Appendix 2.2-5

Revised Environmental Considerations Memorandum and Phase II Environmental Site Investigation for the Marriott 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 20, 2025

Re: Environmental Considerations Memorandum
Sands New York
101 James Doolittle Boulevard
Uniondale, New York
Langan Project No.: 170754501

This memorandum summarizes our findings from the February 2023 Phase I Environmental Site Assessment (ESA) and May 2023 Phase II Environmental Site Investigation (ESI, revised March 12, 2025) for the property located at 101 James Doolittle Boulevard 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 326, 401, and 402. The about 14.6-acre Site is developed with a hotel comprised of a one-story podium with two 10-story towers and an attached 11-story tower, surrounded by asphalt-paved parking lots and landscaped areas. The Site is bound by a parking lot followed by Charles Lindbergh Boulevard to the north, James Doolittle Boulevard followed by the Francis T. Purcell Preserve to the east, Hempstead Turnpike followed by commercial building to the south, and the Nassau Veterans Memorial Coliseum and associated parking to the west. Prior to development as a hotel, 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:

<u>REC 1: Historical Use of the Site</u>

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 back to the revolutionary war. According to a December 2009 Site Inspection Report for Mitchel Field, prepared for the United States Army Corps of Engineers (USACE), the northeastern portion of the Site is within the former Skeet Range (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 USEPA Residential Direct Contact Soil Screening Level and lead above the USEPA Interim Ecological Screening Levels; however, no samples were collected from the Site. The most recent publicly available information indicates that New York State Department of Environmental Conservation (NYSDEC) classifies the Site as

a "Class P" Inactive Hazardous Waste Disposal Site (SHWS) site, but NYSDEC has yet to complete an overall environmental assessment of the former airfield.

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

REC 2: Historical Petroleum Bulk Storage at the Site

According to Nassau County Fire Marshal records, an underground storage tank (UST) of unknown size was installed on December 17, 1982 on the Site. The UST is listed as removed; however, UST closure documentation was not provided. The absence of UST location information and closure documents is considered a REC.

REC 3: Current and Historical Use of the Adjoining and Surrounding Properties

Nassau Energy Corporation, located about 570 feet north of the Site (hydraulically up gradient), has operated as a power plant facility since the 1960s. The Nassau Energy Corp. is also identified under the facility names Suez Energy Generation, Trigen Nassau Energy, and Trigen Cogeneration Plant. The facility is listed in the RCRA generator databases for generation of corrosive-, silver- and halogenated-hazardous wastes and houses multiple aboveground storage tanks (ASTs) containing of solvents, acids and waste oil. Undocumented spills or releases of solvents, chemicals, or other hazardous substances associated with these current operations may have adversely affected groundwater, and/or soil vapor on the Site.

The Purex-Mitchell Field site, located about 5,061 feet northwest of the Site (hydraulically up gradient), operated as an industrial facility for chemical distribution from 1955 to 1977. Information on the facility indicates that a chlorinated solvent plume near 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 the 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 regarding impacts to soil vapor, this historical operation may have adversely affected groundwater, and/or soil vapor on the Site.

REC 4: 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 located 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), respectively. 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 as per 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 February 14 and February 17, 2023 and included completion of a geophysical survey, advancement of 10 soil borings, and installation of two temporary groundwater monitoring wells and five soil vapor point across the Site footprint. The following is a summary of Phase II ESI findings:

- Non-native material was encountered to a maximum depth of about one foot below grade surface (bgs) and consists of fine-grained sand, with varying amounts of silt, gravel, road base, asphalt and concrete. Layers of silt and fine- to medium- to coarse-grained sand with fine gravel, and silt were observed beneath the non-native layer. Evidence of impacts (i.e., odors, staining, organic vapors) was not observed.

- Groundwater analytical results identified semivolatile organic compounds (SVOCs) and metals at concentrations above the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values (SGVs). Exceedances are likely the result of entrained sediment in groundwater derived from sediment and are not indicative of a point source or release.

- Petroleum-related and chlorinated volatile organic compounds (VOCs) were detected in soil vapor. Petroleum-related VOCs were detected in soil vapor at concentrations that could warrant mitigation; however, a source of these VOCs was not identified in soil or groundwater. The New York State Department of Health (NYSDOH Decision Matrices) are conservative in that they do not differentiate commercial/industrial use from residential.

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

- 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 non-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 May 2023 Phase II ESI 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
101 James Doolittle Blvd
Uniondale, New York

Prepared For:

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May 18, 2023
Revised March 14, 2025
Langan Project No. 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 101 James Doolittle Boulevard in Uniondale, New York (site).

The purpose of the Phase II ESI was to investigate recognized environmental conditions (RECs) identified in a draft November 2022 Phase I Environmental Site Assessment (ESA) prepared by Langan.

The Phase II ESI was completed between February 14 and 17, 2023 and included a geophysical survey, advancement of soil borings, installation of temporary groundwater monitoring wells and soil vapor probes, and collection and laboratory analysis of soil, groundwater, and soil vapor samples.

This report is organized as follows:

- Section 2.0 Background
- Section 3.0 Field Investigation Methodology
- Section 4.0 Observations and Results
- Section 5.0 Conclusions
- Section 6.0 Limitations

2.0 BACKGROUND

2.1 Site Location and Description

The site is located at 101 James Doolittle Boulevard in Uniondale, New York, and is identified on the Nassau County Tax Map as Section 44, Block F, Lots 326, 401, and 402. The about 14.6-acre site is developed with a hotel comprised of a one-story podium with two 10-story towers and an attached 11-story tower, surrounded by asphalt-paved parking lots and landscaped areas. The site is bound by a parking lot followed by Charles Lindbergh Boulevard to the north, James Doolittle Boulevard followed by the Francis T. Purcell Preserve to the east, Hempstead Turnpike followed by a commercial building to the south, and the Nassau Veterans Memorial Coliseum and associated parking 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. Based on observations of the surrounding area during the site reconnaissance, the site is located within a suburban area characterized by commercial and residential buildings, private and public institutions, and parks or preserved land.

2.2 Recognized Environmental Conditions

Langan's February 3, 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 back to the revolutionary war. According to a December 2009 Site Inspection Report for Mitchel Field, prepared for the United States Army Corps of Engineers (USACE), the northeastern portion of the site is within the former Skeet Range (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 USEPA Residential Direct Contact Soil Screening Level and lead above the USEPA Interim Ecological Screening Levels; however, no samples were collected from the site. The most recent publicly available information indicates that New York State Department of Environmental Conservation (NYSDEC) classifies the site as a "Class P" Inactive Hazardous Waste Disposal Site (SHWS) site, but NYSDEC has yet to complete an overall environmental assessment of the former airfield.

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

REC-2: Historical Petroleum Bulk Storage at the Site

According to Nassau County Fire Marshal records, an underground storage tank (UST) of unknown size was installed on December 17, 1982 on the site. The UST is listed as removed;

however, UST closure documentation was not provided. The absence of UST location information and closure documents is considered a REC.

REC-3: Current and Historical Use of the Adjoining and Surrounding Properties

Nassau Energy Corporation, located about 570 feet north of the site (hydraulically up gradient), has operated as a power plant facility since the 1960s. The Nassau Energy Corp. is also identified under the facility names Suez Energy Generation, Trigen Nassau Energy, and Trigen Cogeneration Plant. The facility is listed in the RCRA generator databases for generation of corrosive-, silver- and halogenated-hazardous wastes and houses multiple aboveground storage tanks (ASTs) containing of solvents, acids and waste oil. Undocumented spills or releases of solvents, chemicals, or other hazardous substances associated with these current operations may have adversely affected groundwater, and/or soil vapor on the site.

The Purex-Mitchell Field site, located about 5,061 feet northwest of the site (hydraulically up gradient), operated as an industrial facility for chemical distribution from 1955 to 1977. Information on the facility indicates that a chlorinated solvent plume near 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 the 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 regarding impacts to soil vapor, this historical operation may have adversely affected groundwater, and/or soil vapor on the site.

REC-4: 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 located 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), respectively. 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 as per 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.

The Phase I ESA is provided as Appendix A.

2.3 Geology

According to the United States Geologic Survey interactive map (https://mrdata.usgs.gov/geology/state/map-us.html), the Site is located within the Matawan Group, Monmouth Group and Magothy Formation, which consists 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 at about 30 feet below ground surface (bgs), and is inferred to flow south-southeast toward East Meadow Brook. According to the current Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) dated September 11, 2009 (Map No. 36059C0227G), the site is located within Zone X (areas determined to be outside the 0.2% annual chance floodplain).

3.0 FIELD INVESTIGATION METHODOLOGY

The Phase II ESI included completion of a geophysical survey, advancement of 10 soil borings, and installation of two temporary groundwater monitoring wells and five soil vapor point across the site footprint. Soil, groundwater, soil vapor, and ambient air samples were collected for laboratory analysis. The Phase II ESI field work was completed between February 14 and February 17, 2023.

Soil boring, monitoring well, and soil vapor sample locations are shown on Figure 2, and a sample collection summary 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 and around the existing building perimeter on February 14, 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

Ten soil borings (SB01 through SB10) were advanced by Lakewood Environmental Services Corp. (Lakewood) between February 14 and 17, 2023. Langan field personnel were on-site to document field observations and collect soil samples. Soil borings were advanced using a Geoprobe 6620 DT to depths ranging from about 15 to 35 feet bgs. Soil samples were collected continuously into 4-foot Macro-Core® sample barrels lined with dedicated acetate sleeves.

Langan visually classified the soil samples retrieved 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. Eleven soil samples (including one duplicate sample) were collected for laboratory analysis from soil within varying intervals of material.

Samples submitted for VOC analysis 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 via courier service to Alpha Analytical, Inc. (Alpha) under standard chain-of-custody protocol. Alpha is a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP)-certified laboratory located in Mahwah, New Jersey. Samples were analyzed for Part 375/Total Compound List (TCL) VOCs, SVOCs, polychlorinated biphenyls (PCBs), pesticides and Total Analyte List (TAL) metals

including hexavalent and trivalent chromium. Following sample collection, boreholes were backfilled to grade with soil cuttings and patched with concrete.

Following sample collection, Lakewood backfilled borings with non-impacted soil cuttings and patched each location with asphalt. Soil boring logs are included in Appendix D.

3.3 Groundwater Investigation

Lakewood converted two soil borings (SB02 and SB04) into temporary groundwater monitoring wells (TMW02 and TMW04). The one-inch polyvinyl chloride (PVC) monitoring wells were installed using 10 feet of 10 slot (0.010-inch) well screen connected to solid 1-inch PVC riser pipe. The well screens were installed from about 25 to 35 feet bgs, with riser from the top of the screen to surface grade. The annular space around the monitoring well was backfilled with No. 2 sand to about 24 feet below grade, followed by a bentonite seal to grade surface. Following 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. The groundwater sample locations are shown on Figure 2.

One groundwater sample was collected from each well for laboratory analyses. Before sampling, the well headspace was monitored with a PID and the well was gauged with an interface probe to determine depth to groundwater, and purged to remove any accumulated sediment/debris. A multi-parameter water quality instrument was used to monitor groundwater quality parameters during purging and sampling. The samples were collected with a peristaltic pump and dedicated polyethylene tubing, directly from the pump effluent into laboratory-supplied containers and delivered via courier to Alpha under chain-of-custody protocol. The samples were analyzed for Part 375/TCL VOCs, SVOCs, PCBs, pesticides and TAL metals (total and dissolved), including hexavalent and trivalent chromium.

Monitoring well construction logs and groundwater sampling logs are included in Appendix E.

3.4 Soil Vapor Investigation

The soil vapor investigation was completed in accordance with the NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York. Five soil vapor sampling points (SV01 through SV05) were installed to a depth of about 5 feet bgs using a Geoprobe 6620 DT. Soil vapor points consisted of inserting a 1.875-inch polyethylene implant connected to teflon-lined polyethylene tubing through the borehole. The annulus around the soil vapor point was filled with clean sand and sealed to surface grade with a hydrated bentonite seal.

One sample was collected from each soil vapor point. One ambient air sample was collected at breathing height for quality assurance/quality control (QA/QC). Before sampling, the points were purged using a MultiRAE five-gas meter at an approximate rate of 0.2 liters per minute (L/min) to evacuate a minimum of three tubing/vapor point volumes prior to sample collection. Soil vapor samples were collected into laboratory-supplied, batch-certified, 6-liter Summa canister with a flow controller calibrated for a 2-hour sampling period. The canisters were labeled and transported via courier to Alpha under chain-of-custody protocols. The soil vapor samples were

analyzed for VOCs via USEPA Method TO-15. Soil vapor point construction and sampling logs are included in Appendix F.

4.0 OBSERVATIONS AND RESULTS

4.1 Geophysical Survey

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

4.2 Subsurface Observations

The site is underlain by a layer of non-native fill from grade surface to about a foot bgs. The non-native material generally consists of fine-grained sand, with varying amounts of silt, gravel, road base, asphalt and concrete. Layers of silt and fine- to medium- to coarse-grained sand with fine gravel, and silt were observed beneath the non-native layer. Bedrock was not encountered during the Phase II. Soil boring logs are included in Appendix D.

Evidence of impacts was not observed in any of the soil borings.

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). VOCs, SVOCs, PCBs, pesticides, and metals, were not reported at concentrations above UU or RURR SCOs.

Soil sample analytical results are summarized 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 Technical & Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values (SGV). VOCs, pesticides, and PCBs were not reported at concentrations above the SGVs. Ranges of analytes detected at concentrations above the NYSDEC SGVs are listed below.

SVOCs

Six 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	0.02 µg/l in TMW04_021523	0.05 µg/l in TMW02_021623	0.002 µg/l	2 of 3
Benzo(a)pyrene	0.02 µg/l in TMW04_021523	0.05 µg/l in TMW02_021623	0 µg/l	2 of 3
Benzo(b)fluoranthene	0.02 µg/l in TMW04_021523	0.1 µg/l in TMW02_021623	0.002 µg/l	2 of 3
Benzo(k)fluoranthene	0.03 µg/l in TMW02_021623		0.002 µg/l	1 of 3
Chrysene	0.05 µg/l in TMW02_021623		0.002 µg/l	1 of 3
Indeno(1,2,3-cd)pyrene	0.07 µg/l in TMW02_021623		0.002 µg/l	1 of 3

Total Metals

Four 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	975 µg/l in GWDUP01_021523	1,030 µg/l in TMW04_021523	300 µg/l	2 of 3
Manganese	338.3 µg/l in TMW02_021623	2,991 µg/l in TMW04_021523	300 µg/l	3 of 3
Sodium	37,600 µg/l in GWDUP01_021523	97,400 µg/l in TMW02_021623	20,000 µg/l	3 of 3
Thallium	1.12 µg/l in TMW04_021523		0.5 µg/l	1 of 3

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	975 µg/l in GWDUP01_021523	1,030 µg/l in TMW04_021523	300 µg/l	2 of 3
Manganese	338.3 µg/l in TMW02_021623	2,991 µg/l in TMW04_021523	300 µg/l	3 of 3
Sodium	37,600 µg/l in GWDUP01_021523	97,400 µg/l in TMW02_021623	20,000 µg/l	3 of 3

Groundwater sample analytical results are summarized 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 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 (2024) and the USEPA Vapor Intrusion Screening Levels (VISLs).

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 are evaluated under the NYSDOH Decision Matrices, 14 VOCs were detected.

The following is a summary of concentration ranges for the detected NYSDOH Decision Matrix compounds in soil vapor samples:

Compound	NYSDOH Decision Matrices Minimum Concentration (µg/m³)	Soil Vapor Concentration Range (µg/m³)	Number of Detections
1,2,4 – Trimethylbenzene	60	485 (SV01) – 988 (SV04)	5
1,3,5 – Trimethylbenzene	60	129 (SV01) – 282 (SV04)	5
2,2,4-Trimethylpentane	60	8.17 (SV02)	1
Benzene	60	1.11 (SV05) – 5.43 (SV01)	5
Cyclohexane	60	1.14 (SV03) – 2.87 (SV01)	3
Ethylbenzene	60	81.7 (SV01) – 145 (SV02)	5
Naphthalene	60	Not Analyzed[1]	
Heptane	200	3.29 (SV05) – 7.5 (SV02)	5
Hexane	200	1.47 (SV05) – 10.4 (SV01)	5
o – Xylene	60	197 (SV01) – 345 (SV04)	5
m & p -Xylene	200	414 (SV01) – 656 (SV03)	5
Tetrachloroethene [PCE]	100	2.23 (SV01) – 8.68 (SV03)	5
Toluene	300	38.8 (SV01) – 69.3 (SV03)	5

µg/m^3: microgram per cubic meter
1. 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.

One chlorinated VOC, PCE, and several 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 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 particular 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. A site source of VOCs was not identified based on soil and groundwater results 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). Concentrations did not exceed the USEPA VISLs.

Soil vapor and ambient air sample analytical results are summarized 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:

- Non-native material was encountered to a maximum depth of about one foot bgs and consists of fine-grained sand, with varying amounts of silt, gravel, road base, asphalt and concrete. Layers of silt and fine- to medium- to coarse-grained sand with fine gravel, and silt were observed beneath the non-native layer. Evidence of impacts (i.e., odors, staining, organic vapors) was not observed.
- Groundwater analytical results identified SVOCs and metals at concentrations above the SGVs. Exceedances are likely the result of entrained sediment in groundwater derived from sediment, and are not indicative of a point source or release.
- Petroleum-related and chlorinated VOCs were detected in soil vapor. Petroleum-related VOCs were detected in soil vapor at concentrations that could warrant mitigation; however, a source of these VOCs was not identified in soil or groundwater. The NYSDOH matrices are conservative in that they do not differentiate commercial/industrial use from residential. Results for soil vapor samples do not indicate a need for mitigation based on a comparison to the USEPA Commercial VISLs.
- Excess soil generated during potential future redevelopment should be handled, transported and disposed or recycled in accordance with 6 NYCRR Part 360 regulations and the requirements of potential recycling and disposal facilities.

6.0 LIMITATIONS

This report was prepared expressly for Las Vegas Sands Corp for the property at 101 James Doolittle Boulevard in Uniondale, New York, and for the objectives defined herein. 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 will 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 shall not be responsible for interpretations by others of the information it 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
101 James Doolittle Boulevard
Uniondale, New York
Langan Project No.: 170754501

101 James Doolittle Boulevard, 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
SB01	1	No observed impacts	Grab	2-4	SB01_2-4	2/16/2022	10:40	native	NYSDEC Part 375 VOCs, SVOCs, PCBs, Pesticides, Part 375/TAL Metals, Hexavalent & Trivalent Chromium, and Total Cyanide
SB02	2	No observed impacts	Grab	1-3	SB02_1-3	2/14/2023	14:25	native	
SB03	3	No observed impacts	Grab	5-7	SB03_5-7	2/16/2023	11:45	native	
SB04	4	No observed impacts	Grab	1-3	SB04_1-3	2/14/2023	11:10	native	
SB05	5	No observed impacts	Grab	3-5	SB05_3-5	2/15/2023	12:30	native	
SB06	6	No observed impacts	Grab	7-9	SB06_7-9	2/16/2002	11:15	native	
SB07	7	No observed impacts	Grab	6-8	SB07_6-8	2/16/2023	12:20	native	
SB08	8	No observed impacts	Grab	10-12	SB08_10-12	2/15/2023	13:00	native	
SB09	9	Fill layer	Grab	0-2	SB09_0-2	2/15/2023	14:00	fill	
SB10	10	No observed impacts	Grab	5-7	SB10_5-7	2/15/2023	12:00	native	

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
SB02(Duplicate)	11	SB02_1-3	1-3	Duplicate	1-3	SBDUP01_021423	2/14/2023	N/A		NYSDEC Part 375 VOCs, SVOCs, PCBs, Pesticides, Part 375/TAL Metals, Hexavalent & Trivalent Chromium, and Total Cyanide
Field Blank	12	N/A	N/A	Field Blank	N/A	FB01_021523	2/15/2023	14:25		
Trip Blank	13	N/A	N/A	Trip Blank	N/A	TB01_021423	2/14/2023	N/A		Part 375 VOCs
Trip Blank	14	N/A	N/A	Trip Blank	N/A	TB02_021523	2/15/2023	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
SB02	16	Yes	28.38	35	TMW02_021623	2/16/2023	9:05		NYSDEC Part 375 VOCs, SVOCs, PCBs, Pesticides, Part 375/TAL Metals, Hexavalent & Trivalent Chromium, and Total Cyanide
SB04	18	Yes	25.9	35	TMW04_021523	2/15/2023	13:15		

Groundwater QA/QC Samples

Boring ID	Sample Number	Parent Sample ID	Type	Sample Name	Sample Date	Sample Time	Notes	Sample Analysis
TMW04(Duplicate)	20	TMW04_021523	Duplicate	GWDUP01_021523	2/15/2023	N/A		NYSDEC Part 375 VOCs, SVOCs, PCBs, Pesticides, Part 375/TAL Metals (total and
Field Blank	21	N/A	Field Blank	FB02_021623	2/16/2023	12:40		
Trip Blank	22	N/A	Trip Blank	TB03_021623	2/16/2022	N/A		Part 375/TCL VOCs

SOIL VAPOR

Sub-Slab 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
SV01	23	Yes	5 ft bgs	Grab	N/A	SV01_021523	2/15/2023	10:47		TO-15
SV02	24	Yes	5 ft bgs	Grab	N/A	SV02_021523	2/15/2023	11:02		
SV03	25	Yes	5 ft bgs	Grab	N/A	SV03_021523	2/15/2023	10:26		
SV04	26	Yes	5 ft bgs	Grab	N/A	SV04_021523	2/15/2023	9:35		
SV05	27	Yes	5 ft bgs	Grab	N/A	SV05_021523	2/15/2023	10:00		
AA01	28	Yes	3-5 feet above grade	Grab	N/A	AA01_021523	2/15/2023	10:30	Located 5 ft above ground on the base of a light pole	

Notes
1. VOC = Volatile organic compound
2. SVOC = Semi volatile organic compound
3. PCB = Polychlorinated biphenyl
4. TAL = Target analyte list

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

Sands New York
101 James Doolittle Boulevard
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	SB01	SB02	SB02	SB03	SB04	SB05	SB06	SB07	SB08	SB09	SB10
				Sample Name	SB01_2-4	SB02_1-3	SBDUP01_021423	SB03_5-7	SB04_1-3	SB05_3-5	SB06_7-9	SB07_6-8	SB08_10-12	SB09_0-2	SB10_5-7
				Sample Date	02/16/2023	02/14/2023	02/14/2023	02/16/2023	02/14/2023	02/15/2023	02/16/2023	02/16/2023	02/15/2023	02/15/2023	02/15/2023
				Sample Depth	2-4	1-3	1-3	5-7	1-3	3-5	7-9	6-8	10-12	0-2	5-7
				Unit	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	<0.00055 U	<0.00046 U	<0.00055 U	<0.00056 U	<0.00059 U	<0.00055 U	<0.00054 U	<0.00051 U	<0.00055 U	<0.00046 U	<0.00051 U
1,1,1-Trichloroethane	71-55-6	0.68	100	mg/kg	<0.00055 U	<0.00046 U	<0.00055 U	<0.00056 U	<0.00059 U	<0.00055 U	<0.00054 U	<0.00051 U	<0.00055 U	<0.00046 U	<0.00051 U
1,1,2,2-Tetrachloroethane	79-34-5	NS	NS	mg/kg	<0.00055 U	<0.00046 U	<0.00055 U	<0.00056 U	<0.00059 U	<0.00055 U	<0.00054 U	<0.00051 U	<0.00055 U	<0.00046 U	<0.00051 U
1,1,2-Trichloroethane	79-00-5	NS	NS	mg/kg	<0.0011 U	<0.00092 U	<0.0011 U	<0.0011 U	<0.0012 U	<0.0011 U	<0.0011 U	<0.001 U	<0.0011 U	<0.00093 U	<0.001 U
1,1-Dichloroethane	75-34-3	0.27	26	mg/kg	<0.0011 U	<0.00092 U	<0.0011 U	<0.0011 U	<0.0012 U	<0.0011 U	<0.0011 U	<0.001 U	<0.0011 U	<0.00093 U	<0.001 U
1,1-Dichloroethene	75-35-4	0.33	100	mg/kg	<0.0011 U	<0.00092 U	<0.0011 U	<0.0011 U	<0.0012 U	<0.0011 U	<0.0011 U	<0.001 U	<0.0011 U	<0.00093 U	<0.001 U
1,1-Dichloropropene	563-58-6	NS	NS	mg/kg	<0.00055 U	<0.00046 U	<0.00055 U	<0.00056 U	<0.00059 U	<0.00055 U	<0.00054 U	<0.00051 U	<0.00055 U	<0.00046 U	<0.00051 U
1,2,3-Trichlorobenzene	87-61-6	NS	NS	mg/kg	<0.0022 U	<0.0018 U	<0.0022 U	<0.0022 U	<0.0024 U	<0.0022 U	<0.0021 U	<0.002 U	<0.0022 U	<0.0018 U	<0.002 U
1,2,3-Trichloropropane	96-18-4	NS	NS	mg/kg	<0.0022 U	<0.0018 U	<0.0022 U	<0.0022 U	<0.0024 U	<0.0022 U	<0.0021 U	<0.002 U	<0.0022 U	<0.0018 U	<0.002 U
1,2,4,5-Tetramethylbenzene	95-93-2	NS	NS	mg/kg	<0.0022 U	<0.0018 U	<0.0022 U	<0.0022 U	<0.0024 U	<0.0022 U	<0.0021 U	<0.002 U	<0.0022 U	<0.0018 U	<0.002 U
1,2,4-Trichlorobenzene	120-82-1	NS	NS	mg/kg	<0.0022 U	<0.0018 U	<0.0022 U	<0.0022 U	<0.0024 U	<0.0022 U	<0.0021 U	<0.002 U	<0.0022 U	<0.0018 U	<0.002 U
1,2,4-Trimethylbenzene	95-63-6	3.6	52	mg/kg	<0.0022 U	<0.0018 U	<0.0022 U	<0.0022 U	<0.0024 U	<0.0022 U	<0.0021 U	<0.002 U	<0.0022 U	<0.0018 U	<0.002 U
1,2-Dibromo-3-Chloropropane	96-12-8	NS	NS	mg/kg	<0.0033 U	<0.0027 U	<0.0033 U	<0.0034 U	<0.0036 U	<0.0033 U	<0.0032 U	<0.0031 U	<0.0033 U	<0.0028 U	<0.003 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	NS	NS	mg/kg	<0.0011 U	<0.00092 U	<0.0011 U	<0.0011 U	<0.0012 U	<0.0011 U	<0.0011 U	<0.001 U	<0.0011 U	<0.00093 U	<0.001 U
1,2-Dichlorobenzene	95-50-1	1.1	100	mg/kg	<0.0022 U	<0.0018 U	<0.0022 U	<0.0022 U	<0.0024 U	<0.0022 U	<0.0021 U	<0.002 U	<0.0022 U	<0.0018 U	<0.002 U
1,2-Dichloroethane	107-06-2	0.02	3.1	mg/kg	<0.0011 U	<0.00092 U	<0.0011 U	<0.0011 U	<0.0012 U	<0.0011 U	<0.0011 U	<0.001 U	<0.0011 U	<0.00093 U	<0.001 U
1,2-Dichloropropane	78-87-5	NS	NS	mg/kg	<0.0011 U	<0.00092 U	<0.0011 U	<0.0011 U	<0.0012 U	<0.0011 U	<0.0011 U	<0.001 U	<0.0011 U	<0.00093 U	<0.001 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	8.4	52	mg/kg	<0.0022 U	<0.0018 U	<0.0022 U	<0.0022 U	<0.0024 U	<0.0022 U	<0.0021 U	<0.002 U	<0.0022 U	<0.0018 U	<0.002 U
1,3-Dichlorobenzene	541-73-1	2.4	49	mg/kg	<0.0022 U	<0.0018 U	<0.0022 U	<0.0022 U	<0.0024 U	<0.0022 U	<0.0021 U	<0.002 U	<0.0022 U	<0.0018 U	<0.002 U
1,3-Dichloropropane	142-28-9	NS	NS	mg/kg	<0.0022 U	<0.0018 U	<0.0022 U	<0.0022 U	<0.0024 U	<0.0022 U	<0.0021 U	<0.002 U	<0.0022 U	<0.0018 U	<0.002 U
1,4-Dichlorobenzene	106-46-7	1.8	13	mg/kg	<0.0022 U	<0.0018 U	<0.0022 U	<0.0022 U	<0.0024 U	<0.0022 U	<0.0021 U	<0.002 U	<0.0022 U	<0.0018 U	<0.002 U
1,4-Diethyl Benzene	105-05-5	NS	NS	mg/kg	<0.0022 U	<0.0018 U	<0.0022 U	<0.0022 U	<0.0024 U	<0.0022 U	<0.0021 U	<0.002 U	<0.0022 U	<0.0018 U	<0.002 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.1	13	mg/kg	<0.088 U	<0.073 U	<0.088 U	<0.09 U	<0.095 U	<0.088 U	<0.086 U	<0.082 U	<0.088 U	<0.074 U	<0.081 U
2,2-Dichloropropane	594-20-7	NS	NS	mg/kg	<0.0022 U	<0.0018 U	<0.0022 U	<0.0022 U	<0.0024 U	<0.0022 U	<0.0021 U	<0.002 U	<0.0022 U	<0.0018 U	<0.002 U
2-Chlorotoluene	95-49-8	NS	NS	mg/kg	<0.0022 U	<0.0018 U	<0.0022 U	<0.0022 U	<0.0024 U	<0.0022 U	<0.0021 U	<0.002 U	<0.0022 U	<0.0018 U	<0.002 U
2-Hexanone (MBK)	591-78-6	NS	NS	mg/kg	<0.011 U	<0.0092 U	<0.011 U	<0.011 U	<0.012 U	<0.011 U	<0.011 U	<0.01 U	<0.011 U	<0.0093 U	<0.01 U
4-Chlorotoluene	106-43-4	NS	NS	mg/kg	<0.0022 U	<0.0018 U	<0.0022 U	<0.0022 U	<0.0024 U	<0.0022 U	<0.0021 U	<0.002 U	<0.0022 U	<0.0018 U	<0.002 U
4-Ethyltoluene	622-96-8	NS	NS	mg/kg	<0.0022 U	<0.0018 U	<0.0022 U	<0.0022 U	<0.0024 U	<0.0022 U	<0.0021 U	<0.002 U	<0.0022 U	<0.0018 U	<0.002 U
Acetone	67-64-1	0.05	100	mg/kg	0.01 J	<0.0092 U	<0.011 U	0.016	<0.012 U	0.011	0.0054 J	<0.01 U	<0.011 U	<0.0093 U	<0.01 U
Acrylonitrile	107-13-1	NS	NS	mg/kg	<0.0044 U	<0.0037 U	<0.0044 U	<0.0045 U	<0.0047 U	<0.0044 U	<0.0043 U	<0.0041 U	<0.0044 U	<0.0037 U	<0.004 U
Benzene	71-43-2	0.06	4.8	mg/kg	<0.00055 U	<0.00046 U	<0.00055 U	<0.00056 U	<0.00059 U	<0.00055 U	<0.00054 U	<0.00051 U	<0.00055 U	<0.00046 U	<0.00051 U
Bromobenzene	108-86-1	NS	NS	mg/kg	<0.0022 U	<0.0018 U	<0.0022 U	<0.0022 U	<0.0024 U	<0.0022 U	<0.0021 U	<0.002 U	<0.0022 U	<0.0018 U	<0.002 U
Bromochloromethane	74-97-5	NS	NS	mg/kg	<0.0022 U	<0.0018 U	<0.0022 U	<0.0022 U	<0.0024 U	<0.0022 U	<0.0021 U	<0.002 U	<0.0022 U	<0.0018 U	<0.002 U
Bromodichloromethane	75-27-4	NS	NS	mg/kg	<0.00055 U	<0.00046 U	<0.00055 U	<0.00056 U	<0.00059 U	<0.00055 U	<0.00054 U	<0.00051 U	<0.00055 U	<0.00046 U	<0.00051 U
Bromoform	75-25-2	NS	NS	mg/kg	<0.0044 U	<0.0037 U	<0.0044 U	<0.0045 U	<0.0047 U	<0.0044 U	<0.0043 U	<0.0041 U	<0.0044 U	<0.0037 U	<0.004 U
Bromomethane	74-83-9	NS	NS	mg/kg	<0.0022 U	<0.0018 U	<0.0022 U	<0.0022 U	<0.0024 U	<0.0022 U	<0.0021 U	<0.002 U	<0.0022 U	<0.0018 U	<0.002 U
Carbon Disulfide	75-15-0	NS	NS	mg/kg	<0.011 U	<0.0092 U	<0.011 U	<0.011 U	<0.012 U	<0.011 U	<0.011 U	<0.01 U	<0.011 U	<0.0093 U	<0.01 U
Carbon Tetrachloride	56-23-5	0.76	2.4	mg/kg	<0.0011 U	<0.00092 U	<0.0011 U	<0.0011 U	<0.0012 U	<0.0011 U	<0.0011 U	<0.001 U	<0.0011 U	<0.00093 U	<0.001 U
Chlorobenzene	108-90-7	1.1	100	mg/kg	<0.00055 U	<0.00046 U	<0.00055 U	<0.00056 U	<0.00059 U	<0.00055 U	<0.00054 U	<0.00051 U	<0.00055 U	<0.00046 U	<0.00051 U
Chloroethane	75-00-3	NS	NS	mg/kg	<0.0022 U	<0.0018 U	<0.0022 U	<0.0022 U	<0.0024 U	<0.0022 U	<0.0021 U	<0.002 U	<0.0022 U	<0.0018 U	<0.002 U
Chloroform	67-66-3	0.37	49	mg/kg	<0.0016 U	<0.0014 U	<0.0016 U	<0.0017 U	<0.0018 U	<0.0016 U	<0.0016 U	<0.0015 U	<0.0017 U	<0.0014 U	<0.0015 U
Chloromethane	74-87-3	NS	NS	mg/kg	<0.0044 U	<0.0037 U	<0.0044 U	<0.0045 U	<0.0047 U	<0.0044 U	<0.0043 U	<0.0041 U	<0.0044 U	<0.0037 U	<0.004 U
Cis-1,2-Dichloroethene	156-59-2	0.25	100	mg/kg	<0.0011 U	<0.00092 U	<0.0011 U	<0.0011 U	<0.0012 U	<0.0011 U	<0.0011 U	<0.001 U	<0.0011 U	<0.00093 U	<0.001 U
Cis-1,3-Dichloropropene	10061-01-5	NS	NS	mg/kg	<0.00055 U	<0.00046 U	<0.00055 U	<0.00056 U	<0.00059 U	<0.00055 U	<0.00054 U	<0.00051 U	<0.00055 U	<0.00046 U	<0.00051 U
Cymene	99-87-6	NS	NS	mg/kg	<0.0011 U	<0.00092 U	<0.0011 U	<0.0011 U	<0.0012 U	<0.0011 U	<0.0011 U	<0.001 U	<0.0011 U	<0.00093 U	<0.001 U
Dibromochloromethane	124-48-1	NS	NS	mg/kg	<0.0011 U	<0.00092 U	<0.0011 U	<0.0011 U	<0.0012 U	<0.0011 U	<0.0011 U	<0.001 U	<0.0011 U	<0.00093 U	<0.001 U
Dibromomethane	74-95-3	NS	NS	mg/kg	<0.0022 U	<0.0018 U	<0.0022 U	<0.0022 U	<0.0024 U	<0.0022 U	<0.0021 U	<0.002 U	<0.0022 U	<0.0018 U	<0.002 U
Dichlorodifluoromethane	75-71-8	NS	NS	mg/kg	<0.011 U	<0.0092 U	<0.011 U	<0.011 U	<0.012 U	<0.011 U	<0.011 U	<0.01 U	<0.011 U	<0.0093 U	<0.01 U
Diethyl Ether (Ethyl Ether)	60-29-7	NS	NS	mg/kg	<0.0022 U	<0.0018 U	<0.0022 U	<0.0022 U	<0.0024 U	<0.0022 U	<0.0021 U	<0.002 U	<0.0022 U	<0.0018 U	<0.002 U
Ethylbenzene	100-41-4	1	41	mg/kg	<0.0011 U	<0.00092 U	<0.0011 U	<0.0011 U	<0.0012 U	<0.0011 U	<0.0011 U	<0.001 U	<0.0011 U	<0.00093 U	<0.001 U
Hexachlorobutadiene	87-68-3	NS	NS	mg/kg	<0.0044 U	<0.0037 U	<0.0044 U	<0.0045 U	<0.0047 U	<0.0044 U	<0.0043 U	<0.0041 U	<0.0044 U	<0.0037 U	<0.004 U
Isopropylbenzene (Cumene)	98-82-8	NS	NS	mg/kg	<0.0011 U	<0.00092 U	<0.0011 U	<0.0011 U	<0.0012 U	<0.0011 U	<0.0011 U	<0.001 U	<0.0011 U	<0.00093 U	<0.001 U
M,P-Xylene	179601-23-1	NS	NS	mg/kg	<0.0022 U	<0.0018 U	<0.0022 U	<0.0022 U	<0.0024 U	<0.0022 U	<0.0021 U	<0.002 U	<0.0022 U	<0.0018 U	<0.002 U
Methyl Ethyl Ketone (2-Butanone)	78-93-3	0.12	100	mg/kg	<0.011 U	<0.0092 U	<0.011 U	<0.011 U	<0.012 U	<0.011 U	<0.011 U	<0.01 U	<0.011 U	<0.0093 U	<0.01 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	NS	mg/kg	<0.011 U	<0.0092 U	<0.011 U	<0.011 U	<0.012 U	<0.011 U	<0.011 U	<0.01 U	<0.011 U	<0.0093 U	<0.01 U
Methylene Chloride	75-09-2	0.05	100	mg/kg	<0.0055 U	<0.0046 U	<0.0055 U	<0.0056 U	<0.0059 U	<0.0055 U	<0.0054 U	<0.0051 U	<0.0055 U	<0.0046 U	<0.0051 U
Naphthalene	91-20-3	12	100	mg/kg	0.0017 J	<0.0037 U	<0.0044 U	<0.0045 U	<0.0047 U	<0.0044 U	<0.0043 U	<0.0041 U	<0.0044 U	<0.0037 U	<0.004 U
n-Butylbenzene	104-51-8	12	100	mg/kg	<0.0011 U	<0.00092 U	<0.0011 U	<0.0011 U	<0.0012 U	<0.0011 U	<0.0011 U	<0.001 U	<0.0011 U	<0.00093 U	<0.001 U
n-Propylbenzene	103-65-1	3.9	100	mg/kg	<0.0011 U	<0.00092 U	<0.0011 U	<0.0011 U	<0.0012 U	<0.0011 U	<0.0011 U	<0.001 U	<0.0011 U	<0.00093 U	<0.001 U
o-Xylene (1,2-Dimethylbenzene)	95-47-6	NS	NS	mg/kg	<0.0011 U	<0.00092 U	<0.0011 U	<0.0011 U	<0.0012 U	<0.0011 U	<0.0011 U	<0.001 U	<0.0011 U	<0.00093 U	<0.001 U
Sec-Butylbenzene	135-98-8	11	100	mg/kg	<0.0011 U	<0.00092 U	<0.0011 U	<0.0011 U	<0.0012 U	<0.0011 U	<0.0011 U	<0.001 U	<0.0011 U	<0.00093 U	<0.001 U
Styrene	100-42-5	NS	NS	mg/kg	<0.0011 U	<0.00092 U	<0.0011 U	<0.0011 U	<0.0012 U	<0.0011 U	<0.0011 U	<0.001 U	<0.0011 U	<0.00093 U	<0.001 U
T-Butylbenzene	98-06-6	5.9	100	mg/kg	<0.0022 U	<0.0018 U	<0.0022 U	<0.0022 U	<0.0024 U	<0.0022 U	<0.0021 U	<0.002 U	<0.0022 U	<0.0018 U	<0.002 U
Tert-Butyl Methyl Ether	1634-04-4	0.93	100	mg/kg	<0.0022 U	<0.0018 U	<0.0022 U	<0.0022 U	<0.0024 U	<0.0022 U	<0.0021 U	<0.002 U	<0.0022 U	<0.0018 U	<0.002 U
Tetrachloroethene (PCE)	127-18-4	1.3	19	mg/kg	<0.00055 U	<0.00046 U	<0.00055 U	<0.00056 U	<0.00059 U	<0.00055 U	<0.00054 U	<0.00051 U	<0.00055 U	<0.00046 U	<0.00051 U
Toluene	108-88-3	0.7	100	mg/kg	<0.0011 U	<0.00092 U	<0.0011 U	<0.0011 U	<0.0012 U	<0.0011 U	<0.0011 U	<0.001 U	<0.0011 U	<0.00093 U	<0.001 U
Total 1,2-Dichloroethene (Cis and Trans)	540-59-0	NS	NS	mg/kg	<0.0011 U	<0.00092 U	<0.0011 U	<0.0011 U	<0.0012 U	<0.0011 U	<0.0011 U	<0.001 U	<0.0011 U	<0.00093 U	<0.001 U
Total Xylenes	1330-20-7	0.26	100	mg/kg	<0.0011 U	<0.00092 U	<0.0011 U	<0.0011 U	<0.0012 U	<0.0011 U	<0.0011 U	<0.001 U	<0.0011 U	<0.00093 U	<0.001 U
Total, 1,3-Dichloropropene (Cis And Trans)	542-75-6	NS	NS	mg/kg	<0.00055 U	<0.00046 U	<0.00055 U	<0.00056 U	<0.00059 U	<0.00055 U	<0.00054 U	<0.00051 U	<0.00055 U	<0.00046 U	<0.00051 U
Trans-1,2-Dichloroethene	156-60-5	0.19	100	mg/kg	<0.0016 U	<0.0014 U	<0.0016 U	<0.0017 U	<0.0018 U	<0.0016 U	<0.0016 U	<0.0015 U	<0.0017 U	<0.0014 U	<0.0015 U
Trans-1,3-Dichloropropene	10061-02-6	NS	NS	mg/kg	<0.0011 U	<0.00092 U	<0.0011 U	<0.0011 U	<0.0012 U	<0.0011 U	<0.0011 U	<0.001 U	<0.0011 U	<0.00093 U	<0.001 U
Trans-1,4-Dichloro-2-Butene	110-57-6	NS	NS	mg/kg	<0.0055 U	<0.0046 U	<0.0055 U	<0.0056 U	<0.0059 U	<0.0055 U	<0.0054 U	<0.0051 U	<0.0055 U	<0.0046 U	<0.0051 U
Trichloroethene (TCE)	79-01-6	0.47	21	mg/kg	<0.00055 U	<0.00046 U	<0.00055 U	<0.00056 U	<0.00059 U	<0.00055 U	<0.00054 U	<0.00051 U	<0.00055 U	<0.00046 U	<0.00051 U
Trichlorofluoromethane	75-69-4	NS	NS	mg/kg	<0.0044 U	<0.0037 U	<0.0044 U	<0.0045 U	<0.0047 U	<0.0044 U	<0.0043 U	<0.0041 U	<0.0044 U	<0.0037 U	<0.004 U
Vinyl Acetate	108-05-4	NS	NS	mg/kg	<0.011 U	<0.0092 U	<0.011 U	<0.011 U	<0.012 U	<0.011 U	<0.011 U	<0.01 U	<0.011 U	<0.0093 U	<0.01 U
Vinyl Chloride	75-01-4	0.02	0.9	mg/kg	<0.0011 U	<0.00092 U	<0.0011 U	<0.0011 U	<0.0012 U	<0.0011 U	<0.0011 U	<0.001 U	<0.0011 U	<0.00093 U	<0.001 U

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

Sands New York
101 James Doolittle Boulevard
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	SB01	SB02	SB02	SB03	SB04	SB05	SB06	SB07	SB08	SB09	SB10
				Sample Name	SB01_2-4	SB02_1-3	SBDUP01_021423	SB03_5-7	SB04_1-3	SB05_3-5	SB06_7-9	SB07_6-8	SB08_10-12	SB09_0-2	SB10_5-7
				Sample Date	02/16/2023	02/14/2023	02/14/2023	02/16/2023	02/14/2023	02/15/2023	02/16/2023	02/16/2023	02/15/2023	02/15/2023	02/15/2023
				Sample Depth	2-4	1-3	1-3	5-7	1-3	3-5	7-9	6-8	10-12	0-2	5-7
				Unit	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	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
1,2,4-Trichlorobenzene	120-82-1	NS	NS	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
1,2-Dichlorobenzene	95-50-1	1.1	100	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
1,3-Dichlorobenzene	541-73-1	2.4	49	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
1,4-Dichlorobenzene	106-46-7	1.8	13	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.1	13	mg/kg	<0.027 U	<0.025 U	<0.025 U	<0.026 U	<0.025 U	<0.025 U	<0.026 U	<0.025 U	<0.025 U	<0.026 U	<0.025 U
2,4,5-Trichlorophenol	95-95-4	NS	NS	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
2,4,6-Trichlorophenol	88-06-2	NS	NS	mg/kg	<0.11 U	<0.099 U	<0.099 U	<0.1 U	<0.1 U	<0.1 U	<0.1 U	<0.099 U	<0.1 U	<0.1 U	<0.1 U
2,4-Dichlorophenol	120-83-2	NS	NS	mg/kg	<0.16 U	<0.15 U	<0.15 U	<0.16 U	<0.15 U	<0.15 U	<0.15 U	<0.15 U	<0.15 U	<0.16 U	<0.15 U
2,4-Dimethylphenol	105-67-9	NS	NS	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
2,4-Dinitrophenol	51-28-5	NS	NS	mg/kg	<0.85 U	<0.79 U	<0.79 U	<0.84 U	<0.81 U	<0.8 U	<0.82 U	<0.8 U	<0.81 U	<0.85 U	<0.81 U
2,4-Dinitrotoluene	121-14-2	NS	NS	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
2,6-Dinitrotoluene	606-20-2	NS	NS	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
2-Chloronaphthalene	91-58-7	NS	NS	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
2-Chlorophenol	95-57-8	NS	NS	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
2-Methylnaphthalene	91-57-6	NS	NS	mg/kg	<0.21 U	<0.2 U	<0.2 U	<0.21 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.21 U	<0.2 U
2-Methylphenol (o-Cresol)	95-48-7	0.33	100	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
2-Nitroaniline	88-74-4	NS	NS	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
2-Nitrophenol	88-75-5	NS	NS	mg/kg	<0.38 U	<0.36 U	<0.36 U	<0.38 U	<0.36 U	<0.36 U	<0.37 U	<0.36 U	<0.36 U	<0.38 U	<0.36 U
3 & 4 Methylphenol (m&p Cresol)	65794-96-9	0.33	100	mg/kg	<0.26 U	<0.24 U	<0.24 U	<0.25 U	<0.24 U	<0.24 U	<0.25 U	<0.24 U	<0.24 U	<0.25 U	<0.24 U
3,3'-Dichlorobenzidine	91-94-1	NS	NS	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
3-Nitroaniline	99-09-2	NS	NS	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
4,6-Dinitro-2-Methylphenol	534-52-1	NS	NS	mg/kg	<0.46 U	<0.43 U	<0.43 U	<0.45 U	<0.44 U	<0.43 U	<0.44 U	<0.43 U	<0.44 U	<0.46 U	<0.44 U
4-Bromophenyl Phenyl Ether	101-55-3	NS	NS	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
4-Chloro-3-Methylphenol	59-50-7	NS	NS	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
4-Chloroaniline	106-47-8	NS	NS	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
4-Chlorophenyl Phenyl Ether	7005-72-3	NS	NS	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
4-Nitroaniline	100-01-6	NS	NS	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
4-Nitrophenol	100-02-7	NS	NS	mg/kg	<0.25 U	<0.23 U	<0.23 U	<0.24 U	<0.24 U	<0.23 U	<0.24 U	<0.23 U	<0.24 U	<0.25 U	<0.24 U
Acenaphthene	83-32-9	20	100	mg/kg	<0.14 U	<0.13 U	<0.13 U	<0.14 U	0.017 J	<0.13 U	<0.14 U	<0.13 U	<0.13 U	<0.14 U	<0.14 U
Acenaphthylene	208-96-8	100	100	mg/kg	<0.14 U	0.096 J	0.074 J	<0.14 U	0.12 J	<0.13 U	<0.14 U	<0.13 U	<0.13 U	<0.14 U	<0.14 U
Acetophenone	98-86-2	NS	NS	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
Anthracene	120-12-7	100	100	mg/kg	<0.11 U	<0.099 U	<0.099 U	<0.1 U	<0.1 U	<0.1 U	<0.1 U	<0.099 U	<0.1 U	<0.1 U	<0.1 U
Benzo(a)anthracene	56-55-3	1	1	mg/kg	<0.11 U	<0.099 U	<0.099 U	<0.1 U	<0.1 U	<0.1 U	<0.1 U	0.021 J	<0.1 U	0.028 J	<0.1 U
Benzo(a)pyrene	50-32-8	1	1	mg/kg	<0.14 U	<0.13 U	<0.13 U	<0.14 U	<0.13 U	<0.13 U	<0.14 U	<0.13 U	<0.13 U	<0.14 U	<0.14 U
Benzo(b)fluoranthene	205-99-2	1	1	mg/kg	<0.11 U	<0.099 U	<0.099 U	<0.1 U	<0.1 U	<0.1 U	<0.1 U	0.033 J	<0.1 U	0.036 J	<0.1 U
Benzo(g,h,i)Perylene	191-24-2	100	100	mg/kg	<0.14 U	<0.13 U	<0.13 U	<0.14 U	<0.13 U	<0.13 U	<0.14 U	<0.13 U	<0.13 U	<0.14 U	<0.14 U
Benzo(k)fluoranthene	207-08-9	0.8	3.9	mg/kg	<0.11 U	<0.099 U	<0.099 U	<0.1 U	<0.1 U	<0.1 U	<0.1 U	<0.099 U	<0.1 U	<0.1 U	<0.1 U
Benzoic Acid	65-85-0	NS	NS	mg/kg	<0.58 U	<0.53 U	<0.53 U	<0.56 U	<0.55 U	<0.54 U	<0.55 U	<0.54 U	<0.54 U	<0.57 U	<0.55 U
Benzyl Alcohol	100-51-6	NS	NS	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
Benzyl Butyl Phthalate	85-68-7	NS	NS	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
Biphenyl (Diphenyl)	92-52-4	NS	NS	mg/kg	<0.4 U	<0.37 U	<0.38 U	<0.4 U	<0.38 U	<0.38 U	<0.39 U	<0.38 U	<0.38 U	<0.4 U	<0.38 U
Bis(2-chloroethoxy) methane	111-91-1	NS	NS	mg/kg	<0.19 U	<0.18 U	<0.18 U	<0.19 U	<0.18 U	<0.18 U	<0.18 U	<0.18 U	<0.18 U	<0.19 U	<0.18 U
Bis(2-chloroethyl) ether (2-chloroethyl ether)	111-44-4	NS	NS	mg/kg	<0.16 U	<0.15 U	<0.15 U	<0.16 U	<0.15 U	<0.15 U	<0.15 U	<0.15 U	<0.15 U	<0.16 U	<0.15 U
Bis(2-chloroisopropyl) ether	108-60-1	NS	NS	mg/kg	<0.21 U	<0.2 U	<0.2 U	<0.21 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.2 U	<0.21 U	<0.2 U
Bis(2-ethylhexyl) phthalate	117-81-7	NS	NS	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
Carbazole	86-74-8	NS	NS	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
Chrysene	218-01-9	1	3.9	mg/kg	<0.11 U	<0.099 U	<0.099 U	<0.1 U	<0.1 U	<0.1 U	<0.1 U	0.022 J	<0.1 U	0.028 J	<0.1 U
Dibenz(a,h)anthracene	53-70-3	0.33	0.33	mg/kg	<0.11 U	<0.099 U	<0.099 U	<0.1 U	<0.1 U	<0.1 U	<0.1 U	<0.099 U	<0.1 U	<0.1 U	<0.1 U
Dibenzofuran	132-64-9	7	59	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
Dibutyl phthalate	84-74-2	NS	NS	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
Diethyl phthalate	84-66-2	NS	NS	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
Dimethyl phthalate	131-11-3	NS	NS	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
Dioctyl phthalate	117-84-0	NS	NS	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
Fluoranthene	206-44-0	100	100	mg/kg	<0.11 U	<0.099 U	<0.099 U	<0.1 U	<0.1 U	<0.1 U	<0.1 U	0.048 J	<0.1 U	0.058 J	<0.1 U
Fluorene	86-73-7	30	100	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
Hexachlorobenzene	118-74-1	0.33	1.2	mg/kg	<0.11 U	<0.099 U	<0.099 U	<0.1 U	<0.1 U	<0.1 U	<0.1 U	<0.099 U	<0.1 U	<0.1 U	<0.1 U
Hexachlorobutadiene	87-68-3	NS	NS	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
Hexachlorocyclopentadiene	77-47-4	NS	NS	mg/kg	<0.51 U	<0.47 U	<0.47 U	<0.5 U	<0.48 U	<0.48 U	<0.49 U	<0.47 U	<0.48 U	<0.5 U	<0.48 U
Hexachloroethane	67-72-1	NS	NS	mg/kg	<0.14 U	<0.13 U	<0.13 U	<0.14 U	<0.13 U	<0.13 U	<0.14 U	<0.13 U	<0.13 U	<0.14 U	<0.14 U
Indeno(1,2,3-cd)pyrene	193-39-5	0.5	0.5	mg/kg	<0.14 U	<0.13 U	<0.13 U	<0.14 U	<0.13 U	<0.13 U	<0.14 U	<0.13 U	<0.13 U	<0.14 U	<0.14 U
Isophorone	78-59-1	NS	NS	mg/kg	<0.16 U	<0.15 U	<0.15 U	<0.16 U	<0.15 U	<0.15 U	<0.15 U	<0.15 U	<0.15 U	<0.16 U	<0.15 U
Naphthalene	91-20-3	12	100	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
Nitrobenzene	98-95-3	NS	NS	mg/kg	<0.16 U	<0.15 U	<0.15 U	<0.16 U	<0.15 U	<0.15 U	<0.15 U	<0.15 U	<0.15 U	<0.16 U	<0.15 U
n-Nitrosodi-N-Propylamine	621-64-7	NS	NS	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
n-Nitrosodiphenylamine	86-30-6	NS	NS	mg/kg	<0.14 U	<0.13 U	<0.13 U	<0.14 U	<0.13 U	<0.13 U	<0.14 U	<0.13 U	<0.13 U	<0.14 U	<0.14 U
Pentachlorophenol	87-86-5	0.8	6.7	mg/kg	<0.14 U	<0.13 U	<0.13 U	<0.14 U	<0.13 U	<0.13 U	<0.14 U	<0.13 U	<0.13 U	<0.14 U	<0.14 U
Phenanthrene	85-01-8	100	100	mg/kg	<0.11 U	<0.099 U	<0.099 U	<0.1 U	0.02 J	<0.1 U	<0.1 U	0.021 J	<0.1 U	0.026 J	<0.1 U
Phenol	108-95-2	0.33	100	mg/kg	<0.18 U	<0.16 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.18 U	<0.17 U
Pyrene	129-00-0	100	100	mg/kg	<0.11 U	<0.099 U	<0.099 U	<0.1 U	<0.1 U	<0.1 U	<0.1 U	0.041 J	<0.1 U	0.049 J	<0.1 U

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

Sands New York
101 James Doolittle Boulevard
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	SB01	SB02	SB02	SB03	SB04	SB05	SB06	SB07	SB08	SB09	SB10
				Sample Name	SB01_2-4	SB02_1-3	SBDUP01_021423	SB03_5-7	SB04_1-3	SB05_3-5	SB06_7-9	SB07_6-8	SB08_10-12	SB09_0-2	SB10_5-7
				Sample Date	02/16/2023	02/14/2023	02/14/2023	02/16/2023	02/14/2023	02/15/2023	02/16/2023	02/16/2023	02/15/2023	02/15/2023	02/15/2023
				Sample Depth	2-4	1-3	1-3	5-7	1-3	3-5	7-9	6-8	10-12	0-2	5-7
				Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Pesticides															
4,4'-DDD	72-54-8	0.0033	13	mg/kg	<0.00166 U	<0.00157 U	<0.00159 U	<0.00164 U	<0.00159 U	<0.00157 U	<0.0016 U	<0.0016 U	<0.00154 U	<0.00163 U	<0.00157 U
4,4'-DDE	72-55-9	0.0033	8.9	mg/kg	0.000427 J	<0.00157 U	<0.00159 U	<0.00164 U	<0.00159 U	<0.00157 U	<0.0016 U	<0.0016 U	<0.00154 U	<0.00163 U	<0.00157 U
4,4'-DDT	50-29-3	0.0033	7.9	mg/kg	<0.00166 U	<0.00157 U	<0.00159 U	<0.00164 U	<0.00159 U	<0.00157 U	<0.0016 U	<0.0016 U	<0.00154 U	<0.00163 U	<0.00157 U
Aldrin	309-00-2	0.005	0.097	mg/kg	<0.00166 U	<0.00157 U	<0.00159 U	<0.00164 U	<0.00159 U	<0.00157 U	<0.0016 U	<0.0016 U	<0.00154 U	<0.00163 U	<0.00157 U
Alpha BHC (Alpha Hexachlorocyclohexane)	319-84-6	0.02	0.48	mg/kg	<0.00069 U	<0.000653 U	<0.000664 U	<0.000685 U	<0.000664 U	<0.000656 U	<0.000665 U	<0.000665 U	<0.000643 U	<0.00068 U	<0.000656 U
Alpha Chlordane	5103-71-9	0.094	4.2	mg/kg	<0.00207 U	<0.00196 U	<0.00199 U	<0.00206 U	<0.00199 U	<0.00197 U	<0.002 U	<0.00199 U	<0.00193 U	<0.00204 U	<0.00197 U
Alpha Endosulfan	959-98-8	2.4	24	mg/kg	<0.00166 U	<0.00157 U	<0.00159 U	<0.00164 U	<0.00159 U	<0.00157 U	<0.0016 U	<0.0016 U	<0.00154 U	<0.00163 U	<0.00157 U
Beta Bhc (Beta Hexachlorocyclohexane)	319-85-7	0.036	0.36	mg/kg	<0.00166 U	<0.00157 U	<0.00159 U	<0.00164 U	<0.00159 U	<0.00157 U	<0.0016 U	<0.0016 U	<0.00154 U	<0.00163 U	<0.00157 U
Beta Endosulfan	33213-65-9	2.4	24	mg/kg	<0.00166 U	<0.00157 U	<0.00159 U	<0.00164 U	<0.00159 U	<0.00157 U	<0.0016 U	<0.0016 U	<0.00154 U	<0.00163 U	<0.00157 U
Chlordane (alpha and gamma)	57-74-9	NS	NS	mg/kg	<0.0138 U	<0.0131 U	<0.0133 U	<0.0137 U	<0.0133 U	<0.0131 U	<0.0133 U	<0.0133 U	<0.0129 U	<0.0136 U	<0.0131 U
Delta Bhc (Delta Hexachlorocyclohexane)	319-86-8	0.04	100	mg/kg	<0.00166 U	<0.00157 U	<0.00159 U	<0.00164 U	<0.00159 U	<0.00157 U	<0.0016 U	<0.0016 U	<0.00154 U	<0.00163 U	<0.00157 U
Dieldrin	60-57-1	0.005	0.2	mg/kg	<0.00103 U	<0.000998 U	<0.000995 U	<0.00103 U	<0.000995 U	<0.000983 U	<0.000998 U	<0.000997 U	<0.000965 U	<0.00102 U	<0.000984 U
Endosulfan Sulfate	1031-07-8	2.4	24	mg/kg	<0.00069 U	<0.000653 U	<0.000664 U	<0.000685 U	<0.000664 U	<0.000656 U	<0.000665 U	<0.000665 U	<0.000643 U	<0.00068 U	<0.000656 U
Endrin	72-20-8	0.014	11	mg/kg	<0.00069 U	<0.000653 U	<0.000664 U	<0.000685 U	<0.000664 U	<0.000656 U	<0.000665 U	<0.000665 U	<0.000643 U	<0.00068 U	<0.000656 U
Endrin Aldehyde	7421-93-4	NS	NS	mg/kg	<0.00207 U	<0.00196 U	<0.00199 U	<0.00206 U	<0.00199 U	<0.00197 U	<0.002 U	<0.00199 U	<0.00193 U	<0.00204 U	<0.00197 U
Endrin Ketone	53494-70-5	NS	NS	mg/kg	<0.00166 U	<0.00157 U	<0.00159 U	<0.00164 U	<0.00159 U	<0.00157 U	<0.0016 U	<0.0016 U	<0.00154 U	<0.00163 U	<0.00157 U
Gamma Bhc (Lindane)	58-89-9	0.1	1.3	mg/kg	<0.00069 U	<0.000653 U	<0.000664 U	<0.000685 U	<0.000664 U	<0.000656 U	<0.000665 U	<0.000665 U	<0.000643 U	<0.00068 U	<0.000656 U
Gamma Chlordane (Trans-)	5103-74-2	NS	NS	mg/kg	<0.00207 U	<0.00196 U	<0.00199 U	<0.00206 U	<0.00199 U	<0.00197 U	<0.002 U	<0.00199 U	<0.00193 U	<0.00204 U	<0.00197 U
Heptachlor	76-44-8	0.042	2.1	mg/kg	<0.000828 U	<0.000784 U	<0.000796 U	<0.000822 U	<0.000796 U	<0.000787 U	<0.000798 U	<0.000798 U	<0.000772 U	<0.000816 U	<0.000787 U
Heptachlor Epoxide	1024-57-3	NS	NS	mg/kg	<0.0031 U	<0.00294 U	<0.00298 U	<0.00308 U	<0.00299 U	<0.00295 U	<0.00299 U	<0.00299 U	<0.0029 U	<0.00306 U	<0.00295 U
Methoxychlor	72-43-5	NS	NS	mg/kg	<0.0031 U	<0.00294 U	<0.00298 U	<0.00308 U	<0.00299 U	<0.00295 U	<0.00299 U	<0.00299 U	<0.0029 U	<0.00306 U	<0.00295 U
Toxaphene	8001-35-2	NS	NS	mg/kg	<0.031 U	<0.0294 U	<0.0298 U	<0.0308 U	<0.0299 U	<0.0295 U	<0.0299 U	<0.0299 U	<0.029 U	<0.0306 U	<0.0295 U
Polychlorinated Biphenyl															
PCB-1016 (Aroclor 1016)	12674-11-2	NS	NS	mg/kg	<0.0342 U	<0.0334 U	<0.0324 U	<0.0349 U	<0.033 U	<0.0323 U	<0.0339 U	<0.0329 U	<0.0325 U	<0.0337 U	<0.0338 U
PCB-1221 (Aroclor 1221)	11104-28-2	NS	NS	mg/kg	<0.0342 U	<0.0334 U	<0.0324 U	<0.0349 U	<0.033 U	<0.0323 U	<0.0339 U	<0.0329 U	<0.0325 U	<0.0337 U	<0.0338 U
PCB-1232 (Aroclor 1232)	11141-16-5	NS	NS	mg/kg	<0.0342 U	<0.0334 U	<0.0324 U	<0.0349 U	<0.033 U	<0.0323 U	<0.0339 U	<0.0329 U	<0.0325 U	<0.0337 U	<0.0338 U
PCB-1242 (Aroclor 1242)	53469-21-9	NS	NS	mg/kg	<0.0342 U	<0.0334 U	<0.0324 U	<0.0349 U	<0.033 U	<0.0323 U	<0.0339 U	<0.0329 U	<0.0325 U	<0.0337 U	<0.0338 U
PCB-1248 (Aroclor 1248)	12672-29-6	NS	NS	mg/kg	<0.0342 U	<0.0334 U	<0.0324 U	<0.0349 U	<0.033 U	<0.0323 U	<0.0339 U	<0.0329 U	<0.0325 U	<0.0337 U	<0.0338 U
PCB-1254 (Aroclor 1254)	11097-69-1	NS	NS	mg/kg	<0.0342 U	<0.0334 U	<0.0324 U	<0.0349 U	<0.033 U	<0.0323 U	<0.0339 U	<0.0329 U	<0.0325 U	<0.0337 U	<0.0338 U
PCB-1260 (Aroclor 1260)	11096-82-5	NS	NS	mg/kg	<0.0342 U	<0.0334 U	<0.0324 U	<0.0349 U	<0.033 U	<0.0323 U	<0.0339 U	<0.0329 U	<0.0325 U	<0.0337 U	<0.0338 U
PCB-1262 (Aroclor 1262)	37324-23-5	NS	NS	mg/kg	<0.0342 U	<0.0334 U	<0.0324 U	<0.0349 U	<0.033 U	<0.0323 U	<0.0339 U	<0.0329 U	<0.0325 U	<0.0337 U	<0.0338 U
PCB-1268 (Aroclor 1268)	11100-14-4	NS	NS	mg/kg	<0.0342 U	<0.0334 U	<0.0324 U	<0.0349 U	<0.033 U	<0.0323 U	<0.0339 U	<0.0329 U	<0.0325 U	<0.0337 U	<0.0338 U
Total PCBs	1336-36-3	0.1	1	mg/kg	<0.0342 U	<0.0334 U	<0.0324 U	<0.0349 U	<0.033 U	<0.0323 U	<0.0339 U	<0.0329 U	<0.0325 U	<0.0337 U	<0.0338 U
Metals															
Aluminum	7429-90-5	NS	NS	mg/kg	5,120	2,080	1,720	3,050	6,660	2,060	1,700	1,870	716	9,030	3,200
Antimony	7440-36-0	NS	NS	mg/kg	<4.13 U	0.403 J	0.325 J	<4.17 U	<4.07 U	<3.89 U	<3.92 U	<3.97 U	<3.91 U	0.788 J	<3.95 U
Arsenic	7440-38-2	13	16	mg/kg	2.32	1.05	1.63	1.5	2.09	1.04	0.792	1.3	0.738 J	3	1.24
Barium	7440-39-3	350	400	mg/kg	16.8	11.3	9.48	11.6	23	12.9	9.64	9.99	3.06	18.7	11
Beryllium	7440-41-7	7.2	72	mg/kg	0.276 J	0.215 J	0.185 J	0.393 J	0.236 J	0.144 J	0.186 J	0.213 J	0.076 J	0.261 J	0.155 J
Cadmium	7440-43-9	2.5	4.3	mg/kg	<0.826 U	<0.79 U	<0.783 U	<0.833 U	<0.814 U	<0.777 U	<0.785 U	<0.794 U	<0.781 U	0.106 J	<0.79 U
Calcium	7440-70-2	NS	NS	mg/kg	430	156	143	129	270	114	173	819	31.1	3,180	1,110
Chromium, Hexavalent	18540-29-9	1	110	mg/kg	0.217 J	<0.812 U	<0.81 U	<0.862 U	0.28 J	<0.82 U	<0.832 U	0.162 J	<0.816 U	<0.858 U	<0.826 U
Chromium, Total	7440-47-3	NS	NS	mg/kg	6.74	4.52	4.97	5.54	6.82	7.59	3.12	6.32	2.68	8.76	6.87
Chromium, Trivalent	16065-83-1	30	180	mg/kg	6.52 J	4.52	4.97	5.54	6.54 J	7.59	3.12	6.16 J	2.68	8.76	6.87
Cobalt	7440-48-4	NS	NS	mg/kg	2.74	2.84	4.38	2.62	3.69	1.93	1.05 J	1.73	0.518 J	3.73	2.16
Copper	7440-50-8	50	270	mg/kg	4.24	4.01	4.02	4.87	2.92	3.57	2.57	3.25	1.05	3.31	3.83
Cyanide	57-12-5	27	27	mg/kg	<1.1 U	<0.93 U	<0.98 U	<1 U	<0.98 U	<0.94 U	<0.99 U	<0.98 U	<0.93 U	<1.1 U	<1 U
Iron	7439-89-6	NS	NS	mg/kg	8,220	6,580	5,780	9,410	8,030	5,230	4,710	6,140	2,680	9,510	4,950
Lead	7439-92-1	63	400	mg/kg	5.88	2.34 J	6.64	1.76 J	3.7 J	1.57 J	1.37 J	1.67 J	0.829 J	8.6	2.29 J
Magnesium	7439-95-4	NS	NS	mg/kg	690	636	432	808	1,050	392	448	886	146	3,170	1,370
Manganese	7439-96-5	1600	2000	mg/kg	121	197	189	187	160	89.4	99.8	111	26.9	99	66
Mercury	7439-97-6	0.18	0.81	mg/kg	<0.069 U	<0.064 U	<0.067 U	<0.069 U	<0.071 U	<0.075 U	<0.067 U	<0.065 U	<0.073 U	<0.073 U	<0.08 U
Nickel	7440-02-0	30	310	mg/kg	4.57	4.36	3.95	6.52	5.29	2.61	2.26	2.86	0.673 J	4.04	3.3
Potassium	7440-09-7	NS	NS	mg/kg	253	326	246	490	192 J	227	256	264	68.4 J	230	266
Selenium	7782-49-2	3.9	180	mg/kg	<1.65 U	<1.58 U	0.237 J	<1.67 U	<1.63 U	<1.55 U	<1.57 U	<1.59 U	<1.56 U	<1.63 U	<1.58 U
Silver	7440-22-4	2	180	mg/kg	<0.413 U	<0.395 U	<0.391 U	<0.417 U	<0.407 U	<0.389 U	<0.392 U	<0.397 U	<0.391 U	<0.408 U	<0.395 U
Sodium	7440-23-5	NS	NS	mg/kg	156 J	50.3 J	37.4 J	160 J	22.2 J	69.7 J	54.2 J	140 J	17.4 J	78.8 J	20.5 J
Thallium	7440-28-0	NS	NS	mg/kg	0.278 J	<1.58 U	<1.56 U	0.396 J	<1.63 U	<1.55 U	<1.57 U	0.278 J	<1.56 U	0.348 J	<1.58 U
Vanadium	7440-62-2	NS	NS	mg/kg	9.18	4.8	4.39	7.05	10.2	4.12	4.21	4.35	2.3	13	7.24
Zinc	7440-66-6	109	10000	mg/kg	12.6	6.97	5.94	12.9	15.2	7.58	5.42	7.1	2.72 J	17	10
General Chemistry															
Total Solids	TSOLID	NS	NS	Percent	92.3	98.5	98.7	92.8	96.6	97.6	96.2	98.6	98	93.2	96.8

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

Sands New York
101 James Doolittle Boulevard
Uniondale, New York
Langan Project No.: 170754501

Notes:

CAS - Chemical Abstract Service
NS - No standard
mg/kg - milligram per kilogram
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:

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

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
101 James Doolittle Boulevard
Uniondale, New York
Langan Project No.: 170754501

Analyte	CAS Number	NYSDEC SGVs	Location	TMW02	TMW04	TMW04
			Sample Name	TMW02_021623	TMW04_021523	GWDUP01_021523
			Sample Date	02/16/2023	02/15/2023	02/15/2023
			Unit	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
1,1,1-Trichloroethane	71-55-6	5	ug/l	<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
1,1,2-Trichloroethane	79-00-5	1	ug/l	<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
1,1-Dichloroethene	75-35-4	5	ug/l	<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
1,2,3-Trichlorobenzene	87-61-6	5	ug/l	<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
1,2,4,5-Tetramethylbenzene	95-93-2	5	ug/l	<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
1,2,4-Trimethylbenzene	95-63-6	5	ug/l	<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
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	0.0006	ug/l	<2 U	<2 U	<2 U
1,2-Dichlorobenzene	95-50-1	3	ug/l	<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
1,2-Dichloropropane	78-87-5	1	ug/l	<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
1,3-Dichlorobenzene	541-73-1	3	ug/l	<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
1,4-Dichlorobenzene	106-46-7	3	ug/l	<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
1,4-Dioxane (P-Dioxane)	123-91-1	NS	ug/l	<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-Chlorotoluene	95-49-8	5	ug/l	<2.5 U	<2.5 U	<2.5 U
2-Hexanone (MBK)	591-78-6	50	ug/l	<5 U	<5 U	<5 U
4-Chlorotoluene	106-43-4	5	ug/l	<2.5 U	<2.5 U	<2.5 U
4-Ethyltoluene	622-96-8	NS	ug/l	<2 U	<2 U	<2 U
Acetone	67-64-1	50	ug/l	<5 U	2.7 J	2.2 J
Acrylonitrile	107-13-1	5	ug/l	<5 U	<5 U	<5 U
Benzene	71-43-2	1	ug/l	<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
Bromochloromethane	74-97-5	5	ug/l	<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
Bromoform	75-25-2	50	ug/l	<2 U	<2 U	<2 U
Bromomethane	74-83-9	5	ug/l	<2.5 U	<2.5 U	<2.5 U
Carbon Disulfide	75-15-0	60	ug/l	<5 U	<5 U	<5 U
Carbon Tetrachloride	56-23-5	5	ug/l	<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
Chloroethane	75-00-3	5	ug/l	<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
Chloromethane	74-87-3	5	ug/l	<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
Cis-1,3-Dichloropropene	10061-01-5	0.4	ug/l	<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
Dibromochloromethane	124-48-1	50	ug/l	<0.5 U	<0.5 U	<0.5 U
Dibromomethane	74-95-3	5	ug/l	<5 U	<5 U	<5 U
Dichlorodifluoromethane	75-71-8	5	ug/l	<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
Ethylbenzene	100-41-4	5	ug/l	<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
Isopropylbenzene (Cumene)	98-82-8	5	ug/l	<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
Methyl Ethyl Ketone (2-Butanone)	78-93-3	50	ug/l	<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
Methylene Chloride	75-09-2	5	ug/l	<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
n-Butylbenzene	104-51-8	5	ug/l	<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
o-Xylene (1,2-Dimethylbenzene)	95-47-6	5	ug/l	<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
Styrene	100-42-5	5	ug/l	<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
Tert-Butyl Methyl Ether	1634-04-4	10	ug/l	<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
Toluene	108-88-3	5	ug/l	<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
Total Xylenes	1330-20-7	5	ug/l	<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
Trans-1,2-Dichloroethene	156-60-5	5	ug/l	<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
Trans-1,4-Dichloro-2-Butene	110-57-6	5	ug/l	<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
Trichlorofluoromethane	75-69-4	5	ug/l	<2.5 U	<2.5 U	<2.5 U
Vinyl Acetate	108-05-4	NS	ug/l	<5 U	<5 U	<5 U
Vinyl Chloride	75-01-4	2	ug/l	<1 U	<1 U	<1 U

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

Sands New York
101 James Doolittle Boulevard
Uniondale, New York
Langan Project No.: 170754501

Analyte	CAS Number	NYSDEC SGVs	Location	TMW02	TMW04	TMW04
			Sample Name	TMW02_021623	TMW04_021523	GWDUP01_021523
			Sample Date	02/16/2023	02/15/2023	02/15/2023
			Unit	Result	Result	Result
Semi-Volatile Organic Compounds						
1,2,4,5-Tetrachlorobenzene	95-94-3	5	ug/l	<10 U	<10 U	<10 U
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	<5 U	<5 U	<5 U
1,2-Dichlorobenzene	95-50-1	3	ug/l	<2 U	<2 U	<2 U
1,3-Dichlorobenzene	541-73-1	3	ug/l	<2 U	<2 U	<2 U
1,4-Dichlorobenzene	106-46-7	3	ug/l	<2 U	<2 U	<2 U
2,4,5-Trichlorophenol	95-95-4	NS	ug/l	<5 U	<5 U	<5 U
2,4,6-Trichlorophenol	88-06-2	NS	ug/l	<5 U	<5 U	<5 U
2,4-Dichlorophenol	120-83-2	1	ug/l	<5 U	<5 U	<5 U
2,4-Dimethylphenol	105-67-9	1	ug/l	<5 U	<5 U	<5 U
2,4-Dinitrophenol	51-28-5	1	ug/l	<20 U	<20 U	<20 U
2,4-Dinitrotoluene	121-14-2	5	ug/l	<5 U	<5 U	<5 U
2,6-Dinitrotoluene	606-20-2	5	ug/l	<5 U	<5 U	<5 U
2-Chloronaphthalene	91-58-7	10	ug/l	<0.2 U	<0.2 U	<0.2 U
2-Chlorophenol	95-57-8	NS	ug/l	<2 U	<2 U	<2 U
2-Methylnaphthalene	91-57-6	NS	ug/l	<0.1 U	<0.1 U	<0.1 U
2-Methylphenol (o-Cresol)	95-48-7	NS	ug/l	<5 U	<5 U	<5 U
2-Nitroaniline	88-74-4	5	ug/l	<5 U	<5 U	<5 U
2-Nitrophenol	88-75-5	NS	ug/l	<10 U	<10 U	<10 U
3 & 4 Methylphenol (m&p Cresol)	65794-96-9	NS	ug/l	<5 U	<5 U	<5 U
3,3'-Dichlorobenzidine	91-94-1	5	ug/l	<5 U	<5 U	<5 U
3-Nitroaniline	99-09-2	5	ug/l	<5 U	<5 U	<5 U
4,6-Dinitro-2-Methylphenol	534-52-1	NS	ug/l	<10 U	<10 U	<10 U
4-Bromophenyl Phenyl Ether	101-55-3	NS	ug/l	<2 U	<2 U	<2 U
4-Chloro-3-Methylphenol	59-50-7	NS	ug/l	<2 U	<2 U	<2 U
4-Chloroaniline	106-47-8	5	ug/l	<5 U	<5 U	<5 U
4-Chlorophenyl Phenyl Ether	7005-72-3	NS	ug/l	<2 U	<2 U	<2 U
4-Nitroaniline	100-01-6	5	ug/l	<5 U	<5 U	<5 U
4-Nitrophenol	100-02-7	NS	ug/l	<10 U	<10 U	<10 U
Acenaphthene	83-32-9	20	ug/l	<0.1 U	<0.1 U	<0.1 U
Acenaphthylene	208-96-8	NS	ug/l	0.02 J	<0.1 U	<0.1 U
Acetophenone	98-86-2	NS	ug/l	<5 U	<5 U	<5 U
Anthracene	120-12-7	50	ug/l	0.02 J	<0.1 U	<0.1 U
Benzo(a)anthracene	56-55-3	**0.002**	ug/l	**0.05 J**	**0.02 J**	<0.1 U
Benzo(a)pyrene	50-32-8	**0**	ug/l	**0.05 J**	**0.02 J**	<0.1 U
Benzo(b)fluoranthene	205-99-2	**0.002**	ug/l	**0.1 J**	**0.02 J**	<0.1 U
Benzo(g,h,i)Perylene	191-24-2	NS	ug/l	0.07 J	<0.1 U	<0.1 U
Benzo(k)fluoranthene	207-08-9	**0.002**	ug/l	**0.03 J**	<0.1 U	<0.1 U
Benzoic Acid	65-85-0	NS	ug/l	<50 U	<50 U	<50 U
Benzyl Alcohol	100-51-6	NS	ug/l	<2 U	<2 U	<2 U
Benzyl Butyl Phthalate	85-68-7	50	ug/l	<5 U	<5 U	<5 U
Biphenyl (Diphenyl)	92-52-4	5	ug/l	<2 U	<2 U	<2 U
Bis(2-chloroethoxy) methane	111-91-1	5	ug/l	<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
Bis(2-chloroisopropyl) ether	108-60-1	5	ug/l	<2 U	<2 U	<2 U
Bis(2-ethylhexyl) phthalate	117-81-7	5	ug/l	<3 U	<3 U	<3 U
Carbazole	86-74-8	NS	ug/l	<2 U	<2 U	<2 U
Chrysene	218-01-9	**0.002**	ug/l	**0.05 J**	<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
Dibenzofuran	132-64-9	NS	ug/l	<2 U	<2 U	<2 U
Dibutyl phthalate	84-74-2	50	ug/l	<5 U	<5 U	<5 U
Diethyl phthalate	84-66-2	50	ug/l	<5 U	<5 U	<5 U
Dimethyl phthalate	131-11-3	50	ug/l	<5 U	<5 U	<5 U
Dioctyl phthalate	117-84-0	50	ug/l	5.7	<5 U	<5 U
Fluoranthene	206-44-0	50	ug/l	0.06 J	0.05 J	0.03 J
Fluorene	86-73-7	50	ug/l	<0.1 U	<0.1 U	<0.1 U
Hexachlorobenzene	118-74-1	0.04	ug/l	<0.8 U	<0.8 U	<0.8 U
Hexachlorobutadiene	87-68-3	0.5	ug/l	<0.5 U	<0.5 U	<0.5 U
Hexachlorocyclopentadiene	77-47-4	5	ug/l	<20 U	<20 U	<20 U
Hexachloroethane	67-72-1	5	ug/l	<0.8 U	<0.8 U	<0.8 U
Indeno(1,2,3-cd)pyrene	193-39-5	**0.002**	ug/l	**0.07 J**	<0.1 U	<0.1 U
Isophorone	78-59-1	50	ug/l	<5 U	<5 U	<5 U
Naphthalene	91-20-3	10	ug/l	<0.1 U	<0.1 U	<0.1 U
Nitrobenzene	98-95-3	0.4	ug/l	<2 U	<2 U	<2 U
n-Nitrosodi-N-Propylamine	621-64-7	NS	ug/l	<5 U	<5 U	<5 U
n-Nitrosodiphenylamine	86-30-6	50	ug/l	<2 U	<2 U	<2 U
Pentachlorophenol	87-86-5	1	ug/l	<0.8 U	<0.8 U	<0.8 U
Phenanthrene	85-01-8	50	ug/l	0.03 J	0.08 J	0.07 J
Phenol	108-95-2	1	ug/l	<5 U	<5 U	<5 U
Pyrene	129-00-0	50	ug/l	0.05 J	<0.1 U	0.02 J

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

Sands New York
101 James Doolittle Boulevard
Uniondale, New York
Langan Project No.: 170754501

Analyte	CAS Number	NYSDEC SGVs	Location	TMW02	TMW04	TMW04
			Sample Name	TMW02_021623	TMW04_021523	GWDUP01_021523
			Sample Date	02/16/2023	02/15/2023	02/15/2023
			Unit	Result	Result	Result
Pesticides						
4,4'-DDD	72-54-8	0.3	ug/l	<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
4,4'-DDT	50-29-3	0.2	ug/l	<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
Alpha BHC (Alpha Hexachlorocyclohexane)	319-84-6	0.01	ug/l	<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
Alpha Endosulfan	959-98-8	NS	ug/l	<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
Beta Endosulfan	33213-65-9	NS	ug/l	<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
Delta Bhc (Delta Hexachlorocyclohexane)	319-86-8	0.04	ug/l	<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
Endosulfan Sulfate	1031-07-8	NS	ug/l	<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
Endrin Aldehyde	7421-93-4	5	ug/l	<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
Gamma Bhc (Lindane)	58-89-9	0.05	ug/l	<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
Heptachlor	76-44-8	0.04	ug/l	<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
Methoxychlor	72-43-5	35	ug/l	<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
Polychlorinated Biphenyl						
PCB-1016 (Aroclor 1016)	12674-11-2	NS	ug/l	<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
PCB-1232 (Aroclor 1232)	11141-16-5	NS	ug/l	<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
PCB-1248 (Aroclor 1248)	12672-29-6	NS	ug/l	<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
PCB-1260 (Aroclor 1260)	11096-82-5	NS	ug/l	<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
PCB-1268 (Aroclor 1268)	11100-14-4	NS	ug/l	<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
Metals - Dissolved						
Aluminum	7429-90-5	NS	ug/l	<10 U	4.77 J	5.21 J
Antimony	7440-36-0	3	ug/l	<4 U	<4 U	<4 U
Arsenic	7440-38-2	25	ug/l	<0.5 U	<0.5 U	<0.5 U
Barium	7440-39-3	1000	ug/l	59.67	39.76	38.73
Beryllium	7440-41-7	3	ug/l	<0.5 U	<0.5 U	<0.5 U
Cadmium	7440-43-9	5	ug/l	<0.2 U	0.07 J	0.07 J
Calcium	7440-70-2	NS	ug/l	11,300	18,000	17,100
Chromium, Total	7440-47-3	NS	ug/l	<1 U	<1 U	<1 U
Cobalt	7440-48-4	NS	ug/l	1.96	8.52	8.09
Copper	7440-50-8	200	ug/l	7.68	0.81 J	1.12
Iron	7439-89-6	**300**	ug/l	206	**1,060**	**964**
Lead	7439-92-1	25	ug/l	<1 U	<1 U	<1 U
Magnesium	7439-95-4	35000	ug/l	3,040	4,650	4,090
Manganese	7439-96-5	**300**	ug/l	296.4	**3,103**	**2,972**
Mercury	7439-97-6	0.7	ug/l	<0.2 U	<0.2 U	<0.2 U
Nickel	7440-02-0	100	ug/l	4.08	10.74	10.19
Potassium	7440-09-7	NS	ug/l	1,470	2,410	2,260
Selenium	7782-49-2	10	ug/l	<5 U	<5 U	<5 U
Silver	7440-22-4	50	ug/l	<0.4 U	<0.4 U	<0.4 U
Sodium	7440-23-5	**20000**	ug/l	**75,600**	**44,800**	**42,100**
Thallium	7440-28-0	0.5	ug/l	<1 U	0.29 J	0.28 J
Vanadium	7440-62-2	NS	ug/l	<5 U	<5 U	<5 U
Zinc	7440-66-6	2000	ug/l	4.99 J	<10 U	<10 U
Metals - Total						
Aluminum	7429-90-5	NS	ug/l	10.4	8.05 J	11.1
Antimony	7440-36-0	3	ug/l	<4 U	0.55 J	<4 U
Arsenic	7440-38-2	25	ug/l	0.16 J	<0.5 U	<0.5 U
Barium	7440-39-3	1000	ug/l	57.53	36	35.71
Beryllium	7440-41-7	3	ug/l	<0.5 U	<0.5 U	<0.5 U
Cadmium	7440-43-9	5	ug/l	<0.2 U	0.07 J	0.06 J
Calcium	7440-70-2	NS	ug/l	10,800	15,100	15,000
Chromium, Hexavalent	18540-29-9	50	ug/l	<10 U	<10 U	<50 U
Chromium, Total	7440-47-3	NS	ug/l	<1 U	<1 U	<1 U
Chromium, Trivalent	16065-83-1	NS	ug/l	<10 U	<10 U	<50 U
Cobalt	7440-48-4	NS	ug/l	2.06	7.92	7.83
Copper	7440-50-8	200	ug/l	0.62 J	0.53 J	0.49 J
Cyanide	57-12-5	200	ug/l	2 J	<5 U	2 J
Iron	7439-89-6	**300**	ug/l	211	**1,030**	**975**
Lead	7439-92-1	25	ug/l	<1 U	<1 U	<1 U
Magnesium	7439-95-4	35000	ug/l	3,210	3,660	3,710
Manganese	7439-96-5	**300**	ug/l	**338.3**	**2,991**	**2,974**
Mercury	7439-97-6	0.7	ug/l	0.17 JB	<0.2 U	<0.2 U
Nickel	7440-02-0	100	ug/l	3.67	9.77	9.38
Potassium	7440-09-7	NS	ug/l	1,240	2,020	1,990
Selenium	7782-49-2	10	ug/l	<5 U	<5 U	<5 U
Silver	7440-22-4	50	ug/l	<0.4 U	<0.4 U	<0.4 U
Sodium	7440-23-5	**20000**	ug/l	**97,400**	**37,800**	**37,600**
Thallium	7440-28-0	**0.5**	ug/l	<1 U	**1.12**	0.25 J
Vanadium	7440-62-2	NS	ug/l	<5 U	<5 U	<5 U
Zinc	7440-66-6	2000	ug/l	<10 U	<10 U	<10 U

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

Sands New York
101 James Doolittle Boulevard
Uniondale, New York
Langan Project No.: 170754501

Notes:

CAS - Chemical Abstract Service
NS - No standard
ug/l - microgram per liter
RL - Reporting limit
<RL - Not detected
Groundwater 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 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 (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.
B - The analyte was found in the associated analysis batch blank.

Exceedance Summary:

10 - Result exceeds NYSDEC SGVs

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

Sands New York
101 James Doolittle Boulevard
Uniondale, New York
Langan Project No.: 170754501

Analyte	CAS Number	NYSDOH Decision Matrices Minimum Concentrations	Location	AA01	SV01	SV02	SV03	SV04	SV05
			Sample Name	AA01_021523	SV01_021523	SV02_021523	SV03_021523	SV04_021523	SV05_021523
			Sample Date	02/15/2023	02/15/2023	02/15/2023	02/15/2023	02/15/2023	02/15/2023
			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	<1.6 U	<1.6 U	<1.6 U	<1.6 U	<1.6 U
1,1,2,2-Tetrachloroethane	79-34-5	NS	ug/m3	<1.37 U	<2.02 U	<2.02 U	<2.02 U	<2.02 U	<2.02 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	76-13-1	NS	ug/m3	<1.53 U	<2.25 U	<2.25 U	<2.25 U	<2.25 U	<2.25 U
1,1,2-Trichloroethane	79-00-5	NS	ug/m3	<1.09 U	<1.6 U	<1.6 U	<1.6 U	<1.6 U	<1.6 U
1,1-Dichloroethane	75-34-3	NS	ug/m3	<0.809 U	<1.19 U	<1.19 U	<1.19 U	<1.19 U	<1.19 U
1,1-Dichloroethene	75-35-4	6	ug/m3	<0.793 U	<1.17 U	<1.17 U	<1.17 U	<1.17 U	<1.17 U
1,2,4-Trichlorobenzene	120-82-1	NS	ug/m3	<1.48 U	<2.18 U	<2.18 U	<2.18 U	<2.18 U	<2.18 U
1,2,4-Trimethylbenzene	95-63-6	**60**	ug/m3	<0.983 U	**485**	**489**	**600**	**988**	**595**
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	NS	ug/m3	<1.54 U	<2.26 U	<2.26 U	<2.26 U	<2.26 U	<2.26 U
1,2-Dichlorobenzene	95-50-1	NS	ug/m3	<1.2 U	<1.77 U	<1.77 U	<1.77 U	<1.77 U	<1.77 U
1,2-Dichloroethane	107-06-2	NS	ug/m3	<0.809 U	<1.19 U	<1.19 U	<1.19 U	<1.19 U	<1.19 U
1,2-Dichloropropane	78-87-5	NS	ug/m3	<0.924 U	<1.36 U	<1.36 U	<1.36 U	<1.36 U	<1.36 U
1,2-Dichlorotetrafluoroethane	76-14-2	NS	ug/m3	<1.4 U	<2.05 U	<2.05 U	<2.05 U	<2.05 U	<2.05 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	**60**	ug/m3	<0.983 U	**129**	**136**	**178**	**282**	**162**
1,3-Butadiene	106-99-0	NS	ug/m3	<0.442 U	9.53	1.91	1.43	2.57	1.5
1,3-Dichlorobenzene	541-73-1	NS	ug/m3	<1.2 U	<1.77 U	<1.77 U	<1.77 U	<1.77 U	<1.77 U
1,4-Dichlorobenzene	106-46-7	NS	ug/m3	<1.2 U	<1.77 U	<1.77 U	<1.77 U	<1.77 U	<1.77 U
1,4-Dioxane (P-Dioxane)	123-91-1	NS	ug/m3	<0.721 U	<1.06 U	<1.06 U	<1.06 U	<1.06 U	<1.06 U
2,2,4-Trimethylpentane	540-84-1	60	ug/m3	<0.934 U	<1.37 U	8.17	<1.37 U	<1.37 U	<1.37 U
2-Hexanone (MBK)	591-78-6	NS	ug/m3	<0.82 U	<1.2 U	<1.2 U	<1.2 U	4.34	<1.2 U
4-Ethyltoluene	622-96-8	NS	ug/m3	<0.983 U	153	164	197	234	149
Acetone	67-64-1	NS	ug/m3	4.51	242	195	185	266	149
Allyl Chloride (3-Chloropropene)	107-05-1	NS	ug/m3	<0.626 U	<0.92 U	<0.92 U	<0.92 U	<0.92 U	<0.92 U
Benzene	71-43-2	60	ug/m3	<0.639 U	5.43	1.99	1.72	1.17	1.11
Benzyl Chloride	100-44-7	NS	ug/m3	<1.04 U	<1.52 U	<1.52 U	<1.52 U	<1.52 U	<1.52 U
Bromodichloromethane	75-27-4	NS	ug/m3	<1.34 U	<1.97 U	<1.97 U	<1.97 U	<1.97 U	<1.97 U
Bromoethene	593-60-2	NS	ug/m3	<0.874 U	<1.29 U	<1.29 U	<1.29 U	<1.29 U	<1.29 U
Bromoform	75-25-2	NS	ug/m3	<2.07 U	<3.04 U	<3.04 U	<3.04 U	<3.04 U	<3.04 U
Bromomethane	74-83-9	NS	ug/m3	<0.777 U	<1.14 U	<1.14 U	<1.14 U	<1.14 U	<1.14 U
Carbon Disulfide	75-15-0	NS	ug/m3	<0.623 U	10	2.87	1.2	<0.916 U	<0.916 U
Carbon Tetrachloride	56-23-5	6	ug/m3	<1.26 U	<1.85 U	<1.85 U	<1.85 U	<1.85 U	<1.85 U
Chlorobenzene	108-90-7	NS	ug/m3	<0.921 U	<1.35 U	<1.35 U	<1.35 U	<1.35 U	<1.35 U
Chloroethane	75-00-3	NS	ug/m3	<0.528 U	<0.776 U	<0.776 U	<0.776 U	<0.776 U	<0.776 U
Chloroform	67-66-3	NS	ug/m3	<0.977 U	<1.44 U	<1.44 U	<1.44 U	<1.44 U	<1.44 U
Chloromethane	74-87-3	NS	ug/m3	1.18	<0.607 U	<0.607 U	<0.607 U	<0.607 U	<0.607 U
Cis-1,2-Dichloroethene	156-59-2	6	ug/m3	<0.793 U	<1.17 U	<1.17 U	<1.17 U	<1.17 U	<1.17 U
Cis-1,3-Dichloropropene	10061-01-5	NS	ug/m3	<0.908 U	<1.33 U	<1.33 U	<1.33 U	<1.33 U	<1.33 U
Cyclohexane	110-82-7	60	ug/m3	<0.688 U	2.87	2.51	1.14	<1.01 U	<1.01 U
Dibromochloromethane	124-48-1	NS	ug/m3	<1.7 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Dichlorodifluoromethane	75-71-8	NS	ug/m3	2.29	2.29	2.25	2.42	2.18	2.57
Ethanol	64-17-5	NS	ug/m3	<9.42 U	<13.8 U	<13.8 U	<13.8 U	<13.8 U	<13.8 U
Ethyl Acetate	141-78-6	NS	ug/m3	<1.8 U	<2.65 U	<2.65 U	<2.65 U	<2.65 U	<2.65 U
Ethylbenzene	100-41-4	**60**	ug/m3	<0.869 U	**81.7**	**145**	**138**	**122**	**106**
Hexachlorobutadiene	87-68-3	NS	ug/m3	<2.13 U	<3.14 U	<3.14 U	<3.14 U	<3.14 U	<3.14 U
Isopropanol	67-63-0	NS	ug/m3	<1.23 U	2.42	<1.81 U	<1.81 U	3.81	2.97
M,P-Xylene	179601-23-1	**200**	ug/m3	<1.74 U	**414**	**621**	**656**	**617**	**534**
Methyl Ethyl Ketone (2-Butanone)	78-93-3	NS	ug/m3	<1.47 U	30.1	8.29	5.57	25.9	12.8
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/m3	<2.05 U	<3.01 U	<3.01 U	<3.01 U	4.26	<3.01 U
Methylene Chloride	75-09-2	100	ug/m3	<1.74 U	<2.55 U	<2.55 U	<2.55 U	<2.55 U	<2.55 U
n-Heptane	142-82-5	200	ug/m3	<0.82 U	6.39	7.5	5.78	3.65	3.29
n-Hexane	110-54-3	200	ug/m3	<0.705 U	10.4	4.9	3.02	2.56	1.47
o-Xylene (1,2-Dimethylbenzene)	95-47-6	**60**	ug/m3	<0.869 U	**197**	**285**	**323**	**345**	**261**
Styrene	100-42-5	NS	ug/m3	<0.852 U	<1.25 U	<1.25 U	1.26	<1.25 U	<1.25 U
Tert-Butyl Alcohol	75-65-0	NS	ug/m3	<1.52 U	<2.23 U	<2.23 U	<2.23 U	<2.23 U	<2.23 U
Tert-Butyl Methyl Ether	1634-04-4	NS	ug/m3	<0.721 U	<1.06 U	<1.06 U	<1.06 U	<1.06 U	<1.06 U
Tetrachloroethene (PCE)	127-18-4	100	ug/m3	<1.36 U	2.23	2.91	8.68	3.57	2.8
Tetrahydrofuran	109-99-9	NS	ug/m3	<1.47 U	<2.17 U	<2.17 U	<2.17 U	6.11	2.4
Toluene	108-88-3	300	ug/m3	<0.754 U	38.8	56.2	69.3	41.1	43.3
Total Xylenes	1330-20-7	NS	ug/m3	<0.869 U	612	908	977	964	795
Trans-1,2-Dichloroethene	156-60-5	NS	ug/m3	<0.793 U	<1.17 U	<1.17 U	<1.17 U	<1.17 U	<1.17 U
Trans-1,3-Dichloropropene	10061-02-6	NS	ug/m3	<0.908 U	<1.33 U	<1.33 U	<1.33 U	<1.33 U	<1.33 U
Trichloroethene (TCE)	79-01-6	6	ug/m3	<1.07 U	<1.58 U	<1.58 U	<1.58 U	<1.58 U	<1.58 U
Trichlorofluoromethane	75-69-4	NS	ug/m3	1.19	<1.65 U	<1.65 U	<1.65 U	<1.65 U	<1.65 U
Vinyl Chloride	75-01-4	6	ug/m3	<0.511 U	<0.752 U	<0.752 U	<0.752 U	<0.752 U	<0.752 U
Total BTEX	BTEX	NS	ug/m3	ND	736.93	1109.19	1188.02	1126.27	945.41
Total CVOCs	TOTALCVOCS	NS	ug/m3	ND	2.23	2.91	8.68	3.57	2.8

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

Sands New York
101 James Doolittle Boulevard
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 5
Phase II Environmental Site Investigation Report
Soil Vapor Sample Analytical Results - USEPA VISL

Sands New York
101 James Doolittle Boulevard
Uniondale, New York
Langan Project No.: 170754501

Analyte	CAS Number	USEPA VISL for Soil Vapor - Commercial	Location	AA01	SV01	SV02	SV03	SV04	SV05
			Sample Name	AA01_021523	SV01_021523	SV02_021523	SV03_021523	SV04_021523	SV05_021523
			Sample Date	02/15/2023	02/15/2023	02/15/2023	02/15/2023	02/15/2023	02/15/2023
			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	<1.60 U	<1.60 U	<1.60 U	<1.60 U	<1.60 U
1,1,2,2-Tetrachloroethane	79-34-5	7.05	ug/m3	<1.37 U	<2.02 U	<2.02 U	<2.02 U	<2.02 U	<2.02 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	76-13-1	730000	ug/m3	<1.53 U	<2.25 U	<2.25 U	<2.25 U	<2.25 U	<2.25 U
1,1,2-Trichloroethane	79-00-5	25.6	ug/m3	<1.09 U	<1.60 U	<1.60 U	<1.60 U	<1.60 U	<1.60 U
1,1-Dichloroethane	75-34-3	256	ug/m3	<0.809 U	<1.19 U	<1.19 U	<1.19 U	<1.19 U	<1.19 U
1,1-Dichloroethene	75-35-4	29200	ug/m3	<0.793 U	<1.17 U	<1.17 U	<1.17 U	<1.17 U	<1.17 U
1,2,4-Trichlorobenzene	120-82-1	292	ug/m3	<1.48 U	<2.18 U	<2.18 U	<2.18 U	<2.18 U	<2.18 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	0.681	ug/m3	<1.54 U	<2.26 U	<2.26 U	<2.26 U	<2.26 U	<2.26 U
1,2-Dichlorobenzene	95-50-1	29200	ug/m3	<1.20 U	<1.77 U	<1.77 U	<1.77 U	<1.77 U	<1.77 U
1,2-Dichloroethane	107-06-2	15.7	ug/m3	<0.809 U	<1.19 U	<1.19 U	<1.19 U	<1.19 U	<1.19 U
1,2-Dichloropropane	78-87-5	110	ug/m3	<0.924 U	<1.36 U	<1.36 U	<1.36 U	<1.36 U	<1.36 U
1,2-Dichlorotetrafluoroethane	76-14-2	NS	ug/m3	<1.40 U	<2.05 U	<2.05 U	<2.05 U	<2.05 U	<2.05 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	8760	ug/m3	<0.983 U	129	136	178	282	162
1,3-Butadiene	106-99-0	13.6	ug/m3	<0.442 U	9.53	1.91	1.43	2.57	1.5
1,3-Dichlorobenzene	541-73-1	NS	ug/m3	<1.20 U	<1.77 U	<1.77 U	<1.77 U	<1.77 U	<1.77 U
1,4-Dichlorobenzene	106-46-7	37.2	ug/m3	<1.20 U	<1.77 U	<1.77 U	<1.77 U	<1.77 U	<1.77 U
1,4-Dioxane (P-Dioxane)	123-91-1	81.8	ug/m3	<0.721 U	<1.06 U	<1.06 U	<1.06 U	<1.06 U	<1.06 U
2,2,4-Trimethylpentane	540-84-1	NS	ug/m3	<0.934 U	<1.37 U	8.17	<1.37 U	<1.37 U	<1.37 U
2-Hexanone (MBK)	591-78-6	4380	ug/m3	<0.820 U	<1.20 U	<1.20 U	<1.20 U	4.34	<1.20 U
4-Ethyltoluene	622-96-8	NS	ug/m3	<0.983 U	153	164	197	234	149
Acetone	67-64-1	4510000	ug/m3	4.51	242	195	185	266	149
Allyl Chloride (3-Chloropropene)	107-05-1	68.1	ug/m3	<0.626 U	<0.920 U	<0.920 U	<0.920 U	<0.920 U	<0.920 U
Benzene	71-43-2	52.4	ug/m3	<0.639 U	5.43	1.99	1.72	1.17	1.11
Benzyl Chloride	100-44-7	8.34	ug/m3	<1.04 U	<1.52 U	<1.52 U	<1.52 U	<1.52 U	<1.52 U
Bromodichloromethane	75-27-4	11	ug/m3	<1.34 U	<1.97 U	<1.97 U	<1.97 U	<1.97 U	<1.97 U
Bromoethene	593-60-2	27.3	ug/m3	<0.874 U	<1.29 U	<1.29 U	<1.29 U	<1.29 U	<1.29 U
Bromoform	75-25-2	372	ug/m3	<2.07 U	<3.04 U	<3.04 U	<3.04 U	<3.04 U	<3.04 U
Bromomethane	74-83-9	730	ug/m3	<0.777 U	<1.14 U	<1.14 U	<1.14 U	<1.14 U	<1.14 U
Carbon Disulfide	75-15-0	102000	ug/m3	<0.623 U	10	2.87	1.2	<0.916 U	<0.916 U
Carbon Tetrachloride	56-23-5	68.1	ug/m3	<1.26 U	<1.85 U	<1.85 U	<1.85 U	<1.85 U	<1.85 U
Chlorobenzene	108-90-7	7300	ug/m3	<0.921 U	<1.35 U	<1.35 U	<1.35 U	<1.35 U	<1.35 U
Chloroethane	75-00-3	1460000	ug/m3	<0.528 U	<0.776 U	<0.776 U	<0.776 U	<0.776 U	<0.776 U
Chloroform	67-66-3	17.8	ug/m3	<0.977 U	<1.44 U	<1.44 U	<1.44 U	<1.44 U	<1.44 U
Chloromethane	74-87-3	13100	ug/m3	1.18	<0.607 U	<0.607 U	<0.607 U	<0.607 U	<0.607 U
Cis-1,2-Dichloroethene	156-59-2	NS	ug/m3	<0.793 U	<1.17 U	<1.17 U	<1.17 U	<1.17 U	<1.17 U
Cis-1,3-Dichloropropene	10061-01-5	NS	ug/m3	<0.908 U	<1.33 U	<1.33 U	<1.33 U	<1.33 U	<1.33 U
Cyclohexane	110-82-7	876000	ug/m3	<0.688 U	2.87	2.51	1.14	<1.01 U	<1.01 U
Dibromochloromethane	124-48-1	NS	ug/m3	<1.70 U	<2.50 U	<2.50 U	<2.50 U	<2.50 U	<2.50 U
Dichlorodifluoromethane	75-71-8	14600	ug/m3	2.29	2.29	2.25	2.42	2.18	2.57
Ethanol	64-17-5	NS	ug/m3	<9.42 U	<13.8 U	<13.8 U	<13.8 U	<13.8 U	<13.8 U
Ethyl Acetate	141-78-6	10200	ug/m3	<1.80 U	<2.65 U	<2.65 U	<2.65 U	<2.65 U	<2.65 U
Ethylbenzene	100-41-4	164	ug/m3	<0.869 U	81.7	145	138	122	106
Hexachlorobutadiene	87-68-3	18.6	ug/m3	<2.13 U	<3.14 U	<3.14 U	<3.14 U	<3.14 U	<3.14 U
Isopropanol	67-63-0	29200	ug/m3	<1.23 U	2.42	<1.81 U	<1.81 U	3.81	2.97
M,P-Xylene	179601-23-1	14600	ug/m3	<1.74 U	414	621	656	617	534
Methyl Ethyl Ketone (2-Butanone)	78-93-3	730000	ug/m3	<1.47 U	30.1	8.29	5.57	25.9	12.8
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	438000	ug/m3	<2.05 U	<3.01 U	<3.01 U	<3.01 U	4.26	<3.01 U
Methylene Chloride	75-09-2	40900	ug/m3	<1.74 U	<2.55 U	<2.55 U	<2.55 U	<2.55 U	<2.55 U
n-Heptane	142-82-5	NS	ug/m3	<0.820 U	6.39	7.5	5.78	3.65	3.29
n-Hexane	110-54-3	102000	ug/m3	<0.705 U	10.4	4.9	3.02	2.56	1.47
o-Xylene (1,2-Dimethylbenzene)	95-47-6	14600	ug/m3	<0.869 U	197	285	323	345	261
Styrene	100-42-5	146000	ug/m3	<0.852 U	<1.25 U	<1.25 U	1.26	<1.25 U	<1.25 U
Tert-Butyl Alcohol	75-65-0	NS	ug/m3	<1.52 U	<2.23 U	<2.23 U	<2.23 U	<2.23 U	<2.23 U
Tert-Butyl Methyl Ether	1634-04-4	1570	ug/m3	<0.721 U	<1.06 U	<1.06 U	<1.06 U	<1.06 U	<1.06 U
Tetrachloroethene (PCE)	127-18-4	1570	ug/m3	<1.36 U	2.23	2.91	8.68	3.57	2.8
Tetrahydrofuran	109-99-9	292000	ug/m3	<1.47 U	<2.17 U	<2.17 U	<2.17 U	6.11	2.4
Toluene	108-88-3	730000	ug/m3	<0.754 U	38.8	56.2	69.3	41.1	43.3
Total Xylenes	1330-20-7	14600	ug/m3	<0.869 U	612	908	977	964	795
Trans-1,2-Dichloroethene	156-60-5	NS	ug/m3	<0.793 U	<1.17 U	<1.17 U	<1.17 U	<1.17 U	<1.17 U
Trans-1,3-Dichloropropene	10061-02-6	NS	ug/m3	<0.908 U	<1.33 U	<1.33 U	<1.33 U	<1.33 U	<1.33 U
Trichloroethene (TCE)	79-01-6	99.7	ug/m3	<1.07 U	<1.58 U	<1.58 U	<1.58 U	<1.58 U	<1.58 U
Trichlorofluoromethane	75-69-4	NS	ug/m3	1.19	<1.65 U	<1.65 U	<1.65 U	<1.65 U	<1.65 U
Vinyl Chloride	75-01-4	92.9	ug/m3	<0.511 U	<0.752 U	<0.752 U	<0.752 U	<0.752 U	<0.752 U
1,2,4-Trimethylbenzene	95-63-6	8760	ug/m3	<0.983 U	485	489	600	988	595
Total BTEX	BTEX	NS	ug/m3	ND	737.93	1111.19	1186.02	1128.27	945.41
Total CVOCs	CVOCs	NS	ug/m3		2.23	2.91	8.68	3.57	2.8

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

Sands New York
101 James Doolittle Boulevard
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
RL - Reporting limit
<RL - Not detected

Soil vapor sample analytical results are compared to USEPA Vapor Intrusion Screening Level (VISL) Commercial criteria calculated using a Target Cancer Risk (TCR) of 1x10-6 and a Target Hazard Quotient (THQ) of 1 (May 2021).

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 - Commercial