

APPENDIX B

SOIL RESOURCES-RELATED DOCUMENTS

Appendix B-1
Phase 1 ESA

PWGC

June 2018

ISLAND HILLS GOLF CLUB
458 LAKELAND AVENUE
SAYVILLE, NY 11782

TAX MAP ID: DISTRICT 500, SECTION 280, BLOCK 1, LOTS 16, 15.1,
10, 4, 3, 2 AND SECTION 257, BLOCK 3, LOT 3

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
(ASTM 1527-13/40 CFR PART 312)**

PREPARED FOR:

385 IH, LLC
85 South Service Road
Plainview, NY 11803

PREPARED BY:



P.W. Grosser Consulting, Inc.
630 Johnson Avenue, Suite 7
Bohemia, New York 11716
Phone: 631-589-6353
Fax: 631-589-8705

Jennifer Lewis, PG, Senior Project Manager

JenniferL@pwgrosser.com

PWGC Project Number: RSL1801

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT
458 LAKELAND AVENUE, SAYVILLE, NEW YORK**

TABLE OF CONTENTS		PAGE
1.0	EXECUTIVE SUMMARY	1
2.0	INTRODUCTION	4
2.1	Purpose	4
2.2	Scope of Services.....	4
2.3	Definitions	5
2.4	Significant Assumptions	5
2.5	Limitations and Exceptions	6
2.6	Special Terms and Conditions	6
2.7	User Reliance.....	7
2.8	Data Gaps	7
3.0	PROPERTY DESCRIPTION AND PHYSICAL SETTING	8
3.1	Location and Legal Description	8
3.2	Site Description and Improvements	8
3.2.1	Municipal Services and Utilities.....	8
3.3	Physical Setting	9
3.3.1	Regional Geology / Hydrogeology	9
3.3.2	Local Hydrogeology	10
3.3.3	Flood Potential	10
3.3.4	Direction and Distance to Nearest Surface Water	10
4.0	PROPERTY USAGE.....	11
4.1	Current Property Usage	11
4.2	Current Usage of Adjoining/Surrounding Properties.....	11
4.3	Historical Usage of Subject Property and Surrounding Properties	11
5.0	USER PROVIDED INFORMATION	14
5.1	User Requirements	14
5.2	Title Records.....	14
5.3	Environmental Liens.....	14
5.4	Specialized Knowledge.....	14
5.5	Commonly Known or Reasonably Ascertainable Information	14
5.6	Valuation Reduction for Environmental Issues.....	14
5.7	Owner, Property Manager and Occupant Information	15
5.8	Reason for Performing Phase I ESA.....	15
6.0	RECORDS REVIEW.....	16
6.1	Standard Environmental Record Sources	16
6.1.1	Federal Databases	16
6.1.2	State and Local Databases.....	18
6.1.3	EDR Databases.....	22
6.1.4	Orphan Sites	23
6.2	Vapor Encroachment	23
6.3	Additional Environmental Record Sources	24
6.3.1	Freedom of Information Act Requests	24
6.3.2	Publicly Available Information.....	25

7.0	SITE RECONNAISSANCE	26
7.1	Methodology and Limiting Conditions.....	26
7.2	Aboveground Storage Tanks (AST).....	26
7.3	Underground Storage Tanks (UST).....	26
7.4	Hazardous and Non-Hazardous Chemical Storage	26
7.5	Waste Generation, Storage, and Disposal	27
7.6	Polychlorinated Biphenyls (PCBs)	27
7.7	Additional Site Conditions.....	28
7.8	Neighboring Properties	29
8.0	INTERVIEWS	30
8.1	Current Owner/Occupant	30
8.2	Previous Environmental Reports	30
8.2.1	Phase I Environmental Site Assessment by PWGC - Parcels 1 and 2 (April 2006).....	30
8.2.2	Phase II Environmental Site Assessment by PWGC – Parcels 1 and 2 (April 2006).....	30
8.2.3	Phase I Environmental Site Assessment by PWGC – Parcels 4, 6, 7, and 8 (June 2006) .	31
8.2.4	Phase II Environmental Site Assessment by PWGC (July 2006).....	33
8.2.5	UIC Remediation by F&E (2007)	35
8.2.6	Removal of UST by VIP (2010)	36
8.2.7	Phase I Environmental Site Assessment by PWGC (2014).....	36
8.2.8	Site Remediation by PWGC (October 2015).....	37
8.2.9	Phase I Environmental Site Assessment by Partner (2017).....	38
8.3	Local Government Officials	39
9.0	CONDITIONS OUTSIDE THE SCOPE OF ASTM 1527-13.....	40
9.1	Wetland Delineation	40
9.2	Radon Risk Evaluation	40
9.3	Asbestos	40
9.4	Lead-Based Paint (LBP).....	40
9.5	Mold	40
10.0	FINDINGS AND OPINIONS	41
11.0	CONCLUSIONS AND RECOMMENDATIONS	43
12.0	DEVIATIONS.....	44
13.0	REFERENCES	45
14.0	SIGNATURE OF ENVIRONMENTAL PROFESSIONAL	46

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
458 LAKELAND AVENUE, SAYVILLE, NEW YORK**

TABLES

Table 4-1	Surrounding Property Usage
Table 4-2	Subject Property Historical Usage
Table 4-3	Surrounding Area Historical Usage
Table 6-1	Federal Databases Searched
Table 6-2	State and Local Databases Searched
Table 6-3	Additional Databases Searched
Table 7-1	Additional Site Conditions

FIGURES

Figure 1	Vicinity Map
Figure 2	Site Plan

APPENDICES

Appendix A	Site Photographs
Appendix B	Sanborn Maps
Appendix C	Topographic Maps
Appendix D	Aerial Photos
Appendix E	City Directory Abstract
Appendix F	Site Questionnaire and Relevant Documents
Appendix G	EDR Radius Map Report
Appendix H	Tier 1 Vapor Encroachment Screening
Appendix I	Freedom of Information Act Requests

1.0 EXECUTIVE SUMMARY

385 IH, LLC (Client) retained P.W. Grosser Consulting, Inc. (PWGC) to prepare a Phase I Environmental Site Assessment (ESA) for the property located at 458 Lakeland Avenue in Sayville, New York. The purpose of the Phase I ESA was to identify and evaluate the presence of Recognized Environmental Conditions (RECs) at the subject site. RECs are the presence or likely presence of any hazardous substance or petroleum product under conditions that indicate an existing release, a past release or material threat of a release of any hazardous substance or petroleum product into structures on the property or into the ground, groundwater or surface water of the property.

The subject property consists of seven parcels located at 458 Lakeland Avenue in Sayville, New York. The site is located in Suffolk County. The property is identified in the Suffolk County Tax Map as District 500, Section 280, Block 1, Lots 16, 15.1, 10, 4, 3, 2 and Section 257, Block 3, Lot 3.

The subject property measures approximately 113 acres and there are several vacant buildings located on the property which are comprised of the following:

- Island Hills Golf Club club house (club house)
- The south maintenance building (SMB)
- The central maintenance building (CMB)
- A pro-shop / golf cart storage building
- A pool house
- Two single family houses

Work was conducted in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527-13 (Standard Practices for Environmental Site Assessment: Phase I Environmental Site Assessment Process), 40 Code of Federal Regulations (CFR) Part 312 (Standards and Practices for All Appropriate Inquiry; Final Rule) and PWGC's proposal for services.

PWGC evaluated the findings associated with the subject property and identified three RECs, one HRECs and no CRECs with respect to the subject property. Conditions determined to be RECs are detailed below:

- The site has a long history of being an active golf course. Chemicals such as pesticides, herbicides, and fertilizers have been used at the site; the majority of the chemical storage and mixing was conducted by the SMB. Samples from previous site assessments reveal that the surface soils are impacted with metals and pesticides, predominantly mercury, chlordane, and heptachlor epoxide. Debris piles and mounds of soil were historically observed and sampled. During the recent site inspection, these piles and mounds were not identified; however, the presence of overgrown vegetation may have made inspection of these piles difficult. As the property no longer operates as a golf course and redevelopment of the property is contemplated, these conditions represent a REC.
- Three ASTs were identified at the site: one 275 gallon AST located in the basement of each residential house and one 550 gallon AST located adjacent to the pro-shop and in direct contact with the soil. The ASTs were in varying conditions from good to fair and there was no evidence of leaks from the ASTs. The ASTs are still partially full of liquids and over time, the ASTs, without proper maintenance may fail. The presence of these ASTs represents a REC.
- Several of the onsite sanitary and stormwater systems were successfully remediated in 2007 and in 2015. The golf course ceased operations shortly after the 2015 remediation, so the structures remediated in 2015 are unlikely to be impacted; however, a significant amount of time has passed since the 2007 remediation occurred of the structures in the club house parking lot. Continued use after the remediation may have resulted in additional impact to that system; therefore, the presence of the sanitary and stormwater drains in the parking lot of the club house and the two stormwater drains on the course represent a REC.
- The subject property is identified as a NYSPILLS site. Spill number 05-11071 was opened on December 12, 2005, due to a bad check valve observed during a tank test. No contamination was found, the check valve was replaced, and the tank passed a new test. The NYSDEC closed spill number 05-11071 on March 21, 2006; therefore, this represents a HREC.

Based on the identified RECs, PWGC recommends a Phase II ESA be performed at the site. The Phase II ESA should include:

- General characterization of surface soils across the golf course to determine the extent of impact from the site's historic operation as a golf course. Samples should be analyzed for a minimum of pesticides, metals, and herbicides. Preparation of a Soil and Materials Management Plan may be appropriate to

document the procedures for properly handling shallow soils and soil from the debris pile if the site is to be redeveloped.

- The stormwater and sanitary systems should be sampled, remediated if necessary, and decommissioned with SCDHS and EPA as they are no longer in service as part of the redevelopment of the property.
- The ASTs should be cleaned and removed from the site as part of the redevelopment of the property.

Although not a part of the ASTM E1527-13 scope, the following additional site concerns must be considered:

- Based on the apparent age of the buildings at the site, it is possible that ACM are present within the structures. PWGC recommends that, prior to demolition or renovation of the buildings, a proper asbestos survey be performed, and identified ACM properly abated.

2.0 INTRODUCTION

2.1 Purpose

385 IH, LLC (Client) retained P.W. Grosser Consulting, Inc. (PWGC) to prepare a Phase I Environmental Site Assessment (ESA) for the property located at 458 Lakeland Avenue in Sayville, New York. The purpose of the Phase I ESA was to identify and evaluate the presence of Recognized Environmental Conditions (RECs) at the subject site. RECs are the presence or likely presence of any hazardous substance or petroleum product under conditions that indicate an existing release, a past release or material threat of a release of any hazardous substance or petroleum product into structures on the property or into the ground, groundwater or surface water of the property.

2.2 Scope of Services

The assessment consisted of a visual inspection of the site and surrounding areas, interviews, a review of historical information and aerial photographs, and a review of pertinent local, state, federal and facility records. Environmental Data Resources (EDR) of Shelton, Connecticut provided the following: a database search of environmental compliance records of sites within an ASTM standard radius of the property, a Sanborn fire insurance map search, historical aerial photograph search and a historical telephone directory search.

PWGC reviewed the environmental database report compiled by EDR as a part of the assessment. The purpose of the review was to identify reported listings for the subject property or other properties in the site vicinity. Databases reviewed included federal and state lists of known or suspected contaminated sites, lists of known handlers or generators of hazardous waste, lists of known waste disposal facilities, and lists of aboveground and underground storage tanks (ASTs and USTs). PWGC's review of the database has been incorporated into this report along with a copy of the EDR report.

The work was conducted in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527-13 (Standard Practices for Environmental Site Assessment: Phase I Environmental Site Assessment Process), 40 CFR Part 312 (Standards and Practices for All Appropriate Inquiry; Final Rule) and PWGC's proposal for services.

2.3 Definitions

1. RECs are the presence or likely presence of any hazardous substance or petroleum product in, on, or at a property: (1) due to any release to the environment; (2) under the conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.
2. Historic RECs (HREC) are identified as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, activity or use limitations (AULs), institutional controls, or engineering controls).
3. Controlled RECs (CREC) are identified as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a No Further Action (NFA) letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).
4. A *de minimus* condition generally does not present a threat to human health or of the environment, and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimus* conditions are not RECs nor CRECs.

2.4 Significant Assumptions

PWGC has made the following significant assumptions in the preparation of this report:

1. Groundwater Flow Direction – Based upon regional groundwater elevation maps, and local topography, regional groundwater flow direction appears to be toward the south.
2. Regulatory Records Information - PWGC assumes that all information provided by EDR regarding the regulatory status of facilities within the ASTM Standard approximate minimum search distance is complete, accurate and current.
3. Other - PWGC assumes that all information provided through interviews is complete and unbiased.

2.5 Limitations and Exceptions

The conclusions presented in this report are professional opinions based on the data described in this report. These opinions have been arrived at in accordance with currently accepted engineering and hydrogeologic standards and practices applicable to this location, and are subject to the following inherent limitations:

1. The data presented in this report are from visual inspections, examination of records in the public domain, and interviews with individuals having information about the site. The passage of time, manifestation of latent conditions, or occurrence of future events may require further exploration of the site, analysis of data, and re-evaluation of the findings, observations, and conclusions presented in this report.
2. The data reported and the findings, observations, and conclusions expressed are limited by the scope of work. The scope of work was defined by the request of the client.
3. No warranty or guarantee, whether expressed or implied, is made with respect to the data reported, findings, observations, or conclusions. These are based solely upon site conditions in existence at the time of the investigation, and other information obtained and reviewed by PWGC.
4. PWGC's Phase I ESA report presents professional opinions and findings of a scientific and technical nature. While attempts were made to relate the data and findings to applicable environmental laws and regulations, the report shall not be construed to offer legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, or regulations, or policies of federal, state, or local government agencies. PWGC does not assume liability for financial or other losses or subsequent damage caused by or related to any use of this document.
5. The conclusions presented in this report are professional opinions based on data described in this report. They are intended only for the purpose, site location, and project indicated. This report is not a definitive study of contamination at the site and should not be interpreted as such.
6. This report is based, in part, on information supplied to PWGC by third-party sources. While efforts have been made to substantiate this third-party information, PWGC cannot attest to the completeness or accuracy of information provided by others.

2.6 Special Terms and Conditions

Authorization to perform this assessment was given by a proposal for services between 385 IH, LLC and PWGC.

2.7 User Reliance

This report was prepared for the exclusive use of 385 IH, LLC. PWGC assumes no liability for use of this report by any person or entity other than those for which it was prepared.

2.8 Data Gaps

Any data gaps identified herein, as defined by ASTM Practice E 1527-13 § 3.2.20, are not considered to have significantly affected the ability to identify RECs in connection with the subject property and do not alter the conclusions of this report.

3.0 PROPERTY DESCRIPTION AND PHYSICAL SETTING

3.1 Location and Legal Description

The subject property consists of seven parcels located at 458 Lakeland Avenue in Sayville, New York. The site is located in Suffolk County. The property is identified in the Suffolk County Tax Map as District 500, Section 280, Block 1, Lots 16, 15.1, 10, 4, 3, 2 and Section 257, Block 3, Lot 3.

A Site Location Map is included as **Figure 1** and a Site Plan is included as **Figure 2**; photos of the site are included in **Appendix A**.

3.2 Site Description and Improvements

The subject property measures approximately 113 acres and there are several vacant buildings located on the property which are comprised of the following:

- Island Hills Golf Club club house (club house)
- The south maintenance building (SMB)
- The central maintenance building (CMB)
- A pro-shop / golf cart storage building
- A pool house
- Two single family houses

3.2.1 Municipal Services and Utilities

Utility services are provided to the property as follows:

- Heating/Cooling System –
 - The club house building is heated by natural gas.
 - The SMB is heated by natural gas.
 - The CMB is not heated.
 - The pro-shop / golf cart storage building is heated with natural gas and fuel oil.
 - The pool house is not heated.
 - The single family houses are heated by fuel oil.
- Water Supply – The property is serviced by the Suffolk County Water Authority. A private well also exists along the western side of the property for irrigation purposes.

- Sanitary System –
 - The club house is serviced by three septic systems. The northern portion of the club house, which houses the men’s and women’s locker rooms, the small laundry room, and the bar, is split into two sanitary systems northeast and northwest of the building. The southern portion of the club house, where the kitchen is located, is serviced by a separate septic system located in the parking lot east of the building. Grease from kitchen wastes is separated out in a grease trap prior to discharge into the septic system.
 - The CMB contains a septic system located northeast of the building.
 - The SMB contains a septic system located south of the building.
 - The pro-shop contains a septic system located south of the building.
 - The single family houses contain septic systems.
 - The pool house contains a septic system southwest of the building.
- Electric – Electric service is currently provided by PSE&G LI. There is a transformer located on the southeast side of the club house and one near the irrigation well on the west side of the property. No other transformers were identified at the site.
- Emergency Electrical Power – N/A

3.3 Physical Setting

The topography of the site and surrounding area was reviewed from the USGS 7.5-minute series topographic map for the Patchogue, New York quadrangle. The property elevation ranges between approximately 30 and 40 feet above the National Geodetic Vertical Datum (NGVD). Regional physiographic conditions are summarized below.

3.3.1 Regional Geology / Hydrogeology

The geologic setting of Long Island is well documented and consists of crystalline bedrock composed of schist and gneiss overlain by layers of unconsolidated deposits. Immediately overlying the bedrock is the Raritan Formation, consisting of the Lloyd sand confined by the Raritan Clay Member. The Lloyd sand is an aquifer and consists of discontinuous layers of gravel, sand, sandy and silty clay, and solid clay. The Raritan Clay is a solid and silty clay with: few lenses of sand and gravel; abundant lignite and pyrite; and gray, red or white in color.

Above the Raritan Clay lies the Magothy Formation. The Magothy Aquifer consists of layers of fine to coarse sand of moderate to high permeability, with inter-bedded lenses of silt and clay of low permeability resulting in areas of preferential horizontal flow. Therefore, this aquifer generally becomes more confined with depth. The Magothy Aquifer is overlain by the Upper Glacial Aquifer. The Upper Glacial Aquifer is the water table aquifer at this location and is comprised of medium to coarse sand and gravel with occasional thin lenses of fine sand and brown clay. This aquifer extends from the land surface to the top of the Magothy and, therefore, is hydraulically connected to the Magothy Aquifer.

3.3.2 Local Hydrogeology

Based upon the site elevation, regional groundwater contour maps, and a Phase II ESA conducted by PWGC, the depth to groundwater beneath the site ranges between approximately 8 and 23 feet below grade with the large range due to the site's topography. Regional groundwater flow is estimated to be toward the south.

Based upon information contained within the EDR report, there are no public water supply wells within a one-mile radius of the subject property.

3.3.3 Flood Potential

PWGC reviewed the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) to determine if the subject property is located within the 100-year or 500-year flood zones. Based upon FIRM data, it appears that the subject property is not located within the 100 or 500-year flood zone (FEMA Map Panel ID: 36103C0688G).

3.3.4 Direction and Distance to Nearest Surface Water

Based on topographic maps, it appears that the nearest permanent surface water body is Green Creek, located approximately ¼ mile south-southeast of the subject property.

4.0 PROPERTY USAGE

4.1 Current Property Usage

The subject property is currently a vacant golf course and club house, with associated buildings, including two vacant single family houses.

4.2 Current Usage of Adjoining/Surrounding Properties

A summary of the surrounding properties is as follows:

Table 4-1 - Surrounding Property Usage

Direction	Property Description
North	11 th Street, single-family residential
South	Single-family residential
East	Lakeland Avenue, single-family residential, and an apartment complex
West	Bohemia Parkway, single-family residential

4.3 Historical Usage of Subject Property and Surrounding Properties

Historical sources researched to determine past usage of the subject property and surrounding properties are as follows:

Sanborn Fire Insurance Maps - EDR was retained to provide historical Sanborn fire insurance maps of the subject and adjacent properties. Historical Sanborn maps for the subject property and surrounding area do not exist. A copy of the historical Sanborn no coverage letter is included in **Appendix B**.

Historical Topographic Maps - Historical topographic maps for the subject property and surrounding area were reviewed for the years available which include 1902 to 2013. The resolution of the topographic maps do not allow for proper interpretation of the subject property. The golf course first appears on the 1944 topographic map and first identified as the Island Hills Golf Club on the 1955 topographic map. Copies of historical topographic maps are included as **Appendix C**.

Historical Aerial Photographs - PWGC performed a review of readily available aerial photographs showing the subject property and surrounding area. Photographs were reviewed for the years available which include 1938

to 2015. Review of the photos is summarized in Table 4-2. A copy of the aerial photograph search is included in **Appendix D**.

City Directory Listings - EDR was retained to provide a directory of historical telephone listings at the subject property and surrounding properties. City directories were reviewed for the years available which include 1974 to 2014. A copy of the city directory report is included as **Appendix E**.

Table 4-2 - Subject Property Historical Usage

Date(s)	Source	Issues Noted	Description
1938	AP	Yes	The subject property appears to be developed as a golf course, the club house in the northeastern section of the site is constructed.
1947 to 2015	AP, CD	Yes	The golf course appears to have been improved with several additional buildings between 1954 and 1962, including the pool house, the pro-shop, the CMB, and the SMB. A road running between Lakeland Avenue and the golf course in front of the club house was closed and a parking lot was created in front of the club house. The city directory includes listings for a caterer.
Sources: SB – Sanborn Map; TM – Historical Topographic Map; AP – Aerial Photograph; CD – City Directory			

Historical information for the subject property and information from internet searches indicates that it was first developed and operated as a golf course in 1927. A golf course may use chemicals such as pesticides, herbicides, and fertilizers.

Table 4-2 – Surrounding Area Historical Usage

Date(s)	Source	Issues Noted	Description
1902 to 2015	TM, AP, CD	No	North: Mostly undeveloped, a couple of single-family residential dwellings South: Undeveloped until approximately 1962 when residential houses were being developed. East: Scattered single-family residential dwellings until approximately 1970 when increased single family development occurred. An apartment complex was constructed in the previously undeveloped area by 2004. West: Undeveloped until approximately 1957 when scattered single-family residential dwellings appeared; further single-family houses were constructed in approximately 1970.
Sources: SB – Sanborn Map; TM – Historical Topographic Map; AP – Aerial Photograph; CD – City Directory			

Review of historical information for the properties surrounding the subject property indicate that development of the area began around the 1950's and was primarily single-family residential with the inclusion of an apartment complex in the 2000's. Historical usage of properties in the surrounding area indicative of potential RECs was not identified.

5.0 USER PROVIDED INFORMATION

5.1 User Requirements

The user of a Phase I ESA report, in accordance with the USEPA All Appropriate Inquiries (AAI) Rule and ASTM E1527-13 has certain responsibilities which include providing the following information, if available, to PWGC to be included within the Phase I Report. Additionally, PWGC provided the user of the report a User Questionnaire form. The information requested in the User Questionnaire is intended to assist in gathering information that may be material to identify if RECs are present at the subject property. A copy of the User Questionnaire and any provided documents are included in **Appendix F**; relevant information has been incorporated into this report.

5.2 Title Records

Title records for the site may contain information about past owners and uses of the subject property. The title report may also contain site information such as restrictive declarations which are limitations on site uses based upon known environmental conditions. As of the date of this report the user has not provided PWGC with a title search, or requested that PWGC perform a title search.

5.3 Environmental Liens

An environmental lien is a charge, security or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup or other remediation of hazardous substances or petroleum products upon a property, including, but not limited to, liens imposed pursuant to CERCLA 42 USC § 9607 (1) & 9607(r) and similar state and local laws. As of the date of this report the user has not provided PWGC with a lien search, or requested that PWGC perform a lien search.

5.4 Specialized Knowledge

The user provided no specialized knowledge about the property to PWGC.

5.5 Commonly Known or Reasonably Ascertainable Information

The user provided no commonly known information about the property to PWGC.

5.6 Valuation Reduction for Environmental Issues

The user provided no information regarding price adjustments to the subject parcels value due to environmental issues.

5.7 Owner, Property Manager and Occupant Information

The property is currently owned by 385 IH LLC and is occupied by a vacant golf course and associated buildings, along with two vacant single family houses.

5.8 Reason for Performing Phase I ESA

The Phase I ESA was performed to evaluate potential RECs prior to redevelopment of the property.

6.0 RECORDS REVIEW

6.1 Standard Environmental Record Sources

EDR of Shelton, Connecticut was retained to provide a database search of the project area within an ASTM-standard radius of the subject property. A list of the databases searched and the search radius is shown on the summary table below. PWGC reviewed the database output to determine if the property appears on any of the regulatory agency lists. Detailed information concerning each database list is provided in the EDR report (**Appendix G**).

In order to evaluate the potential for a site to have an adverse impact to the subject site, the migration pattern of contaminants in media such as groundwater or soil vapor is considered. Based upon the presumed regional flow towards the south, the following is assumed:

- Sites located north of the subject site are considered to have the highest potential to impact the subject site and are referred to as “upgradient.”
- Sites located south of the subject site, which are not neighboring or adjacent to the subject site are considered to have the least potential to impact the subject site and are referred to as “downgradient.”
- All other sites not adjacent to or neighboring the subject property are referred to as “cross-gradient” and are considered to have minimal potential to impact the subject site.

A summary of standard environmental record sources researched is as follows:

6.1.1 Federal Databases

The table below summarizes the Federal databases that were searched.

Table 6-1 - Federal Databases Searched

Agency	Listing Name or database Searched	Abbreviation	Search Distance	Target Property Identified	Nearby Properties Identified
USEPA	National Priority List	NPL	1.0 mile	No	0
USEPA	National Priority List Deletions	Delisted NPL	0.5 mile	No	0
USEPA	Superfund Enterprise Management System	SEMS	0.5 mile	No	0

Agency	Listing Name or database Searched	Abbreviation	Search Distance	Target Property Identified	Nearby Properties Identified
USEPA	Superfund Enterprise Management System Archive	SEMS-ARCHIVE	0.5 mile	No	1
USEPA	Resource Conservation and Recovery Act Corrective Action Activity	CORRACTS	1.0 mile	No	0
USEPA	Resource Conservation and Recovery Act Treatment/Storage/Disposal Facilities	RCRA TSD	0.5 mile	No	0
USEPA	Resource Conservation and Recovery Act Small/Large Quantity Hazardous Waste Generators	RCRA SQG/LQG/ CESQG/ Non-Gen	Subject Property and Adjoining	No	0
USEPA	Federal Institutional/Engineering Control registries	US INST/ENG Controls	Subject Property	No	0
USEPA	Emergency Response Notification System	ERNS	Subject Property	No	N/A
USEPA	Superfund (CERCLA) Consent Decrees	CONSENT	1.0 mile	No	0
USEPA	Records of Decision	ROD	1.0 mile	No	0
USEPA	Mines Master Index	MINES	0.25 mile	No	0

Review of the EDR Radius Map Report indicates that the subject property is not listed in Federal environmental databases searched. The subject property and nearby properties identified within the ASTM standard federal database search radii are detailed below.

SEMS-Archive – SEMS Archive tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA’s knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that

there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

The subject property is not identified as a SEMS-Archive site. One property within the search radius is identified as a SEMS-Archive site. The identified SEMS-Archive site is located downgradient of the subject property and as such, appears unlikely to represent an environmental concern to the subject property.

6.1.2 State and Local Databases

The table below summarizes the State databases that were searched.

Table 6-2 - New York State and Local Databases Searched

Agency	Listing Name or database Searched	Abbreviation	Search Distance	Target Property Identified	Nearby Properties Identified
NYSDEC	Inactive Hazardous Waste Disposal Sites in New York State	SHWS	1.0 mile	No	0
NYSDEC	Hazardous Substance Waste Disposal Site Study	HSWDS	0.5 mile	No	0
NYSDEC	Solid Waste Facility Register	SWF/LF	0.5 mile	No	0
NYSDEC	Registered Recycling Facilities	SWRCY	0.5 mile	No	0
NYSDEC	Registered Waste Tire Storage Facilities	SWTIRE	0.5 mile	No	0
NYSDEC	Leaking Underground Storage Tank Sites	LTANKS	0.5 mile	No	8
NYSDEC	Petroleum Bulk Storage (PBS)	UST/AST	Subject Property and Adjoining	Yes	0
NYSDEC	Chemical Bulk Storage (CBS)	CBS AST/UST	Subject Property and Adjoining	No	0
NYSDEC	Institutional/Engineering Control registries	INST/ENG Controls	Subject Property	No	N/A
NYSDEC	Voluntary Cleanup Agreements	VCP	0.5 mile	No	0
NYSDEC	Brownfield sites	Brownfields	0.5 mile	No	0
NYSDEC	Major Oil Storage Facilities	MOSF	0.5 mile	No	0
NYSDEC	New York State Spills	NYSPILLS	0.125 mile	Yes	17
NYSDEC	Dry Cleaner Site	Drycleaners	0.25 mile	No	0

Review of the EDR Radius Map Report indicates that the subject property is listed in State environmental databases searched. The subject property and nearby properties identified within the ASTM standard State database search radii are detailed below.

Leaking Underground Storage Tank Sites - The Leaking Underground Storage Tank Sites (LTANKS) database contains a NYSDEC inventory of reported leaking storage tank incidents. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills.

The subject property is not identified as a LTANKS site. A total of eight LTANK sites, with nine NYSDEC spill files, are identified within the search radius. Two of these sites, Sunrise Garden Apartments and Cumberland Farms were identified approximately 1/8-mile in the up-gradient direction of subject site. Sunrise Garden Apartments has an associated NYSDEC spill file, 9704618, which was reported on July 17, 1997 due to soil contamination identified below a #2 fuel oil tank. Soils were removed and no further action was recommended by the NYSDEC. This spill file was closed on August 14, 1997. Based upon the nature of the spill and its closed status, it is unlikely to affect the subject property. The other up-gradient LTANK site, Cumberland Farms, will be further discussed in the NYSPILLS section.

Each of the remaining six LTANK sites are located cross-gradient or down-gradient of the subject property and have been closed. Based on their location and their closed status, it is unlikely that these LTANK sites have impacted the subject site.

Petroleum Bulk Storage - The SCDHS Petroleum Bulk Storage (PBS) - UST database lists facilities with a petroleum storage capacity of more than 1,100 gallons and less than 400,000 gallons. The SCDHS Petroleum Bulk Storage - AST database lists facilities with registered ASTs.

The subject property is identified as a PBS site. The table below illustrates the tank information, capacity, location, substance, and status.

Tank Number	Capacity	Location	Substance	Status
1	2,000 gallons	UST	Gasoline	Removed 1/1/86
2	1,000 gallons	UST	Gasoline	Not Reported
3	275 gallons	AST	Diesel	Removed 8/31/98
4	Not Reported	Aboveground Container	Chemical Storage	Removed 3/17/98
5	300 gallons	AST	Diesel	Not Reported

Tank 2 was removed in 2010 as discussed in Section 8.2.6 and Tank 4 likely refers to the chemical storage trailer formerly located north of the SMB which historically contained the golf course maintenance chemicals.

The presence of tanks alone does not necessarily represent an environmental concern. Sites with spills or releases will be addressed in the appropriate section.

New York State Spills - The New York State Spills Information Database (NYSPILLS) contains data collected on chemical and petroleum spill incidents reported to NYSDEC since April 1, 1986.

The subject property is identified as a NYSPILLS site. Spill number 05-11071 was opened on December 21, 2005 after a bad check valve was discovered during a line test of the gasoline UST. It is reported that there was a faulty valve. The valve was replaced and the tank was retested and passed. The NYSDEC spill file associated with this tank was closed on March 21, 2006. Based upon the nature of the spill and the closed status of this spill file, it should not affect the subject property.

There are a total of 17 other NYSPILLS sites with 22 NYSDEC spill numbers identified within the search radius, three of which appear to be adjacent to the subject property :

- Spill number 10-04768 was opened on July 27, 2010 as a result of a 1 gallon leak of oil from a pole mounted transformer and cleanup was pending. The spill was closed on June 6, 2011.
- Spill number 11-11813 was opened on January 7, 2012 as a result of a leaking tank in a private residence. Approximately 40 gallons leaked from the tank onto the concrete floor in the basement. The spill was deemed to have only impacted the concrete and was cleaned up; the spill number was closed on January 31, 2012.

- Spill number 15-11062 was opened on February 17, 2016 due to the failure of a transformer and the release of approximately 10 gallons of transformer fluid, deemed to be non-PCB by the nameplate on the transformer. Remediation was performed by a local environmental contractor and the NYSDEC closed spill number 15-11062 on June 6, 2017

Based on the information available in the database report, these sites do not appear to represent an environmental concern to the subject property.

Sixteen spill numbers (under NYSPILLS and LTANKS) appear to be up-gradient of the subject property and relate to a gasoline service station on the north side of Sunrise Highway.

- Spill #90-05927 was reported on August 29, 1990 under the name of Exxon relating to petroleum impact observed in a drywell that was connected to floor drains within the service station. The spill was reportedly remediated by an environmental contractor and the spill was closed on September 14, 1990.
- Spill #90-09311 was opened on November 14, 1990 during a tank removal action that identified 80 cubic yards of contaminated soil. The Suffolk County Department of Health Services was on-site during the removal. The NYSDEC indicated that no further action was required and closed the spill on February 7, 1991.
- Spill #92-02956 was opened on May 29, 1992 as a result of an environmental site assessment that identified volatile organic compound impact to the soil at 189 parts per billion (ppb) and to the groundwater at 5.5 ppb. No additional information was provided and the spill was closed on February 11, 1993. Based upon the concentrations observed, it is likely that the spill was closed due to minimal contamination observed.
- Spill #97-12676 was reported on February 12, 1998 under the name of Tri Venture Construction Company and was a result of a caller complaining that the company was dumping drums and oil in the yard and the ground is reportedly covered with oil. The spill was closed September 23, 1998. Based upon the name of the company and the description of the spill, this spill is likely incorrectly mapped due to incomplete address information.
- Spill #00-01096 was opened on April 19, 2000 as a result of an environmental assessment which identified MTBE and some BTEX contamination in one groundwater sample. Three soil borings were reportedly conducted and were clean. No additional information was provided and the spill was closed on August 23, 2005.

- Spill #06-09728 was opened on November 26, 2006 as a result of a release of approximately 5 gallons of gasoline from the dispenser pump to the concrete pad due to a customer defeating the pump’s safety mechanism. The spill was cleaned and NYSDEC required no further action. The spill was closed on November 27, 2006.
- Spill #12-02591 was reported on June 15, 2012 under the name of Cumberland Farms. The spill was opened as a result of a tank test failure where liquid was identified in the interstitial space of an 8,000 gallon gasoline tank, potentially due to a loose bung. The bung was tightened and the tank was retested and passed. The spill was closed on October 19, 2012.
- Nine additional spill numbers were assigned to the site, each the result of water entering the tank sump, and typically the result of a weather event. Each time, an environmental contractor pumped out the sump and each spill number was closed.

Based upon the information provided in the spill reports, the spills are unlikely to affect the subject property.

Of the remaining NYSPILL sites, several appear to be mapped incorrectly due to incomplete address information, are minor spills related to motor vehicles on Sunrise Highway, or are located down-gradient or cross-gradient of the subject property. Each of these NYSPILL sites have been closed by NYSDEC, and as such appear unlikely to represent an environmental concern to the subject property.

6.1.3 EDR Databases

The table below summarizes the EDR databases that were searched.

Table 6-3 - Additional Databases Searched

Agency	Listing Name or database Searched	Abbreviation	Search Distance	Target Property Identified	Nearby Properties Identified
EDR	Manufactured Gas Plants	MGP	1.0 mile	No	0
EDR	Historical Drycleaners	HDC	0.25 mile	No	0
EDR	Historical Auto Station	HAS	0.125 mile	No	2

Review of the EDR Radius Map Report indicates that the subject property is not listed in EDR proprietary databases searched. The subject property and nearby properties identified within the EDR proprietary database search radii are detailed below.

EDR US Historical Auto Stations – EDR has searched national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers.

The subject property is not identified as a HAS site. Two properties within the search radius are identified as HAS sites. Of the two identified HAS sites, one appears to be located cross-gradient of the subject property and as such, appears unlikely to represent an environmental concern to the subject property. The other identified HAS site is located upgradient of the subject property. Ed Mir Service Station, located at 4909 Sunrise Highway, has been operating from approximately 1982 until at least 2014 and is the site of the Cumberland Farm / Exxon station discussed in the NYSPILLS section.

6.1.4 Orphan Sites

Orphan sites are properties, that due to an inadequate or incomplete address in government databases or in base map files, are not able to be geographically located (i.e. mapped or geocoded). This can occur for several reasons; no street number or street name in address given; the street address is given only as a P.O. Box; or when inconsistencies exist in the address (street number does not exist in the city / zip code given).

Four orphan sites were identified in the EDR report. PWGC performed a cursory review of the address listed. It does not appear that the subject property or neighboring properties are identified in the orphan summary.

6.2 Vapor Encroachment

PWGC performed a Tier 1 Vapor Encroachment Screening for the subject property in accordance with ASTM E2600-15, Vapor Encroachment Screening on Property Involved in Real Estate Transactions. In accordance with ASTM E2600-15, the default Area of Concern (AOC), adjusted to account for the groundwater flow direction in the vicinity of the subject property, is defined as follows:

Direction Relative to Subject Property	Petroleum Impacted Sites AOC Radius	Contaminants of Concern Impacted Sites AOC Radius
Up Gradient	528 feet	1760 feet
Cross Gradient	165 feet (LNAPL) 95 feet (dissolved)	365 feet
Down Gradient	100 feet (LNAPL) 30 feet (dissolved)	100 feet

PWGC evaluated sites identified in Federal and State databases (see Section 6.1) located within the adjusted AOC radii for the potential for petroleum impact or other contaminants of concern, such as perchloroethylene, to be present. The following sites were identified within the adjusted AOC:

- Subject property
- Upgradient gas station

Based on these sites' lack of apparent impact present and/or closed status, PWGC has determined that neither are likely to represent a VEC at the subject property.

A copy of the Tier 1 Vapor Encroachment Screening is included as **Appendix H**.

6.3 Additional Environmental Record Sources

6.3.1 Freedom of Information Act Requests

Freedom of Information Act (FOIA) requests were sent to the United States Environmental Protection Agency, Region 2 (USEPA), the New York State Department of Environmental Conservation, Region 1 (NYSDEC), and the Suffolk County Department of Health (SCDHS). Copies of FOIA requests are included in **Appendix I**.

As of the date of this report, responses to FOIA requests have not been received, except as noted below. As responses were not provided within the allotted due diligence period, the records were deemed not to be "reasonably ascertainable" at this time. Should records become available at a later date, pertinent information will be forwarded as an addendum upon receipt.

NYSDEC FOIA Response

- Relating to the on-site spill #05-11071
 - A letter from the NYSDEC dated January 3, 2006 to John Genovesi, the owner of Island Hills Golf Club at the time, indicating that a line associated with a gasoline tank failed a Petrotite systems test on December 21, 2005. This resulted in the NYSDEC opening spill number 05-11071. The letter advised that Mr. Genovesi was required to excavate and investigate the condition of the piping and surrounding soil. This spill was addressed in the NYSPILLS section of Section 6.1.2.

- On February 22, 2006, the NYSDEC received a report that the faulty check valve in the gasoline tank had been removed and the tank was converted to a European system. The system passed a re-test on February 15, 2006; no soil contamination was observed.
- The NYSDEC issued a letter to Mr. Genovesi on March 31, 2006 indicating that the documentation provided pertaining to the removal of the faulty valve and re-test of the tank was satisfactory and that no further requirements were warranted at the time.

Documents provided by the NYSDEC can be found in **Appendix F**.

6.3.2 Publicly Available Information

Information regarding the subject property available on the commercial real estate website www.propertyshark.com (an aggregator of publicly available real estate information) was reviewed to identify pertinent information. No indication of environmental issues was identified. Copies of publicly available information are included in **Appendix F**.

7.0 SITE RECONNAISSANCE

7.1 Methodology and Limiting Conditions

Mr. Ryan Morley of PWGC performed the site inspection on Tuesday, May 22, 2018. Weather conditions during the inspection were sunny with a temperature of approximately 65° Fahrenheit. The inspection was conducted with Mr. Bryan Devaux of Rechler Equity.

The site inspection consisted of an inspection of the interior portions of the existing buildings, followed by inspection of the exterior portions of the property.

7.2 Aboveground Storage Tanks (AST)

PWGC identified the following ASTs:

- A 550-gallon AST located off the northeast corner of the pro-shop building. It appeared that the tank was approximately 50% full with #2 fuel oil, based on the reading of the gauge.
- A 275 gallon AST located in the basement of the north residential house that was half full of #2 fuel oil.
- A 275 gallon AST located in the basement of the south residential house used for #2 fuel oil; the volume of oil within the AST was not determinable.
- According to Mr. Devaux, a 2,000 gallon fuel oil AST was previously located north of the SMB. The AST is no longer present; however, the concrete pad with surrounding ballasts is still present. There was no staining or odor observed in this area. A 275 gallon AST was also reportedly located adjacent to the SMB and some minor staining was observed on the concrete sidewalk where it was previously located. There was no odor and the nearby vegetation did not appear to be distressed; therefore, this is considered a *de minimus* condition.

7.3 Underground Storage Tanks (UST)

PWGC did not identify evidence of an existing UST, such as fill ports or vent pipes.

7.4 Hazardous and Non-Hazardous Chemical Storage

PWGC observed chemical storage consisting of the following:

- Antifreeze and lube oil were observed in the SMB, stored in the original manufacturer's packaging (1 gallon size containers). No staining or leaks were observed.

According to Mr. Devaux, a chemical storage trailer was previously located north of the SMB on concrete and contained the golf course maintenance chemicals. The storage trailer is no longer present, no staining was observed in the area where the storage trailer was previously located.

From the historic reports (discussed in Section 8.2), the following products were previously identified in the SMB or chemical storage container:

Product	Product
Primo Maxx	Endorse powder fungicide
Banner Maxx	Manzate pro-stick fungicide
Micro CaSO ₄	Dylox 6.2 insecticide
Embark	Provaunt insecticide
Merit 75 WSP	Criterion insecticide
Bayleton 50 WSP	Gypsum
Compass	Imidacloprid insecticide
Azoxystrobin	Solocal Calcitic Lime
Daconil Ultrex	Various fertilizers
26 GT	Jacklin seed
Barricade .29	Chlorothalonil DF fungicide
Touché EG	Germinex Talc TG (soap)
Dacon Ultrex turf care fungicide	Lescosol Spray Tank cleaner
Mallet 75 WSP insecticide	

7.5 Waste Generation, Storage, and Disposal

PWGC observed evidence of waste generation, storage, or disposal consisting of the following:

- Scattered litter from general waste of a *de minimus* nature

7.6 Polychlorinated Biphenyls (PCBs)

PWGC did identify an electrical transformer in the vicinity of the club house and the private well. The transformer at the club house appeared to be in good condition with no evidence of leaks, but there was some minor staining beneath it, potentially due to kitchen grease based upon the proximity of the transformer to the kitchen. The transformer near the private well appeared to be in good condition with no evidence of spills or leaks. An inspection of the transformers did not indicate if the transformers contained PCBs. As per the local utility, PCB transformers have generally been removed from service. If there was a leak, it would be the responsibility of the local utility to remediate.

7.7 Additional Site Conditions

The following is a summary of visual and/or physical observations made by PWGC at the time of the site inspection. Photographs of pertinent observations are included in **Appendix A**.

Table 7-1 - Additional Site Conditions

Condition	Identified
Interior drains, trenches or sumps.	Yes ¹
Interior stains or corrosion	Yes ²
Unusual odors	No
Interior pools of liquid	No
Stained Soils or Pavement	No
Stressed Vegetation	No
Indications of solid waste disposal	No
Exterior ponds, pits, or lagoons	No
Wastewater or storm water discharge/disposal	Yes ³
Oil water separators/clarifiers	No
Septic Systems/Cesspools	Yes ⁴
Wells (Drinking water, monitoring wells, agricultural/irrigation wells, or process water wells)	Yes ⁵
Petroleum or natural gas pipelines or easements	No
Other	No

1 – One floor drain was observed in the kitchen area of the club house. No chemical storage was observed in the vicinity of the drain; no staining or other evidence of spills or improper discharges was observed in the vicinity of the drain. A maintenance pit was observed in the middle of the garage of the SMB. The pit cover could not be opened, staining observed near the pit appears to be from water. There was an equipment vault near the private well; there was no evidence of staining in the vicinity of this vault. Trenches were observed in the concrete floor of the pro-shop that appear to be related to the sanitary system. In the club house, a sump was identified next to the hot water heater; no staining was observed around the sump.

2- Some dark staining was observed on the concrete floor in the SMB next to the lawn mower; the staining appeared to be related to maintenance of the equipment. No cracks in the concrete were observed in the area of this staining; therefore, this is considered a *de minimus* condition.

3 – Several stormwater drains were observed throughout the subject property. The majority of the stormwater drains were located in the club house parking lot or near buildings. Two stormwater drains were also observed in low points of the golf course. No staining or other evidence of spills or improper discharges were observed in

the vicinity of the drains; however, the potential for run-off impacted with the golf course maintenance chemicals exists for the two stormwater drains in the golf course.

4 – Septic systems were identified in relation to the club house, the pro-shop, the CMB, the SMB, the pool house, and the residential houses.

5 – A private well was observed on the west side of the golf course. A pressure equilization tank was observed within the equipment vault near the private well. The well system appeared to be on, powered by a transformer. The transformer appeared to be in good condition with no evidence of spills or leaks.

7.8 Neighboring Properties

PWGC performed a cursory inspection of the neighboring properties from the subject site and public right of ways. The neighboring properties are primarily used for single family residential purposes and an apartment complex. Potential environmental concerns were not observed at neighboring properties

8.0 INTERVIEWS

8.1 Current Owner/Occupant

PWGC interviewed Mr. Bryan Devaux, the current representative of the current property owner. Mr. Devaux did have knowledge of environmental issues at the site. Information provided by Mr. Devaux has been incorporated into this report along with the below historic environmental reports, where appropriate.

8.2 Previous Environmental Reports

Several previous environmental reports have been provided and are summarized below:

8.2.1 Phase I Environmental Site Assessment by PWGC - Parcels 1 and 2 (April 2006)

The 2006 Phase I encompassed the lots associated with the club house parking lot (not the building) and with the two residential houses. The following items of note were identified in the Phase I, including one REC:

- Asbestos was likely observed in the south residential house and potentially exists in the northern residential house, as well.
- Several sanitary structures were observed in the parking lot of the club house. An evaluation of the sanitary system revealed that it consists of two separate systems: one system consists of a single leaching pool and the second system consists of septic tank, a distribution tank, and five primary cesspools. The sanitary system was identified as a REC.
- In the basement of the northern residential property, adjacent to a boiler, a 4-inch diameter hole was present in the concrete floor. It appeared that this drain was used to discharge water from the boiler during maintenance.
- An inspection of the southern residential property revealed the presence of gas and oil storage associated with the lawnmower and yard equipment. A small area of oil staining was present. PWGC also observed two 5-gallon pails that looked as if they may have contained oil.

8.2.2 Phase II Environmental Site Assessment by PWGC – Parcels 1 and 2 (April 2006)

To address the REC identified in the preceding Phase I, sampling of the club house's two eastern sanitary systems was conducted in February 2006. Samples were collected from the one standalone leaching pool and from three of the primary leaching pools of the second system and analyzed for SCDHS SOP 9-95 criteria; the samples from the larger system were also analyzed for pesticides and herbicides. Analytical results indicated that one of the primary leaching pools (S-4) of the larger system contained exceedances of SCDHS Action Levels for volatile organic compounds (VOCs) and copper, indicating that remediation was required. The highest VOC

concentration was 1,2-dichlorobenzene at 1,728,304 µg/kg. In addition, S-4 also contained detectable concentrations of two pesticides; however, the concentrations were less than the now defunct NYSDEC TAGM #4046 Recommended Soil Cleanup Objectives (RSCOs).

Based upon the concentrations observed in S-4, additional sampling was conducted in March 2006 to investigate the three other primary leaching pools in the larger system and to investigate groundwater quality in the vicinity of S-4. Analytical results from the three leaching pools were less than SCDHS Action Levels for VOCs, semi-volatile organic compounds (SVOCs), and metals, pesticides were less than NYSDEC TAGM #4046 Clean-Up Objectives, and herbicides were non-detect. Two groundwater samples were collected approximately 10 feet downgradient of S-4; groundwater was encountered approximately 20 feet below grade. Groundwater analytical results contained several VOCs in exceedance of NYSDEC Ambient Water Quality Standards, particularly several chlorobenzene compounds, acetone (a typical laboratory contaminant), benzene, and toluene – the maximum concentration was 72 µg/L of chlorobenzene. PWGC recommended remediation of S-4 and indicated that, based upon the relatively low exceedances in the groundwater, no further action would be warranted past removing the source material in S-4.

8.2.3 Phase I Environmental Site Assessment by PWGC – Parcels 4, 6, 7, and 8 (June 2006)

An additional Phase I was prepared that covered the golf course and its associated buildings. The Phase I ESA indicated that the site was first developed as a golf course in 1927 and the current pool house was the original club rental / caddy building. Briefly during World War II, the golf course was shut down and the property was used as a paratrooper training landing zone. Following the war, the property resumed its operation as a golf course.

- Club house
 - Three additional sanitary systems are located on the north side of the building for the bar/restaurant and two locker rooms (it was later determined during the July 2006 Phase II that there were only two sanitary systems located on the north side of the building). The two sanitary systems on the east side of the building were previously documented under the April 2006 Phase I ESA.
 - A transformer pad located south of the club house contained staining. Transformers are typically owned and maintained by the local power authority.

- Pro-shop
 - Manholes were observed south of the building and a sanitary vent along the center of the building, indicating the potential for two sanitary systems to be associated with the pro-shop.
 - A 550 gallon fuel oil AST was located east of the building and was in direct contact with the soil. No signs of leaks were observed.
 - Evidence of a potential UST was observed.
- SMB
 - A below grade sanitary system is located south of the building. Staining was observed in a slop sink, indicative of improper discharges.
 - A maintenance pit was observed in the south garage bay.
 - A 300 gallon diesel AST within secondary containment was identified. The AST appeared to be in good condition.
 - A 1,000 gallon gasoline UST was identified near the building.
 - A chemical storage trailer was located north of the SMB.
- CMB
 - A sanitary system with one structure at grade was observed northeast of the building.
- Pool house
 - A manhole potentially related to a sanitary system was identified on the north side of the building.

Stormwater drains are located in the parking lots near the club house, the pool house, the SMB, and two stormwater drains were identified within the golf course.

Throughout the buildings, numerous typical cleaning supplies were identified. The majority of the chemical storage was located in the SMB and the storage container located north of the building. The chemical storage consisted mainly of fertilizers, fungicides, plant growth regulators, motor oil, lubrication oil, and waste oil. Storage of 5 gallon pails of chlorine were observed in the pool house pump room.

A debris pile was observed in a wooded section between Holes 1 and 2. The remains of several metal 55 gallon drums were observed, most of which were in poor condition and could not hold liquid. A plastic 55 gallon drum

was observed which contained an unknown liquid. Drum labels were not observed. Another two debris piles were observed in the vicinity of Holes 13 and 16 that contained soil and landscaping.

8.2.4 Phase II Environmental Site Assessment by PWGC (July 2006)

A Phase II ESA was performed to assess general site conditions and to address RECs identified in the June 2006 Phase I. Phase II activities included collecting soil samples across the golf course from shallow and deep depths and near petroleum storage tanks, collection of groundwater samples, and sampling of on-site sanitary and stormwater systems.

- Club house
 - It was previously believed that three sanitary systems were located north of the club house, but it was determined that there were only two systems. The northeastern sanitary system contained a septic tank, distribution box, and four below grade leaching structures. At the time, the below grade structures could not be uncovered. A sample was collected from the septic tank that contained an exceedance of SCDHS Action Levels for chlorobenzene. Uncovering the leaching structures and sampling them and remediating structures exceeding Action Levels was recommended.
 - A soil sample was collected adjacent to the transformer and analyzed for PCBs; results were non-detect. No further action was necessary for the transformer and pad oil staining.
- Pro-shop
 - Analytical results from a soil sample collected adjacent to the 550 gallon AST contained detectable concentrations of some SVOCs; however, concentrations were less than NYSDEC CP-51 Soil Cleanup Levels for fuel oil contaminated sites.
 - The sanitary system was sampled for SCDHS criteria and pesticides. Detectable concentrations of SVOCs, metals, and a pesticide were identified; however, at concentrations less than SCDHS Action Levels.
 - An additional sanitary system may have been identified in the golf cart storage area which could not be further investigated at the time.
 - The suspected UST was located and estimated to be 550 gallons.
 - A soil sample was collected from mounded soil east of the pro-shop and analyzed for VOCs, SVOCs, metals, pesticides, and herbicides. Six compounds were identified that exceeded NYSDEC TAGM #4046 RSCOs; however, when compared to present day standards, only

chlordane, dieldrin, and mercury exceed NYSDEC Part 375 standards for Unrestricted Use, Restricted Residential Use, and/or Protection of Groundwater.

- Golf course
 - The two stormwater drains on the golf course were sampled for SCDHS SOP 9-95 criteria, pesticides, and herbicides. Analytical results were less than SCDHS Action Levels and RSCOs / Part 375 standards.
 - Four soil samples were collected around the debris pile between Holes 1 and 2 and analyzed for VOCs, SVOCs, metals, pesticides, and herbicides. Chlordane, heptachlor epoxide, and mercury exceeded RSCOs / Part 375 standards.
 - One sample was collected at the landscaping debris pile between Holes 13 and 16 and analyzed for the above listed parameters. Several SVOCs exceeded RSCOs; however, they are less than Part 375 standards. Heptachlor epoxide and mercury exceeded both RSCOs and Part 375 standards.
 - Twenty-four surface soil samples were collected, mostly on the fairways as the greens were inaccessible. Samples were analyzed for the above listed parameters. Of the 24 samples collected, 23 contained an exceedance of RSCOs with heptachlor epoxide, chlordane, and/or mercury the main contaminants. When compared to the present day Part 375 standards for Restricted Residential Use, only five of the samples exceed standards.
 - Six groundwater samples were collected from around the site to determine general groundwater quality. Samples were analyzed for VOCs, SVOCs, metals, pesticides, and herbicides. Analytical results were less than AWQS with the exception of some metals in the unfiltered samples, likely due to the result of turbidity.
- CMB
 - Due to a collapsing concrete cover, the sanitary system was not sampled.
- SMB
 - A soil sample collected from the maintenance pit was sampled for VOCs, SVOCs, metals, pesticides, and herbicides. Analytical results for one pesticide exceeded RSCOs, but is less than the Part 375 standards. Removal of the sediment and sealing of the pit was recommended.
 - The slop sink drain was traced to a below grade sanitary structure south of the SMB. The structure was 1 foot below grade, uncovered, and sampled for SCDHS SOP 9-95 criteria and

- pesticides and herbicides. Two SVOCs, one pesticide, and mercury were detected at concentrations exceeding RSCOs / Part 375 standards.
- The two stormwater drains were sampled for the same parameters; one of them contained exceedances of two pesticides and mercury exceeding RSCOs / Part 375 standards.
 - One soil sample was collected adjacent to the 1,000 gallon gasoline UST. The sample was collected from 10 to 12 feet below grade and analyzed for VOCs and SVOCs, limited to the now defunct NYSDEC TAGM 4046 STARS list which is similar to the present day NYSDEC CP-51 list. Analytical results were non-detect.
 - Two surface soil samples were collected near the chemical storage trailer and analyzed for SCDHS SOP 9-95 criteria, pesticides, and herbicides. One pesticide and mercury were detected at concentrations slightly exceeding RSCOs, mercury slightly exceeded Part 375 Unrestricted Use.
- Pool house
 - The sanitary system is located southwest of the building and consists of a single leaching pool. It was sampled for SCDHS 9-95 criteria, pesticides, and herbicides. Analytical results were less than Action Levels and RSCOs.

8.2.5 UIC Remediation by F&E (2007)

To supplement PWGC's April 2006 Phase II, additional sampling of the sanitary and stormwater drains in the parking lot east of the club house was conducted on August 7, 2007 by Fruedenthal & Elkowitz Consulting Group, Inc (F&E) under the oversight of SCDHS. F&E characterized and collected sediment samples from thirteen sanitary and stormwater drains. In addition, it was noted that there was a pipe in one drain (S-11) that was routed towards the southwest, indicating that a below grade pool may exist. Samples were collected from the thirteen at grade structures for typical SCDHS SOP 9-95 analytes and analytical results indicated that eight structures required remediation, including S-4 previously sampled by PWGC; S-11 did not require remediation. In general, exceedances of the stormwater drains were typically from SVOCs and/or metals and from the sanitary system were VOCs and/or metals.

From September 14, 2007 to September 24, 2007, the SCDHS observed F&E direct the remediation of the sanitary and stormwater systems in the parking lot east of the club house. A total of 5,000 gallons of liquids were removed from the sanitary system, 6,500 gallons of liquids were removed from the stormwater system, and

56.81 tons of sediments were removed from the systems. Endpoint samples were collected from leaching structures; the scanned analytical data tables are partially illegible; however, F&E prepared a Summary of UIC Closure Activities report, dated November 2, 2007 for submission to SCDHS. On April 1, 2008, the SCDHS provided a letter indicating that satisfactory remediation of the concerned areas of contamination had been accomplished and that no further extraction was mandated.

8.2.6 Removal of UST by VIP (2010)

On June 17, 2010, VIP Plumbing and Heating Contracting, Inc. (VIP) contracted with C2G Environmental Consultants for the removal of a 1,000-gallon gasoline UST from the subject property, in the vicinity of the SMB. Approximately 65 gallons of gasoline were pumped out of the UST and properly disposed of off-site. Upon removal of the UST, the sidewalls and bottom of the tank excavation were field screened for the presence of VOCs using a photoionization detector (PID). No positive readings were displayed with the PID and no olfactory or visual evidence of soil contamination was observed. The UST was inspected for cracks and holes; none were observed. A representative from the SCDHS was on-site to oversee the removal.

A composite soil sample was collected from the sidewalls and bottom of the excavation and analyzed for VOCs and SVOCs, limited to the now defunct NYSDEC TAGM #4046 STARS lists. Analytical results were non-detect and no further action regarding that UST was requested.

8.2.7 Phase I Environmental Site Assessment by PWGC (2014)

In December 2014, PWGC conducted a Phase I ESA at the subject property. This Phase I covered only Lot 15.1, the golf course. The following items of note were identified in the Phase I that have not been previously discussed:

- Several areas of soil and debris stockpiles were observed. The soil stockpile, which includes top soil, sand and recycled concrete aggregate (RCA), is located along the northern property line near the tee box for hole 10. There were no signs of staining or improper dumping in the location of these stockpiles. Debris and organic brush piles were identified on the western and eastern property lines. These debris piles were mainly organic matter (leaves, tree branches, wood, etc.). There was no evidence of improper dumping in these organic stockpiles.
- Evidence of the UST at the pro-shop was still present, indicating that the UST had not been removed.

8.2.8 Site Remediation by PWGC (October 2015)

Several RECs identified over the years were addressed in October 2015.

- Pro-shop
 - The suspected 550 gallon UST was excavated. The UST was located approximately 6 inches below the concrete slab and was determined to be 330 gallons. There were no holes identified in the UST and there was no evidence of contamination beneath the UST. A soil sample was collected 4 feet below grade and analyzed for VOCs and SVOCs. Analytical results were less than Soil Cleanup Levels in NYSDEC CP-51 for fuel oil contaminated sites. No further action was recommended for this REC.
 - The potential second sanitary system was investigated. The below grade piping near the sanitary vent was uncovered and it was traced towards the previously known system, indicating that there was not a second system present. No further action was recommended for this REC.
- CMB
 - The UIC structure located northeast of the CMB was sampled for SCDHS SOP 9-95 criteria. Analytical results were less than SCDHS Cleanup Objectives; therefore, no further action was recommended for this REC.
- Club house
 - A geophysical survey was conducted in the area of the suspected four leaching pools associated with sanitary system 3 (SS-3 located to the northeast of the building). The geophysical survey and several test pits determined that there were only three leaching pools. The septic tank and three leaching pools were pumped out and sediments removed. There were no cracks or holes observed in the septic tank. Approximately 1 to 2 feet of sediments were removed from the leaching pools and endpoint samples were collected for VOCs, SVOCs, and metals (SCDHS SOP 9-95 criteria) analysis. No exceedances of SCHDS Cleanup Objectives were identified. No further action was recommended for this REC.
 - The primary leaching pool of sanitary system 1 (SS-1, located to the northwest of the building) was also remediated. Although concentrations at the time it had been previously sampled did not exceed SCDHS Action Levels, concentrations were approaching the Action Levels. Approximately 2 to 3 feet of sediments were removed from the leaching pool and an endpoint

sample was collected for VOCs, SVOCs, and metals (SCDHS SOP 9-95 criteria) analysis. No exceedances of SCDHS Cleanup Objectives were identified.

- SMB
 - The primary leaching pool was remediated by removing 2 to 3 feet of sediments and collection of an endpoint sample for VOCs, SVOCs, and metals (SCDHS SOP 9-95 criteria) analysis. The two stormwater drains in the adjacent parking lot were also remediated by removing 2 to 3 feet of sediments even though only one had previously contained an exceedance; endpoint samples were collected for the same criteria. No exceedances of SCHDS Cleanup Objectives were identified. No further action was recommended for this REC.
 - The maintenance pit in the garage was remediated by removing approximately 1 foot of sediment in the pit. A drain at the bottom of the pit measuring approximately 1.5 feet long by 1.5 feet wide was uncovered and an additional 1.5 feet of soil was removed from the drain. An endpoint sample was collected for VOCs, SVOCs, and metals (SCDHS SOP 9-95 criteria) analysis. No exceedances of SCHDS Cleanup Objectives were identified and the drain at the bottom of the pit was sealed. No further action was recommended for this REC.

A total of 19,200 gallons of liquids, 13.87 tons of sanitary system sludges, and 12.92 tons of storm drain sediments were removed from the site and properly disposed of.

8.2.9 Phase I Environmental Site Assessment by Partner (2017)

In September 2017, Partner conducted a Phase I ESA. Conclusions in this report consist of the following:

- Based on the information gathered from PWGC's Phase I and Phase II inspections in 2006 and 2007, Partner concludes that the former use of agricultural chemicals is expected to represent a significant environmental concern.
- Partner agrees that further management of onsite soils will be required if the subject property use changes, and that vertical mixing would be the most cost-efficient method for the amount of soil located at the site.
- A site management plan should be developed and approved by regulatory agencies; perimeter air monitoring is usually required during projects of this scope, and soil sampling throughout the process will be necessary.

- Partner agrees that, prior to construction activities, all remaining environmental structures (stormwater drains and cesspools) should be closed and sampled as appropriate. Any remaining ASTs should be cleaned and properly disposed of. Soil beneath each AST should be sampled if there is any indication of staining, leakage, or other visual signs of possible AST failure.

8.3 Local Government Officials

Based upon the site history, interviews with government officials to obtain additional information are not warranted at this time.

9.0 CONDITIONS OUTSIDE THE SCOPE OF ASTM 1527-13

9.1 Wetland Delineation

Based on review of the EDR Radius Map Report, which includes State and Federal wetlands, it appears that State and/or Federal wetlands are not present on the subject property. Based on review of the NYSDEC Environmental Resources Mapper, the site does not appear to be located within a wetlands or a wetlands checkzone.

Based on review of the EDR Radius Map Report, it appears that the nearest State or Federal wetland is Green Creek, located approximately ¼ of a mile south-southeast of the subject property.

9.2 Radon Risk Evaluation

Radon is a colorless, radioactive; inert gas formed by the decay of radium and may be present in soils and rocks containing granite, shale, phosphate and pitchblende. The USEPA's "Map of Radon Zones for New York State," September 1993 indicates that Suffolk County is not a radon risk area. The EDR report provides information from the New York State Department of Health radon survey which indicates that the average result for sites tested in Suffolk County is 0.670 Pico curies per liter (pCi/L) in the living area, which is below the USEPA radon action level of 4 pCi/L, and 100% of sites tested in Suffolk County were below the action level of 4 pCi/L in the living area.

9.3 Asbestos

PWGC observed evidence of potential asbestos containing material (ACM) in the residential houses. Based on the apparent age of the buildings, it is possible that ACM is present in each of the on-site buildings.

9.4 Lead-Based Paint (LBP)

PWGC did not identify evidence of potential lead based paint at the site. Based on the apparent age of the buildings, it is possible that lead based paint/additional lead based paint is present.

9.5 Mold

PWGC did visually observe significant sources of mold at the site during site reconnaissance. There had been water damage throughout the buildings associated with the golf course due to the site being vacant for an extended period of time. As redevelopment plans for the property include demolition of the existing on-site structures, the presence of mold is not a concern.

10.0 FINDINGS AND OPINIONS

Based upon reconnaissance of the subject and surrounding properties, interviews and review of historical records and regulatory agency databases, the following potential RECs have been identified:

Onsite

- Historic use as a golf course.
- Presence of out-of-service ASTs and staining
- Onsite sanitary system and storm drains
- Subject property is listed in the NYSPILLS database.

Offsite

- None

Potential RECs identified at the subject property were evaluated to determine whether items initially suspected to be RECs are in fact RECs. Evaluation of potential RECs are as follows:

- The site has a long history of being an active golf course. Chemicals such as pesticides, herbicides, and fertilizers have been used at the site; the majority of the chemical storage and mixing was conducted by the SMB. Samples from previous site assessments reveal that the surface soils are impacted with metals and pesticides, predominantly mercury, chlordane, and heptachlor epoxide. Debris piles and mounds of soil were historically observed and sampled. During the recent site inspection, these piles and mounds were not identified; however, the presence of overgrown vegetation may have made inspection of these piles difficult. As the property no longer operates as a golf course and redevelopment of the property is contemplated, these conditions represent a REC.
- Three ASTs were identified at the site: one 275 gallon AST located in the basement of each residential house and one 550 gallon AST located adjacent to the pro-shop and in direct contact with the soil. The ASTs were in varying conditions from good to fair and there was no evidence of leaks from the ASTs. The ASTs are still partially full of liquids and over time, the ASTs, without proper maintenance may fail. The presence of these ASTs represents a REC.
- Several of the onsite sanitary and stormwater systems were successfully remediated in 2007 and in 2015. The golf course ceased operations shortly after the 2015 remediation, so the structures remediated in 2015 are unlikely to be impacted; however, a significant amount of time has passed since the 2007 remediation occurred of the structures in the club house parking lot. Continued use after the remediation may have resulted in additional impact to that system; therefore, the presence of the

sanitary and stormwater drains in the parking lot of the club house and the two stormwater drains on the course represent a REC.

- The subject property is identified as a NYSPILLS site. Spill number 05-11071 was opened on December 12, 2005, due to a bad check valve observed during a tank test. No contamination was found, the check valve was replaced, and the tank passed a new test. The NYSDEC closed spill number 05-11071 on March 21, 2006; therefore, this represents a HREC.

11.0 CONCLUSIONS AND RECOMMENDATIONS

PWGC has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for the subject property. There were no exceptions to, or deletions from, this practice except as noted in Section 12.0 of this report. PWGC evaluated the findings associated with the subject property and identified three RECs and one HREC with respect to the subject property.

Based on the identified RECs, PWGC recommends a Phase II ESA be performed at the site. The Phase II ESA should include:

- General characterization of surface soils across the golf course to determine the extent of impact from the site's historic operation as a golf course. Samples should be analyzed for a minimum of pesticides, metals, and herbicides. Preparation of a Soil and Materials Management Plan may be appropriate to document the procedures for properly handling shallow soils and soil from the debris pile if the site is to be redeveloped.
- The stormwater and sanitary systems should be sampled, remediated if necessary, and decommissioned with SCDHS and EPA as they are no longer in service as part of the redevelopment of the property.
- The ASTs should be cleaned and removed from the site as part of the redevelopment of the property.

Although not a part of the ASTM E1527-13 scope, the following additional site concerns must be considered:

- Based on the apparent age of the buildings at the site, it is possible that ACM are present within the structures. PWGC recommends that, prior to demolition or renovation of the buildings, a proper asbestos survey be performed, and identified ACM properly abated.

12.0 DEVIATIONS

This Phase I ESA was conducted in accordance with the scope and limitations of the ASTM Standard E 1527-13 (Standard Practices for Environmental Site Assessment: Phase I Environmental Site Assessment Process) and 40 CFR Part 312 (Standards and Practices for All Appropriate Inquiry; Final Rule). Excluding data gaps identified in Section 2.8 and additional services outlined in Section 9.0, there were no deviations or deletions from this practice.

13.0 REFERENCES

All Appropriate Inquiry, Final Rule, 40 CFR Part 312.

Standard practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Standard E 1527-13.

14.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

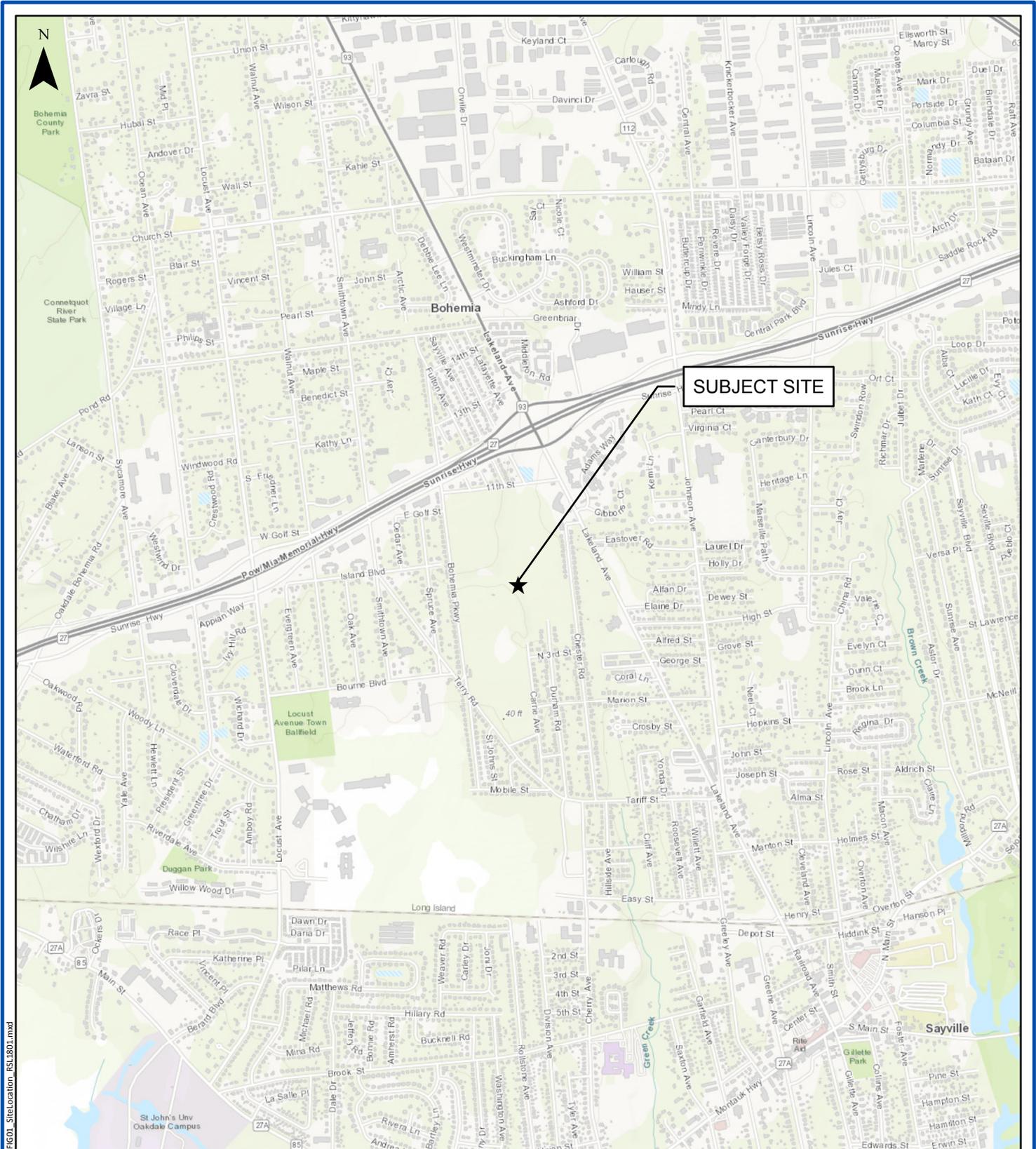
I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312. I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312.



Jennifer Lewis, PG
Senior Project Manager

Report Completion Date: June 19, 2018

FIGURES



Document Path: W:\Projects\M-R\RSL1801\mprojfiles\FIG01_SiteLocation_RSL1801.mxd



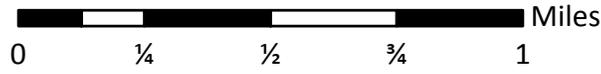
PWGC
Strategic Environmental and Engineering Solutions

P.W. GROSSER CONSULTING, INC.

630 Johnson Avenue, Suite 7
Bohemia, NY • 11716-2618
Phone: (631) 589-6353 • Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

SITE LOCATION

458 Lakeland Ave
Sayville, NY



Project:	RSL1801
Date:	5/22/2018
Designed by:	JLL
Drawn by:	TS
Approved by:	JLL
Figure No:	1



PWGC

Strategic Environmental and Engineering Solutions

**P.W. GROSSER CONSULTING ENGINEER
AND HYDROGEOLOGIST, P.C.**

630 Johnson Avenue, • Suite 7
Bohemia • NY • 11716-2618
Phone: (631) 589-6353 • Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

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OF SEC. 7209 OF THE N.Y.S. EDUCATION LAW

DRAWING PREPARED FOR:

REVISION	DATE	INITIAL	COMMENTS

DRAWING INFORMATION:			
Project:	RSL1801	Designed by:	JLL
Date:	6/8/2018	Drawn by:	TS
Scale:	AS SHOWN	Approved by:	JLL

SITE PLAN

458 Lakeland Ave
Sayville, NY

FIGURE NO:

2

	Site Tax Lot Boundary
	Tax lot Boundary

APPENDIX A

SITE PHOTOGRAPHS



A view of the golf course.



A view of the former Pro Shop.



A 550 gallon AST was observed behind the former Pro Shop. The AST is in direct contact with the soil, but no obvious leaks were observed.



A view of the Pro Shop storage area.



A view of the Pro Shop garage area.



A view of the interior of the Pro Shop.



An asphalt-paved lot was observed adjacent to the south maintenance area.



A view of the interior of the south maintenance building.



A 275-gallon AST was previously located adjacent to the SMB. *De minimus* staining is observed where the AST was located.



A 2,000-gallon AST was previously located on this concrete slab north of the SMB.



A view of the garage bay in the SMB.



A gas-powered HVAC Air Handler located in the SMB.



A generator in the SMB. This generator was reportedly not used at the site and is only being stored there.



Antifreeze and lube oil was stored in the SMB. No leaks or stains were observed.



A sealed maintenance pit was discovered in the SMB.



A stormwater drain was observed adjacent to the SMB.



Some *de minimus* petroleum staining with speedy dry absorbent was observed in the SMB in the vicinity of the lawn mower maintenance equipment. No cracks were observed in the concrete.



Water staining was observed on the concrete floor of the SMB.



A view of the back porch of the north vacant single family house.



A 275-gallon AST, presumably used for fuel oil, was located in the basement of a residential home located on the northern portion of the site.



Minor staining was observed on the concrete floor of the basement.



There was also exposed soil located in the basement. The soil did not appear to be contaminated, as no staining or odors were observed.



A sanitary manhole was observed on the property of the northern residential home.



A view of the back of south vacant single family house.



A 275-gallon AST was observed in the basement of the southern home.



Stored paint cans were observed inside the south house.



A view of the pool house.



Pool maintenance chemicals were observed in the pool house. The products were properly stored, with no staining or leaks observed.



A sand filtration system is located in the pool house.



A view of the covered pool.



A UST used to store water relating to the site's irrigation is located in a maintenance pit near a private well on the west side of the golf course.



The potential location of a landscaping debris pile is located at the western portion of the golf course. The area was overgrown; therefore, the surface could not be inspected to determine if the debris pile was still there.

APPENDIX B

SANBORN MAPS



458 Lakeland Ave
458 Lakeland Ave
Sayville, NY 11782

Inquiry Number: 5303084.3

May 21, 2018

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

05/21/18

Site Name:

458 Lakeland Ave
458 Lakeland Ave
Sayville, NY 11782
EDR Inquiry # 5303084.3

Client Name:

P.W. Grosser Consulting
630 Johnson Ave
Bohemia, NY 11550
Contact: Lisa Schreiner



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by P.W. Grosser Consulting were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 145C-4CED-AF16

PO # NA

Project RSL1801

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 145C-4CED-AF16

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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APPENDIX C

TOPOGRAPHIC MAPS

458 Lakeland Ave
458 Lakeland Ave
Sayville, NY 11782

Inquiry Number: 5303084.4

May 21, 2018

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

05/21/18

Site Name:

458 Lakeland Ave
458 Lakeland Ave
Sayville, NY 11782
EDR Inquiry # 5303084.4

Client Name:

P.W. Grosser Consulting
630 Johnson Ave
Bohemia, NY 11550
Contact: Lisa Schreiner



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by P.W. Grosser Consulting were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	NA	Latitude:	40.755452 40° 45' 20" North
Project:	RSL1801	Longitude:	-73.099518 -73° 5' 58" West
		UTM Zone:	Zone 18 North
		UTM X Meters:	660427.14
		UTM Y Meters:	4513347.80
		Elevation:	32.70' above sea level

Maps Provided:

2013	1904
1976, 1979	1903, 1904
1967	1902
1956	
1955, 1956	
1947	
1942	
1919	

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2013 Source Sheets



Bay Shore East
2013
7.5-minute, 24000



Patchogue
2013
7.5-minute, 24000



Sayville
2013
7.5-minute, 24000



Central Islip
2013
7.5-minute, 24000

1976, 1979 Source Sheets



Sayville
1976
7.5-minute, 24000
Aerial Photo Revised 1966

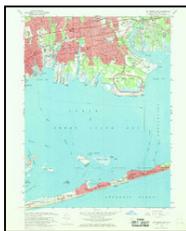


Central Islip
1979
7.5-minute, 24000
Aerial Photo Revised 1977



Bay Shore East
1979
7.5-minute, 24000
Aerial Photo Revised 1978

1967 Source Sheets



Bay Shore East
1967
7.5-minute, 24000
Aerial Photo Revised 1966



Sayville
1967
7.5-minute, 24000
Aerial Photo Revised 1966



Patchogue
1967
7.5-minute, 24000
Aerial Photo Revised 1966



Central Islip
1967
7.5-minute, 24000
Aerial Photo Revised 1966

1956 Source Sheets



Setauket
1956
15-minute, 62500
Aerial Photo Revised 1954

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

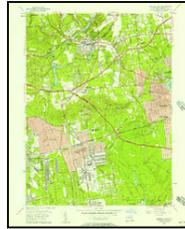
1955, 1956 Source Sheets



Bay Shore East
1955
7.5-minute, 24000
Aerial Photo Revised 1954



Sayville
1955
7.5-minute, 24000
Aerial Photo Revised 1954



Central Islip
1956
7.5-minute, 24000
Aerial Photo Revised 1954



Patchogue
1956
7.5-minute, 24000
Aerial Photo Revised 1954

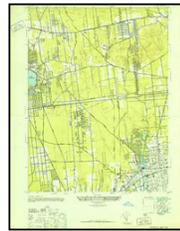
1947 Source Sheets



Central Islip
1947
7.5-minute, 24000



Sayville
1947
7.5-minute, 24000
Aerial Photo Revised 1942



Patchogue
1947
7.5-minute, 24000
Aerial Photo Revised 1947

1942 Source Sheets



Islip
1942
30-minute, 125000

1919 Source Sheets



Setauket
1919
15-minute, 62500

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1904 Source Sheets



Islip
1904
30-minute, 125000

1903, 1904 Source Sheets



Fire Island
1903
15-minute, 62500



Setauket
1904
15-minute, 62500

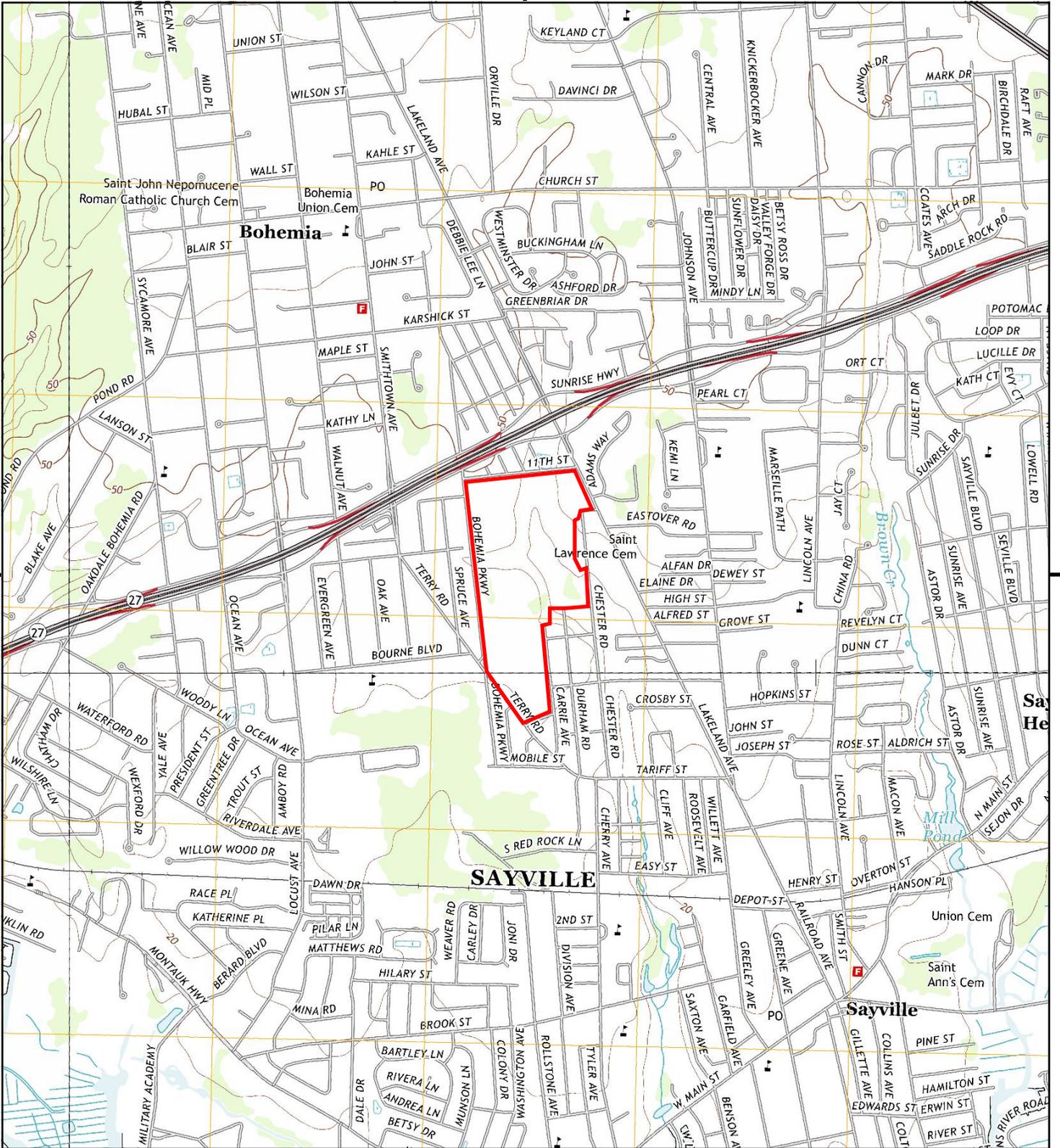
1902 Source Sheets



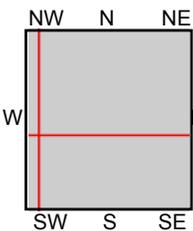
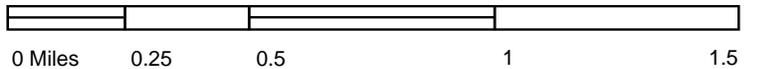
Fire Island
1902
15-minute, 62500



Setauket
1902
15-minute, 62500



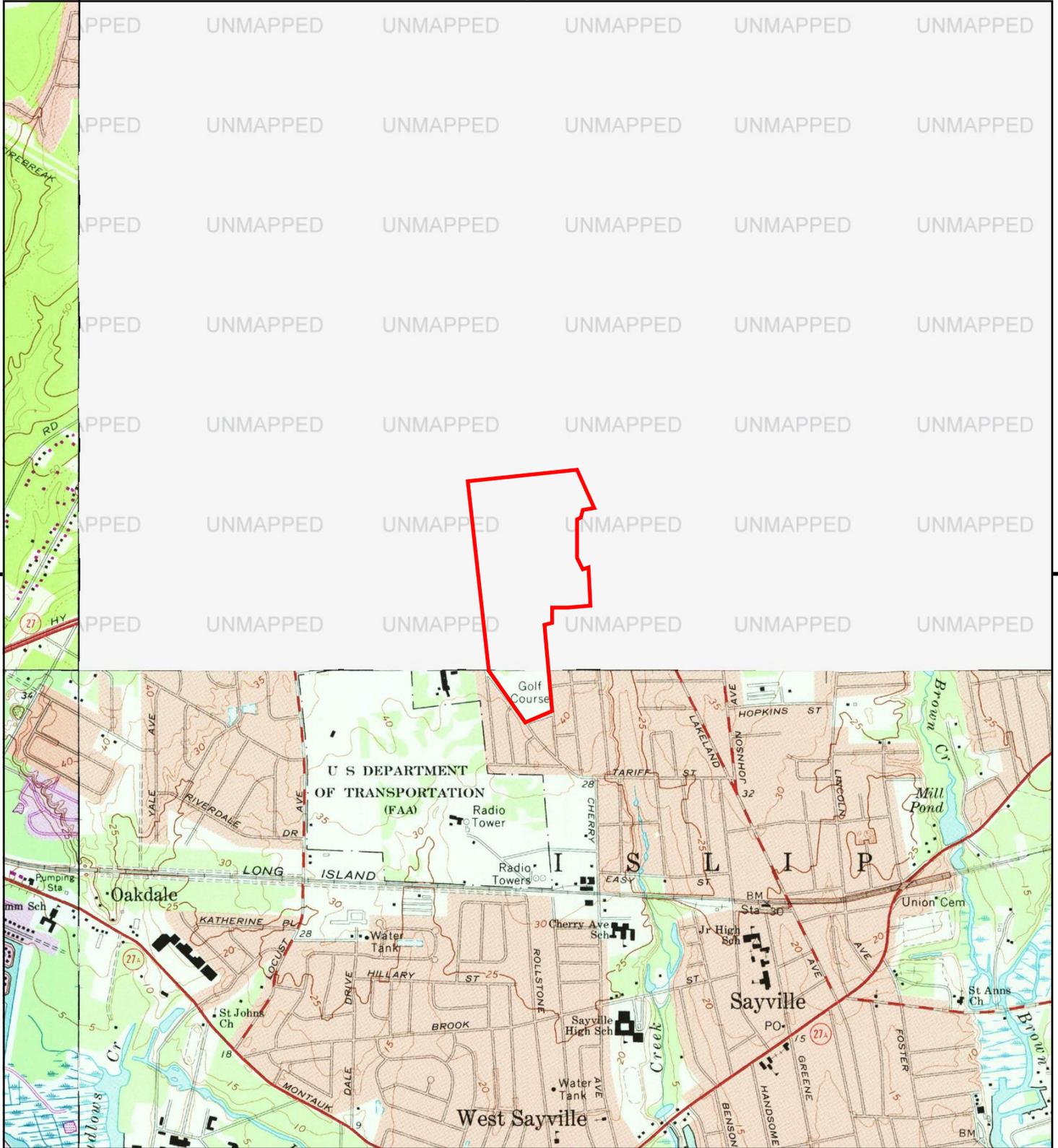
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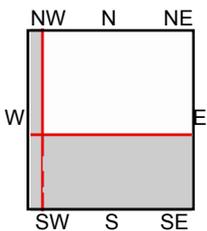
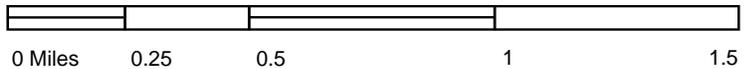
TP, Patchogue, 2013, 7.5-minute
 SE, Sayville, 2013, 7.5-minute
 SW, Bay Shore East, 2013, 7.5-minute
 NW, Central Islip, 2013, 7.5-minute

SITE NAME: 458 Lakeland Ave
 ADDRESS: 458 Lakeland Ave
 Sayville, NY 11782
 CLIENT: P.W. Grosser Consulting





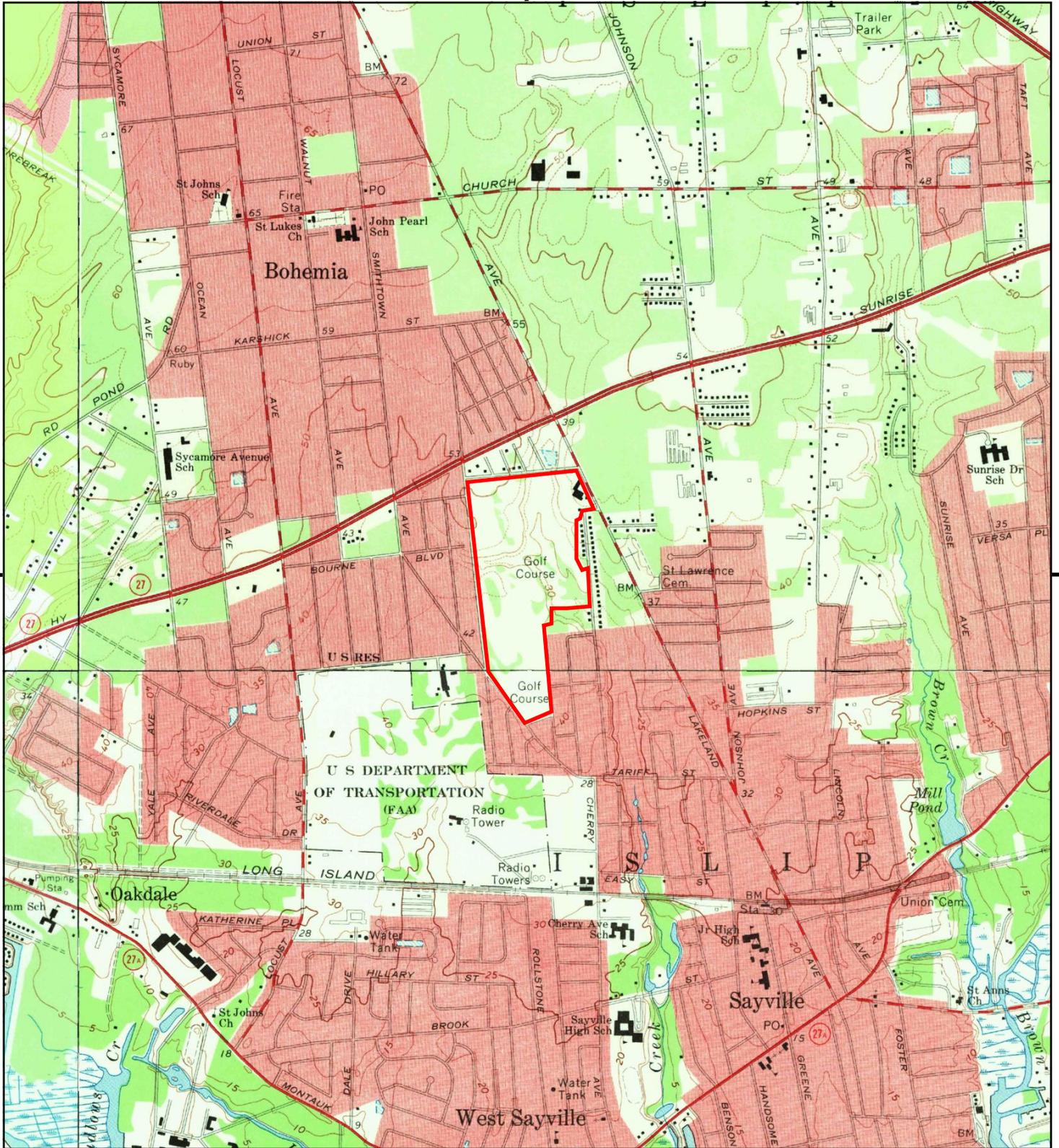
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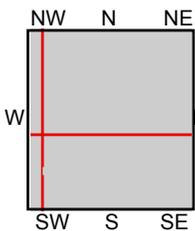
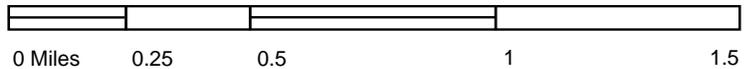
SE, Sayville, 1976, 7.5-minute
 SW, Bay Shore East, 1979, 7.5-minute
 NW, Central Islip, 1979, 7.5-minute

SITE NAME: 458 Lakeland Ave
ADDRESS: 458 Lakeland Ave
 Sayville, NY 11782
CLIENT: P.W. Grosser Consulting





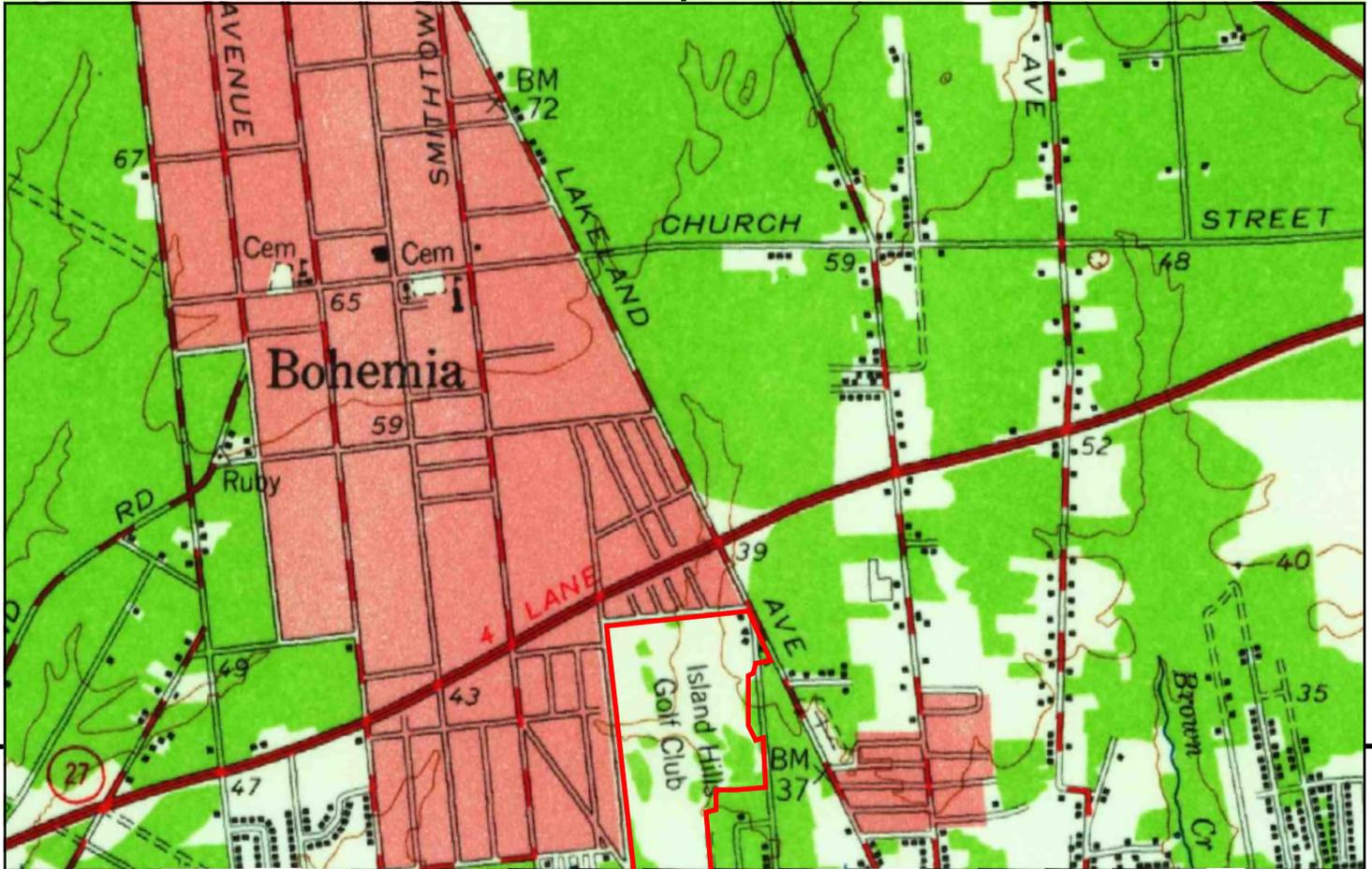
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 SE, Sayville, 1967, 7.5-minute
 SW, Bay Shore East, 1967, 7.5-minute
 NW, Central Islip, 1967, 7.5-minute

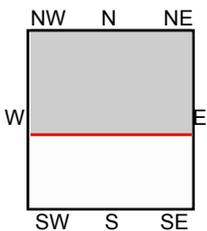
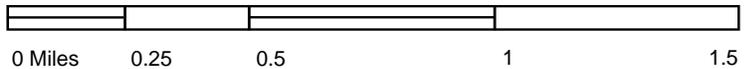
SITE NAME: 458 Lakeland Ave
ADDRESS: 458 Lakeland Ave
 Sayville, NY 11782
CLIENT: P.W. Grosser Consulting





UNMAPPED	UNMAPPED	UNMAPPED	UNMAPPED	UNMAPPED	UNMAPPED
UNMAPPED	UNMAPPED	UNMAPPED	UNMAPPED	UNMAPPED	UNMAPPED
UNMAPPED	UNMAPPED	UNMAPPED	UNMAPPED	UNMAPPED	UNMAPPED
UNMAPPED	UNMAPPED	UNMAPPED	UNMAPPED	UNMAPPED	UNMAPPED
UNMAPPED	UNMAPPED	UNMAPPED	UNMAPPED	UNMAPPED	UNMAPPED

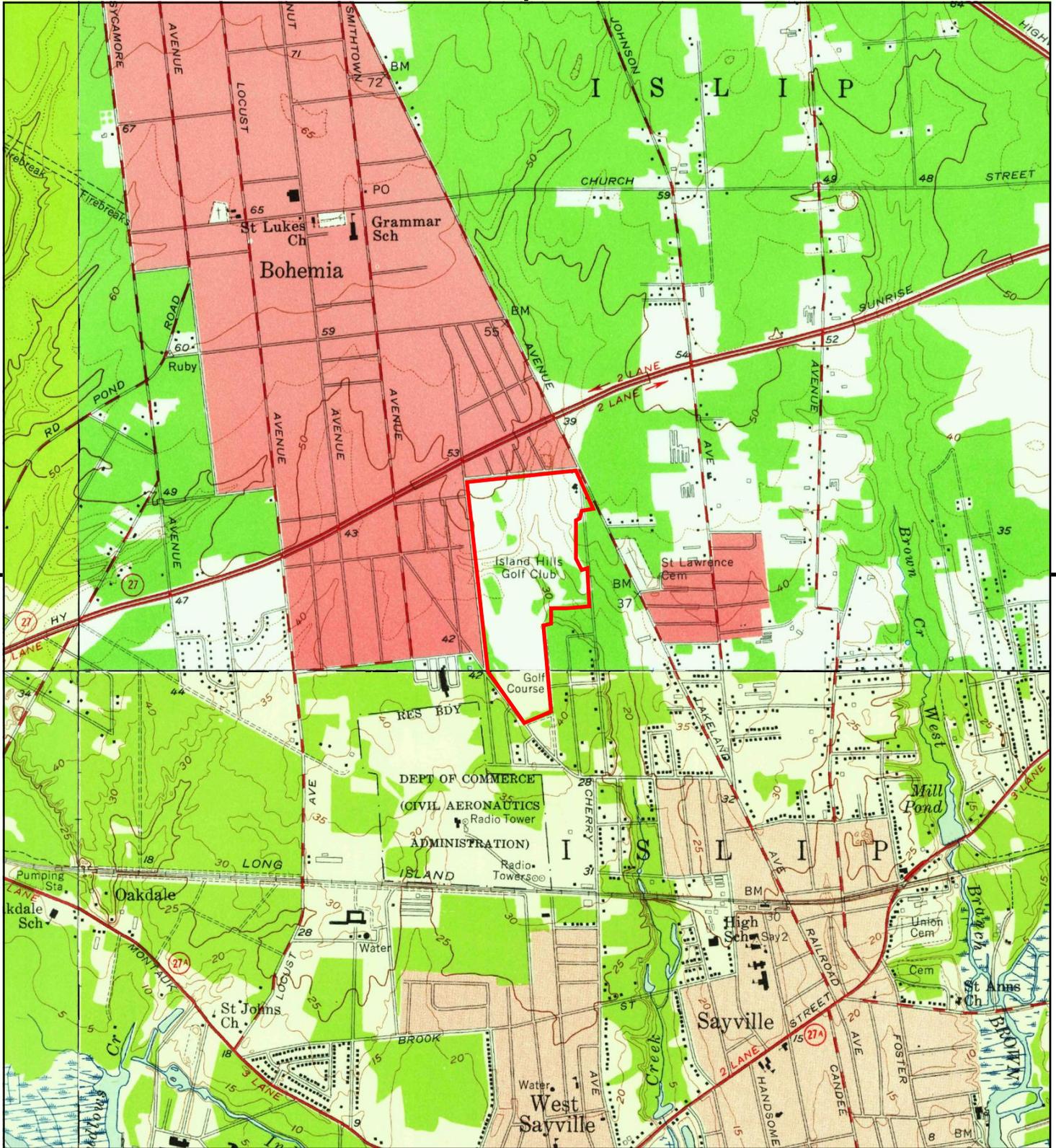
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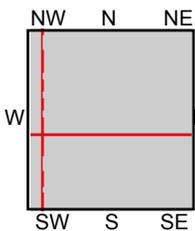
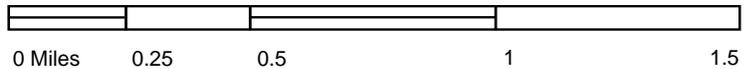
TP, Setauket, 1956, 15-minute

SITE NAME: 458 Lakeland Ave
 ADDRESS: 458 Lakeland Ave
 Sayville, NY 11782
 CLIENT: P.W. Grosser Consulting





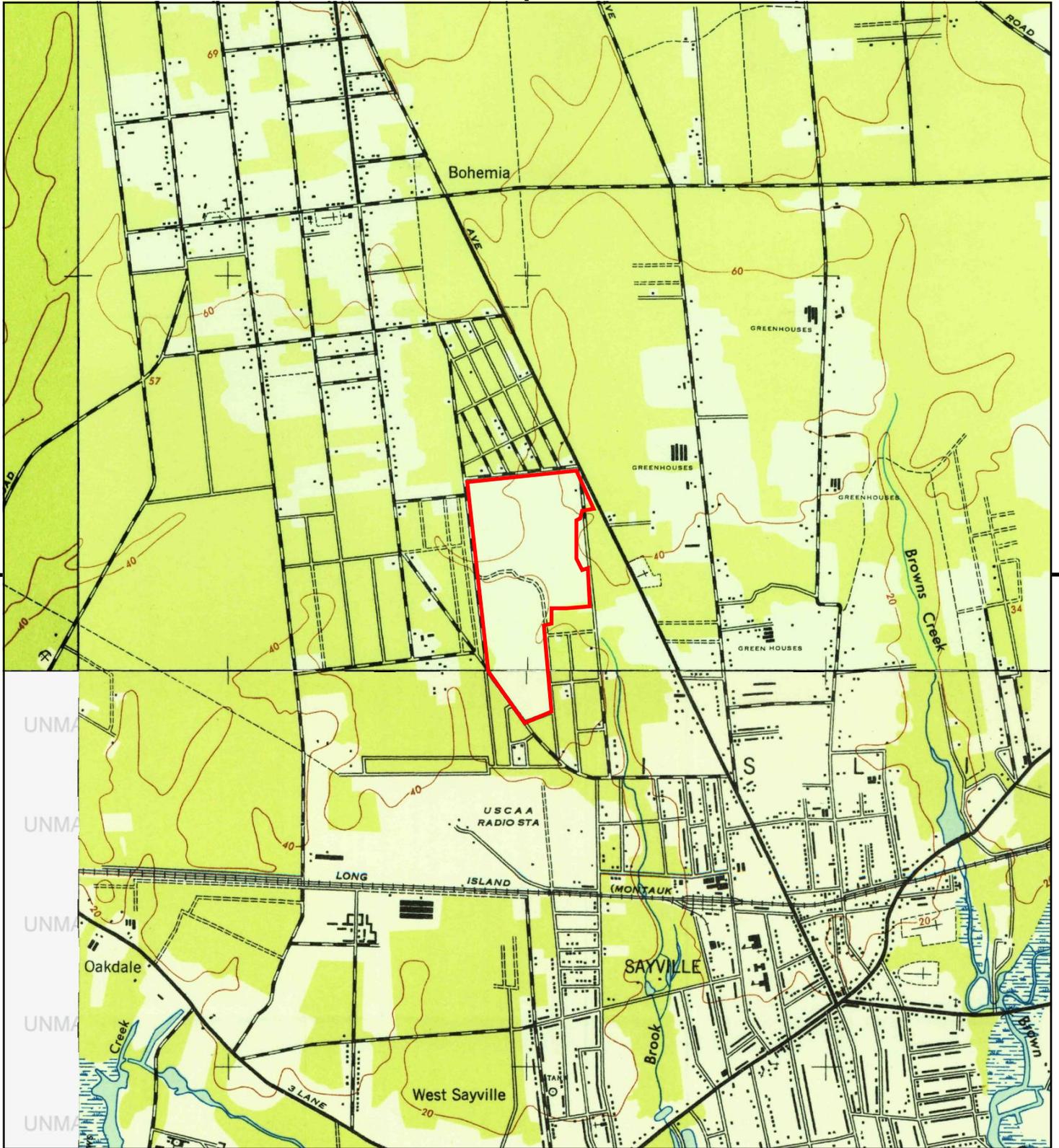
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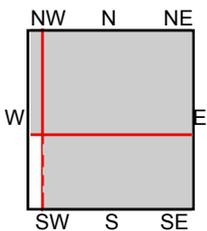
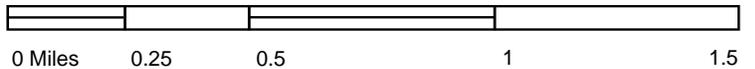
TP, Patchogue, 1956, 7.5-minute
 SE, Sayville, 1955, 7.5-minute
 SW, Bay Shore East, 1955, 7.5-minute
 NW, Central Islip, 1956, 7.5-minute

SITE NAME: 458 Lakeland Ave
ADDRESS: 458 Lakeland Ave
 Sayville, NY 11782
CLIENT: P.W. Grosser Consulting





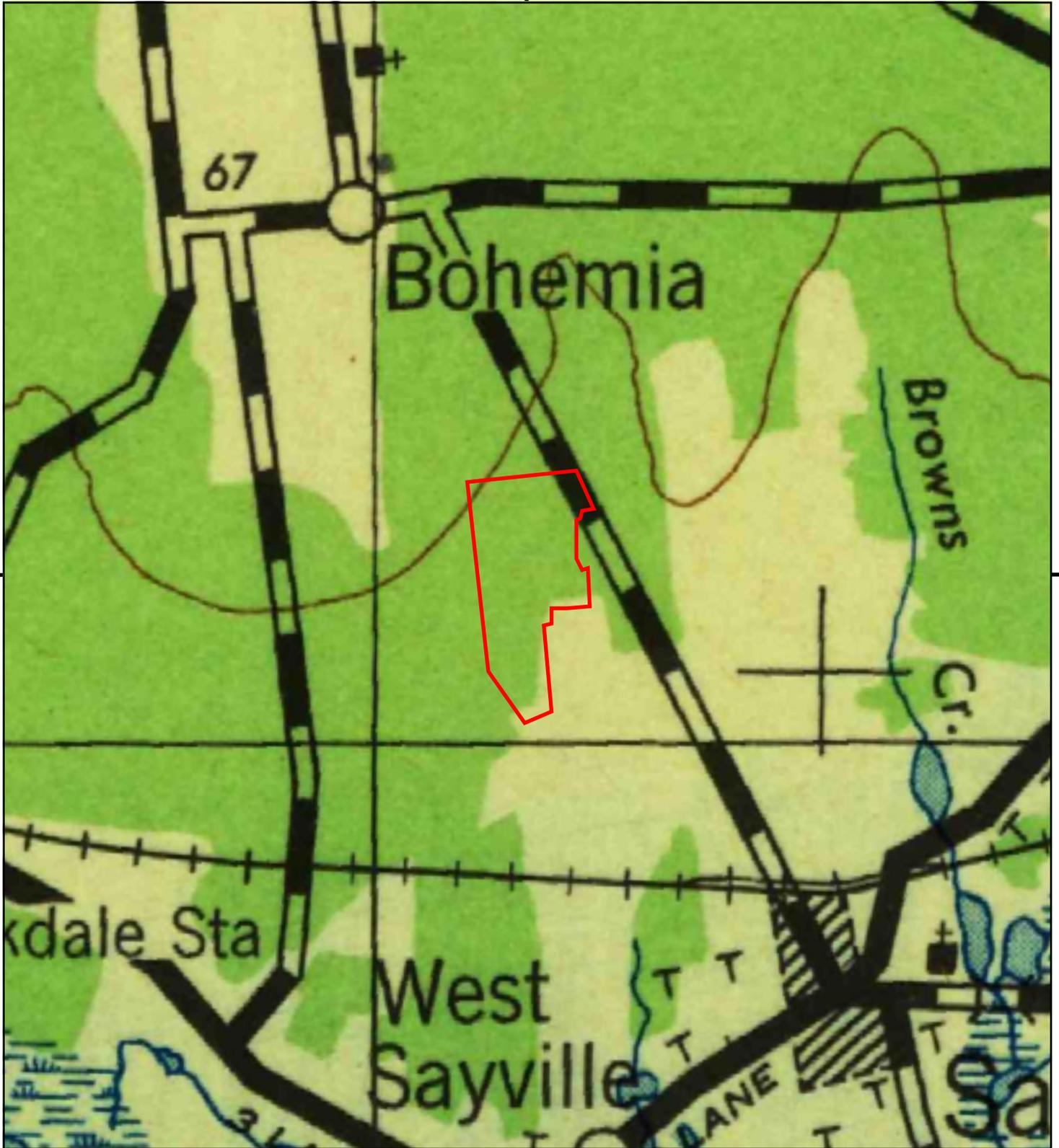
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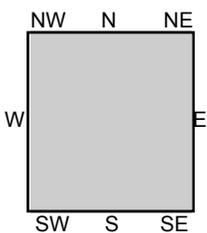
TP, Patchogue, 1947, 7.5-minute
 SE, Sayville, 1947, 7.5-minute
 NW, Central Islip, 1947, 7.5-minute

SITE NAME: 458 Lakeland Ave
 ADDRESS: 458 Lakeland Ave
 Sayville, NY 11782
 CLIENT: P.W. Grosser Consulting





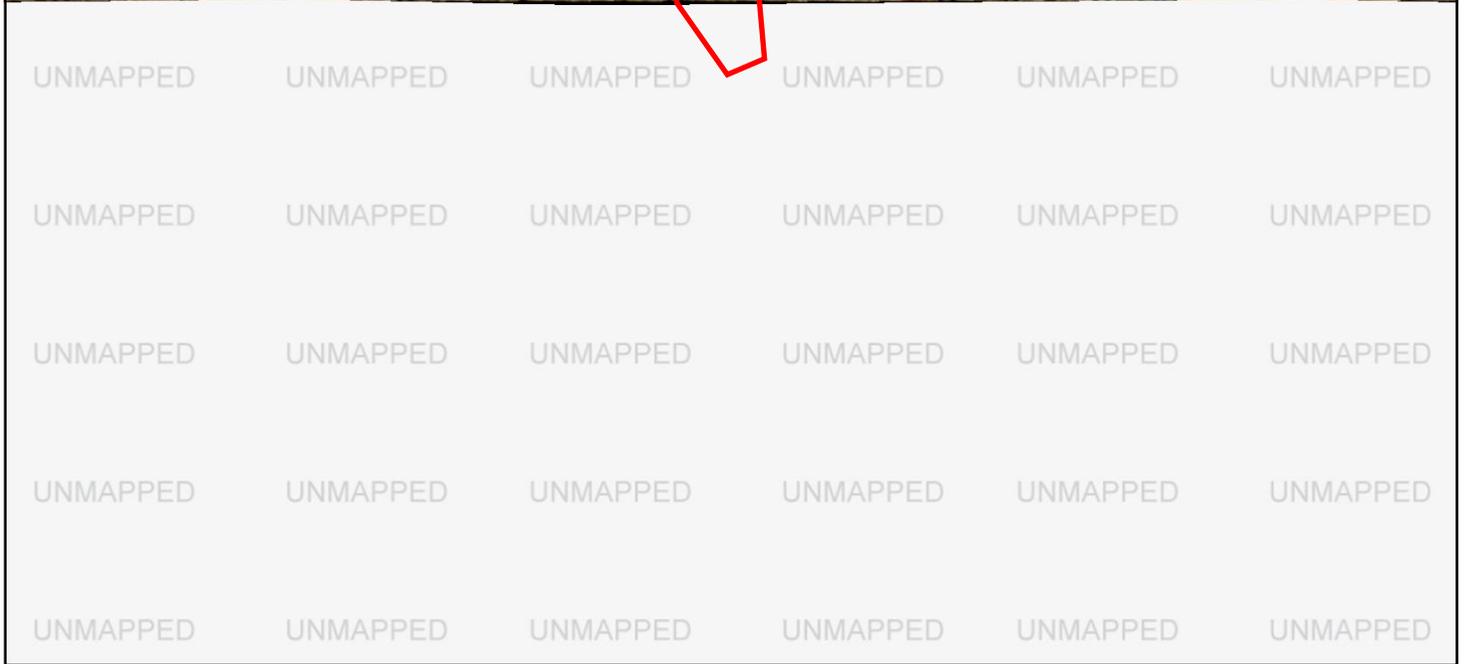
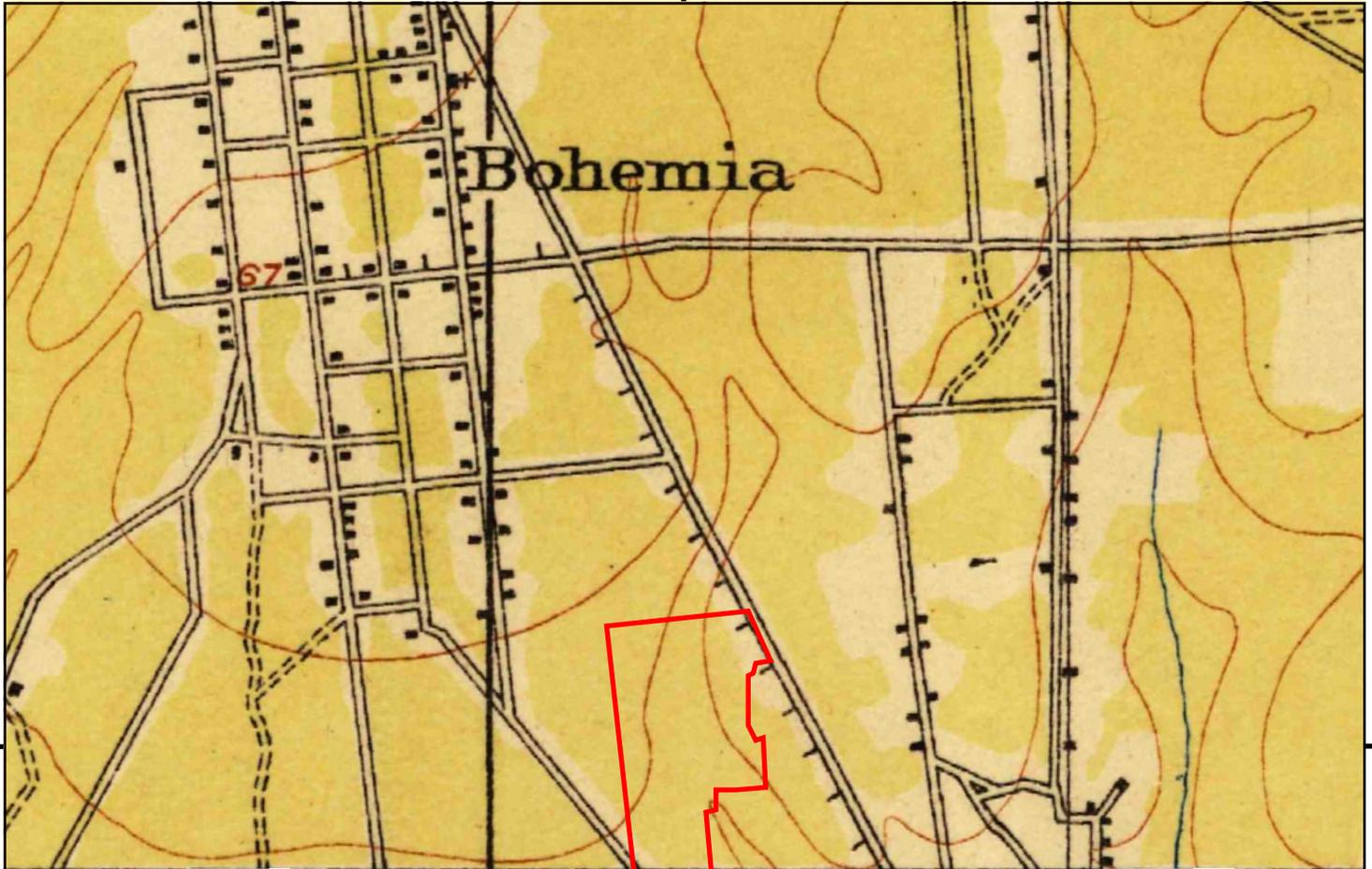
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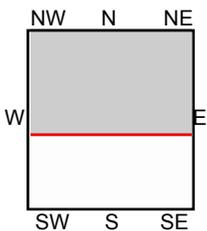
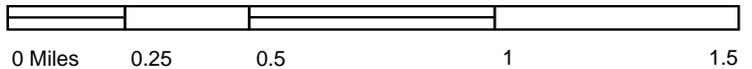
TP, Islip, 1942, 30-minute

SITE NAME: 458 Lakeland Ave
ADDRESS: 458 Lakeland Ave
Sayville, NY 11782
CLIENT: P.W. Grosser Consulting





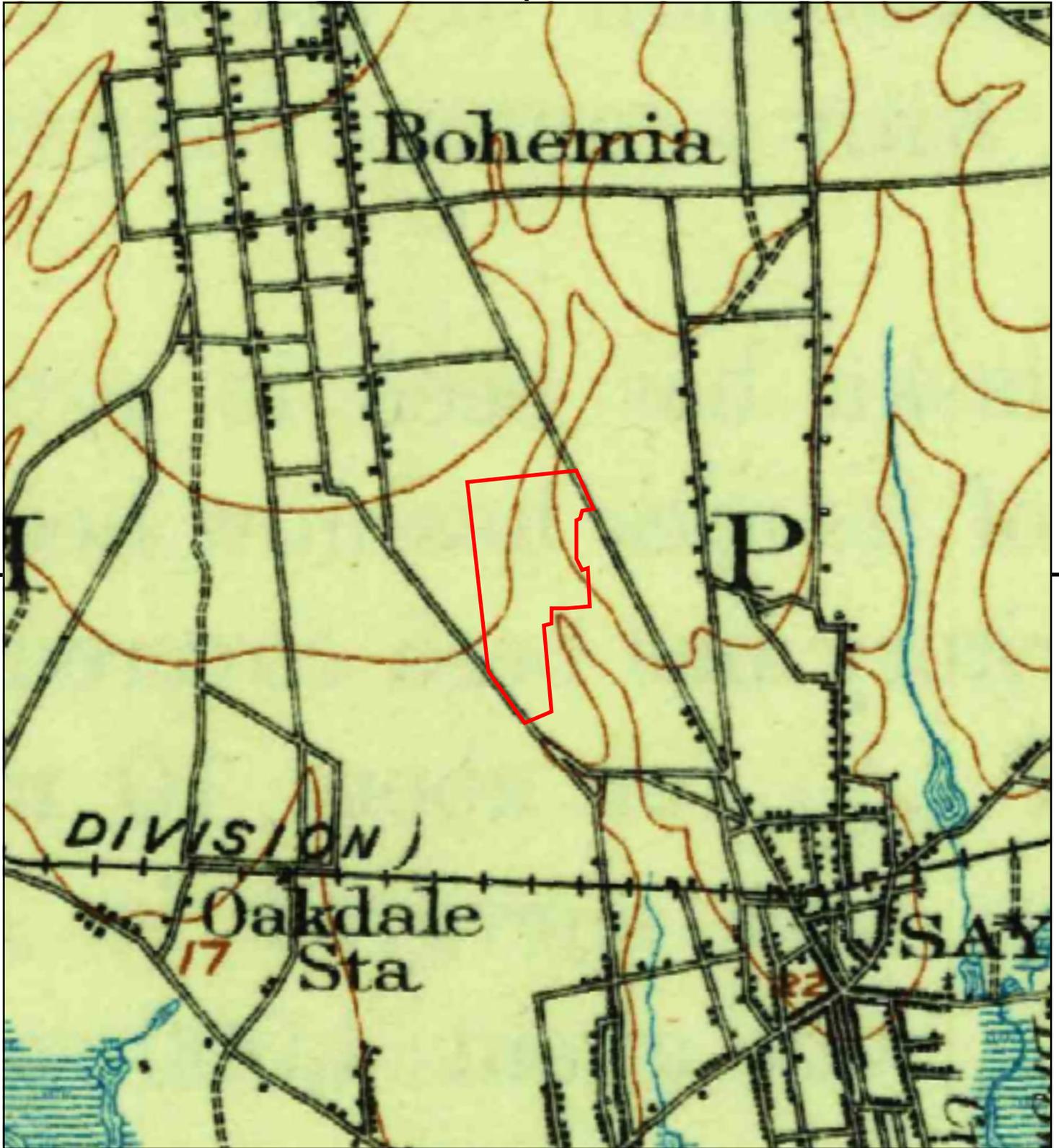
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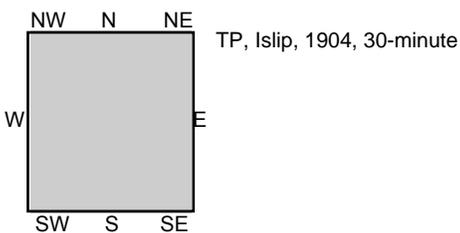
TP, Setauket, 1919, 15-minute

SITE NAME: 458 Lakeland Ave
 ADDRESS: 458 Lakeland Ave
 Sayville, NY 11782
 CLIENT: P.W. Grosser Consulting



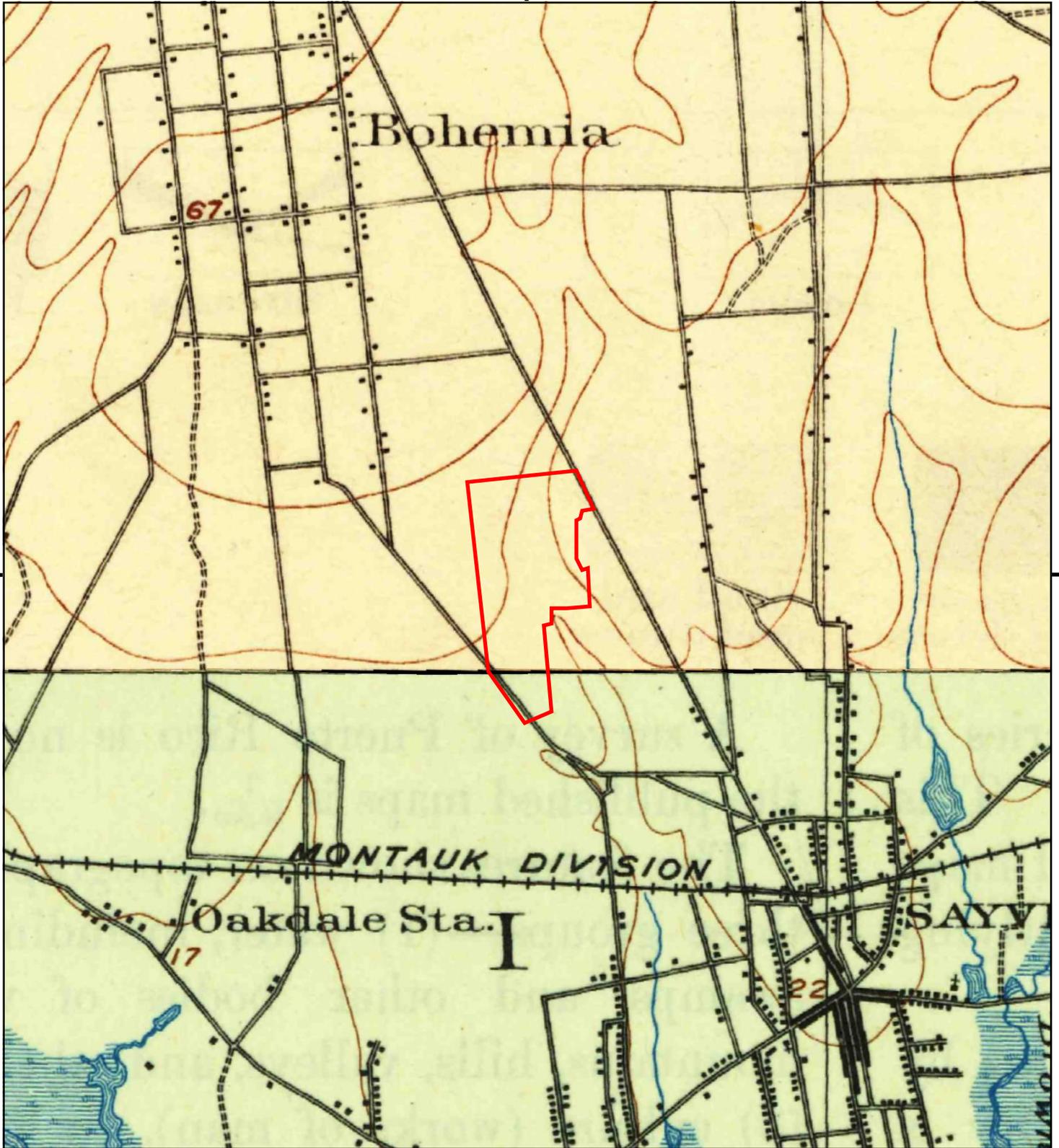


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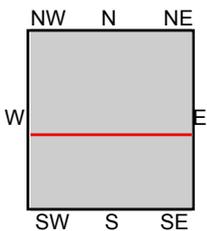
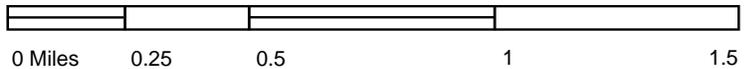


SITE NAME: 458 Lakeland Ave
ADDRESS: 458 Lakeland Ave
Sayville, NY 11782
CLIENT: P.W. Grosser Consulting





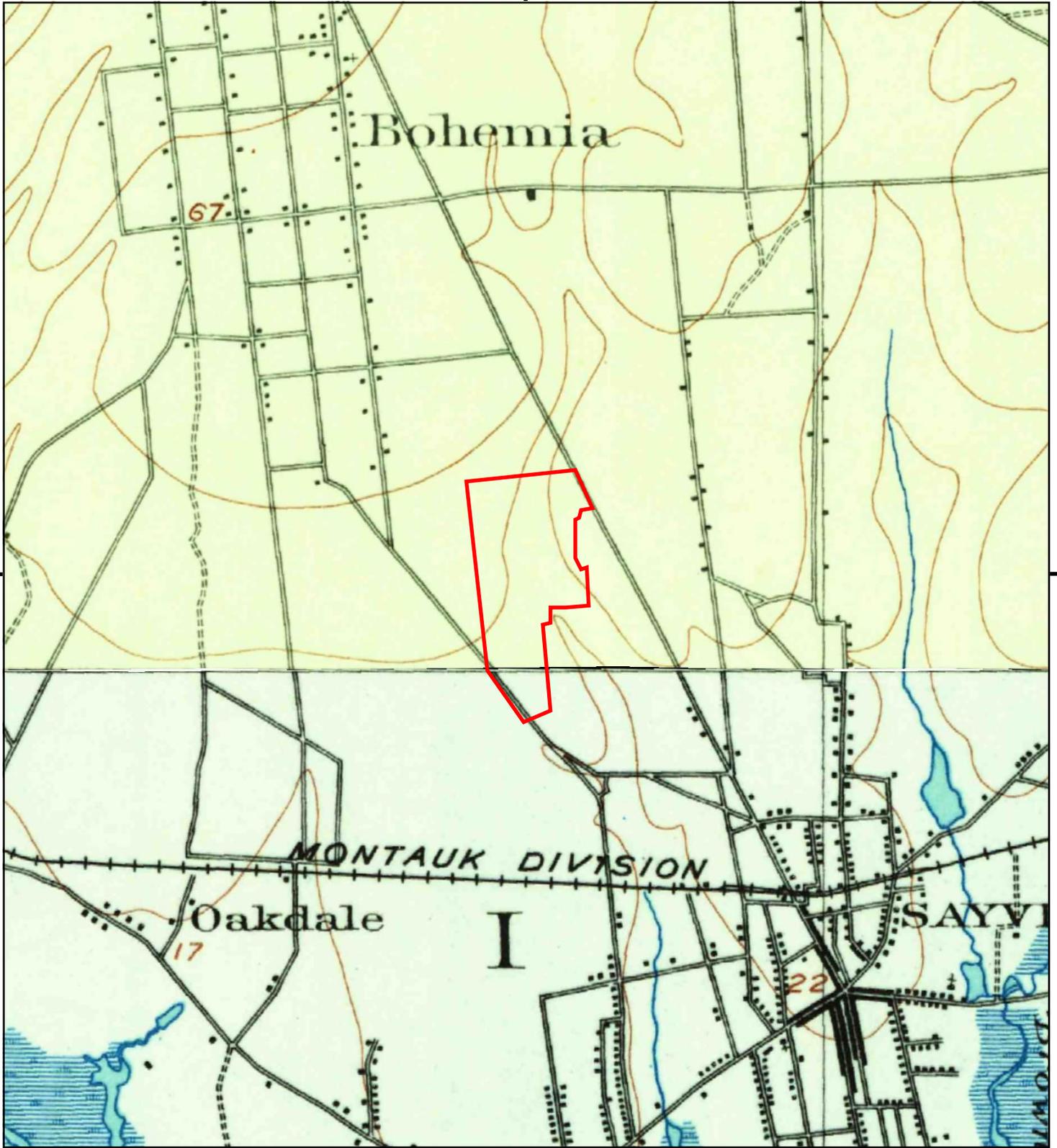
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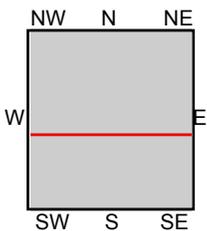
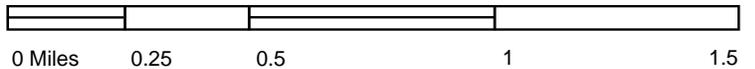
TP, Setauket, 1904, 15-minute
S, Fire Island, 1903, 15-minute

SITE NAME: 458 Lakeland Ave
ADDRESS: 458 Lakeland Ave
Sayville, NY 11782
CLIENT: P.W. Grosser Consulting





This report includes information from the following map sheet(s).



TP, Setauket, 1902, 15-minute
S, Fire Island, 1902, 15-minute

SITE NAME: 458 Lakeland Ave
ADDRESS: 458 Lakeland Ave
Sayville, NY 11782
CLIENT: P.W. Grosser Consulting



APPENDIX D

AERIAL PHOTOS



458 Lakeland Ave

458 Lakeland Ave

Sayville, NY 11782

Inquiry Number: 5303084.8

May 22, 2018

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Site Name:

458 Lakeland Ave
 458 Lakeland Ave
 Sayville, NY 11782
 EDR Inquiry # 5303084.8

Client Name:

P.W. Grosser Consulting
 630 Johnson Ave
 Bohemia, NY 11550
 Contact: Lisa Schreiner



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2015	1"=500'	Flight Year: 2015	USDA/NAIP
2011	1"=500'	Flight Year: 2011	USDA/NAIP
2008	1"=500'	Flight Year: 2008	USDA/NAIP
1994	1"=500'	Acquisition Date: April 08, 1994	USGS/DOQQ
1985	1"=500'	Flight Date: April 17, 1985	USDA
1980	1"=500'	Flight Date: September 08, 1980	USDA
1976	1"=500'	Flight Date: April 10, 1976	Aero
1970	1"=500'	Flight Date: May 30, 1970	USDA
1966	1"=500'	Flight Date: March 29, 1966	USGS
1962	1"=500'	Flight Date: March 16, 1962	EDR Proprietary Aerial Viewpoint
1957	1"=500'	Flight Date: March 31, 1957	Jack
1954	1"=500'	Flight Date: February 27, 1954	USGS
1947	1"=500'	Flight Date: January 01, 1947	FirstSearch
1938	1"=500'	Flight Date: January 06, 1938	USDA

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

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INQUIRY #: 5303084.8

YEAR: 2015

— = 500'





INQUIRY #: 5303084.8

YEAR: 2011

— = 500'





INQUIRY #: 5303084.8

YEAR: 2008

— = 500'





INQUIRY #: 5303084.8

YEAR: 1994

— = 500'





INQUIRY #: 5303084.8

YEAR: 1985

— = 500'





INQUIRY #: 5303084.8

YEAR: 1980

— = 500'





INQUIRY #: 5303084.8

YEAR: 1976

— = 500'



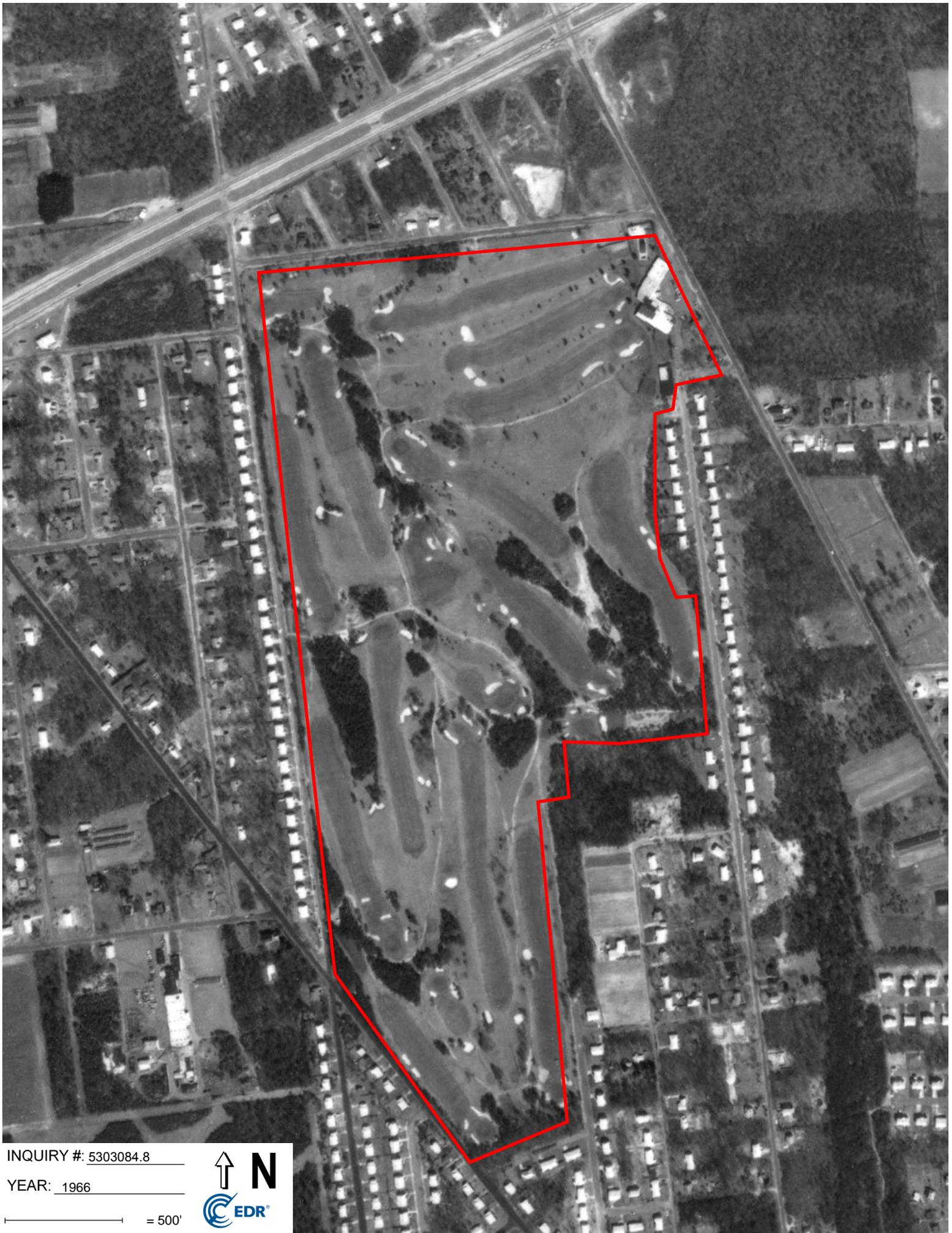


INQUIRY #: 5303084.8

YEAR: 1970

— = 500'





INQUIRY #: 5303084.8

YEAR: 1966

— = 500'





INQUIRY #: 5303084.8

YEAR: 1962

— = 500'





INQUIRY #: 5303084.8

YEAR: 1957

 = 500'





INQUIRY #: 5303084.8

YEAR: 1954

— = 500'





INQUIRY #: 5303084.8

YEAR: 1947

— = 500'





INQUIRY #: 5303084.8

YEAR: 1938

— = 500'



APPENDIX E

CITY DIRECTORY ABSTRACT

458 Lakeland Ave

458 Lakeland Ave
Sayville, NY 11782

Inquiry Number: 5303084.5
May 22, 2018

The EDR-City Directory Image Report

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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Data by

infoUSA[®]

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2014	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2005	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
1995	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
1992	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
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1984	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Criss-Cross Directory
1979	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Criss-Cross Directory
1974	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Criss-Cross Directory

FINDINGS

TARGET PROPERTY STREET

458 Lakeland Ave
Sayville, NY 11782

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

LAKELAND AVE

2014	pg A1	EDR Digital Archive
2010	pg A2	EDR Digital Archive
2005	pg A3	EDR Digital Archive
2000	pg A4	EDR Digital Archive
1995	pg A5	EDR Digital Archive
1992	pg A6	EDR Digital Archive
1989	pg A7	Cole Criss-Cross Directory
1984	pg A8	Cole Criss-Cross Directory
1979	pg A9	Cole Criss-Cross Directory
1974	pg A10	Cole Criss-Cross Directory

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

LAKELAND AVE 2014

371	HJ SWIFT CONVENIENCE INC
	RESTAURANTE BELLO SOL CORP
458	ISLAND HILLS GOLF CLUB INC

LAKELAND AVE 2010

371	HJ SWIFT CONVENIENCE INC
458	ISLAND HILLS GOLF CLUB INC
469	R LEACH LANDSCAPING INC
	SAYVILLE GARDEN CENTER



-

LAKELAND AVE 2005

371 LAKELAND DELICATESSEN
458 ISLAND HILLS GOLF CLUB INC
469 R LEACH LANDSCAPING INC
SAYVILLE GARDEN CENTER



-

LAKELAND AVE 2000

371 LAKELAND DELICATESSEN(INC)
458 ISLAND HILLS GOLF CLUB INC
469 R LEACH LANDSCAPING INC
SAYVILLE GARDEN CENTER



-

LAKELAND AVE 1995

458 TOP OF THE CLASS CATERERS INC



-

LAKELAND AVE 1992

450 JOE AND MARYS PLACE INC
458 TOP OF THE CLASS CATERERS INC
469 OZZIES CAMPING CENTER INC

LAKELAND AVE 1989

332	Francene H Barrett . . . . .	.74	567-2797
	Joe Marullo . . . . .	.86	589-8832
	David McDonnell . . . . .	.87	563-8348
333		NP	
334	Santiago Avila . . . . .	.83	589-8107
	Joseph P Harvey . . . . .	.86	589-8089
	Robert Kopelman . . . . .	.87	563-3646
	Robert Link	-	567-7970
	Magsuda Murad	-	567-1544
	Karen Neale . . . . .	.87	589-9745
	Jayasurya T Reddy	⌘	563-0617
	Robert Reve . . . . .	.87	563-4887
336	Robert Carrino . . . . .	.86	567-2315
	Seth Dickerman	⌘	563-1886
	Robert Link	⌘	589-3087
	William Salvatore	⌘	567-8852
	George Sellers	⌘	563-0735
	Walter Webber	⌘	563-1865
338	Orlando Escobar . . . . .	.86	567-8304
	L Lopresti . . . . .	.86	563-1797
	G Trevisano . . . . .	.83	589-0728
	Kenneth E Whitty . . . . .	.87	563-3733
339	B E Senf . . . . .	.58	589-4553
340	Jeffery Hartmann	-	563-4961
	Michael R Josiah . . . . .	.87	563-3592
	F M Morris . . . . .	.79	567-3245
	Scott Salkowitz . . . . .	.87	563-3785
341	Barry Weinfurt . . . . .	.80	567-2247
342	Albert Baaden . . . . .	.87	563-3427
	John Champlin	⌘	563-9649
	Paul Hogan	⌘	563-1198
	E Link . . . . .	.79	567-0522
	Anthony R Vivo Sr . . . . .	.87	589-4679
	George F Warburton . . . . .	.78	567-4807
345	Peter McGorty . . . . .	.77	589-3017
347		NP	
348	Glenn Bender . . . . .	.87	563-8317
	R Coningsby . . . . .	.86	563-2385
	Thomas Dumais . . . . .	.87	567-6480
	Kenneth H Moncayo	⌘	589-7082
350	John Graf . . . . .	.86	563-3331
	T A Largotta . . . . .	.87	567-6206
	John Wallinger . . . . .	.86	589-5390
371		NP	
380	★ New Lf Cmmn Church . . . . .	.85	589-5890
	★ New Life Nursery . . . . .	.87	589-8998
	★ New Life Day Care	-	589-3089
400	★ VFW Post 433		589-9674
450		NP	
458	Cosimo Roma . . . . .	.79	567-7213
469	★ Ozzies Camping Ctr		589-5295
NO #	★ Islnd His GLF Club		589-2200
NO #	★ Lakeland Delcatesn		589-1243
NO #	★ Lakeland Delcatesn		589-9794
NO #	★ H Lannak Golf Shop . . . . .	.83	563-1492
NO #	★ F E Strade Delictn . . . . .	.70	589-1243
NO #	★ Top of Class Cat . . . . .	.84	563-2303
	215 RESIDENCE	25	BUSINESS
● LAKELAND PL			11738
New Street-1987.			
Farminoville P O			

LAKELAND AVE 1984

	A M Wilton	⌘	567-4187
332	Francene H Barrett	74	567-2797
	Catherine Cullen	82	567-3940
	Debbie Jennings	82	567-8963
	E Lihte	83	567-6935
	Julia Walter	⌘	589-3318
333		NP	
334	Santiago Avila	83	589-8107
	Mary Correll	⌘	567-0562
	★Country Club Apts		567-2250
	★Country Clb Apts		567-7970
	C Greening	83	567-6293
	J Jung	-	563-1295
	J Vacanti	-	567-5766
336	J Cascio	79	567-7290
	Kevin M Costello	83	567-3386
	Raymond Distiso	-	589-8670
	Elliott Harris	80	589-1699
	Arth A Sorrentino	⌘	567-0681
	Robert Steffens	⌘	563-2876
338	B A Collins	⌘	567-2313
	Linda Herring	⌘	589-3714
	C Keegan	81	589-5182
	Lauren Morales	⌘	563-1797
	Alison Palmer	83	563-1954
	G Trevisano	83	589-0728
339	B E Senf		589-4553
340	★Dr Robert Frank		567-8183
	L Franks	81	589-5785
	F M Morris	79	567-3245
	Michael OConnell	⌘	567-9234
	D Trupp	-	567-3148
341	Barry Weinfurt	80	567-2247
342	D M Freeman	83	567-4968
	John Kearney	83	567-9268
	E Link	79	567-0522
	B Stetler	78	589-8976
	George F Warburton	78	567-4807
	L Wieber	82	567-2959
345	Peter McGorty	77	589-3017
347	Marie Ferrara	⌘	567-6202
348	Mark Clement	⌘	589-8967
	P Garafola	82	589-4597
	William Green	⌘	563-2568
	Thomas A Quinn	82	589-8591
	Peter Relyea	⌘	563-2872
350	John R Brady	-	567-9072
	K M Buch	⌘	563-2314
	Scott Dale	⌘	589-8347
	Brian P Franco	83	563-1742
	P Pienkos	⌘	567-4263
371	Robert Furchert	⌘	589-7060
450	Thomas G Cameron	80	589-8415
458	Cosimo Roma	79	567-7213
	469★Ozzies Camping Ctr		589-5295
	NO #★Isind His GLF Club		589-2200
	NO #★Lakeland Delcatesn		589-1243
	NO #★Lakeland Delcatesn		589-9794
	NO #★H Lannak Golf Shop		563-1492
	NO #★F E Strade Delictn		589-1243
	NO #★Top of Class Cat	⌘	563-2303
	NO #★VFW Post 433		589-9674
	NO # Christopher Walsh	83	563-1756
	220 RESIDENCE	18	BUSINESS
● LAKELAND ST E			11706

LAKELAND AVE 1979

278	Harold Leslie	589-4047
279	★ William F Reylek	589-1472
	★ F R William Jr	589-1472
288	Robert P McAlpine	7 589-4054
300	Joseph C Kienast	589-5887
306	Roy A Kahn	7 589-2969
307	Charles Groppe	589-0857
311	Brian A Koch	5 567-6082
313	R Ciacciarelli	4 567-3736
315	Nelson Champlin Jr	2 589-3358
320	Emil Ruzicka	589-2956
324	★ First Baptist Chch	589-7842
325	Robert Vidal	5 567-0120
328	D A Nugent	- 567-9091
	Richard Visceglia	□ 589-4217
329		NP
330	C Cooney	5 567-6834
	E Crowe	6 567-4199
	Nancy A Hess	6 567-3878
	★ Mariake Assocs	567-2250
	C Rinaldi	□ 567-2107
332	Francene H Barrett	4 567-2797
	C J Chrusciel Jr	3 567-2625
	Owen Galvin	1 567-4365
	Michael J Leidig	6 567-6148
333		NP
334	Michl J Declement	4 567-2226
	Charles L Larosa	3 567-4377
	C OBrien	7 567-0124
	W W Shelbourne	- 589-1224
	D Travis	6 589-3288
	Frieda Voigt	6 567-3432
	J Weston	□ 567-0026
336	Charles B Bryson	6 589-1521
	James E Degerstrom	6 567-2475
	Reinhold Felscher	7 589-4963
	David Freeman	7 567-5211
	L Schweizer	□ 589-5216
338	Byron Catlin	7 567-6977
	Jerry Feldman	6 567-6832
	Maureen Harrigan	□ 567-2376
	Frank W Regan	□ 567-2751
339	Horace W Senf	589-4553
340	Michl A Amendolare	7 589-2614
	D Becker	□ 589-8813
	Marvin Fisch	6 567-9164
	William S Gieckel	7 567-5123
	William B Roe	6 589-8123
341	C Brady	- 567-2247
342	John King	7 589-8695
	John R McClure	2 589-9234
	Kathy Pepitone	□ 589-8343
	Harold Quigley	7 589-3686
	B Stetler	□ 589-8976
	George F Warburton	- 567-4807
345	Peter McGorty	7 589-3017
347	Philip Graziano	7 589-8759
348	John Curcio	- 589-3863
	E J Merendino	□ 567-5548
	Dennis S Regan Jr	7 589-1446
	Maureen Silvers	7 567-2258
	John J Staudt	4 567-4072
350	J Diver	□ 567-6280
	Laurie Gongolski	□ 567-6965
	William T Jelley	1 567-0292
	Camilla Kara	7 567-3386
	Charles W Lane Jr	0 567-0149
	Bruce Lund	7 567-6316
450		NP
469	★ Ozzies Camping Ctr	589-5295
1229	★ W Scott Electric	567-2255
No #	★ Islnd Hls GLF Club	589-2200
No #	★ Lakeland Delcatesn	589-1243
No #	★ Lakeland Delcatesn	589-9794
No #	★ H Lannak Golf Shop	589-1756
No #	★ F E Strade Delictn	589-1243
No #	★ VFW Post 433	589-9674
		210 RESIDENCE 25 BUSINESS

LAKELAND AVE 1974

259	PHILIP REED	0	
7	275 FORREST HARGREAVES	LT91653	
5	278 HAROLD LESLIE	5894047	
7	279*REYLEK FUNERL HM	5891472	
5	*W J REYLEK JR	5891472	
5	288 J J HILDERBRAND	LT94054	
5	300 JOSEPH C KIENAST	LT95887	
4	307 CHARLES GROPE	5 5890857	
9	311 JAMES FARRELL	2 5670095	
4	313 LOUIS MAIELLA	3 5672454	
0	315 NELSON CHAMPLIN JR	2	LT93358
9	320 EMIL RUZICKA		LT92956
8	324*FIRST BAPTIST CHCH		5897842
2	325	NP	
3	328 DIANA L AGUDO	3	5675626
8	F HENRY	1	5897441
1	R NORBERG	2	5896396
5	329	NP	
6	330 DENNIS J BAER		#5672851
0	BRUCE BROWN		#5672920
8	DAVID F GROBLEWSKI	3	5676459
4	STEVEN M POSNER		-5672193
0	332 FRANCENE H BARRETT		#5672797
8	C J CHRUSCIEL JR	3	5672625
1	GEORGE P DANGELO		#5674397
0	OWEN GALVIN	1	5674365
3	MICHAEL SINISKI	2	5672362
7	B WROBEL	0	5671753
1	333 WILLIAM H PAUGE	2	5670019
3	334 N CAMPBELL		#5894644
1	MICHL J DECLEMENT		#5672226
1	LOUIS EGELAND	0	5670053
1	AUGUST FRIEDERICH		#5670116
2	PHILLIP IANIA		-5899488
4	CHARLES L LAROSA	3	5674377
8	336 JOHN COPELLI		#5679268
8	JOSEPH M FAZIO		#5898202
1	A HEALY		#5679268
8	PHILLIP IANIA		-5895741
1	JOHN PELOSO		#5679342
8	KENNETH H SMITH		#5894266
1	338 GLENN A ONEILL	3	5895958
7	JOAN H PLATEROTI		#5893913
4	P SCHNITZENBAUMER		#5891569
3	CAROLE SCUDERO		#5675661
6	PAUL SHADLICH	2	5675338
2	338-6HMARK S LANG		#5890559
1	339 HORACE W SENF		LT9455
9	340 LEONARD HARFE	2	589393
9	ALICE HESSING	3	567687
2	WM R MCFEETERS		#567687
2	JUNE MELENDEZ		#567687
6	P TRICARICO		#567687
4	341 MARY COLJESKI	8	589099
8	342 JOHN P HUGHES		#567296
6	JOHN R MCCLURE	2	589923
7	ROBERT R OLSON		#589760
3	WILLIAM RIEGEL	0	567012
8	JOS SCHWARTZBERG		567516
2	JOE SOUSA	1	589869
9	345 RICHARD A MOURINO		589227
7	347	NP	
7	348 ROBERT K BORDT		#567275
4	L K HENDRIXSON		#589687
6	RICHARD J PIAZZA		#567963
9	JOHN J STAUDT		-567407
2	350 RICHARD CALISE		#567935
5	WARREN W DREYFUS	3	567668
7	WILLIAM T JELLEY	1	567029
8	CHARLES W LANE JR		567014
4	EDWARD MAURUS	2	567024
4	ELEANORE A MILLER		-567942
3	STEVEN R MULDERING		-589286
0	469*OZZIES CAMPING CTR		LT95295
6	1229*W SCOTT ELECTRIC		5672255
7	NO **ISLND HLS GLF CLUB		5892200
5	NO **ISLAND HILLS PRO		#5894507
6	NO **LAKELAND DELCATSN		5899794
8	NO **LAKELAND DELCATESN		LT91242
9	NO **MARLAKE ASSOCS		5672250
6	NO **FERDINAND E STRADE		LT91242
4	NO **VFW POST 433		5899674
3	205 RESIDENCE	26	BUSINESS
0	LAKELAND ST E		11706
2	.....	
6	BAY SHORE D O		

APPENDIX F
SITE QUESTIONNAIRE
AND RELEVANT DOCUMENTS



Kris A
P.W. Grosser Consulting
P: 6315896353
krisa@pwgrosser.com

Property Report by PropertyShark.com

Property Report for:

458 Lakeland Ave, Sayville, NY 11782

A. Your Notes

A1. Your Notes

Notes

[View all notes](#)

Watch List

Email me when the property is updated

Your folders

[View all folders](#)

Add to folder

New folder name

autocomplete content

[Create](#)

B. Overview

B1. Photos

[Open Google Street View](#)



[Upload photos for this property](#)

B2. Overview

Location

Property address	458 Lakeland Ave Sayville, NY 11782
County	Suffolk
Section, block & lot	280-1-2
Parcel ID	566190

Owner

Name	385 lh LLC
Address	Not available
Purchase date	06/22/2017
Purchase price	\$1,500,000

Neighborhood

Municipality	Islip
School district	Sayville

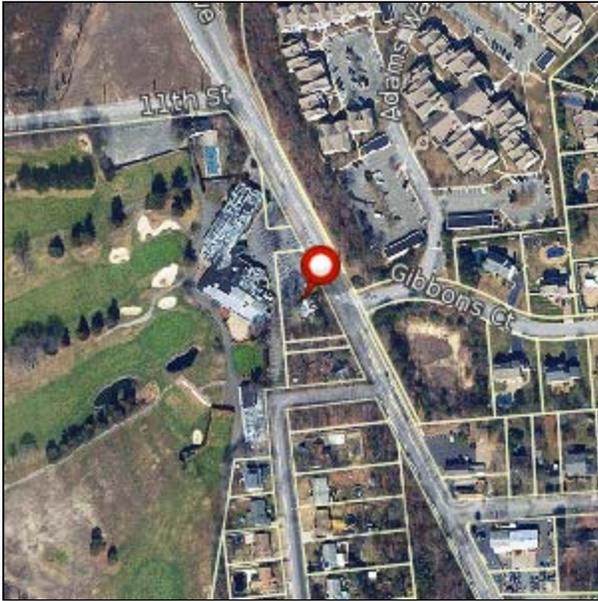
Market Value & Taxes

Tax year	2017-2018
Land value	\$216,171
Building value	\$76,732
Market value	\$292,904
Property tax	\$8,616

Land

Property class	One Family Year-Round Residence (210)
Acreage	0.49

B3. Maps



B4. Form FNMA - General Appraisal Report

B5. Foreclosures Stats & Trends

B6. Comps Stats & Trends

B7. For Sale

Post Ad

Market your commercial listing for FREE.

Have your listing displayed in front of thousands of potential buyers by posting it in our commercial for sale section. This enables you to:

Market your listing for free - no subscription required.

Reach a targeted audience - thousands of real estate investors visit our commercial for sale section each month.

Promote your listing in great detail - specify the type of property, upload photos, floor plans and much more.

C. Owners & Residents

C1. Registered Owner

385 Ih LLC

Address: Not available

Source: Deed

Last recorded: 07/18/2017



[See who is behind the LLC](#)



[Add to Address Book](#)

C2. Building Contacts

D. Title History

D1. Liens

D2. Title Documents

[Export to Excel \(4 records\)](#)

Date	Type	Amount	Party1	Party2
6/22/2017 – D 7/18/2017 – R	Deed - M (Executor)	\$1,500,000	Hannigan Raymond Edward McCann J	385 Ih LLC
9/8/2014 – D 9/24/2014 – R	Deed - M (Bargain and sale)	\$10,860,831	Claire G McCann (Tenants in common)	Edward McCann (Tenants in common) Rosellen A McCann (Tenants in common) Eugene McCann (Tenants in common) [+] See the other 1 party
2/14/2001 – D 4/2/2001 – R	Deed			
11/4/1996 – D 12/10/1996 – R	Deed		Farinacci Donald J McCann Edward J JR & Katherine	McCann Edward J JR & Katherine 212 Plainview Rd Hicksville NY 11801

D: document date

R: recorded date

E. Sales & Value

E1. Valuation Model

Our database has 0 properties that meet the following criteria:

- Sold within the last 18 months
- In the 11782 zip code
- Property class One Family Year-Round Residence
- Sale price over \$25,000

Expecting more results? Use our [Comparables](#) tool, define your own criteria and browse through recently sold properties.

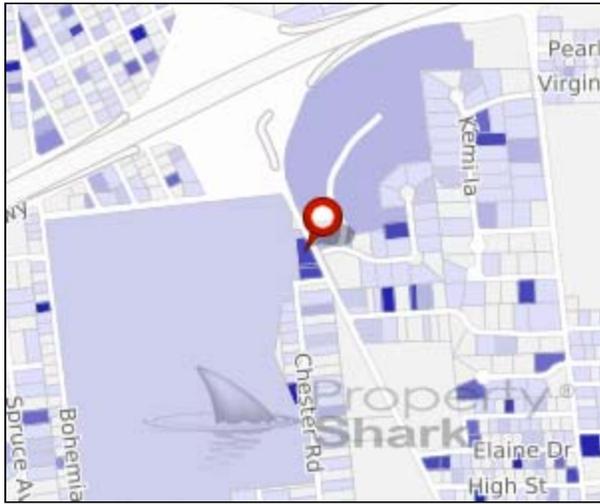
E2. Neighborhood Price History

All sales of property class 'One Family Year-Round Residence', in the 11782 zip code were analyzed. For each year, median values (sale price and property size) were calculated, together with the value of the subject property (0 sqft), if it were to be sold at median \$/sqft.

Year	# of sales	Median price	Median sqft	Median price/sqft	Value at median price/sqft
2018	6	\$336,000	0		
2017	181	\$399,000	0		
2016	167	\$400,000	0		
2015	136	\$390,000	0		
2014	132	\$387,175	0		
2013	113	\$385,000	0		
2012	91	\$367,000	0		
2011	84	\$388,500	0		
2010	65	\$385,000	0		
2009	89	\$419,000	0		
2008	80	\$448,000	0		
2007	84	\$445,000	0		
2006	87	\$447,000	0		
2005	117	\$455,000	0		
2004	102	\$435,000	0		
2003	83	\$370,000	0		
2002	84	\$315,000	0		
2001	77	\$270,000	0		
2000	79	\$222,600	0		
1999	88	\$187,000	0		
1998	99	\$175,000	0		
1997	85	\$160,000	0		
1996	71	\$157,500	0		
1995	63	\$158,000	0		
1994	63	\$159,000	0		
1993	72	\$150,000	0		
1992	3	\$135,000	0		

E3. Sales & Values Maps

Date of Last Sale



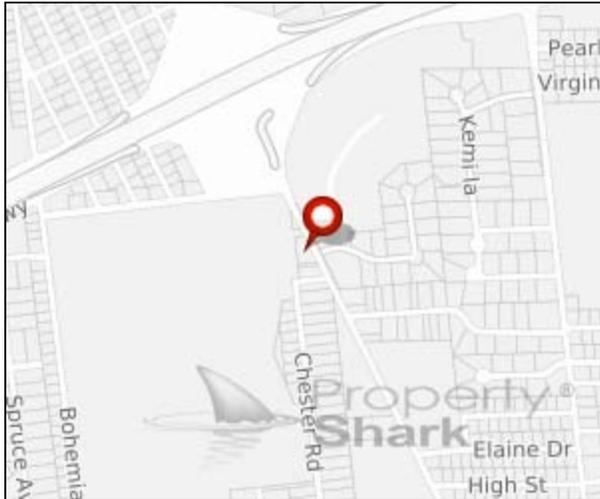
* Sale age: 334 days

This map shows the most recent sales around the subject property, with darker colors indicating more recent sales.

- First half of 2018
- Second half of 2017
- First half of 2017
- Second half of 2016
- First half of 2016
- All 2015
- 2013 - 2014
- < 2013
- No data

The map is based only on valid sales with a recorded price over \$1000.

Price per Square Foot



On this color-coded map, view the price paid per square foot around the subject property.

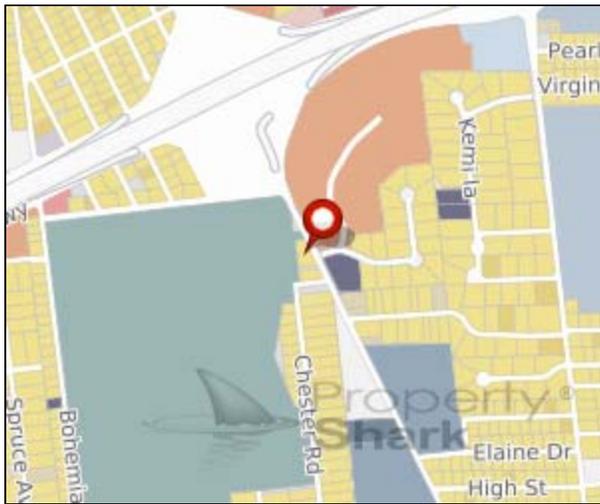
- Below \$100
- \$100 - \$250
- \$250 - \$400
- \$400 - \$550
- \$550 - \$700
- \$700 - \$850
- \$850 - \$1000
- Above \$1000
- No data

Note: The map displays Price Per Square Foot (\$/sqft) for properties sold in the last 5 years.

F. Development & Use

F1. Land Use

On this map, view the current land use for a property. The land use specifies how a property is used or what type of building is present on that property.



* Land use: **One Family Year-Round Residence (210)**

- | | |
|----------------------------------|--------------------------------|
| Single family | Public services/Facilities |
| 2-4 family | Education |
| Condominium/Coop units | Cemeteries and other religious |
| Other residential | Hospitals/Care facilities |
| Apartments/Multi-Family | Other institutional |
| Commercial condos | Entertainment/Recreation |
| Office | Agricultural |
| Retail | Parks |
| Hotel/Motel/Other accommodation | Forest |
| Restaurants | Mixed use |
| Manufacturing/Storage facilities | Vacant land |
| Other industrial | Other |
| | Unknown |

F2. Zoning

Properties can be classified by zoning and building class. Suffolk County is divided into four basic zoning districts: residential (R), commercial (C), agricultural(A) and manufacturing (M). These basic zoning districts are subdivided by the intensity of use.



* Zoning: **Residential (AAA)**

- Major zoning groups:
- Multiple family
 - Single family
 - Other residential
 - Commercial
 - Industrial/manufacturing
 - Planned development
 - Public facilities
 - Open space
 - Agricultural
 - Mixed use
 - Special zones
 - Planned development - overlay
 - No zoning data available

For more information about zoning districts click [here](#).

F3. Urban Landscape Maps

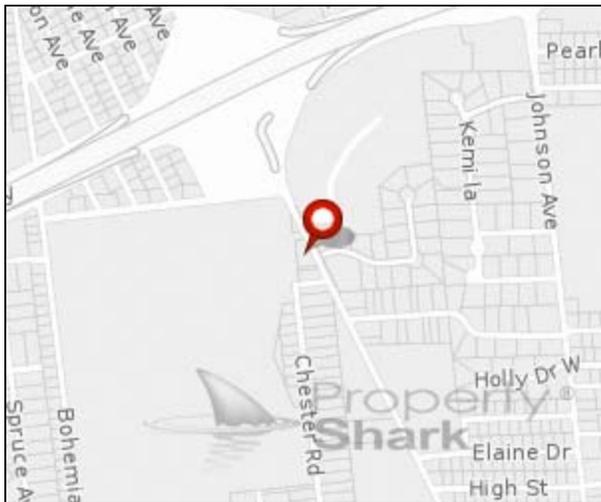
Year Built



On this map, view the year each property was built.

- 2010 and later
- 2000 - 2009
- 1990 - 1999
- 1970 - 1989
- 1950 - 1969
- 1900 - 1949
- 1900 and earlier
- No data

Building Stories



On this map, view the number of stories per building.

- 10 & Up stories
- 7 to 9 Stories
- 5 to 6 Stories
- 4 Stories
- 3 Stories
- 2 Stories
- 1 Story
- No data

G. Property Tax

G1. Tax Bill

Property tax bill for 12/01/2016 to 11/30/2017	\$8,616
--	----------------

G2. Detailed Calculation of Property Tax

In New York State, the real property tax is a tax based on the value of real property. Counties, cities, towns, villages, school districts, and special districts each raise money through the real property tax. The money funds schools, pays for police and fire protection, maintains roads, and funds other municipal services enjoyed by residents.

Market Value

Market value is determined by the [Department of Taxation and Finance](#) and reflects the amount of money a buyer would be willing to pay a seller for property offered for sale on an open market, over a reasonable amount of time, where both the buyer and seller are well informed and neither is under undue pressure to act.

Land value		\$216,171
Building value	+	\$76,732
Market value	=	\$292,904

Assessed Value

The assessed value is a uniform percentage of the market value of the property as of January 2 for any given year. For this property, the assessment ratio is 12.12%.

Land assessed value		\$26,200
Building assessed value	+	\$9,300
Assessed value	=	\$35,500

School Tax Relief Program

[STAR](#) is New York State's School Tax Relief Program that provides a partial property tax exemption from school taxes. All New Yorkers who own and live in their home are eligible for the STAR exemption on their primary residence. Also, senior citizens over age 65 may benefit from the Enhanced New York State School Tax Relief (Enhanced STAR).

We have no information about whether this property benefits from School Tax Relief Program.

Exemptions

Suffolk County offers several [exemptions](#) that qualified homeowners can apply for, such as Veterans, Senior Citizen, Cold War Veterans, Volunteer Firefighters and Ambulance Workers, Limited Income Disability, or Home Improvement exemptions.

We have no information about whether any exemptions currently apply to this property.

Property Tax

Property tax is calculated by multiplying the assessed value with the corresponding [rate per 1000 of assessed value](#). Actual taxes might differ from the figures displayed here due to various abatement and financial assistance programs.

Tax description	Assessed value		Tax rate		Tax amount
Suffolk County	\$35,500	x	3.6290	=	\$128.83
Town Of Islip	\$35,500	x	0.0350	=	\$1.24
Sayville School District	\$35,500	x	18.7770	=	\$666.58
Library Rate	\$35,500	x	1.2520	=	\$44.45
Highway Tax	\$35,500	x	0.5780	=	\$20.52
Property tax	\$35,500	x	24.2710	=	\$8,616

For more information you can visit [Town of Islip](#) or [Suffolk County's](#) official website.

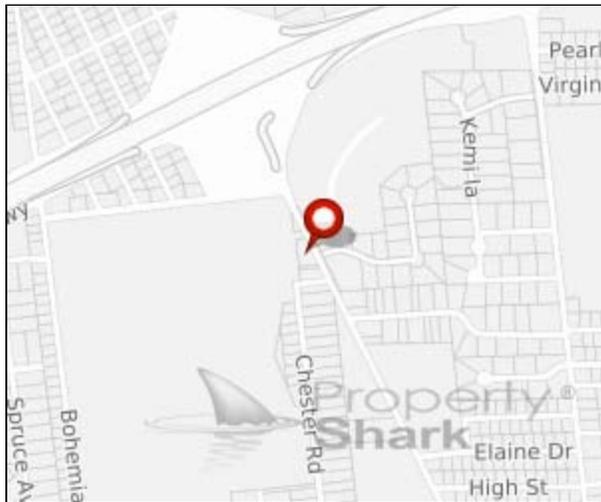
G3. Exemptions

G4. Assessment History

Year	Property class	Market value	Assessment value	Total tax rate	Property tax
2010	One Family Year-Round Residence	\$0	\$35,500	196.23	\$6,966
2009	One Family Year-Round Residence	\$0	\$35,500		

G5. Tax per Square Foot

Tax per Square Foot



This map shows property tax in correlation with square footage of the property.

■ Above \$10.00	■ \$4.00 - \$5.00
■ \$9.00 - \$10.00	■ \$3.00 - \$4.00
■ \$8.00 - \$9.00	■ \$2.00 - \$3.00
■ \$7.00 - \$8.00	■ \$1.00 - \$2.00
■ \$6.00 - \$7.00	■ Below \$1.00
■ \$5.00 - \$6.00	■ No Data

■ Multiple properties on the same parcel.
Color coordinates with the price ranges above.

H. Neighborhood

H1. Neighbors

Odd Addresses

Address	Property class	Purchase date	Purchase price
315 Lakeland Ave	One Family Year-Round Residence (210)		
325 Lakeland Ave	One Family Year-Round Residence (210)	2/20/1997	\$125,000
329 Lakeland Ave	One Family Year-Round Residence (210)	1/21/2009	
333 Lakeland Ave	One Family Year-Round Residence (210)	7/25/2016	\$357,000
339 Lakeland Ave	One Family Year-Round Residence (210)	9/20/2013	
341 Lakeland Ave	One Family Year-Round Residence (210)	11/8/2002	\$262,500
345 Lakeland Ave	One Family Year-Round Residence (210)	2/26/2008	
347 Lakeland Ave	One Family Year-Round Residence (210)	4/27/2017	\$345,000
371 Lakeland Ave	Downtown Row Type (Detached) (482)	3/20/2013	\$275,000
469 Lakeland Ave	One Story Small Structure (484)	9/30/2014	\$500,000

Even Addresses

Address	Property class	Purchase date	Purchase price
288 Lakeland Ave	One Family Year-Round Residence (210)	10/23/2006	\$402,000
300 Lakeland Ave	One Family Year-Round Residence (210)	10/29/1993	\$127,500
306 Lakeland Ave	One Family Year-Round Residence (210)	2/6/2007	\$385,000
310 Lakeland Ave	One Family Year-Round Residence (210)	10/8/2010	
328 Lakeland Ave	One Family Year-Round Residence (210)		
380 Lakeland Ave	Religious (620)		
400 Lakeland Ave	Social Organizations (534)		
420 Lakeland Ave	Police and Fire Protection, Electrical Signal Equipment and Other Facilities for Fire, Police, Civil Defense, Etc. (662)		
450 Lakeland Ave	One Family Year-Round Residence (210)	6/22/2017	\$500,000
500 Lakeland Ave	Private Golf County Clubs (553)	11/21/2017	

H2. Demographics By Zip Code

Demographic data shown in this section was gathered from the 2014 American Community Survey and refers to zip code **11782**.

Population Demographics

Total population	15,045
Female population	53.3%
Male population	46.7%
Median age	44.2
Male median age	41.6
Female median age	46.8

Education

No highschool	1.5%
Some highschool or college	46.9%
Bachelors degree	20.6%

Other

Citizens	99.1%
Citizens born in US	96.3%
English speakers	99.4%

Journey to Work

Work in a metropolitan area	99.4%
Work at home	4.2%
Go to work by car	86.6%
Go to work after 10 am	11.7%

Economic/Employment

Average household income	\$125,671
White collar	84.9%
Blue collar	15.1%

Housing

Family households	72.2%
Households with kids	35.3%
Housing units	6,606
Occupied housing units	5,405
Owner occupied units	81.7%
Average number of people per household	2.72
Median year structure built	1963
Houses with mortgages	70.4%

Wealth

Median value for units with a mortgage	\$435,500
Median value for units without a mortgage	\$392,700
Median gross rent	\$1,662
Median housing costs per month	\$2,167
Population in poverty	3.6%

I. Hazards & Environment

I1. FEMA Flood Zones

Use this map to determine if the property is in a flood zone.



- Moderate to low risk areas**
- X < 1% ACF
- 0.2% PCT < 1% ACF
- High risk areas**
- A 1% ACF
- AE 1% ACF
- AO =/> 1% ACF, 1-3ft
- High risk-coastal areas**
- V =/> 1% ACF
- VE =/> 1% ACF + Storm waves
- Floodway
- COBRA **
- ** Coastal barrier resources system area
- ACF= Annual chance of flooding

FEMA Flood Zoning

FEMA flood zone	X - Low Risk Area
Costal barrier resources system area (COBRA)	Out
FEMA floodway	Out
FEMA special flood hazard area	Out

For more information about FEMA flood zones map click [here](#).

Map Details

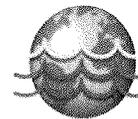
Map panel ID	36103C0690H effective from 09/25/2009
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Disclaimer

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All data comes from government sources. No attempt has been made to validate it. No attempt has been made to validate the accuracy of the programming of this web site. Do not rely on this report to support investment decisions. The only authoritative source for the information in this report is the government agencies from which the data was acquired.

P.W. GROSSER CONSULTING



Key Site Manager Pre-Survey Questionnaire

Name of person completing questionnaire: *Cyrus Devaux* Date: *5/23/18*
 Company: *Rechter Equity*
 Length of association with property: *12 years* Phone #: *631-414-8407*
 Property Name/Address: *Island Hills Golf Club*
 PWGC Project #:

Directions: Please read and answer all questions very carefully, to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Supplemental details necessary to explain any yes or unknown responses should be provided in the "Comments" column. Note: U/NR indicates "Unknown" or "No Response," and "N/A" indicates not applicable. If "Comment" box proves too small to fit your comment please attach an additional form with your full response.

	QUESTION	RESPONSE			COMMENTS
		Y	N	U/NR	
1A.	Is the property used for an industrial use?		X		
1B.	Are any adjoining properties used for an industrial use?		X		
2A.	To the best of your knowledge, has the property had an industrial use in the past?		X		
2B.	To the best of your knowledge, has the adjoining properties been used for an industrial use in the		X		
3A.	Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junk yard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
3B.	Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junk yard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
4A.	To the best of your knowledge, has the property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junk yard or landfill, or as a waste treatment, storage, disposal, processing, or		X		
4B.	To the best of your knowledge, has any adjoining property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junk yard or landfill, or as a waste treatment, storage, disposal, processing, or		X		
5A.	Are there currently any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers greater than five gallons in		X		

	gallons in the aggregate, stored on or used at the subject property?				
5B.	To the best of your knowledge, have there been previously any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or 50 gallons in aggregate, stored or used at the subject	X			Historically Turf Maintenance Chemical when course was operating
6A.	Are there currently any industrial drums (typically 55 gallon) or sacks of chemicals located on the		X		
6B.	To the best of your knowledge, have there been previously any industrial drums (typically 55 gallon) or sacks of chemicals located at the property?	X			Yes see above
7A.	Is there currently any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the property?	X			Yes Monitoring wells (new) and irrigation well
7B.	To the best of your knowledge, have there been previously any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the property?	X			See above
8A.	Has fill dirt been brought onto the property which originated from a contaminated site?		X		
8B.	Has fill dirt been brought onto the property which is of an unknown origin?		X		
9A.	Are there currently any pits, ponds or lagoons located on the property in connection with waste treatment or waste disposal?		X		
9B.	To the best of your knowledge, has there been previously any pit, ponds or lagoons located on the property in connection with waste treatment or waste		X		
10A.	Is there currently, any stained soil on the property?		X		
10B.	To the best of your knowledge, has there been previously any stained soil on the property?		X		
11A.	Are there currently any registered or unregistered storage tanks (above or underground) located on the	X			3 Fuel oil ASTs
11B.	To the best of your knowledge, have there been previously any registered or unregistered storage tanks (above or underground) located on the property?	X			Historical tanks associated with S. Maintenance Area
12A.	Are there currently any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?			X	
12B.	To the best of your knowledge, have there been previously any vent pipes, fill pipes or access way indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the			X	
13A.	Are there currently any flooring, drains, or walls located at the property that are stained by substances other	X	X		Minor oil stain in Maintenance garage

	water or are emitting foul odors?				
13B.	To the best of your knowledge, have there been previously any flooring, drains, or walls located at the property that are stained by substances other than water or are emitting foul odors?		X		
14A.	If the property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system?		X		
14B.	If the property is served by a private well or non-public water system has the well been designated as contaminated by any government environmental/health agency?		X		
15A.	Have you been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the	X			Yes Past had Maintenance chemicals
15B.	Have you been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the		X		
16A.	Are there any environmental liens or governmental notification relating to past or current violations of environmental laws with respect to the property or any facility located on the property?		X		
16B.	Have you been informed of the past existence of environmental violations with respect to the property or any facility located on the property?		X		
16C.	Are you aware of any pending, threatened, or past litigation relevant to hazardous substances of petroleum products in, on or from the property?		X		
16D.	Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?		X		
16E.	Are you aware of any notices from any governmental entity regarding any possible violation or environmental laws or possible liability relating to hazardous substances or petroleum products?		X		
17.	Have there been any environmental site assessments of the property that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?	X			Yes Past Phase I + II
18.	Does the property discharge waste water on or adjacent to the property, other than storm water, into a storm water sewer system?		X		
19.	Does the property discharge waste water on or adjacent to the property, other than storm water, or into a sanitary system?		X		

20.	Have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the property?	X			There is Brush Debris areas
21.	Is there a transformer, capacitor or any hydraulic equipment for which there are any records indicating the presence of PCBs?		X		
22.	Is there now or has there ever been any asbestos-containing materials (ACM), in any application, on the property?			X	
23.	Has there ever been any ACM testing conducted on the property?		X		
24.	Is there any asbestos Operations and Maintenance (O&M) program in place at the property?	X			Recler Has corporate O&M HAZOP for asbestos
25.	Is the now or has there ever been any lead-based paint (LBP) applications on the property?			X	
26.	Has there ever been LBP testing conducted on the property?		X		
27.	Is there a Lead Paint Operations and Maintenance (O&M) Program in place at the property?		X		
28.	Has the water at the property ever been tested for lead?		X		Building to be Demolish
29.	Has Radon testing ever been conducted at the property?		X		
30.	Are there any other Operations and Maintenance (O&M) programs in place that we should be made aware of?		X		
31.	Is the property or any portion of the property located or involved in any environmentally sensitive areas (i.e., wetlands, coastal barrier resource areas, coastal barrier improvement act areas, flood plains, endangered species, etc.)?		X		
32.	Do you know or suspect that mold was or is present in the building(s) or HVAC system?	X			Yes but Building unoccupied & Planned to be demolished
33.	Are there reliable procedures that specify the actions (i.e. operations and maintenance) to be taken to prevent and/or respond to mold or mold producing problems?		X		
34.	Is there a mold Operations and Maintenance (O&M) program in place at the property?		X		
35.	Is the HVAC system inspected at least annually?		X		Site Vacant
36.	Have identified HVAC problems been corrected in a timely manner?				
37.	Is there now, or has there ever been evidence of mold or mildew present at the building(s)? If so, when?	X			yes since site has been vacant

38.	Is there now, or has there ever been any water damage in the building(s), whether from flooding, plumbing, roof leaks, or other sources? If so, when?	X			Roof leaks since Building has been unoccupied
39.	Has there ever been any sort of Indoor Air Quality (IAQ) or mold testing conducted in the building(s)?	X			
Summarize historical property use (when was the property developed with the current improvements, what modifications have taken place, what was the property used for prior to its' current use)		See provided Documents			

P.W. GROSSER CONSULTING



Owner Questionnaire

P.W. Grosser Consulting Inc. (PWGC) has been contracted to perform a Phase I Environmental Site Assessment (ESA) of the property listed below. The Phase I investigation will include site observations, interviews, and review of available documentation. To ensure the success of the assessment, and in accordance with the ASTM 1527-13, we are required to ask the following question of the owner or opener's representative. If you could please complete this questionnaire and return it via email within one business day of receipt it will allow us to complete the Phase I ESA in a timely and efficient manner.

Name of person completing questionnaire: Bryan Devaux
Date: 5/23/18
Company: Necker Equity
Length of association with property: 12 years
Phone #: 631-414-8407
Property Name/Address: Island Hills
PWGC Project #:
Please Check One: Owner Owner Representative

Directions: Please read and answer all questions very carefully, to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Supplemental details necessary to explain any yes or unknown responses should be provided in the "Comments" column. Note: U/NR indicates "Unknown" or "No Response," and "N/A" indicates not applicable. If "Comment" box proves too small to fit your comment please attach an additional form with your full response.

	Question	Y	N	U/NR	Comment
1	Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?		X		
2	Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?		X		
3	Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?		X		
4	Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?		X		
5	Are you aware of any Activity and Use Limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?		X		

ACEC

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 Peer Reviewed Member

6	Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user:	X			See provided Documents
6(a)	Do you know past uses of the property?	X			
6(b)	Do you know of specific chemicals that are present or once were present at the property?	X			
6(c)	Do you know of any spills or other chemical releases that have taken place at the property?		X		
6(d)	Do you know of any environmental cleanups that have taken place at the site?	X			

In addition, are you aware of any of the following documents, and if so, please forward copies of the document(s) to P.W. Grosser Consulting at 630 Johnson Ave, Ste 7, Bohemia, NY 11716-2618 (along with a copy of this form):

<p>Helpful Documents to be forwarded to PWGC:</p> <p><input type="checkbox"/> Environmental site assessment reports (i.e. Phase I or II, tank testing results, radon, lead paint, or asbestos testing, etc.)</p> <p><input type="checkbox"/> Environmental compliance audit reports; risk assessments; and recorded Activity and Use Limitations (AULs)</p> <p><input type="checkbox"/> Environmental permits (i.e. solid waste disposal, hazardous waste disposal, wastewater, NPDES, etc.)</p> <p><input type="checkbox"/> Registrations for underground storage tanks (USTs) and aboveground storage tanks (ASTs)</p> <p><input type="checkbox"/> Registrations for underground injection systems</p> <p><input type="checkbox"/> Material safety data sheets</p> <p><input type="checkbox"/> Community right to know plan</p> <p><input type="checkbox"/> Safety plans; preparedness and prevention plans; spill prevention, countermeasure/control plans, etc.</p> <p><input type="checkbox"/> Reports regarding hydrogeological or geotechnical conditions on the property and surrounding area</p> <p><input type="checkbox"/> Notices/correspondence from any agency relating to past or current violations of environmental laws, or liens encumbering the property</p> <p><input type="checkbox"/> Hazardous waste generator notices or reports</p> <p><input type="checkbox"/> Other:</p>



Client Questionnaire

P.W. Grosser Consulting Inc. (PWGC) has been contracted to perform a Phase I Environmental Site Assessment (ESA) of the property listed below. The Phase I investigation will include site observations, interviews, and review of available documentation. To ensure the success of the assessment, and in accordance with the ASTM 1527-13 which documents certain user responsibilities, we are submitting this questionnaire to assist you in meeting those responsibilities. If you could please complete this questionnaire and return it via email within one business day of receipt it will allow us to complete the Phase I ESA in a timely and efficient manner.

Name of person completing questionnaire: *Bryan Devaux*

Date: *5/23/18*

Company: *Reckler Equity*

Length of association with property: *12 years*

Phone #: *631-414-8407*

Property Name/Address: *Island Hills Golf Club*

PWGC Project #:

Directions: Please read and answer all questions very carefully, to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Supplemental details necessary to explain any yes or unknown responses should be provided in the "Comments" column. Note: U/NR indicates "Unknown" or "No Response," and "N/A" indicates not applicable. If "Comment" box proves too small to fit your comment please attach an additional form with your full response.

	Question	Y	N	U/NR	Comment
1	Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?		X		
2	Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?		X		
3	Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?		X		
4	Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?		X		
5	Are you aware of any Activity and Use Limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?		X		

	Question	Y	N	U/NR	Comment
6	As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or previous occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?		X		
7	Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be				Refinance / Zoning Change. No Purchase
8	Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened	X			See Provided Documents
8(a)	Do you know past uses of the property?	X			↓
8(b)	Do you know of specific chemicals that are present or once were present at the property?	X			
8(c)	Do you know of any spills or other chemical releases that have taken place at the property?	X			
8(d)	Do you know of any environmental cleanups that have taken place at the site?	X			
9	As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the	X			

In addition, are you aware of any of the following documents, and if so, please forward copies of the document(s) to P.W. Grosser Consulting at 630 Johnson Ave, Ste 7, Bohemia, NY 11716-2618 (along with a copy of this form):

<p>Helpful Documents to be forwarded to PWGC:</p> <p><input type="checkbox"/> Environmental site assessment reports (i.e. Phase I or II, tank testing results, radon, lead paint, or asbestos testing, etc.)</p> <p><input type="checkbox"/> Environmental compliance audit reports; risk assessments; and recorded Activity and Use Limitations (AULs)</p> <p><input type="checkbox"/> Environmental permits (i.e. solid waste disposal, hazardous waste disposal, wastewater, NPDES, etc.)</p> <p><input type="checkbox"/> Registrations for underground storage tanks (USTs) and aboveground storage tanks (ASTs)</p> <p><input type="checkbox"/> Registrations for underground injection systems Material safety data sheets</p> <p><input type="checkbox"/> Community right to know plan</p> <p><input type="checkbox"/> Safety plans; preparedness and prevention plans; spill prevention, countermeasure/control plans, etc.</p> <p><input type="checkbox"/> Reports regarding hydrogeological or geotechnical conditions on the property and surrounding area</p> <p><input type="checkbox"/> Notices/correspondence from any agency relating to past or current violations of environmental laws, or liens encumbering the property</p> <p><input type="checkbox"/> Hazardous waste generator notices or reports</p> <p><input type="checkbox"/> Other:</p>

Please Enter Additional Comments on This Page

See Provided Documents

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

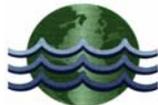
Island Hills Golf Club (Parcels 1 and 2)
Sayville, New York



Prepared for:
R Squared LLC
555 Madison Ave, 12th Floor
New York, NY 10022

Project No.: RSL0501

Prepared by:



P.W. Grosser Consulting , Inc.
630 Johnson Avenue, Suite 7
Bohemia, NY 11716
Phone: (631) 589-6353
Fax: (631) 589-8705
Project Director: Lisa Santoro
Project Manager: Bryan Devaux

Email: lisas@pwgrosser.com
Email: bryand@pwgrosser.com

April 2006

CONTENTS

	Page
LETTER OF TRANSMITTAL	ES-1
1.0 INTRODUCTION	1
1.1 Objectives	1
1.2 Methodology	1
1.3 Limitations.....	1
2.0 SITE OVERVIEW	4
2.1 Location	4
2.2 Site Description	4
2.3 Adjoining/Surrounding Properties	4
3.0 HISTORICAL INFORMATION	5
3.1 Site History	5
3.2 Sanborn Map Review.....	5
3.3 Aerial Photograph Review	5
3.4 Previous Environmental Reports/Investigations.....	5
4.0 ENVIRONMENTAL SETTING	7
4.1 Regional Physiographic Conditions	7
4.1.1 Flood Potential	7
4.1.2 Direction and Distance to the Nearest Surface Water	7
4.1.3 Wetland Delineation	7
4.2 Regional Geology	7

CONTENTS (Continued)

4.3 Soil Characteristics	8
4.4 Groundwater Characteristics	8
4.5 Radon Risk Evaluation.....	9
5.0 SITE INSPECTION OBSERVATIONS	10
5.1 Site Observations and Inquiries	10
5.1.1 Date and Time of Inspection.....	10
5.1.2 Individuals Conducting the Site Inspection	10
5.1.3 Site Representatives Present During the Site Inspection	10
5.1.4 Inspection Process	10
5.1.5 Surface Access and Egress	10
5.1.6 Variations in Surface Vegetation	11
5.1.7 Water Bodies.....	11
5.1.8 Railroad Spurs and Electrical Transmission Lines	11
5.2 Water Supply and Wastewater Disposal.....	12
5.3 Storm Water Disposal	12
5.4 Aboveground Storage Tanks	12
5.5 Underground Storage Tanks.....	12
5.6 Hazardous and Non-Hazardous Waste Storage and Disposal	13
5.7 Radioactive Materials.....	13
5.8 Landfills, Dumps, or Direct Burial Activities.....	13
5.9 Polychlorinated Biphenyl (PCB) - Containing Material	13
5.10 Air Emissions	13
5.11 Asbestos	13
5.12 Lead-Based Paint (LBP)	14
5.13 Mold.....	14

CONTENTS (Continued)

6.0 REGULATORY AGENCY REVIEW	16
6.1 Regulatory Database Search/Review	16
6.1.1 Federal Databases	16
6.1.2 New York State Databases	19
6.1.3 EDR and Brownfield Databases	22
6.2 Freedom of Information Act (FOIA) Requests.....	23
7.0 PHASE I FINDINGS	24

FIGURES

<u>No.</u>	<u>Description</u>
1	Vicinity Map
2	Site Plan

APPENDICES

- APPENDIX A - SITE PHOTOGRAPHS
- APPENDIX B – HISTORIC TOPOGRAPHIC MAPS
- APPENDIX C – HISTORIC AERIAL PHOTOS
- APPENDIX D – PREVIOUS ENVIRONMENTAL REPORTS
- APPENDIX E - EDR RADIUS MAP REPORT
- APPENDIX F - FREEDOM OF INFORMATION ACT REQUESTS

1.0 INTRODUCTION

1.1 Objectives

R Squared LLC retained P.W. Grosser Consulting, Inc. (PWGC) to conduct a Phase I Environmental Site Assessment (ESA) of Parcels 1 and 2 located at 458 Lakeland Avenue, Sayville, New York. The site location is shown on Figure 1. The purpose of the Phase I ESA was to identify and evaluate the presence of recognized environmental conditions at the subject site. The work was conducted in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527-00 (Standard Practices for Environmental Site Assessment: Phase I Environmental Site Assessment Process) and PWGC's proposal for services.

1.2 Methodology

The assessment consisted of a visual inspection of the site and surrounding areas, interviews, a review of historical information and aerial photographs, and a review of pertinent local, state, federal and facility records. Mr. Bryan A Devaux of PWGC inspected the site on November 30, 2005. Environmental Data Resources (EDR) of Southport, Connecticut provided the following: a computerized database search of environmental compliance records of sites within an ASTM standard radius of the property, a Sanborn fire insurance map search, and historical aerial photograph search.

PWGC reviewed the environmental database report compiled by EDR as a part of the assessment. The purpose of the review was to identify reported listings for the subject property or other properties in the site vicinity. Databases reviewed included federal and state lists of known or suspected contaminated sites, lists of known handlers or generators of hazardous waste, lists of known waste disposal facilities, and lists of aboveground and underground storage tanks (ASTs and USTs). PWGC's review of the database report has been incorporated into this report along with a copy of the EDR report.

1.3 Limitations

The conclusions presented in this report are professional opinions based on the data described in this report. These opinions have been arrived at in accordance with currently accepted engineering and hydrogeologic standards and practices applicable to this location, and are subject to the following inherent limitations:

1. The data presented in this report are from visual inspections, examination of records in the public domain, and interviews with individuals having information about the site. The passage of time, manifestation of latent conditions, or occurrence of future events may require further exploration of the site, analysis of data, and re-evaluation of the findings, observations, and conclusions presented in this report.
2. The data reported and the findings, observations, and conclusions expressed are limited by the scope of work. The scope of work was defined by the request of the client.
3. No warranty or guarantee, whether expressed or implied, is made with respect to the data reported, findings, observations, or conclusions. These are based solely upon site conditions in existence at the time of the investigation, and other information obtained and reviewed by PWGC.
4. PWGC's Phase I ESA report presents professional opinions and findings of a scientific and technical nature. While attempts were made to relate the data and findings to applicable environmental laws and regulations, the report shall not be construed to offer legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, or regulations, or policies of federal, state, or local government agencies. PWGC does not assume liability for financial or other losses or subsequent damage caused by or related to any use of this document.
5. The conclusions presented in this report are professional opinions based on data described in this report. They are intended only for the purpose, site location, and project indicated. This report is not a definitive study of contamination at the site and should not be interpreted as such.
6. This report is based, in part, on information supplied to PWGC by third-party sources. While efforts have been made to substantiate this third-party information, PWGC cannot attest to the completeness or accuracy of information provided by others.

7. This report was prepared for the exclusive use of R Squared LLC. PWGC assumes no liability for use of this report by any person or entity other than the client for which it was prepared.

2.0 SITE OVERVIEW

2.1 Location

The subject property is known as Parcels 1 and 2 of Island Hills Golf Club located at 458 Lakeland Avenue, The subject parcels consists of four acres located west of Lakeland Avenue and north of Chester Road. The subject site is located in the Town of Islip and in Suffolk County. Figure 1 illustrates the site location on the United States Geological Survey (USGS) 7.5-minute series topographic map for the Patchogue, New York quadrangle.

2.2 Site Description

Parcels 1 and 2 are a total of four acres in size. The subject area consists of a parking lot to the Island Hills Golf Club Clubhouse and two residential homes designated at the northern and southern residence. The northern residence is currently used as the Green's Keepers residence. A narrow 25' x 170' vacant lot is present between the two residential lots. Photos of the site are included in Appendix A and a site plan is shown on Figure 2.

2.3 Adjoining/Surrounding Properties

The general area is comprised of mainly commercial and residential properties. A summary of the surrounding properties is as follows:

North	North of the subject site is the remainder of the Island Hills Golf Club Clubhouse parking lot.
South	Chester Street. Residential homes are located beyond Chester Street.
East	Lakeland Avenue. Vacant wood property is located beyond Lakeland Avenue.
West	The Island Hills Golf Club clubhouse and courses are located to the west of the subject property.

3.0 HISTORICAL INFORMATION

3.1 Site History

Based upon PWGC's conversation with representatives from the Island Hills Golf Club and the current building tenants, the age of the two residential structures is unknown. Based upon the building construction, PWGC places the age of the buildings at mid to late 1950s.

3.2 Sanborn Map Review

Environmental Data Resources (EDR) was retained to provide historical Sanborn fire insurance maps of the subject and adjacent properties. Based upon the information provided to PWGC by EDR, there is no Sanborn Map coverage for the site area. A review of the historic topographic maps for the site dating back to 1904 showed no significant changes in site topography. Copies of the topographic Maps are included in Appendix B.

3.3 Aerial Photograph Review

PWGC performed a review of readily available aerial photographs showing the subject and surrounding properties. Photographs from 1954, 1966, 1976, 1980 and 1994 were reviewed. The review is summarized as follows:

1954	The Island Hills Golf Club golf course is present. The clubhouse building appears smaller than the current structure. The two residential homes appear to be present. The current parking lot area appears to be wooded in 1954.
1966	The area appears quite similar to the current conditions with the larger clubhouse building. The parking lot appears to be cleared.
1976, 1980 & 1994	The area appears quite similar to the current conditions.

A copy of the aerial photograph search is included in Appendix C.

3.4 Previous Environmental Reports

PWGC obtained a one page fax from the Suffolk County Department of Health Services pertaining to the Island Hills Golf Club. According to their records, a groundwater monitoring well was installed at the property as part of the Counties Pesticide / herbicide monitoring program. The fax includes tabulated well results from

the monitoring well. The information obtained from the Health Department does not indicate the well location. Based upon and review of the laboratory results, it appears that the groundwater obtained from the well was within groundwater standards for each of the sampled parameters. No evidence of this well was observed in the subject area or the immediate vicinity. A copy of the table is included in Appendix D.

4.0 ENVIRONMENTAL SETTING

4.1 Regional Physiographic Conditions

The topography of the site and surrounding area was reviewed from the USGS 7.5-minute series topographic map for the Patchogue, New York quadrangle. The subject property has an elevation of approximately 18 feet above the National Geodetic Vertical Datum (NGVD). The property and surrounding areas are relatively flat.

4.1.1 Flood Potential

PWGC reviewed the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) to determine if the subject property is located within the 100-year or 500-year flood zones. The FIRM showing the property (No. 36103C0688G) indicates that the entire property is located outside the 100-year and 500-year flood zones. This indicates that there is a minimal risk of flooding at the subject property.

4.1.2 Direction and Distance to Nearest Surface Water

The nearest natural surface water body is Green Creek located approximately 2,000 feet south-southeast of the property.

4.1.3 Wetland Delineation

A review of the NYSDEC Freshwater Wetland Map, Patchogue Quadrangle, indicates that freshwater wetlands are located approximately ½ mile south of the subject property and associated with the headwaters of Green Creek.

4.2 Regional Geology

The geologic setting of Long Island is well documented and consists of crystalline bedrock composed of schist and gneiss overlain by layers of unconsolidated deposits. At the subject property, bedrock occurs at an approximate depth of 1700 feet below land surface .(Suter, W De Laguna, N Perlmutter, 1949).

Immediately overlying the bedrock is the Raritan Formation, consisting of the Lloyd sand confined by the Raritan Clay Member. The Lloyd sand is an aquifer and consists of discontinuous layers of gravel, sand, sandy and silty clay, and solid clay. The depth to the top of the Lloyd at the site is approximately 1300 feet below land surface and the aquifer is approximately 300 feet thick. The Raritan clay occurs at approximately 950 feet below grade. The average thickness of the Raritan clay in the vicinity of the site is 350 feet. The Raritan clay is relatively impermeable, and effectively hydraulically isolates the Lloyd Aquifer from overlying aquifers. The Raritan Clay is a solid and silty clay with: few lenses of sand and gravel; abundant lignite and pyrite; and gray, red or white in color.

Above the Raritan Clay lies the Magothy Formation, which is a prolific aquifer. The Magothy Aquifer consists of layers of fine to coarse sand of moderate to high permeability, with interbedded lenses of silt and clay of low permeability resulting in areas of preferential horizontal flow. Therefore, this aquifer generally becomes more confined with depth. The depth to the top of the Magothy is approximately 90 feet below land surface and is estimated to be 860 feet thick in the area of the subject property.

The Magothy Aquifer is overlain by the Upper Glacial Aquifer. The Upper Glacial Aquifer is the water table aquifer at this location and is comprised of medium to coarse sand and gravel with occasional thin lenses of fine sand and brown clay. This aquifer extends from the land surface to the top of the Magothy and, therefore, is hydraulically connected to the Magothy Aquifer.

4.3 Soil Characteristics

Soils at the site are classified by the United States Department of Agriculture's Soil Conservation Service as Riverhead Soils, which are defined as sandy loams with moderate infiltration rates. Soils are deep, moderately well drained to well drained sands with high hydraulic conductivity and low water holding capacity. Additional information regarding the soil classification is also included in the EDR report (Appendix E, Page A-4).

4.4 Groundwater Characteristics

Based upon Suffolk County Department of Health Service (SCDHS) groundwater elevation maps and the site topography, PWGC estimates groundwater to be approximately 10 feet below grade. The regional

groundwater flow direction is to the south. No public supply wells were identified within a one mile radius of the subject property.

4.5 Radon Risk Evaluation

Radon is a colorless, radioactive; inert gas formed by the decay of radium and may be present in soils and rocks containing granite, shale, phosphate and pitchblende. USEPA's "Map of Radon Zones for New York State," September 1993 indicates that the Sayville area is not a radon risk area. The EDR report provides information from the New York State Department of Health radon survey which indicates that 98% of those sites tested in Suffolk County were below the United States Environmental Protection Agency (USEPA) radon action level of 4 Pico curies per liter (pCi/L).

5.0 SITE INSPECTION OBSERVATIONS

5.1 Site Observations and Inquiries

Observations made during the site inspection are presented below.

5.1.1 Date and Time of Inspection

PWGC performed the site inspection on November 30, 2005 beginning at 10:00 A.M. Weather conditions during the inspection were overcast with light rain, with a temperature of approximately 45° Fahrenheit. PWGC was given access to the southern residential home on February 21, 2006 and completed the inspection on that date.

5.1.2 Individuals Conducting the Phase I Site Inspection

Mr. Bryan Devaux conducted the site inspection. Mr. Devaux is an experienced professional in the field of environmental compliance, Phase I and II environmental site assessments and related environmental investigations. Rocky Wenskus conducted the inspection of the interior of the southern residential home. Copies of both Mr. Devaux and Mr. Wenskus' resumes are attached.

5.1.3 Site Representatives Present During the Inspection

Mr. Luigi Salcedo, of R Squared LLC, representing the buyer of the property was onsite during the inspection. Doug the office manager of Island Hills Golf Club were present to give us access to the property, but were not present during the inspection for questioning. [Question: Can we identify the representatives?]

5.1.4 Inspection Process

The site inspection consisted of an inspection of the outer property boundaries, followed by an inspection of the interior of the residential homes.

5.1.5 Surface Access and Egress

The site is located on the west side of Lakeland Avenue and North of Chester Street. Access to the property is via Lakeland Avenue.

5.1.6 Variations in Surface Vegetation

The site is about 40% covered by the buildings and asphalt paving. The residential yard areas and vacant lot were primarily vegetated. No signs of stressed vegetation were observed.

5.1.7 Water Bodies

No surface water bodies are located on the subject property.

5.1.8 Railroad Spurs and Electrical Transmission Lines

No rail lines are present on or in the vicinity of the site. Electric lines run above ground along Lakeland Avenue.

5.2 Water Supply and Wastewater Disposal

Water is supplied to the property by the Suffolk County Water Authority. Waste water for the residential buildings is reported to discharge to onsite sanitary systems. PWGC also observed several sanitary structures covers on the subject property, in the parking lot east of the Clubhouse building. An evaluation of the sanitary system revealed that it consists of two separate systems. One system consists of a single leaching pool which is located on the subject property. The second system consists of a septic tank, a distribution tank and five primary cesspools. PWGC assessed the structures and believes that the structures are related to waste discharges from the clubhouse building. PWGC was able to conduct a limited walkthrough of the southern portion of the clubhouse building and determined that the sanitary structures are associated with bathrooms and sinks in the catering hall / bar portion of the clubhouse. PWGC did not observe any hazardous chemicals or equipment maintenance areas in the portion of the building which was serviced by the sanitary systems. Since it is possible that the Clubhouse may have also been used for storage of chemicals and/or maintenance activities over the fifty plus years the building has existed, PWGC recommends sampling of the cesspool in the system which contained the single cesspool. In addition, PWGC recommends collecting samples from each of the five cesspools in the other sanitary system and submitting the two samples which based upon visual inspection appear to represent the worst case conditions.

5.3 Storm Water Disposal

Storm drains and floor drains that discharge directly to subsurface soils pose a potential environmental concern because they provide a pathway for impacts to the subsurface, and are classified as Class V injection wells under the USEPA's Underground Injection Control (UIC) program.

Stormwater discharge on the parking lot portion of the subject property is handled by two stormdrains and several overflow pools located within the parking lot. No signs of staining or impact were observed in the vicinity of the drains. Stormwater discharge at the residential and vacant lots is handled by infiltration.

In the basement of the northern home, adjacent to the oil burner, a 4 inch diameter hole was present in the concrete floor. It appeared that this drain was used to discharge water from the boiler during maintenance. There were no signs of oil staining in the basement or in the vicinity of the floor drain. PWGC recommends that the drain be closed as per SCDHS protocols.

An inspection of the southern residential home revealed no signs of floor drains in the unfinished areas. PWGC was unable to inspect finished areas of the basement which were covered by carpet.

5.4 Aboveground Storage Tanks

A 275 gallon fuel tank was present within the basement of both of the residential homes. The tanks were in good condition and no signs of leaks were observed.

5.5 Underground Storage Tanks

No evidence of underground storage tanks (USTs) such as vents or fills were observed in the subject property.

5.6 Hazardous and Non-Hazardous Waste Storage and Disposal

PWGC observed some typical house hold cleaning chemicals in the two residential homes. There was no indication that any of these chemicals has impacted the environment.

An inspection of the southern residence revealed the presence of gas and oil storage associated with the lawnmower and yard equipment. A small area of oil staining (3-4 square feet) was present. PWGC also observed two five gallon pails that looked as if they may have contained oil. The pails contained rainwater at the time of the inspection and the soil in the vicinity of the pail showed some signs of staining. As with the other location, the staining was quite limited. Due to the limited nature of the staining, PWGC believes that it is not necessary to report a spill and that it is not indicative a significant environmental hazard. However, PWGC recommends proper disposal of the standing liquids as a housekeeping issue.

5.7 Radioactive Materials

No obvious radioactive materials (labeled containers or equipment) were observed on the property or in the building at the time of the site visit.

5.8 Landfills, Dumps, or Direct Burial Activities

The vacant strip of property located between the two residential homes showed some signs of dumping. It appears that the homeowners of both homes have been throwing lawn debris over the fence. The dumped materials consisted of grass clippings, leaves and branches. There was no indication that hazardous materials were disposed of in the vacant lot.

5.9 Polychlorinated Biphenyls (PCBs)

There was no evidence of potential PCB containing equipment, such as transformers, hydraulic lifts, hydraulic elevators, onsite.

5.10 Air Emissions

There was no evidence of air emissions on the subject property.

5.11 Asbestos

PWGC inspected the northern residence for signs of Presumed Asbestos Containing Material (PACM) and none were observed in the building. In the southern residence, PWGC did observe approximately 10 linear feet pipe insulation which appeared to contain asbestos. Due to the poor (friable) condition of the insulation PWGC recommends that the material be removed.

Based upon the construction date of both of the buildings (mid 1950's) it is likely that PACM is present within the building. Materials which are in good condition and are not likely to release fibers may remain. Friable and damaged materials should be removed.

Thermal insulation, surfacing materials, and vinyl/asphalt floor materials installed before 1981 are presumed to contain asbestos. Should future plans for the property include demolition of the existing structures, removal of asbestos containing material may be required prior to demoltion.

5.12 Lead-Based Paint (LBP)

The consumer Product Safety Commission banned the manufacture of lead based paint for residential and commercial applications in 1978. Federal regulations enforced the ban in 1993. Since both residential structures structure was built prior to the 1978 ban went into effect, it is likely that lead based paint is present in the building. No signs of cracked or peeling paint were observed in the two residential homes. If peeling paint if found within the building, it should be properly removed or repaired.

5.13 Mold

As part of the assessment, PWGC performed a limited visual inspection for the presence of mold. A class of fungi, molds have been found to cause a variety of health problems in humans, including allergic, toxicological, and infectious responses. Molds are decomposers of organic material, and thrive in humid environments. Molds produce spores to reproduce, just as plants produce seeds. When mold spores land in a damp location indoors, they may begin growing and digesting whatever they are growing on to survive. When excess moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or unaddressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations for mold growth. Building materials including drywall, wallpaper, baseboards, wood framing, insulation, and carpeting often play host to such growth. Moisture control is the key to mold control. Mold needs both food and water to survive; since mold can digest most things, water is the factor that limits mold growth.

The EPA recommends the following action to prevent the amplification of mold growth in buildings.

- Fix leaky plumbing and leaks in the building envelope as soon as possible.
- Watch for condensation and wet spots. Fix sources of moisture as soon as possible.
- Keep heating, ventilation and air conditioning (HVAC) drip pans clean, flowing properly and unobstructed.
- Vent moisture generating appliances, such as dryers outside when possible.
- Maintain low indoor humidity, below 60% when possible.
- Perform regular building / HVAC inspections.
- Clean and dry wet or damp spots within 48 hours.
- Don't let foundations stay wet, provide drainage and slope ground away from the foundation.

The site inspection did not indicate the presence of mold growth.

6.0 REGULATORY AGENCY REVIEW

6.1 Regulatory Database Search/Review

Environmental Data Resources (EDR) of Southport, Connecticut was retained to provide a computerized database search of the project area within an ASTM-standard radius of the subject property. A list of the databases searched and the search radius is shown on the summary table below. PWGC reviewed the database output to determine if the property appears on any of the regulatory agency lists. Detailed information concerning each database list is provided in the EDR report (Appendix C).

6.1.1 Federal Databases

The table below summarizes the Federal databases that were searched.

Agency	Listing Name or Database Searched	Abbreviation	Search Distance
USEPA	National Priorities List Report	NPL	1.0 mile
USEPA	Comprehensive Environmental Response Compensation and Liability Act Registry	CERCLIS	0.5 mile
USEPA	Resource Conservation and Recovery Act Treatment/Storage/Disposal Facilities	RCRIS TSD	0.5 mile
USEPA	Resource Conservation and Recovery Act Small/Large Quantity Hazardous Waste Generators	RCRIS SOG/LQG	0.25 mile
USEPA	Corrective Action Reports	CORRACTS	0.5 mile
USEPA	Facility Index System Database	FINDS	0.5 mile
USEPA	Emergency Response Notification System	ERNS	Target Site
USEPA	Superfund (CERCLA) Consent Decrees	CONSENT	1.0 mile
USEPA	Records of Decision	ROD	1.0 mile
USEPA	Mines Master Index	MINES	0.25 mile

National Priority List

The National Priority List (NPL) is the Environmental Protection Agency (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the federal Superfund Program.

Neither the subject property nor any property within 1 mile of the subject property is listed as a NPL facility.

CERCLIS

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a compilation of sites that the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances.

Neither the subject property nor any property within ½ mile of the subject property is listed as a CERCLIS facility.

RCRA Treatment, Storage and Disposal

The EPA Resource Conservation and Recovery Act (RCRA) program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Treatment, Storage and Disposal (TSD) database is a compilation of reporting facilities that treat, store or dispose of hazardous waste.

Neither the subject property nor any property within ½ mile of the subject property is listed as a RCRA TSD site.

RCRA Generators

The RCRA Generators database is a compilation of reporting facilities that generate hazardous waste. A Small Quantity Generator (SQG) is a site which generates more than 100 and less than 1,000 kg of hazardous waste during any one calendar month and accumulates less than 6,000 kg of hazardous waste at any time; or a site which generates less than 100 kg of hazardous waste during any one calendar month and accumulates less than 1,000 kg of hazardous waste at any time. Large Quantity Generators (LQG) generate more than 1,000 kg of hazardous waste per month.

Neither the subject property nor any property within ¼ mile of the subject property is listed as a RCRA SQG or RCRA LQG site.

RCRA CORRACTS

The RCRA Corrective Actions (CORRACTS) database is the EPA's list of hazardous waste treatment, storage or disposal facilities subject to corrective action under RCRA.

Neither the subject property nor any property within ½ mile of the subject property is listed as a RCRA CORRACTS site.

Emergency Response Notification System

The Emergency Response Notification System (ERNS) is a national database used collect information on reported releases of oil or hazardous substances.

No ERNS incidents were listed for the subject property.

Superfund Consent Decrees

The Superfund Consent Decrees (CONSENT) list identifies major legal settlements that establish responsibility and standards for cleanup at NPL sites.

Neither the subject property nor any property within one mile of the subject property is identified on CONSENT list.

Records of Decision

Record of Decision (ROD) documents mandate a permanent remedy at an NPL site containing technical and health information to aid in the cleanup.

Neither the subject property nor any property within one mile of the subject property is identified in the ROD database.

Master Mines Index

The Master Mines Index (MINES) file contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Neither the subject property nor any property within ¼ mile of the subject property is listed in the MINES database.

6.1.2 New York State Databases

The table below summarizes the State databases that were searched

Agency	Listing Name or Database Searched	Abbreviation	Search Distance
NYSDEC	Inactive Hazardous Waste Disposal Sites in New York State	SHWS	1.0 mile
NYSDEC	Solid Waste Facility Register	SWF	0.5 mile
NYSDEC	Leaking Underground Storage Tank Sites	LTANKS	0.5 mile
NYSDEC	Petroleum Bulk Storage (PBS) - Underground Tanks	UST	0.25 mile
NYSDEC	Chemical Bulk Storage	CBS	0.25 mile
NYSDEC	Major Oil Storage Facilities	MOSF	0.5 mile
NYSDEC	Voluntary Cleanup Agreements	VCP	0.5 mile
NYSDEC	Registered Recycling Facilities	SWRCY	0.5 mile
NYSDEC	Registered Waste Tire Storage Facilities	SWTIRE	0.5 mile
NYSDEC	Hazardous Substance Waste Disposal Site Study	HSWDS	0.5 mile
NYSDEC	Petroleum Bulk Storage (PBS) - Aboveground Tanks	AST	Target Site
NYSDEC	New York State Spills	NYSPILLS	0.125 mile

New York State Inactive Hazardous Waste Disposal Sites

The New York State Department of Environmental Conservation (NYSDEC) maintains a state priority list of Inactive Hazardous Waste Disposal Sites (SHWS) considered to actually or potentially contaminated and presenting a possible threat to human health and the environment.

Neither the subject property nor any property within 1 mile of the subject property is listed as a SHWS site.

Solid Waste Facility Register

The NYSDEC Solid Waste Facility Register (SWF) records contain an inventory of solid waste disposal facilities or landfills in New York State.

Neither the subject property nor any property within ½ mile of the subject property is listed on the SWF Register.

Leaking Underground Storage Tank Sites

The Leaking Underground Storage Tank Sites (LTANKS) database contains a NYSDEC inventory of reported leaking storage tank incidents. The causes of the incidents are tank test failures, tank failures or tank overfills.

The subject property is not listed as a LTANKS site. Six (6) LTANK sites were identified within ½ mile of the subject property. All six (6) sites have been issued no further action letters by the NYSDEC and, therefore, are unlikely to impact the environmental quality of the subject property.

Petroleum Bulk Storage – Underground Tanks

The NYSDEC Petroleum Bulk Storage – Underground Tanks (UST) database lists facilities with a petroleum storage capacity of more than 1,100 gallons and less than 400,000 gallons.

The EDR report identifies the Island Hills Golf Club property as a UST site. Based upon PWGC's evaluation of the site and subject area, the UST listing is for the main golf property maintenance area, located to the south-southwest of the subject site. The EDR lists two USTs at the site which contain gasoline. Sites having a UST do not necessarily pose a hazard unless the tanks are leaking or a spill occurs. Due to the locations of the tanks in a downgradient direction, well away from the subject property, they are unlikely to affect the subject site. The two fuel oil tanks identified within the residential homes are not required to be listed in the NYSDEC UST database since they have total capacity less than 1,100 gallons and are used for home heating oil.

Chemical Bulk Storage

The Chemical Bulk Storage (CBS) database is a NYSDEC list of facilities that store regulated hazardous substances in underground tanks of any size.

Neither the subject property nor any property within ¼ mile of the subject property is listed in the CBS database.

Major Oil Storage Facilities

The NYSDEC Major Oil Storage Facilities (MOSF) database lists facilities or vessels with a petroleum storage capacity of more than 400,000 gallons.

Neither the subject property nor any property within ½ mile of the subject property is listed as a MOSF site.

Voluntary Cleanup Agreements

The NYSDEC Voluntary Cleanup Program (VCP) database identifies brownfield sites undergoing private sector cleanup as part of redevelopment.

Neither the subject property nor any property within ½ mile of the subject property is listed as a VCP site.

Registered Recycling Facilities

The Registered Recycling Facilities List (SWRCY) is a NYSDEC list of recycling facilities.

Neither the subject property nor any property within ½ mile of the subject property is listed as a SWRCY site.

Hazardous Substance Waste Disposal Site Study

The Hazardous Substance Waste Disposal Site Study (HSWDS) list includes any known or suspected hazardous substance waste disposal sites. Also included are sites delisted from the SHWS registry and non-registry sites that EPA Preliminary Assessment reports or Site Investigation reports were prepared.

Neither the subject property nor any property within ½ mile of the subject property is listed as a HSWDS site.

Petroleum Bulk Storage – Aboveground Tanks

The NYSDEC Petroleum Bulk Storage – Aboveground Tanks (AST) database lists facilities with registered above ground storage tanks.

The EDR report identifies the Island Hills Golf Club property as an AST site. Two of the three tanks that were identified on the EDR have been removed while the other tank has a permit that has expired. Based upon PWGC’s evaluation of the subject and surrounding areas, the tanks identified in the database are related to the Golf Club maintenance building at the south end of the golf course and is not related to the subject site. The tanks were listed diesel tanks (2) and a chemical storage tank. PWGC believes the tanks were located at the maintenance building to the south-southwest of the subject site. As with the USTs, due to the locations of the tanks in a downgradient direction, well away from the subject property, they are unlikely to affect the subject site.

New York State Spills

The New York State Spills Information Database (NYSPILLS) contains data collected on spills reported to NYSDEC since April 1, 1986.

Neither the subject property nor any property within 1/8 mile of the subject property is listed as a Spills site.

6.1.3 EDR and Brownfield Databases

The table below summarizes the EDR and Brownfield databases that were searched.

Agency	Listing Name or Database Searched	Abbreviation	Search Distance
EDR	Dry Cleaner Sites	HDC	0.25 mile
EDR	Manufactured Gas Plants	CGS	1.0 mile
USEPA	Brownfields	BF	0.5 mile

The EDR report indicates that neither the subject property nor any property within the appropriate ASTM search distances appears on the three EDR or Brownfield databases searched.

6.2 Freedom of Information Act (FOIA) Requests

FOIA requests were sent to the United States Environmental Protection Agency, Region II (USEPA), the New York State Department of Environmental Conservation, Region I (NYSDEC), the Suffolk County Department of Health Services (SCDHS), and the Town of Islip. At the time of the completion of the report, PWGC received replies from the SCDHS and the USEPA indicating that no files were present. If additional files are present and provide pertinent information, PWGC will prepare an addendum to the report documenting the findings. Copies of the FOIA request and replies are included in Appendix F

7.0 PHASE I FINDINGS

It was determined from the site inspection (November 30, 2005), records review and interviews that there were five recognized environmental conditions associated with the subject site. A summary of the conditions are provided below:

- PWGC inspected the northern residence for signs of Presumed Asbestos Containing Material (PACM) and none were observed in the building. In the southern residence, PWGC did observe approximately 10 linear feet pipe insulation which appeared to contain asbestos. Due to the poor (friable) condition of the insulation PWGC recommends that the material be removed.

Based upon the construction date of both of the buildings (mid 1950's) it is likely that PACM is present within the building. Materials which are in good condition and are not likely to release fibers may remain. Friable and damaged materials should be removed.

Thermal insulation, surfacing materials, and vinyl/asphalt floor materials installed before 1981 are presumed to contain asbestos. If future plans for the property involve demolition of the residential homes, removal of the asbestos containing material may be required as part of the demolition process.

- The consumer Product Safety Commission banned the manufacture of lead based paint for residential and commercial applications in 1978. Federal regulations enforced the ban in 1993. Since both residential structures structure was built prior to the 1978 ban went into effect, it is likely that lead based paint is present in the building. No signs of cracked or peeling paint were observed in the two residential homes. If peeling paint is found within the building, it should be properly removed and repaired.
- PWGC observed several sanitary structures covers on the subject property, in the parking lot east of the Clubhouse building. An evaluation of the sanitary system revealed that it consists of two separate

systems. One system consists of a single leaching pool which is located on the subject property. The second system consists of a septic tank, a distribution tank and five primary cesspools. PWGC assessed the structures and believes that the structures are related to waste discharges from the clubhouse building. PWGC was able to conduct a limited walkthrough of the southern portion of the clubhouse building and determined that the sanitary structures are associated with bathrooms and sinks in the catering hall / bar portion of the clubhouse. PWGC did not observe any hazardous chemicals or equipment maintenance areas in the portion of the building which was serviced by the sanitary systems. Since it is possible that the Clubhouse may have also been used for storage of chemicals and/or maintenance activities over the fifty plus years the building has existed, PWGC recommends sampling of the cesspool in the system which contained the single cesspool. In addition, PWGC recommends collecting samples from each of the five cesspools in the other sanitary system and submitting the two samples which based upon visual inspection appear to represent the worst case conditions.

- In the basement of the northern home, adjacent to the oil burner, a 4 inch diameter hole was present in the concrete floor. It appeared that this drain was used to discharge water from the boiler during maintenance. There were no signs of oil staining in the basement or in the vicinity of the floor drain. PWGC recommends that the drain be sealed as per SCDHS protocols.
- An inspection of the southern residence revealed the presence of gas and oil storage associated with the lawnmower and yard equipment. A small area of oil staining (3-4 square feet) was present. PWGC also observed two five gallon pails that looked as if they may have contained oil. The pails contained rainwater at the time of the inspection and the soil in the vicinity of the pail showed some signs of staining. As with the other location, the staining was quite limited. Due to the limited nature of the staining, PWGC feels that it's not necessary to report a spill and that it is not indicative a significant environmental hazard. However, PWGC recommends proper disposal of the standing liquids as a housekeeping issue.

FIGURES

APPENDIX A
SITE PHOTOGRAPHS



Photo 1 – View of the parking lot which is located in the northern portion of the subject property. Stormdrains, cesspools, and overflow covers are shown in the photo.



Photo 2 – Additional view of the parking lot showing additional cesspool covers.



Photo 3 – View of the northern residential home (greens keepers residence).



Photo 4 – View of the southern residential home.



Photo 5 – View of buckets with an oily residue which were present in the rear of the south residential home.



Photo 6 – View of the vacant lot located between the two residential homes.



Photo 7 – View of the tank which was present in the northern residential home. No leaks or spills were observed.



Photo 8 – View of the floor drain which was present in the northern residential home. No signs of spills were observed near the drain.



Photo 9 – View of the fuel oil tank which was present in the basement of the southern residential home.



Photo 10 – The entire basement of the southern home could not be checked for floor drains since it was partially finished.

APPENDIX B
HISTORIC TOPOGRAPHIC MAPS

APPENDIX C
HISTORIC AERIAL PHOTOS

APPENDIX D

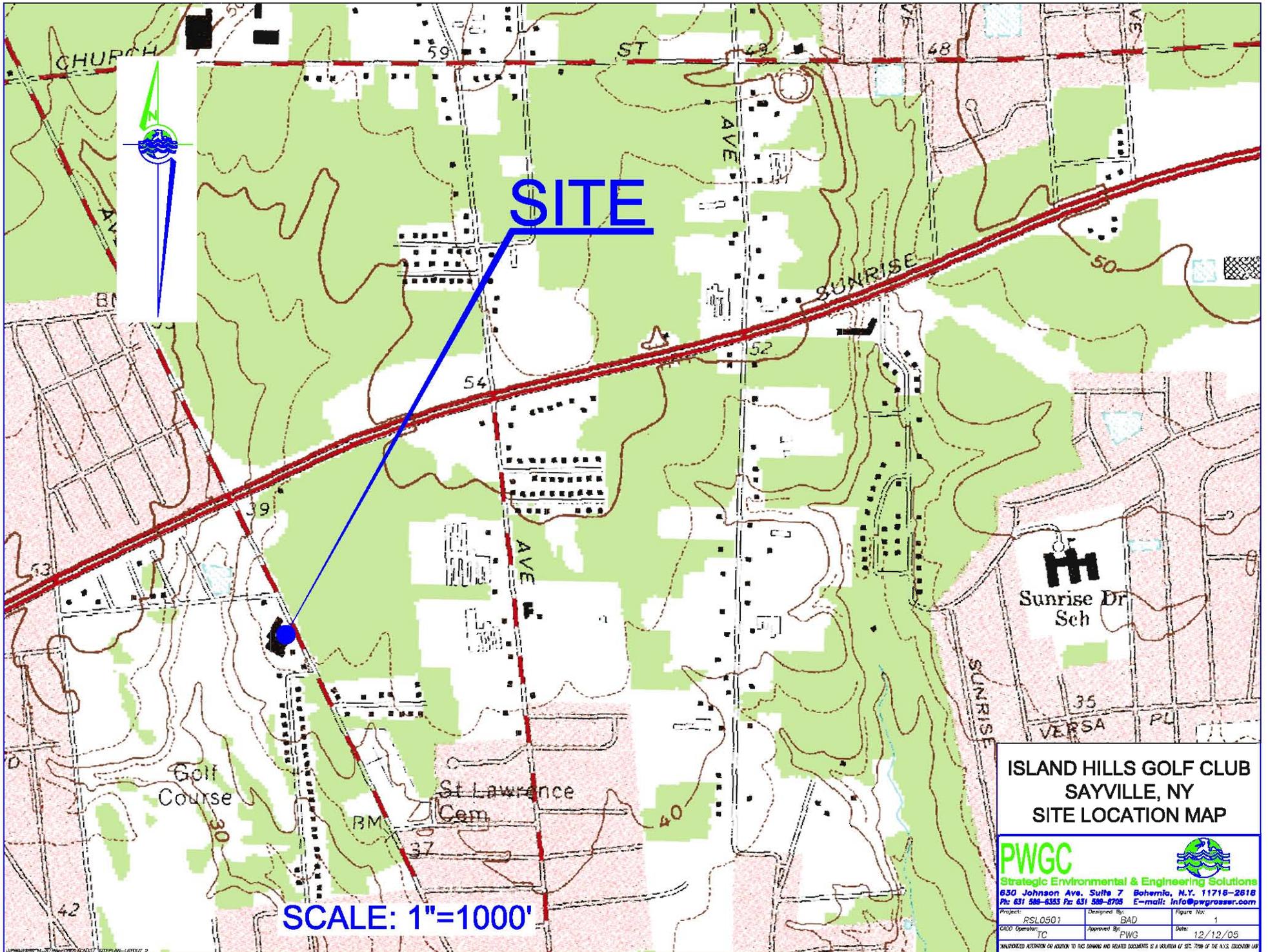
PREVIOUS ENVIRONMENTAL REPORTS

APPENDIX E
EDR RADIUS MAP REPORT

APPENDIX F

FREEDOM OF INFORMATION ACT REQUESTS

FIGURES



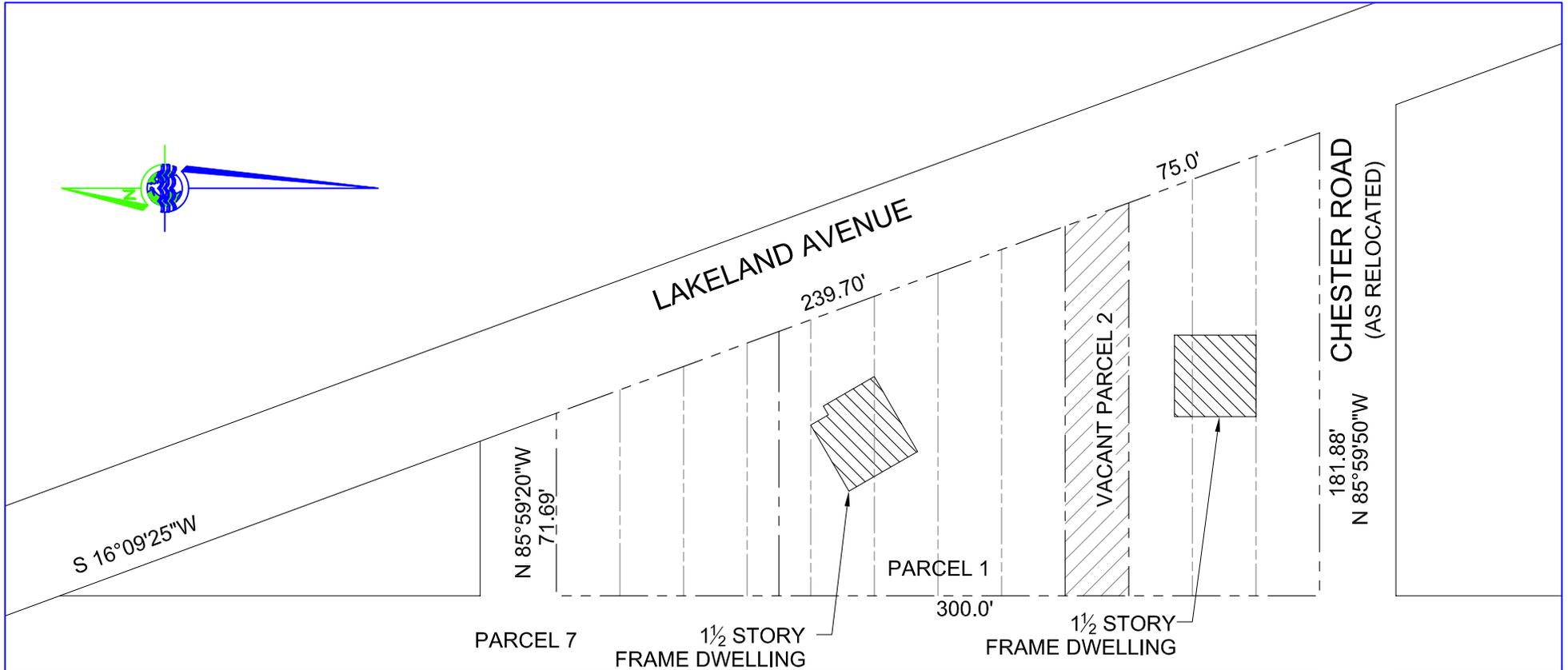
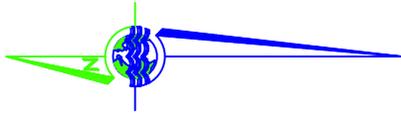
**ISLAND HILLS GOLF CLUB
SAYVILLE, NY
SITE LOCATION MAP**

PWGC
Strategic Environmental & Engineering Solutions
630 Johnson Ave, Suite 7 Bohemia, N.Y. 11716-2618
Ph: 631 598-6333 Fax: 631 598-8708 E-mail: info@pwgrosser.com



Project: RSL0501	Designed By: BAD	Figure No: 1
CAO Operator: TC	Approved By: PWG	Date: 12/12/05

UNLESS NOTED OTHERWISE, ALL INFORMATION IS A RESULT OF A VISUAL SURVEY OF THE SITE.



STREET

BASEMAP INFORMATION:
 MAP OF NORTHDOWNS, SECTION 2
 FILED: JUNE 27, 1923; FILE NO. 318
 SCALE: 1"=60'

ISLAND HILLS GOLF CLUB
 SAYVILLE, NY
 SITE PLAN

PWGC
 Strategic Environmental & Engineering Solutions
 630 Johnson Ave. Suite 7 Bohemia, N.Y. 11716-2618
 Ph: 631 589-4333 Fax: 631 589-8705 E-mail: info@pwgrosser.com

Project: RSL0501	Designed By: BAD	Figure No: 2
CADD Operator: TC	Approved By: PWG	Date: 12/12/05

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING AND RELATED DOCUMENTS IS A VIOLATION OF SEC. 7209 OF THE N.Y.S. EDUCATION LAW

APPENDIX A
SITE PHOTOGRAPHS



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Photo 2 – Additional view of the parking lot showing additional cesspool covers.



Photo 3 – View of the northern residential home (greens keepers residence).



Photo 4 – View of the southern residential home.



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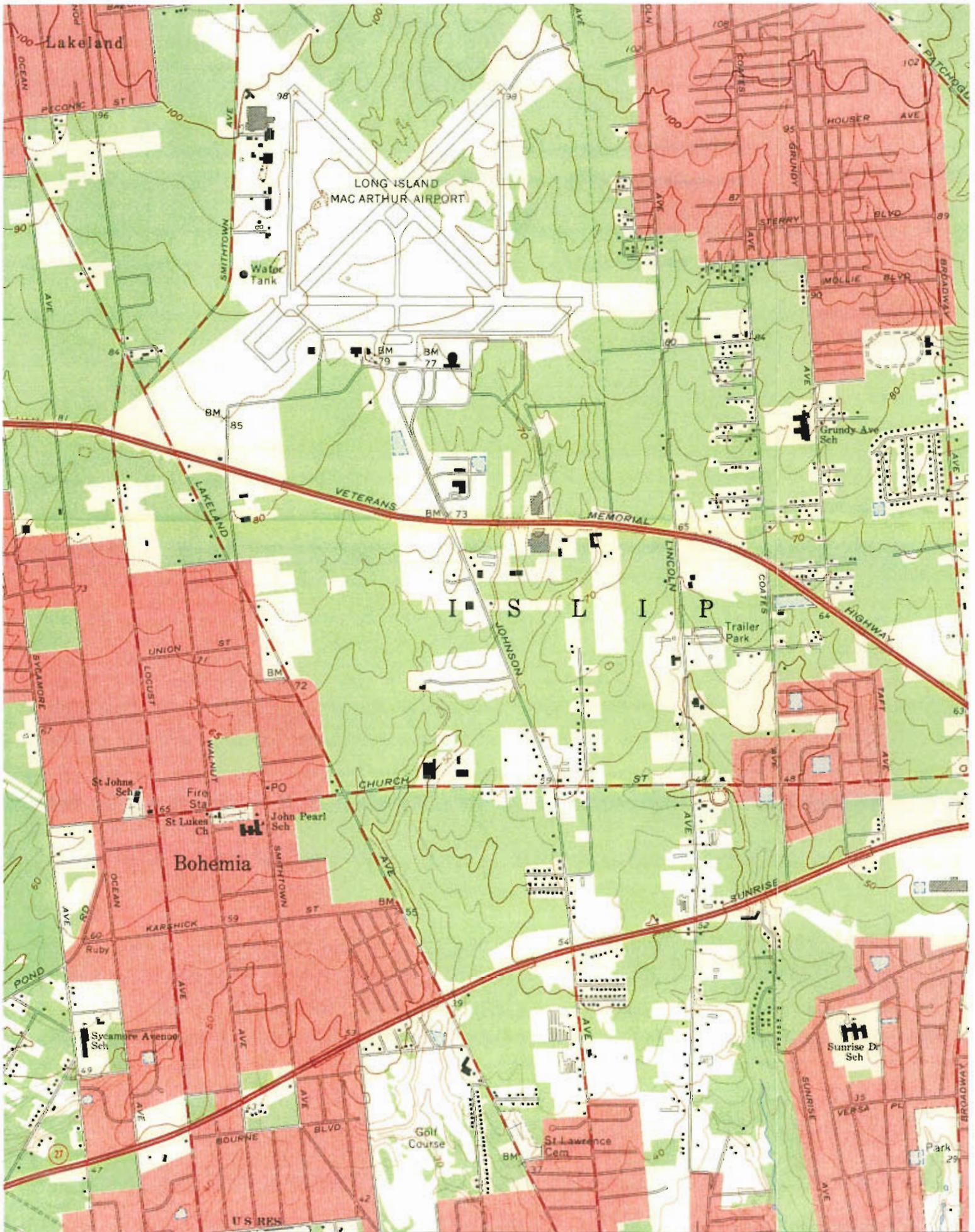


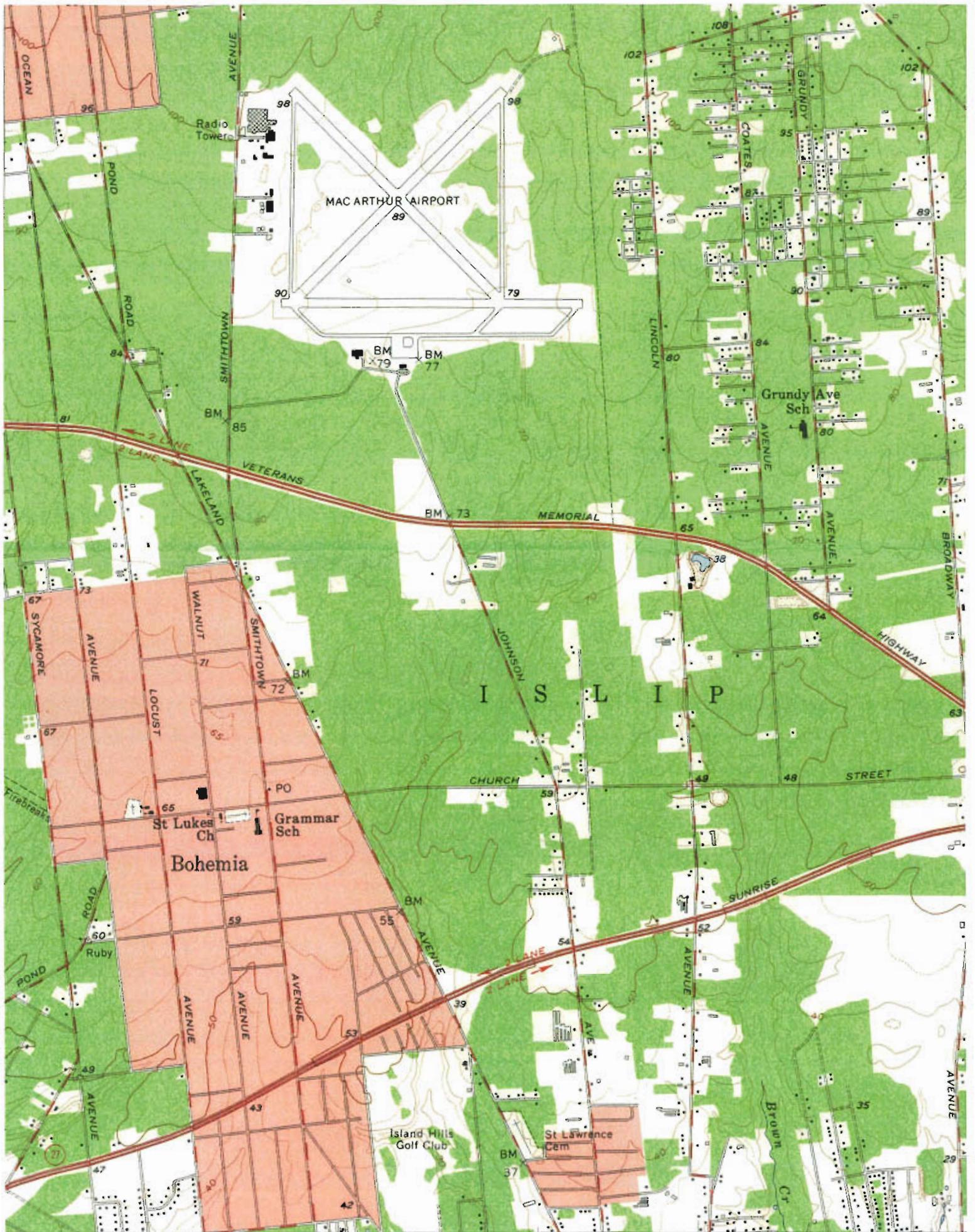
Photo 9 – View of the fuel oil tank which was present in the basement of the southern residential home.

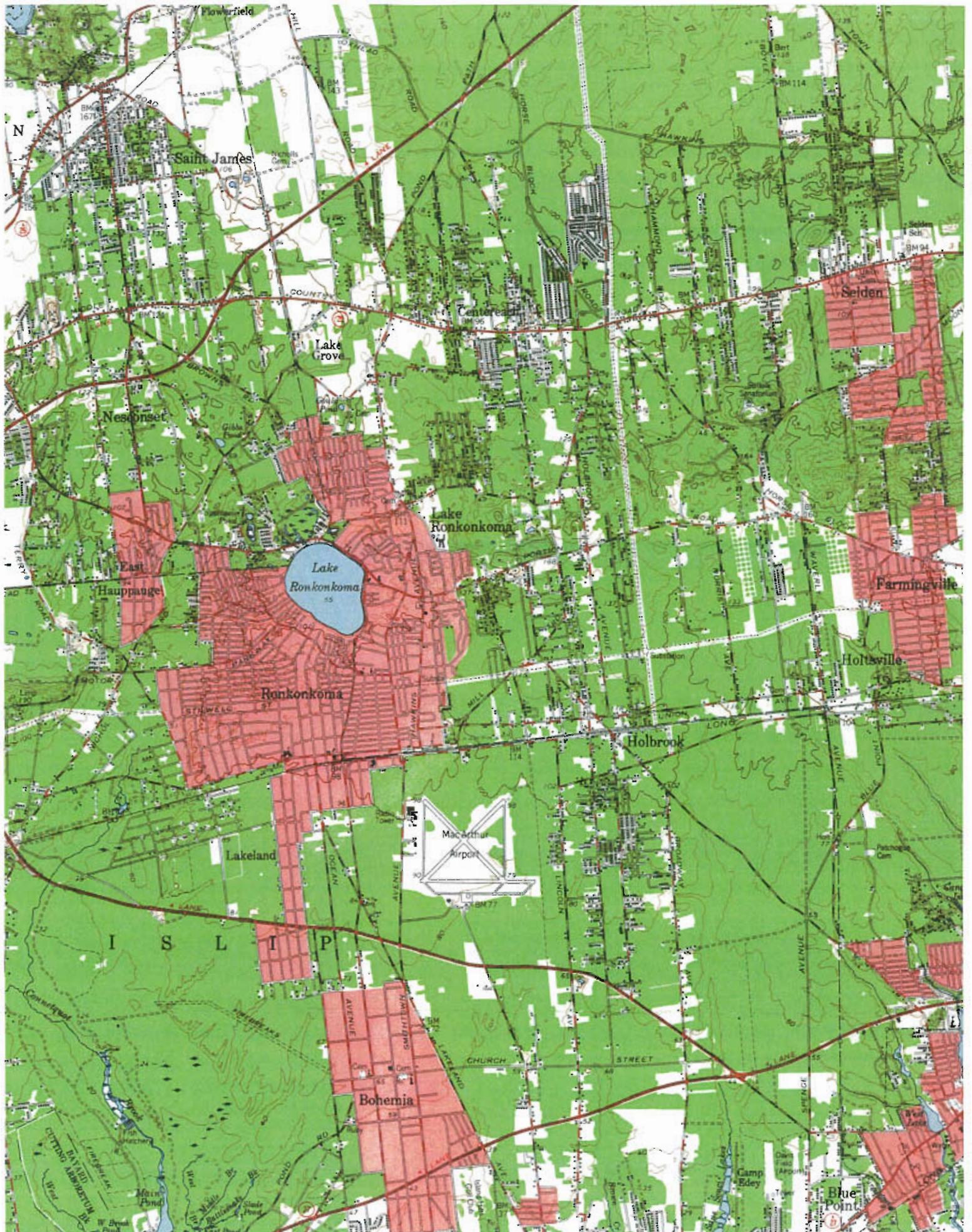


Photo 10 – The entire basement of the southern home could not be checked for floor drains since it was partially finished.

APPENDIX B
HISTORIC TOPOGRAPHIC MAPS



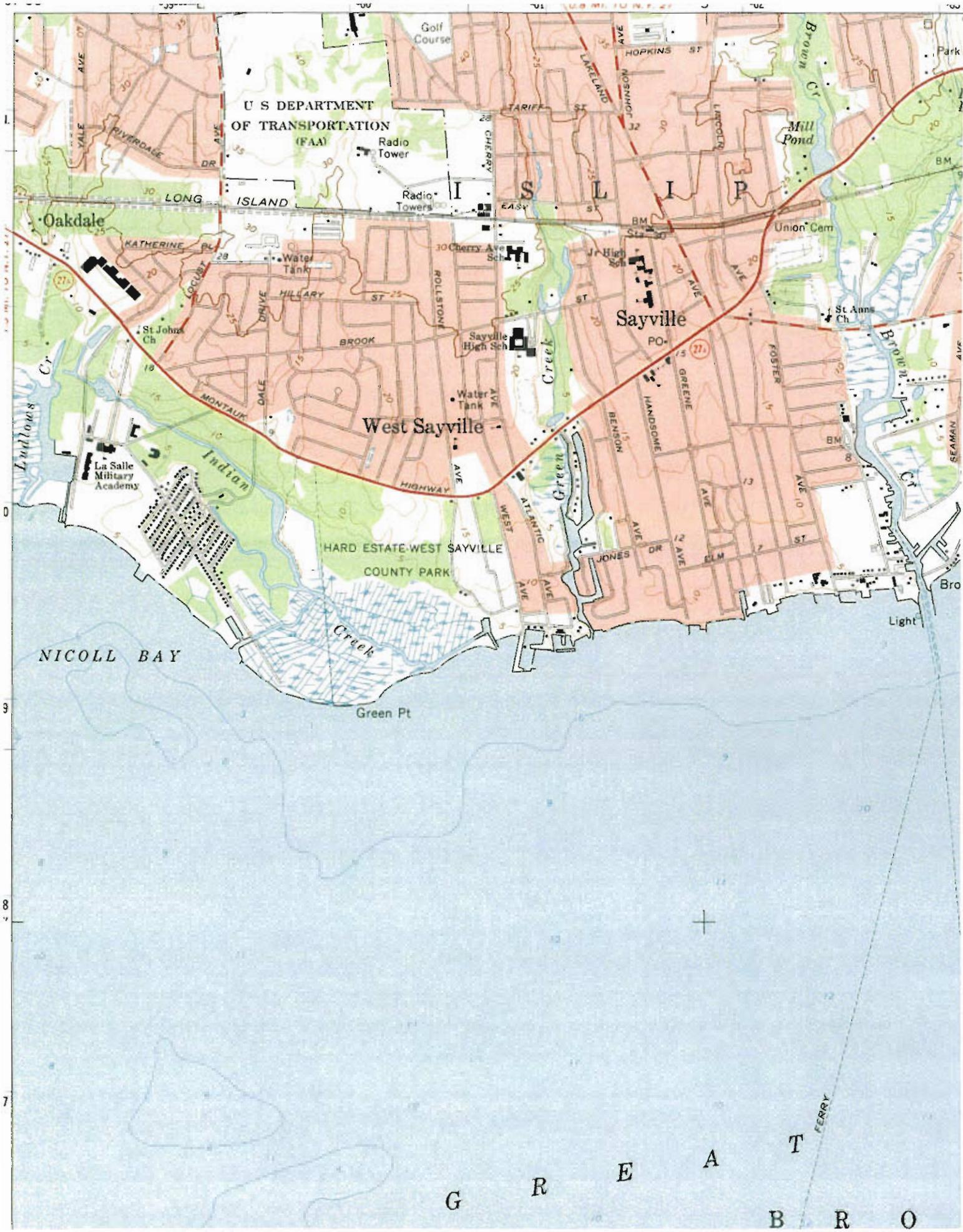


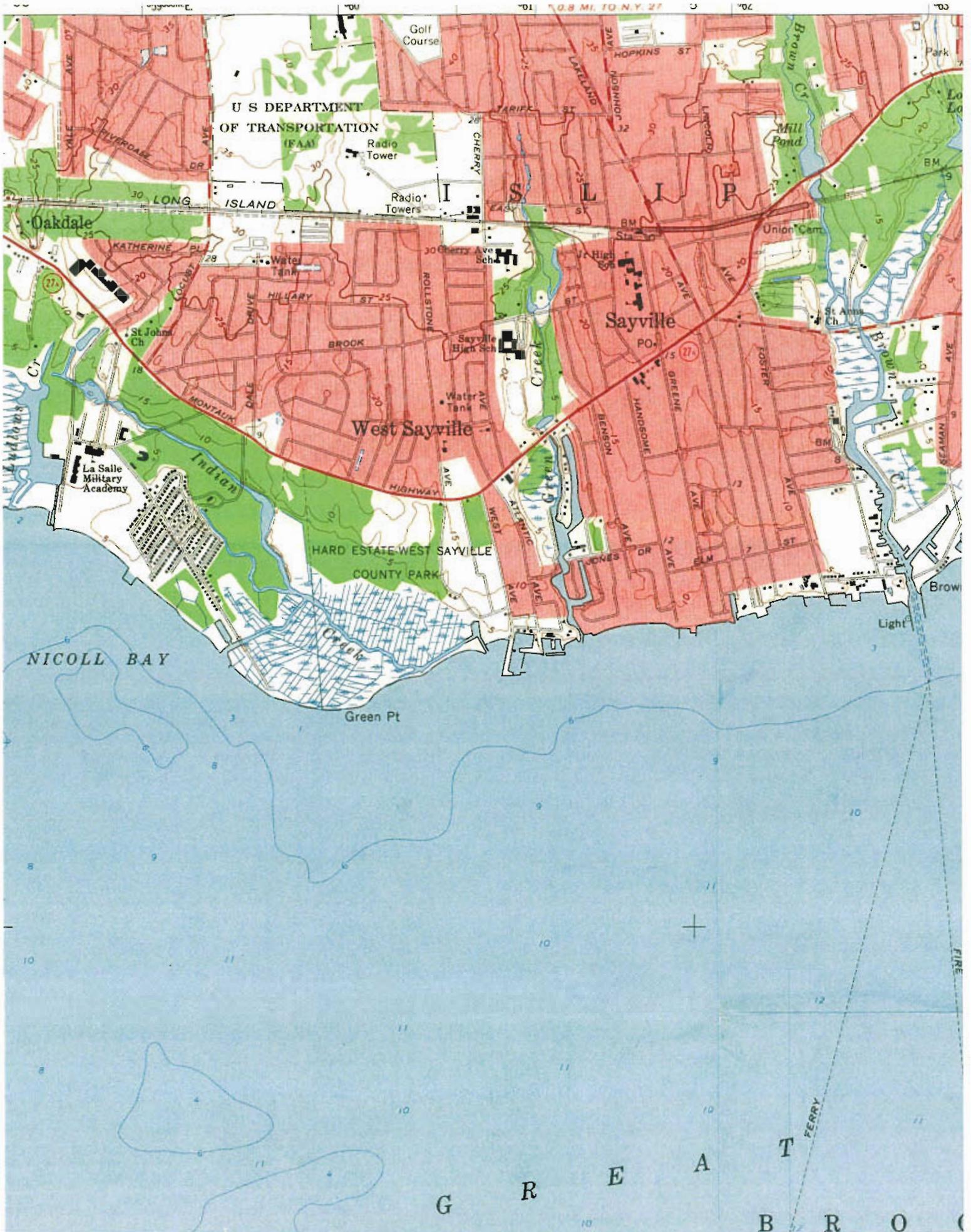


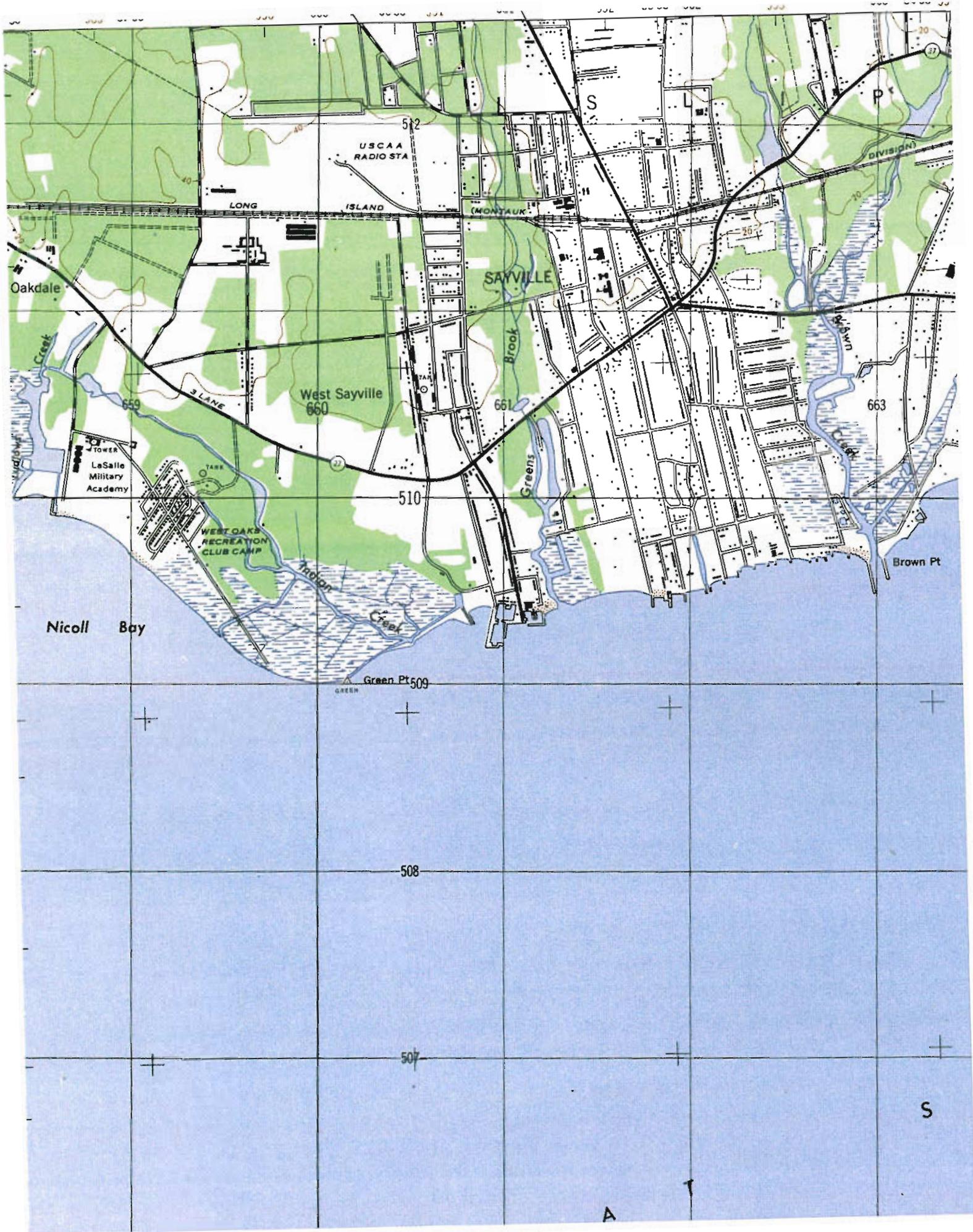












(Setauket)



APPENDIX C
HISTORIC AERIAL PHOTOS



INQUIRY #: 1521842.6

YEAR: 1994

— | — = 833'





INQUIRY #: 1521842.6

YEAR: 1980



—| = 833'

INQUIRY #: 1521842.6

YEAR: 1976



| = 750'





INQUIRY #: 1521842.6

YEAR: 1966



—| = 750'



INQUIRY #: 1521842.6

YEAR: 1954

| = 750'



APPENDIX D

PREVIOUS ENVIRONMENTAL REPORTS

COVER

SHEET

FAX

To:

Brian DeVoe

Fax #:

589-88705

Date:

[Signature]

From:

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
OFFICE OF WATER RESOURCES
360 Yaphank Ave, Suite 1C, Yaphank NY 11980

Bureau of Drinking Water - Yaphank
Telephone # 631-852-5810 FAX # 631-852-5787

Bureau of Groundwater Resources - Yaphank
Telephone # 631-852-5810 FAX # 631-852-5787

Pages (Including cover sheet) 2

COMMENTS:

Island Hills GC Results

If there is any problem regarding transmittal of this material, please call _____

GOLF COURSE MONITORING SITES

Site	Island Hills CC, Sayville	Gardiners Bay CC, Shelter Is	Noyac Golf & CC	North Fork CC, Cutchogue
Well #	S-119169	S-113012	S-119008	S-119424
Depth to Water (ft)	8	6	8.0	13.3
Screen Depth (ft)	55-60	65-100	35-50	15-20
Sample Date	2/7/02	8/19/01	10/8/01	9/16/01
pH	-	-	7.18	8.8
Conductivity (umho)	-	-	325	288
Chloride (mg/L)	44	17	15	17
Sulfate (mg/L)	15	14	16	68
NH ₃ (mg/L)	<0.02	<0.02	0.03	0.02
NO ₂ (mg/L)	<0.02	<0.02	<0.02	<0.02
NO ₃ (mg/L)	8.8	2.7	<0.2	5.6
Perchlorate (ug/L)	4	<2	<2	10
As (ug/L)	<1	<2	<2	<2
Cd (ug/L)	<1	<1	<1	<1
Cu (ug/L)	2.7	<1	7.8	1.4
Volatile Organics (ug/L) 524, 2/624	ND	ND	ND	ND
Chlorinated Pesticides 505	ND	ND	ND	ND
EDB/DBCP 504	ND	ND	ND	ND
Semi-Volatile Pesticides 525.2	ND	ND	ND	ND
Carbamate Pesticides 531.1	ND	ND	ND	ND
TCPA HPLC/LC-GCMS	ND	ND	ND	ND
Herbicide Degradates LC/MS	ND	ND	ND	ND

APPENDIX E
EDR RADIUS MAP REPORT



EDR® Environmental
Data Resources Inc

The EDR Radius Map with GeoCheck®

**Island Hills Golf Club
458 Lakeland Ave
Sayville, NY 11782**

Inquiry Number: 1521842.2s

September 30, 2005

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	6
Orphan Summary	21
Government Records Searched/Data Currency Tracking	GR-1
 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting Source Map	A-8
Physical Setting Source Map Findings	A-9
Physical Setting Source Records Searched	A-25

Thank you for your business.
 Please contact EDR at 1-800-352-0050
 with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

458 LAKELAND AVE
SAYVILLE, NY 11782

COORDINATES

Latitude (North): 40.757100 - 40° 45' 25.6"
Longitude (West): 73.098600 - 73° 5' 55.0"
Universal Transverse Mercator: Zone 18
UTM X (Meters): 660504.9
UTM Y (Meters): 4513321.0
Elevation: 33 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 40073-G1 PATCHOGUE, NY
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following government records. For more information on this property see page 6 of the attached EDR Radius Map report:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
ISLAND HILLS GOLF CLUB CNTY RD 93 LAKELAND AVE SAYVILLE, NY 11782	UST AST	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

EXECUTIVE SUMMARY

CORRACTS	Corrective Action Report
RCRA-TSDF	Resource Conservation and Recovery Act Information
RCRA-LQG	Resource Conservation and Recovery Act Information
RCRA-SQG	Resource Conservation and Recovery Act Information
ERNS	Emergency Response Notification System

STATE ASTM STANDARD

SHWS	Inactive Hazardous Waste Disposal Sites in New York State
SWF/LF	Facility Register
CBS UST	Chemical Bulk Storage Database
MOSF UST	Major Oil Storage Facilities Database
VCP	Voluntary Cleanup Agreements
SWTIRE	Registered Waste Tire Storage & Facility List
SWRCY	Registered Recycling Facility List

FEDERAL ASTM SUPPLEMENTAL

CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
Delisted NPL	National Priority List Deletions
FINDS	Facility Index System/Facility Registry System
HMIRS	Hazardous Materials Information Reporting System
MLTS	Material Licensing Tracking System
MINES	Mines Master Index File
NPL Liens	Federal Superfund Liens
PADS	PCB Activity Database System
INDIAN RESERV	Indian Reservations
FUDS	Formerly Used Defense Sites
UMTRA	Uranium Mill Tailings Sites
US ENG CONTROLS	Engineering Controls Sites List
ODI	Open Dump Inventory
DOD	Department of Defense Sites
RAATS	RCRA Administrative Action Tracking System
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
SSTS	Section 7 Tracking Systems
FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

HSWDS	Hazardous Substance Waste Disposal Site Inventory
CBS AST	Chemical Bulk Storage Database
MOSF AST	Major Oil Storage Facilities Database
NY Spills	Spills Information Database
NY Hist Spills	SPILLS Database
DEL SHWS	Delisted Registry Sites
DRYCLEANERS	Registered Drycleaners
ENG CONTROLS	Registry of Engineering Controls
AIRS	Air Emissions Data
SPDES	State Pollutant Discharge Elimination System

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas	Former Manufactured Gas (Coal Gas) Sites
-----------------------	--

EXECUTIVE SUMMARY

BROWNFIELDS DATABASES

US BROWNFIELDS A Listing of Brownfields Sites
US INST CONTROL Sites with Institutional Controls
Brownfields Brownfields Site List
VCP Voluntary Cleanup Agreements
INST CONTROL Registry of Institutional Controls

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STATE ASTM STANDARD

LTANKS: Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills

A review of the LTANKS list, as provided by EDR, and dated 08/15/2005 has revealed that there are 6 LTANKS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>SUNRISE GARDEN APT</i>	<i>LAKELAND AVENUE</i>	<i>1/8 - 1/4 NNE</i>	<i>2</i>	<i>7</i>
<i>FAIRFIELD - WESTWOOD BLDG</i>	<i>80 MIDDLETON ROAD</i>	<i>1/4 - 1/2 N</i>	<i>3</i>	<i>9</i>
<i>AMOCO</i>	<i>635 SMITHTOWN AVE</i>	<i>1/4 - 1/2 W</i>	<i>4</i>	<i>12</i>
<i>PAUL SCHNECBERG & SONS</i>	<i>286 JOHNSON AVENUE</i>	<i>1/4 - 1/2 ENE</i>	<i>5</i>	<i>14</i>
<i>RESIDENCE</i>	<i>259 JOHNSON AVENUE</i>	<i>1/4 - 1/2 E</i>	<i>6</i>	<i>16</i>
<i>SAYVILLE SCHOOLS</i>	<i>291 JOHNSON AVE</i>	<i>1/4 - 1/2 ENE</i>	<i>7</i>	<i>18</i>

STATE OR LOCAL ASTM SUPPLEMENTAL

HIST LTANKS: A listing of leaking underground and aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills. In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY LTANKS database.

A review of the HIST LTANKS list, as provided by EDR, and dated 01/01/2002 has revealed that there

EXECUTIVE SUMMARY

are 6 HIST LTANKS sites within approximately 0.5 miles of the target property.

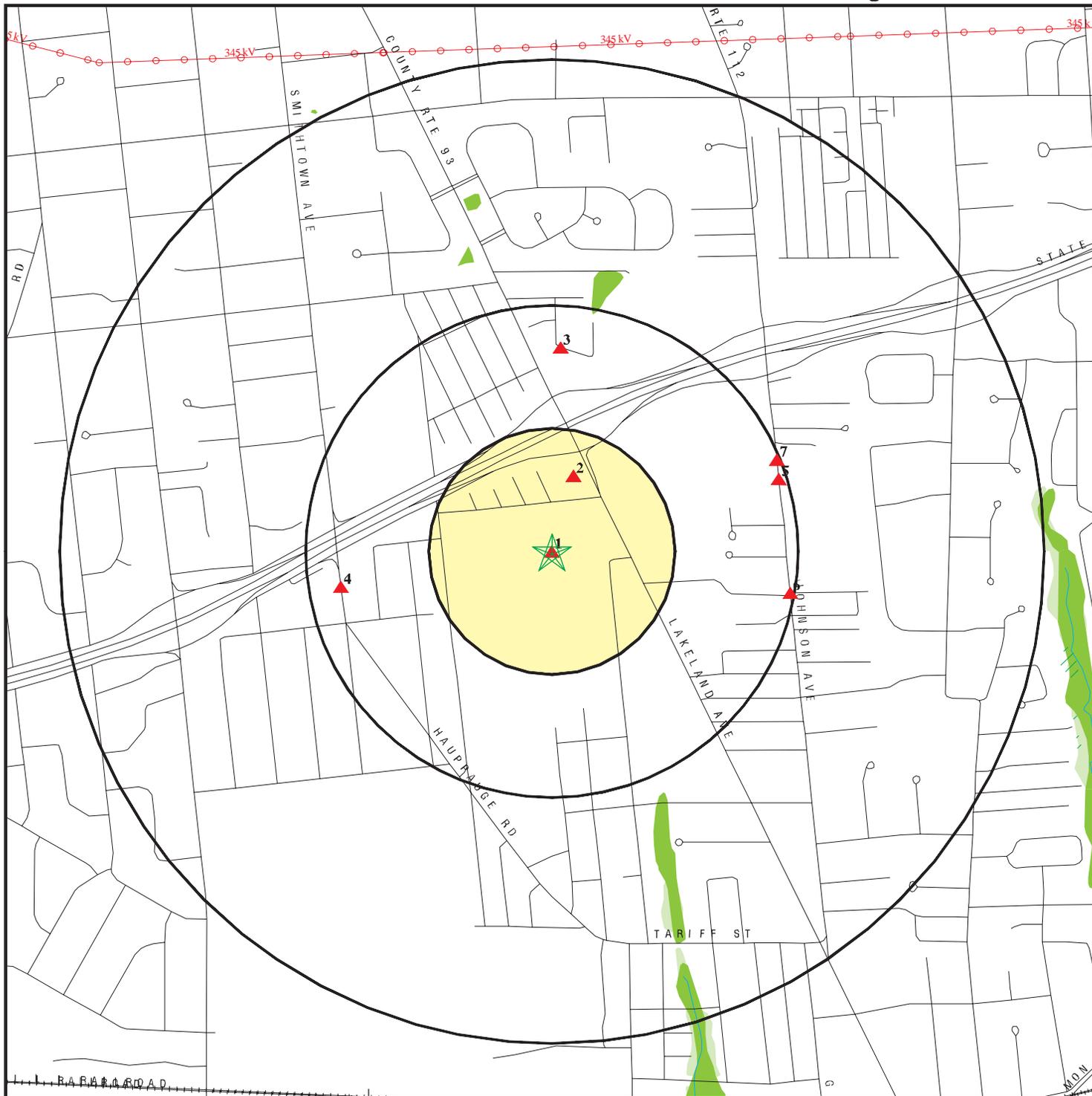
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>SUNRISE GARDEN APT</i>	<i>LAKELAND AVENUE</i>	<i>1/8 - 1/4NNE</i>	<i>2</i>	<i>7</i>
<i>FAIRFIELD - WESTWOOD BLDG</i>	<i>80 MIDDLETON ROAD</i>	<i>1/4 - 1/2 N</i>	<i>3</i>	<i>9</i>
<i>AMOCO</i>	<i>635 SMITHTOWN AVE</i>	<i>1/4 - 1/2 W</i>	<i>4</i>	<i>12</i>
<i>PAUL SCHNECBERG & SONS</i>	<i>286 JOHNSON AVENUE</i>	<i>1/4 - 1/2ENE</i>	<i>5</i>	<i>14</i>
<i>RESIDENCE</i>	<i>259 JOHNSON AVENUE</i>	<i>1/4 - 1/2 E</i>	<i>6</i>	<i>16</i>
<i>SAYVILLE SCHOOLS</i>	<i>291 JOHNSON AVE</i>	<i>1/4 - 1/2ENE</i>	<i>7</i>	<i>18</i>

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

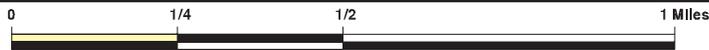
<u>Site Name</u>	<u>Database(s)</u>
LINCOLN AVENUE	CERC-NFRAP
H. Y. DRY/ALESSANDRA CLEANERS	DRYCLEANERS
C & A MATERIALS	SWF/LF
UNKNOWN	LTANKS
SAYVILLE SUBARU CORP	UST, AST
LONG ISLAND JET CENTER	UST
SUNRISE GARDEN APTS	UST, AST
SALES & SERVICES UNION-OOB-	UST
FIRE ISLAND TERMINAL INC	UST
GRAND UNION	UST
EXXON S/S #37479	UST
AMOCO S/S	UST
URESK SERVICE CORP	UST
ST ANNES CHURCH	UST
KEY BANK	UST
SAYVILLE FIRE DEPT	UST, AST
GETTY S/S #00443	UST, AST
EMPIRE S/S	UST
GARFIELD ASSOCIATES	RCRA-SQG, FINDS
EDWARDS 0138	RCRA-SQG, FINDS
EXXON CO USA #37479	RCRA-SQG, FINDS
FIRE ISLAND PINE	NY Spills
RTE 27 RAMP TO LINCOLN	NY Spills
UNK	NY Spills, NY Hist Spills
CTY RD 97/SUNRISE HWY	NY Spills
UNKNOWN	NY Spills, NY Hist Spills
RUDY'S FUEL OIL	NY Spills, NY Hist Spills
LAKELAND AVE/RTE 27 SVCE	NY Spills
LINCOLN / VETS HWY	NY Spills, NY Hist Spills
DEPT OF PUBLIC WORKS	NY Spills, NY Hist Spills
ISLAND WASTE SERVICES	NY Spills, NY Hist Spills
LILCO	NY Spills, NY Hist Spills
MIKE'S ULTRA SERVICE CENT	NY Spills, NY Hist Spills
UNK	NY Spills, NY Hist Spills
SUNRISE HWY 1/4 MILE EAST	NY Spills, NY Hist Spills
LIRR	NY Spills, NY Hist Spills
PAPAS FURS	NY Spills
HORSTMANN/"ELKHOLY"	NY Spills, NY Hist Spills
DONALDSONS VOLKSWAGEN	NY Spills, NY Hist Spills
SCDPW VEHICLE	NY Spills, NY Hist Spills
WEST SAYVILLE GOLF COURSE	NY Spills, NY Hist Spills

OVERVIEW MAP - 1521842.2s - P.W. Grosser Consulting



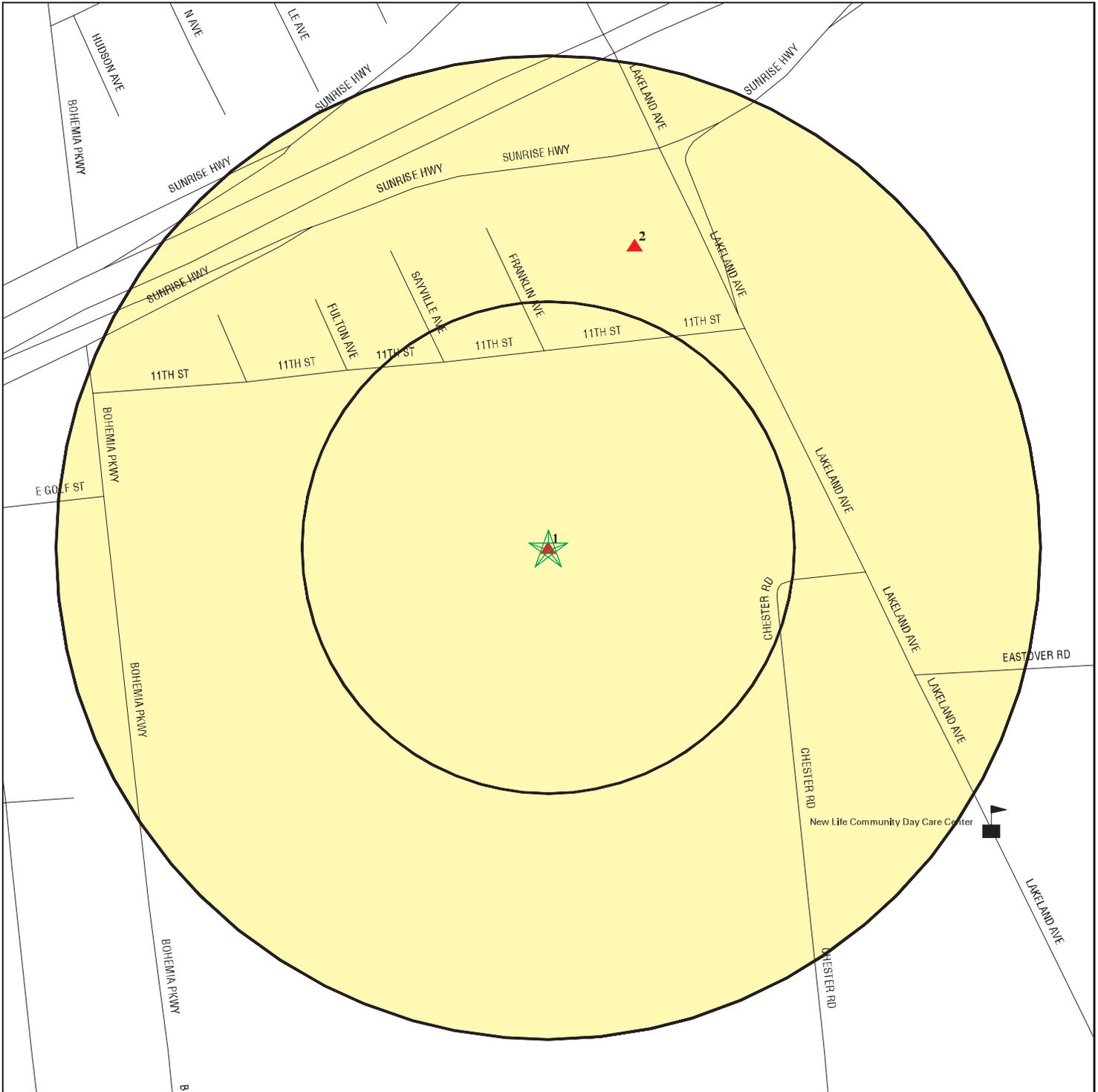
- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- ▨ National Priority List Sites
- ▨ Landfill Sites
- ▨ Dept. Defense Sites

- ▨ Indian Reservations BIA
- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- Federal Wetlands
- State Wetlands

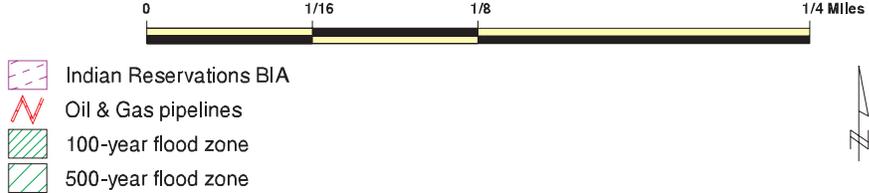


TARGET PROPERTY: Island Hills Golf Club ADDRESS: 458 Lakeland Ave CITY/STATE/ZIP: Sayville NY 11782 LAT/LONG: 40.7571 / 73.0986	CUSTOMER: P.W. Grosser Consulting CONTACT: Bryan A Devaux INQUIRY #: 1521842.2s DATE: September 30, 2005 8:50 am
--	---

DETAIL MAP - 1521842.2s - P.W. Grosser Consulting



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites



TARGET PROPERTY: Island Hills Golf Club
ADDRESS: 458 Lakeland Ave
CITY/STATE/ZIP: Sayville NY 11782
LAT/LONG: 40.7571 / 73.0986

CUSTOMER: P.W. Grosser Consulting
CONTACT: Bryan A Devaux
INQUIRY #: 1521842.2s
DATE: September 30, 2005 8:50 am

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL ASTM STANDARD</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRA TSD		0.500	0	0	0	NR	NR	0
RCRA Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRA Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
<u>STATE ASTM STANDARD</u>								
State Haz. Waste		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LTANKS		0.500	0	1	5	NR	NR	6
UST	X	0.250	0	0	NR	NR	NR	0
CBS UST		0.250	0	0	NR	NR	NR	0
MOSF UST		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
SWTIRE		0.500	0	0	0	NR	NR	0
SWRCY		0.500	0	0	0	NR	NR	0
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>								
HSWDS		0.500	0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
AST	X	TP	NR	NR	NR	NR	NR	0
CBS AST		0.250	0	0	NR	NR	NR	0
MOSF AST		0.500	0	0	0	NR	NR	0
NY Spills		0.125	0	NR	NR	NR	NR	0
NY Hist Spills		0.125	0	NR	NR	NR	NR	0
DEL SHWS		1.000	0	0	0	0	NR	0
HIST LTANKS		0.500	0	1	5	NR	NR	6
DRYCLEANERS		0.250	0	0	NR	NR	NR	0
ENG CONTROLS		0.500	0	0	0	NR	NR	0
AIRS		TP	NR	NR	NR	NR	NR	0
SPDES		TP	NR	NR	NR	NR	NR	0

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas		1.000	0	0	0	0	NR	0
----------	--	-------	---	---	---	---	----	---

BROWNFIELDS DATABASES

US BROWNFIELDS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
Brownfields		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
INST CONTROL		0.500	0	0	0	NR	NR	0

NOTES:

AQUIFLOW - see EDR Physical Setting Source Addendum

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

Database(s) EDR ID Number
 EPA ID Number

1	ISLAND HILLS GOLF CLUB	UST	U003843439
Target Property	CNTY RD 93 LAKELAND AVE	AST	N/A
	SAYVILLE, NY 11782		

Actual: 33 ft.

Suffolk County UST:

Facility ID:	11452		
Owner:	ISLAND HILLS GOLF CLUB		
	LAKELAND AVE.		
	SAYVILLE, NY 11782		
Tax Map No:	0500 280.00 001 015.000	Facility Ref #	07235
Tank Count:	5	Township :	ISLIP
Location:	UNDER, OUT	Tank ID:	2
Capacity:	0000001000	Installed:	86
Construction:	Single Walled Fiberglass Tank		
Dispenser:	SUCTION	Fill Type:	GRAVITY
Tank Status:	Permitted Tank. Permit Runs Out - 1991		
Unique Tank Record:	31793		
Date Removed:	Not reported		
Content:	Gasoline		
Permit to Operate:	Not reported		

Facility ID:	11452		
Owner:	ISLAND HILLS GOLF CLUB		
	LAKELAND AVE.		
	SAYVILLE, NY 11782		
Tax Map No:	0500 280.00 001 015.000	Facility Ref #	07235
Tank Count:	5	Township :	ISLIP
Location:	UNDER, OUT	Tank ID:	1
Capacity:	0000002000	Installed:	77
Construction:	STEEL		
Dispenser:	SUCTION	Fill Type:	GRAVITY
Tank Status:	Removed Tank (Date Removed - 1986)		
Unique Tank Record:	31792		
Date Removed:	010186		
Content:	Gasoline		
Permit to Operate:	Not reported		

Suffolk County AST:

Facility ID:	11452	Region:	SUFFOLK
Permit to Operate:	Not reported		
Owner:	ISLAND HILLS GOLF CLUB		
	LAKELAND AVE.		
	SAYVILLE, NY 11782	Tank Key:	31795
Dispenser:	Not reported		
Location:	ABOVE, IN	Tank ID:	4
Capacity:	0000000000	Installed:	Not reported
Tax Map No:	0500 280.00 001 015.000		
Tank Count:	5	Township :	ISLIP
Fill Type:	Not reported	Facility Ref #	07235
Content:	CHEMICAL STORAGE CON	Date Removed:	031798
Construction:	Not reported		
Official Use:	Removed Tank (Date Removed - 1998)		

Facility ID:	11452	Region:	SUFFOLK
Permit to Operate:	Not reported		
Owner:	ISLAND HILLS GOLF CLUB		

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

EDR ID Number
 EPA ID Number

ISLAND HILLS GOLF CLUB (Continued)

U003843439

	LAKELAND AVE. SAYVILLE, NY 11782	Tank Key:	31794
Dispenser:	SUCTION	Tank ID:	3
Location:	ABOVE, OUT	Installed:	79
Capacity:	000000275		
Tax Map No:	0500 280.00 001 015.000	Township :	ISLIP
Tank Count:	5	Facility Ref #	07235
Fill Type:	PUMPED	Date Removed:	083198
Content:	Diesel		
Construction:	STEEL		
Official Use:	Removed Tank (Date Removed - 1998)		
Facility ID:	11452	Region:	SUFFOLK
Permit to Operate:	051099		
Owner:	ISLAND HILLS GOLF CLUB LAKELAND AVE. SAYVILLE, NY 11782	Tank Key:	31796
Dispenser:	SUCTION	Tank ID:	5
Location:	ABOVE, OUT	Installed:	Not reported
Capacity:	000000300		
Tax Map No:	0500 280.00 001 015.000	Township :	ISLIP
Tank Count:	5	Facility Ref #	07235
Fill Type:	PUMPED	Date Removed:	Not reported
Content:	Diesel		
Construction:	STEEL		
Official Use:	Permitted Tank. Permit Runs Out - 2004		

2
NNE
1/8-1/4
844 ft.

SUNRISE GARDEN APT
LAKELAND AVENUE
BOHEMIA, NY

LTANKS S102660068
HIST LTANKS N/A

Relative:
Higher

Actual:
41 ft.

LTANKS:

Spill Number:	9704618	Region of Spill:	1
Facility ID :	9704618	DER Facility ID :	79894
Site ID :	87162	CID :	257
Spill Date:	07/17/97	Reported to Dept:	07/17/97
Referred To :	Not reported	DEC Region :	1
Water Affected:	Not reported	Spill Source:	COMMERCIAL/INDUSTRIAL
Spill Cause:	TANK FAILURE		
Facility Address 2:	Not reported	Facility Tele:	Not reported
Investigator:	BPAUSTIN	SWIS:	5200
Caller Name:	FRANK RANDALL	Caller Agency:	SUFFOCK CO HEALTH
Caller Phone:	(516) 854-2500	Caller Extension:	Not reported
Notifier Name:	FIELD INSPECTOR	Notifier Agency:	SUFFOCK CO HEALTH
Notifier Phone:	(516) 854-2500	Notifier Extension:	Not reported
Spiller Contact:	NONE	Spiller Phone:	Not reported
Spiller:	NONE		
Spiller Company :	SUNRISE GARDEN APT		
Spiller Address:	LAKELAND AVENUE BOHEMIA, NY		
Spiller County :	001		
Spill Class:	Known release that creates potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.		
Spill Closed Dt:	08/14/97		
Spill Notifier:	HEALTH DEPARTMENT		
Cleanup Ceased:	/ /		
Last Inspection:	/ /		
Cleanup Meets Standard:	True		

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

SUNRISE GARDEN APT (Continued)

S102660068

Recommended Penalty: Penalty Not Recommended
 UST Involvement: False
 Spill Record Last Update: 08/15/97
 Date Spill Entered In Computer Data File: 07/17/97
 Remediation Phase : 0
 Program Number : 9704618
 Material
 Material ID : 553453
 Operable Unit : 01
 Operable Unit ID : 1050482
 Material Code : 0001
 Material Name : #2 Fuel Oil
 Case No. : Not reported
 Material FA : Petroleum
 Quantity : 0
 Units : G
 Recovered : No
 Resource Affected - Soil : Yes
 Resource Affected - Air : No
 Resource Affected - Indoor Air : No
 Resource Affected - Groundwater : No
 Resource Affected - Surface Water : No
 Resource Affected - Drinking Wtr : No
 Resource Affected - Sewer : No
 Resource Affected - Impervious Surface : No
 Oxygenate : False

Tank Test
 Spill Tank Test : Not reported
 Tank Number : Not reported
 Tank Size : Not reported
 Test Method : Not reported
 Leak Rate : Not reported
 Gross Fail : Not reported
 Modified By : Not reported
 Last Modified : Not reported
 Test Method : Not reported

DEC Remarks: Prior to Sept, 2004 data translation this spill Lead DEC Field was "AUST IN" 3K #2 FUEL OIL WITH 2 PINHOLES, THEY'RE AWAITING DEC INSPECTION, SEWER LINE IS VISIBLE IN THE TANK HOLE, TANKS STILL ON SITE FOR INSPECTION AUSTIN ON SITE, THOROUGHLY CHECKED UNDISTURBED SOILS OF EXCAVATION BY VISUAL, FACTORY, AND PID. SOIL IS DISCOLORED FROM RUST AND TAR LIKE COATING OF TANKS. HOWEVER, NO INDICATION OF PETROLEUM CONTAMINATION FOUND IN ANY SAMPLE

Spill Cause: DURING TANK REMOVAL THEY FOUND CONTAMINATED SOIL UNDER TANK

HIST LTANKS:

Spill Number:	9704618	Region of Spill:	1
Spill Date:	07/17/1997 11:00	Reported to Dept:	07/17/97 11:06
Water Affected:	Not reported	Spill Source:	Other Commercial/Industrial
Resource Affectd:	On Land		
Spill Cause:	Tank Failure		
Facility Contact:	NONE	Facility Tele:	Not reported
Investigator:	AUSTIN	SWIS:	47
Caller Name:	Not reported	Caller Agency:	Not reported
Caller Phone:	Not reported	Caller Extension:	Not reported
Notifier Name:	Not reported	Notifier Agency:	Not reported
Notifier Phone:	Not reported	Notifier Extension:	Not reported
Spiller Contact:	NONE	Spiller Phone:	Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

SUNRISE GARDEN APT (Continued)

S102660068

Spiller: SUNRISE GARDEN APT
 Spiller Address: LAKELAND AVENUE
 BOHEMIA, NY
 Spill Class: Known release that creates potential for fire or hazard. DEC Response.
 Willing Responsible Party. Corrective action taken.
 Spill Closed Dt: 08/14/97
 Spill Notifier: Health Department PBS Number: Not reported
 Cleanup Ceased: / /
 Last Inspection: / /
 Cleanup Meets Standard: True
 Recommended Penalty: Penalty Not Recommended
 Spiller Cleanup Date: / /
 Enforcement Date: / /
 Investigation Complete: / /
 UST Involvement: False
 Spill Record Last Update: 08/15/97
 Is Updated: False
 Corrective Action Plan Submitted: / /
 Date Spill Entered In Computer Data File: 07/17/97
 Date Region Sent Summary to Central Office: / /
 Tank Test:
 PBS Number: Not reported
 Tank Number: Not reported
 Test Method: Not reported
 Capacity of Failed Tank: Not reported
 Leak Rate Failed Tank: Not reported
 Gross Leak Rate: Not reported
 Material:
 Material Class Type: 1
 Quantity Spilled: 0
 Units: Gallons
 Unknown Qty Spilled: No
 Quantity Recovered: 0
 Unknown Qty Recovered: False
 Material: #2 FUEL OIL
 Class Type: Petroleum
 Chem Abstract Service Number: #2 FUEL OIL
 Last Date: 12/07/1994
 Num Times Material Entry In File: 24464
 DEC Remarks: 3K 2 FUEL OIL WITH 2 PINHOLES, THEY RE AWAITING DEC INSPECTION, SEWER L
 INE IS VISIBLE IN THE TANK HOLE, TANKS STILL ON SITE FOR INSPECTION AUST
 IN ON SITE, THOUROUGHLY CHECKED UNDISTURBED SOILS OF EXCAVATION BY VISUA
 L, FACTORY, AND PID. SOIL IS DISCOLORED FROM RUST AND TAR LIKE COATING O
 F TANKS. HOWEVER, NO INDICATION OF PETROLEUM CONTAMINATION FOUND IN ANY
 SAMPLE
 Spill Cause: DURING TANK REMOVAL THEY FOUND CONTAMINATED SOIL UNDER TANK

3
North
1/4-1/2
2192 ft.

FAIRFIELD - WESTWOOD BLDG
80 MIDDLETON ROAD
BOHEMIA, NY

LTANKS **S105054677**
HIST LTANKS **N/A**

Relative:
Higher

LTANKS:
 Spill Number: 0100719 Region of Spill: 1
 Facility ID : 0100719 DER Facility ID : 60289
 Site ID : 62153 CID : 02
 Spill Date: 04/19/01 Reported to Dept: 04/19/01
 Referred To : Not reported DEC Region : 1
 Water Affected: Not reported Spill Source: TANK TRUCK

Actual:
37 ft.

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

FAIRFIELD - WESTWOOD BLDG (Continued)

S105054677

Spill Cause:	TANK OVERFILL	Facility Tele:	(516) 932-7000
Facility Address 2:	Not reported	SWIS:	5200
Investigator:	UNASSIGNED	Caller Agency:	SLOMINS OIL
Caller Name:	CHRISTINA GERBASIO	Caller Extension:	Not reported
Caller Phone:	(516) 932-7000	Notifier Agency:	SLOMINS OIL
Notifier Name:	CHRISTINA GERBASIO	Notifier Extension:	Not reported
Notifier Phone:	(516) 932-7000	Spiller Phone:	(631) 373-6234
Spiller Contact:	UNK		
Spiller:	CHRISTINA GERBASIO		
Spiller Company :	SLOMINS OIL		
Spiller Address:	125 LAUMAN LANE		
	HICKSVILLE, NY 11802		
Spiller County :	001		
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response.		
	Willing Responsible Party. Corrective action taken.		
Spill Closed Dt:	03/27/02		
Spill Notifier:	RESPONSIBLE PARTY		
Cleanup Ceased:	/ /		
Last Inspection:	/ /		
Cleanup Meets Standard:	True		
Recommended Penalty:	Penalty Not Recommended		
UST Involvement:	False		
Spill Record Last Update:	03/28/02		
Date Spill Entered In Computer Data File:	04/19/01		
Remediation Phase :	0		
Program Number :	0100719		
Material			
Material ID :	536432		
Operable Unit :	01		
Operable Unit ID :	839562		
Material Code :	0001		
Material Name :	#2 Fuel Oil		
Case No. :	Not reported		
Material FA :	Petroleum		
Quantity :	4		
Units :	G		
Recovered :		No	
Resource Affected - Soil :		Yes	
Resource Affected - Air :		No	
Resource Affected - Indoor Air :		No	
Resource Affected - Groundwater :		No	
Resource Affected - Surface Water :		No	
Resource Affected - Drinking Wtr :		No	
Resource Affected - Sewer :		No	
Resource Affected - Impervious Surface :		No	
Oxygenate :		False	
Tank Test			
Spill Tank Test :	Not reported		
Tank Number :	Not reported		
Tank Size :	Not reported		
Test Method :	Not reported		
Leak Rate :	Not reported		
Gross Fail :	Not reported		
Modified By :	Not reported		
Last Modified :	Not reported		
Test Method :	Not reported		
DEC Remarks:	Not reported		

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

FAIRFIELD - WESTWOOD BLDG (Continued)

S105054677

Spill Cause: driver overfilled tank - some oil went inside basement - other went out onto pavement

HIST LTANKS:

Spill Number: 0100719
Spill Date: 04/19/2001 10:30
Water Affected: Not reported
Resource Affectd: On Land
Spill Cause: Tank Overfill
Facility Contact: CHRISTINA GERBASIO
Investigator: UNASSIGNED
Caller Name: Not reported
Caller Phone: Not reported
Notifier Name: Not reported
Notifier Phone: Not reported
Spiller Contact: UNK
Spiller: SLOMINS OIL
Spiller Address: 125 LAUMAN LANE
HICKSVILLE, NY 11802

Region of Spill: 1
Reported to Dept: 04/19/01 12:20
Spill Source: Tank Truck
Facility Tele: (516) 932-7000
SWIS: 47
Caller Agency: Not reported
Caller Extension: Not reported
Notifier Agency: Not reported
Notifier Extension: Not reported
Spiller Phone: (631) 373-6234

Spill Class: Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.

Spill Closed Dt: / /
Spill Notifier: Responsible Party
Cleanup Ceased: / /
Last Inspection: / /
Cleanup Meets Standard: False
Recommended Penalty: Penalty Not Recommended
Spiller Cleanup Date: / /
Enforcement Date: / /
Investigation Complete: / /
UST Involvement: False
Spill Record Last Update: 04/20/01
Is Updated: False
Corrective Action Plan Submitted: / /
Date Spill Entered In Computer Data File: 04/19/01
Date Region Sent Summary to Central Office: / /

Tank Test:

PBS Number: Not reported
Tank Number: Not reported
Test Method: Not reported
Capacity of Failed Tank: Not reported
Leak Rate Failed Tank: Not reported
Gross Leak Rate: Not reported

Material:

Material Class Type: 1
Quantity Spilled: 4
Units: Gallons
Unknown Qty Spilled: 4
Quantity Recovered: 0
Unknown Qty Recovered: False
Material: #2 FUEL OIL
Class Type: Petroleum
Chem Abstract Service Number: #2 FUEL OIL
Last Date: 12/07/1994
Num Times Material Entry In File: 24464

DEC Remarks: TELECON CALLER: SLOMINS IS PRESENTLY WORKING ON CLEANUP, ESTIMATE QTY BT W 2-4 GALS, EQUALLY DISTRIBUTED INSIDE AND OUT, INSIDE SPILL TO CONCRETE

Spill Cause: driver overfilled tank - some oil went inside basement - other went out

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

FAIRFIELD - WESTWOOD BLDG (Continued)

EDR ID Number
 EPA ID Number

Database(s)

onto pavement

S105054677

4
West
1/4-1/2
2294 ft.

AMOCO
635 SMITHTOWN AVE
BOHEMIA, NY

LTANKS
HIST LTANKS

S101102378
N/A

Relative:
Higher

Actual:
46 ft.

LTANKS:

Spill Number:	9403110	Region of Spill:	1
Facility ID :	9403110	DER Facility ID :	91636
Site ID :	103635	CID :	Not reported
Spill Date:	06/02/94	Reported to Dept:	06/02/94
Referred To :	Not reported	DEC Region :	1
Water Affected:	Not reported	Spill Source:	GASOLINE STATION
Spill Cause:	TANK TEST FAILURE		
Facility Address 2:	Not reported	Facility Tele:	Not reported
Investigator:	T/T/F	SWIS:	5200
Caller Name:	JIM LEONARD	Caller Agency:	TYREE
Caller Phone:	(516) 249-3150	Caller Extension:	Not reported
Notifier Name:	Not reported	Notifier Agency:	Not reported
Notifier Phone:	Not reported	Notifier Extension:	Not reported
Spiller Contact:	Not reported	Spiller Phone:	Not reported
Spiller:	Not reported		
Spiller Company :	AMOCO		
Spiller Address:	ZZ		
Spiller County :	001		
Spill Class:	Known release that creates potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.		
Spill Closed Dt:	02/22/95		
Spill Notifier:	TANK TESTER		
Cleanup Ceased:	02/22/95		
Last Inspection:	/ /		
Cleanup Meets Standard:	True		
Recommended Penalty:	Penalty Not Recommended		
UST Involvement:	True		
Spill Record Last Update:	02/23/95		
Date Spill Entered In Computer Data File:	06/06/94		
Remediation Phase :	0		
Program Number :	9403110		
Material			
Material ID :	383281		
Operable Unit :	01		
Operable Unit ID :	1000137		
Material Code :	0009		
Material Name :	Gasoline		
Case No. :	Not reported		
Material FA :	Petroleum		
Quantity :	0		
Units :	G		
Recovered :		No	
Resource Affected - Soil :		No	
Resource Affected - Air :		No	
Resource Affected - Indoor Air :		No	
Resource Affected - Groundwater :		Yes	
Resource Affected - Surface Water :		No	
Resource Affected - Drinking Wtr :		No	
Resource Affected - Sewer :		No	
Resource Affected - Impervious Surface :		No	
Oxygenate :		False	

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

AMOCO (Continued)

S101102378

Tank Test
Spill Tank Test : 17389
Tank Number : Not reported
Tank Size : 0
Test Method : 00
Leak Rate : 0.00
Gross Fail : Not reported
Modified By : Spills
Last Modified : 10/01/04
Test Method : Unknown
DEC Remarks: Not reported
Spill Cause: TYREE TESTER, LINE FAILURE

HIST LTANKS:
Spill Number: 9403110 Region of Spill: 1
Spill Date: 06/02/1994 19:30 Reported to Dept: 06/02/94 20:57
Water Affected: Not reported Spill Source: Gas Station
Resource Affectd: Groundwater
Spill Cause: Tank Test Failure
Facility Contact: Not reported Facility Tele: Not reported
Investigator: T/T/F SWIS: 47
Caller Name: Not reported Caller Agency: Not reported
Caller Phone: Not reported Caller Extension: Not reported
Notifier Name: Not reported Notifier Agency: Not reported
Notifier Phone: Not reported Notifier Extension: Not reported
Spiller Contact: Not reported Spiller Phone: Not reported
Spiller: AMOCO
Spiller Address: Not reported
Spill Class: Known release that creates potential for fire or hazard. DEC Response.
Willing Responsible Party. Corrective action taken.
Spill Closed Dt: 02/22/95
Spill Notifier: Tank Tester PBS Number: Not reported
Cleanup Ceased: 02/22/95
Last Inspection: / /
Cleanup Meets Standard: True
Recommended Penalty: Penalty Not Recommended
Spiller Cleanup Date: / /
Enforcement Date: / /
Investigation Complete: / /
UST Involvement: True
Spill Record Last Update: 02/23/95
Is Updated: False
Corrective Action Plan Submitted: / /
Date Spill Entered In Computer Data File: 06/06/94
Date Region Sent Summary to Central Office: / /
Tank Test:
PBS Number: Not reported
Tank Number: Not reported
Test Method: Not reported
Capacity of Failed Tank: 0
Leak Rate Failed Tank: 0.00
Gross Leak Rate: Not reported
Material:
Material Class Type: 1
Quantity Spilled: 0
Units: Gallons
Unknown Qty Spilled: No
Quantity Recovered: 0

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

AMOCO (Continued)

EDR ID Number
EPA ID Number

Database(s)

S101102378

Unknown Qty Recovered: False
Material: GASOLINE
Class Type: Petroleum
Chem Abstract Service Number: GASOLINE
Last Date: 09/29/1994
Num Times Material Entry In File: 21329
DEC Remarks: 02/22/95: PER ISLAND PUMP TANK, LINE FAILED DUE TO BAD O RINGS IN SUBMER
SIBLE PUMP, O RINGS WERE REPLACED LINE PASSED RETEST,SEE SCHD FOR DOCUME
NTATION,NO CONT FOUND,NO FURTHER ACTION.
Spill Cause: TYREE TESTER, LINE FAILURE

5
ENE
1/4-1/2
2555 ft.

PAUL SCHNECBERG & SONS
286 JOHNSON AVENUE
SAYVILLE, NY

LTANKS S100491996
HIST LTANKS N/A

Relative:
Higher
Actual:
48 ft.

LTANKS:
Spill Number: 9209189 Region of Spill: 1
Facility ID : 9209189 DER Facility ID : 113384
Site ID : 131600 CID : 02
Spill Date: 11/07/92 Reported to Dept: 11/07/92
Referred To : Not reported DEC Region : 1
Water Affected: Not reported Spill Source: COMMERCIAL/INDUSTRIAL
Spill Cause: TANK TEST FAILURE
Facility Address 2:Not reported Facility Tele: Not reported
Investigator: KMYAGER SWIS: 5200
Caller Name: WILLIAM VAAN Caller Agency: BONAFIDE
Caller Phone: (516) 758-7421 Caller Extension: Not reported
Notifier Name: Not reported Notifier Agency: Not reported
Notifier Phone: Not reported Notifier Extension: Not reported
Spiller Contact: Not reported Spiller Phone: Not reported
Spiller: Not reported
Spiller Company : PAUL SCHNECBERG & SONS
Spiller Address: 286 JOHNSON AVENUE
SAYVILLE, ZZ
Spiller County : 001
Spill Class: Known release that creates potential for fire or hazard. DEC Response.
Willing Responsible Party. Corrective action taken.
Spill Closed Dt: 03/05/97
Spill Notifier: RESPONSIBLE PARTY
Cleanup Ceased: / /
Last Inspection: / /
Cleanup Meets Standard: True
Recommended Penalty: Penalty Not Recommended
UST Involvement: False
Spill Record Last Update: 07/02/97
Date Spill Entered In Computer Data File: 11/09/92
Remediation Phase : 0
Program Number : 9209189
Material
Material ID : 406251
Operable Unit : 01
Operable Unit ID : 975891
Material Code : 0002
Material Name : #4 Fuel Oil
Case No. : Not reported
Material FA : Petroleum
Quantity : 0
Units : G

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

PAUL SCHNECBERG & SONS (Continued)

S100491996

Recovered : No
Resource Affected - Soil : No
Resource Affected - Air : No
Resource Affected - Indoor Air : No
Resource Affected - Groundwater : Yes
Resource Affected - Surface Water : No
Resource Affected - Drinking Wtr : No
Resource Affected - Sewer : No
Resource Affected - Impervious Surface : No
Oxygenate : False

Tank Test

Spill Tank Test : 15395
Tank Number : Not reported
Tank Size : 0
Test Method : 00
Leak Rate : 0.00
Gross Fail : Not reported
Modified By : Spills
Last Modified : 10/01/04
Test Method : Unknown

DEC Remarks: Prior to Sept, 2004 data translation this spill Lead DEC Field was "SOTT ILE WELL"

Spill Cause: 30K FAILED AT -.210, BONAFIDE TESTER, WILL EXCAVATE ISOLATE AND RETEST

HIST LTANKS:

Spill Number: 9209189 Region of Spill: 1
Spill Date: 11/07/1992 00:10 Reported to Dept: 11/07/92 11:37
Water Affected: Not reported Spill Source: Other Commercial/Industrial
Resource Affectd: Groundwater
Spill Cause: Tank Test Failure
Facility Contact: Not reported Facility Tele: Not reported
Investigator: SOTTILE WELL SWIS: 47
Caller Name: Not reported Caller Agency: Not reported
Caller Phone: Not reported Caller Extension: Not reported
Notifier Name: Not reported Notifier Agency: Not reported
Notifier Phone: Not reported Notifier Extension: Not reported
Spiller Contact: Not reported Spiller Phone: Not reported
Spiller: PAUL SCHNECBERG & SONS
Spiller Address: 286 JOHNSON AVENUE
SAYVILLE

Spill Class: Known release that creates potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.

Spill Closed Dt: 03/05/97
Spill Notifier: Responsible Party PBS Number: Not reported

Cleanup Ceased: / /

Last Inspection: / /

Cleanup Meets Standard: True
Recommended Penalty: Penalty Not Recommended

Spiller Cleanup Date: / /

Enforcement Date: / /

Investigation Complete: / /

UST Involvement: False

Spill Record Last Update: 07/02/97

Is Updated: False

Corrective Action Plan Submitted: / /

Date Spill Entered In Computer Data File: 11/09/92

Date Region Sent Summary to Central Office: / /

Tank Test:

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

PAUL SCHNECBERG & SONS (Continued)

S100491996

PBS Number: Not reported
 Tank Number: Not reported
 Test Method: Not reported
 Capacity of Failed Tank: 0
 Leak Rate Failed Tank: 0.00
 Gross Leak Rate: Not reported
 Material:
 Material Class Type: 1
 Quantity Spilled: 0
 Units: Gallons
 Unknown Qty Spilled: No
 Quantity Recovered: 0
 Unknown Qty Recovered: False
 Material: #4 FUEL OIL
 Class Type: Petroleum
 Chem Abstract Service Number: #4 FUEL OIL
 Last Date: 12/05/1994
 Num Times Material Entry In File: 1751
 DEC Remarks: Not reported
 Spill Cause: 30K FAILED AT -.210, BONAFIDE TESTER, WILL EXCAVATE ISOLATE AND RETEST

**6
 East
 1/4-1/2
 2596 ft.**

**RESIDENCE
 259 JOHNSON AVENUE
 SAYVILLE, NY**

**LTANKS S105135225
 HIST LTANKS N/A**

**Relative:
 Higher**

**Actual:
 44 ft.**

LTANKS:

Spill Number: 0104203
 Facility ID : 0104203
 Site ID : 99423
 Spill Date: 07/19/01
 Referred To : Not reported
 Water Affected: Not reported
 Spill Cause: TANK FAILURE
 Facility Address 2: Not reported
 Investigator: DONOVAN
 Caller Name: JERRY LEITCH
 Caller Phone: (631) 472-7738
 Notifier Name: HOMEOWNER
 Notifier Phone: Not reported
 Spiller Contact: GARY CONKLIN
 Spiller: GARY CONKLIN
 Spiller Company : RESIDENCE
 Spiller Address: 259 JOHNSON AVENUE
 SAYVILLE, ZZ
 Spiller County : 001
 Spill Class: Known release with minimal potential for fire or hazard. DEC Response.
 Willing Responsible Party. Corrective action taken.
 Spill Closed Dt: 11/26/01
 Spill Notifier: OTHER
 Cleanup Ceased: / /
 Last Inspection: / /
 Cleanup Meets Standard: True
 Recommended Penalty: Penalty Not Recommended
 UST Involvement: False
 Spill Record Last Update: 11/27/01
 Date Spill Entered In Computer Data File: 07/19/01
 Remediation Phase : 0
 Program Number : 0104203

Region of Spill: 1
 DER Facility ID : 88341
 CID : 02
 Reported to Dept: 07/19/01
 DEC Region : 1
 Spill Source: PRIVATE DWELLING
 Facility Tele: (631) 589-2101
 SWIS: 5200
 Caller Agency: STATE FARM INS
 Caller Extension: Not reported
 Notifier Agency: Not reported
 Notifier Extension: Not reported
 Spiller Phone: (631) 589-2101

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

RESIDENCE (Continued)

S105135225

Material
Material ID : 532702
Operable Unit : 01
Operable Unit ID : 840828
Material Code : 0001
Material Name : #2 Fuel Oil
Case No. : Not reported
Material FA : Petroleum
Quantity : 0
Units : G
Recovered : No
Resource Affected - Soil : Yes
Resource Affected - Air : No
Resource Affected - Indoor Air : No
Resource Affected - Groundwater : No
Resource Affected - Surface Water : No
Resource Affected - Drinking Wtr : No
Resource Affected - Sewer : No
Resource Affected - Impervious Surface : No
Oxygenate : False

Tank Test
Spill Tank Test : Not reported
Tank Number : Not reported
Tank Size : Not reported
Test Method : Not reported
Leak Rate : Not reported
Gross Fail : Not reported
Modified By : Not reported
Last Modified : Not reported
Test Method : Not reported

DEC Remarks: Not reported
Spill Cause: poss a rupture in the tank.

HIST LTANKS:

Spill Number: 0104203
Spill Date: 07/19/2001 15:12
Water Affected: Not reported
Resource Affectd: On Land
Spill Cause: Tank Failure
Facility Contact: GARY CONKLIN
Investigator: DONOVAN
Caller Name: Not reported
Caller Phone: Not reported
Notifier Name: Not reported
Notifier Phone: Not reported
Spiller Contact: GARY CONKLIN
Spiller: RESIDENCE
Spiller Address: 259 JOHNSON AVENUE
SAYVILLE
Spill Class: Known release with minimal potential for fire or hazard. DEC Response.
Willing Responsible Party. Corrective action taken.
Spill Closed Dt: 11/26/01
Spill Notifier: Other
Cleanup Ceased: / /
Last Inspection: / /
Cleanup Meets Standard: True
Recommended Penalty: Penalty Not Recommended
Spiller Cleanup Date: / /
Region of Spill: 1
Reported to Dept: 07/19/01 15:43
Spill Source: Private Dwelling
Facility Tele: (631) 589-2101
SWIS: 47
Caller Agency: Not reported
Caller Extension: Not reported
Notifier Agency: Not reported
Notifier Extension: Not reported
Spiller Phone: (631) 589-2101
PBS Number: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

RESIDENCE (Continued)

S105135225

Enforcement Date: //
 Investigation Complete: //
 UST Involvement: False
 Spill Record Last Update: 11/27/01
 Is Updated: False
 Corrective Action Plan Submitted: //
 Date Spill Entered In Computer Data File: 07/19/01
 Date Region Sent Summary to Central Office: //

Tank Test:

PBS Number: Not reported
 Tank Number: Not reported
 Test Method: Not reported
 Capacity of Failed Tank: Not reported
 Leak Rate Failed Tank: Not reported
 Gross Leak Rate: Not reported

Material:

Material Class Type: 1
 Quantity Spilled: 0
 Units: Gallons
 Unknown Qty Spilled: No
 Quantity Recovered: 0
 Unknown Qty Recovered: False
 Material: #2 FUEL OIL
 Class Type: Petroleum
 Chem Abstract Service Number: #2 FUEL OIL
 Last Date: 12/07/1994
 Num Times Material Entry In File: 24464

DEC Remarks: UST REMOVED. 10 DRUMS CONT SOIL TAKEN TO BELLPORT,NY, SOIL BORING INDICATED MINIMUM POTENTIAL FOR GW IMPACT. NO FURTHER ACTION

Spill Cause: poss a rupture in the tank.

7
ENE
1/4-1/2
2606 ft.

SAYVILLE SCHOOLS
291 JOHNSON AVE
SAYVILLE, NY

LTANKS S100559897
HIST LTANKS N/A

Relative:
Higher

LTANKS:

Actual:
48 ft.

Spill Number: 9303436	Region of Spill: 1
Facility ID : 9303436	DER Facility ID : 261151
Site ID : 324204	CID : 02
Spill Date: 06/15/93	Reported to Dept: 06/15/93
Referred To : Not reported	DEC Region : 1
Water Affected: Not reported	Spill Source: INSTITUTIONAL, EDUCATIONAL, GOV., OTHER
Spill Cause: TANK TEST FAILURE	
Facility Address 2: Not reported	Facility Tele: (516) 244-6550
Investigator: T/T/F	SWIS: 5200
Caller Name: WM BAAN	Caller Agency: BONAFIDE
Caller Phone: (516) 758-7421	Caller Extension: Not reported
Notifier Name: Not reported	Notifier Agency: Not reported
Notifier Phone: Not reported	Notifier Extension: Not reported
Spiller Contact: Not reported	Spiller Phone: Not reported
Spiller: Not reported	
Spiller Company : SAYVILLE SCHOOLS	
Spiller Address: 99 GREELEY AVE SAYVILLE, ZZ	
Spiller County : 001	
Spill Class: Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.	
Spill Closed Dt: 02/09/94	

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

SAYVILLE SCHOOLS (Continued)

S100559897

Spill Notifier: TANK TESTER
 Cleanup Ceased: 02/09/94
 Last Inspection: / /
 Cleanup Meets Standard: True
 Recommended Penalty: Penalty Not Recommended
 UST Involvement: False
 Spill Record Last Update: 02/10/94
 Date Spill Entered In Computer Data File: 06/21/93
 Remediation Phase : 0
 Program Number : 9303436

Material

Material ID : 397010
 Operable Unit : 01
 Operable Unit ID : 981769
 Material Code : 0001
 Material Name : #2 Fuel Oil
 Case No. : Not reported
 Material FA : Petroleum
 Quantity : 0
 Units : G
 Recovered : No
 Resource Affected - Soil : No
 Resource Affected - Air : No
 Resource Affected - Indoor Air : No
 Resource Affected - Groundwater : Yes
 Resource Affected - Surface Water : No
 Resource Affected - Drinking Wtr : No
 Resource Affected - Sewer : No
 Resource Affected - Impervious Surface : No
 Oxygenate : False

Tank Test

Spill Tank Test : 16225
 Tank Number : Not reported
 Tank Size : 0
 Test Method : 00
 Leak Rate : 0.00
 Gross Fail : Not reported
 Modified By : Spills
 Last Modified : 10/01/04
 Test Method : Unknown

DEC Remarks: Not reported
 Spill Cause: 15K FAILED GROSS LEAK, BONAFIDE TESTER

HIST LTANKS:

Spill Number: 9303436	Region of Spill: 1
Spill Date: 06/15/1993 14:00	Reported to Dept: 06/15/93 19:53
Water Affected: Not reported	Spill Source: Other Non Commercial/Industrial
Resource Affectd: Groundwater	
Spill Cause: Tank Test Failure	
Facility Contact: Not reported	Facility Tele: (516) 244-6550
Investigator: T/T/F	SWIS: 47
Caller Name: Not reported	Caller Agency: Not reported
Caller Phone: Not reported	Caller Extension: Not reported
Notifier Name: Not reported	Notifier Agency: Not reported
Notifier Phone: Not reported	Notifier Extension: Not reported
Spiller Contact: Not reported	Spiller Phone: Not reported
Spiller: SAYVILLE SCHOOLS	
Spiller Address: 99 GREELEY AVE	

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
BOHEMIA	U003843250	SAYVILLE SUBARU CORP	4120 RTE 27 SUNRISE HWY	11716	UST, AST
BOHEMIA	U003844827	LONG ISLAND JET CENTER	BLDG 16 SMITHTOWN AVE	11716	UST
BOHEMIA	U003842667	SUNRISE GARDEN APTS	CNTY RD 93 LAKELAND AVE	11716	UST, AST
BOHEMIA	1003864248	LINCOLN AVENUE	LINCOLN AV. BETWEEN (CHURCH ST & SUNRISE	11716	CERC-NFRAP
BOHEMIA	S105841854	C & A MATERIALS	23 LOGRANDE CT.	11716	SWF/LF
BOHEMIA	S106471736	UNKNOWN	3072 VETERANS MEMORIAL HIGHWAY	11716	LTANKS
BOHEMIA	U003961256	SALES & SERVICES UNION-OOB-	3250 VETS HWY	11716	UST
FIRE ISLAND PINES	S106015710	FIRE ISLAND PINE	FIRE ISLAND BLVD	11782	NY Spills
FIRE ISLAND PINES	U003844332	FIRE ISLAND TERMINAL INC	LIGHTHOUSE WALK	11782	UST
SAYVILLE	1003947062	GRAND UNION	191 RTE 27 A MONTAUK HWY	11782	UST
SAYVILLE	S106017855		RTE 27 RAMP TO LINCOLN	11782	NY Spills
SAYVILLE	U003537990	EXXON S/S #37479	5230 RTE 27 A MONTAUK HWY MAIN	11782	UST
SAYVILLE	U003538060	AMOCO S/S	188 RTE 27 A MONTAUK HWY MAIN	11782	UST
SAYVILLE	U003538087	URESK SERVICE CORP	RTE 27 SUNRISE HWY	11782	UST
SAYVILLE	U003538741	ST ANNES CHURCH	251 RTE 27 A MONTAUK HWY MAIN	11782	UST
SAYVILLE	U003538888	KEY BANK	131 RTE 27 A MONTAUK HWY MAIN	11782	UST
SAYVILLE	U003843142	SAYVILLE FIRE DEPT	107 RTE 27 A MONTAUK HWY MAIN	11782	UST, AST
SAYVILLE	U003844361	GETTY S/S #00443	219 RTE 27 A MONTAUK HWY MAIN	11782	UST, AST
SAYVILLE	S104786806	UNK	BROADWAY AVE / SUNRISE HW	11782	NY Spills, NY Hist Spills
SAYVILLE	S106010799		CTY RD 97/SUNRISE HWY	11782	NY Spills
SAYVILLE	S104643533	UNKNOWN	JOHNSON AVENUE S/O RTE 27	11782	NY Spills, NY Hist Spills
SAYVILLE	S102090884	RUDY'S FUEL OIL	LAKELAND AVE BETW 27 / 27A	11782	NY Spills, NY Hist Spills
SAYVILLE	U003844340	EMPIRE S/S	150 LAKELAND & TARIFF ST	11782	UST
SAYVILLE	S106470087		LAKELAND AVE/RTE 27 SVCE	11782	NY Spills
SAYVILLE	S102093117		LINCOLN / VETS HWY	11782	NY Spills, NY Hist Spills
SAYVILLE	S103564766	DEPT OF PUBLIC WORKS	LINCOLN AVENUE/VETERANS HWY	11782	NY Spills, NY Hist Spills
SAYVILLE	S104193867	ISLAND WASTE SERVICES	LOCUST AVENUE/WEST GOLF	11782	NY Spills, NY Hist Spills
SAYVILLE	1000428878	GARFIELD ASSOCIATES	251 MONTAUK HWY	11782	RCRA-SQG, FINDS
SAYVILLE	S102098209	LILCO	MONTAUK HWY	11782	NY Spills, NY Hist Spills
SAYVILLE	S102446227	MIKE'S ULTRA SERVICE CENT	315 WEST MONTAUK HIGHWAY	11782	NY Spills, NY Hist Spills
SAYVILLE	S104786051	UNK	MONTAUK HWY @ FOSTERS AVE	11782	NY Spills, NY Hist Spills
SAYVILLE	S106434997	H. Y. DRY/ALESSANDRA CLEANERS	399 MONTAUK HWY/N.MAIN ST	11782	DRYCLEANERS
SAYVILLE	S103571332	SUNRISE HWY 1/4 MILE EAST	OAKDALE BOHEMIA ROAD	11782	NY Spills, NY Hist Spills
SAYVILLE	S102090707	LIRR	SAYVILLE YARD	11782	NY Spills, NY Hist Spills
SAYVILLE	S106969458	PAPAS FURS	4838 SOUTH SERVICE SUNRISE HWY	11782	NY Spills
SAYVILLE	1001223659	EDWARDS 0138	57-05 SUNRISE HWY	11782	RCRA-SQG, FINDS
SAYVILLE	1004757715	EXXON CO USA #37479	5230 SUNRISE HWY & JOHNS	11782	RCRA-SQG, FINDS
SAYVILLE	S102092586	HORSTMANN/"ELKHOLY"	SUNRISE HWY LINCOLN AVE	11782	NY Spills, NY Hist Spills
SAYVILLE	S102096383	DONALDSONS VOLKSWAGEN	SUNRISE HIGHWAY	11782	NY Spills, NY Hist Spills
SAYVILLE	S102179784	SCDPW VEHICLE	SUNRISE HIGHWAY	11782	NY Spills, NY Hist Spills
SPEONK	S103566714	WEST SAYVILLE GOLF COURSE	MONTAUK HIGHWAY	11782	NY Spills, NY Hist Spills

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 07/01/05	Source: EPA
Date Data Arrived at EDR: 08/03/05	Telephone: N/A
Date Made Active in Reports: 08/22/05	Last EDR Contact: 08/03/05
Number of Days to Update: 19	Next Scheduled EDR Contact: 10/31/05
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 8
Telephone: 303-312-6774

EPA Region 4
Telephone 404-562-8033

Proposed NPL: Proposed National Priority List Sites

Date of Government Version: 04/27/05	Source: EPA
Date Data Arrived at EDR: 05/04/05	Telephone: N/A
Date Made Active in Reports: 05/16/05	Last EDR Contact: 08/05/05
Number of Days to Update: 12	Next Scheduled EDR Contact: 10/31/05
	Data Release Frequency: Quarterly

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 06/27/05	Source: EPA
Date Data Arrived at EDR: 07/22/05	Telephone: 703-413-0223
Date Made Active in Reports: 08/17/05	Last EDR Contact: 09/20/05
Number of Days to Update: 26	Next Scheduled EDR Contact: 12/19/05
	Data Release Frequency: Quarterly

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.