SB17_2-4	7/19/2023	11:30	Re-worked Strata	
SB18	8	Native	Grab	22-24	SB18_22-24	7/20/2023	10:30	Native	
SB19	9	Native	Grab	5-7	SB19_5-7	7/21/2023	12:30	Native	
SB20	10	Native	Grab	30-32	SB20_30-32	7/19/2023	14:00	Native	
SB21	11	Observed Staining in Elevator Shaft	Grab	5-7	SB21_5-7	7/21/2023	9:43	Down gradient from elevator shaft	

Soil QA/QC Samples

Boring ID	Sample Number	Parent Sample ID	Sample Depth (feet bgs)	Type	Sample Interval	Sample Name	Sample Date	Sample Time	Notes	Sample Analysis
SB18	12	SB18_22-24	22-24	Duplicate	22-24	SODUP03_072023	7/20/2023	N/A		NYSDEC Part 375/TCL VOCs, SVOCs, PCBs, Pesticides, Part 375/TAL Metals (including Hexavalent & Trivalent Chromium).
Field Blank	N/A	N/A	N/A	Field Blank	N/A	SOFB02_071923	7/19/2023	13:15		
Trip Blank	N/A	N/A	N/A	Trip Blank	N/A	TB03_071923	7/20/2023	N/A		VOCs
Trip Blank	N/A	N/A	N/A	Trip Blank	N/A	TB04_072123	7/21/2023	N/A		

GROUNDWATER

Groundwater Samples

Broing ID	Sample Number	Well Construction Log Done?	Depth to Water (feet bgs)	Depth of Well Bottom	Sample Name	Sample Date	Sample Time	Notes	Sample Analysis
TMW11	1	Y	31.5	40	TMW11_072123	7/21/2023	13:00	Purged and sampled via bailer	NYSDEC Part 375/TCL VOCs, SVOCs, PCBs, Pesticides, Part 375/TAL total and dissolved Metals (including Hexavalent & Trivalent Chromium).
TMW16	2	Y	26.3	40	TMW16_072023	7/20/2023	8:55		
TMW14	3	Y	29.33	40	TMW14_072123	7/21/2023	11:00	Purged and sampled via bailer	
TMW18	4	Y	28.97	40	TMW18_072023	7/20/2023	12:00		

Groundwater QA/QC Samples

Boring ID	Sample Number	Parent Sample ID	Type	Sample Name	Sample Date	Sample Time	Notes	Sample Analysis
SB16	5	TMW16_072023	Duplicate	GWDUP02_072023	7/20/2023	N/A		NYSDEC Part 375/TCL VOCs, SVOCs, PCBs, Pesticides, Part 375/TAL total and dissolved Metals (including Hexavalent & Trivalent Chromium).
Field Blank	N/A	N/A	Field Blank	GWFB02_072123	7/21/2023	13:30		

Table 1
Phase II Environmental Site Investigation Report
Sample Summary

Sands New York
1255 Hempstead Turnpike
Uniondale, New York
Langan Project No.: 170754501

	Soil Vapor Samples										
	Broing ID	Sample Number	Completed Soil Vapor Log?	Sample Depth (feet bgs)	Type	Sample Interval	Sample Name	Sample Date	Sample Time	Notes	Sample Analysis
SOIL VAPOR	SV11	1	Y	5 feet deep	Grab	N/A	SV11_072023	7/20/2023	15:05		VOCs
	SV12	2	Y		Grab	N/A	SV12_072023	7/20/2023	15:31		
	SV15	3	Y		Grab	N/A	SV15_072023	7/20/2023	15:25		
	SV17	4	Y		Grab	N/A	SV17_072023	7/20/2023	16:40		
	SV18	5	Y		Grab	N/A	SV18_072023	7/20/2023	15:11		
	AA02	N/A	Y	3-5 feet above grade	Grab	N/A	AA02_072023	7/20/2023	15:12		

Notes:
1. NYSDEC = New York State Department of Environmental Conservation
2. TCL = Target Compound List
3. VOC = Volatile Organic Compound
4. SVOC = Semi-volatile Organic Compound
5. PCB = Polychlorinated Biphenyl
6. TAL = Target Analyte List
7. N/A = Not Applicable
8. bgs = Below Grade Surface
9. QA/QC = Quality Assurance/Quality Control
10. Y = Yes

Table 2
Phase II Environmental Site Investigation Report
Soil Sample Analytical Results

Sands New York
1255 Hempstead Turnpike
Uniondale, New York
Langan Project No.: 170754501

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	Location	SB11	SB12	SB13	SB14	SB15	SB16	SB17	SB18	SB18	SB19	SB20	SB21
				Sample Name	SB11_22-24	SB12_12-14	SB13_2-4	SB14_18-20	SB15_0-2	SB16_13-15	SB17_2-4	SB18_22-24	SODUP03_072023	SB19_5-7	SB20_30-32	SB21_5-7
				Sample Date	07/20/2023	07/20/2023	07/21/2023	07/20/2023	07/19/2023	07/19/2023	07/19/2023	07/20/2023	07/20/2023	07/21/2023	07/19/2023	07/21/2023
				Sample Depth	22-24	12-14	2-4	18-20	0-2	13-15	2-4	22-24	22-24	5-7	30-32	5-7
				Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Volatile Organic Compounds																
1,1,1,2-Tetrachloroethane	630-20-6	NS	NS	mg/kg	<0.00044 U	<0.00049 U	<0.00057 U	<0.00046 U	<0.00055 U	<0.00058 U	<0.00051 U	<0.00047 U	<0.00053 U	<0.00039 U	<0.00035 U	<0.00042 U
1,1,1-Trichloroethane	71-55-6	0.68	100	mg/kg	<0.00044 U	<0.00049 U	<0.00057 U	<0.00046 U	<0.00055 U	<0.00058 U	<0.00051 U	<0.00047 U	<0.00053 U	<0.00039 U	<0.00035 U	<0.00042 U
1,1,2,2-Tetrachloroethane	79-34-5	NS	NS	mg/kg	<0.00044 U	<0.00049 U	<0.00057 U	<0.00046 U	<0.00055 U	<0.00058 U	<0.00051 U	<0.00047 U	<0.00053 U	<0.00039 U	<0.00035 U	<0.00042 U
1,1,2-Trichloroethane	79-00-5	NS	NS	mg/kg	<0.00088 U	<0.00097 U	<0.0011 U	<0.00092 U	<0.0011 U	<0.0012 U	<0.001 U	<0.00095 U	<0.0011 U	<0.00078 U	<0.0007 U	<0.00085 U
1,1-Dichloroethane	75-34-3	0.27	26	mg/kg	<0.00088 U	<0.00097 U	<0.0011 U	<0.00092 U	<0.0011 U	<0.0012 U	<0.001 U	<0.00095 U	<0.0011 U	<0.00078 U	<0.0007 U	<0.00085 U
1,1-Dichloroethene	75-35-4	0.33	100	mg/kg	<0.00088 U	<0.00097 U	<0.0011 U	<0.00092 U	<0.0011 U	<0.0012 U	<0.001 U	<0.00095 U	<0.0011 U	<0.00078 U	<0.0007 U	<0.00085 U
1,1-Dichloropropene	563-58-6	NS	NS	mg/kg	<0.00044 U	<0.00049 U	<0.00057 U	<0.00046 U	<0.00055 U	<0.00058 U	<0.00051 U	<0.00047 U	<0.00053 U	<0.00039 U	<0.00035 U	<0.00042 U
1,2,3-Trichlorobenzene	87-61-6	NS	NS	mg/kg	<0.0018 U	<0.0019 U	<0.0023 U	<0.0018 U	<0.0022 U	<0.0023 U	<0.002 U	<0.0019 U	<0.0021 U	<0.0016 U	<0.0014 U	<0.0017 U
1,2,3-Trichloropropane	96-18-4	NS	NS	mg/kg	<0.0018 U	<0.0019 U	<0.0023 U	<0.0018 U	<0.0022 U	<0.0023 U	<0.002 U	<0.0019 U	<0.0021 U	<0.0016 U	<0.0014 U	<0.0017 U
1,2,4,5-Tetramethylbenzene	95-93-2	NS	NS	mg/kg	<0.0018 U	<0.0019 U	<0.0023 U	<0.0018 U	<0.0022 U	<0.0023 U	<0.002 U	<0.0019 U	<0.0021 U	<0.0016 U	<0.0014 U	<0.0017 U
1,2,4-Trichlorobenzene	120-82-1	NS	NS	mg/kg	<0.0018 U	<0.0019 U	<0.0023 U	<0.0018 U	<0.0022 U	<0.0023 U	<0.002 U	<0.0019 U	<0.0021 U	<0.0016 U	<0.0014 U	<0.0017 U
1,2,4-Trimethylbenzene	95-63-6	3.6	52	mg/kg	<0.0018 U	<0.0019 U	<0.0023 U	<0.0018 U	<0.0022 U	<0.0023 U	<0.002 U	<0.0019 U	<0.0021 U	<0.0016 U	<0.0014 U	<0.0017 U
1,2-Dibromo-3-Chloropropane	96-12-8	NS	NS	mg/kg	<0.0026 U	<0.0029 U	<0.0034 U	<0.0028 U	<0.0033 U	<0.0034 U	<0.0031 U	<0.0028 U	<0.0032 U	<0.0023 U	<0.0021 U	<0.0025 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	NS	NS	mg/kg	<0.00088 U	<0.00097 U	<0.0011 U	<0.00092 U	<0.0011 U	<0.0012 U	<0.001 U	<0.00095 U	<0.0011 U	<0.00078 U	<0.0007 U	<0.00085 U
1,2-Dichlorobenzene	95-50-1	1.1	100	mg/kg	<0.0018 U	<0.0019 U	<0.0023 U	<0.0018 U	<0.0022 U	<0.0023 U	<0.002 U	<0.0019 U	<0.0021 U	<0.0016 U	<0.0014 U	<0.0017 U
1,2-Dichloroethane	107-06-2	0.02	3.1	mg/kg	<0.00088 U	<0.00097 U	<0.0011 U	<0.00092 U	<0.0011 U	<0.0012 U	<0.001 U	<0.00095 U	<0.0011 U	<0.00078 U	<0.0007 U	<0.00085 U
1,2-Dichloropropane	78-87-5	NS	NS	mg/kg	<0.00088 U	<0.00097 U	<0.0011 U	<0.00092 U	<0.0011 U	<0.0012 U	<0.001 U	<0.00095 U	<0.0011 U	<0.00078 U	<0.0007 U	<0.00085 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	8.4	52	mg/kg	<0.0018 U	<0.0019 U	<0.0023 U	<0.0018 U	<0.0022 U	<0.0023 U	<0.002 U	<0.0019 U	<0.0021 U	<0.0016 U	<0.0014 U	<0.0017 U
1,3-Dichlorobenzene	541-73-1	2.4	49	mg/kg	<0.0018 U	<0.0019 U	<0.0023 U	<0.0018 U	<0.0022 U	<0.0023 U	<0.002 U	<0.0019 U	<0.0021 U	<0.0016 U	<0.0014 U	<0.0017 U
1,3-Dichloropropane	142-28-9	NS	NS	mg/kg	<0.0018 U	<0.0019 U	<0.0023 U	<0.0018 U	<0.0022 U	<0.0023 U	<0.002 U	<0.0019 U	<0.0021 U	<0.0016 U	<0.0014 U	<0.0017 U
1,4-Dichlorobenzene	106-46-7	1.8	13	mg/kg	<0.0018 U	<0.0019 U	<0.0023 U	<0.0018 U	<0.0022 U	<0.0023 U	<0.002 U	<0.0019 U	<0.0021 U	<0.0016 U	<0.0014 U	<0.0017 U
1,4-Diethyl Benzene	105-05-5	NS	NS	mg/kg	<0.0018 U	<0.0019 U	<0.0023 U	<0.0018 U	<0.0022 U	<0.0023 U	<0.002 U	<0.0019 U	<0.0021 U	<0.0016 U	<0.0014 U	<0.0017 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.1	13	mg/kg	<0.07 U	<0.078 U	<0.091 U	<0.074 U	<0.088 U	<0.092 U	<0.082 U	<0.076 U	<0.085 U	<0.062 U	<0.056 U	<0.068 U
2,2-Dichloropropane	594-20-7	NS	NS	mg/kg	<0.0018 U	<0.0019 U	<0.0023 U	<0.0018 U	<0.0022 U	<0.0023 U	<0.002 U	<0.0019 U	<0.0021 U	<0.0016 U	<0.0014 U	<0.0017 U
2-Chlorotoluene	95-49-8	NS	NS	mg/kg	<0.0018 U	<0.0019 U	<0.0023 U	<0.0018 U	<0.0022 U	<0.0023 U	<0.002 U	<0.0019 U	<0.0021 U	<0.0016 U	<0.0014 U	<0.0017 U
2-Hexanone (MBK)	591-78-6	NS	NS	mg/kg	<0.0088 U	<0.0097 U	<0.011 U	<0.0092 U	<0.011 U	<0.012 U	<0.01 U	<0.0095 U	<0.011 U	<0.0078 U	<0.007 U	<0.0085 U
4-Chlorotoluene	106-43-4	NS	NS	mg/kg	<0.0018 U	<0.0019 U	<0.0023 U	<0.0018 U	<0.0022 U	<0.0023 U	<0.002 U	<0.0019 U	<0.0021 U	<0.0016 U	<0.0014 U	<0.0017 U
4-Ethyltoluene	622-96-8	NS	NS	mg/kg	<0.0018 U	<0.0019 U	<0.0023 U	<0.0018 U	<0.0022 U	<0.0023 U	<0.002 U	<0.0019 U	<0.0021 U	<0.0016 U	<0.0014 U	<0.0017 U
Acetone	67-64-1	**0.05**	100	mg/kg	<0.0088 U	<0.0097 U	**0.19**	<0.0092 U	<0.011 U	<0.012 U	0.0063 J	<0.0095 U	<0.011 U	0.017	<0.007 U	0.017
Acrylonitrile	107-13-1	NS	NS	mg/kg	<0.0035 U	<0.0039 U	<0.0046 U	<0.0037 U	<0.0044 U	<0.0046 U	<0.0041 U	<0.0038 U	<0.0042 U	<0.0031 U	<0.0028 U	<0.0034 U
Benzene	71-43-2	0.06	4.8	mg/kg	<0.00044 U	<0.00049 U	<0.00057 U	<0.00046 U	<0.00055 U	<0.00058 U	<0.00051 U	<0.00047 U	<0.00053 U	0.00014 J	<0.00035 U	<0.00042 U
Bromobenzene	108-86-1	NS	NS	mg/kg	<0.0018 U	<0.0019 U	<0.0023 U	<0.0018 U	<0.0022 U	<0.0023 U	<0.002 U	<0.0019 U	<0.0021 U	<0.0016 U	<0.0014 U	<0.0017 U
Bromochloromethane	74-97-5	NS	NS	mg/kg	<0.0018 U	<0.0019 U	<0.0023 U	<0.0018 U	<0.0022 U	<0.0023 U	<0.002 U	<0.0019 U	<0.0021 U	<0.0016 U	<0.0014 U	<0.0017 U
Bromodichloromethane	75-27-4	NS	NS	mg/kg	<0.00044 U	<0.00049 U	<0.00057 U	<0.00046 U	<0.00055 U	<0.00058 U	<0.00051 U	<0.00047 U	<0.00053 U	<0.00039 U	<0.00035 U	<0.00042 U
Bromoform	75-25-2	NS	NS	mg/kg	<0.0035 U	<0.0039 U	<0.0046 U	<0.0037 U	<0.0044 U	<0.0046 U	<0.0041 U	<0.0038 U	<0.0042 U	<0.0031 U	<0.0028 U	<0.0034 U
Bromomethane	74-83-9	NS	NS	mg/kg	<0.0018 U	<0.0019 U	<0.0023 U	<0.0018 U	<0.0022 U	<0.0023 U	<0.002 U	<0.0019 U	<0.0021 U	<0.0016 U	<0.0014 U	<0.0017 U
Carbon Disulfide	75-15-0	NS	NS	mg/kg	<0.0088 U	<0.0097 U	<0.011 U	<0.0092 U	<0.011 U	<0.012 U	<0.01 U	<0.0095 U	<0.011 U	<0.0078 U	<0.007 U	<0.0085 U
Carbon Tetrachloride	56-23-5	0.76	2.4	mg/kg	<0.00088 U	<0.00097 U	<0.0011 U	<0.00092 U	<0.0011 U	<0.0012 U	<0.001 U	<0.00095 U	<0.0011 U	<0.00078 U	<0.0007 U	<0.00085 U
Chlorobenzene	108-90-7	1.1	100	mg/kg	<0.00044 U	<0.00049 U	<0.00057 U	<0.00046 U	<0.00055 U	<0.00058 U	<0.00051 U	<0.00047 U	<0.00053 U	<0.00039 U	<0.00035 U	<0.00042 U
Chloroethane	75-00-3	NS	NS	mg/kg	<0.0018 U	<0.0019 U	<0.0023 U	<0.0018 U	<0.0022 U	<0.0023 U	<0.002 U	<0.0019 U	<0.0021 U	<0.0016 U	<0.0014 U	<0.0017 U
Chloroform	67-66-3	0.37	49	mg/kg	<0.0013 U	<0.0014 U	<0.0017 U	<0.0014 U	<0.0016 U	<0.0017 U	<0.0015 U	<0.0014 U	<0.0016 U	<0.0012 U	<0.001 U	<0.0013 U
Chloromethane	74-87-3	NS	NS	mg/kg	<0.0035 U	<0.0039 U	<0.0046 U	<0.0037 U	<0.0044 U	<0.0046 U	<0.0041 U	<0.0038 U	<0.0042 U	<0.0031 U	<0.0028 U	<0.0034 U
Cis-1,2-Dichloroethene	156-59-2	0.25	100	mg/kg	<0.00088 U	<0.00097 U	<0.0011 U	<0.00092 U	<0.0011 U	<0.0012 U	<0.001 U	<0.00095 U	<0.0011 U	<0.00078 U	<0.0007 U	<0.00085 U
Cis-1,3-Dichloropropene	10061-01-5	NS	NS	mg/kg	<0.00044 U	<0.00049 U	<0.00057 U	<0.00046 U	<0.00055 U	<0.00058 U	<0.00051 U	<0.00047 U	<0.00053 U	<0.00039 U	<0.00035 U	<0.00042 U
Cymene	99-87-6	NS	NS	mg/kg	<0.00088 U	<0.00097 U	<0.0011 U	<0.00092 U	<0.0011 U	<0.0012 U	<0.001 U	<0.00095 U	<0.0011 U	<0.00078 U	<0.0007 U	<0.00085 U
Dibromochloromethane	124-48-1	NS	NS	mg/kg	<0.00088 U	<0.00097 U	<0.0011 U	<0.00092 U	<0.0011 U	<0.0012 U	<0.001 U	<0.00095 U	<0.0011 U	<0.00078 U	<0.0007 U	<0.00085 U
Dibromomethane	74-95-3	NS	NS	mg/kg	<0.0018 U	<0.0019 U	<0.0023 U	<0.0018 U	<0.0022 U	<0.0023 U	<0.002 U	<0.0019 U	<0.0021 U	<0.0016 U	<0.0014 U	<0.0017 U
Dichlorodifluoromethane	75-71-8	NS	NS	mg/kg	<0.0088 U	<0.0097 U	<0.011 U	<0.0092 U	<0.011 U	<0.012 U	<0.01 U	<0.0095 U	<0.011 U	<0.0078 U	<0.007 U	<0.0085 U
Diethyl Ether (Ethyl Ether)	60-29-7	NS	NS	mg/kg	<0.0018 U	<0.0019 U	<0.0023 U	<0.0018 U	<0.0022 U	<0.0023 U	<0.002 U	<0.0019 U	<0.0021 U	<0.0016 U	<0.0014 U	<0.0017 U
Ethylbenzene	100-41-4	1	41	mg/kg	<0.00088 U	<0.00097 U	<0.0011 U	<0.00092 U	<0.0011 U	<0.0012 U	<0.001 U	<0.00095 U	<0.0011 U	<0.00078 U	<0.0007 U	<0.00085 U
Hexachlorobutadiene	87-68-3	NS	NS	mg/kg	<0.0035 U	<0.0039 U	<0.0046 U	<0.0037 U	<0.0044 U	<0.0046 U	<0.0041 U	<0.0038 U	<0.0042 U	<0.0031 U	<0.0028 U	<0.0034 U
Isopropylbenzene (Cumene)	98-82-8	NS	NS	mg/kg	<0.00088 U	<0.00097 U	<0.0011 U	<0.00092 U	<0.0011 U	<0.0012 U	<0.001 U	<0.00095 U	<0.0011 U	<0.00078 U	<0.0007 U	<0.00085 U
M,P-Xylene	179601-23-1	NS	NS	mg/kg	<0.0018 U	<0.0019 U	<0.0023 U	<0.0018 U	<0.0022 U	<0.0023 U	<0.002 U	<0.0019 U	<0.0021 U	<0.0016 U	<0.0014 U	<0.0017 U
Methyl Ethyl Ketone (2-Butanone)	78-93-3	0.12	100	mg/kg	<0.0088 U	<0.0097 U	0.034	<0.0092 U	<0.011 U	<0.012 U	<0.01 U	<0.0095 U	<0.011 U	<0.0078 U	<0.007 U	<0.0085 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanol	108-10-1	NS	NS	mg/kg	<0.0088 U	<0.0097 U	<0.011 U	<0.0092 U	<0.011 U	<0.012 U	<0.01 U	<0.0095 U	<0.011 U	<0.0078 U	<0.007 U	<0.0085 U
Methylene Chloride	75-09-2	0.05	100	mg/kg	<0.0044 U	<0.0049 U	<0.0057 U	<0.0046 U	<0.0055 U	<0.0058 U	<0.0051 U	<0.0047 U	<0.0053 U	<0.0039 U	<0.0035 U	<0.0042 U
Naphthalene	91-20-3	12	100	mg/kg	<0.0035 U	<0.0039 U	<0.0046 U	<0.0037 U	<0.0044 U	<0.0046 U	<0.0041 U	<0.0038 U	<0.0042 U	<0.0031 U	<0.0028 U	<0.0034 U
n-Butylbenzene	104-51-8	12	100	mg/kg	<0.00088 U	<0.00097 U	<0.0011 U	<0.00092 U	<0.0011 U	<0.0012 U	<0.001 U	<0.00095 U	<0.0011 U	<0.00078 U	<0.0007 U	<0.00085 U
n-Propylbenzene	103-65-1	3.9	100	mg/kg	<0.00088 U	<0.00097 U	<0.0011 U	<0.00092 U	<0.0011 U	<0.0012 U	<0.001 U	<0.00095 U	<0.0011 U	<0.00078 U	<0.0007 U	<0.00085 U
o-Xylene (1,2-Dimethylbenzene)	95-47-6	NS	NS	mg/kg	<0.00088 U	<0.00097 U	<0.0011 U	<0.00092 U	<0.0011 U	<0.0012 U	<0.001 U	<0.00095 U	<0.0011 U	<0.00078 U	<0.0007 U	<0.00085 U
Sec-Butylbenzene	135-98-8	11	100	mg/kg	<0.00088 U	<0.00097 U	<0.0011 U	<0.00092 U	<0.0011 U	<0.0012 U	<0.001 U	<0.00095 U	<0.0011 U	<0.00078 U	<0.0007 U	<0.00085 U
Styrene	100-42-5	NS	NS	mg/kg	<0.00088 U	<0.00097 U	<0.0011 U	<0.00092 U	<0.0011 U	<0.0012 U	<0.001 U	<0.00095 U	<0.0011 U	<0.00078 U	<0.0007 U	<0.00085 U
T-Butylbenzene	98-06-6	5.9	100	mg/kg	<0.0018 U	<0.0019 U	<0.0023 U	<0.0018 U	<0.0022 U	<0.0023 U	<0.002 U	<0.0019 U	<0.0021 U	<0.0016 U	<0.0014 U	<0.0017 U
Tert-Butyl Methyl Ether	1634-04-4	0.93	100	mg/kg	<0.0018 U	<0.0019 U	<0.0023 U	<0.0018 U	<0.0022 U	<0.0023 U	<0.002 U	<0.0019 U	<0.0021 U	<0.0016 U	<0.0014 U	<0.0017 U
Tetrachloroethene (PCE)	127-18-4	1.3	19	mg/kg	<0.00044 U	<0.00049 U	<0.00057 U	<0.00046 U	<0.00055 U	<0.00058 U	<0.00051 U	<0.00047 U	<0.00053 U	<0.00039 U	<0.00035 U	<0.00042 U
Toluene	108-88-3	0.7	100	mg/kg	<0.00088 U	<0.00097 U	<0.0011 U	<0.00092 U	<0.0011 U	<0.0012 U	<0.001 U	<0.00095 U	<0.0011 U	<0.00078 U	<0.0007 U	<0.00085 U
Total 1,2-Dichloroethene (Cis and Trans)	540-59-0	NS	NS	mg/kg	<0.00088 U	<0.00097 U	<0.0011 U	<0.00092 U	<0.0011 U	<0.0012 U	<0.001 U	<0.00095 U	<0.0011 U	<0.00078 U	<0.0007 U	<0.00085 U
Total Xylenes	1330-20-7	0.26	100	mg/kg	<0.00088 U	<0.00097 U	<0.0011 U	<0.00092 U	<0.0011 U	<0.0012 U	<0.001 U	<0.00095 U	<0.0011 U	<0.00078 U	<0.0007 U	<0.00085 U
Total, 1,3-Dichloropropene (Cis And Trans)	542-75-6	NS	NS	mg/kg	<0.00044 U	<0.00049 U	<0.00057 U	<0.00046 U	<0.00055 U	<0.00058 U	<0.00051 U	<0.00047 U	<0.00053 U	<0.00039 U	<0.00035 U	<0.00042 U
Trans-1,2-Dichloroethene	156-60-5	0.19	100	mg/kg	<0.0013 U	<0.0014 U	<0.0017 U	<0.0014 U	<0.0016 U	<0.0017 U	<0.0015 U	<0.0014 U	<0.0016 U	<0.0012 U	<0.001 U	<0.0013 U
Trans-1,3-Dichloropropene	10061-02-6	NS	NS	mg/kg	<0.00088 U	<0.00097 U	<0.0011 U	<0.00092 U	<0.0011 U	<0.0012 U	<0.001 U	<0.00095 U	<0.0011 U	<0.00078 U	<0.0007 U	<0.00085 U
Trans-1,4-Dichloro-2-Butene	110-57-6	NS	NS	mg/kg	<0.0044 U	<0.0049 U	<0.0057 U	<0.0046 U	<0.0055 U	<0.0058 U	<0.0051 U	<0.0047 U	<0.0053 U	<0.0039 U	<0.0035 U	<0.0042 U
Trichloroethene (TCE)	79-01-6	0.47	21	mg/kg	<0.00044 U	<0.00049 U	<0.00057 U	<0.00046 U	<0.00055 U	<0.00058 U	<0.00051 U	<0.00047 U	<0.00053 U	<0.00039 U	<0.00035 U	<0.00042 U
Trichlorofluoromethane	75-69-4	NS	NS	mg/kg	<0.0035 U	<0.0039 U	<0.0046 U	<0.0037 U	<0.0044 U	<0.0046 U	<0.0041 U	<0.0038 U	<0.0042 U	<0.0031 U	<0.0028 U	<0.0034 U
Vinyl Acetate	108-05-4	NS	NS	mg/kg	<0.0088 U	<0.0097 U	<0.011 U	<0.0092 U	<0.011 U	<0.012 U	<0.01 U	<0.0095 U	<0.011 U	<0.0078 U	<0.007 U	<0.0085 U
Vinyl Chloride	75-01-4	0.02	0.9	mg/kg	<0.00088 U	<0.00097 U	<0.0011 U	<0.00092 U	<0.0011 U	<0.0012 U	<0.001 U	<0.00095 U	<0.0011 U	<0.00078 U	<0.0007 U	<0.00085 U

Table 2
Phase II Environmental Site Investigation Report
Soil Sample Analytical Results

Sands New York
1255 Hempstead Turnpike
Uniondale, New York
Langan Project No.: 170754501

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	Location	SB11	SB12	SB13	SB14	SB15	SB16	SB17	SB18	SB18	SB19	SB20	SB21
				Sample Name	SB11_22-24	SB12_12-14	SB13_2-4	SB14_18-20	SB15_0-2	SB16_13-15	SB17_2-4	SB18_22-24	SODUP03_072023	SB19_5-7	SB20_30-32	SB21_5-7
				Sample Date	07/20/2023	07/20/2023	07/21/2023	07/20/2023	07/19/2023	07/19/2023	07/19/2023	07/20/2023	07/20/2023	07/21/2023	07/19/2023	07/21/2023
				Sample Depth	22-24	12-14	2-4	18-20	0-2	13-15	2-4	22-24	22-24	5-7	30-32	5-7
				Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Semi-Volatile Organic Compounds																
1,2,4,5-Tetrachlorobenzene	95-94-3	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
1,2,4-Trichlorobenzene	120-82-1	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
1,2-Dichlorobenzene	95-50-1	1.1	100	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
1,3-Dichlorobenzene	541-73-1	2.4	49	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
1,4-Dichlorobenzene	106-46-7	1.8	13	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.1	13	mg/kg	<0.026 U	<0.026 U	<0.028 U	<0.027 U	<0.029 U	<0.026 U	<0.027 U	<0.027 U	<0.027 U	<0.026 U	<0.025 U	<0.027 U
2,4,5-Trichlorophenol	95-95-4	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
2,4,6-Trichlorophenol	88-06-2	NS	NS	mg/kg	<0.11 U	<0.1 U	<0.11 U	<0.11 U	<0.12 U	<0.1 U	<0.11 U	<0.11 U	<0.11 U	<0.1 U	<0.1 U	<0.11 U
2,4-Dichlorophenol	120-83-2	NS	NS	mg/kg	<0.16 U	<0.15 U	<0.17 U	<0.16 U	<0.18 U	<0.16 U	<0.16 U	<0.16 U	<0.16 U	<0.16 U	<0.15 U	<0.16 U
2,4-Dimethylphenol	105-67-9	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
2,4-Dinitrophenol	51-28-5	NS	NS	mg/kg	<0.85 U	<0.82 U	<0.9 U	<0.86 U	<0.94 U	<0.83 U	<0.85 U	<0.85 U	<0.85 U	<0.83 U	<0.8 U	<0.87 U
2,4-Dinitrotoluene	121-14-2	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
2,6-Dinitrotoluene	606-20-2	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
2-Chloronaphthalene	91-58-7	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
2-Chlorophenol	95-57-8	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
2-Methylnaphthalene	91-57-6	NS	NS	mg/kg	<0.21 U	<0.2 U	<0.22 U	<0.21 U	<0.23 U	<0.21 U	<0.21 U	<0.21 U	<0.21 U	<0.21 U	<0.2 U	<0.22 U
2-Methylphenol (o-Cresol)	95-48-7	0.33	100	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
2-Nitroaniline	88-74-4	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
2-Nitrophenol	88-75-5	NS	NS	mg/kg	<0.38 U	<0.37 U	<0.4 U	<0.39 U	<0.42 U	<0.37 U	<0.38 U	<0.38 U	<0.38 U	<0.37 U	<0.36 U	<0.39 U
3 & 4 Methylphenol (m&p Cresol)	65794-96-9	0.33	100	mg/kg	<0.25 U	<0.24 U	<0.27 U	<0.26 U	<0.28 U	<0.25 U	<0.26 U	<0.26 U	<0.26 U	<0.25 U	<0.24 U	<0.26 U
3,3'-Dichlorobenzidine	91-94-1	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
3-Nitroaniline	99-09-2	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
4,6-Dinitro-2-Methylphenol	534-52-1	NS	NS	mg/kg	<0.46 U	<0.44 U	<0.48 U	<0.46 U	<0.51 U	<0.45 U	<0.46 U	<0.46 U	<0.46 U	<0.45 U	<0.44 U	<0.47 U
4-Bromophenyl Phenyl Ether	101-55-3	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
4-Chloro-3-Methylphenol	59-50-7	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
4-Chloroaniline	106-47-8	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
4-Chlorophenyl Phenyl Ether	7005-72-3	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
4-Nitroaniline	100-01-6	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
4-Nitrophenol	100-02-7	NS	NS	mg/kg	<0.25 U	<0.24 U	<0.26 U	<0.25 U	<0.27 U	<0.24 U	<0.25 U	<0.25 U	<0.25 U	<0.24 U	<0.24 U	<0.25 U
Acenaphthene	83-32-9	20	100	mg/kg	<0.14 U	<0.14 U	<0.15 U	<0.14 U	<0.16 U	<0.14 U	<0.14 U	<0.14 U	<0.14 U	<0.14 U	<0.13 U	<0.14 U
Acenaphthylene	208-96-8	100	100	mg/kg	<0.14 U	<0.14 U	<0.15 U	<0.14 U	<0.16 U	<0.14 U	<0.14 U	<0.14 U	<0.14 U	<0.14 U	<0.13 U	<0.14 U
Acetophenone	98-86-2	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
Anthracene	120-12-7	100	100	mg/kg	<0.11 U	<0.1 U	<0.11 U	<0.11 U	<0.12 U	<0.1 U	<0.11 U	<0.11 U	<0.11 U	<0.1 U	<0.1 U	<0.11 U
Benzo(a)anthracene	56-55-3	1	1	mg/kg	<0.11 U	<0.1 U	0.03 J	<0.11 U	<0.12 U	<0.1 U	<0.11 U	<0.11 U	<0.11 U	<0.1 U	<0.1 U	<0.11 U
Benzo(a)pyrene	50-32-8	1	1	mg/kg	<0.14 U	<0.14 U	<0.15 U	<0.14 U	<0.16 U	<0.14 U	<0.14 U	<0.14 U	<0.14 U	<0.14 U	<0.13 U	<0.14 U
Benzo(b)fluoranthene	205-99-2	1	1	mg/kg	<0.11 U	<0.1 U	<0.11 U	<0.11 U	<0.12 U	<0.1 U	<0.11 U	<0.11 U	<0.11 U	<0.1 U	<0.1 U	<0.11 U
Benzo(g,h,i)Perylene	191-24-2	100	100	mg/kg	<0.14 U	<0.14 U	<0.15 U	<0.14 U	<0.16 U	<0.14 U	<0.14 U	<0.14 U	<0.14 U	<0.14 U	<0.13 U	<0.14 U
Benzo(k)fluoranthene	207-08-9	0.8	3.9	mg/kg	<0.11 U	<0.1 U	<0.11 U	<0.11 U	<0.12 U	<0.1 U	<0.11 U	<0.11 U	<0.11 U	<0.1 U	<0.1 U	<0.11 U
Benzoic Acid	65-85-0	NS	NS	mg/kg	<0.57 U	<0.55 U	<0.6 U	<0.58 U	<0.63 U	<0.56 U	<0.58 U	<0.58 U	<0.58 U	<0.56 U	<0.54 U	<0.59 U
Benzyl Alcohol	100-51-6	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
Benzyl Butyl Phthalate	85-68-7	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
Biphenyl (Diphenyl)	92-52-4	NS	NS	mg/kg	<0.4 U	<0.39 U	<0.42 U	<0.41 U	<0.44 U	<0.39 U	<0.4 U	<0.4 U	<0.4 U	<0.39 U	<0.38 U	<0.41 U
Bis(2-chloroethoxy) methane	111-91-1	NS	NS	mg/kg	<0.19 U	<0.18 U	<0.2 U	<0.19 U	<0.21 U	<0.19 U	<0.19 U	<0.19 U	<0.19 U	<0.19 U	<0.18 U	<0.2 U
Bis(2-chloroethyl) ether (2-chloroethyl ether)	111-44-4	NS	NS	mg/kg	<0.16 U	<0.15 U	<0.17 U	<0.16 U	<0.18 U	<0.16 U	<0.16 U	<0.16 U	<0.16 U	<0.16 U	<0.15 U	<0.16 U
Bis(2-chloroisopropyl) ether	108-60-1	NS	NS	mg/kg	<0.21 U	<0.2 U	<0.22 U	<0.21 U	<0.23 U	<0.21 U	<0.21 U	<0.21 U	<0.21 U	<0.21 U	<0.2 U	<0.22 U
Bis(2-ethylhexyl) phthalate	117-81-7	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
Carbazole	86-74-8	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
Chrysene	218-01-9	1	3.9	mg/kg	<0.11 U	<0.1 U	0.025 J	<0.11 U	<0.12 U	<0.1 U	<0.11 U	<0.11 U	<0.11 U	<0.1 U	<0.1 U	<0.11 U
Dibenz(a,h)anthracene	53-70-3	0.33	0.33	mg/kg	<0.11 U	<0.1 U	<0.11 U	<0.11 U	<0.12 U	<0.1 U	<0.11 U	<0.11 U	<0.11 U	<0.1 U	<0.1 U	<0.11 U
Dibenzofuran	132-64-9	7	59	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
Dibutyl phthalate	84-74-2	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
Diethyl phthalate	84-66-2	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
Dimethyl phthalate	131-11-3	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
Dioctyl phthalate	117-84-0	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
Fluoranthene	206-44-0	100	100	mg/kg	<0.11 U	<0.1 U	0.043 J	<0.11 U	<0.12 U	<0.1 U	0.026 J	<0.11 U	<0.11 U	<0.1 U	<0.1 U	<0.11 U
Fluorene	86-73-7	30	100	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
Hexachlorobenzene	118-74-1	0.33	1.2	mg/kg	<0.11 U	<0.1 U	<0.11 U	<0.11 U	<0.12 U	<0.1 U	<0.11 U	<0.11 U	<0.11 U	<0.1 U	<0.1 U	<0.11 U
Hexachlorobutadiene	87-68-3	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
Hexachlorocyclopentadiene	77-47-4	NS	NS	mg/kg	<0.5 U	<0.49 U	<0.53 U	<0.51 U	<0.56 U	<0.49 U	<0.51 U	<0.51 U	<0.51 U	<0.49 U	<0.48 U	<0.52 U
Hexachloroethane	67-72-1	NS	NS	mg/kg	<0.14 U	<0.14 U	<0.15 U	<0.14 U	<0.16 U	<0.14 U	<0.14 U	<0.14 U	<0.14 U	<0.14 U	<0.13 U	<0.14 U
Indeno(1,2,3-cd)pyrene	193-39-5	0.5	0.5	mg/kg	<0.14 U	<0.14 U	<0.15 U	<0.14 U	<0.16 U	<0.14 U	<0.14 U	<0.14 U	<0.14 U	<0.14 U	<0.13 U	<0.14 U
Isophorone	78-59-1	NS	NS	mg/kg	<0.16 U	<0.15 U	<0.17 U	<0.16 U	<0.18 U	<0.16 U	<0.16 U	<0.16 U	<0.16 U	<0.16 U	<0.15 U	<0.16 U
Naphthalene	91-20-3	12	100	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
Nitrobenzene	98-95-3	NS	NS	mg/kg	<0.16 U	<0.15 U	<0.17 U	<0.16 U	<0.18 U	<0.16 U	<0.16 U	<0.16 U	<0.16 U	<0.16 U	<0.15 U	<0.16 U
n-Nitrosodi-N-Propylamine	621-64-7	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
n-Nitrosodiphenylamine	86-30-6	NS	NS	mg/kg	<0.14 U	<0.14 U	<0.15 U	<0.14 U	<0.16 U	<0.14 U	<0.14 U	<0.14 U	<0.14 U	<0.14 U	<0.13 U	<0.14 U
Pentachlorophenol	87-86-5	0.8	6.7	mg/kg	<0.14 U	<0.14 U	<0.15 U	<0.14 U	<0.16 U	<0.14 U	<0.14 U	<0.14 U	<0.14 U	<0.14 U	<0.13 U	<0.14 U
Phenanthrene	85-01-8	100	100	mg/kg	<0.11 U	<0.1 U	<0.11 U	<0.11 U	<0.12 U	<0.1 U	<0.11 U	<0.11 U	<0.11 U	<0.1 U	<0.1 U	<0.11 U
Phenol	108-95-2	0.33	100	mg/kg	<0.18 U	<0.17 U	<0.19 U	<0.18 U	<0.2 U	<0.17 U	<0.18 U	<0.18 U	<0.18 U	<0.17 U	<0.17 U	<0.18 U
Pyrene	129-00-0	100	100	mg/kg	<0.11 U	<0.1 U	0.042 J	<0.11 U	<0.12 U	<0.1 U	0.024 J	<0.11 U	<0.11 U	<0.1 U	<0.1 U	<0.11 U

Table 2
Phase II Environmental Site Investigation Report
Soil Sample Analytical Results

Sands New York
1255 Hempstead Turnpike
Uniondale, New York
Langan Project No.: 170754501

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	Location	SB11	SB12	SB13	SB14	SB15	SB16	SB17	SB18	SB18	SB19	SB20	SB21
				Sample Name	SB11_22-24	SB12_12-14	SB13_2-4	SB14_18-20	SB15_0-2	SB16_13-15	SB17_2-4	SB18_22-24	SODUP03_072023	SB19_5-7	SB20_30-32	SB21_5-7
				Sample Date	07/20/2023	07/20/2023	07/21/2023	07/20/2023	07/19/2023	07/19/2023	07/19/2023	07/20/2023	07/20/2023	07/21/2023	07/19/2023	07/21/2023
				Sample Depth	22-24	12-14	2-4	18-20	0-2	13-15	2-4	22-24	22-24	5-7	30-32	5-7
				Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Pesticides																
4,4'-DDD	72-54-8	**0.0033**	13	mg/kg	<0.00162 U	<0.00161 U	**0.00476**	0.00158 J	<0.00186 U	<0.00162 U	<0.00168 U	<0.00173 U	<0.00167 U	<0.0016 U	<0.0016 U	<0.00169 U
4,4'-DDE	72-55-9	0.0033	8.9	mg/kg	<0.00162 U	<0.00161 U	0.00206	0.000645 J	0.000809 J	<0.00162 U	0.00128 J	<0.00173 U	<0.00167 U	<0.0016 U	<0.0016 U	<0.00169 U
4,4'-DDT	50-29-3	0.0033	7.9	mg/kg	<0.00162 U	<0.00161 U	0.00278	<0.00166 U	<0.00186 U	<0.00162 U	0.00191 P	<0.00173 U	<0.00167 U	<0.0016 U	<0.0016 U	0.00152 J
Aldrin	309-00-2	0.005	0.097	mg/kg	<0.00162 U	<0.00161 U	<0.00177 U	<0.00166 U	<0.00186 U	<0.00162 U	<0.00168 U	<0.00173 U	<0.00167 U	<0.0016 U	<0.0016 U	<0.00169 U
Alpha BHC (Alpha Hexachlorocyclohexane)	319-84-6	0.02	0.48	mg/kg	<0.000677 U	<0.00067 U	<0.000736 U	<0.000692 U	<0.000776 U	<0.000675 U	<0.000702 U	<0.000722 U	<0.000695 U	<0.000666 U	<0.000665 U	<0.000703 U
Alpha Chlordane	5103-71-9	0.094	4.2	mg/kg	<0.00203 U	<0.00201 U	<0.00221 U	<0.00208 U	<0.00233 U	<0.00202 U	<0.00211 U	<0.00217 U	<0.00208 U	<0.002 U	<0.00199 U	0.00099 JIP
Alpha Endosulfan	959-98-8	2.4	24	mg/kg	<0.00162 U	<0.00161 U	<0.00177 U	<0.00166 U	<0.00186 U	<0.00162 U	<0.00168 U	<0.00173 U	<0.00167 U	<0.0016 U	<0.0016 U	<0.00169 U
Beta Bhc (Beta Hexachlorocyclohexane)	319-85-7	0.036	0.36	mg/kg	<0.00162 U	<0.00161 U	<0.00177 U	<0.00166 U	<0.00186 U	<0.00162 U	<0.00168 U	<0.00173 U	<0.00167 U	<0.0016 U	<0.0016 U	<0.00169 U
Beta Endosulfan	33213-65-9	2.4	24	mg/kg	<0.00162 U	<0.00161 U	<0.00177 U	<0.00166 U	<0.00186 U	<0.00162 U	<0.00168 U	<0.00173 U	<0.00167 U	<0.0016 U	<0.0016 U	<0.00169 U
Chlordane (alpha and gamma)	57-74-9	NS	NS	mg/kg	<0.0135 U	<0.0134 U	<0.0147 U	<0.0138 U	<0.0155 U	<0.0135 U	<0.014 U	<0.0144 U	<0.0139 U	<0.0133 U	<0.0133 U	<0.0141 U
Delta Bhc (Delta Hexachlorocyclohexane)	319-86-8	0.04	100	mg/kg	<0.00162 U	<0.00161 U	<0.00177 U	<0.00166 U	<0.00186 U	<0.00162 U	<0.00168 U	<0.00173 U	<0.00167 U	<0.0016 U	<0.0016 U	<0.00169 U
Dieldrin	60-57-1	0.005	0.2	mg/kg	<0.00102 U	<0.001 U	<0.0011 U	<0.00104 U	<0.00116 U	<0.00101 U	<0.00105 U	<0.00108 U	<0.00104 U	<0.001 U	<0.000997 U	<0.00105 U
Endosulfan Sulfate	1031-07-8	2.4	24	mg/kg	<0.000677 U	<0.00067 U	<0.000736 U	<0.000692 U	<0.000776 U	<0.000675 U	<0.000702 U	<0.000722 U	<0.000695 U	<0.000666 U	<0.000665 U	<0.000703 U
Endrin	72-20-8	0.014	11	mg/kg	<0.000677 U	<0.00067 U	<0.000736 U	<0.000692 U	<0.000776 U	<0.000675 U	<0.000702 U	<0.000722 U	<0.000695 U	<0.000666 U	<0.000665 U	<0.000703 U
Endrin Aldehyde	7421-93-4	NS	NS	mg/kg	<0.00203 U	<0.00201 U	<0.00221 U	<0.00208 U	<0.00233 U	<0.00202 U	<0.00211 U	<0.00217 U	<0.00208 U	<0.002 U	<0.00199 U	<0.00211 U
Endrin Ketone	53494-70-5	NS	NS	mg/kg	<0.00162 U	<0.00161 U	<0.00177 U	<0.00166 U	<0.00186 U	<0.00162 U	<0.00168 U	<0.00173 U	<0.00167 U	<0.0016 U	<0.0016 U	<0.00169 U
Gamma Bhc (Lindane)	58-89-9	0.1	1.3	mg/kg	<0.000677 U	<0.00067 U	<0.000736 U	<0.000692 U	<0.000776 U	<0.000675 U	<0.000702 U	<0.000722 U	<0.000695 U	<0.000666 U	<0.000665 U	<0.000703 U
Gamma Chlordane (Trans)	5103-74-2	NS	NS	mg/kg	<0.00203 U	<0.00201 U	0.00149 J	<0.00208 U	<0.00233 U	<0.00202 U	<0.00211 U	<0.00217 U	<0.00208 U	<0.002 U	<0.00199 U	0.00104 J
Heptachlor	76-44-8	0.042	2.1	mg/kg	<0.000813 U	<0.000804 U	<0.000883 U	<0.000831 U	<0.000931 U	<0.00081 U	<0.000842 U	<0.000867 U	<0.000834 U	<0.0008 U	<0.000798 U	<0.000844 U
Heptachlor Epoxide	1024-57-3	NS	NS	mg/kg	<0.00305 U	<0.00301 U	<0.00331 U	<0.00312 U	<0.00349 U	<0.00304 U	<0.00316 U	<0.00325 U	<0.00313 U	<0.003 U	<0.00299 U	<0.00316 U
Methoxychlor	72-43-5	NS	NS	mg/kg	<0.00305 U	<0.00301 U	<0.00331 U	<0.00312 U	<0.00349 U	<0.00304 U	<0.00316 U	<0.00325 U	<0.00313 U	<0.003 U	<0.00299 U	<0.00316 U
Toxaphene	8001-35-2	NS	NS	mg/kg	<0.0305 U	<0.0301 U	<0.0331 U	<0.0312 U	<0.0349 U	<0.0304 U	<0.0316 U	<0.0325 U	<0.0313 U	<0.03 U	<0.0299 U	<0.0316 U
Polychlorinated Biphenyl																
PCB-1016 (Aroclor 1016)	12674-11-2	NS	NS	mg/kg	<0.0494 U	<0.0485 U	<0.0556 U	<0.0526 U	<0.0569 U	<0.0486 U	<0.05 U	<0.0514 U	<0.0538 U	<0.0488 U	<0.0479 U	<0.0511 U
PCB-1221 (Aroclor 1221)	11104-28-2	NS	NS	mg/kg	<0.0494 U	<0.0485 U	<0.0556 U	<0.0526 U	<0.0569 U	<0.0486 U	<0.05 U	<0.0514 U	<0.0538 U	<0.0488 U	<0.0479 U	<0.0511 U
PCB-1232 (Aroclor 1232)	11141-16-5	NS	NS	mg/kg	<0.0494 U	<0.0485 U	<0.0556 U	<0.0526 U	<0.0569 U	<0.0486 U	<0.05 U	<0.0514 U	<0.0538 U	<0.0488 U	<0.0479 U	<0.0511 U
PCB-1242 (Aroclor 1242)	53469-21-9	NS	NS	mg/kg	<0.0494 U	<0.0485 U	<0.0556 U	<0.0526 U	<0.0569 U	<0.0486 U	<0.05 U	<0.0514 U	<0.0538 U	<0.0488 U	<0.0479 U	<0.0511 U
PCB-1248 (Aroclor 1248)	12672-29-6	NS	NS	mg/kg	<0.0494 U	<0.0485 U	<0.0556 U	<0.0526 U	<0.0569 U	<0.0486 U	<0.05 U	<0.0514 U	<0.0538 U	<0.0488 U	<0.0479 U	<0.0511 U
PCB-1254 (Aroclor 1254)	11097-69-1	NS	NS	mg/kg	<0.0494 U	<0.0485 U	<0.0556 U	<0.0526 U	<0.0569 U	<0.0486 U	<0.05 U	<0.0514 U	<0.0538 U	<0.0488 U	<0.0479 U	0.00925 J
PCB-1260 (Aroclor 1260)	11096-82-5	NS	NS	mg/kg	<0.0494 U	<0.0485 U	<0.0556 U	<0.0526 U	<0.0569 U	<0.0486 U	<0.05 U	<0.0514 U	<0.0538 U	<0.0488 U	<0.0479 U	<0.0511 U
PCB-1262 (Aroclor 1262)	37324-23-5	NS	NS	mg/kg	<0.0494 U	<0.0485 U	<0.0556 U	<0.0526 U	<0.0569 U	<0.0486 U	<0.05 U	<0.0514 U	<0.0538 U	<0.0488 U	<0.0479 U	<0.0511 U
PCB-1268 (Aroclor 1268)	11100-14-4	NS	NS	mg/kg	<0.0494 U	<0.0485 U	<0.0556 U	<0.0526 U	<0.0569 U	<0.0486 U	<0.05 U	<0.0514 U	<0.0538 U	<0.0488 U	<0.0479 U	<0.0511 U
Total PCBs	1336-36-3	0.1	1	mg/kg	<0.0494 U	<0.0485 U	<0.0556 U	<0.0526 U	<0.0569 U	<0.0486 U	<0.05 U	<0.0514 U	<0.0538 U	<0.0488 U	<0.0479 U	0.00925 J
Metals																
Aluminum	7429-90-5	NS	NS	mg/kg	1,010	1,170	12,200	907	9,710	1,390	8,090	3,070	1,620	3,000	771	1,890
Antimony	7440-36-0	NS	NS	mg/kg	<4.06 U	<3.95 U	<4.47 U	<4.16 U	0.652 J	<4.12 U	0.683 J	<4.17 U	<4.14 U	<4.01 U	<3.98 U	<4.27 U
Arsenic	7440-38-2	13	16	mg/kg	0.697 J	0.65 J	4.83	0.718 J	5.7	0.75 J	3.5	1.42	1.93	2.07	0.52 J	1.28
Barium	7440-39-3	350	400	mg/kg	5.51	7.24	30	3.91	32.7	5.31	27.2	6.4	5.62	11.5	1.83	7.8
Beryllium	7440-41-7	7.2	72	mg/kg	0.2 J	0.214 J	0.397 J	0.181 J	0.239 J	0.086 J	0.188 J	0.242 J	0.243 J	0.124 J	0.048 J	0.111 J
Cadmium	7440-43-9	2.5	4.3	mg/kg	<0.813 U	<0.79 U	<0.894 U	<0.833 U	0.144 J	<0.824 U	0.203 J	<0.834 U	0.132 J	<0.802 U	<0.797 U	<0.853 U
Calcium	7440-70-2	NS	NS	mg/kg	1,300	106	1,050	158	882	234	854	33	60.5	13,800	32.9	5,590
Chromium, Hexavalent	18540-29-9	1	110	mg/kg	0.193 J	0.229 J	<0.911 U	<0.875 U	0.204 J	0.178 J	<0.873 U	0.295 J	0.196 J	0.343 J	0.173 J	0.244 J
Chromium, Total	7440-47-3	NS	110	mg/kg	5.07	3.77	16.2	3.86	9.88	2.55	8.95	4.2	12.6	12.2	1.54	9.94
Chromium, Trivalent	16065-83-1	30	180	mg/kg	4.88 J	3.54 J	16.2	3.86	9.68 J	2.37 J	8.95	3.9 J	12.4 J	11.8 J	1.37 J	9.7 J
Cobalt	7440-48-4	NS	NS	mg/kg	1.39 J	1.02 J	5.35	0.595 J	2.2	0.833 J	2.7	0.983 J	0.872 J	2.04	0.217 J	10.4
Copper	7440-50-8	50	270	mg/kg	2.88	2.4	14.2	3.93	9.37	2.99	7.02	2.78	2.52	4.98	0.745 J	22.2
Cyanide	57-12-5	27	27	mg/kg	<1.1 U	<1 U	<1.1 U	<1 U	<1.2 U	<0.97 U	<1 U	<1.1 U	<1 U	<0.96 U	<0.97 U	<1.1 U
Iron	7439-89-6	NS	NS	mg/kg	4,010	4,140	15,900	3,180	13,400	2,740	11,200	4,890	7,520	5,640	1,330	8,240
Lead	7439-92-1	63	400	mg/kg	1.13 J	1.29 J	14.4	1.39 J	18.8	1.29 J	22.4	1.44 J	1.81 J	3.02 J	0.548 J	44
Magnesium	7439-95-4	NS	NS	mg/kg	1,090	359	1,910	268	995	373	1,090	184	261	9,000	87.3	352
Manganese	7439-96-5	1600	2000	mg/kg	170	53.8	178	16	283	25.3	114	49.5	35.1	103	13.4	64.8
Mercury	7439-97-6	0.18	0.81	mg/kg	<0.076 U	<0.072 U	0.079 J	<0.077 U	0.125	<0.078 U	<0.075 U	<0.079 U	<0.069 U	<0.071 U	<0.069 U	<0.071 U
Nickel	7440-02-0	30	310	mg/kg	3.54	2.15	8.94	1.47 J	3.69	2.12	4.36	2.65	3.94	4.35	0.534 J	7.47
Potassium	7440-09-7	NS	NS	mg/kg	151 J	224	303	127 J	246	189 J	346	121 J	127 J	319	62.1 J	158 J
Selenium	7782-49-2	3.9	180	mg/kg	<1.62 U	<1.58 U	0.562 J	<1.66 U	<1.84 U	<1.65 U	<1.69 U	<1.67 U	<1.65 U	0.299 J	<1.59 U	<1.71 U
Silver	7440-22-4	2	180	mg/kg	<0.406 U	<0.395 U	<0.447 U	0.7	<0.459 U	<0.412 U	<0.423 U	<0.417 U	<0.414 U	<0.401 U	<0.398 U	<0.427 U
Sodium	7440-23-5	NS	NS	mg/kg	18.7 J	17.7 J	187	14.2 J	264	87.2 J	367	11.2 J	11.6 J	57.8 J	40.9 J	54.9 J
Thallium	7440-28-0	NS	NS	mg/kg	<1.62 U	<1.58 U	0.579 J	<1.66 U	<1.84 U	<1.65 U	<1.69 U	<1.67 U	<1.65 U	0.365 J	<1.59 U	<1.71 U
Vanadium	7440-62-2	NS	NS	mg/kg	2.76	3	22.5	2.42	17	3.41	16.2	4.02	4.88	8.7	1.52	4.33
Zinc	7440-66-6	109	10000	mg/kg	6.81	4.34	22.8	4.26	18.9	5.21	20.2	6.06	6.53	8.1	1.47 J	34.2
General Chemistry																
Total Solids	TSOLID	NS	NS	Percent	93.2	96.2	87.8	91.4	83.4	95.3	91.6	91.6	91.8	96.2	98.2	90

Sands New York
1255 Hempstead Turnpike
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Notes:

CAS - Chemical Abstract Service
NS - No standard
mg/kg - milligram per kilogram
NA - Not analyzed
RL - Reporting limit
<RL - Not detected
Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use and Restricted Use Restricted-Residential Soil Cleanup Objectives (SCO).
Criterion comparisons for 3- & 4-methylphenol (m&p cresol) are provided for reference. Promulgated SCOs are for 3-methylphenol (m-cresol) and 4-methylphenol (p-cresol).

Qualifiers:

I - The lower value for the two columns has been reported due to obvious interference.
J - The analyte was detected above the method detection limit (MDL), but below the RL; therefore, the result is an estimated concentration.
P - The relative percent difference (RPD) between the results for the two columns exceeds the method-specified criteria.
U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

Exceedance Summary:

10 - Result exceeds Unrestricted Use SCOs
10 - Result exceeds Restricted Use Restricted-Residential SCOs

Table 3
Phase II Environmental Site Investigation Report
Groundwater Sample Analytical Results

Sands New York
1255 Hempstead Turnpike
Uniondale, New York
Langan Project No.: 170754501

Analyte	CAS Number	NYSDEC SGVs	Location	TMW11	TMW14	TMW16	TMW16	TMW18
			Sample Name	TMW11_072123	TMW14_072123	TMW16_072023	GWDUP02_072023	TMW18_072023
			Sample Date	07/21/2023	07/21/2023	07/20/2023	07/20/2023	07/20/2023
			Unit	Result	Result	Result	Result	Result
Volatile Organic Compounds								
1,1,1,2-Tetrachloroethane	630-20-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,1-Trichloroethane	71-55-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,2,2-Tetrachloroethane	79-34-5	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1,2-Trichloroethane	79-00-5	1	ug/l	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U
1,1-Dichloroethane	75-34-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1-Dichloroethene	75-35-4	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1-Dichloropropene	563-58-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichlorobenzene	87-61-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichloropropane	96-18-4	0.04	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4,5-Tetramethylbenzene	95-93-2	5	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4-Trimethylbenzene	95-63-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dibromo-3-Chloropropane	96-12-8	0.04	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	0.0006	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U
1,2-Dichlorobenzene	95-50-1	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dichloroethane	107-06-2	0.6	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,2-Dichloropropane	78-87-5	1	ug/l	<1 U	<1 U	<1 U	<1 U	<1 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3-Dichlorobenzene	541-73-1	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3-Dichloropropane	142-28-9	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Dichlorobenzene	106-46-7	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Diethyl Benzene	105-05-5	NS	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.35	ug/l	<250 U	<250 U	<250 U	<250 U	<250 U
2,2-Dichloropropane	594-20-7	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Chlorotoluene	95-49-8	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Hexanone (MBK)	591-78-6	50	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
4-Chlorotoluene	106-43-4	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
4-Ethyltoluene	622-96-8	NS	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U
Acetone	67-64-1	50	ug/l	<5 U	1.7 J	2 J	2 J	3.4 J
Acrylonitrile	107-13-1	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
Benzene	71-43-2	1	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Bromobenzene	108-86-1	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromochloromethane	74-97-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromodichloromethane	75-27-4	50	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Bromoform	75-25-2	50	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U
Bromomethane	74-83-9	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Carbon Disulfide	75-15-0	60	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
Carbon Tetrachloride	56-23-5	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Chlorobenzene	108-90-7	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloroethane	75-00-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloroform	67-66-3	7	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	1.9 J
Chloromethane	74-87-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,2-Dichloroethene	156-59-2	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,3-Dichloropropene	10061-01-5	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Cymene	99-87-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Dibromochloromethane	124-48-1	50	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Dibromomethane	74-95-3	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
Dichlorodifluoromethane	75-71-8	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
Diethyl Ether (Ethyl Ether)	60-29-7	NS	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Ethylbenzene	100-41-4	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Hexachlorobutadiene	87-68-3	0.5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	98-82-8	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
M,P-Xylene	179601-23-1	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Methyl Ethyl Ketone (2-Butanone)	78-93-3	50	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
Methylene Chloride	75-09-2	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	91-20-3	10	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Butylbenzene	104-51-8	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Propylbenzene	103-65-1	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	95-47-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	135-98-8	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Styrene	100-42-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
T-Butylbenzene	98-06-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tert-Butyl Methyl Ether	1634-04-4	10	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tetrachloroethene (PCE)	127-18-4	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Toluene	108-88-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total 1,2-Dichloroethene (Cis and Trans)	540-59-0	NS	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	1330-20-7	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total, 1,3-Dichloropropene (Cis And Trans)	542-75-6	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,2-Dichloroethene	156-60-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Trans-1,3-Dichloropropene	10061-02-6	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,4-Dichloro-2-Butene	110-57-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Trichloroethene (TCE)	79-01-6	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trichlorofluoromethane	75-69-4	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Vinyl Acetate	108-05-4	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
Vinyl Chloride	75-01-4	2	ug/l	<1 U	<1 U	<1 U	<1 U	<1 U

Table 3
Phase II Environmental Site Investigation Report
Groundwater Sample Analytical Results

Sands New York
1255 Hempstead Turnpike
Uniondale, New York
Langan Project No.: 170754501

Analyte	CAS Number	NYSDEC SGVs	Location	TMW11	TMW14	TMW16	TMW16	TMW18
			Sample Name	TMW11_072123	TMW14_072123	TMW16_072023	GWDUP02_072023	TMW18_072023
			Sample Date	07/21/2023	07/21/2023	07/20/2023	07/20/2023	07/20/2023
			Unit	Result	Result	Result	Result	Result
Semi-Volatile Organic Compounds								
1,2,4,5-Tetrachlorobenzene	95-94-3	5	ug/l	<10 U	<10 U	<10 U	<10 U	<10 U
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
1,2-Dichlorobenzene	95-50-1	3	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U
1,3-Dichlorobenzene	541-73-1	3	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U
1,4-Dichlorobenzene	106-46-7	3	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U
2,4,5-Trichlorophenol	95-95-4	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
2,4,6-Trichlorophenol	88-06-2	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
2,4-Dichlorophenol	120-83-2	1	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
2,4-Dimethylphenol	105-67-9	1	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
2,4-Dinitrophenol	51-28-5	1	ug/l	<20 U	<20 U	<20 U	<20 U	<20 U
2,4-Dinitrotoluene	121-14-2	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
2,6-Dinitrotoluene	606-20-2	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
2-Chloronaphthalene	91-58-7	10	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
2-Chlorophenol	95-57-8	NS	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U
2-Methylnaphthalene	91-57-6	NS	ug/l	<0.1 U	<0.1 U	0.21	0.15	<0.1 U
2-Methylphenol (o-Cresol)	95-48-7	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
2-Nitroaniline	88-74-4	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
2-Nitrophenol	88-75-5	NS	ug/l	<10 U	<10 U	<10 U	<10 U	<10 U
3 & 4 Methylphenol (m&p Cresol)	65794-96-9	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
3,3'-Dichlorobenzidine	91-94-1	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
3-Nitroaniline	99-09-2	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
4,6-Dinitro-2-Methylphenol	534-52-1	NS	ug/l	<10 U	<10 U	<10 U	<10 U	<10 U
4-Bromophenyl Phenyl Ether	101-55-3	NS	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U
4-Chloro-3-Methylphenol	59-50-7	NS	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U
4-Chloroaniline	106-47-8	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
4-Chlorophenyl Phenyl Ether	7005-72-3	NS	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U
4-Nitroaniline	100-01-6	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
4-Nitrophenol	100-02-7	NS	ug/l	<10 U	<10 U	<10 U	<10 U	<10 U
Acenaphthene	83-32-9	20	ug/l	<0.1 U	<0.1 U	0.05 J	<0.1 U	<0.1 U
Acenaphthylene	208-96-8	NS	ug/l	<0.1 U	<0.1 U	0.04 J	0.06 J	<0.1 U
Acetophenone	98-86-2	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
Anthracene	120-12-7	50	ug/l	<0.1 U	<0.1 U	0.02 J	0.02 J	<0.1 U
Benzo(a)anthracene	56-55-3	**0.002**	ug/l	<0.1 U	<0.1 U	**0.08 J**	**0.06 J**	<0.1 U
Benzo(a)pyrene	50-32-8	0	ug/l	<0.1 U	<0.1 U	<0.1 U	<0.1 U	<0.1 U
Benzo(b)fluoranthene	205-99-2	0.002	ug/l	<0.1 U	<0.1 U	<0.1 U	<0.1 U	<0.1 U
Benzo(g,h,i)Perylene	191-24-2	NS	ug/l	<0.1 U	<0.1 U	<0.1 U	<0.1 U	<0.1 U
Benzo(k)fluoranthene	207-08-9	**0.002**	ug/l	<0.1 U	<0.1 U	<0.1 U	**0.01 J**	<0.1 U
Benzoic Acid	65-85-0	NS	ug/l	<50 U	<50 U	<50 U	<50 U	<50 U
Benzyl Alcohol	100-51-6	NS	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U
Benzyl Butyl Phthalate	85-68-7	50	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
Biphenyl (Diphenyl)	92-52-4	5	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U
Bis(2-chloroethoxy) methane	111-91-1	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
Bis(2-chloroethyl) ether (2-chloroethyl ether)	111-44-4	1	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U
Bis(2-chloroisopropyl) ether	108-60-1	5	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U
Bis(2-ethylhexyl) phthalate	117-81-7	5	ug/l	<3 U	<3 U	<3 U	<3 U	<3 U
Carbazole	86-74-8	NS	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U
Chrysene	218-01-9	0.002	ug/l	<0.1 U	<0.1 U	<0.1 U	<0.1 U	<0.1 U
Dibenz(a,h)anthracene	53-70-3	NS	ug/l	<0.1 U	<0.1 U	<0.1 U	<0.1 U	<0.1 U
Dibenzofuran	132-64-9	NS	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U
Dibutyl phthalate	84-74-2	50	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
Diethyl phthalate	84-66-2	50	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
Dimethyl phthalate	131-11-3	50	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
Dioctyl phthalate	117-84-0	50	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
Fluoranthene	206-44-0	50	ug/l	<0.1 U	<0.1 U	0.07 J	0.04 J	<0.1 U
Fluorene	86-73-7	50	ug/l	<0.1 U	<0.1 U	0.06 J	0.03 J	<0.1 U
Hexachlorobenzene	118-74-1	0.04	ug/l	<0.8 U	<0.8 U	0.01 J	<0.8 U	<0.8 U
Hexachlorobutadiene	87-68-3	0.5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Hexachlorocyclopentadiene	77-47-4	5	ug/l	<20 U	<20 U	<20 U	<20 U	<20 U
Hexachloroethane	67-72-1	5	ug/l	<0.8 U	<0.8 U	<0.8 U	<0.8 U	<0.8 U
Indeno(1,2,3-cd)pyrene	193-39-5	0.002	ug/l	<0.1 U	<0.1 U	<0.1 U	<0.1 U	<0.1 U
Isophorone	78-59-1	50	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
Naphthalene	91-20-3	10	ug/l	0.05 J	0.09 J	1.9	1.4	<0.1 U
Nitrobenzene	98-95-3	0.4	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U
n-Nitrosodi-N-Propylamine	621-64-7	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
n-Nitrosodiphenylamine	86-30-6	50	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U
Pentachlorophenol	87-86-5	1	ug/l	<0.8 U	0.1 J	<0.8 U	<0.8 U	<0.8 U
Phenanthrene	85-01-8	50	ug/l	<0.1 U	<0.1 U	0.1 J	0.06 J	<0.1 U
Phenol	108-95-2	1	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
Pyrene	129-00-0	50	ug/l	<0.1 U	<0.1 U	0.11	<0.1 U	<0.1 U

Table 3
Phase II Environmental Site Investigation Report
Groundwater Sample Analytical Results

Sands New York
1255 Hempstead Turnpike
Uniondale, New York
Langan Project No.: 170754501

Analyte	CAS Number	NYSDEC SGVs	Location	TMW11	TMW14	TMW16	TMW16	TMW18
			Sample Name	TMW11_072123	TMW14_072123	TMW16_072023	GWDUP02_072023	TMW18_072023
			Sample Date	07/21/2023	07/21/2023	07/20/2023	07/20/2023	07/20/2023
			Unit	Result	Result	Result	Result	Result
Pesticides								
4,4'-DDD	72-54-8	0.3	ug/l	<0.029 U	<0.029 U	<0.029 U	<0.029 U	<0.029 U
4,4'-DDE	72-55-9	0.2	ug/l	<0.029 U	<0.029 U	<0.029 U	<0.029 U	<0.029 U
4,4'-DDT	50-29-3	0.2	ug/l	<0.029 U	<0.029 U	<0.029 U	<0.029 U	<0.029 U
Aldrin	309-00-2	0	ug/l	<0.014 U	<0.014 U	<0.014 U	<0.014 U	<0.014 U
Alpha BHC (Alpha Hexachlorocyclohexane)	319-84-6	0.01	ug/l	<0.014 U	<0.014 U	<0.014 U	<0.014 U	<0.014 U
Alpha Chlordane	5103-71-9	NS	ug/l	<0.014 U	<0.014 U	<0.014 U	<0.014 U	<0.014 U
Alpha Endosulfan	959-98-8	NS	ug/l	<0.014 U	<0.014 U	<0.014 U	<0.014 U	<0.014 U
Beta Bhc (Beta Hexachlorocyclohexane)	319-85-7	0.04	ug/l	<0.014 U	<0.014 U	<0.014 U	<0.014 U	<0.014 U
Beta Endosulfan	33213-65-9	NS	ug/l	<0.029 U	<0.029 U	<0.029 U	<0.029 U	<0.029 U
Chlordane (alpha and gamma)	57-74-9	0.05	ug/l	<0.143 U	<0.143 U	<0.143 U	<0.143 U	<0.143 U
Delta Bhc (Delta Hexachlorocyclohexane)	319-86-8	0.04	ug/l	<0.014 U	<0.014 U	<0.014 U	<0.014 U	<0.014 U
Dieldrin	60-57-1	0.004	ug/l	<0.029 U	<0.029 U	<0.029 U	<0.029 U	<0.029 U
Endosulfan Sulfate	1031-07-8	NS	ug/l	<0.029 U	<0.029 U	<0.029 U	<0.029 U	<0.029 U
Endrin	72-20-8	0	ug/l	<0.029 U	<0.029 U	<0.029 U	<0.029 U	<0.029 U
Endrin Aldehyde	7421-93-4	5	ug/l	<0.029 U	<0.029 U	<0.029 U	<0.029 U	<0.029 U
Endrin Ketone	53494-70-5	5	ug/l	<0.029 U	<0.029 U	<0.029 U	<0.029 U	<0.029 U
Gamma Bhc (Lindane)	58-89-9	0.05	ug/l	<0.014 U	<0.014 U	<0.014 U	<0.014 U	<0.014 U
Gamma Chlordane (Trans)	5103-74-2	NS	ug/l	<0.014 U	<0.014 U	<0.014 U	<0.014 U	<0.014 U
Heptachlor	76-44-8	0.04	ug/l	<0.014 U	<0.014 U	<0.014 U	<0.014 U	<0.014 U
Heptachlor Epoxide	1024-57-3	0.03	ug/l	<0.014 U	<0.014 U	<0.014 U	<0.014 U	<0.014 U
Methoxychlor	72-43-5	35	ug/l	<0.143 U	<0.143 U	<0.143 U	<0.143 U	<0.143 U
Toxaphene	8001-35-2	0.06	ug/l	<0.143 U	<0.143 U	<0.143 U	<0.143 U	<0.143 U
Polychlorinated Biphenyl								
PCB-1016 (Aroclor 1016)	12674-11-2	NS	ug/l	<0.071 U	<0.071 U	<0.071 U	<0.071 U	<0.071 U
PCB-1221 (Aroclor 1221)	11104-28-2	NS	ug/l	<0.071 U	<0.071 U	<0.071 U	<0.071 U	<0.071 U
PCB-1232 (Aroclor 1232)	11141-16-5	NS	ug/l	<0.071 U	<0.071 U	<0.071 U	<0.071 U	<0.071 U
PCB-1242 (Aroclor 1242)	53469-21-9	NS	ug/l	<0.071 U	<0.071 U	<0.071 U	<0.071 U	<0.071 U
PCB-1248 (Aroclor 1248)	12672-29-6	NS	ug/l	<0.071 U	<0.071 U	<0.071 U	<0.071 U	<0.071 U
PCB-1254 (Aroclor 1254)	11097-69-1	NS	ug/l	<0.071 U	<0.071 U	<0.071 U	<0.071 U	<0.071 U
PCB-1260 (Aroclor 1260)	11096-82-5	NS	ug/l	<0.071 U	<0.071 U	<0.071 U	<0.071 U	<0.071 U
PCB-1262 (Aroclor 1262)	37324-23-5	NS	ug/l	<0.071 U	<0.071 U	<0.071 U	<0.071 U	<0.071 U
PCB-1268 (Aroclor 1268)	11100-14-4	NS	ug/l	<0.071 U	<0.071 U	<0.071 U	<0.071 U	<0.071 U
Total PCBs	1336-36-3	0.09	ug/l	<0.071 U	<0.071 U	<0.071 U	<0.071 U	<0.071 U
Metals - Dissolved								
Aluminum	7429-90-5	NS	ug/l	254	22	5.64 J	3.6 J	4.69 J
Antimony	7440-36-0	3	ug/l	<4 U	0.5 J	<4 U	<4 U	<4 U
Arsenic	7440-38-2	25	ug/l	0.42 J	0.57	<0.5 U	<0.5 U	0.17 J
Barium	7440-39-3	1000	ug/l	80.88	94.05	92.94	90.37	172.6
Beryllium	7440-41-7	3	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Cadmium	7440-43-9	5	ug/l	0.06 J	0.06 J	0.07 J	0.06 J	<0.2 U
Calcium	7440-70-2	NS	ug/l	26,700	31,500	33,700	33,100	30,200
Chromium, Total	7440-47-3	50	ug/l	0.89 J	0.42 J	0.2 J	0.18 J	0.22 J
Cobalt	7440-48-4	NS	ug/l	2.62	6.48	3.88	3.59	8.77
Copper	7440-50-8	200	ug/l	1.99	2.68	1.22	1.63	1.38
Iron	7439-89-6	**300**	ug/l	**425**	**6,920**	**1,230**	**1,140**	**2,270**
Lead	7439-92-1	25	ug/l	<1 U	<1 U	<1 U	<1 U	<1 U
Magnesium	7439-95-4	35000	ug/l	8,600	8,400	9,840	10,200	6,560
Manganese	7439-96-5	**300**	ug/l	**1,615**	**451.8**	**410**	**426.2**	**718.8**
Mercury	7439-97-6	0.7	ug/l	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U
Nickel	7440-02-0	100	ug/l	5.9	24.06	10.41	9.24	8.79
Potassium	7440-09-7	NS	ug/l	2,860	3,350	3,510	3,560	3,070
Selenium	7782-49-2	10	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
Silver	7440-22-4	50	ug/l	<0.4 U	<0.4 U	<0.4 U	<0.4 U	<0.4 U
Sodium	7440-23-5	**20000**	ug/l	**106,000**	**103,000**	**606,000**	**543,000**	**232,000**
Thallium	7440-28-0	0.5	ug/l	<1 U	<1 U	<1 U	<1 U	<1 U
Vanadium	7440-62-2	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U
Zinc	7440-66-6	2000	ug/l	8.37 J	5.46 J	4.68 J	4.95 J	<10 U
Metals - Total								
Aluminum	7429-90-5	NS	ug/l	140,000	67,000	186	153	188
Antimony	7440-36-0	3	ug/l	<4 U	0.81 J	<4 U	<4 U	<4 U
Arsenic	7440-38-2	25	ug/l	15.42	16.74	0.18 J	0.2 J	0.28 J
Barium	7440-39-3	1000	ug/l	377.5	375.5	84.45	85.32	168.7
Beryllium	7440-41-7	3	ug/l	2.41	1.37	<0.5 U	<0.5 U	<0.5 U
Cadmium	7440-43-9	5	ug/l	0.39	0.43	0.07 J	0.06 J	0.07 J
Calcium	7440-70-2	NS	ug/l	7,140	25,800	29,700	32,100	26,900
Chromium, Hexavalent	18540-29-9	50	ug/l	<10 U	<10 U	3 J	<10 U	<10 U
Chromium, Total	7440-47-3	NS	ug/l	210.4	290.1	0.66 J	0.56 J	1.1
Chromium, Trivalent	16065-83-1	NS	ug/l	210	290	<10 U	<10 U	<10 U
Cobalt	7440-48-4	NS	ug/l	25.98	18.5	3.26	3.08	8.04
Copper	7440-50-8	200	ug/l	69.32	141	1.39	1.31	1.72
Cyanide	57-12-5	200	ug/l	<5 U	1 J	<5 U	<5 U	5
Iron	7439-89-6	**300**	ug/l	**123,000**	**68,000**	**1,180**	**1,120**	**2,240**
Lead	7439-92-1	**25**	ug/l	**97.76**	**39.56**	<1 U	<1 U	<1 U
Magnesium	7439-95-4	35000	ug/l	14,800	10,600	8,710	9,440	6,010
Manganese	7439-96-5	**300**	ug/l	**2,291**	**1,125**	**386.1**	**401.7**	**652.4**
Mercury	7439-97-6	0.7	ug/l	0.68	0.53	0.12 J	0.19 J	0.14 J
Nickel	7440-02-0	100	ug/l	98.32	96.04	7.58	7.56	8.37
Potassium	7440-09-7	NS	ug/l	9,070	5,910	3,100	3,280	2,670
Selenium	7782-49-2	**10**	ug/l	**53.7**	**30**	<5 U	<5 U	<5 U
Silver	7440-22-4	50	ug/l	0.35 J	8.55	<0.4 U	<0.4 U	<0.4 U
Sodium	7440-23-5	**20000**	ug/l	**51,100**	**79,900**	**434,000**	**426,000**	**198,000**
Thallium	7440-28-0	**0.5**	ug/l	**2.18**	**0.65 J**	<1 U	<1 U	<1 U
Vanadium	7440-62-2	NS	ug/l	112.2	46.06	<5 U	<5 U	<5 U
Zinc	7440-66-6	2000	ug/l	140.6	101.8	5.03 J	4.89 J	<10 U

Sands New York
1255 Hempstead Turnpike
Uniondale, New York
Langan Project No.: 170754501

Notes:

CAS - Chemical Abstract Service
NS - No standard
ug/l - microgram per liter
NA - Not analyzed
RL - Reporting limit
<RL - Not detected
Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 Codes, Rules, and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical and Operation Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water and published addenda (herein collectively referenced as "NYSDEC SGVs").

Qualifiers:

J - The analyte was detected above the method detection limit (MDL), but below the RL; therefore, the result is an estimated concentration.
U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

Exceedance Summary:

10 - Result exceeds NYSDEC SGVs

Table 4
Phase II Environmental Site Investigation Report
Soil Vapor Sample Analytical Results - NYSDOH
Sands New York
1255 Hempstead Turnpike
Uniondale, New York
Langan Project No.: 170754501

Analyte	CAS Number	NYSDOH Decision Matrices Minimum Concentrations	Location	AA02	SV11	SV12	SV15	SV17	SV18
			Sample Name	AA02_072023	SV11_072023	SV12_072023	SV15_072023	SV17_072023	SV18_072023
			Sample Date	07/20/2023	07/20/2023	07/20/2023	07/20/2023	07/20/2023	07/20/2023
			Sample Type	AA	SV	SV	SV	SV	SV
			Unit	Result	Result	Result	Result	Result	Result
Volatile Organic Compounds									
1,1,1-Trichloroethane	71-55-6	100	ug/m3	<1.09 U	<0.546 U	<1.09 U	<1.09 U	<1.09 U	<1.17 U
1,1,2,2-Tetrachloroethane	79-34-5	NS	ug/m3	<1.37 U	<6.87 U	<1.37 U	<1.37 U	<1.37 U	<1.48 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	76-13-1	NS	ug/m3	<1.53 U	<7.66 U	<1.53 U	<1.53 U	<1.53 U	<1.65 U
1,1,2-Trichloroethane	79-00-5	NS	ug/m3	<1.09 U	<5.46 U	<1.09 U	<1.09 U	<1.09 U	<1.17 U
1,1-Dichloroethane	75-34-3	NS	ug/m3	<0.809 U	<4.05 U	<0.809 U	<0.809 U	<0.809 U	<0.87 U
1,1-Dichloroethene	75-35-4	6	ug/m3	<0.793 U	<0.396 U	<0.793 U	<0.793 U	<0.793 U	<0.852 U
1,2,4-Trichlorobenzene	120-82-1	NS	ug/m3	<1.48 U	<7.42 U	<1.48 U	<1.48 U	<1.48 U	<1.6 U
1,2,4-Trimethylbenzene	95-63-6	**60**	ug/m3	<0.983 U	32.2	57.5	40.7	57	**88**
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	NS	ug/m3	<1.54 U	<7.69 U	<1.54 U	<1.54 U	<1.54 U	<1.65 U
1,2-Dichlorobenzene	95-50-1	NS	ug/m3	<1.2 U	<6.01 U	<1.2 U	<1.2 U	<1.2 U	<1.29 U
1,2-Dichloroethane	107-06-2	NS	ug/m3	<0.809 U	<4.05 U	<0.809 U	<0.809 U	<0.809 U	<0.87 U
1,2-Dichloropropane	78-87-5	NS	ug/m3	<0.924 U	<4.62 U	<0.924 U	<0.924 U	<0.924 U	<0.994 U
1,2-Dichlorotetrafluoroethane	76-14-2	NS	ug/m3	<1.4 U	<6.99 U	<1.4 U	<1.4 U	<1.4 U	<1.5 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	60	ug/m3	<0.983 U	7.77	15.3	9.64	14.5	21.8
1,3-Butadiene	106-99-0	NS	ug/m3	<0.442 U	9.51	14.1	<0.442 U	<0.442 U	4.45
1,3-Dichlorobenzene	541-73-1	NS	ug/m3	<1.2 U	56.6	<1.2 U	<1.2 U	<1.2 U	<1.29 U
1,4-Dichlorobenzene	106-46-7	NS	ug/m3	<1.2 U	<6.01 U	<1.2 U	<1.2 U	<1.2 U	<1.29 U
1,4-Dioxane (P-Dioxane)	123-91-1	NS	ug/m3	<0.721 U	<3.6 U	<0.721 U	<0.721 U	<0.721 U	<0.775 U
2,2,4-Trimethylpentane	540-84-1	60	ug/m3	<0.934 U	7.1	3.72	1.17	2.84	2.56
2-Hexanone (MBK)	591-78-6	NS	ug/m3	<0.82 U	6.31	13.7	12.6	9.34	15.5
4-Ethyltoluene	622-96-8	NS	ug/m3	<0.983 U	8.11	13	8.6	16.3	21.7
Acetone	67-64-1	NS	ug/m3	10.7	2,540	1,020	858	1,120	948
Allyl Chloride (3-Chloropropene)	107-05-1	NS	ug/m3	<0.626 U	<3.13 U	<0.626 U	<0.626 U	<0.626 U	<0.673 U
Benzene	71-43-2	60	ug/m3	<0.639 U	6.77	12.2	1.16	4.89	6.1
Benzyl Chloride	100-44-7	NS	ug/m3	<1.04 U	<5.18 U	<1.04 U	<1.04 U	<1.04 U	<1.11 U
Bromodichloromethane	75-27-4	NS	ug/m3	<1.34 U	<6.7 U	<1.34 U	<1.34 U	<1.34 U	<1.44 U
Bromoethene	593-60-2	NS	ug/m3	<0.874 U	<4.37 U	<0.874 U	<0.874 U	<0.874 U	<0.94 U
Bromoform	75-25-2	NS	ug/m3	<2.07 U	<10.3 U	<2.07 U	<2.07 U	<2.07 U	<2.22 U
Bromomethane	74-83-9	NS	ug/m3	<0.777 U	<3.88 U	<0.777 U	<0.777 U	<0.777 U	<0.835 U
Carbon Disulfide	75-15-0	NS	ug/m3	<0.623 U	<3.11 U	3.77	<0.623 U	1.06	5.11
Carbon Tetrachloride	56-23-5	6	ug/m3	<1.26 U	<0.629 U	<1.26 U	<1.26 U	<1.26 U	<1.35 U
Chlorobenzene	108-90-7	NS	ug/m3	<0.921 U	<4.61 U	<0.921 U	<0.921 U	<0.921 U	<0.99 U
Chloroethane	75-00-3	NS	ug/m3	<0.528 U	<2.64 U	<0.528 U	<0.528 U	<0.528 U	<0.567 U
Chloroform	67-66-3	NS	ug/m3	<0.977 U	<4.88 U	<0.977 U	<0.977 U	<0.977 U	<1.05 U
Chloromethane	74-87-3	NS	ug/m3	0.995	11.9	0.43	<0.413 U	<0.413 U	<0.444 U
Cis-1,2-Dichloroethene	156-59-2	6	ug/m3	<0.793 U	<0.396 U	<0.793 U	<0.793 U	<0.793 U	<0.852 U
Cis-1,3-Dichloropropene	10061-01-5	NS	ug/m3	<0.908 U	<4.54 U	<0.908 U	<0.908 U	<0.908 U	<0.976 U
Cyclohexane	110-82-7	60	ug/m3	<0.688 U	5.82	5.23	1.83	4.61	3.89
Dibromochloromethane	124-48-1	NS	ug/m3	<1.7 U	<8.52 U	<1.7 U	<1.7 U	<1.7 U	<1.83 U
Dichlorodifluoromethane	75-71-8	NS	ug/m3	2.27	<4.94 U	3.01	2.93	3.65	2.22
Ethanol	64-17-5	NS	ug/m3	<9.42 U	4,500	11.8	11.3	12.2	10.3
Ethyl Acetate	141-78-6	NS	ug/m3	<1.8 U	9.37	<1.8 U	<1.8 U	<1.8 U	<1.94 U
Ethylbenzene	100-41-4	60	ug/m3	<0.869 U	30.5	40.3	15.2	34.3	39
Hexachlorobutadiene	87-68-3	NS	ug/m3	<2.13 U	<10.7 U	<2.13 U	<2.13 U	<2.13 U	<2.29 U
Isopropanol	67-63-0	NS	ug/m3	<1.23 U	300	4.38	4.97	4.4	4.15
M,P-Xylene	179601-23-1	200	ug/m3	<1.74 U	119	150	66	136	157
Methyl Ethyl Ketone (2-Butanone)	78-93-3	NS	ug/m3	<1.47 U	109	43.1	43.6	33.6	51.6
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/m3	<2.05 U	<10.2 U	<2.05 U	<2.05 U	<2.05 U	<2.2 U
Methylene Chloride	75-09-2	100	ug/m3	<1.74 U	<8.69 U	20.7	<1.74 U	2.23	2.6
n-Heptane	142-82-5	200	ug/m3	<0.82 U	11.4	21.9	5.61	13.9	14.5
n-Hexane	110-54-3	200	ug/m3	<0.705 U	12.4	20.4	2.35	7.89	9.59
o-Xylene (1,2-Dimethylbenzene)	95-47-6	**60**	ug/m3	<0.869 U	43.4	**62.1**	28	54.7	**67.3**
Styrene	100-42-5	NS	ug/m3	<0.852 U	4.85	2.16	1.11	2.14	2.27
Tert-Butyl Alcohol	75-65-0	NS	ug/m3	<1.52 U	68.8	6.09	3.46	5.67	4.85
Tert-Butyl Methyl Ether	1634-04-4	NS	ug/m3	<0.721 U	<3.61 U	<0.721 U	<0.721 U	<0.721 U	<0.775 U
Tetrachloroethene (PCE)	127-18-4	100	ug/m3	<1.36 U	1.63	6.36	7.8	5.47	7.46
Tetrahydrofuran	109-99-9	NS	ug/m3	<1.47 U	13.6	<1.47 U	<1.47 U	3.54	<1.59 U
Toluene	108-88-3	300	ug/m3	<0.754 U	128	112	29.6	91.6	87.4
Total Xylenes	1330-20-7	NS	ug/m3	<0.869 U	163	213	94.3	190	225
Trans-1,2-Dichloroethene	156-60-5	NS	ug/m3	<0.793 U	<3.96 U	<0.793 U	<0.793 U	<0.793 U	<0.852 U
Trans-1,3-Dichloropropene	10061-02-6	NS	ug/m3	<0.908 U	<4.54 U	<0.908 U	<0.908 U	<0.908 U	<0.976 U
Trichloroethene (TCE)	79-01-6	6	ug/m3	<1.07 U	<0.537 U	3.06	<1.07 U	<1.07 U	<1.16 U
Trichlorofluoromethane	75-69-4	NS	ug/m3	1.17	8.09	8.37	1.81	2.11	3.1
Vinyl Chloride	75-01-4	6	ug/m3	<0.511 U	0.524	<0.511 U	<0.511 U	<0.511 U	<0.55 U
Total BTEX	BTEX	NS	ug/m3	ND	327.67	376.60	139.96	321.49	356.80
Total CVOCs	TOTALCVOCS	NS	ug/m3	ND	2.15	9.42	7.80	5.47	7.46

Table 4
Phase II Environmental Site Investigation Report
Soil Vapor Sample Analytical Results - NYSDOH

Sands New York
1255 Hempstead Turnpike
Uniondale, New York
Langan Project No.: 170754501

Notes:

AA - Ambient Air
SV - Soil Vapor
CAS - Chemical Abstract Service
NS - No standard
ug/m3 - microgram per cubic meter
NA - Not analyzed
RL - Reporting limit
<RL - Not detected

Soil vapor sample analytical results are compared to the minimum soil vapor concentrations at which mitigation is recommended as set forth in the New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices for Sub-Slab Vapor and Indoor Air and subsequent updates (through to 2024).
Ambient air sample analytical results are shown for reference only.

Qualifiers:

U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

Exceedance Summary:

10 - Result exceeds minimum soil vapor concentrations recommending mitigation

Table 4
Phase II Environmental Site Investigation Report
Soil Vapor Sample Analytical Results - NYSDOH

Sands New York
1255 Hempstead Turnpike
Uniondale, New York
Langan Project No.: 170754501

Analyte	CAS Number	NYSDOH Decision Matrices Minimum Concentrations	Location	AA02	SV11	SV12	SV15	SV17	SV18
			Sample Name	AA02_072023	SV11_072023	SV12_072023	SV15_072023	SV17_072023	SV18_072023
			Sample Date	07/20/2023	07/20/2023	07/20/2023	07/20/2023	07/20/2023	07/20/2023
			Sample Type	AA	SV	SV	SV	SV	SV
			Unit	Result	Result	Result	Result	Result	Result
Volatile Organic Compounds									
1,1,1-Trichloroethane	71-55-6	100	ug/m3	<1.09 U	<0.546 U	<1.09 U	<1.09 U	<1.09 U	<1.17 U
1,1,2,2-Tetrachloroethane	79-34-5	NS	ug/m3	<1.37 U	<6.87 U	<1.37 U	<1.37 U	<1.37 U	<1.48 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	76-13-1	NS	ug/m3	<1.53 U	<7.66 U	<1.53 U	<1.53 U	<1.53 U	<1.65 U
1,1,2-Trichloroethane	79-00-5	NS	ug/m3	<1.09 U	<5.46 U	<1.09 U	<1.09 U	<1.09 U	<1.17 U
1,1-Dichloroethane	75-34-3	NS	ug/m3	<0.809 U	<4.05 U	<0.809 U	<0.809 U	<0.809 U	<0.87 U
1,1-Dichloroethene	75-35-4	6	ug/m3	<0.793 U	<0.396 U	<0.793 U	<0.793 U	<0.793 U	<0.852 U
1,2,4-Trichlorobenzene	120-82-1	NS	ug/m3	<1.48 U	<7.42 U	<1.48 U	<1.48 U	<1.48 U	<1.6 U
1,2,4-Trimethylbenzene	95-63-6	NS	ug/m3	<0.983 U	32.2	57.5	40.7	57	88
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	NS	ug/m3	<1.54 U	<7.69 U	<1.54 U	<1.54 U	<1.54 U	<1.65 U
1,2-Dichlorobenzene	95-50-1	NS	ug/m3	<1.2 U	<6.01 U	<1.2 U	<1.2 U	<1.2 U	<1.29 U
1,2-Dichloroethane	107-06-2	NS	ug/m3	<0.809 U	<4.05 U	<0.809 U	<0.809 U	<0.809 U	<0.87 U
1,2-Dichloropropane	78-87-5	NS	ug/m3	<0.924 U	<4.62 U	<0.924 U	<0.924 U	<0.924 U	<0.994 U
1,2-Dichlorotetrafluoroethane	76-14-2	NS	ug/m3	<1.4 U	<6.99 U	<1.4 U	<1.4 U	<1.4 U	<1.5 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	NS	ug/m3	<0.983 U	7.77	15.3	9.64	14.5	21.8
1,3-Butadiene	106-99-0	NS	ug/m3	<0.442 U	9.51	14.1	<0.442 U	<0.442 U	4.45
1,3-Dichlorobenzene	541-73-1	NS	ug/m3	<1.2 U	56.6	<1.2 U	<1.2 U	<1.2 U	<1.29 U
1,4-Dichlorobenzene	106-46-7	NS	ug/m3	<1.2 U	<6.01 U	<1.2 U	<1.2 U	<1.2 U	<1.29 U
1,4-Dioxane (P-Dioxane)	123-91-1	NS	ug/m3	<0.721 U	<3.6 U	<0.721 U	<0.721 U	<0.721 U	<0.775 U
2,2,4-Trimethylpentane	540-84-1	NS	ug/m3	<0.934 U	7.1	3.72	1.17	2.84	2.56
2-Hexanone (MBK)	591-78-6	NS	ug/m3	<0.82 U	6.31	13.7	12.6	9.34	15.5
4-Ethyltoluene	622-96-8	NS	ug/m3	<0.983 U	8.11	13	8.6	16.3	21.7
Acetone	67-64-1	NS	ug/m3	10.7	2,540	1,020	858	1,120	948
Allyl Chloride (3-Chloropropene)	107-05-1	NS	ug/m3	<0.626 U	<3.13 U	<0.626 U	<0.626 U	<0.626 U	<0.673 U
Benzene	71-43-2	NS	ug/m3	<0.639 U	6.77	12.2	1.16	4.89	6.1
Benzyl Chloride	100-44-7	NS	ug/m3	<1.04 U	<5.18 U	<1.04 U	<1.04 U	<1.04 U	<1.11 U
Bromodichloromethane	75-27-4	NS	ug/m3	<1.34 U	<6.7 U	<1.34 U	<1.34 U	<1.34 U	<1.44 U
Bromoethene	593-60-2	NS	ug/m3	<0.874 U	<4.37 U	<0.874 U	<0.874 U	<0.874 U	<0.94 U
Bromoform	75-25-2	NS	ug/m3	<2.07 U	<10.3 U	<2.07 U	<2.07 U	<2.07 U	<2.22 U
Bromomethane	74-83-9	NS	ug/m3	<0.777 U	<3.88 U	<0.777 U	<0.777 U	<0.777 U	<0.835 U
Carbon Disulfide	75-15-0	NS	ug/m3	<0.623 U	<3.11 U	3.77	<0.623 U	1.06	5.11
Carbon Tetrachloride	56-23-5	6	ug/m3	<1.26 U	<0.629 U	<1.26 U	<1.26 U	<1.26 U	<1.35 U
Chlorobenzene	108-90-7	NS	ug/m3	<0.921 U	<4.61 U	<0.921 U	<0.921 U	<0.921 U	<0.99 U
Chloroethane	75-00-3	NS	ug/m3	<0.528 U	<2.64 U	<0.528 U	<0.528 U	<0.528 U	<0.567 U
Chloroform	67-66-3	NS	ug/m3	<0.977 U	<4.88 U	<0.977 U	<0.977 U	<0.977 U	<1.05 U
Chloromethane	74-87-3	NS	ug/m3	0.995	11.9	0.43	<0.413 U	<0.413 U	<0.444 U
Cis-1,2-Dichloroethene	156-59-2	6	ug/m3	<0.793 U	<0.396 U	<0.793 U	<0.793 U	<0.793 U	<0.852 U
Cis-1,3-Dichloropropene	10061-01-5	NS	ug/m3	<0.908 U	<4.54 U	<0.908 U	<0.908 U	<0.908 U	<0.976 U
Cyclohexane	110-82-7	NS	ug/m3	<0.688 U	5.82	5.23	1.83	4.61	3.89
Dibromochloromethane	124-48-1	NS	ug/m3	<1.7 U	<8.52 U	<1.7 U	<1.7 U	<1.7 U	<1.83 U
Dichlorodifluoromethane	75-71-8	NS	ug/m3	2.27	<4.94 U	3.01	2.93	3.65	2.22
Ethanol	64-17-5	NS	ug/m3	<9.42 U	4,500	11.8	11.3	12.2	10.3
Ethyl Acetate	141-78-6	NS	ug/m3	<1.8 U	9.37	<1.8 U	<1.8 U	<1.8 U	<1.94 U
Ethylbenzene	100-41-4	NS	ug/m3	<0.869 U	30.5	40.3	15.2	34.3	39
Hexachlorobutadiene	87-68-3	NS	ug/m3	<2.13 U	<10.7 U	<2.13 U	<2.13 U	<2.13 U	<2.29 U
Isopropanol	67-63-0	NS	ug/m3	<1.23 U	300	4.38	4.97	4.4	4.15
M,P-Xylene	179601-23-1	NS	ug/m3	<1.74 U	119	150	66	136	157
Methyl Ethyl Ketone (2-Butanone)	78-93-3	NS	ug/m3	<1.47 U	109	43.1	43.6	33.6	51.6
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/m3	<2.05 U	<10.2 U	<2.05 U	<2.05 U	<2.05 U	<2.2 U
Methylene Chloride	75-09-2	100	ug/m3	<1.74 U	<8.69 U	20.7	<1.74 U	2.23	2.6
n-Heptane	142-82-5	NS	ug/m3	<0.82 U	11.4	21.9	5.61	13.9	14.5
n-Hexane	110-54-3	NS	ug/m3	<0.705 U	12.4	20.4	2.35	7.89	9.59
o-Xylene (1,2-Dimethylbenzene)	95-47-6	NS	ug/m3	<0.869 U	43.4	62.1	28	54.7	67.3
Styrene	100-42-5	NS	ug/m3	<0.852 U	4.85	2.16	1.11	2.14	2.27
Tert-Butyl Alcohol	75-65-0	NS	ug/m3	<1.52 U	68.8	6.09	3.46	5.67	4.85
Tert-Butyl Methyl Ether	1634-04-4	NS	ug/m3	<0.721 U	<3.61 U	<0.721 U	<0.721 U	<0.721 U	<0.775 U
Tetrachloroethene (PCE)	127-18-4	100	ug/m3	<1.36 U	1.63	6.36	7.8	5.47	7.46
Tetrahydrofuran	109-99-9	NS	ug/m3	<1.47 U	13.6	<1.47 U	<1.47 U	3.54	<1.59 U
Toluene	108-88-3	NS	ug/m3	<0.754 U	128	112	29.6	91.6	87.4
Total Xylenes	1330-20-7	NS	ug/m3	<0.869 U	163	213	94.3	190	225
Trans-1,2-Dichloroethene	156-60-5	NS	ug/m3	<0.793 U	<3.96 U	<0.793 U	<0.793 U	<0.793 U	<0.852 U
Trans-1,3-Dichloropropene	10061-02-6	NS	ug/m3	<0.908 U	<4.54 U	<0.908 U	<0.908 U	<0.908 U	<0.976 U
Trichloroethene (TCE)	79-01-6	6	ug/m3	<1.07 U	<0.537 U	3.06	<1.07 U	<1.07 U	<1.16 U
Trichlorofluoromethane	75-69-4	NS	ug/m3	1.17	8.09	8.37	1.81	2.11	3.1
Vinyl Chloride	75-01-4	6	ug/m3	<0.511 U	0.524	<0.511 U	<0.511 U	<0.511 U	<0.55 U
Total BTEX	BTEX	NS	ug/m3	ND	327.67	376.6	139.96	321.49	356.8
Total CVOCs	TOTAL CVOCS	NS	ug/m3	ND	2.154	30.12	7.8	7.7	10.06

Table 4
Phase II Environmental Site Investigation Report
Soil Vapor Sample Analytical Results - NYSDOH

Sands New York
1255 Hempstead Turnpike
Uniondale, New York
Langan Project No.: 170754501

Notes:

AA - Ambient Air
SV - Soil Vapor
CAS - Chemical Abstract Service
NS - No standard
ug/m3 - microgram per cubic meter
NA - Not analyzed
RL - Reporting limit
<RL - Not detected

Soil vapor sample analytical results are compared to the minimum soil vapor concentrations at which mitigation is recommended as set forth in the New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices for Sub-Slab Vapor and Indoor Air and subsequent updates (2017).

Ambient air sample analytical results are shown for reference only.

Qualifiers:

U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

Exceedance Summary:

10 - Result exceeds minimum soil vapor concentrations recommending mitigation

Table 5
Phase II Environmental Site Investigation Report
Soil Vapor Sample Analytical Results - USEPA VISL

Sands New York
1255 Hempstead Turnpike
Uniondale, New York
Langan Project No.: 170754501

Analyte	CAS Number	USEPA VISL for Indoor Air - Commercial/Industrial	Location	AA02	SV11	SV12	SV15	SV17	SV18
			Sample Name	AA02_072023	SV11_072023	SV12_072023	SV15_072023	SV17_072023	SV18_072023
			Sample Date	07/20/2023	07/20/2023	07/20/2023	07/20/2023	07/20/2023	07/20/2023
			Sample Type	AA	SV	SV	SV	SV	SV
			Unit	Result	Result	Result	Result	Result	Result
Volatile Organic Compounds									
1,1,1-Trichloroethane	71-55-6	730000	ug/m3	<1.09 U	<0.546 U	<1.09 U	<1.09 U	<1.09 U	<1.17 U
1,1,2,2-Tetrachloroethane	79-34-5	7.05	ug/m3	<1.37 U	<6.87 U	<1.37 U	<1.37 U	<1.37 U	<1.48 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	76-13-1	730000	ug/m3	<1.53 U	<7.66 U	<1.53 U	<1.53 U	<1.53 U	<1.65 U
1,1,2-Trichloroethane	79-00-5	25.6	ug/m3	<1.09 U	<5.46 U	<1.09 U	<1.09 U	<1.09 U	<1.17 U
1,1-Dichloroethane	75-34-3	256	ug/m3	<0.809 U	<4.05 U	<0.809 U	<0.809 U	<0.809 U	<0.87 U
1,1-Dichloroethene	75-35-4	29200	ug/m3	<0.793 U	<0.396 U	<0.793 U	<0.793 U	<0.793 U	<0.852 U
1,2,4-Trichlorobenzene	120-82-1	292	ug/m3	<1.48 U	<7.42 U	<1.48 U	<1.48 U	<1.48 U	<1.6 U
1,2,4-Trimethylbenzene	95-63-6	8760	ug/m3	<0.983 U	32.2	57.5	40.7	57	88
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	0.68	ug/m3	<1.54 U	<7.69 U	<1.54 U	<1.54 U	<1.54 U	<1.65 U
1,2-Dichlorobenzene	95-50-1	29200	ug/m3	<1.2 U	<6.01 U	<1.2 U	<1.2 U	<1.2 U	<1.29 U
1,2-Dichloroethane	107-06-2	15.7	ug/m3	<0.809 U	<4.05 U	<0.809 U	<0.809 U	<0.809 U	<0.87 U
1,2-Dichloropropane	78-87-5	110	ug/m3	<0.924 U	<4.62 U	<0.924 U	<0.924 U	<0.924 U	<0.994 U
1,2-Dichlorotetrafluoroethane	76-14-2	NS	ug/m3	<1.4 U	<6.99 U	<1.4 U	<1.4 U	<1.4 U	<1.5 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	8760	ug/m3	<0.983 U	7.77	15.3	9.64	14.5	21.8
1,3-Butadiene	106-99-0	**13.6**	ug/m3	<0.442 U	9.51	**14.1**	<0.442 U	<0.442 U	4.45
1,3-Dichlorobenzene	541-73-1	NS	ug/m3	<1.2 U	56.6	<1.2 U	<1.2 U	<1.2 U	<1.29 U
1,4-Dichlorobenzene	106-46-7	37.2	ug/m3	<1.2 U	<6.01 U	<1.2 U	<1.2 U	<1.2 U	<1.29 U
1,4-Dioxane (P-Dioxane)	123-91-1	81.8	ug/m3	<0.721 U	<3.6 U	<0.721 U	<0.721 U	<0.721 U	<0.775 U
2,2,4-Trimethylpentane	540-84-1	NS	ug/m3	<0.934 U	7.1	3.72	1.17	2.84	2.56
2-Hexanone (MBK)	591-78-6	4380	ug/m3	<0.82 U	6.31	13.7	12.6	9.34	15.5
4-Ethyltoluene	622-96-8	NS	ug/m3	<0.983 U	8.11	13	8.6	16.3	21.7
Acetone	67-64-1	NS	ug/m3	10.7	2,540	1,020	858	1,120	948
Allyl Chloride (3-Chloropropene)	107-05-1	68.1	ug/m3	<0.626 U	<3.13 U	<0.626 U	<0.626 U	<0.626 U	<0.673 U
Benzene	71-43-2	52.4	ug/m3	<0.639 U	6.77	12.2	1.16	4.89	6.1
Benzyl Chloride	100-44-7	8.34	ug/m3	<1.04 U	<5.18 U	<1.04 U	<1.04 U	<1.04 U	<1.11 U
Bromodichloromethane	75-27-4	11	ug/m3	<1.34 U	<6.7 U	<1.34 U	<1.34 U	<1.34 U	<1.44 U
Bromoethene	593-60-2	27.3	ug/m3	<0.874 U	<4.37 U	<0.874 U	<0.874 U	<0.874 U	<0.94 U
Bromoform	75-25-2	372	ug/m3	<2.07 U	<10.3 U	<2.07 U	<2.07 U	<2.07 U	<2.22 U
Bromomethane	74-83-9	730	ug/m3	<0.777 U	<3.88 U	<0.777 U	<0.777 U	<0.777 U	<0.835 U
Carbon Disulfide	75-15-0	102000	ug/m3	<0.623 U	<3.11 U	3.77	<0.623 U	1.06	5.11
Carbon Tetrachloride	56-23-5	68.1	ug/m3	<1.26 U	<0.629 U	<1.26 U	<1.26 U	<1.26 U	<1.35 U
Chlorobenzene	108-90-7	7300	ug/m3	<0.921 U	<4.61 U	<0.921 U	<0.921 U	<0.921 U	<0.99 U
Chloroethane	75-00-3	584000	ug/m3	<0.528 U	<2.64 U	<0.528 U	<0.528 U	<0.528 U	<0.567 U
Chloroform	67-66-3	17.8	ug/m3	<0.977 U	<4.88 U	<0.977 U	<0.977 U	<0.977 U	<1.05 U
Chloromethane	74-87-3	13100	ug/m3	0.995	11.9	0.43	<0.413 U	<0.413 U	<0.444 U
Cis-1,2-Dichloroethene	156-59-2	5840	ug/m3	<0.793 U	<0.396 U	<0.793 U	<0.793 U	<0.793 U	<0.852 U
Cis-1,3-Dichloropropene	10061-01-5	NS	ug/m3	<0.908 U	<4.54 U	<0.908 U	<0.908 U	<0.908 U	<0.976 U
Cyclohexane	110-82-7	876000	ug/m3	<0.688 U	5.82	5.23	1.83	4.61	3.89
Dibromochloromethane	124-48-1	NS	ug/m3	<1.7 U	<8.52 U	<1.7 U	<1.7 U	<1.7 U	<1.83 U
Dichlorodifluoromethane	75-71-8	14600	ug/m3	2.27	<4.94 U	3.01	2.93	3.65	2.22
Ethanol	64-17-5	NS	ug/m3	<9.42 U	4,500	11.8	11.3	12.2	10.3
Ethyl Acetate	141-78-6	10200	ug/m3	<1.8 U	9.37	<1.8 U	<1.8 U	<1.8 U	<1.94 U
Ethylbenzene	100-41-4	164	ug/m3	<0.869 U	30.5	40.3	15.2	34.3	39
Hexachlorobutadiene	87-68-3	18.6	ug/m3	<2.13 U	<10.7 U	<2.13 U	<2.13 U	<2.13 U	<2.29 U
Isopropanol	67-63-0	29200	ug/m3	<1.23 U	300	4.38	4.97	4.4	4.15
M,P-Xylene	179601-23-1	NS	ug/m3	<1.74 U	119	150	66	136	157
Methyl Ethyl Ketone (2-Butanone)	78-93-3	730000	ug/m3	<1.47 U	109	43.1	43.6	33.6	51.6
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	438000	ug/m3	<2.05 U	<10.2 U	<2.05 U	<2.05 U	<2.05 U	<2.2 U
Methylene Chloride	75-09-2	40900	ug/m3	<1.74 U	<8.69 U	20.7	<1.74 U	2.23	2.6
n-Heptane	142-82-5	58400	ug/m3	<0.82 U	11.4	21.9	5.61	13.9	14.5
n-Hexane	110-54-3	102000	ug/m3	<0.705 U	12.4	20.4	2.35	7.89	9.59
o-Xylene (1,2-Dimethylbenzene)	95-47-6	14600	ug/m3	<0.869 U	43.4	62.1	28	54.7	67.3
Styrene	100-42-5	146000	ug/m3	<0.852 U	4.85	2.16	1.11	2.14	2.27
Tert-Butyl Alcohol	75-65-0	730000	ug/m3	<1.52 U	68.8	6.09	3.46	5.67	4.85
Tert-Butyl Methyl Ether	1634-04-4	1570	ug/m3	<0.721 U	<3.61 U	<0.721 U	<0.721 U	<0.721 U	<0.775 U
Tetrachloroethene (PCE)	127-18-4	1570	ug/m3	<1.36 U	1.63	6.36	7.8	5.47	7.46
Tetrahydrofuran	109-99-9	292000	ug/m3	<1.47 U	13.6	<1.47 U	<1.47 U	3.54	<1.59 U
Toluene	108-88-3	730000	ug/m3	<0.754 U	128	112	29.6	91.6	87.4
Total Xylenes	1330-20-7	14600	ug/m3	<0.869 U	163	213	94.3	190	225
Trans-1,2-Dichloroethene	156-60-5	5840	ug/m3	<0.793 U	<3.96 U	<0.793 U	<0.793 U	<0.793 U	<0.852 U
Trans-1,3-Dichloropropene	10061-02-6	NS	ug/m3	<0.908 U	<4.54 U	<0.908 U	<0.908 U	<0.908 U	<0.976 U
Trichloroethene (TCE)	79-01-6	99.7	ug/m3	<1.07 U	<0.537 U	3.06	<1.07 U	<1.07 U	<1.16 U
Trichlorofluoromethane	75-69-4	NS	ug/m3	1.17	8.09	8.37	1.81	2.11	3.1
Vinyl Chloride	75-01-4	92.9	ug/m3	<0.511 U	0.524	<0.511 U	<0.511 U	<0.511 U	<0.55 U

Table 5
Phase II Environmental Site Investigation Report
Soil Vapor Sample Analytical Results - USEPA VISL

Sands New York
1255 Hempstead Turnpike
Uniondale, New York
Langan Project No.: 170754501

Notes:

AA - Ambient Air
SV - Soil Vapor
USEPA - United States Environmental Protection Agency
VISL - Vapor Intrusion Screening Level
TCR - Target cancer risk
THQ - Target hazard quotient
CAS - Chemical Abstract Service
NS - No standard
ug/m3 - microgram per cubic meter
NA - Not analyzed
RL - Reporting limit
<RL - Not detected
Soil vapor results were compared to USEPA VISL Residential and Commercial/Industrial criteria using a TCR of 1x10-6 and a THQ of 1 (May 2023)
Ambient air sample analytical results are shown for reference only.

Qualifiers:

U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

Exceedance Summary:

10 - Result exceeds USEPA VISL for Indoor Air - Commercial/Industrial