ENVIROSCIENCE CONSULTANTS, INC.

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July 8, 2003

Henry C. Schreiber, Jr.
President
Henron Development Corporation
2150 Smithtown Ave.
Ronkonkoma, NY 11779-7366

Re: Limited Phase II ESA Results
Orchard Road, East Patchogue, NY

Dear Mr. Schreiber:

On June 13, 2003 Enviroscience Consultants, Inc. performed groundwater sampling as part of a limited Phase II Environmental Site Assessment (ESA) to evaluate whether the groundwater beneath the subject property is impacted by possible petroleum releases associated with several potential environmental concerns. The depth to groundwater beneath the subject property is approximately five feet below grade, and according to the Suffolk County Department of Health Services Groundwater Elevation Map, the regional groundwater flow direction in the area of the subject property is generally to the south-southwest. Figure 1 shows the general layout of the subject property and the locations of the groundwater samples.

Methods

A Phase I ESA report (January 2003) that was prepared for the subject property identified potential environmental concerns, including a 20,000-gallon underground storage tank (UST) for the storage of fuel oil, a dry well that receives waste from the periodic flushing of a boiler, and information that USTs were previously buried in the northwestern portion of the property. A total of six groundwater samples were collected from locations downgradient of the above-referenced areas of potential environmental concern. The samples were collected using direct-push technology and dedicated polyethylene tubing with a check-valve between the intervals of either six to eight feet or eight to ten feet below grade. Prior to the collection of samples, groundwater was purged from the rods until the turbidity was reduced. The samples were collected in laboratory-supplied containers, properly preserved, and transported to a New York State-certified laboratory for chemical analysis of New York State Department of Environmental Conservation (NYSDEC) Spill Technology and Remediation Series (STARS) Table 2 list of volatile organic compounds (VOCs) plus methyl-tertiary butyl ether (MTBE) and semi-volatile organic compounds (SVOCs) using USEPA Methods 8260 and 8270. (This list of

compounds contains constituents of fuel oil.) A chain of custody form was also completed to document the sequence of sample possession.

Results & Conclusions

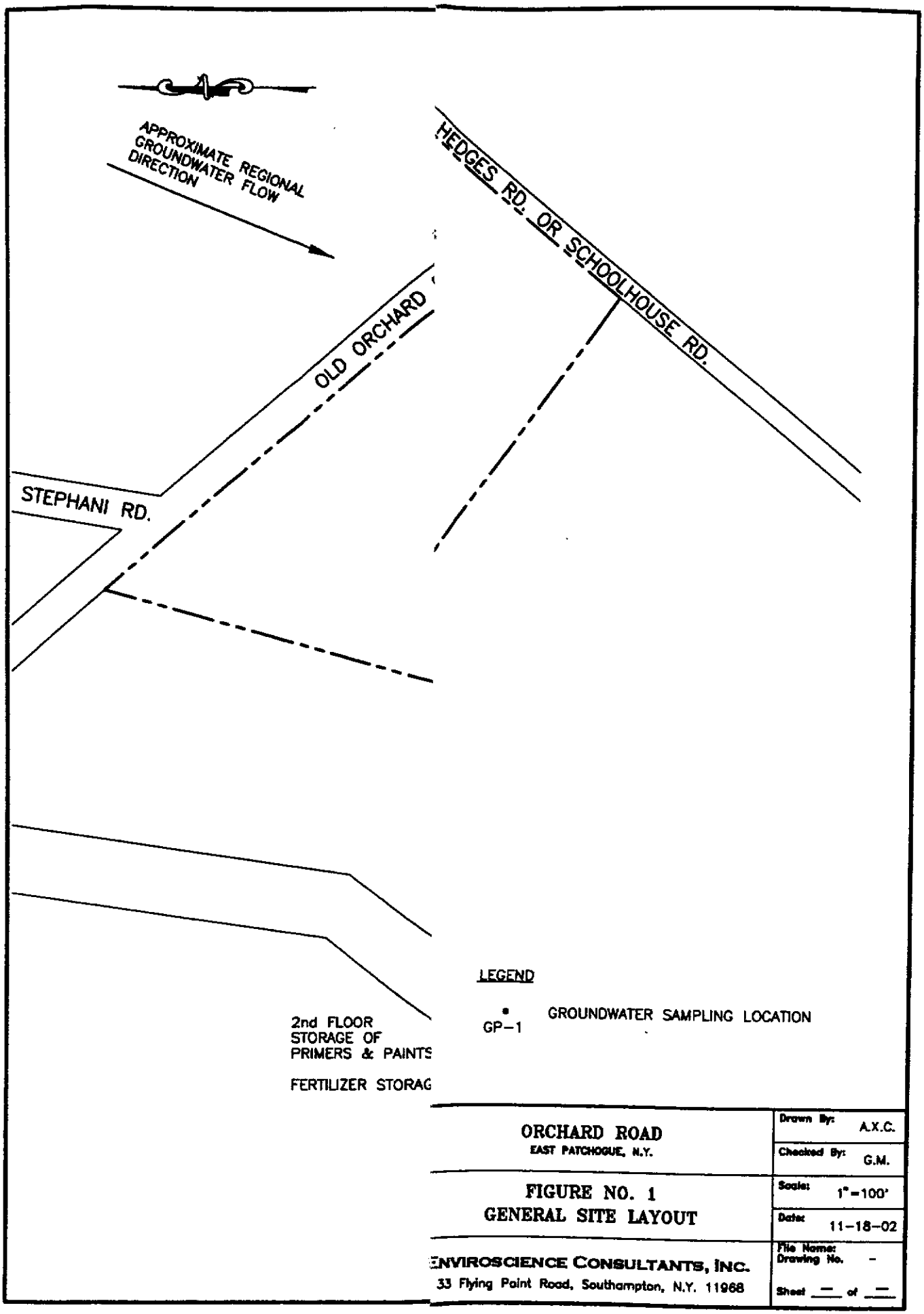
The laboratory results show that no petroleum constituents were detected in any of the groundwater samples. A copy of the laboratory report is provided in Attachment A.

Based on the results of this Phase II ESA, there is no evidence that the groundwater beneath the subject property is impacted by petroleum releases related to the areas of potential environmental concern.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

Greg Menegio
Senior Environmental Scientist



ORCHARD ROAD EAST PATCHOGUE, N.Y.	Drawn By: A.X.C. Checked By: G.M.
FIGURE NO. 1 **GENERAL SITE LAYOUT**	Scale: 1"=100' Date: 11-18-02
ENVIROSCIENCE CONSULTANTS, INC. 33 Flying Point Road, Southampton, N.Y. 11968	File Name: Drawing No. - Sheet ___ of ___

ATTACHMENT A
LABORATORY REPORT

YORK
ANALYTICAL LABORATORIES, INC.

Technical Report

prepared for

Enviroscience Consultants, Inc.
33 Flying Point Road
Suite 208
Southhampton, NY 11968
Attention: Mr. Greg Menegio

Report Date: 6/24/2003
Re: Client Project ID: Henron/E. Patchogue
York Project No.: 03060504

CT License No. PH-0723 New York License No. 10854 Mass. License No. M-CT106 Rhode Island License No. 93 NJ License No. CT401

ONE RESEARCH DRIVE STAMFORD, CT 06906 (203) 325-1371 FAX (203) 357-0166

Report Date: 6/24/2003
Client Project ID: Henron/E. Patchogue
York Project No.: 03060504

Enviroscience Consultants, Inc.
33 Flying Point Road
Suite 208
Southhampton, NY 11968
Attention: Mr. Greg Menegio

Purpose and Results

This report contains the analytical data for the sample(s) identified on the attached chain-of-custody received in our laboratory on 06/16/03. The project was identifed as your project "Henron/E. Patchogue ".

The analyses were conducted utilizing appropriate EPA, Standard Methods, and ASTM methods as detailed in the data summary tables .

All samples were received in proper condition meeting the NELAC acceptance requirements for environmental samples except those indicated under the Notes section of this report.

All the analyses met the method and laboratory standard operating procedure requirements except as indicated under the Notes section of this report, or as indicated by any data flags, the meaning of which is explained in the attachment to this report, if applicable.

The results of the analyses, which are all reported on an as-received basis unless otherwise noted, are summarized in the following table(s).

Analysis Results

Client Sample ID			GP-1/8-10		GP-2/8-10	
York Sample ID			03060504-01		03060504-02	
Matrix			WATER		WATER	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles-8021 STARS Table 2	SW846-8260	ug/L	---	---	---	---
1,2,4-Trimethylbenzene			Not detected	1	Not detected	1
1,3,5-Trimethylbenzene			Not detected	1	Not detected	1
Benzene			Not detected	1	Not detected	1
Ethylbenzene			Not detected	1	Not detected	1
Isopropylbenzene			Not detected	1	Not detected	1
Naphthalene			Not detected	1	Not detected	1
n-Butylbenzene			Not detected	1	Not detected	1
n-Propylbenzene			Not detected	1	Not detected	1
o-Xylene			Not detected	2	Not detected	2
p- & m- Xylenes			Not detected	2	Not detected	2
p-Isopropyltoluene			Not detected	1	Not detected	1
sec-Butylbenzene			Not detected	1	Not detected	1
tert-Butylbenzene			Not detected	1	Not detected	1
Toluene			Not detected	1	Not detected	1
Total Xylenes			Not detected	2	Not detected	2

YORK

Client Sample ID			GP-1/8-10		GP-2/8-10	
York Sample ID			03060504-01		03060504-02	
Matrix			WATER		WATER	
Parameter	Method	Units	Results	MDL	Results	MDL
STARS- Target Semi-Volatiles	SW846-8270	ug/L	---	---	---	---
Acenaphthene			Not detected	10	Not detected	10
Anthracene			Not detected	10	Not detected	10
Benzo[a]anthracene			Not detected	10	Not detected	10
Benzo[a]pyrene			Not detected	10	Not detected	10
Benzo[b]fluoranthene			Not detected	10	Not detected	10
Benzo[g,h,i]perylene			Not detected	10	Not detected	10
Benzo[k]fluoranthene			Not detected	10	Not detected	10
Chyrsene			Not detected	10	Not detected	10
Dibenz[a,h]anthracene			Not detected	10	Not detected	10
Fluoranthene			Not detected	10	Not detected	10
Fluorene			Not detected	10	Not detected	10
Indeno[1,2,3-cd]pyrene			Not detected	10	Not detected	10
Naphthalene			Not detected	10	Not detected	10
Phenanthrene			Not detected	10	Not detected	10
Pyrene			Not detected	10	Not detected	10

Client Sample ID			GP-3/6-8		GP-4/6-8	
York Sample ID			03060504-03		03060504-04	
Matrix			WATER		WATER	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles-8021 STARS Table 2	SW846-8260	ug/L	---	---	---	---
1,2,4-Trimethylbenzene			Not detected	1	Not detected	1
1,3,5-Trimethylbenzene			Not detected	1	Not detected	1
Benzene			Not detected	1	Not detected	1
Ethylbenzene			Not detected	1	Not detected	1
Isopropylbenzene			Not detected	1	Not detected	1
Naphthalene			Not detected	1	Not detected	1
n-Butylbenzene			Not detected	1	Not detected	1
n-Propylbenzene			Not detected	1	Not detected	1
o-Xylene			Not detected	2	Not detected	2
p- & m- Xylenes			Not detected	2	Not detected	2
p-Isopropyltoluene			Not detected	1	Not detected	1
sec-Butylbenzene			Not detected	1	Not detected	1
tert-Butylbenzene			Not detected	1	Not detected	1
Toluene			Not detected	1	Not detected	1
Total Xylenes			Not detected	2	Not detected	2
STARS- Target Semi-Volatiles	SW846-8270	ug/L	---	---	---	---
Acenaphthene			Not detected	10	Not detected	10
Anthracene			Not detected	10	Not detected	10
Benzo[a]anthracene			Not detected	10	Not detected	10
Benzo[a]pyrene			Not detected	10	Not detected	10
Benzo[b]fluoranthene			Not detected	10	Not detected	10
Benzo[g,h,i]perylene			Not detected	10	Not detected	10
Benzo[k]fluoranthene			Not detected	10	Not detected	10
Chyrsene			Not detected	10	Not detected	10
Dibenz[a,h]anthracene			Not detected	10	Not detected	10
Fluoranthene			Not detected	10	Not detected	10
Fluorene			Not detected	10	Not detected	10

YORK

Client Sample ID			GP-3/6-8		GP-4/6-8	
York Sample ID			03060504-03		03060504-04	
Matrix			WATER		WATER	
Parameter	Method	Units	Results	MDL	Results	MDL
Indeno[1,2,3-cd]pyrene			Not detected	10	Not detected	10
Naphthalene			Not detected	10	Not detected	10
Phenanthrene			Not detected	10	Not detected	10
Pyrene			Not detected	10	Not detected	10

Client Sample ID			GP-5/6-8		GP-6/6-8	
York Sample ID			03060504-05		03060504-06	
Matrix			WATER		WATER	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles-8021 STARS Table 2	SW846-8260	ug/L	---	---	---	---
1,2,4-Trimethylbenzene			Not detected	1	Not detected	1
1,3,5-Trimethylbenzene			Not detected	1	Not detected	1
Benzene			Not detected	1	Not detected	1
Ethylbenzene			Not detected	1	Not detected	1
Isopropylbenzene			Not detected	1	Not detected	1
Naphthalene			Not detected	1	Not detected	1
n-Butylbenzene			Not detected	1	Not detected	1
n-Propylbenzene			Not detected	1	Not detected	1
o-Xylene			Not detected	2	Not detected	2
p- & m- Xylenes			Not detected	2	Not detected	2
p-Isopropyltoluene			Not detected	1	Not detected	1
sec-Butylbenzene			Not detected	1	Not detected	1
tert-Butylbenzene			Not detected	1	Not detected	1
Toluene			Not detected	1	Not detected	1
Total Xylenes			Not detected	2	Not detected	2
STARS- Target Semi-Volatiles	SW846-8270	ug/L	---	---	---	---
Acenaphthene			Not detected	10	Not detected	10
Anthracene			Not detected	10	Not detected	10
Benzo[a]anthracene			Not detected	10	Not detected	10
Benzo[a]pyrene			Not detected	10	Not detected	10
Benzo[b]fluoranthene			Not detected	10	Not detected	10
Benzo[g,h,i]perylene			Not detected	10	Not detected	10
Benzo[k]fluoranthene			Not detected	10	Not detected	10
Chyrsene			Not detected	10	Not detected	10
Dibenz[a,h]anthracene			Not detected	10	Not detected	10
Fluoranthene			Not detected	10	Not detected	10
Fluorene			Not detected	10	Not detected	10
Indeno[1,2,3-cd]pyrene			Not detected	10	Not detected	10
Naphthalene			Not detected	10	Not detected	10
Phenanthrene			Not detected	10	Not detected	10
Pyrene			Not detected	10	Not detected	10

Units Key: For Waters/Liquids: mg/L = ppm ; ug/L = ppb For Soils/Solids: mg/kg = ppm ; ug/kg = ppb

YORK

Report Date: 6/24/2003
Client Project ID: Henron/E. Patchogue
York Project No.: 03060504

Notes for York Project No. 03060504

1. The MDL (Minimum Detectable Limit) reported is adjusted for any dilution necessary due to the levels of target and/or non-target analytes and matrix interference.
2. Samples are retained for a period of thirty days after submittal of report, unless other arrangements are made.
3. York's liability for the above data is limited to the dollar value paid to York for the referenced project.
4. This report shall not be reproduced without the written approval of York Analytical Laboratories, Inc.
5. All samples were received in proper condition for analysis with proper documentation.
6. All analyses conducted met method or Laboratory SOP requirements.
7. It is noted that no analyses reported herein were subcontracted to another laboratory.

Approved By: _____ **Date:** 6/24/2003
Robert Q. Bradley
Managing Director

YORK

YORK
ANALYTICAL LABORATORIES, INC.
ONE RESEARCH DRIVE
STAMFORD, CT 06906
(203) 325-1371 FAX (203) 357-0166

Field Chain-of-Custody Record

0306005504.

Company Name	Report To:	Invoice To:	Project ID/No.	Samples Collected By (Signature)
Environscience Consultants	Greg Menagio	same	HENRON / E. Putenogue	Greg Menagio Name (Printed)

Sample No.	Location/ID	Date Sampled	Sample Matrix: Water	Soil	Air	OTHER	ANALYSES REQUESTED	Container Description(s)
1	GP-1 / 8-10	6/13/03 955	X				NYSDEC STARS TABLE 2 VOCs plus MTBE and SVOCs using Methods 8260 + 8270	2 40mL HCl 2 1L
2	GP-2 / 8-10	1025	X					
3	GP-3 / 6-8	1055	X					
4	GP-4 / 6-8	1125	X					
5	GP-5 / 6-8	1200	X					
6	GP-6 / 6-8	6/13/03 1220	X				NYSDEC STARS TABLE 2 VOCs + MTBE and SVOCs using Methods 8260 + 8270	2 40mL HCl 2 1L

Chain-of-Custody Record

Bottles Relinquished from Lab by	Date/Time	Sample Relinquished by	Date/Time	Sample Received by	Date/Time
Bottles Received in Field by	6/13/03 6A Date/Time	Sample Relinquished by	Date/Time	Sample Received in LAB by	6/16/03 1.30 Date/Time

Wayne 6/16 130

Comments/Special Instructions

6/16 5PM 4.4C

Turn Around Time

Standard ___ RUSH(define)_____