Berninger Environmental, Inc.
groundwater consultants, engineers, geologists
1615 Ninth Avenue
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March 17, 2004

Mr. Peter Arnos
Fashion Care Cleaners.
595 Columbia Avenue
East Greenbush, New York 12061

Re: Fashion Care Cleaners Report of Investigation Services Provided
595 Columbia Avenue
East Greenbush, New York

Dear Mr. Arnos, (귀 사의 성공)

Berninger Environmental, Inc. (BEI) provided environmental services as outlined in our quotation # 04-937 at the above mentioned location on Tuesday, March 09, 2004. The scope of work involved performing two borings in the area of the former dry cleaning machines, one boring just outside of the building as close as possible to the petroleum tank and two borings outside the rear of the building in the area where pipes exited the building wall and the dumpster area.

The work was conducted using manual sampling equipment which included a rotary hammer to penetrate the concrete floor areas, a GeoProbe direct push slide hammer, rods and discrete soil sampling tools. These sampling locations were chosen based on similar projects where machines were located, areas where chemical storage was located, underground storage areas (UST's), surface areas by discharge pipes and dumpster areas. These areas typically are known as contaminated locations as a result of dry cleaner operations.

BEI proposed to obtain shallow soil samples and, if groundwater was encountered, obtain a groundwater sample for testing. The location of the former dry cleaning machines was provided by you along with the petroleum tank location and the pipes exiting the rear of the building. All soil samples were field screened using a Mini- Rae PID (photo-ionization detector) meter which did not register any Volatile Organic Compounds (VOC's). All sampling equipment was decontaminated prior to use and between each sampling event following EPA and NYS protocol.

Two borings, MP-1 and MP-2, were located in the area of the former dry cleaning machines (see attached site sketch) with soil samples obtained just below the concrete floor surface at a depth of 1 to 3 feet below grade level. Upon retrieval of each soil sample the liner was cut open, screened with the PID meter and transferred into new laboratory glassware, labeled and placed into an blue ice filled cooler. The third boring, MP-3, was located directly outside the front of the building in the area of the petroleum UST with a sample obtained at a depth of approximately 6 to 8 feet below grade surface. This soil sample depth was chosen to determine if soils located at approximately the bottom of the tank were contaminated. Again upon retrieval of the soil sample the liner was cut open, field screened and placed into new glassware, labeled and placed into the cooler.

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Borings MP-4 and MP-5 were located outside and behind the building where small discharge pipes were noticed exiting the rear wall and the historic dumpster area. Shallow soil samples were obtained from 1 to 4 foot depth below grade surface. These samples were also cut open, field screened and placed into glassware, labeled and placed in the cooler. Prior to leaving the site a chain of custody was completed for the soil samples for transportation to a New York State Certified Laboratory for testing. The soil samples MP-1, MP-2, MP-4 and MP-5 were tested using EPA test method 8010 for dry cleaner chemicals and boring MP-3 by the fuel oil tank was tested for total petroleum products (TPH).

The results of the field screening of the soil samples using the PID meter is as follows: MP-1 0.0 ppm, MP-2 0.0 ppm, MP-3 0.0 ppm, MP-4 .0.0 ppm and MP-5 0.0 ppm along with a data log printout is enclosed for your review. The portable PID meter detects VOC's in parts per million. The certified laboratory test results are reported in (ppb) parts per billion.

On March 15, 2004, BEI received and reviewed the certified laboratory test results from the soil borings performed and the following table of detected concentrations is provided along with the regulatory limits for these chemicals in soils:

Soil Sample Test Results in Parts Per Billion (PPB)

Chemical Detected	MP-1	MP-2	MP-4	MP-5	TAGM 4046 Standards
Trichloroethene	23.3	43.7	ND	ND	700
Tetrachloroethene	166	144	14.0	7.65	1,400

All reported concentrations are listed in units (ug/kg) ppb.
TAGM 4046 represents the Administrative Guidance Memorandum For The Determination of Soil Cleanup Objectives and Cleanup Levels in New York State.

Boring MP-3 which was performed in the area of the fuel oil tank was tested for Total Petroleum Products (TPH) and had no detected concentrations.

Based on a review of the test results some minor concentrations were detected in borings MP-1, MP-2, MP-4 and MP-5 but, well below the regulatory limits.

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Conclusions and Recommendations:

Based on the field services provided in conducting the borings, obtaining the soil samples and the field screening of samples minor concentrations of dry cleaner chemicals Trichloroethene and Tetrachloroehtene were detected but, well below the NYS regulatory limits.

Recommendations for any further investigation are not warranted based on the results of the services provided.

If you have any questions please feel free to give us a call.

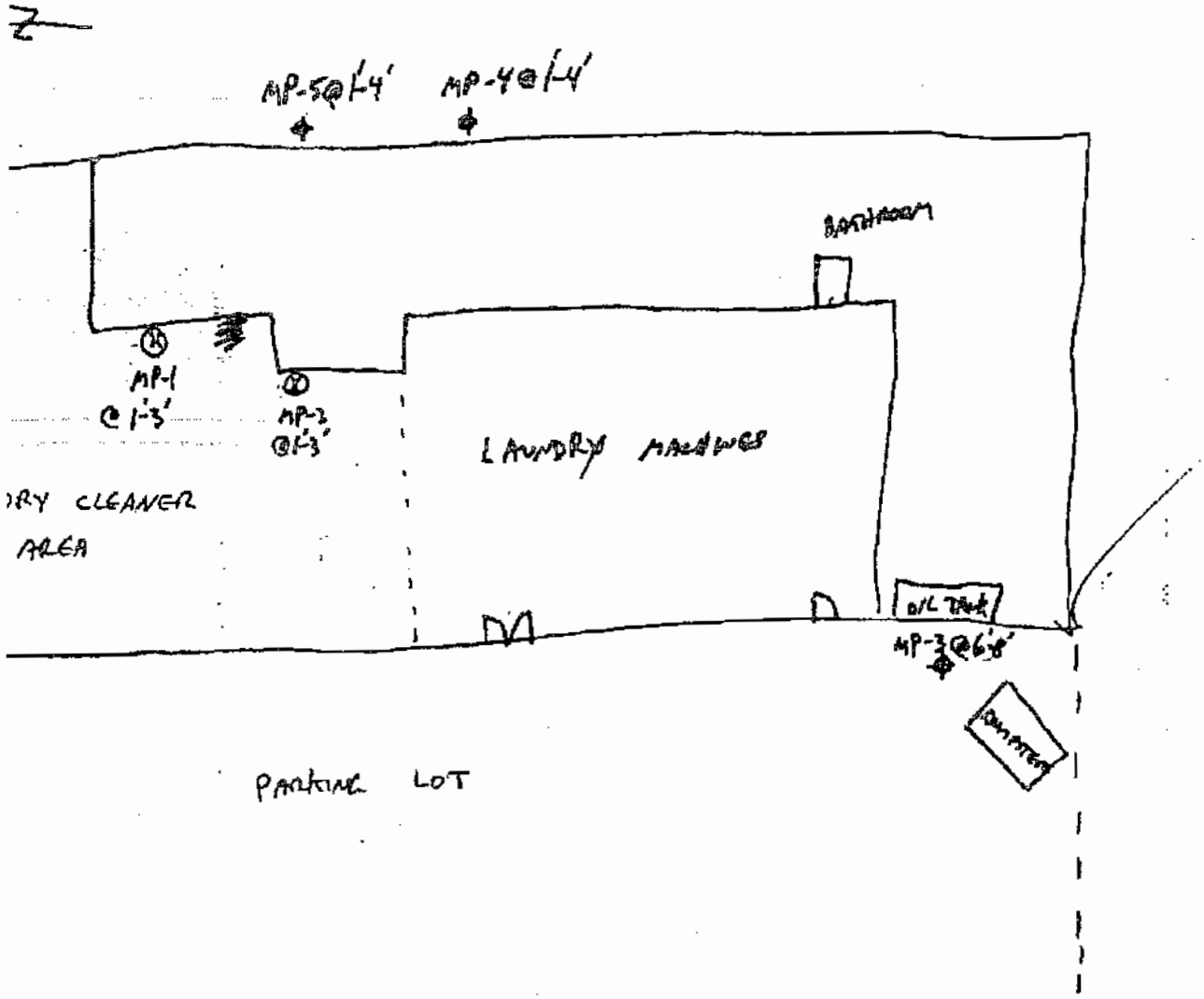
Sincerely,
Berninger Environmental, Inc.

Walter Berninger
President

enc: Site sketch of boring numbers and locations
Chain of custody
Laboratory test results
PID readings

FASHION CARE CLEANERS

595 COLUMBIA AVE
E. GREENBUSH, NY



[redacted]