

Limited Phase II Environmental Site Assessment

250 Lafayette Avenue

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Prepared For:	Mr. Richard Filaski Jessica Coppola FilBen Group, LLC 800 Westchester Avenue S-712 Rye Brook, New York 10573
Prepared By:	Mr. Charles J. Voorhis, CEP, AICP Nelson, Pope & Voorhis, LLC 572 Walt Whitman Road Melville, New York 11747

Long Island Analytical Laboratories, Inc. 110 Colin Avenue Holbrook, New York 11741

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Limited Phase II

Environmental Site Assessment

250 Lafayette Avenue

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Limited Phase II

Environmental Site Assessment

250 Lafayette Avenue

<u>1.0</u> INTRODUCTION AND PURPOSE

Nelson, Pope & Voorhis, LLC (NP&V) has been contracted to prepare a Limited Phase II Environmental Site Assessment for the subject property. This report is intended to address recognized environmental conditions that were identified in a Phase I Environmental Site Assessment report prepared by Nelson, Pope & Voorhis, LLC dated January 21, 2016. The Phase I ESA was performed in accordance with the standards detailed by the American Society of Testing and Materials (ASTM) for the Performance of a Phase I Environmental Site Assessment (E 1527). This Limited Phase II ESA was designed to determine what, if any, impact on-site activities have had upon the environmental quality of the subject property.

The subject property is located at 250 Lafayette Avenue in the Village of Montebello, Town of Ramapo, County of Rockland, New York. The subject property consists of an $11.6\pm$ acre, irregularly shaped parcel of vacant land that is situated on the north side of Lafayette Avenue, approximately 320 feet south of Hemion Road. The property is more particularly described on the Town of Ramapo Tax Map as 55.10-1-2.

The subject property presently consists of a vacant parcel; however, evidence of past development consisting of rubble piles (remnants of the former buildings), rock walls, former foundations, a water supply well, a cistern, remnants of a former pump house (no well facilities were directly observed associated with the pump house) and a sanitary system were observed during the site reconnaissance. In addition, a variety of trash and debris was located throughout the property. Previously, the subject property was the site of the Rockrest mansion which was constructed by Otis H. Cutler in 1906 and consisted of the mansion itself, two (2) artificial ponds, a swimming pool, stable, garage, hennery and a cottage. Portions of the mansion were destroyed by fires in 1957 and 1968 and the on-site structures were all razed in 1968. The property has been vacant ever since.

A solid concrete cover was observed in the area west of the former stable and further investigation revealed that it covered a combination concrete and brick structure with a solid concrete bottom that was partially filled with water and dirt. The purpose of this structure could not be ascertained in the field and no piping was observed. It is suspected that this structure may have acted as a septic tank for a sanitary system.

A concrete box structure with a drainage pipe outlet was observed west of the former stable. The pipe was noted to be directed to the north towards the previously mentioned suspected septic tank but inspection of the pipe and the on-site GPR survey of the area could not confirm its discharge point.



A former water supply well was observed immediately west of the suspected septic tank. In addition, a previous Phase I ESA also noted a well located in the southeastern corner of the property, though it was not observed during the reconnaissance for this report.

There was no significant evidence of discharge, staining, areas of stressed vegetation, residue of oils or other toxic substances, pools of discharge, petroleum or chemical odors, or other such indicators noted during the site reconnaissance. However, debris resulting from the demolition of the former buildings located on the subject property was observed across the property.

As an additional service conducted as part of this Phase I ESA, a GPR survey was performed in the areas surrounding the former buildings to determine if any subsurface facilities were present. The Ground Penetrating Radar (GPR) used in this process was a GSSI model UtilityScan DF with both a 300 and 800 MHz antenna.

The GPR system consisted of a control unit, control cable and a transducer. The GPR control unit transmits a trigger pulse at a normal repetition rate of 50 KHz. The pulse is then sent to the transmitter electronics in the transducer (antenna) via the control cable where the trigger pulses are transformed into bipolar pulses with higher amplitudes. The transformed pulse will vary in shape and frequency according to the transducer used. The GSSI system is capable of transmitting electromagnetic energy into the subsurface of the earth in the frequency range of 16 MHz to 2000 MHz. In the subsurface, reflections of the pulse occur at boundaries where there is a dielectric contrast (void, steel, soil type). The reflected portion of the signal travels back to the antenna and the control unit and is subsequently shown on the display of the computers color video monitor for interpolation.

A qualified technician specified a coordinate system on the planimetric surface to locate any subsurface dielectric anomalies on the premises. The operator used known knowledge of the subsurface soil composition to calibrate the UtilityScan DF system to site specific conditions. Factor settings such as range, gain, number of gain points, and scans per unit, are modified to yield the most accurate data to describe the subsurface conditions.

Upon finding a dielectric anomaly a more specific coordinate system was designed over the area to determine its size, shape and orientation. The data collected during the survey was reviewed by the operator and compared against past experience, technical judgment and prior site knowledge to classify the anomalies.

The GPR survey was utilized to determine if any subsurface structures, (specifically underground storage tanks) are present on the subject property. The GPR survey was conducted throughout the surface areas surrounding the former on-site building and the results of the survey detected the presence of an anomaly of interest located southwest of the former mansion. The anomaly was approximately ten (10) feet long and four (4) feet wide and the signature was consistent with the presence of a 1,000 gallon underground storage tank though confirmation can only occur through excavation of this suspect area.



The results of the Phase I ESA identified the following with respect to recognized environmental conditions, controlled recognized environmental conditions, historic recognized environmental conditions and de minimus conditions in connection with the subject property, subject to the methodology and limitations of this report.

Five (5) recognized environmental conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

- 1. The sanitary system and water supply wells should be decommissioned in accordance with all applicable regulatory agency protocols.
- 2. The construction debris should be sampled to confirm the presence of ACM materials and if these materials are confirmed to be present then removed in accordance with New York State Department of Labor Industrial Code Rule 56 as well as other applicable Federal, State and local requirements for off-site disposal at a permitted solid waste facility.
- 3. Due to the documented presence of tetrachloroethylene in groundwater on the subject property as well as an active dry cleaner directly upgradient of the subject property, any future development of the subject property should incorporate measures adequate to mitigate the migration of soil vapors into any proposed buildings.
- 4. The area of the suspected underground storage tank should be excavated to determine if a tank is present. If it is confirmed that a tank is present then it should be removed in accordance with all appropriate regulatory agency requirements and protocols.
- 5. All trash and debris located on the subject property should be collected and removed from the subject property for disposal at an appropriate facility.

No controlled recognized environmental conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

No de minimus conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

One (1) historic recognized environmental condition was noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

1. The subject property was listed by the NYSDEC as being the subject of a closed spill incident.

The focus of this Limited Phase II investigation was restricted to the suspected underground storage tank which was detailed as REC #4 above.

The protocol used to direct this investigation is based upon the following documents: 1) the New York State Department of Environmental Conservation (NYSDEC) Policy Document CP-51 Table 3. The laboratory analysis was provided by Long Island Analytical Laboratories, Inc. The following sections detail the subject property and surrounding area characteristics, sampling program, quality assurance protocol, laboratory analysis methodology and laboratory results.



2.0 SAMPLING AND ANALYSIS PROGRAM (SAP)

2.1 POWER PROBE SOIL PROBES

Four (4) soil probes were installed around the detected anomaly which was suspected of being an underground storage tank. **Figure 1** provides a map identifying the location of the above referenced soil probes and underground storage tank. The soil probes were installed using a Power Probe sampling apparatus Model 9100, in order to collect soil samples which provide a representation of the subsurface soil at depths that ranged from zero to four (0-4) feet, four to eight (4-8) feet, eight to twelve (8-12) feet and twelve to sixteen (12-16) feet below existing grade. A headspace analysis sample was taken for each of the twelve (12) soil samples collected (4 per probe location) and the sample with the highest headspace reading from each probe location was sent to a certified laboratory for analysis.

2.1.1 Soil Probe Installation

The soil probe was installed using a Power Probe hydraulically powered soil probing tool. Mechanized, vehicle mounted soil probe systems apply both static force and hydraulically powered percussion hammers for tool placement. Recovery of large sample volumes was facilitated with a probe-driven sampler. The probe-driven sampler consisted of a dual tube sampling system that has an outer tube that remains in the ground while the inner tube is removed along with the non-reactive plastic tube in which the soil sample has been collected. This dual tube sampling system ensures that the soil sample collected is from the selected sampling depth as the probe was advanced. Discrete samples were secured at the desired depths and were contained within a non-reactive plastic sleeve that lined the hollow probe for subsequent inspection and analysis.

2.3 HEADSPACE ANALYSIS

Headspace analysis was performed on the soil samples acquired from each of the soil probe nodes installed in the vicinity of the underground storage tank in order to provide precursory data regarding hydrocarbon contamination. Results of the analysis were used to adjust the sampling and analysis program to yield the most accurate and representative results. Results of the PID screening indicated that no hydrocarbon soil-vapor levels were obtained from any of the samples collected. Since none of the samples exhibited any elevated readings, a sample was chosen at random to be sent to the laboratory for analysis to confirm the headspace readings.

2.3.1 Headspace Analysis Procedure

Headspace analysis was performed utilizing a portable Photo Ionization Detection (PID) meter to measure what, if any, hydrocarbon concentrations were present in isolated portions of the secured samples. Headspace analysis was conducted by partially filling a sealable plastic bag with sample aliquot and sealing the top, thereby creating a void. This void is referred to as the sample headspace.



To facilitate the detection of any hydrocarbons contained within the sample headspace, the container was agitated for a period of thirty (30) seconds. The probe of the vapor analyzer was then injected into the headspace to measure the hydrocarbon concentrations present. A Mini Rae Model 2000 Photo Ionization Detection meter was the organic vapor analyzer selected for the headspace analysis. A PID utilizes the principle of photo ionization for detection and measurement of hydrocarbon compounds. A PID does not respond to all compounds similarly; rather, each compound has its own response factor relative to its calibration. For this investigation, the PID was calibrated to isobutylene. Hydrocarbon relative response factors for a PID calibrated to isobutylene are published by the manufacturer.

2.4 LABORATORY SAMPLE LOCATION AND FREQUENCY

The soil sample collected from the site was containerized and labeled for identification purposes. The labels were coded to correspond to the location from which the samples were secured. **Table 1** provides an index of how the samples were coded during labeling. **Figure 1** provides a map of the sample identifications and locations.

TABLE 1SAMPLE IDENTIFICATION

SAMPLE LOCATION	SAMPLE ID CODE
Sample collected from soils adjacent to the east side of the tank	Tank-E



3.0 LABORATORY ANALYSIS

3.1 ANALYTICAL TEST METHODS

The soil sample collected from the vicinity of the suspected underground storage tank was transported to a New York State Certified Commercial Laboratory for analysis and was analyzed based on the parameters provided in Table 3 from NYSDEC Policy Document CP-51 for the presence of volatile and semi-volatile organic compounds.

3.2 ANALYTICAL RESULTS

Tank Sample Results

The laboratory analysis performed on the sample collected from the soils adjacent to the east side of the underground storage tank revealed that none of the constituents analyzed were detected above the minimum detection limit (MDL) of the laboratory. As a result, no further sampling is warranted for the suspected underground storage tank. However, since it appears that the tank is no longer proposed to be used, it should be properly removed in accordance with all appropriate regulatory agency protocols and oversight. The laboratory analysis sheets (NYS ASPA) as prepared by Long Island Analytical Laboratories are presented in **Appendix A** of this document.



4.0 QUALITY ASSURANCE/QUALITY CONTROL PROCEDURES (QA/QC)

This sampling protocol was conducted in accordance with USEPA accepted sampling procedures for hazardous waste streams (Municipal Research Laboratory, 1980, Sampling and Sampling Procedures for Hazardous Material Waste Streams, USEPA, Cincinnati, Ohio EPA- 600\280-018) and ASTM Material Sampling Procedures. All samples were collected by or under the auspices of USEPA trained personnel having completed the course Sampling of Hazardous Materials, offered by the Office of Emergency and Remedial Response.

Separate QA/QC measures were implemented for each of the instruments used in the Sampling and Analysis Program. Sampling instruments and investigative equipment included stainless steel probe rod sections, disposable sleeves and sample vessels.

All sample vessels were "level A" certified decontaminated containers. Samples were placed into vessels consistent with the analytical parameters. After acquisition, samples were preserved in the field. All containerized samples were refrigerated to 4° C during transport.

A sample represents physical evidence; therefore, an essential part of liability reduction is the proper control of gathered evidence. To establish proper control, the following sample identification and chain-of-custody procedures were followed.

Sample Identification

Sample identification was executed by use of a sample tag, log book and manifest. Documentation provides the following:

- 1. Project Code
- 2. Sample Laboratory Number
- 3. Sample Preservation
- 4. Instrument Used for Source Soil Grabs
- 5. Composite Medium Used for Source Soil Grabs
- 6. Date Sample was Secured from Source Soil
- 7. Time Sample was Secured from Source Soil
- 8. Person Who Secured Sample from Source Soil

Chain-of-Custody Procedures

Due to the evidential nature of samples, possession was traceable from the time the samples were collected until they were received by the testing laboratory. A sample was considered under custody if:

It was in a person's possession, or It was in a person's view, after being in possession, or It was in a person's possession and they were to lock it up, or It is in a designated secure area.



When transferring custody, the individuals relinquishing and receiving signed, dated and noted the time on the Chain-of- Custody Form.

Laboratory Custody Procedures

A designated sample custodian accepted custody of the shipped samples and verified that the information on the sample tags matched that on the Chain-of-Custody records. Pertinent information as to shipment, pick-up, courier, etc. was entered in the "remarks" section. The custodian then entered the sample tag data into a bound logbook which was arranged by project code and station number.

The laboratory custodian used the sample tag number or assigned a unique laboratory number to each sample tag and assured that all samples were transferred to the proper analyst or stored in the appropriate source area.

The custodian distributed samples to the appropriate analysts. Laboratory personnel were responsible for the care and custody of samples from the time they were received until the sample was exhausted or returned to the custodian.

All identifying data sheets and laboratory records were retained as part of the permanent site record. Samples received by the laboratory were retained until after analysis and quality assurance checks were completed.



5.0 SUMMARY AND CONCLUSION

This investigation was completed to address issues raised in a prior Phase I ESA prepared by Nelson, Pope & Voorhis, LLC. A sampling and analysis program was designed to determine if the underground storage tank had caused a release that would impact the environmental quality of subsurface soils. The sampling and analysis plan consisted of soil/sediment quality testing using analytical test methods consistent with expected parameters and regulatory action levels and agency soil cleanup objectives. The following presents the results of this investigation.

1. The laboratory analysis performed on the samples collected from the soils adjacent to the east side of the suspected underground storage tank revealed that none of the constituents analyzed were detected above the minimum detection limit (MDL) of the laboratory. As a result, no further sampling is recommended for the suspected underground storage tank. However, since it appears that the tank is no longer proposed to be used, it should be properly removed in accordance with all appropriate regulatory agency protocols and oversight.

The subject property has been evaluated in accordance with appropriate regulatory agency requirements and in accordance with standard practice for the industry. This Limited Phase II ESA addresses only the specific areas of the site warranting further analysis and can only provide conclusions regarding the subsurface soil quality in those specific areas tested. The Limited Phase II ESA report is limited to the evaluation of on-site conditions at the time of completion of the field sampling program.

Charles J. Voorms, CEP, AICP Project Manager

Date of Completion



6.0 <u>REFERENCES</u>

- American Society for Testing and Materials (ASTM), June 2011, <u>E1903-11 Standard Practice for</u> <u>Environmental Site Assessments: Phase II Environmental Site Assessment Process</u>, West Conshohocken, Pennsylvania.
- New York State Department of Environmental Conservation (NYSDEC), 1992, <u>Sampling</u> <u>Guidelines and Protocols, Technology Background and Quality Control/Quality</u> <u>Assurance for NYSDEC Spill Response</u> Program, NYSDEC, Albany, New York.
- New York State Department of Environmental Conservation (NYSDEC), December 2006, <u>6NYCRR Part 375 Environmental Remediation Programs Subparts 375-1 to 375-4 &</u> <u>375-6</u>, Division of Environmental Remediation, Albany, New York.
- New York State Department of Environmental Conservation (NYSDEC), October 21, 2010, DEC Policy <u>CP-51 Soil Cleanup Guidance</u>, Albany, New York.



FIGURES







FIGURE 1 SAMPLE LOCATION MAP

Source: base from ESRI Web Map Server; FEMA Web Map Server Scale: 1 inch = 150 feet 250 Lafayette Ave Montebello Rockland County

Limited Phase II ESA

APPENDICES



APPENDIX A

LABORATORY DATA SHEETS



Laboratory Report



LIAL# 6022914

March 04, 2016

Nelson, Pope & Voorhis Steve McGinn 572 Walt Whitman Road Melville, NY 11747

Re: 250 Lafayette Ave

Dear Steve McGinn,

Enclosed please find the laboratory Analysis Report(s) for sample(s) received on February 29, 2016. Long Island Analytical laboratories analyzed the samples on March 03, 2016 for the following:

SAMPLE ID	ANALYSIS
Tank - E	CP-51 Table 3 Semi-Volatiles, CP-51 Table 3 Volatiles

Samples received at 1.8 ° C

5.L Results may be biased low due to the sample not being collected according to 5035A-L/5035A-H low level specifications.

If you have any questions or require further information, please call at your convenience. Long Island Analytical Laboratories Inc. is a NELAP accredited laboratory. All reported results meet the requirements of the NELAP standards unless noted. Report shall not be reproduced except in full without the written approval of the laboratory. Results related only to items tested. Long Island Analytical Laboratories would like to thank you for the opportunity to be of service to you.

Best Regards,

Long Island Analytical Laboratories, Inc.

Mihal Verarel-

Michael Veraldi - Laboratory Director

Client: Nelson, Pope & Voorhis	Client ID: 250 Lafayette Ave
Date (Time) Collected: 02/29/2016 11:30	Sample ID: Tank - E
Date (Time) Received: 02/29/2016 16:29	Laboratory ID: 6022914-01 % Solid:91.75
Matrix: Soil	ELAP: #11693

Volatiles Low Level Analysis

Parameter	CAS No.	LOQ	Result	Units	Flag
1,2,4-Trimethylbenzene	95-63-6	5.45	<5.45	ug/kg dry	5.L
1,3,5-Trimethylbenzene	108-67-8	5.45	<5.45	ug/kg dry	5.L
4-Isopropyltoluene	99-87-6	5.45	<5.45	ug/kg dry	5.L
Benzene	71-43-2	5.45	<5.45	ug/kg dry	5.L
Ethylbenzene	100-41-4	5.45	<5.45	ug/kg dry	5.L
Isopropylbenzene (Cumene)	98-82-8	5.45	<5.45	ug/kg dry	5.L
m,p-Xylenes	108-38-3/106-42-3	10.9	<10.9	ug/kg dry	5.L
Naphthalene	91-20-3	5.45	<5.45	ug/kg dry	5.L
n-Butylbenzene	104-51-8	5.45	<5.45	ug/kg dry	5.L
n-Propylbenzene	103-65-1	5.45	<5.45	ug/kg dry	5.L
o-Xylene	95-47-6	5.45	<5.45	ug/kg dry	5.L
sec-Butylbenzene	135-98-8	5.45	<5.45	ug/kg dry	5.L
tert-Butylbenzene	98-06-6	5.45	<5.45	ug/kg dry	5.L
Toluene	108-88-3	5.45	<5.45	ug/kg dry	5.L
Surrogate	CAS No.	% Recovery	Rec. I	_imits	Flag
1,2-Dichloroethane-d4	10706-07-0	93	74.4	-131	
4-Bromofluorobenzene	460-00-4	106	82.3	-134	
Dibromofluoromethane	1868-53-7	111	79.4	-122	
Toluene-d8	2037-26-5	101	85-	123	
Internal Standard	CAS No.	% Recovery	Rec. I	Limits	Flag
1,4-Dichlorobenzene-d4	3855-82-1	84	50-	200	
1,4-Difluorobenzene	540-36-3	101	50-	200	
Chlorobenzene-d5	3114-55-4	95	50-	200	
Pentafluorobenzene	363-72-4	99	50-	200	

Date Prepared: 02/29/2016

Date Analyzed: 02/29/2016

Preparation Method: EPA 5035A-L

Analytical Method: EPA 8260 C



Client: Nelson, Pope & Voorhis	Client ID: 250 Lafayette Ave
Date (Time) Collected: 02/29/2016 11:30	Sample ID: Tank - E
Date (Time) Received: 02/29/2016 16:29	Laboratory ID: 6022914-01 % Solid:91.79
Matrix: Soil	ELAP: #11693

Semivolatile Analysis

Parameter	CAS No.	LOQ	Result	Units	Flag
Acenaphthene	83-32-9	163	<163	ug/kg dry	
Acenaphthylene	208-96-8	163	<163	ug/kg dry	
Anthracene	120-12-7	163	<163	ug/kg dry	
Benzo(a)anthracene	56-55-3	163	<163	ug/kg dry	
Benzo(a)pyrene	50-32-8	163	<163	ug/kg dry	
Benzo(b)fluoranthene	205-99-2	163	<163	ug/kg dry	
Benzo(g,h,i)perylene	191-24-2	163	<163	ug/kg dry	
Benzo(k)fluoranthene	207-08-9	163	<163	ug/kg dry	
Chrysene	218-01-9	163	<163	ug/kg dry	
Dibenzo(a,h)anthracene	53-70-3	163	<163	ug/kg dry	
Fluoranthene	206-44-0	163	<163	ug/kg dry	
Fluorene	86-73-7	163	<163	ug/kg dry	
Indeno(1,2,3-cd)pyrene	193-39-5	163	<163	ug/kg dry	
Phenanthrene	85-01-8	163	<163	ug/kg dry	
Pyrene	129-00-0	163	<163	ug/kg dry	
Surrogate	CAS No.	% Recovery	Rec	. Limits	Flag
Nitrobenzene-d5	4165-60-0	76	31-	118.25	

Nitrobenzene-d5	4165-60-0	76	31-118.25	
Terphenyl-d14	1718-51-0	80	41.02-106	
Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
1,4-Dichlorobenzene-d4	3855-82-1	94	50-200	
Acenaphthene-d10	15067-26-2	74	50-200	
Chrysene-d12	1719-03-5	75	50-200	

92

82

74

Date Prepared: 03/02/2016

Date Analyzed: 03/03/2016

Naphthalene-d8

Phenanthrene-d10

Perylene-d12

Preparation Method: EPA 3545 A

50-200

50-200

50-200

Analytical Method: EPA 8270 D

Data Qualifiers Key Reference:

5.L Results may be biased low due to the sample not being collected according to 5035A-L/5035A-H low level specifications.

1146-65-2

1520-96-3

1517-22-2

- MDL Minimum Detection Limit
- LOQ Limit of Quantitation



LONG ISLAND AMAITTICAL AMAITTICAL LABORATORIES INC.	10 Colin Drive	 Holbrook, Nev 	v York 11741 • Phon	e (631) 472-3400 • Fa	x (631) 472-8505 • E	Pg cmail: LIAL@lialinc.c	of
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CLIENT NAME/ADDRESS	- 20	CONTACT PHONE:	Har-sug	SAMPLER (SIGNATURE)	SAMPLE(S)	NO 60229)14 ⁴
PROJECT LOCATION:	5	FAX:		Ever Danes	VES	ER(S) NO	6
250 Laf	wherte and			SAMPLES RECEIVED AT	105 105 / 30	11111	1111
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