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SUMMARY REPORT OF

ENVIRONMENTAL SERVICES

Performed on the Perx Property
located at
68 South Broadway
Village of Red Hook
Dutchess County, New York 12571

April 30, 2001

Prepared By:

ECOSYSTEMS STRATEGIES, INC.
60 Worrall Avenue
Poughkeepsie, New York 12603
(845) 452-1658

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Ecosystems Strategies, Inc.
60 Worrall Avenue
Poughkeepsie, New York 12603

Prepared For:

Dutchess County Dept. of Planning
27 High Street
Poughkeepsie, New York 12601

The undersigned has reviewed this Report and certifies to the Dutchess County Department of Planning that the information provided in this document is accurate as of the date of issuance by this office.

Any and all questions or comments, including requests for additional information, should be submitted to the undersigned.

Paul H. Ciminello
President

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1.0 INTRODUCTION

1.1 Purpose

This Summary Report of Environmental Services ("Report") summarizes all field work performed by Ecosystems Strategies, Inc. ("ESI") on the Perx property located at 68 South Broadway, Village of Red Hook, Dutchess County, New York. The work summarized in this Report was performed to address potential environmental liabilities on a specified portion of the subject property (see Section 1.4, below) identified in a Phase I Environmental Site Assessment dated September 22, 1999.

The specific purpose of this Report is to summarize the work performed by ESI to document the presence or absence of environmental liabilities associated with the historic usage of the property as an apple orchard and processing plant, a food packaging and processing plant, and the existence of on-site petroleum bulk storage tanks. Samples were also taken to determine the integrity of three water supply wells located on the western portion of the property and soils in the vicinity of the wastewater treatment area present on the site.

This Report describes all field work methodology, soil borings, soil samples (surface and subsurface), and well water sampling procedures; includes discussions of the resulting analytical data from collected media samples; and provides conclusions and recommendations drawn from the field work and analytical data.

1.2 Limitations

This written analysis is a summary of site characterization activities conducted on a specified portion of the Site described in Section 1.3, below and is not relevant to other portions of this property or any other property. It is a representation of those portions of the property (the "Site") analyzed as of the respective dates of field work. This Report cannot be held accountable for activities or events resulting in contamination after the dates of field work.

Services summarized in this Report were performed in accordance with generally accepted practices and established NYSDEC protocols. Unless specifically noted, the findings and conclusions contained herein must be considered not as scientific certainties, but as probabilities based on professional judgement.

1.3 Site Location and Description

The site as defined in this Report consists of the 20.8-acre property and structures located at 68 South Broadway, Village of Red Hook, Dutchess County, New York. A map depicting the location of the subject property is provided in Appendix A of this Report. The Site is composed of five tax lots (Village of Red Hook Tax ID: Map 6272, Block 10, Lots 265576, 298593, 278603, 209574, and 305666) which form an irregularly-shaped parcel that has 104 feet of frontage on the western side of South Broadway and 50 feet of frontage on the eastern side of Smith Street. Ten structures are located on the eastern half of the property. Areas that are not occupied by buildings are covered with asphalt on the majority of the eastern half of the site. The western half of the property contains undeveloped land which contains overgrown grasses, wetlands, and woodland. There are also the remains of a septic treatment facility located both centrally and on the northeastern portion of the site.

The specific portions of the Site on which ESI conducted the services summarized in this Report are as follows: the western, wooded region where the three water supply wells are located, the former orchard area, the vicinity of the former wastewater treatment aeration pool and lagoon, the vicinity of on-site petroleum bulk storage tanks, and inside the building referred to as the "main warehouse". A copy of a map illustrating selected site features as well as sampling locations is included as Appendix A of this report.

1.4 Previous Environmental Reports

A Phase I Environmental Site Assessment ("Phase I ESA") prepared by ESI and dated September 22, 1999 was conducted to determine the presence of any environmental concerns with the potential to represent a financial liability. This investigation involved the review of available aerial photographs, Town of Red Hook records, federal and state computer databases, and printed records for documentation of potential liabilities, and a visual inspection of the Site.

Information obtained during the preparation of the Phase I ESA, indicated that the on-site structures had been present on the subject property since the mid-1950s. The subject property had been used as an apple processing facility since 1949 and was also a frozen food processing and packaging plant from 1955 to some time after 1981. Apple orchards were located on the western portion of the subject property during the 1950s and 1960s. It was believed that the subject property had been vacant for approximately 10 to 15 years.

The areas of environmental concern identified in the Phase I ESA were associated with the property's former usage of the site as an apple processing facility and included: the former presence of an on-site orchard, the presence of three water supply wells which could potentially contain elevated concentrations of contaminants from on-site pesticide applications, a wastewater treatment system which may have received contaminants from apple processing, floor drains throughout the main processing/warehouse facility which may also have received contaminants, and on-site petroleum bulk storage tanks for which no records of tank or soil integrity were available. The on-site structure was also determined to contain materials which may be asbestos-containing or have lead-based paint.

1.5 Objectives

The supplemental services conducted by ESI which are summarized in this Report (See Section 2.0, below) were performed to determine the presence or absence of environmental liabilities resulting from the above-referenced observed conditions. The objectives of the work conducted by ESI are as follows:

- to document the presence or absence of contamination (volatile organic compounds, lead, arsenic, and pesticides) in the three water supply wells located on the western portion of the site;
- to document the presence or absence of contamination (semi-volatile organic compounds, volatile organic compounds, and MTBE) in the vicinity of underground and aboveground fuel storage tanks;
- to document the presence or absence of residual pesticides in the vicinity of former orchard area on the site;
- To determine the presence or absence of metals (arsenic and lead) and pesticides in the former waste water treatment lagoon and former aeration pool area;

- To determine the presence or absence of metals and PCBs inside the drains and areas of concern within the main warehouse building;
- To determine the presence or absence of asbestos-containing materials located on the site;
- To determine if debris generated by the demolition of the on-site structures would be considered non-hazardous or hazardous, based on the presence of paint potentially containing lead;
- to suggest, if appropriate, further investigative and/or remedial options regarding identified contamination; and
- to prepare a Report documenting all field work activities, resulting analytical data, and conclusions and recommendations pertaining to the environmental investigation.

2.0 INVESTIGATION

2.1 Summary of Services

In order to achieve the objective specified in Section 1.5, above, the following services were conducted by ESI on selected portions of the Site. Soil samples were analyzed for PAHs using USEPA Method 8270. Samples analyzed for VOCs were tested using USEPA Method 8021 + MTBE. Analyses for pesticides were conducted via USEPA Method 8080. Samples analyzed for arsenic and lead were tested using USEPA Methods SW6010 and SW846-6010, respectively.

- Four surface soil samples were taken in the vicinity of the former orchard and analyzed for the presence or absence of pesticides, arsenic, lead, and polychlorinated biphenyls (PCBs): SS-1 (0-8"), SS-2 (0-8"), SS-3 (0-8"), and SS-4 (0-8").

- Six hand borings were extended in the area of the former wastewater aeration pool, and samples obtained from the borings were analyzed to determine the presence or absence of arsenic, lead, and pesticides: (HB-1 (6-8'), HB-2 (4-6'), HB-3 (2-3'), HB-4 (6-7'), HB-5 (5-6'), and HB-6 (5-6').

- Ten hand borings were extended in the vicinity of underground fuel storage tanks located centrally on the site, and samples obtained from the borings were analyzed to determine the presence or absence of volatile organic compounds (VOCs), MTBE, and polynuclear aromatic hydrocarbons (PAHs). Samples obtained near the southernmost gasoline tank with an associated pump are HB-7 (11-12'), HB-8 (7-8'), HB-9 (7-9'), and HB-10 (11-13'). Samples obtained near the northernmost tank with an associated pump are HB-11 (9-11'), HB-12 (7-9'), HB-13 (6-8'), and HB-14 (8-10'). Samples obtained near the presumed fuel oil tank located east of the wastewater treatment building on the northern end of the site are HB-15 (6-8') and HB-16 (7-9'), which were analyzed for PAHs.

- One hand boring (HB-17) was extended in the area near three aboveground fuel tanks located west of the maintenance garage on the southern end of the site. A sample obtained from the 4-6 foot depth at this boring was analyzed to determine the presence or absence of PAHs.

- Three grab samples were taken from drains and areas of concern within the warehouse building. These samples were collected from two drains and a motor platform and were analyzed to determine the presence or absence of PCBs (using USEPA Method SW846-3550B/8082), arsenic, lead, pesticides, and PAHs. These samples are referred to as P-1 (motor platform) and D-1 (2-4") and D-2 (0-4") (for the drain samples).

- Four surface samples were taken along the edges of the wastewater treatment lagoon. These samples were analyzed for pesticides, arsenic, and lead are referred to as SS-5 (0-4"), SS-6 (0-4"), SS-7 (0-4"), and SS-8 (0-4").

- Three water samples obtained from the water supply wells located on the western portion of the site were collected and analyzed for the presence or absence of volatile organic compounds using Method 524.2 for pesticides and dissolved arsenic and lead.

- Adelaide Environmental Health Associates, Inc. conducted a limited inspection for asbestos-containing materials.

- Samples of painted materials were collected from the buildings and analyzed for leachable concentrations of lead to determine the proper disposition of any generated demolition debris.

2.2 Soil and Water Sampling Methodology

2.2.1 Site Preparation Services

Prior to the initiation of field work, a request for a complete utility markout of the Site was submitted by ESI, as required by New York State Department of Labor regulations. Confirmation of underground utility locations was secured, and a field check of the utility markout was conducted prior to the extension of soil cores.

2.2.2 Equipment

Soil coring operations were performed using a hand-held, direct push sampling spoon equipped with a slide hammer. Sampling was conducted at each coring location at two-foot intervals to a maximum depth of 10 feet below grade or until refusal was encountered (see sample descriptions indicated in the Field Work Observations Table included on Page 7 of this Report). The sampling spoon was equipped with 1½ -inch outer diameter disposable acetate sleeves to prevent the cross-contamination of soil samples.

A Thermal Instruments 580B photo-ionization detector (PID) was utilized by ESI personnel to screen all encountered material for the presence of any volatile organic vapors where appropriate. Prior to the initiation of field work, this PID was properly calibrated to read parts per million calibration gas equivalents (ppm-cge) of isobutylene in accordance set forth by the equipment manufacturer.

2.2.3 Sample Collection

All soil and water samples were collected in a manner consistent with NYSDEC sample collection protocols (see Soil and Water sections, below). Subsequent to sample collection, the sample containers were placed in a cooler prior to transport to a NYSDOH-approved laboratory for analysis. Appropriate chain of custody procedures were followed.

Notations were made regarding the sampled material's physical characteristics (e.g., color, odor, viscosity). At each sample location and for each sample type (soil, liquid, and sludge), a sufficient volume of material was collected for the known required analyses and for any potential additional analyses.

ESI personnel maintained field logs documenting the physical characteristics, PID readings, and any field indications of contamination for all encountered material at each sampling location. Relevant information from ESI logs for each coring location is summarized in Section 2.3, below.

Soil

All soil samples were collected in a manner consistent with NYSDEC sample collection protocols. Decontaminated stainless steel trowels and dedicated gloves were used at each sample location to place the material into jars pre-cleaned at the laboratory. Prior to and after the collection of each material sample the sample collection instrument was decontaminated to avoid cross-contamination between samples.

The soil samples were transported via overnight delivery to York Analytical Laboratories, Inc., a New York State Department of Health-certified laboratory (ELAP Certification Number 10854) for chemical analyses.

Water

The water samples from the three water supply wells were collected in a manner consistent with NYSDEC sample collection protocols for low flow sampling. Well water was purged for approximately 15 minutes to ensure that the water sample was derived from the aquifer without increasing the turbidity. This low flow sampling method ensures that a direct connection between the water table and the sampling point is achieved.

After sample collection, the sample containers were placed in a cooler prior to transport to the laboratory. The water samples were transported via courier to York Analytical Laboratories, Inc., a New York State Department of Health-certified laboratory (ELAP Certification Number 10854) for chemical analyses. Appropriate chain of custody procedures were followed.

2.3 Soil and Water Field Work Observations

2.3.1 Soil Sampling Observations

Four separate soil sampling events were conducted during March of 2001. During these sampling events, 27 surface and subsurface soil samples were collected and subsequently analyzed to determine the presence or absence of multiple contaminants on the site (see Section 2.4, below for laboratory analysis information). The specific locations of the sampling points, the depths to which the boring was extended, and the samples collection depth were dependent on observations made by field personnel and other known factors (e.g., the presumed invert of an underground petroleum storage tank dictated the depth at which the soil sample was collected). A Field Work Map indicating the sampling locations and associated selected site features is provided in Appendix A of this Report.

Six manual soil borings (HB-1 through HB-6) were extended in the area of the former wastewater aeration pool located on the southern portion of the eastern developed portion of the property. Ten hand borings (HB-7 through HB-16) were extended in the vicinity of underground fuel storage tanks located to the north and west of the warehouse. One hand boring (HB-17) was extended in the area near three aboveground fuel tanks located west of the one-story maintenance garage on the southern end of the site.

In addition to the soil borings, a total of eight surface soil samples were collected on the property. Four surface soil samples (SS-1 through SS-4) were collected in the vicinity of the former orchard area located in the western portion of the property. Four additional surface soil samples (SS-5 through SS-8) were collected from along the edges of the wastewater treatment lagoon. Three grab samples were also taken from two interior drains (D-1 and D-2) and a motor platform (P-1) within the warehouse building

Subsurface soils encountered on the Site during the extension of the soil borings generally consisted of coarse to medium brown sandy soil layers with traces of clay and silt and varying degrees of wetness. Surface samples were generally organic, with sand and gravel intermixed. More detailed field observations for all soil sample collection work are described in detail in Table 1, below. Groundwater was not encountered during the extension of the soil borings.

Table 1: Field Observations

Sample	Location	Sampling Depth	Soil Characteristics	PID Reading	Field Observations
HB-1	Southeast of small pump-house south of former aeration pool	6-8'	Medium brown sand and clay	0.0	No visual or olfactory evidence of contamination
HB-2	Immediately east of larger pump-house, north of HB-1	4-6'	Medium brown sand and clay	0.0	No visual or olfactory evidence of contamination
HB-3	Northeast of larger pump-house, south of large pine trees	2-3'	Medium brown sand and clay, wood mixed in	0.0	No visual or olfactory evidence of contamination
HB-4	South of former aeration tank within abandoned filter bed	6-7'	Medium brown sand and clay, shale fragments	0.0	No visual or olfactory evidence of contamination
HB-5	Approximately 30' south of HB-4 within former filter bed	5-6'	Medium brown sandy soil with grey clay and gravel	0.0	No visual or olfactory evidence of contamination
HB-6	Northwest of pump-house east of filter bed, north of large pine trees	5-6'	Medium brown soil with gravel and shale	0.0	No visual or olfactory evidence of contamination
HB-7	Northwest of southernmost presumed gasoline UST with associated pump	11-12'	Fine grain sand, medium brown soil (possible fill material)	0.0	No visual or olfactory evidence of contamination
HB-8	Southeast of HB-7, northwest of presumed gasoline UST	7-8'	Fine grain sand, medium brown soil (possible fill material)	0.0	No visual or olfactory evidence of contamination
HB-9	Approximately 10' north of HB-8 near USTs	7-9'	Fine grain sand, medium brown soil (possible fill material)	0.0	No visual or olfactory evidence of contamination
HB-10	Approximately 5' east of HB-9 near USTs	11-13'	Fine grain sand, medium brown soil (possible fill material)	0.0	No visual or olfactory evidence of contamination
HB-11	Southwest of northernmost UST with associated pump	9-11'	Medium to light brown sandy soil (fill material)	0.0	No visual or olfactory evidence of contamination
HB-12	Approximately 15' north of HB-11 near UST	7-9'	Medium to light brown sandy soil (fill material)	0.0	No visual or olfactory evidence of contamination
HB-13	Southeast of northernmost UST with associated pump	6-8'	Medium to light brown sandy soil (fill material)	0.0	No visual or olfactory evidence of contamination
HB-14	Approximately 15' north of HB-13	8-10'	Medium to light brown sandy soil (fill material)	0.0	No visual or olfactory evidence of contamination
HB-15	East of fuel oil UST located east of waste water treatment building	6-8'	Medium brown soil, with gravel	0.0	No visual or olfactory evidence of contamination

Table continued on next page

Sample	Location	Sampling Depth	Soil Characteristics	PID Reading	Field Observations
HB-16	Southeast of fuel oil UST located east of waste water treatment building	7-9'	Medium brown soil, with gravel	0.0	No visual or olfactory evidence of contamination
HB-17	West of the three ASTs located west of the maintenance garage	4-6'	Medium brown, medium grain soil	0.0	No visual or olfactory evidence of contamination
SS-1	Wooded, western portion of the site	0-8"	Dark brown, medium grain soil, organic mostly	0.0	No visual or olfactory evidence of contamination
SS-2	Wooded, western portion of the site	0-8"	Dark brown, medium grain soil, organic mostly	0.0	No visual or olfactory evidence of contamination
SS-3	Wooded, western portion of the site	0-8"	Dark brown, medium grain soil, organic mostly	0.0	No visual or olfactory evidence of contamination
SS-4	Wooded, western portion of the site	0-8"	Dark brown, medium grain soil, organic mostly	0.0	No visual or olfactory evidence of contamination
SS-5	Wastewater treatment lagoon, northern portion of the site, south wall	0-4"	Dark brown to black moist, organic soil	0.0	No visual or olfactory evidence of contamination
SS-6	Wastewater treatment lagoon, northern portion of the site, east wall	0-4"	Dark brown to black moist, organic soil	0.0	No visual or olfactory evidence of contamination
SS-7	Wastewater treatment lagoon, northern portion of the site, west wall	0-4"	Dark brown to black moist, organic soil	0.0	No visual or olfactory evidence of contamination
SS-8	Wastewater treatment lagoon, northern portion of the site, north wall	0-4"	Dark brown to black moist, organic soil	0.0	No visual or olfactory evidence of contamination
D-1	Residual sample taken from drain in warehouse, southeast portion of building	2-4"	Loose dusty soil and dark, fine particles	0.0	No visual or olfactory evidence of contamination
D-2	Residual sample from interior floor drain within warehouse, southeast of D-1	0-4"	Brownish black particles not organic in nature	0.0	No visual or olfactory evidence of contamination
P-1	On motor platform inside warehouse, west of D-1, near area of staining	0-1"	Black soil and oxidized metal	0.0	Slight petroleum odor

2.3.2 Water Sampling Observations

During the sampling of the three wells located on the western portion of the property, the water obtained from the wells appeared to be greyish brown and high in turbidity. Depth to water in the three wells was as follows: at MW-1, approximately 8.4 feet; at MW-2, approximately 4.5 feet; and at MW-3, approximately 12 feet. No field indications of unusual odor or coloration patterns were noted during the collection of these samples. The three water samples collected (W-1, W-2, and W-3) were submitted for laboratory analysis for VOCs using USEPA Method 524.2, pesticides using method 8080, and dissolved lead and arsenic using method SW846-6010.

2.4 Laboratory Analysis and Findings

2.4.1 Terminology

Action Levels

The term "action level," as defined in this Report, refers to the concentration of a particular contaminant above which remedial actions are considered more likely. The overall objective of setting action levels is to assess the integrity of on-site soils and water relative to conditions which are likely to present a threat to public health, given the existing and probable future uses of the site. On-site soils with contaminant levels exceeding these action levels are considered more likely to warrant remediation. No independent risk assessment was performed as part of this investigation.

The action levels identified in this Report for petroleum hydrocarbons in soils are determined based on the NYSDEC Spill Technology and Remediation Series (STARS) Memo #1: Petroleum-Contaminated Soil Guidance Policy (reprinted July 1993) and the NYSDEC's Technical and Administrative Guidance Memorandum (TAGM) (January 24, 1994) as modified by subsequent, relevant NYSDEC Records of Decision (RODs).

Action levels for metals are based on the NYSDEC Division Technical and Administrative Guidance Memorandum (TAGM) on Determination of Soil Cleanup Objectives and Cleanup Levels (January 24, 1994) as modified by subsequent, relevant, NYSDEC RODs.

Action levels for groundwater are based on the NYSDEC's Water Quality Regulations for Surface Waters and Groundwaters, 6 NYCRR Parts 700-705, effective August 4,1999.

All data have been analyzed in accordance with applicable standards contained in the aforementioned documents. All detected compounds with their respective action levels are provided in the data summary tables.

Background Levels

The term "background level", as defined in this Report, is the concentration of a particular metal which is known to naturally occur in Eastern United States soils. The overall objective of setting background levels for metals is to assess the concentrations of metals in on-site soils relative to those that are naturally occurring.

On-site soils with metal concentrations exceeding these background levels are considered more likely to have been affected by anthropogenic contributions. The background levels for metals provided in this Report are based on the NYSDECs TAGM (January 24, 1994).

Refined petroleum hydrocarbons and pesticides are not naturally occurring and therefore, no discussion of background levels for these compounds is appropriate.

2.4.2 Analysis

Samples of soil material were collected from each of the soil borings where appropriate. Sampling for laboratory analysis was based on observations made by ESI personnel during the extension of the soil cores, including the presence or absence of elevated PID readings, unusual odors, discoloration, or any other unusual patterns. A sufficient number of samples were submitted for analysis to provide adequate data to address the concerns outlined in the Phase I ESA, and the Proposal for Investigative Services.

Complete copies of the Laboratory Reports are included as Appendix B. Recommendations regarding detected contaminants are located in Section 3.0, Conclusions and Recommendations, of this Report.

Soil

As discussed previously in section 2.1, 27 samples were taken to document the presence or absence of contaminants on the site in multiple locations. Provided below is a summary of the analytical results obtained from the laboratory analysis of these samples.

Pesticides

The following soil samples were analyzed to determine the presence or absence of pesticides using USEPA Method 8080: SS-1, SS-2, SS-4, HB-3 (2-3'), HB-4 (6-7'), HB-5 (5-6'), HB-6 (5-6'), SS-7 (0-4"), and SS-8 (0-4"). With two exceptions (SS-1 and SS-7), all samples were non-detectable for pesticides. Laboratory data indicate that the pesticides DDT and DDE were present in SS-1 at 0.17 ppm and 0.36 ppm, respectively. This sample was taken in the former orchard area. DDT was also found to be in SS-7 at a concentration of 0.011 ppm. This sample was taken from the wastewater treatment lagoon. These concentrations are well below NYSDEC action levels (2.1 ppm for both DDT and DDE) and, therefore, do not warrant remediation.

Metals and PCBs

The following samples were analyzed for total arsenic and total lead: SS-1 through SS-8, HB-1 (6-8'), HB-2 (4-6'), HB-3 (2-3'), HB-4 (6-7'), HB-5 (5-6'), HB-6 (5-6'), D-1 (2-4"), and D-2 (0-4").

Lead was present in all surface and subsurface samples, as could be expected due to natural occurrence. None of the detected concentrations were above NYSDEC action levels. The highest lead concentration in a soil sample was 182 ppm in sample D-2, which was obtained from inside a drain within the main warehouse. This concentration in a soil sample is below the NYSDEC action level of 250 ppm.

Arsenic was detected above the State action level of 7.5 in the following five samples: SS-1 (33.8 ppm), SS-2 (29.6 ppm), SS-4 (11.3 ppm), D-1 (36.0 ppm), and D-2 (55.3 ppm). The aforementioned surface samples were taken from the former orchard area, and the drain samples were taken from inside the main warehouse.

Sample P-1 was obtained from a motor platform located inside the warehouse and was found to have a level of .81 ppm PCB 1254. This level of PCB is below the NYSDEC action level of 10.0 ppm.

VOCs

Soil samples HB-7 (11-12'), HB-8 (7-8'), HB-9 (7-9'), HB-10 (11-13'), HB-11 (9-11'), HB-12 (7-9'), HB-13 (6-8'), and HB-14 (8-10') were analyzed to determine the presence or absence of volatile organic compounds (VOCs) using USEPA Method 8021 plus MTBE. These samples had been obtained from the vicinity of the underground gasoline tanks located in the central and northern central portions of the property. None of the aforementioned soil samples had levels of VOCs above laboratory detection limits, which were below NYSDEC action levels.

PAHs

Soil samples HB-15 (6-8'), HB-16 (7-9'), and HB-17 (4-6') obtained from the vicinity of PBS tanks located near the maintenance garage and a fuel oil UST near the wastewater treatment building on the northern portion of the property were analyzed to determine the presence or absence of polynuclear aromatic hydrocarbons. None of the aforementioned soil samples had levels of PAHs above laboratory detection limits, which were below NYSDEC action levels.

Water

One water sample (W-1, W-2, and W-3) was collected from each of the three water supply wells located on the western portion of the site. Each of these samples was analyzed for VOCs, dissolved lead and arsenic and chlorinated pesticides. Laboratory analysis indicates that the water samples collected were devoid of any of these contaminants at concentrations above NYSDEC action levels. The only detected contaminant found in any of the three wells, was lead found at a concentration of 0.005 mg/l, which is below the NYSDEC's action level of .025 mg/l for class GA fresh groundwaters.

2.5 Limited Inspection for Asbestos-Containing Materials

For the structures located on the Perx property, Adelaide Associates, LLC ("Adelaide") personnel conducted a limited asbestos survey to determine the presence or absence of asbestos-containing materials (ACMs) and, if present, the quantity, condition, and cost estimates for the removal of all identified ACMs. The information gathered during the survey, including laboratory results for sampled materials, is summarized in Adelaide's Limited Inspection for Asbestos Containing Materials ("Limited Asbestos Survey") dated March 31, 2001. A copy of this report is included in Appendix C of this Report. The following is a summary of information contained in Adelaide's Limited Asbestos Survey.

2.5.1 Asbestos Survey Methodology

The inspection of the subject property's on-site structures for ACMs was conducted by a New York State Certified Asbestos Inspector (New York Department of Labor Certificate Number: AH91-0127) using guidelines established by the U.S. Environmental Protection Agency and 40 CFR Part 763. The ACM survey performed by Adelaide consisted of the following:

- The inspection of the on-site structures for the presence of suspect ACMs;
- The collection of representative samples of identified suspect ACMs;
- The laboratory analysis of the representative samples to determine the percent asbestos content;
- The development of ACM abatement/monitoring program costs (based on the quantity of ACMs determined to be present).

All asbestos samples were collected in a manner consistent with established guidelines. Each of the samples was collected in a sealed plastic bag. After sample collection, the samples were transported to Scientific Laboratories, Inc. for analysis of asbestos content using the polarized light microscopy (PLM) method.

2.5.2 Asbestos Survey Observations and Findings

Adelaide performed a visual Asbestos Survey with limited bulk sampling on the structures located at the site. Adelaide collected three (3) bulk samples of two different types of pipe insulation and transite paneling from throughout the main warehouse building. No sampling or analysis was performed on the roof due to unstable conditions. Adelaide assumes that the roofing material on the building is all positive. Laboratory analysis of the three samples indicated that all were considered to be asbestos (i.e., those materials which contain more than 1% of asbestos). Based on the observations made by Adelaide personnel and the laboratory analysis, it has been estimated that there are 7,500 linear feet of pipe insulation, 10,000 square feet of transite panels, and 100,000 square feet of roofing materials present on the site.

2.6 Lead Pre-Demolition Survey

ESI personnel conducted a pre-demolition lead assessment of the on-site structures. This assessment was performed by collecting representative samples of painted surfaces from seven buildings located on the site where samples could be obtained from structures. Metal and concrete surfaces could not be sampled, and, therefore, three of the on-site structures were excluded.

2.6.1 Lead Survey Methodology

The collection of representative samples of building materials was conducted by ESI personnel was performed by obtaining samples of representative building construction materials from those buildings which had painted materials. Samples were submitted as four separate groups (walls, warehouse, trim/roof, and pump-house) for analysis of Toxicity Characteristic Leaching Procedure (TCLP) lead using the TCLP Method SW846. An extracted level of lead 5.0 mg/liter or greater is considered in New York State to be a hazardous waste; any material with a lead level exceeding 5.0 mg/liter would require disposal as a hazardous rather than a solid waste material.

2.6.2 Lead Survey Observations and Findings

Four composite samples consisting of various building materials were submitted by ESI for laboratory analysis of TCLP lead. TCLP-1 was a composite sample collected from the walls of the fire-damaged house, two small sheds near the abandoned filter bed, and the maintenance garage. TCLP-2 was a composite sample collected from the main warehouse building. TCLP-3 was a sample obtained from painted trim and roof material from the fire-damaged house and one of the small sheds near the abandoned filter bed. Composite sample TCLP-4 was obtained from the pump house near the main warehouse associated with one of the USTs with a pump. A copy of the complete laboratory data is provided in Appendix D of this Report.

Laboratory analysis of the four TCLP samples identified 0.59 mg/liter for TCLP-1, below detection limits (BDL) for sample TCLP-2, 6.09 mg/liter for TCLP 3, and below detection limits (BDL) for sample TCLP-4. Although the lead concentration of sample TCLP-2 is above the USEPA's hazardous waste value of 5.0 mg/l, this sample represented only the painted trim materials of two structures, which is only a small percentage of the total quantity of potential demolition debris. Taken as a whole, the demolition debris which would be generated by the demolition of all on-site structures would be considered non-hazardous.

3.0 CONCLUSIONS AND RECOMMENDATIONS

This office has completed the services summarized in Section 2.0 on specified portions of the Perx property located at 68 South Broadway, Village of Red Hook, Dutchess County, New York. Services conducted by ESI included the collection of twenty-seven (27) surface and subsurface soil samples and the collection of three (3) water samples from the water supply wells. Sampling locations were determined to provide a characterization of soils and groundwater in areas potentially impacted by the historic usage of the property and concerns identified by the Phase 1 ESA.

Based on the services provided and data generated, the following conclusions and recommendations (in **bold**) have been made. To the extent feasible from existing information, preliminary cost estimates for additional investigative work or remediation actions are provided in italics.

1. Multiple soil samples obtained from various locations on the property, including the vicinity of the wastewater treatment systems and the former orchard areas, were analyzed for pesticides, given the historic usage of the property. With only two exceptions, all were non-detectable for pesticides. Low concentrations of two pesticides (DDT and DDE) below NYSDEC action levels were found in samples SS-1 and SS-7. These samples had been obtained from the former orchard area and the wastewater treatment lagoon areas. Likewise, no detectable concentrations of pesticides were found in the three water supply well samples (see also Item #4, below).

   No further investigation is required with respect to pesticides in this area.

2. Soil samples collected on the western portion of the site in the former orchard (SS-1, SS-2, and SS-4) and within the drains inside the warehouse on the eastern portion of the site (D-1 and D-2) showed elevated levels of arsenic above NYSDEC action levels. Soil samples obtained from the vicinity of the wastewater treatment plant's abandoned filter bed had arsenic concentrations below NYSDEC action levels. The concentrations of arsenic exhibited by five samples with elevated concentrations, however, would not be high enough to trigger the USEPA's hazardous waste level.

   It is recommended that additional samples be obtained from the western orchard area to further delineate the extent of arsenic contamination in surface soils. Solid material present within the warehouse's interior drains should be removed and disposed of properly.

   Estimated cost for additional testing: $2,500

   Estimated cost for removal of drain sediment: $4,000

3. Laboratory data document levels of both lead and PCBs at concentrations below NYSDEC action levels. Data document levels in a relatively narrow range, supporting the conclusion that no "hot spot" is present on this site.

   No further investigation is recommended.

4. Laboratory analysis of soil samples obtained from the vicinity of on-site petroleum bulk storage tanks did not indicate the presence or any petroleum hydrocarbons, indicating that soils in the vicinity of these tanks have not been impacted.

   No further investigation is recommended with respect to soils investigations in these tank areas. However, it is recommended that all on-site PBS tanks be removed and disposed of in accordance with NYSDEC PBS regulations 6 NYCRR, Parts 612-614.

   Estimated cost of tank removal: $15,000 - $20,000

5. According to the analytical results for the water samples obtained from the three on-site water supply well, no VOCs, pesticides, or concentrations of dissolved arsenic and lead above NYSDEC action levels is present. The only detected contaminant found in any of the three wells was lead found at a concentration of 0.005 mg/l, which is below the NYSDEC's action level of 0.025 mg/l for class GA groundwaters.

   No further investigation is recommended.

6. The Limited Inspection for Asbestos-Containing Materials conducted by Adelaide indicates that there are asbestos-containing materials present in the structures located on the site. Specifically, it is estimated that there are 7,500 linear feet of pipe insulation, 10,000 square feet of transite panels, and 100,000 square feet of roofing materials present on the site.

   Prior to the initiation of any demolition work, the collection of additional samples for conformance to New York State Regulations NYS Code Rule 56 and Federal Regulations 40 CFR, Parts 763-80 is required. All ACMs encountered during building demolition activities should be removed prior to demolition work and disposed of in accordance with applicable regulations.

   Estimated cost of ACM abatement and air/project monitoring: $511,500 - $770,500

7. Laboratory analysis of representative building materials for leachable lead indicates that three of the four samples have leachable concentrations of lead below the USEPA's hazardous waste level of 5.0 mg/liter. The concentration of one sample consisting of painted trim materials was found to have a concentration (6.09 mg/liter) minimally above this level. Given that this one sample represents only a very small fraction of the total volume of material which would be generated by the demolition of the on-site structures, disposal of demolition materials as a hazardous waste is not required.

   No further investigation is recommended.

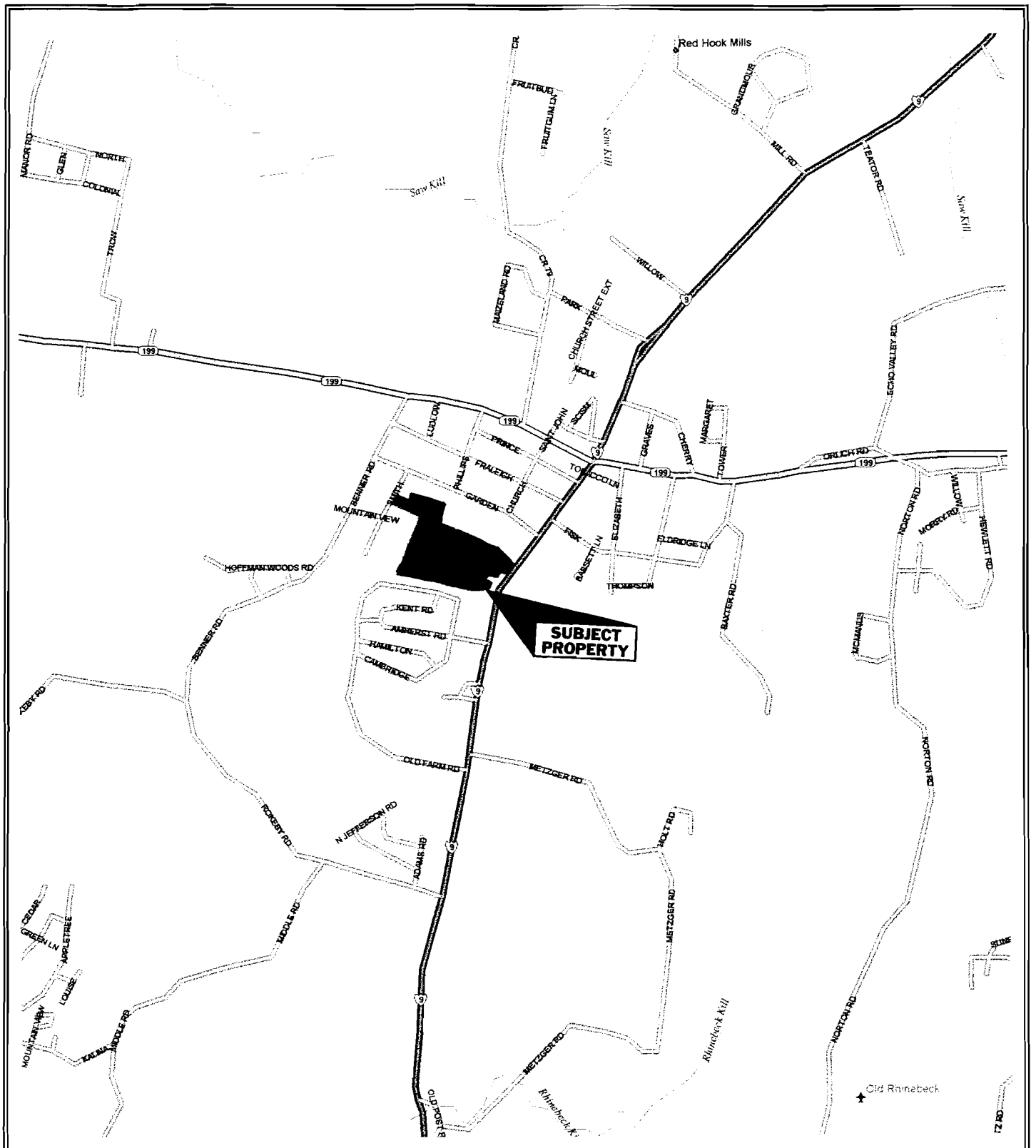
8. Noted during the work conducted on the site were multiple drums of unknown content. Several of the drums located in the main warehouse and water treatment building appeared to be leaking their contents onto the concrete floors and potentially into nearby soils.

   It is recommended that all on-site drums be removed and disposed of in accordance with applicable regulations.

   Estimated cost of drum removal: $1,500 - $2,500

Appendix A

Maps



Source: DeLorme Street Atlas USA, Version 6.0

Site Location Map

Perx Property
68 South Broadway, Village of Red Hook
Dutchess County, New York

N

ESI File: DR99140.20

Date: April 2001

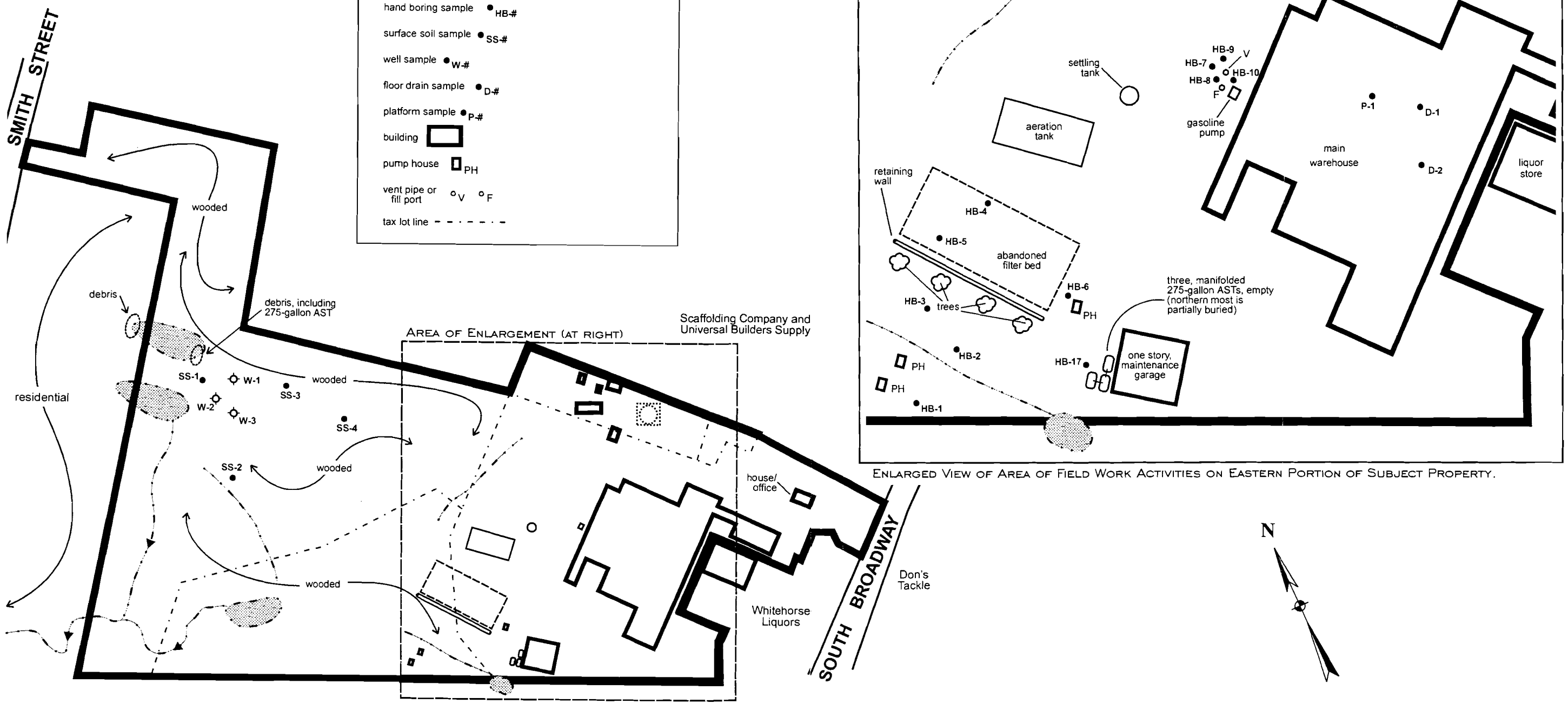
Appendix A

Field Work Map

Perx Property **68 South Broadway** **Village of Red Hook** **Dutchess County, New York**	ESI Job Number: DR99140.20
	Not to scale
	April 2001 / Appendix A
	Ecosystems Strategies, Inc.

LEGEND

- subject property border
- hand boring sample ● HB-#
- surface soil sample ● SS-#
- well sample ● W-#
- floor drain sample ● D-#
- platform sample ● P-#
- building
- pump house PH
- vent pipe or fill port V F
- tax lot line



ENLARGED VIEW OF AREA OF FIELD WORK ACTIVITIES ON EASTERN PORTION OF SUBJECT PROPERTY.

Appendix B

Laboratory Report

YORK
ANALYTICAL LABORATORIES, INC.

Technical Report

prepared for

Ecosystems Strategies, Inc.
60 Worrall Avenue
Poughkeepsie, NY 12603
Attention: Ryan van Buren

Report Date: 3/7/2001
Re: Client Project ID: DR99140.20
York Project No.: 01030052

CT License No. PH-0723 New York License No. 10854 Mass. License No. M-CT106 Rhode Island License No. 93 EPA I.D. No. CT00106

nelac nelap

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

Report Date: 3/7/2001
Client Project ID: DR99140.20
York Project No.: 01030052

Ecosystems Strategies, Inc.
60 Worrall Avenue
Poughkeepsie, NY 12603
Attention: Ryan van Buren

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 03/01/01. The project was identifed as your project "DR99140.20 ".

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			**SS-1**		**SS-2**	
York Sample ID			**01030052-01**		**01030052-02**	
Matrix			**SOIL**		**SOIL**	
Parameter	**Method**	**Units**	**Results**	**MDL**	**Results**	**MDL**
Pesticides 8080 List soil	SW846-3550B/8081	ug/Kg	---	---	---	---
4,4'-DDD			Not detected	50	Not detected	10
4,4'-DDE			360	50	Not detected	10
4,4'-DDT			170	50	Not detected	10
Aldrin			Not detected	50	Not detected	10
alpha-BHC			Not detected	50	Not detected	10
beta-BHC			Not detected	50	Not detected	10
Chlordane			Not detected	250	Not detected	50
delta-BHC			Not detected	50	Not detected	10
Dieldrin			Not detected	50	Not detected	10
Endosulfan I			Not detected	50	Not detected	10
Endosulfan II			Not detected	50	Not detected	10
Endosulfan sulfate			Not detected	50	Not detected	10
Endrin			Not detected	50	Not detected	10
Endrin aldehyde			Not detected	50	Not detected	10
gamma-BHC (Lindane)			Not detected	50	Not detected	10
Heptachlor			Not detected	50	Not detected	10

YORK

Client Sample ID			SS-1		SS-2	
York Sample ID			01030052-01		01030052-02	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Heptachlor epoxide			Not detected	50	Not detected	10
Methoxychlor			Not detected	2500	Not detected	500
Toxaphene			Not detected	2500	Not detected	500
PCB	SW846-3550B/8082	mg/Kg	---	---	---	---
PCB 1016			Not detected	0.02	Not detected	0.02
PCB 1221			Not detected	0.02	Not detected	0.02
PCB 1232			Not detected	0.02	Not detected	0.02
PCB 1242			Not detected	0.02	Not detected	0.02
PCB 1248			Not detected	0.02	Not detected	0.02
PCB 1254			Not detected	0.02	Not detected	0.02
PCB 1260			Not detected	0.02	Not detected	0.02
PCB, Total			Not detected	0.02	Not detected	0.02
Arsenic	SW6010	mg/kG	33.8	1.00	29.6	1.00
Lead	SW846-6010	mg/kG	109	0.500	108	0.500

Client Sample ID			SS-3		SS-4	
York Sample ID			01030052-03		01030052-04	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Pesticides 8080 List soil	SW846-3550B/8081	ug/Kg	---	---	---	---
4,4'-DDD					Not detected	10
4,4'-DDE					Not detected	10
4,4'-DDT					Not detected	10
Aldrin					Not detected	10
alpha-BHC					Not detected	10
beta-BHC					Not detected	10
Chlordane					Not detected	50
delta-BHC					Not detected	10
Dieldrin					Not detected	10
Endosulfan I					Not detected	10
Endosulfan II					Not detected	10
Endosulfan sulfate					Not detected	10
Endrin					Not detected	10
Endrin aldehyde					Not detected	10
gamma-BHC (Lindane)					Not detected	10
Heptachlor					Not detected	10
Heptachlor epoxide					Not detected	10
Methoxychlor					Not detected	500
Toxaphene					Not detected	500
PCB	SW846-3550B/8082	mg/Kg	---	---	---	---
PCB 1016					Not detected	0.02
PCB 1221					Not detected	0.02
PCB 1232					Not detected	0.02
PCB 1242					Not detected	0.02
PCB 1248					Not detected	0.02
PCB 1254					Not detected	0.02
PCB 1260					Not detected	0.02
PCB, Total					Not detected	0.02
Arsenic	SW6010	mg/kG	4.99	1.00	11.3	1.00

YORK

Client Sample ID			SS-3		SS-4	
York Sample ID			01030052-03		01030052-04	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Lead	SW846-6010	mg/kG	16.0	0.500	56.8	0.500

Client Sample ID			W-1		W-2	
York Sample ID			01030052-05		01030052-06	
Matrix			WATER		WATER	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles-524.2 list water	EPA 524.2	ug/L	---	---	---	---
1,1,1,2-Tetrachloroethane			Not detected	0.2	Not detected	0.2
1,1,1-Trichloroethane			Not detected	0.2	Not detected	0.2
1,1,2,2-Tetrachloroethane			Not detected	0.2	Not detected	0.2
1,1,2-Trichloroethane			Not detected	0.2	Not detected	0.2
1,1-Dichloroethane			Not detected	0.2	Not detected	0.2
1,1-Dichloroethylene			Not detected	0.2	Not detected	0.2
1,1-Dichloropropylene			Not detected	0.2	Not detected	0.2
1,2,3-Trichlorobenzene			Not detected	0.2	Not detected	0.2
1,2,3-Trichloropropane			Not detected	0.4	Not detected	0.4
1,2,3-Trimethylbenzene			Not detected	0.4	Not detected	0.4
1,2,4-Trichlorobenzene			Not detected	0.2	Not detected	0.2
1,2,4-Trimethylbenzene			Not detected	0.2	Not detected	0.2
1,2-Dibromo-3-chloropropane			Not detected	0.4	Not detected	0.4
1,2-Dibromoethane			Not detected	0.2	Not detected	0.2
1,2-Dichlorobenzene			Not detected	0.2	Not detected	0.2
1,2-Dichloroethane			Not detected	0.2	Not detected	0.2
1,2-Dichloroethylene (Total)			Not detected	0.2	Not detected	0.2
1,2-Dichloropropane			Not detected	0.2	Not detected	0.2
1,3,5-Trimethylbenzene			Not detected	0.2	Not detected	0.2
1,3-Dichlorobenzene			Not detected	0.2	Not detected	0.2
1,3-Dichloropropane			Not detected	0.2	Not detected	0.2
1,3-Dichloropropylene			Not detected	0.2	Not detected	0.2
1,4-Dichlorobenzene			Not detected	0.2	Not detected	0.2
2,2-Dichloropropane			Not detected	0.4	Not detected	0.4
2-Chlorotoluene			Not detected	0.2	Not detected	0.2
4-Chlorotoluene			Not detected	0.2	Not detected	0.2
Benzene			Not detected	0.1	Not detected	0.1
Bromobenzene			Not detected	0.1	Not detected	0.1
Bromochloromethane			Not detected	0.1	Not detected	0.1
Bromodichloromethane			Not detected	0.1	Not detected	0.1
Bromoform			Not detected	0.2	Not detected	0.2
Bromomethane			Not detected	0.2	Not detected	0.2
Carbon tetrachloride			Not detected	0.2	Not detected	0.2
Chlorobenzene			Not detected	0.2	Not detected	0.2
Chloroethane			Not detected	0.2	Not detected	0.2
Chloroform			Not detected	0.2	Not detected	0.2
Chloromethane			Not detected	0.2	Not detected	0.2
Dibromochloromethane			Not detected	0.2	Not detected	0.2
Dibromomethane			Not detected	0.2	Not detected	0.2
Dichlorodifluoromethane			Not detected	0.2	Not detected	0.2
Ethylbenzene			Not detected	0.2	Not detected	0.2
Hexachlorobutadiene			Not detected	0.2	Not detected	0.2

YORK

Client Sample ID			W-1		W-2	
York Sample ID			01030052-05		01030052-06	
Matrix			WATER		WATER	
Parameter	Method	Units	Results	MDL	Results	MDL
Isopropylbenzene			Not detected	0.2	Not detected	0.2
Methylene chloride			Not detected	0.2	Not detected	0.2
Methyl-tert-butyl ether (MTBE)			Not detected	0.5	Not detected	0.5
Naphthalene			Not detected	0.2	Not detected	0.2
n-Butylbenzene			Not detected	0.2	Not detected	0.2
n-Propylbenzene			Not detected	0.2	Not detected	0.2
o-Xylene			Not detected	0.2	Not detected	0.2
p- & m-Xylenes			Not detected	0.2	Not detected	0.2
p-Isopropyltoluene			Not detected	0.2	Not detected	0.2
sec-Butylbenzene			Not detected	0.2	Not detected	0.2
Styrene			Not detected	0.2	Not detected	0.2
tert-Butylbenzene			Not detected	0.2	Not detected	0.2
Tetrachloroethylene			Not detected	0.2	Not detected	0.2
Toluene			Not detected	0.2	Not detected	0.2
Trichloroethylene			Not detected	0.2	Not detected	0.2
Trichlorofluoromethane			Not detected	0.2	Not detected	0.2
Vinyl chloride			Not detected	0.2	Not detected	0.2
Pesticides 8080 List water	SW846-3510C/8081	ug/L	---	---	---	---
4,4'-DDD			Not detected	0.05	Not detected	0.05
4,4'-DDE			Not detected	0.05	Not detected	0.05
4,4'-DDT			Not detected	0.05	Not detected	0.05
Aldrin			Not detected	0.05	Not detected	0.05
alpha-BHC			Not detected	0.05	Not detected	0.05
beta-BHC			Not detected	0.05	Not detected	0.05
Chlordane			Not detected	0.2	Not detected	0.2
delta-BHC			Not detected	0.05	Not detected	0.05
Dieldrin			Not detected	0.05	Not detected	0.05
Endosulfan I			Not detected	0.05	Not detected	0.05
Endosulfan II			Not detected	0.05	Not detected	0.05
Endosulfan sulfate			Not detected	0.05	Not detected	0.05
Endrin			Not detected	0.05	Not detected	0.05
Endrin aldehyde			Not detected	0.05	Not detected	0.05
gamma-BHC (Lindane)			Not detected	0.05	Not detected	0.05
Heptachlor			Not detected	0.05	Not detected	0.05
Heptachlor epoxide			Not detected	0.05	Not detected	0.05
Methoxychlor			Not detected	2.0	Not detected	2.0
Toxaphene			Not detected	2.0	Not detected	2.0
Arsenic, Dissolved	SW846-6010	mg/L	Not detected	0.005	Not detected	0.005
Lead, Dissolved	SW846-6010	mg/L	0.005	0.005	Not detected	0.005

Client Sample ID			W-3	
York Sample ID			01030052-07	
Matrix			WATER	
Parameter	Method	Units	Results	MDL
Volatiles-524.2 list water	EPA 524.2	ug/L	---	---
1,1,1,2-Tetrachloroethane			Not detected	0.2
1,1,1-Trichloroethane			Not detected	0.2
1,1,2,2-Tetrachloroethane			Not detected	0.2
1,1,2-Trichloroethane			Not detected	0.2

YORK

Client Sample ID			W-3	
York Sample ID			01030052-07	
Matrix			WATER	
Parameter	Method	Units	Results	MDL
1,1-Dichloroethane			Not detected	0.2
1,1-Dichloroethylene			Not detected	0.2
1,1-Dichloropropylene			Not detected	0.2
1,2,3-Trichlorobenzene			Not detected	0.2
1,2,3-Trichloropropane			Not detected	0.4
1,2,3-Trimethylbenzene			Not detected	0.4
1,2,4-Trichlorobenzene			Not detected	0.2
1,2,4-Trimethylbenzene			Not detected	0.2
1,2-Dibromo-3-chloropropane			Not detected	0.4
1,2-Dibromoethane			Not detected	0.2
1,2-Dichlorobenzene			Not detected	0.2
1,2-Dichloroethane			Not detected	0.2
1,2-Dichloroethylene (Total)			Not detected	0.2
1,2-Dichloropropane			Not detected	0.2
1,3,5-Trimethylbenzene			Not detected	0.2
1,3-Dichlorobenzene			Not detected	0.2
1,3-Dichloropropane			Not detected	0.2
1,3-Dichloropropylene			Not detected	0.2
1,4-Dichlorobenzene			Not detected	0.2
2,2-Dichloropropane			Not detected	0.4
2-Chlorotoluene			Not detected	0.2
4-Chlorotoluene			Not detected	0.2
Benzene			Not detected	0.1
Bromobenzene			Not detected	0.1
Bromochloromethane			Not detected	0.1
Bromodichloromethane			Not detected	0.1
Bromoform			Not detected	0.2
Bromomethane			Not detected	0.2
Carbon tetrachloride			Not detected	0.2
Chlorobenzene			Not detected	0.2
Chloroethane			Not detected	0.2
Chloroform			Not detected	0.2
Chloromethane			Not detected	0.2
Dibromochloromethane			Not detected	0.2
Dibromomethane			Not detected	0.2
Dichlorodifluoromethane			Not detected	0.2
Ethylbenzene			Not detected	0.2
Hexachlorobutadiene			Not detected	0.2
Isopropylbenzene			Not detected	0.2
Methylene chloride			Not detected	0.2
Methyl-tert-butyl ether (MTBE)			Not detected	0.5
Naphthalene			Not detected	0.2
n-Butylbenzene			Not detected	0.2
n-Propylbenzene			Not detected	0.2
o-Xylene			Not detected	0.2
p- & m-Xylenes			Not detected	0.2
p-Isopropyltoluene			Not detected	0.2
sec-Butylbenzene			Not detected	0.2
Styrene			Not detected	0.2
tert-Butylbenzene			Not detected	0.2
Tetrachloroethylene			Not detected	0.2

YORK

Client Sample ID			W-3	
York Sample ID			01030052-07	
Matrix			WATER	
Parameter	**Method**	**Units**	**Results**	**MDL**
Toluene			Not detected	0.2
Trichloroethylene			Not detected	0.2
Trichlorofluoromethane			Not detected	0.2
Vinyl chloride			Not detected	0.2
Pesticides 8080 List water	SW846-3510C/8081	ug/L	---	---
4,4'-DDD			Not detected	0.05
4,4'-DDE			Not detected	0.05
4,4'-DDT			Not detected	0.05
Aldrin			Not detected	0.05
alpha-BHC			Not detected	0.05
beta-BHC			Not detected	0.05
Chlordane			Not detected	0.2
delta-BHC			Not detected	0.05
Dieldrin			Not detected	0.05
Endosulfan I			Not detected	0.05
Endosulfan II			Not detected	0.05
Endosulfan sulfate			Not detected	0.05
Endrin			Not detected	0.05
Endrin aldehyde			Not detected	0.05
gamma-BHC (Lindane)			Not detected	0.05
Heptachlor			Not detected	0.05
Heptachlor epoxide			Not detected	0.05
Methoxychlor			Not detected	2.0
Toxaphene			Not detected	2.0
Arsenic, Dissolved	SW846-6010	mg/L	Not detected	0.005
Lead, Dissolved	SW846-6010	mg/L	Not detected	0.005

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

Notes for York Project No. 01030052

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:** 3/7/2001

Robert Q. Bradley
Managing Director

YORK

8,030052

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

Field Chain-of-Custody Record

Page ___ of ___

Company Name	Report To:	Invoice To:	Project ID/No.	Samples Collected By (Signature) / Name (Printed)
ECOSYSTEMS STRATEGIES INC	RYAN VAN BUREN	PAM	DR99140.20	RYAN VAN BUREN / UK; [signature]

Sample No.	Location/ID	Date Sampled	Sample Matrix: Water	Soil	Air	OTHER	ANALYSES REQUESTED	Container Description(s)
	SS-1			X			TOTAL WEIGHT ARSENIC/LEAD (+ 8080)	1-4 oz
	SS-2			X			(+ 8080)	1-4 oz
	SS-3			X				1-4 oz
	SS-4			X			+(8080)	1-4 oz
	W-1		X				-VOCS 524 Dissolved lead and arsenic, chlorinated pesticides	2-vials 2-32 AMBER
	W-2		X				"	
	W-3		X				"	

Chain-of-Custody Record

Bottles Relinquished from Lab by	Date/Time	Sample Relinquished by	Date/Time	Sample Received by	Date/Time
		[signature]	3-1-01 4:25	[signature] Wayne	3/1/01 425

Bottles Received in Field by	Date/Time	Sample Relinquished by	Date/Time	Sample Received in LAB by	Date/Time
				[signature]	3-1-01/1800

Comments/Special Instructions Cooler/Sample Temp = 4.6°C

Turn-Around Time

___Standard ___RUSH(define)________

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

q14 475-8392

Field Chain-of-Custody Record

Company Name	Report To:	Invoice To:	Project ID/No.	Samples Collected By (Signature) / Name (Printed)
ECOSYSTEMS STRATEGIES INC	RYAN VAN BUREN	PAM	DR99140.20	RYAN VAN BUREN / JK

Sample No.	Location/ID	Date Sampled	Sample Matrix: Water	Soil	Air	OTHER	ANALYSES REQUESTED PP CB	Container Description(s
	SS-1			X			TOTAL WEIGHT ARSENIC/LEAD (+ 8080)	1-4 oz
	SS-2			X			(+ 8080)	1-4 oz
	SS-3			X				1-4 oz
	SS-4			X			X +(8080)	1-4 oz
	W-1		X				- VOCS 524 Dissolved lead and arsenic, chlorinated pesticides	2 - vials 2-32 AMBER
	W-2		X				"	
	W-3		X				"	

Chain-of-Custody Record

Bottles Relinquished from Lab by	Date/Time	Sample Relinquished by	Date/Time	Sample Received by	Date/Time
			3-1-01 425		3/1/01 42
Bottles Received in Field by	**Date/Time**	**Sample Relinquished by**	**Date/Time**	**Sample Received in LAB by**	**Date/Time**
					3-1-01 1800

Comments/Special Instructions Cooler/Sample Temp = 4.6°C

Turn-Around Time
___Standard ___RUSH(define)_____

YORK
ANALYTICAL LABORATORIES, INC.

Technical Report

prepared for

Ecosystems Strategies, Inc.
60 Worrall Avenue
Poughkeepsie, NY 12603
Attention: Ryan Van Buren

Report Date: 3/8/2001
Re: Client Project ID: DR99140.20
York Project No.: 01030072

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nelac nelap

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

Report Date: 3/8/2001
Client Project ID: DR99140.20
York Project No.: 01030072

Ecosystems Strategies, Inc.
60 Worrall Avenue
Poughkeepsie, NY 12603
Attention: Ryan Van Buren

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 03/02/01. The project was identifed as your project "DR99140.20 ".

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			HB-1 (6-8')		HB-2 (4-6')	
York Sample ID			01030072-01		01030072-02	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Arsenic	SW6010	mg/kG	3.17	1.00	4.59	1.00
Lead	SW846-6010	mg/kG	18.2	0.500	21.9	0.500

Client Sample ID			HB-3 (2-3')		HB-4 (6-7')	
York Sample ID			01030072-03		01030072-04	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Pesticides 8080 List soil	SW846-3550B/8081	ug/Kg	---	---	---	---
4,4'-DDD			Not detected	10	Not detected	10
4,4'-DDE			Not detected	10	Not detected	10
4,4'-DDT			Not detected	10	Not detected	10
Aldrin			Not detected	10	Not detected	10
alpha-BHC			Not detected	10	Not detected	10
beta-BHC			Not detected	10	Not detected	10
Chlordane			Not detected	50	Not detected	50
delta-BHC			Not detected	10	Not detected	10

YORK

Client Sample ID			HB-3 (2-3')		HB-4 (6-7')	
York Sample ID			01030072-03		01030072-04	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Dieldrin			Not detected	10	Not detected	10
Endosulfan I			Not detected	10	Not detected	10
Endosulfan II			Not detected	10	Not detected	10
Endosulfan sulfate			Not detected	10	Not detected	10
Endrin			Not detected	10	Not detected	10
Endrin aldehyde			Not detected	10	Not detected	10
gamma-BHC (Lindane)			Not detected	10	Not detected	10
Heptachlor			Not detected	10	Not detected	10
Heptachlor epoxide			Not detected	10	Not detected	10
Methoxychlor			Not detected	500	Not detected	500
Toxaphene			Not detected	500	Not detected	500
Arsenic	SW6010	mg/kG	4.74	1.00	5.81	1.00
Lead	SW846-6010	mg/kG	20.0	0.500	27.4	0.500

Client Sample ID			HB-5 (5-6')		HB-6 (5-6')	
York Sample ID			01030072-05		01030072-06	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Pesticides 8080 List soil	SW846-3550B/8081	ug/Kg	---	---	---	---
4,4'-DDD			Not detected	10	Not detected	10
4,4'-DDE			Not detected	10	Not detected	10
4,4'-DDT			Not detected	10	Not detected	10
Aldrin			Not detected	10	Not detected	10
alpha-BHC			Not detected	10	Not detected	10
beta-BHC			Not detected	10	Not detected	10
Chlordane			Not detected	50	Not detected	50
delta-BHC			Not detected	10	Not detected	10
Dieldrin			Not detected	10	Not detected	10
Endosulfan I			Not detected	10	Not detected	10
Endosulfan II			Not detected	10	Not detected	10
Endosulfan sulfate			Not detected	10	Not detected	10
Endrin			Not detected	10	Not detected	10
Endrin aldehyde			Not detected	10	Not detected	10
gamma-BHC (Lindane)			Not detected	10	Not detected	10
Heptachlor			Not detected	10	Not detected	10
Heptachlor epoxide			Not detected	10	Not detected	10
Methoxychlor			Not detected	500	Not detected	500
Toxaphene			Not detected	500	Not detected	500
Arsenic	SW6010	mg/kG	5.64	1.00	6.62	1.00
Lead	SW846-6010	mg/kG	23.0	0.500	22.5	0.500

Client Sample ID			HB-7 (11-12')		HB-8 (7-8')	
York Sample ID			01030072-07		01030072-08	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles-8021+MTBE soil	SW846-8260	ug/Kg	---	---	---	---
1,1,1,2-Tetrachloroethane			Not detected	5.0	Not detected	5.0
1,1,1-Trichloroethane			Not detected	5.0	Not detected	5.0
1,1,2,2-Tetrachloroethane			Not detected	5.0	Not detected	5.0

YORK

Client Sample ID			HB-7 (11-12')		HB-8 (7-8')	
York Sample ID			01030072-07		01030072-08	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
1,1,2-Trichloroethane			Not detected	5.0	Not detected	5.0
1,1-Dichloroethane			Not detected	5.0	Not detected	5.0
1,1-Dichloroethylene			Not detected	5.0	Not detected	5.0
1,1-Dichloropropylene			Not detected	5.0	Not detected	5.0
1,2,3-Trichlorobenzene			Not detected	5.0	Not detected	5.0
1,2,3-Trichloropropane			Not detected	5.0	Not detected	5.0
1,2,4-Trichlorobenzene			Not detected	5.0	Not detected	5.0
1,2,4-Trimethylbenzene			Not detected	5.0	Not detected	5.0
1,2-Dibromo-3-chloropropane			Not detected	5.0	Not detected	5.0
1,2-Dibromoethane			Not detected	5.0	Not detected	5.0
1,2-Dichlorobenzene			Not detected	5.0	Not detected	5.0
1,2-Dichloroethane			Not detected	5.0	Not detected	5.0
1,2-Dichloroethylene (Total)			Not detected	5.0	Not detected	5.0
1,2-Dichloropropane			Not detected	5.0	Not detected	5.0
1,3,5-Trimethylbenzene			Not detected	5.0	Not detected	5.0
1,3-Dichlorobenzene			Not detected	5.0	Not detected	5.0
1,3-Dichloropropane			Not detected	5.0	Not detected	5.0
1,4-Dichlorobenzene			Not detected	5.0	Not detected	5.0
2,2-Dichloropropane			Not detected	5.0	Not detected	5.0
2-Chlorotoluene			Not detected	5.0	Not detected	5.0
4-Chlorotoluene			Not detected	5.0	Not detected	5.0
Benzene			Not detected	5.0	Not detected	5.0
Bromobenzene			Not detected	5.0	Not detected	5.0
Bromochloromethane			Not detected	5.0	Not detected	5.0
Bromodichloromethane			Not detected	5.0	Not detected	5.0
Bromoform			Not detected	5.0	Not detected	5.0
Bromomethane			Not detected	50	Not detected	50
Carbon tetrachloride			Not detected	5.0	Not detected	5.0
Chlorobenzene			Not detected	5.0	Not detected	5.0
Chloroethane			Not detected	5.0	Not detected	5.0
Chloroform			Not detected	5.0	Not detected	5.0
Chloromethane			Not detected	50	Not detected	50
cis-1,3-Dichloropropylene			Not detected	5.0	Not detected	5.0
Dibromochloromethane			Not detected	5.0	Not detected	5.0
Dibromomethane			Not detected	5.0	Not detected	5.0
Dichlorodifluoromethane			Not detected	5.0	Not detected	5.0
Ethylbenzene			Not detected	5.0	Not detected	5.0
Hexachlorobutadiene			Not detected	5.0	Not detected	5.0
Isopropylbenzene			Not detected	5.0	Not detected	5.0
Methyl tert-butyl ether (MTBE)			Not detected	5.0	Not detected	5.0
Methylene chloride			Not detected	5.0	Not detected	5.0
Naphthalene			Not detected	5.0	Not detected	5.0
n-Butylbenzene			Not detected	5.0	Not detected	5.0
n-Propylbenzene			Not detected	5.0	Not detected	5.0
o-Xylene			Not detected	5.0	Not detected	5.0
p- & m-Xylenes			Not detected	5.0	Not detected	5.0
p-Isopropyltoluene			Not detected	5.0	Not detected	5.0
sec-Butylbenzene			Not detected	5.0	Not detected	5.0
Styrene			Not detected	5.0	Not detected	5.0
tert-Butylbenzene			Not detected	5.0	Not detected	5.0
Tetrachloroethylene			Not detected	5.0	Not detected	5.0

YORK

Client Sample ID			HB-7 (11-12')		HB-8 (7-8')	
York Sample ID			01030072-07		01030072-08	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Toluene			Not detected	5.0	Not detected	5.0
trans-1,3-Dichloropropylene			Not detected	5.0	Not detected	5.0
Trichloroethylene			Not detected	5.0	Not detected	5.0
Trichlorofluoromethane			Not detected	5.0	Not detected	5.0
Vinyl chloride			Not detected	50	Not detected	50

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

Notes for York Project No. 01030072

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: Robert Bradley **Date:** 3/8/2001

Robert Q. Bradley
Managing Director

YORK

0103072

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

Field Chain-of-Custody Record

Company Name	Report To:	Invoice To:	Project ID/No.	Samples Collected By (Signature) / Name (Printed)
ECOSYSTEMS STRATEGIES INC...	RYAN VAN BUREN	PAM	DR99140.20	RYAN VAN BUREN / JAK

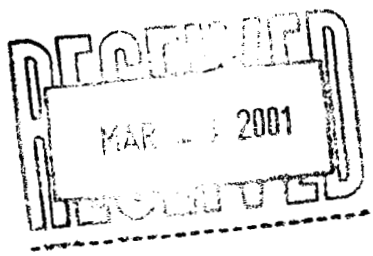
Sample No.	Location/ID	Date Sampled	Sample Matrix: Water	Soil	Air	OTHER	ANALYSES REQUESTED	Container Description(s)
	HB-1 (6-8')	3/1/01		X			Total Weight Arsenic + Lead	1-4oz
	HB-2 (4-6')						T. Weight As + Pb	1-4oz
	HB-3 (2-3')						T. Weight As + Pb chlorinated pesticides 8080	1-4oz 1-2oz
	HB-4 (6-7')						T. Weight As + Pb Chlorinated pesticides 8080	1-4oz
	HB-5 (5-6')						T. Weight As + Pb chlorinated pesticides 8080	1-4oz
	HB-6 (5-6')						T. Weight As + Pb chlorinated pesticides 8080	1-4oz 1-2oz
	HB-7 (11-12')						VOCs 8021 +MTBE	1-4oz 1-2oz
	HB-8 (7-8')	X		X			VOCs 8021 +MTBE	1-4oz 1-2oz

Chain-of-Custody Record					
Bottles Relinquished from Lab by	Date/Time	Frieda Gattone	3/2/01	Wayne	3/2/01 1230
		Sample Relinquished by	Date/Time	Sample Received by	Date/Time
Bottles Received in Field by	Date/Time	Sample Relinquished by	Date/Time	Sample Received in LAB by	3-2-01 1740 Date/Time

Comments/Special Instructions Cooler/Sample Temp = 5.2°C

Turn-Around Time
X Standard ___ RUSH(define)_____

YORK
ANALYTICAL LABORATORIES, INC.



Technical Report

prepared for

Ecosystems Strategies, Inc.
60 Worrall Avenue
Poughkeepsie, NY 12603
Attention: Ryan Van Buren

Report Date: 3/13/2001
Re: Client Project ID: DR99140.20
York Project No.: 01030102

CT License No. PH-0723 New York License No. 10854 Mass. License No. M-CT106 Rhode Island License No. 93 EPA I.D. No. CT00106

nelac nelap

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

Report Date: 3/13/2001
Client Project ID: DR99140.20
York Project No.: 01030102

Ecosystems Strategies, Inc.
60 Worrall Avenue
Poughkeepsie, NY 12603
Attention: Ryan Van Buren

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 03/05/01. The project was identifed as your project "DR99140.20 ".

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			HB-9 (7-9')		HB-10 (11-13')	
York Sample ID			01030102-01		01030102-02	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles-8021+MTBE soil	SW846-8260	ug/Kg	---	---	---	---
1,1,1,2-Tetrachloroethane			Not detected	5.0	Not detected	5.0
1,1,1-Trichloroethane			Not detected	5.0	Not detected	5.0
1,1,2,2-Tetrachloroethane			Not detected	5.0	Not detected	5.0
1,1,2-Trichloroethane			Not detected	5.0	Not detected	5.0
1,1-Dichloroethane			Not detected	5.0	Not detected	5.0
1,1-Dichloroethylene			Not detected	5.0	Not detected	5.0
1,1-Dichloropropylene			Not detected	5.0	Not detected	5.0
1,2,3-Trichlorobenzene			Not detected	5.0	Not detected	5.0
1,2,3-Trichloropropane			Not detected	5.0	Not detected	5.0
1,2,4-Trichlorobenzene			Not detected	5.0	Not detected	5.0
1,2,4-Trimethylbenzene			Not detected	5.0	Not detected	5.0
1,2-Dibromo-3-chloropropane			Not detected	5.0	Not detected	5.0
1,2-Dibromoethane			Not detected	5.0	Not detected	5.0
1,2-Dichlorobenzene			Not detected	5.0	Not detected	5.0
1,2-Dichloroethane			Not detected	5.0	Not detected	5.0
1,2-Dichloroethylene (Total)			Not detected	5.0	Not detected	5.0

YORK

Client Sample ID			HB-9 (7-9')		HB-10 (11-13')	
York Sample ID			01030102-01		01030102-02	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
1,2-Dichloropropane			Not detected	5.0	Not detected	5.0
1,3,5-Trimethylbenzene			Not detected	5.0	Not detected	5.0
1,3-Dichlorobenzene			Not detected	5.0	Not detected	5.0
1,3-Dichloropropane			Not detected	5.0	Not detected	5.0
1,4-Dichlorobenzene			Not detected	5.0	Not detected	5.0
2,2-Dichloropropane			Not detected	5.0	Not detected	5.0
2-Chlorotoluene			Not detected	5.0	Not detected	5.0
4-Chlorotoluene			Not detected	5.0	Not detected	5.0
Benzene			Not detected	5.0	Not detected	5.0
Bromobenzene			Not detected	5.0	Not detected	5.0
Bromochloromethane			Not detected	5.0	Not detected	5.0
Bromodichloromethane			Not detected	5.0	Not detected	5.0
Bromoform			Not detected	5.0	Not detected	5.0
Bromomethane			Not detected	50	Not detected	50
Carbon tetrachloride			Not detected	5.0	Not detected	5.0
Chlorobenzene			Not detected	5.0	Not detected	5.0
Chloroethane			Not detected	5.0	Not detected	5.0
Chloroform			Not detected	5.0	Not detected	5.0
Chloromethane			Not detected	50	Not detected	50
cis-1,3-Dichloropropylene			Not detected	5.0	Not detected	5.0
Dibromochloromethane			Not detected	5.0	Not detected	5.0
Dibromomethane			Not detected	5.0	Not detected	5.0
Dichlorodifluoromethane			Not detected	5.0	Not detected	5.0
Ethylbenzene			Not detected	5.0	Not detected	5.0
Hexachlorobutadiene			Not detected	5.0	Not detected	5.0
Isopropylbenzene			Not detected	5.0	Not detected	5.0
Methyl tert-butyl ether (MTBE)			Not detected	5.0	Not detected	5.0
Methylene chloride			Not detected	5.0	Not detected	5.0
Naphthalene			Not detected	5.0	Not detected	5.0
n-Butylbenzene			Not detected	5.0	Not detected	5.0
n-Propylbenzene			Not detected	5.0	Not detected	5.0
o-Xylene			Not detected	5.0	Not detected	5.0
p- & m-Xylenes			Not detected	5.0	Not detected	5.0
p-Isopropyltoluene			Not detected	5.0	Not detected	5.0
sec-Butylbenzene			Not detected	5.0	Not detected	5.0
Styrene			Not detected	5.0	Not detected	5.0
tert-Butylbenzene			Not detected	5.0	Not detected	5.0
Tetrachloroethylene			Not detected	5.0	Not detected	5.0
Toluene			Not detected	5.0	Not detected	5.0
trans-1,3-Dichloropropylene			Not detected	5.0	Not detected	5.0
Trichloroethylene			Not detected	5.0	Not detected	5.0
Trichlorofluoromethane			Not detected	5.0	Not detected	5.0
Vinyl chloride			Not detected	50	Not detected	50

YORK

Client Sample ID			HB-11 (9-11')		HB-12 (7-9')	
York Sample ID			01030102-03		01030102-04	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles-8021+MTBE soil	SW846-8260	ug/Kg	---	---	---	---
1,1,1,2-Tetrachloroethane			Not detected	5.0	Not detected	5.0
1,1,1-Trichloroethane			Not detected	5.0	Not detected	5.0
1,1,2,2-Tetrachloroethane			Not detected	5.0	Not detected	5.0
1,1,2-Trichloroethane			Not detected	5.0	Not detected	5.0
1,1-Dichloroethane			Not detected	5.0	Not detected	5.0
1,1-Dichloroethylene			Not detected	5.0	Not detected	5.0
1,1-Dichloropropylene			Not detected	5.0	Not detected	5.0
1,2,3-Trichlorobenzene			Not detected	5.0	Not detected	5.0
1,2,3-Trichloropropane			Not detected	5.0	Not detected	5.0
1,2,4-Trichlorobenzene			Not detected	5.0	Not detected	5.0
1,2,4-Trimethylbenzene			Not detected	5.0	Not detected	5.0
1,2-Dibromo-3-chloropropane			Not detected	5.0	Not detected	5.0
1,2-Dibromoethane			Not detected	5.0	Not detected	5.0
1,2-Dichlorobenzene			Not detected	5.0	Not detected	5.0
1,2-Dichloroethane			Not detected	5.0	Not detected	5.0
1,2-Dichloroethylene (Total)			Not detected	5.0	Not detected	5.0
1,2-Dichloropropane			Not detected	5.0	Not detected	5.0
1,3,5-Trimethylbenzene			Not detected	5.0	Not detected	5.0
1,3-Dichlorobenzene			Not detected	5.0	Not detected	5.0
1,3-Dichloropropane			Not detected	5.0	Not detected	5.0
1,4-Dichlorobenzene			Not detected	5.0	Not detected	5.0
2,2-Dichloropropane			Not detected	5.0	Not detected	5.0
2-Chlorotoluene			Not detected	5.0	Not detected	5.0
4-Chlorotoluene			Not detected	5.0	Not detected	5.0
Benzene			Not detected	5.0	Not detected	5.0
Bromobenzene			Not detected	5.0	Not detected	5.0
Bromochloromethane			Not detected	5.0	Not detected	5.0
Bromodichloromethane			Not detected	5.0	Not detected	5.0
Bromoform			Not detected	5.0	Not detected	5.0
Bromomethane			Not detected	50	Not detected	50
Carbon tetrachloride			Not detected	5.0	Not detected	5.0
Chlorobenzene			Not detected	5.0	Not detected	5.0
Chloroethane			Not detected	5.0	Not detected	5.0
Chloroform			Not detected	5.0	Not detected	5.0
Chloromethane			Not detected	50	Not detected	50
cis-1,3-Dichloropropylene			Not detected	5.0	Not detected	5.0
Dibromochloromethane			Not detected	5.0	Not detected	5.0
Dibromomethane			Not detected	5.0	Not detected	5.0
Dichlorodifluoromethane			Not detected	5.0	Not detected	5.0
Ethylbenzene			Not detected	5.0	Not detected	5.0
Hexachlorobutadiene			Not detected	5.0	Not detected	5.0
Isopropylbenzene			Not detected	5.0	Not detected	5.0
Methyl tert-butyl ether (MTBE)			Not detected	5.0	Not detected	5.0
Methylene chloride			Not detected	5.0	Not detected	5.0
Naphthalene			Not detected	5.0	Not detected	5.0
n-Butylbenzene			Not detected	5.0	Not detected	5.0
n-Propylbenzene			Not detected	5.0	Not detected	5.0
o-Xylene			Not detected	5.0	Not detected	5.0

YORK

Client Sample ID			HB-11 (9-11')		HB-12 (7-9')	
York Sample ID			01030102-03		01030102-04	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
p- & m-Xylenes			Not detected	5.0	Not detected	5.0
p-Isopropyltoluene			Not detected	5.0	Not detected	5.0
sec-Butylbenzene			Not detected	5.0	Not detected	5.0
Styrene			Not detected	5.0	Not detected	5.0
tert-Butylbenzene			Not detected	5.0	Not detected	5.0
Tetrachloroethylene			Not detected	5.0	Not detected	5.0
Toluene			Not detected	5.0	Not detected	5.0
trans-1,3-Dichloropropylene			Not detected	5.0	Not detected	5.0
Trichloroethylene			Not detected	5.0	Not detected	5.0
Trichlorofluoromethane			Not detected	5.0	Not detected	5.0
Vinyl chloride			Not detected	50	Not detected	50

Client Sample ID			HB-13 (6-8')		HB-14 (8-10')	
York Sample ID			01030102-05		01030102-06	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles-8021+MTBE soil	SW846-8260	ug/Kg	---	---	---	---
1,1,1,2-Tetrachloroethane			Not detected	5.0	Not detected	5.0
1,1,1-Trichloroethane			Not detected	5.0	Not detected	5.0
1,1,2,2-Tetrachloroethane			Not detected	5.0	Not detected	5.0
1,1,2-Trichloroethane			Not detected	5.0	Not detected	5.0
1,1-Dichloroethane			Not detected	5.0	Not detected	5.0
1,1-Dichloroethylene			Not detected	5.0	Not detected	5.0
1,1-Dichloropropylene			Not detected	5.0	Not detected	5.0
1,2,3-Trichlorobenzene			Not detected	5.0	Not detected	5.0
1,2,3-Trichloropropane			Not detected	5.0	Not detected	5.0
1,2,4-Trichlorobenzene			Not detected	5.0	Not detected	5.0
1,2,4-Trimethylbenzene			Not detected	5.0	Not detected	5.0
1,2-Dibromo-3-chloropropane			Not detected	5.0	Not detected	5.0
1,2-Dibromoethane			Not detected	5.0	Not detected	5.0
1,2-Dichlorobenzene			Not detected	5.0	Not detected	5.0
1,2-Dichloroethane			Not detected	5.0	Not detected	5.0
1,2-Dichloroethylene (Total)			Not detected	5.0	Not detected	5.0
1,2-Dichloropropane			Not detected	5.0	Not detected	5.0
1,3,5-Trimethylbenzene			Not detected	5.0	Not detected	5.0
1,3-Dichlorobenzene			Not detected	5.0	Not detected	5.0
1,3-Dichloropropane			Not detected	5.0	Not detected	5.0
1,4-Dichlorobenzene			Not detected	5.0	Not detected	5.0
2,2-Dichloropropane			Not detected	5.0	Not detected	5.0
2-Chlorotoluene			Not detected	5.0	Not detected	5.0
4-Chlorotoluene			Not detected	5.0	Not detected	5.0
Benzene			Not detected	5.0	Not detected	5.0
Bromobenzene			Not detected	5.0	Not detected	5.0
Bromochloromethane			Not detected	5.0	Not detected	5.0
Bromodichloromethane			Not detected	5.0	Not detected	5.0
Bromoform			Not detected	5.0	Not detected	5.0
Bromomethane			Not detected	50	Not detected	50
Carbon tetrachloride			Not detected	5.0	Not detected	5.0
Chlorobenzene			Not detected	5.0	Not detected	5.0

YORK

Client Sample ID			HB-13 (6-8')		HB-14 (8-10')	
York Sample ID			01030102-05		01030102-06	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Chloroethane			Not detected	5.0	Not detected	5.0
Chloroform			Not detected	5.0	Not detected	5.0
Chloromethane			Not detected	50	Not detected	50
cis-1,3-Dichloropropylene			Not detected	5.0	Not detected	5.0
Dibromochloromethane			Not detected	5.0	Not detected	5.0
Dibromomethane			Not detected	5.0	Not detected	5.0
Dichlorodifluoromethane			Not detected	5.0	Not detected	5.0
Ethylbenzene			Not detected	5.0	Not detected	5.0
Hexachlorobutadiene			Not detected	5.0	Not detected	5.0
Isopropylbenzene			Not detected	5.0	Not detected	5.0
Methyl tert-butyl ether (MTBE)			Not detected	5.0	Not detected	5.0
Methylene chloride			Not detected	5.0	Not detected	5.0
Naphthalene			Not detected	5.0	Not detected	5.0
n-Butylbenzene			Not detected	5.0	Not detected	5.0
n-Propylbenzene			Not detected	5.0	Not detected	5.0
o-Xylene			Not detected	5.0	Not detected	5.0
p- & m-Xylenes			Not detected	5.0	Not detected	5.0
p-Isopropyltoluene			Not detected	5.0	Not detected	5.0
sec-Butylbenzene			Not detected	5.0	Not detected	5.0
Styrene			Not detected	5.0	Not detected	5.0
tert-Butylbenzene			Not detected	5.0	Not detected	5.0
Tetrachloroethylene			Not detected	5.0	Not detected	5.0
Toluene			Not detected	5.0	Not detected	5.0
trans-1,3-Dichloropropylene			Not detected	5.0	Not detected	5.0
Trichloroethylene			Not detected	5.0	Not detected	5.0
Trichlorofluoromethane			Not detected	5.0	Not detected	5.0
Vinyl chloride			Not detected	50	Not detected	50

Client Sample ID			HB-15 (6-8')		HB-16 (7-9')	
York Sample ID			01030102-07		01030102-08	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Polynuclear Aromatic Hydroc.(BN)	SW846-8270	ug/kG	---	---	---	---
Acenaphthene			Not detected	330	Not detected	330
Anthracene			Not detected	330	Not detected	330
Benzo[a]anthracene			Not detected	330	Not detected	330
Benzo[a]pyrene			Not detected	330	Not detected	330
Benzo[b]fluoranthene			Not detected	330	Not detected	330
Benzo[g,h,i]perylene			Not detected	330	Not detected	330
Benzo[k]fluoranthene			Not detected	330	Not detected	330
Chrysene			Not detected	330	Not detected	330
Dibenz[a,h]anthracene			Not detected	330	Not detected	330
Fluoranthene			Not detected	330	Not detected	330
Fluorene			Not detected	330	Not detected	330
Indeno[1,2,3-cd]pyrene			Not detected	330	Not detected	330
Naphthalene			Not detected	330	Not detected	330
Phenanthrene			Not detected	330	Not detected	330
Pyrene			Not detected	330	Not detected	330

YORK

Report Date: 3/13/2001
Client Project ID: DR99140.20
York Project No.: 01030102

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

Notes for York Project No. 01030102

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: Robert Q. Bradley
Managing Director

Date: 3/13/2001

YORK

01030102

Page 1 of ___

YORK
ANALYTICAL LABORATORIES, INC.

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

Field Chain-of-Custody Record

Company Name	Report To:	Invoice To:	Project ID/No.	RYAN VAN BUREN/YK
ECOSYSTEMS STRATEGIES INC	RYAN VAN BUREN	PAM	DR99140.20	Samples Collected By (Signature)
				Name (Printed)

Sample No.	Location/ID	Date Sampled	Sample Matrix: Water	Soil	Air	OTHER	ANALYSES REQUESTED	Container Description(s)
HB 9	HB-9 (7-9')	3/2/01		✓			VOC's 8021 + MTBE	1-40z, 1-4oz
HB 10	HB-10 (11-13')			✓				
HB 11	HB-11 (9-11')			✓				
HB 12	HB-12 (7-9')			✓				
HB 13	HB-13 (6-8')			✓				
HB 14	HB-14 (8-10')			✓			X	
HB 15	HB-15 (6-8')			✓			8270 PAH's	
HB 16	HB-16 (7-9')	X		✓			8270 PAH's	X

Chain-of-Custody Record

Bottles Relinquished from Lab by	Date/Time	Frieda Gattino-Salmo 3/5/01 Sample Relinquished by	Date/Time
Bottles Received in Field by	Date/Time	Sample Relinquished by	Date/Time

R. Van Deusen 3/5/01 11:30 Sample Received by Date/Time

Kim Dulac 3/5/01 1700 Sample Received in LAB by Date/Time

Comments/Special Instructions

Turn-Around Time

___Standard ___RUSH(define)_____

03/06/2001 10:58 4857083 PAGE 02

YORK
ANALYTICAL LABORATORIES, INC.

Technical Report

prepared for

Ecosystems Strategies, Inc.
60 Worrall Avenue
Poughkeepsie, NY 12603
Attention: Ryan Van Buren

Report Date: 3/15/2001
Re: Client Project ID: DR99140.20
York Project No.: 01030178

CT License No. PH-0723 New York License No. 10854 Mass. License No. M-CT106 Rhode Island License No. 93 EPA I.D. No. CT00106

nelac nelap

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

Report Date: 3/15/2001
Client Project ID: DR99140.20
York Project No.: 01030178

Ecosystems Strategies, Inc.
60 Worrall Avenue
Poughkeepsie, NY 12603
Attention: Ryan Van Buren

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 03/09/01. The project was identifed as your project "DR99140.20 ".

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			P-1 motor platform		D-1 (2-4in)	
York Sample ID			01030178-01		01030178-02	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
PCB	SW846-3550B/8082	mg/Kg	---	---	---	---
PCB 1016			Not detected	0.30		
PCB 1221			Not detected	0.30		
PCB 1232			Not detected	0.30		
PCB 1242			Not detected	0.30		
PCB 1248			Not detected	0.30		
PCB 1254			0.81	0.30		
PCB 1260			Not detected	0.30		
PCB, Total			0.81	0.30		
Arsenic	SW6010	mg/kG	---	---	36.0	1.00
Lead	SW846-6010	mg/kG	---	---	50.4	0.500

YORK

Client Sample ID			D-2 (0-4in)		SS-5 (0-4in)	
York Sample ID			01030178-03		01030178-04	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Arsenic	SW6010	mg/kG	55.3	1.00	5.85	1.00
Lead	SW846-6010	mg/kG	182	0.500	53.8	0.500

Client Sample ID			SS-6 (0-4in)	
York Sample ID			01030178-05	
Matrix			SOIL	
Parameter	Method	Units	Results	MDL
Arsenic	SW6010	mg/kG	6.84	1.00
Lead	SW846-6010	mg/kG	36.2	0.500

Client Sample ID			SS-7 (0-4in)		SS-8 (0-4in)	
York Sample ID			01030178-06		01030178-07	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Pesticides 8080 List soil	SW846-3550B/8081	ug/Kg	---	---	---	---
4,4'-DDD			Not detected	10	Not detected	10
4,4'-DDE			Not detected	10	Not detected	10
4,4'-DDT			11	10	Not detected	10
Aldrin			Not detected	10	Not detected	10
alpha-BHC			Not detected	10	Not detected	10
beta-BHC			Not detected	10	Not detected	10
Chlordane			Not detected	50	Not detected	50
delta-BHC			Not detected	10	Not detected	10
Dieldrin			Not detected	10	Not detected	10
Endosulfan I			Not detected	10	Not detected	10
Endosulfan II			Not detected	10	Not detected	10
Endosulfan sulfate			Not detected	10	Not detected	10
Endrin			Not detected	10	Not detected	10
Endrin aldehyde			Not detected	10	Not detected	10
gamma-BHC (Lindane)			Not detected	10	Not detected	10
Heptachlor			Not detected	10	Not detected	10
Heptachlor epoxide			Not detected	10	Not detected	10
Methoxychlor			Not detected	500	Not detected	500
Toxaphene			Not detected	500	Not detected	500
Arsenic	SW6010	mg/kG	6.84	1.00	6.18	1.00
Lead	SW846-6010	mg/kG	122	0.500	98.3	0.500

Client Sample ID			HB-17 (4-6')	
York Sample ID			01030178-08	
Matrix			SOIL	
Parameter	Method	Units	Results	MDL
Polynuclear Aromatic Hydroc.(BN)	SW846-8270	ug/kG	---	---
Acenaphthene			Not detected	330
Anthracene			Not detected	330
Benzo[a]anthracene			Not detected	330
Benzo[a]pyrene			Not detected	330
Benzo[b]fluoranthene			Not detected	330

YORK

Client Sample ID			HB-17 (4-6')	
York Sample ID			01030178-08	
Matrix			SOIL	
Parameter	Method	Units	Results	MDL
Benzo[g,h,i]perylene			Not detected	330
Benzo[k]fluoranthene			Not detected	330
Chrysene			Not detected	330
Dibenz[a,h]anthracene			Not detected	330
Fluoranthene			Not detected	330
Fluorene			Not detected	330
Indeno[1,2,3-cd]pyrene			Not detected	330
Naphthalene			Not detected	330
Phenanthrene			Not detected	330
Pyrene			Not detected	330

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

Notes for York Project No. 01030178

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: Robert Q. Bradley
Managing Director

Date: 3/15/2001

YORK

0103.0178

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

Field Chain-of-Custody Record

Company Name	Report To:	Invoice To:	Project ID/No.
ECOSYSTEMS STRATEGIES INC..	RYAN VAN BUREN	PAM	DIR 99 140.20

Samples Collected By (Signature)

RYAN VAN BUREN /JK
Name (Printed)

Sample No.	Location/ID	Date Sampled	Sample Matrix: Water	Soil	Air	OTHER	ANALYSES REQUESTED	Container Description(s)
	P-1 MOTOR PLATFORM	3/8/01		X			PCB's	
	D-1 (2-4")						TOTAL WEIGHT LEAD/ARSENIC	
	D-2 (0-4")							
	SS-5 (0-4")							
	SS-6 (0-4")							
	SS-7 (0-4")						+(8080)	
	SS-8 (0-4")						X +(8080)	
	HB-17 (4-6')			X			8270 PAH's	

Chain-of-Custody Record

Bottles Relinquished from Lab by	Date/Time	Sample Relinquished by	3/9/01 1?? Date/Time	Wayne Sample Received by	3/9/01 120 Date/Time
Bottles Received in Field by	Date/Time	Sample Relinquished by	Date/Time	Sample Received in LAB by	3/9/01 3:30pm Date/Time

Comments/Special Instructions

Cooler Temp 1.6°C

Turn-Around Time

___Standard ___RUSH(define)_____

Appendix C

Limited Inspection for Asbestos-Containing Materials

Adelaide Associates, LLC
1591 Route 22, Building 22, Brewster, New York 10509
Phone: 845.940.9400 • Fax: 845.940.0400 • E.Mail: adelaidel@rcn.com

LIMITED INSPECTION
FOR
ASBESTOS CONTAINING MATERIALS

PERFORMED AT:

68 South Broadway
Red Hook, New York

Adelaide Project #ECOS-HQ01037-IN

PREPARED FOR:

ECOSYSTEMS STRATEGIES, INC.
60 WORALL AVENUE
POUGHKEEPSIE, NEW YORK 12603

PREPARED BY:

ADELAIDE ASSOCIATES, LLC
1591 ROUTE 22, BUILDING #2
BREWSTER, NY 10509

DATED

March 31, 2001

Prepared by:

John W. Soter
President

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY

At the request of Ecosystem Strategies, Inc., Adelaide Associates' representative John Soter, performed a visual Asbestos Survey with limited bulk sampling on the structures located at 68 South Broadway, Red Hook, New York. Adelaide collected three (3) bulk samples of 2 different types pipe insulation and transite paneling from throughout the main building. No sampling or analysis was performed on the roof due to the recent snowstorm. Adelaide assumes that the roofing material on all building is positive.

Laboratory analysis confirmed that all samples collected were positive for the presence of asbestos. (Please see Appendix A for sample results).

2.0 ASBESTOS FIELD PROCEDURES AND ANALYSIS METHODOLOGY

2.1 INSPECTION

Guidelines used for the inspection were established by the U.S. Environmental Protection Agency (EPA) in the Guidance for Controlling Asbestos Containing Materials in Buildings, Office of Pesticides and Toxic Substances, DOC #560/5-85-024 and 40 CFR Part 763, Asbestos Hazard Emergency Response Act (AHERA). Field information was organized as per the AHERA concept of a homogenous area (HA); that is, suspect Asbestos Containing Materials (ACM) with similar age, appearance, and texture were grouped together, sampled and assessed for condition.

For the purposes of this inspection, suspect ACM has been placed in three material categories: thermal, surfacing, and miscellaneous.

Surfacing materials are those that are sprayed on, troweled on or otherwise applied to surfaces for fireproofing, acoustical, or decorative purposes (e.g., wall and ceiling plaster).

Thermal materials are those applied to heat pipes or other structural components to prevent heat loss or gain or prevent water condensation (e.g., pipe and fitting insulation, duct insulation, boiler flue).

Miscellaneous materials are interior building materials on structural components, structural members or fixtures, such as floor and ceiling tiles, etc. and do not include surfacing material or thermal system insulation.

A minimum of three (3) samples was taken from each friable homogeneous area. If the analytical result for any one of these three indicates that asbestos is present above one percent, the building material is considered to contain asbestos. The material can only be considered negative if the analytical results from all collected samples indicate that asbestos is one percent or less.

2.2 SAMPLING

SURFACING MATERIALS

Surfacing materials were grouped into homogeneous sampling areas. A homogeneous area contains material that is uniform in color and texture and appears identical in every other respect. Materials installed at different times belong to different sampling areas. Homogeneous areas were determined on per floor basis.

The following protocol was used for determining the number of samples to be collected:

- At least three bulk samples were collected from each homogeneous area that is 1,000 square feet or less.
- At least five bulk samples were collected from each homogeneous area that is greater than 1,000 square feet but less than or equal to 5,000 square feet.
- At least seven bulk samples were collected from each homogeneous area that is greater than 5,000 square feet.

THERMAL SYSTEM INSULATION (TSI)

The concept of homogeneous sampling areas applies equally well to thermal insulation as to surfacing material. A "typical" building may contain multiple insulated pipe runs from any combination of the following categories:

- Hot water supply and/or return
- Cold water supply
- Chilled water supply
- Steam supply and/or return
- Roof or system drain

The following protocol was used for determining the number of samples to be collected.

- Collect at least three bulk samples from each homogeneous area of thermal system insulation.
- Collect at least one bulk sample from each homogeneous area of patched thermal system insulation if the patched section is less than 6 linear or square feet.

- In a manner sufficient to determine whether the material is ACM or not ACM, collect a minimum of three bulk samples from each homogeneous insulated mechanical system tee, elbow, and valve.

- Bulk samples are not collected from any homogeneous area where the certified inspector has determined that the thermal system insulation is fiberglass, foam glass, or rubber.

MISCELLANEOUS MATERIALS

Miscellaneous materials are grouped into different homogeneous areas and at least one bulk sample is collected from each homogeneous area.

2.3 ANALYSIS

Bulk samples of suspect ACM were analyzed by Polarized Light Microscopy (PLM) with dispersion staining, as described in 40CFR Part 763 and the National Emissions Standard for Hazardous Air Pollutants (NESHAPS).

The New York State (NYS) Department of Health has recently revised the PLM Stratified Point Counting Method. The new method, "Polarized Light Microscopy for Identifying and Quantitating Asbestos in Bulk Samples" can be found as Item 198.1 in the Environmental Laboratory Accreditation Program (ELAP) Certification manual.

The State of New York ELAP has determined that analysis of NOB materials is not reliably performed by PLM. Therefore, if PLM yields negative results for a non-friable material, it must be confirmed by Transmission Electron Microscopy (TEM).

3.0 CONCLUSIONS AND RECOMMENDATIONS

Laboratory analysis confirmed that all samples collected were positive for the presence of asbestos.

As required by the State of New York, Adelaide recommends that a full New York State Demolition Survey be performed prior to any demolition activities on site.

4.0 AREAS NOT ACCESSIBLE

Adelaide Associates inspected and sampled materials that were visible and/or accessible to the survey team. Please note that, without prior written consent from the client, Adelaide Associates does not inspect physically inaccessible areas, such as between walls, above fixed ceilings, under concrete slabs, etc. This report makes no representations as to the asbestos content of these areas or materials.

All materials present in those not accessible areas shall be assumed ACM until tested.

5.0 REPORT CERTIFICATIONS

Adelaide Associates certifies that the information contained herein is based on the physical and visual inspections conducted by Adelaide Associates and data collected during the inspection survey.

John W. Soter
President
NYS-DOL Inspector AH91-0127

APPENDIX A

Analytical Results

SCILAB
FULL SERVICE ENVIRONMENTAL LABORATORIES

SCIENTIFIC LABORATORIES, INC.
117 EAST 30TH STREET
NEW YORK, NY 10016
TEL: (212) 679-8600 • FAX: (212) 679-9392

PLM Bulk Asbestos Report

Adelaide Environmental Health Associates
Attn: John Soter
111-115 Court Street

Binghamton, NY 13901

Date Received 03/24/2001 **SciLab Job No.** 201033276
Date Examined 03/24/2001 **P.O. #** ECOS-HQ01637-IN
Page 1 of 1
RE: ECOS-HQ01637-IN; Eco Systems ; Red Hook Property

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
01A	201033276-01	*Yes*	40 %

Location: 1st Floor - Main Building From 6" Line

Description: Grey, Homogeneous, Pipe Insulation
Asbestos Types: Chrysotile 40. %
Other Material: Cellulose 50. %, Non-fibrous 10. %

02A	201033276-02	*Yes*	57 %

Location: 1st Floor - Main Building From Floor

Description: Tan, Homogeneous, Pipe Insulation
Asbestos Types: Chrysotile 57. %
Other Material: Cellulose 28. %, Non-fibrous 15. %

03A	201033276-03	*Yes*	28 %

Location: 1st Floor - Main Building

Description: Grey, Homogeneous, Pipe Insulation
Asbestos Types: Chrysotile 28. %
Other Material: Cellulose Trace, Non-fibrous 72. %

Reporting Notes:

Analyzed by: Richard Bailey

*NAD/NSD = no asbestos detected; NA = not analyzed; NAPS = not analyzed positive stop; PLM by EPA 600/M4-82-020 per 40 CFR 763, Subpart F, Appendix A and ELAP Analysis Protocols 198.1/198.4 for NY samples. Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in NY State (see also EPA Advisory for floor tile, FR 59. 146, 38970, 8/1/94). National Institute of Standards and Technology Accreditation requirements mandate that this report must not be reproduced except in full with the approval of the laboratory. This report relates ONLY to the items tested. ELAP #11480, Vt. Cert. #AL016055

Reviewed By:_____

Adelaide Associates, LLC

[X] 111-115 Court Street, Binghamton, NY 13901
607.722.6839

[ ] 7 Holland Avenue, White Plains, NY 10603
914.949.3109

Client Ecosystems Adelaide Project # ECOS-H-00657-IH Facility Red Hook Property
Page 1 of 2 #01033276

Sample No.	Material Description		
	Color	Size	Type of Material
01	white, black, (gray), red, yellow, green, brown, tan, beige, blue, dark, light	9"x 9", 12"x 12", 1'x 2', 2'x 2', 2'x 4'	(pipe insulation), fitting insulation, tank insulation, duct insulation, plaster top-coat, plaster base-coat, decorative plaster, ceiling tile, floor tile, floor tile mastic, cove base, cove base mastic, linoleum, tar paper, sheet rock, joint compound, transite, fire-proofing, window caulk, wire wrap, carpet glue, boiler insulation, caulk, press board, other ____

Location Description	Location Description	Location Description
A — Floor: Bsmnt. (1st) 2nd 3rd ____	Floor: Bsmnt. 1st 2nd 3rd ____	Floor: Bsmnt. 1st 2nd 3rd ____
Area: Office, Men's Room, Women's Room, Foyer, Hallway, Mech. Room, Lobby, Stairwell, Penthouse, Attic, Crawlspace, Work Room — Main Bldg.	Area: Office, Men's Room, Women's Room, Foyer, Hallway, Mech. Room, Lobby, Stairwell, Penthouse, Attic, Crawlspace, Work Room	Area: Office, Men's Room, Women's Room, Foyer, Hallway, Mech. Room, Lobby, Stairwell, Penthouse, Attic, Crawlspace, Work Room
Note: From 6" Line	Note: ____	Note: ____

Sample No.	Material Description		
	Color	Size	Type of Material
02	white, black, gray, red, yellow, green, brown, tan, beige, blue, dark, light	9"x 9", 12"x 12", 1'x 2', 2'x 2', 2'x 4'	(pipe insulation), fitting insulation, tank insulation, duct insulation, plaster top-coat, plaster base-coat, decorative plaster, ceiling tile, floor tile, floor tile mastic, cove base, cove base mastic, linoleum, tar paper, sheet rock, joint compound, transite, fire-proofing, window caulk, wire wrap, carpet glue, boiler insulation, caulk, press board, other ____

Location Description	Location Description	Location Description
A — Floor: Bsmnt. (1st) 2nd 3rd ____	Floor: Bsmnt. 1st 2nd 3rd ____	Floor: Bsmnt. 1st 2nd 3rd ____
Area: Office, Men's Room, Women's Room, Foyer, Hallway, Mech. Room, Lobby, Stairwell, Penthouse, Attic, Crawlspace, Work Room — Main bldg.	Area: Office, Men's Room, Women's Room, Foyer, Hallway, Mech. Room, Lobby, Stairwell, Penthouse, Attic, Crawlspace, Work Room	Area: Office, Men's Room, Women's Room, Foyer, Hallway, Mech. Room, Lobby, Stairwell, Penthouse, Attic, Crawlspace, Work Room
Note: From Floor	Note: ____	Note: ____

Relinquished By: D. Johnson Date: 3/23/01 Analysis Type: NYS PLM
Received By: [illegible] 3/24/01 Date: 1030 Turnaround Time: 24HR
Other Instructions: Please Fax Results to (845) 940-0400.

Adelaide Associates, LLC

[X] 111-115 Court Street, Binghamton, NY 13901 607.722.5639
[ ] 7 Holland Avenue, White Plains, NY 10603 914.949.3109

Client Ecosystems Adelaide Project # [illegible] Facility Redhook Property
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J01033276

Sample No.	Material Description			
	Color	Size	Type of Material	
03	white / black / gray / red / yellow / green / brown / tan / beige / blue / dark / light	9"x 9" / 12"x 12" / 1'x 2' / 2'x 2' / 2'x 4'	pipe insulation / fitting insulation / tank insulation / duct insulation / plaster top-coat / plaster base-coat / decorative plaster / ceiling tile / floor tile / floor tile mastic / cove base / cove base mastic / linoleum / tar paper / sheet rock / joint compound / transite / fire-proofing / window caulk / wire wrap / carpet glue / boiler insulation / caulk / press board / other	

Location Description	Location Description	Location Description
A		
Floor: Bsmnt. 1st 2nd 3rd	Floor: Bsmnt. 1st 2nd 3rd	Floor: Bsmnt. 1st 2nd 3rd
Area: Office / Men's Room / Women's Room / Foyer / Hallway / Mech. Room / Lobby / Stairwell / Penthouse / Attic / Crawlspace / Work Room	Area: Office / Men's Room / Women's Room / Foyer / Hallway / Mech. Room / Lobby / Stairwell / Penthouse / Attic / Crawlspace / Work Room	Area: Office / Men's Room / Women's Room / Foyer / Hallway / Mech. Room / Lobby / Stairwell / Penthouse / Attic / Crawlspace / Work Room
main Bldg.		
Note:	Note:	Note:

Sample No.	Material Description			
	Color	Size	Type of Material	
	white / black / gray / red / yellow / green / brown / tan / beige / blue / dark / light	9"x 9" / 12"x 12" / 1'x 2' / 2'x 2' / 2'x 4'	pipe insulation / fitting insulation / tank insulation / duct insulation / plaster top-coat / plaster base-coat / decorative plaster / ceiling tile / floor tile / floor tile mastic / cove base / cove base mastic / linoleum / tar paper / sheet rock / joint compound / transite / fire-proofing / window caulk / wire wrap / carpet glue / boiler insulation / caulk / press board / other	

Location Description	Location Description	Location Description
Floor: Bsmnt. 1st 2nd 3rd	Floor: Bsmnt. 1st 2nd 3rd	Floor: Bsmnt. 1st 2nd 3rd
Area: Office / Men's Room / Women's Room / Foyer / Hallway / Mech. Room / Lobby / Stairwell / Penthouse / Attic / Crawlspace / Work Room	Area: Office / Men's Room / Women's Room / Foyer / Hallway / Mech. Room / Lobby / Stairwell / Penthouse / Attic / Crawlspace / Work Room	Area: Office / Men's Room / Women's Room / Foyer / Hallway / Mech. Room / Lobby / Stairwell / Penthouse / Attic / Crawlspace / Work Room
Note: Above 3/27/01	Note: 1030	Note:

APPENDIX B

Cost Estimate

COST ESTIMATE FOR ABATEMENT

Material	Quantity	Unit Cost	Total
Pipe Insulation	7,500 lf	$14-16/lf	$105,000 – $120,000
Transite Panels	10,000 sf	$6-8/sf	$60,000 – $80,000
Roofing Materials	100,000 sf (includes all buildings)	$3-5/sf	$300,000 – $500,000
Abatement Total			$465,000 – $700,000
Asbestos Air & Project Monitoring		10% of Project Total	$46,500 – $70,500

Abatement costs are calculated assuming separate abatement projects for each component testing positive. Cost savings can be anticipated if abatement work is coordinated (possibly up to 50%). Significant cost savings can be recognized if site-specific variances are applied for and granted (additional 10-30% reduction). It should be noted that this is a worst-case scenario. Adelaide recommends having asbestos abatement contractors look at the job to provide a more realistic budgeting number.

Quantities given are for the whole building, not just the areas sampled.

Appendix D

Lead Laboratory Analysis

Eastern Analytical Services, Inc.

Bulk Sample Report

RE: CPN DR99140.20

Date Collected: 04/12/2001
Collected By: R. Van Buren
Date Received: 04/13/2001
Date Analyzed: 04/19/2001
Analyzed By: Eleonora Skulsky
Signature:
Analyte: Pb TCLP
Analytical Method: EPA 1311/239.1
NYS Lab Number: 10851

Client: Ecosystems Strategies, Inc.
60 Worrall Avenue
Poughkeepsie, NY 12603

Sample ID# / Lab ID#	Sample Location	Sample Notes	Concentration
1 906161	Walls	Comp.	0.59 mg/L
2 906162	Warehouse	Not Given	BDL < 0.28 mg/L
3 906163	Trim/Roof	Not Given	6.09 mg/L
4 906164	Pumphouse	Not Given	BDL < 0.42 mg/L

BDL = Below Detectable Limits
Liability Limited to Cost of Analysis
Results Applicable to Those Items Tested
AIHA Accreditation No. 418 Rhode Island DOH No. AAL-072T3 Massachusetts DOL No. A A 000072 Connecticut DOH No. PH-0622 Maine DEP No. LA-024 Vermont DOH No. AAS-2095

Eastern Analytical Services, Inc.
Chain of Custody Form

EAS Client:	Ecosystems Strategies, Inc. 60 Worrall Avenue Poughkeepsie, NY 12603	Batch No.	0102526
		Turn-Around:	5 Day
		Shipped Via:	Airborne
Analyte:	Pb TCLP	State of Origin:	NY
No. of Samples Received:	4	Sample Disposition:	Standard x Return
No. of Samples Analyzed:	4		
Client Project Number/Name	RE: CPN DR99140.20		
Lab ID Numbers	906161-906164		

Collected By:	R. Van Buren	Signature	Date: 04/12/2001		
Received By:	Paul Stascavage		Date: 04/13/2001	Time:	1004
Logged In By:	Marita Prado		Date: 04/17/2001		
Prepped By:	Eleonora Skulsky		Date: 04/17-19/2001		
Analyzed By:	Eleonora Skulsky		Date: 04/19/2001	Time:	1820
Re-Analyzed By:			Date:		
Checked By:	Eleonora Skulsky		Date: 04/19/2001		
Faxed By:	Eleonora Skulsky		Date: 04/19/2001	Time:	1839
Logged Out By:			Date:		

Phone 914-592-8380 e-mail Lab@EASInc.com Fax 914-592-8956

Eastern Analytical Services, Inc.
914-592-8380

CHAIN OF CUSTODY

EAS Client: **Ecosystems Strategies, Inc.**
60 Worrall Avenue
Poughkeepsie, NY 12603-2332
(914) 452-1658 fax (914) 485-7083
845 845

Lab #'s _____

Turn-Around: 06 Hr 12 Hr 24 Hr 30 Hr
48 hr 3-5 Day Other 5 day @ $90/sample

Analyte: TCLP Lead

No. of Samples: 4 - 1 walls (comp) 2. Warehouse 3 trip/roof 4. Pumphouse

State of Origin: NY ☒ CT ☐ NJ ☐ PA ☐ MA ☐
RI ☐ ME ☐ VT ☐ Other _____

Shipped Via: US Mail _____ Walk In _____
Fed Exp _____ US Exp _____
UPS Exp _____ UPS _____
Drop Box _____ Other Airborne
EAS Collected _____

Client Project Name/Number: DR99140.20

Sample Disposition _____ (Std.) _____ (Other)

Sampled By: Ryan VanBuren
Name (Print or Type)
Signature
April 12, 2001
Date

Submitted By: Ryan Van Buren
Name (Print or Type)
Signature
April 12, 2001
Date

Comments: 906161 906162 906163 906164

FOR LABORATORY USE ONLY

Account Number: _____ Project Number: _____ Batch Number: _____

	Name (Print)	Signature	Date	Time	
Received By:			APR 13'01	10:04	☐
Logged-In By:					☐
Prepped By:					☐
Prepped By:					☐
Analyzed By:					☐
Analyzed By:					☐
Re-Analyzed By:					☐
Checked By:					☐
Logged-Out By:					☐

Lead Standards

The following represents current information as of September, 2000

Matrix	Surface/Area	Agency	Standard	Guideline
Dust	Floors Window Sills Window Wells	US HUD	40 µg/ft² 250 µg/ft² 800 µg/ft²	NA NA NA
	Floors Window Sills Window Wells	US EPA	NA NA NA	100 µg/ft² 500 µg/ft² 800 µg/ft²
Paint	NA	US HUD	0.5 % by Weight 1.0 mg/cm²	NA
	NA	US EPA	NA	0.5 % by Weight 1.0 mg/cm²
Soil	All	US EPA	NA	400 ppm (mg/kg)
Water	NA	US EPA	50 ppb (MCL)* 15 ppb ppb (AL)**	NA
Any (TCLP)	NA	US EPA	5 ppm (mg/l)	NA

*MCL Maximum Contamination Level
**AL Action Level