River Park Center
C360083

Limited Subsurface Environmental Investigation Report

Site Location:

78 and 90-92 Elm Street
Yonkers, New York

Prepared for:

Milio Management
P.O. Box 1043
Yonkers, NY 10703

Prepared by:

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W&P Job No. 1187.02.02

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EXECUTIVE SUMMARY

At the request of Milio Management, Warren & Panzer Engineers, P.C. (Warren & Panzer) performed a Limited Subsurface Environmental Site Investigation at 78 and 90-92 Elm Street, Yonkers, New York (Site). The investigation was conducted to determine if the site's environmental condition might impact the proposed construction activities

Greg Cellamare of Warren & Panzer performed the fieldwork on October 28, 2004. Soiltesting, Inc. performed the drilling activities. The investigation consisted of:

- Reviewing a Phase I Environmental Site Assessment (ESA) prepared by Warren & Panzer dated August 2004;
- Developing a sampling plan for the Subsurface Investigation;
- The advancement of three soil borings in the overburden and rock, using hollow stem augers and rock coring drilling equipment, and the collection of a soil sample from each boring;
- Field screening, consisting of visual indicators and PID readings and selection of soil samples for laboratory analysis based on contaminant indicators;
- Laboratory analysis of the soil samples for volatile organic compounds (VOCs) and Priority Pollutant Metals (PP Metals);
- The presentation of a written report with schematic drawings depicting the boring locations, significant site features and, if applicable, the contamination occurrence and distribution.

In order to evaluate the subsurface soil quality, laboratory analytical results were compared with New York State Department of Environmental Conservation (NYSDEC) regulatory standards identified in:

- Technical and Administrative Guidance Memorandum 4046 (TAGM 4046), Recommended Soil Cleanup Objectives.

The following is a summary of the soil laboratory analytical results:

- VOCs were not detected at concentrations exceeding regulatory guidance in soil samples collected from any of the borings investigated. However, trace amounts of 1,2,4,5 Tetramethylbenzene and sec-Butylbenzene were detected in soil collected from location B-2 and trace amounts of 1,2,4 Trimethylbenzene, 1,3,5 Trimethylbenzene, c-1, 2 Dichloroethene, and Trichloroethylene were detected in soil collected from location B-3 (see Table 1 - Summary of VOCs in Soil).

- Soil samples from all locations contained metals concentrations that were above the NYSDEC TAGM 4046 guidance or the TAGM Eastern United States Soil Typical Background concentration range. Beryllium, Chromium, Copper, Lead, Mercury, Nickel, and Zinc were present in soil grab samples at concentrations exceeding guidance. (see Table 2 - Summary of Metals in Soil).

Therefore, based on the results of the field investigation and the analytical testing, Warren & Panzer recommends:

1. The new construction contract documents should identify provisions and a contingency for managing, handling, transporting and disposing of non-hazardous metal-impacted soil. The Contractor should be required to submit a Material Handling Plan, to identify the specific protocol and procedures that will be utilized to manage the waste in accordance with applicable regulations.

2. Trace amounts of volatile organic compounds, were detected in two soil samples collected from 78 Elm Street. This investigation is limited in scope and these compounds may be encountered during reconstruction. Therefore, concentrations of volatile organic vapors in the work area at 78 Elm Street should be monitored with a Photo-ionization Detector (PID) during any soil excavation activities.

3. Metals were detected above laboratory minimum detection limits and exceeded applicable criteria. Therefore, dust control procedures should be in place during new construction activities to minimize the creation and dispersion of fugitive airborne dust. The contractor shall implement strict dust control measures to protect the workers and the downwind community from potential airborne contaminants released as a direct result of construction activities.

4. All surfaces of the lot should be either capped with the new structure foundation, exterior concrete slabs, or asphalt paving to address metals-tainted soil remaining at the site upon new construction completion. Additionally, if the current proposed construction plans are to include open soil, these areas should be excavated to a minimum depth of two feet and backfilled with certified clean fill.

5. Before beginning any excavation activity, the contractor shall submit a site-specific health and safety plan (HASP) that will meet the requirements set forth by the Occupational, Safety and Health Administration (OSHA), the New York State Department of Health (NYSDOH) and any other applicable regulations. The HASP should identify the possible locations and risks associated with the potential contaminants that may be encountered during the excavation activities, and the administrative and engineering controls that will be utilized to mitigate concerns.

1.0 INTRODUCTION

1.1 Background Information

At the request of Milio Management, Warren & Panzer Engineers, P.C. (Warren & Panzer) performed a Limited Subsurface Environmental Site Investigation at 78 and 90-92 Elm Street, Yonkers, New York (Site). The investigation was conducted to determine if the site's environmental condition might impact the proposed construction activities.

1.2 Scope of Work

Greg Cellamare of Warren & Panzer performed the fieldwork on October 28, 2004. Soiltesting, Inc. performed the drilling activities. The investigation consisted of:

- Reviewing a Phase I Environmental Site Assessment (ESA) prepared by Warren & Panzer dated August 2004;
- Developing a sampling plan for the Subsurface Investigation;
- The advancement of three soil borings in the overburden and rock, using hollow stem augers and rock coring drilling equipment, and the collection of a soil sample from each boring;
- Field screening, consisting of visual indicators and PID readings and selection of soil samples for laboratory analysis based on contaminant indicators;
- Laboratory analysis of the soil samples for volatile organic compounds (VOCs) and Priority Pollutant Metals (PP Metals);
- The presentation of a written report with schematic drawings depicting the boring locations, significant site features and, if applicable, the contamination occurrence and distribution.

2.0 SITE INFORMATION

2.1 Site Location, Description and Use

The subject properties are situated on the south side of Elm Street, approximately one mile east of the Yonkers City Hall. The Nepperhan River borders 78 Elm Street to the west. A small bridge at the end of John Street provides vehicle access to 78 Elm Street. 90-92 Elm Street lies directly east of 78 Elm Street. 90-92 Elm Street is approximately 40 feet higher topographically than 78 Elm Street. A retaining wall has been constructed along the east and north sides of 78 Elm Street. 90-92 Elm Street is currently a fenced-in lot. It is currently used as a parking area for private vehicles. This property is currently owned by Saleivam A. Sweis. 78 Elm Street is currently a vacant fenced-in lot. It is currently used to as parking area for commercial and private vehicles. This property is currently owned by Yonkers 2000 Inc.

2.2 Description of Surrounding Facilities and Environs

The Site lies within an area of mixed land usage consisting of retail establishments, industrial, facilities, and low-rise apartment buildings. Property usage in the surrounding areas is identical to that of the Site.

2.3 Site and Regional Topographic Setting

The United States Geological Survey (USGS) 7.5 minute Topographic Map (Yonkers, NY-NJ, Quadrangle) shows the subject property to be at an elevation approximately 100-150 feet above mean sea level. The local topography slopes steeply to the west, towards the Hudson River. Bedrock is found at depths of approximately 100 feet in this area. The soil type associated with the subject property is characterized as urban land.

2.4 Site and Regional Geology and Hydrogeology

Yonkers lies in the New England Upland physiographic province. The New England Upland province is composed of moderately rough, rolling land with smoothly rounded hilltops. The bedrock is very old metamorphic rock, although some valleys are underlain with limestone. New York City is the point where the New England province meets the Atlantic Coastal Plain. Manhattan [and Yonkers] belongs to the Seaboard Lowland section of the New England province, and the strength of the bedrock there has permitted the construction of the city's

numerous skyscrapers. A prong of the Seaboard Lowland crosses the Hudson River, forming the Hudson Highlands near West Point. A well-known feature of this highland area is Storm King, a peak 413 m (1,355 ft) above sea level. The Taconic section of the New England province, being mainly a mountainous section, is higher than the Seaboard Lowland. The Taconic section is seen in Massachusetts and Vermont, as well as in New York state, where it is represented by a thin strip of highlands to the east of the Hudson River called the Taconic Range. (Robert F. Wesser, B.A., M.A., Ph.D. and Thomas J. Gergel, B.S., M.A., Ph.D. – 2004)

Urban land is described as land typically consisting of areas with buildings, streets, parking lots, and other impervious materials. The natural soil has been mixed in with other materials such as brick, concrete, and cinder.

2.5 Summary of Previous Environmental Investigations

Warren & Panzer conducted a Phase I Environmental Site Assessment in August of 2004. Historical Sanborn Fire Insurance Maps of this property were reviewed as part of the Phase I ESA to determine historical uses and possible environmental concerns. The Sanborn Fire Insurance Maps review indicates a former chemical dye manufacturer occupied 78 Elm Street, which suggests potential environmental impacts. Environmental concerns associated with chemical dye manufactures include soil and groundwater contamination from production, storage, shipping and waste disposal practices.

3.0 SITE EVALUATION

3.1 Soil Quality Investigation

Warren & Panzer provided oversight for the advancement of three soil borings at designated areas in the vicinity of the planned reconstruction.

The borings were advanced utilizing hollow stem auger and rock coring drilling equipment. The borings were advanced to refusal with hollow stem augers and then further advanced with rock coring equipment to collect geotechnical data. Warren & Panzer prepared a geotechnical evaluation report under a separate cover.

Upon sampler retrieval, the soils were examined for visual evidence (i.e. staining, discoloration) and any olfactory indications (i.e. odors) of contamination. In addition, a photo-ionization detector (PID) was used to qualitatively screen the soil for VOCs. The PID screening procedure consisted of collecting the soil in a plastic zip-lock bag. Inserting the PID into the bag completed the screening. The sample that exhibited the highest PID reading was containerized and submitted as the boring grab sample. Mixing soil samples from soil boring-grab samples within the site produced the site-composite soil sample. One composite sample was prepared at the end of each workday. Soil classification information is documented on the boring logs included as Appendix A. All boring equipment was cleaned by being rinsed in tap water, then scrubbed with an Alconox wash and rinsed with tap water again between each sample interval.

The soil samples that were selected for laboratory analysis were transferred from the zip-lock bags into laboratory supplied sample jars and properly labeled. The samples were stored with ice in a cooler to preserve the samples at 4° Celsius prior to and during shipment. A chain-of-custody was prepared, prior to sample shipment. Following the completion of each boring, the boreholes were back-filled with drill cuttings, and then sealed with cement grout.

3.1.1 Field Observations

Fieldwork was started and completed on Thursday, October 28, 2004. Soiltesting, Inc. had notified the pre-dig "One Call" service and utilities in the area were appropriately marked out with spay paint prior to commencing any intrusive investigations.

B-1 was first located at the approximate center of 90-92 Elm Street. Subsurface soils consisted mostly of brown fine to medium sand with some gravel. Auger refusal was first encountered at 10 feet below ground surface (ftbgs). Rock was then cored from 10 ftbgs to 13.5 ftbgs. The coring equipment passed through the rock at 13.5 ftbgs and back into unconsolidated overburden. The rock was determined to likely be the remnants of an old stonewall and not bedrock. Augers were then advanced further to refusal at 17 ftbgs, where the boring was terminated. Photo-ionization Detector readings were observed to be zero parts per million (ppm) throughout the boring, indicating that no field measurable volatile organic compounds (VOCs) were detected. B-1 was then relocated twice and refusal was encountered at 17 ftbgs at both locations. A composite soil sample was collected from the first boring location from 0-10 ftbgs for laboratory analysis. Groundwater was encountered at 15 ftbgs.

B-2 was located at the northern end of 78 Elm Street. Subsurface soils consisted mostly of black and brown fine to medium sand. Auger refusal was encountered at 14.5 feet below ground surface (ftbgs). Rock was then cored from 14.5 ftbgs to 19.5 ftbgs. The rock was determined to likely be a large boulder and not bedrock. The boring was terminated at 19.5 ftbgs. The maximum Photo-ionization Detector reading was observed to be 62 parts per million (ppm) at 4-6 ftbgs, indicating that volatile organic compounds (VOCs) were detected. A soil sample was collected from 2-4 ftbgs for laboratory analysis. Groundwater was encountered at four ftbgs.

B-3 was located at the southern end of 78 Elm Street. Subsurface soils consisted mostly of black and brown fine to medium sand. Auger refusal was encountered at 12.5 feet below ground surface (ftbgs). Rock was then cored from 12.5 ftbgs to 17.5 ftbgs. It was determined that this rock was either a boulder or possibly bedrock because of the quality of the rock core. The boring was terminated at 17.5 ftbgs. The maximum Photo-ionization Detector reading was observed to be 5 parts per million (ppm) at 0-2 ftbgs, indicating that volatile organic compounds (VOCs)

were detected. A soil sample was collected from 0-2 ftbgs for laboratory analysis. Groundwater was encountered at two ftbgs.

3.1.2 Laboratory Analytical Results for Soil and Groundwater Samples

The samples were submitted to Ecotest Laboratories Inc., a NYS Department of Health (DOH) approved laboratory, for analysis.

The boring-grab soil samples were analyzed for volatile organic compounds (VOCs) by Method 8260 and Priority Pollutant metals (PP Metals) by EPA 6000/7000 series.

The analytical results of the soil samples were compared to the following criteria published by the New York State Department of Environmental Conservation (NYSDEC) for soils:

- The NYSDEC Technical and Administrative Guidance Memorandum 4046 (TAGM 4046) dated 1994 provides the Recommended Soil Cleanup Objectives (RSCO). NYSDEC TAGM 4046 provides guidance for remedial actions at NYSDEC Inactive Hazardous Waste and Spill sites, based on health-related concerns and available clean-up technologies.

3.1.2.1 Volatile Organic Compounds (VOCs) in Soil

Except for trace amounts of 1,2,4,5 Tetramethylbenzene and sec-Butylbenzene detected in soil collected from location B-2 and trace amounts of 1,2,4 Trimethylbenzene, 1,3,5 Trimethylbenzene, c-1,2 Dichloroethene, and Trichloroethylene detected in soil collected from location B-3, VOCs were not detected at concentrations above the laboratory minimum detectable limits (MDLs) in soil collected from any location (see Table 1 - Summary of VOCs in Soil).

3.1.2.2 Priority Pollutant Metals (PP Metals) in Soil

Table 2 presents the analytical results for metals from the soil samples. Seven metals were detected at concentrations exceeding NYSDEC TAGM 4046 guidance or Eastern USA Soil Typical Background concentrations in the soil samples.

- Beryllium was detected in soil collected from every location at concentrations exceeding the NYSDEC TAGM 4046 RSCO value of 0.16 ppm. Concentrations ranged from a high of 0.3 ppm (parts per million) at B-3 to a low of 0.23 ppm at B-2.
- Chromium was detected in soil collected from every location at concentrations exceeding the NYSDEC TAGM 4046 RSCO value of 4.0 ppm. Concentrations ranged from a high of 21 ppm (parts per million) at B-2 to a low of 10 ppm at B-3.
- Copper was detected in soil collected from B-1 at a concentration of 33 ppm (parts per million), which exceeds the NYSDEC TAGM 4046 RSCO value of 25 ppm.
- Lead was detected in soil collected from B-1 at a concentration of 3,600 ppm (parts per million), which exceeds the NYSDEC TAGM 4046 RSCO value of 500 ppm.
- Mercury was detected in soil samples collected from B-1 and B-3 at concentrations of 2.1 and 20 ppm (parts per million) respectively, which exceed the NYSDEC TAGM 4046 RSCO value of 0.1 ppm.
- Nickel was detected in soil collected from B-2 at a concentration of 14 ppm (parts per million), which exceeds the NYSDEC TAGM 4046 RSCO value of 13 ppm.
- Zinc was detected in soil samples collected from B-1 and B-3 at concentrations of 90 and 70 ppm (parts per million) respectively, which exceed the NYSDEC TAGM 4046 RSCO value of 20 ppm.

4.0 CONCLUSIONS

Based on the results of the field investigation and a review of the analytical results compared to the NYSDEC TAGM 4046 guidance, the following conclusions are presented:

- VOCs were not detected at concentrations exceeding regulatory guidance in soil samples collected from any of the borings investigated. However, trace amounts of 1,2,4,5 Tetramethylbenzene and sec-Butylbenzene were detected in soil collected from location B-2 and trace amounts of 1,2,4 Trimethylbenzene, 1,3,5 Trimethylbenzene, c-1, 2 Dichloroethene, and Trichloroethylene were detected in soil collected from location B-3 (see Table 1 - Summary of VOCs in Soil).

- Soil samples from all locations contained metals concentrations that were above the NYSDEC TAGM 4046 guidance or the TAGM Eastern United States Soil Typical Background concentration range. Beryllium, Chromium, Copper, Lead, Mercury, Nickel, and Zinc were present in soil grab samples at concentrations exceeding guidance. (see Table 2 - Summary of Metals in Soil).

Therefore, based on the results of the field investigation and the analytical testing, Warren & Panzer recommends:

1. The new construction contract documents should identify provisions and a contingency for managing, handling, transporting and disposing of non-hazardous metal-impacted soil. The Contractor should be required to submit a Material Handling Plan, to identify the specific protocol and procedures that will be utilized to manage the waste in accordance with applicable regulations.

2. Trace amounts of volatile organic compounds, were detected in two soil samples collected from 78 Elm Street. This investigation is limited in scope and these compounds may be encountered during reconstruction. Therefore, concentrations of volatile organic vapors in the work area at 78 Elm Street should be monitored with a Photo-ionization Detector (PID) during any soil excavation activities.

3. Metals were detected above laboratory minimum detection limits and exceeded applicable criteria. Therefore, dust control procedures should be in place during new construction activities to minimize the creation and dispersion of fugitive airborne dust. The contractor shall implement strict dust control measures to protect the workers and the downwind community from potential airborne contaminants released as a direct result of construction activities.

4. All surfaces of the lot should be either capped with the new structure foundation, exterior concrete slabs, or asphalt paving to address metals-tainted soil remaining at the site upon new construction completion. Additionally, if the current proposed construction plans are to include open soil, these areas should be excavated to a minimum depth of two feet and backfilled with certified clean fill.

5. Before beginning any excavation activity, the contractor shall submit a site-specific health and safety plan (HASP) that will meet the requirements set forth by the Occupational, Safety and Health Administration (OSHA), the New York State Department of Health (NYSDOH) and any other applicable regulations. The HASP should identify the possible locations and risks associated with the potential contaminants that may be encountered during the excavation activities, and the administrative and engineering controls that will be utilized to mitigate concerns.

5.0 STATEMENT OF LIMITATIONS

The data presented and the opinions expressed in this report are qualified as stated in the attachment to this section of the report.

Prepared by:

J. Romeo

James Romeo
Senior Project Manager

STATEMENT OF LIMITATIONS

The data presented and the opinions expressed in this report are qualified as follows:

1. The sole purpose of the investigation and of this report is to assess the physical characteristics of the Site with respect to the presence or absence in the environment of oil or hazardous materials and substances as defined in the applicable state and federal environmental laws and regulations and to gather information regarding current and past environmental conditions at the Site.

2. Warren & Panzer derived the data in this report primarily from visual inspections, examination of records in the public domain, interviews with individuals with information about the Site, and a limited number of subsurface explorations made on the dates indicated. The passage of time, manifestation of latent conditions or occurrence of future events may require further exploration at the Site, analysis of the data, and reevaluation of the findings, observations, and conclusions expressed in the report.

3. In preparing this report, Warren & Panzer has relied upon and presumed accurate certain information (or the absence thereof) about the Site and adjacent properties provided by governmental officials and agencies, the Client, and others identified herein. Except as otherwise stated in the report, Warren & Panzer has not attempted to verify the accuracy or completeness of any such information.

4. The data reported and the findings, observations, and conclusions expressed in the report are limited by the Scope of Services, including the extent of subsurface exploration and other tests. The Scope of Services was defined by the requests of the Client, the time and budgetary constraints imposed by the Client, and the availability of access to the Site.

5. Because of the limitations stated above, the findings, observations, and conclusions expressed by Warren & Panzer in this report are not, and should not be considered, an opinion concerning the compliance of any past or present owner or operator of the site with any federal, state or local law or regulation. No warranty or guarantee, whether express or implied, is made with respect to the data reported or findings, observations, and conclusions expressed in this report. Further, such data, findings, observations, and conclusions are based solely upon site conditions in existence at the time of investigation.

6. This report has been prepared on behalf of and for the exclusive use of the Client, and is subject to and issued in connection with the Agreement and the provisions thereof.

TABLES

TABLE 1
SUMMARY OF VOCS IN SOIL

78 AND 90-92 ELM STREET
YONKERS, NY

W&P Sample ID:	B-1	B-2	B-3	NYSDEC
Location:	90-92 Elm Street	78 Elm Street	78 Elm Street	TAGM
Date Sampled:	10/28/04	10/28/04	10/28/04	4046
Sample Depth (ftbgs):	COMPOSITE (0-10.0)	(4.0-6.0)	(0-2.0)	GUIDANCE
ANALYTE	ALL CONCENTRATIONS REPORTED IN PART PER BILLION (ug/kg)			(ug/kg)
1,1 Dichloroethane	ND	ND	ND	200
1,1 Dichloroethene	ND	ND	ND	400
1,1-Dichloropropene	ND	ND	ND	NE
1,2 Dibromoethane	ND	ND	ND	NE
1,2 Dichlorobenzene (v)	ND	ND	ND	7,900
1,2 Dichloroethane	ND	ND	ND	100
1,2 Dichloropropane	ND	ND	ND	NE
1,3 Dichlorobenzene (v)	ND	ND	ND	1,600
1,3-Dichloropropane	ND	ND	ND	300
1,4 Dichlorobenzene (v)	ND	ND	ND	8,500
111 Trichloroethane	ND	ND	ND	800
1112Tetrachloroethane	ND	ND	ND	NE
112 Trichloroethane	ND	ND	ND	NE
1122Tetrachloroethane	ND	ND	ND	600
123-Trichlorobenzene	ND	ND	ND	NE
123-Trichloropropane	ND	ND	ND	400
124-Trichlorobenzene (v)	ND	ND	ND	3,400
124-Trimethylbenzene	ND	ND	11	10,000
1245 Tetramethylbenz	ND	430	ND	NE
135-Trimethylbenzene	ND	ND	8.3	3,300
2,2-Dichloropropane	ND	ND	ND	NE
2-Chlorotoluene	ND	ND	ND	NE
4-Chlorotoluene	ND	ND	ND	NE
Acetone	ND	ND	ND	200
Benzene	ND	ND	ND	60
Bromobenzene	ND	ND	ND	NE
Bromochloromethane	ND	ND	ND	NE
Bromodichloromethane	ND	ND	ND	NE
Bromoform	ND	ND	ND	NE
Bromomethane	ND	ND	ND	NE
c-1,2-Dichloroethene	ND	ND	9.5	NE
c-1,3Dichloropropene	ND	ND	ND	NE
Carbon Tetrachloride	ND	ND	ND	600
Chlorobenzene	ND	ND	ND	1,700

Guidance compiled from NYSDEC TAGM 4046
ftbgs = Feet Below Ground Surface
ug/kg = microgram / kilogram
ND = Not Detected at concentrations above Laboratory Minimum Detection Limits (MDLs)
NE = Not Established

TABLE 1 CONTINUED
SUMMARY OF VOCS IN SOIL

78 AND 90-92 ELM STREET
YONKERS, NY

W&P Sample ID:	B-1	B-2	B-3	NYSDEC
Location:	90-92 Elm Street	78 Elm Street	78 Elm Street	TAGM
Date Sampled:	10/28/04	10/28/04	10/28/04	4046
Sample Depth (ftbgs):	COMPOSITE (0-10.0)	(2.0-4.0)	(0-2.0)	GUIDANCE
ANALYTE	ALL CONCENTRATIONS REPORTED IN PART PER BILLION (ug/kg)			(ug/kg)
Chlorodibromomethane	ND	ND	ND	NE
Chlorodifluoromethane	ND	ND	ND	NE
Chloroethane	ND	ND	ND	1,900
Chloroform	ND	ND	ND	300
Chloromethane	ND	ND	ND	NE
Dibromochloropropane	ND	ND	ND	NE
Dibromomethane	ND	ND	ND	NE
Dichlordifluoromethane	ND	ND	ND	NE
Ethyl Benzene	ND	ND	ND	5,500
Freon 113	ND	ND	ND	6,000
Hexachlorobutadiene	ND	ND	ND	NE
Isopropylbenzene	ND	ND	ND	2,300
m + p Xylene	ND	ND	ND	1,200
Methyl Ethyl Ketone	ND	ND	ND	NE
Methylene Chloride	ND	ND	ND	100
Methylisobutylketone	ND	ND	ND	NE
n-Butylbenzene	ND	ND	ND	10,000
n-Propylbenzene	ND	ND	ND	3,700
Naphthalene(v)	ND	ND	ND	1,300
o Xylene	ND	ND	ND	1,200
p Diethylbenzene	ND	ND	ND	NE
p-Ethyltoluene	ND	ND	ND	NE
p-Isopropyltoluene	ND	ND	ND	10,000
sec-Butylbenzene	ND	150	ND	10,000
Styrene	ND	ND	ND	NE
t-1,2-Dichloroethene	ND	ND	ND	NE
t-1,3Dichloropropene	ND	ND	ND	NE
ter.ButylMethylEther	ND	ND	ND	120
tert-Butylbenzene	ND	ND	ND	10,000
Tetrachloroethene	ND	ND	ND	1,400
Toluene	ND	ND	ND	1,500
Trichloroethylene	ND	ND	23	700
Trichlorofluoromethane	ND	ND	ND	NE
Vinyl Chloride	ND	ND	ND	200

Guidance compiled from NYSDEC TAGM 4046
ftbgs = Feet Below Ground Surface
ug/kg = microgram / kilogram
ND = Not Detected at concentrations above Laboratory Minimum Detection Limits (MDLs)
NE = Not Established

TABLE 2
SUMMARY OF METALS
IN SOIL

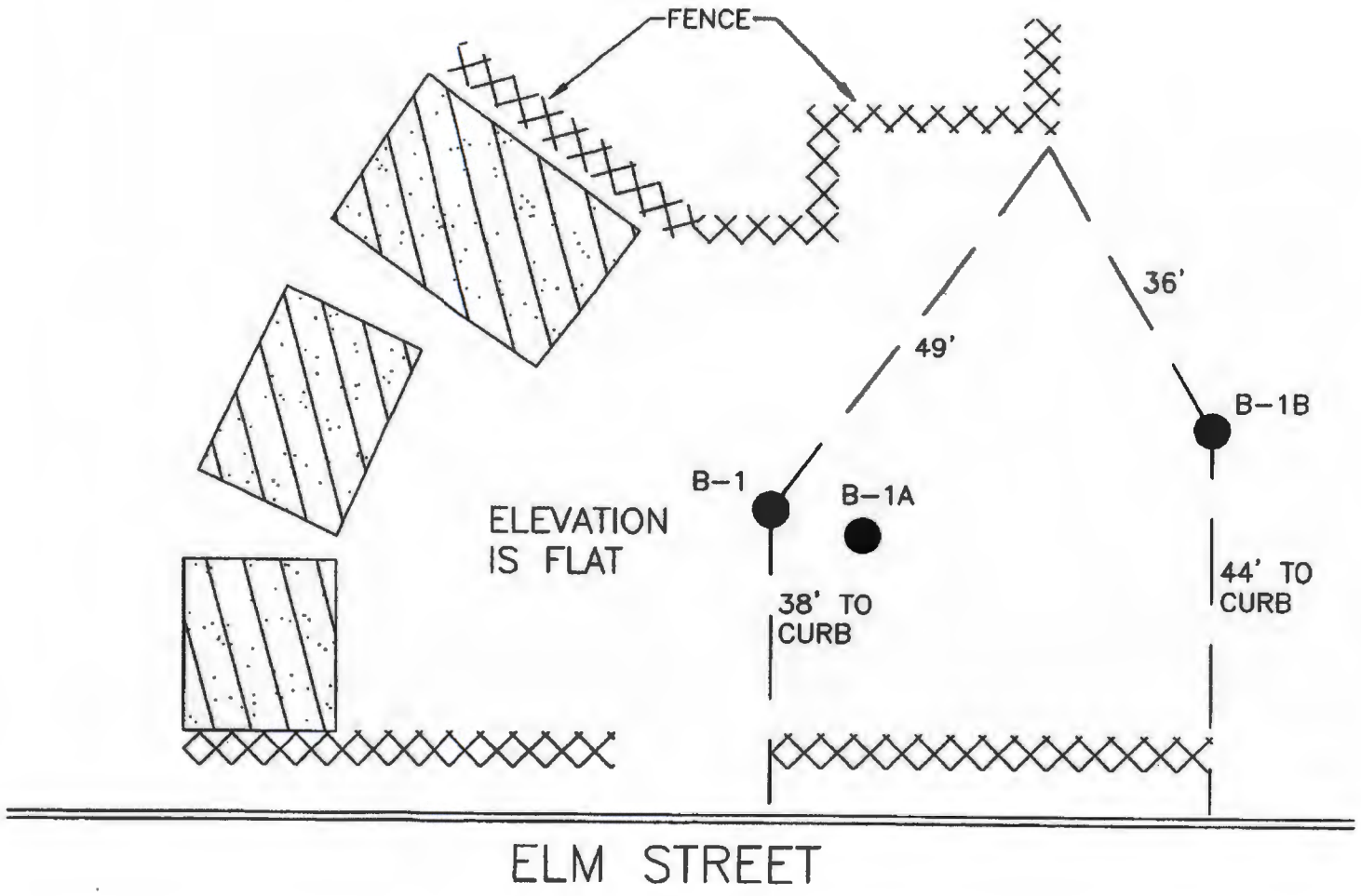
78 AND 90-92 ELM STREET
YONKERS, NY

W&P Sample ID:	B-1	B-2	B-3	GUIDANCE
Location	90-92 Elm Street	78 Elm Street	78 Elm Street	
Date Sampled:	10/28/04	10/28/04	10/28/04	
Sample Depth (ftbgs):	COMPOSITE (0-10.0)	(4.0-6.0)	(0-2.0)	
ANALYTE	ALL CONCENTRATIONS REPORTED IN PARTS PER MILLION (mg/Kg)			(mg/Kg)
Antimony as Sb	ND	ND	ND	NE
Arsenic as As	5.9	1.3	5.4	7.5
Beryllium as Be	0.28	0.23	0.3	0.16
Cadmium as Cd	0.74	ND	ND	1.0
Chromium as Cr	18	21	10	4.0
Copper as Cu	33	18	23	25
Lead as Pb	360	6.1	130	500
Mercury as Hg	0.1	0.051	0.2	0.1
Nickel as Ni	11	14	6.7	13
Selenium as Se	ND	ND	ND	2.0
Silver as Ag	ND	ND	ND	NE
Thallium as Tl	ND	ND	ND	NE
Zinc as Zn	90	15	45	20

= Concentration exceeds regulatory guidance

Guidance - NYSDEC TAGM 4046 or Eastern USA soil levels (whichever is lesser)
ftbgs = Feet Below Ground Surface
mg / kg = milligrams / kilogram
ND = Not detected at concentrations above Laboratory Minimum Detection Limits (MDLs)
NE = Not Established

FIGURES



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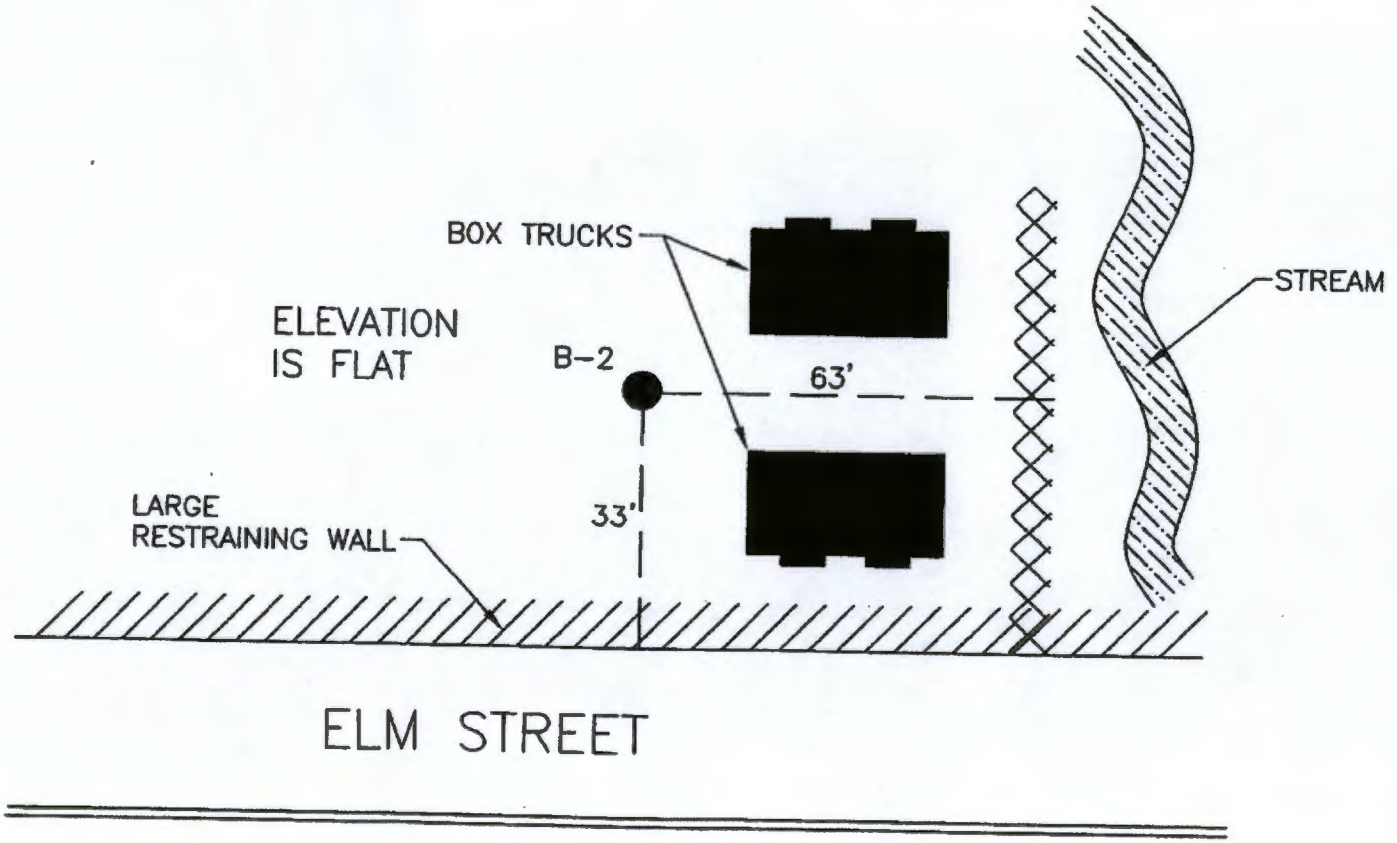
PROJECT TITLE:
MILIO MANAGEMENT
78 ELM STREET &
90-92 JOHN STREET
YONKERS, NEW YOK

DWG TITLE:
BORING SOIL
LOCATION MAP

DATE:	11/12/04
DRAWN BY:	AZ
CHECKED BY:	JR
SCALE: N.T.S.	DWG. NO: FIG-1
PROJECT NO: 1178.02.02	
CADD FILE: G:/02.02	



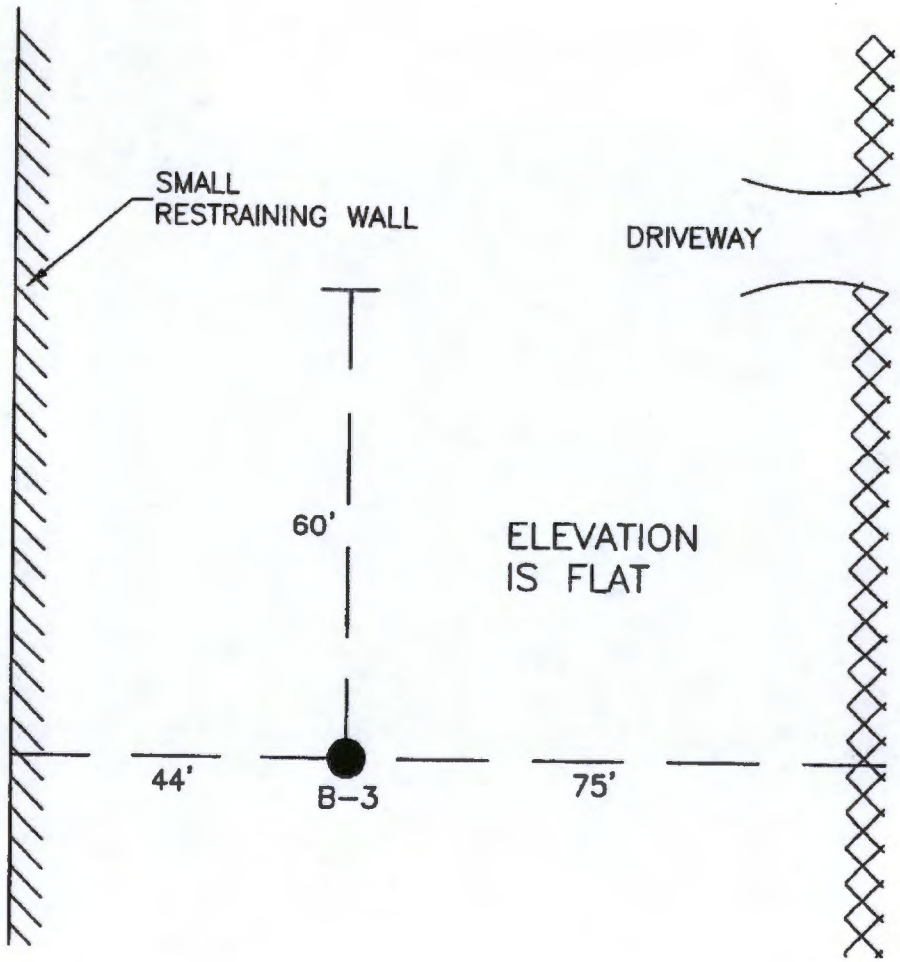
N

WARREN & PANZER ENGINEERS, P.C.
228 EAST 45TH STREET
NEW YORK, NY. 10017
212 922-0077

PROJECT TITLE:
MILIO MANAGEMENT
78 ELM STREET &
90-92 JOHN STREET
YONKERS, NEW YOK

DWG TITLE:
BORING SOIL
LOCATION MAP

DATE:	11/12/04
DRAWN BY:	AZ
CHECKED BY:	JR
SCALE: N.T.S.	DWG. NO: FIG-2
PROJECT NO: 1178.02.02	
CADD FILE: G:/02.02	



WARREN & PANZER ENGINEERS, P.C.
228 EAST 45TH STREET
NEW YORK, NY. 10017
212 922-0077

PROJECT TITLE:
MILIO MANAGEMENT
78 ELM STREET &
90-92 JOHN STREET
YONKERS, NEW YOK

DWG TITLE:
BORING SOIL
LOCATION MAP

DATE:	11/12/04
DRAWN BY:	AZ
CHECKED BY:	JR
SCALE: N.T.S.	DWG. NO: FIG-3
PROJECT NO: 1178.02.02	
CADD FILE: G:/02.02	

FIGURE 4. USGS TOPOGRAPHIC MAP

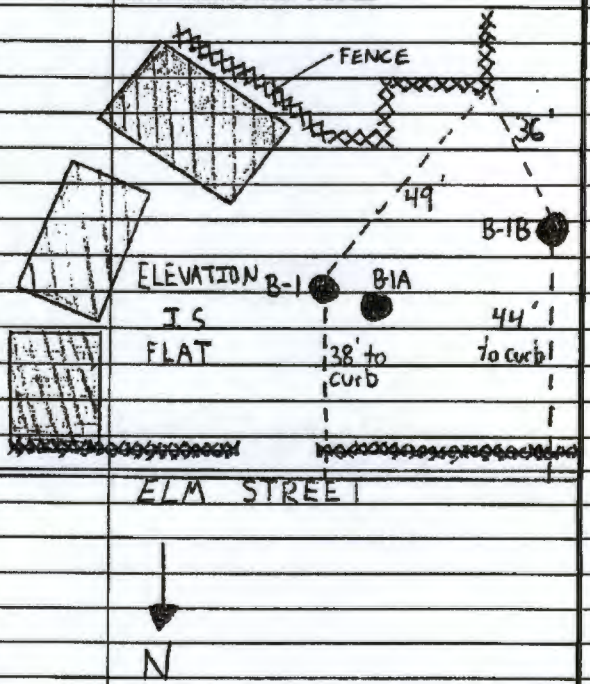
90-92, 78 Elm Street, and 45 John Street Yonkers, New York 10701	Warren & Panzer Engineers, P.C. 228 East 45th Street - 10th floor New York, New York 10017 SCALE : 1 inch = 2000 feet

APPENDIX A

GEOLOGIC BORING LOGS

Warren & Panzer Engineers, P.C.	**BORING LOG**
PROJECT: 78 Elm Street and 90-92 John Street	BORING NO: B-1 SHEET: 1 of 1
CLIENT: Milio Management	JOB NO: 1187.02.02
DRILLING CONTRACTOR: Soil Testing, Inc.	BORING LOCATION: 90-92 Elm Street
GROUNDWATER DEPTH: 15 feet below grade	DATE STARTED: 10-28-04
GROUND ELEVATION: N/A	DATE FINISHED: 10-28-04
DRILLER/RIG: Phil / Hollow Stem Augur	
GEOLOGIST: Greg Cellamare	

DEPTH (feet)	SAMPLE NO.	SAMPLE TYPE	SAMPLE BLOWS PER 6"	SAMPLE REC.	DESCRIPTION COLOR	DESCRIPTION MATERIAL DESCRIPTION	REMARKS PID (ppm)
0-2	1	SS	30,10,12,43	0.8	Brown	SAND, fine to medium; little fine gravel; dry.	0.0
2-4	2	SS	39,18,15,16	1.1	Light Brown	SAND, fine to medium; little fine gravel; dry.	0.0
4-6	3	SS	6,9,9,12	0.6	Light Brown	SAND, fine to medium; little fine gravel; dry.	0.0
6-8	4	SS	7,2,29,98	0.3	Brown	SAND, fine & SILT; damp.	0.0
8-10	5	SS	32,15,16,100/4	0.0	--	No Recovery	--
10-13.5	6	Rock Core	--	--	--	Core was from an old rock wall.	--
15-17	7	SS	2,3,6,37	1.0	Brown	SAND & CLAY; wet.	0.0
17	--	--	--	--	--	AUGER REFUSAL	

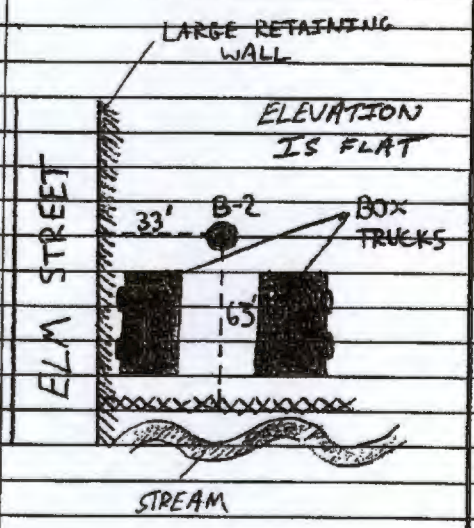


COMMENTS: Borings were attempted at two other areas close to original boring labeled B1A and B1B. Both borings hit auger refusal at 17 feet below grade. A composite sample was taken from B-1 (0-10 ftbg).

B-1

Warren & Panzer Engineers, P.C.	**BORING LOG**
PROJECT: 78 Elm Street and 90-92 John Street	BORING NO: B-2 SHEET: 1 of 1
CLIENT: Milio Management	JOB NO: 1187.02.02
DRILLING CONTRACTOR: Soil Testing, Inc.	BORING LOCATION: 78 Elm Street
GROUNDWATER DEPTH: 4 feet below grade	DATE STARTED: 10-28-04
GROUND ELEVATION: N/A	DATE FINISHED: 10-28-04
DRILLER/RIG: Phil / Hollow Stem Augur	
GEOLOGIST: Greg Cellamare	

DEPTH (feet)	SAMPLE NO.	SAMPLE TYPE	SAMPLE BLOWS PER 6"	SAMPLE REC.	DESCRIPTION COLOR	DESCRIPTION MATERIAL DESCRIPTION	REMARKS PID (ppm)
0-2	1	SS	30,28,50,21	1.1	Red, White, Brown	CONCRETE & BRICK; little fine to medium sand; dry.	0.0
2-4	2	SS	14,15,21,25	0.8	Black, Brown	SAND, fine to medium; black and stained at 3 feet below grade; petroleum odor; dry.	38.6
4-6	3	SS	4,6,11,16	1.2	Black	SAND, fine to medium; saturated; petroleum odor.	61.6
6-8	4	SS	6,7,11,6	1.9	Black, Brown	SAND, fine to medium; saturated; petroleum odor; some black silt at 8 feet below grade.	23.5
8-10	5	SS	5,10,6,10	1.0	Black-grey	SAND, fine & SILT; saturated; slight petroleum odor.	6.8
10-12	6	SS	5,7,22,37	0.4	Black-grey	SAND & SILT; saturated.	8.4
14.5	--	--	--	--	--	AUGER REFUSAL	--
14.5-19.5	7	Rock Core	--	--	--	Core is likely from a large boulder	--

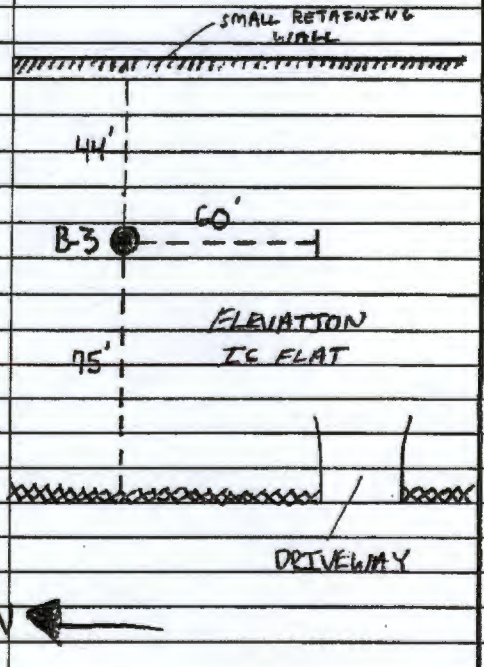


COMMENTS: Groundwater impacted with petroleum contaminants. Boring sampling 2-4 below grade.

B-2

Warren & Panzer Engineers, P.C.	**BORING LOG**
PROJECT: 78 Elm Street and 90-92 John Street	BORING NO: B-3 | SHEET: 1 of 1
CLIENT: Millo Management	JOB NO: 1187.02.02
DRILLING CONTRACTOR: Soil Testing, Inc.	BORING LOCATION: 78 Elm Street
GROUNDWATER DEPTH: 2 feet below grade	DATE STARTED: 10-28-04
GROUND ELEVATION: N/A	DATE FINISHED: 10-28-04
DRILLER/RIG: Phil / Hollow Stem Augur	
GEOLOGIST: Greg Cellamare	

DEPTH (feet)	SAMPLE				DESCRIPTION		REMARKS
	NO.	TYPE	BLOWS PER 6"	REC.	COLOR	MATERIAL DESCRIPTION	PID (ppm)
0-2	1	SS	65,45,32,60	0.9	Black	SAND; medium; dry.	5.0
2-4	2	SS	18,26,16,10	0.4	Black-brown	SAND; medum; wet at 2 feet below grade.	0.0
4-6	3	SS	2,2,3,5	1.4	Brown	SILT & CLAY; saturated.	0.0
6-8	4	SS	4,5,10,50	1.1	Brown	SILT & CLAY; little gravel; saturated.	0.0
8-10	5	SS	10,50,100/3	--	--	No recovery.	--
10-12	6	SS	18,37,23,100/4	1.3	Brown	GRAVEL, fine; some fine to medium sand; wet.	0.0
12.5	--	--	--	--	--	AUGER REFUSAL	--
12.5-17.5	7	Rock Core	--	--	--	Rock core is either a boulder or possible bedrock.	--



COMMENTS: Sampled from 0-2 feet below grade.

B-3

APPENDIX B

LABORATORY ANALYTICAL RESULTS

ECOTEST LABORATORIES, INC. *ENVIRONMENTAL TESTING*
377 SHEFFIELD AVE. • N. BABYLON, N.Y. 11703 • (631) 422-5777• FAX (631) 422-5770
Email: ecotestlab@aol.com Website: www.ecotestlabs.com

LAB NO.244610.01 11/11/04

Warren & Panzer Engineering PC
228 E. 45th Street, 10th Floor
New York, NY 10017
ATTN: Greg Cellamare PO#:

SOURCE OF SAMPLE: 78 John & 90-92 Elm, Yonkers
SOURCE OF SAMPLE:
COLLECTED BY: Client DATE COL'D:10/28/04 RECEIVED:10/29/04

MATRIX:Soil SAMPLE: B1 Composite

Results reported on a dry weight basis

ANALYTICAL PARAMETERS	UNITS	RESULT	FLAG	DATE OF ANALYSIS	LRL	ANALYTICAL METHOD
Dichlordifluoromethane	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
Chloromethane	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
Vinyl Chloride	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
Bromomethane	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
Chloroethane	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
Trichlorofluoromethane	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
1,1 Dichloroethene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
Methylene Chloride	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
,2-Dichloroethene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
1,1 Dichloroethane	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
2,2-Dichloropropane	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
c-1,2-Dichloroethene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
Bromochloromethane	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
Chloroform	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
111 Trichloroethane	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
Carbon Tetrachloride	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
1,1-Dichloropropene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
Benzene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
1,2 Dichloroethane	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
Trichloroethylene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
1,2 Dichloropropane	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
Dibromomethane	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
Bromodichloromethane	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
c-1,3Dichloropropene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
Toluene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260

cc:

LRL=Laboratory Reporting Limit

REMARKS:

DIRECTOR

rn = 42027 NYSDOH ID # 10320

ECOTEST LABORATORIES, INC. *ENVIRONMENTAL TESTING*

377 SHEFFIELD AVE. • N. BABYLON, N.Y. 11703 • (631) 422-5777• FAX (631) 422-5770

Email: ecotestlab@aol.com Website: www.ecotestlabs.com

LAB NO.244610.01 11/11/04

Warren & Panzer Engineering PC
228 E. 45th Street, 10th Floor
New York, NY 10017
ATTN: Greg Cellamare PO#:

SOURCE OF SAMPLE: 78 John & 90-92 Elm, Yonkers
SOURCE OF SAMPLE:
COLLECTED BY: Client DATE COL'D:10/28/04 RECEIVED:10/29/04

MATRIX:Soil SAMPLE: B1 Composite

Results reported on a dry weight basis

ANALYTICAL PARAMETERS	UNITS	RESULT	FLAG	DATE OF ANALYSIS	LRL	ANALYTICAL METHOD
t-1,3Dichloropropene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
112 Trichloroethane	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
Tetrachloroethene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
1,3-Dichloropropane	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
Chlorodibromomethane	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
1,2 Dibromoethane	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
Chlorobenzene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
Ethyl Benzene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
1 ?Tetrachloroethane	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
m r p Xylene	ug/Kg	< 11		11/01/04	11.494	EPA8260
o Xylene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
Styrene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
Bromoform	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
Isopropylbenzene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
Bromobenzene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
1122Tetrachloroethane	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
123-Trichloropropane	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
n-Propylbenzene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
2-Chlorotoluene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
135-Trimethylbenzene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
4-Chlorotoluene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
tert-Butylbenzene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
124-Trimethylbenzene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
sec-Butylbenzene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
p-Isopropyltoluene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260

cc:

LRL=Laboratory Reporting Limit

REMARKS:

DIRECTOR

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Email: ecotestlab@aol.com Website: www.ecotestlabs.com

LAB NO.244610.01 11/11/04

Warren & Panzer Engineering PC
228 E. 45th Street, 10th Floor
New York, NY 10017
ATTN: Greg Cellamare PO#:

SOURCE OF SAMPLE: 78 John & 90-92 Elm, Yonkers
SOURCE OF SAMPLE:
COLLECTED BY: Client DATE COL'D:10/28/04 RECEIVED:10/29/04

MATRIX:Soil SAMPLE: B1 Composite

Results reported on a dry weight basis

ANALYTICAL PARAMETERS	UNITS	RESULT	FLAG	DATE OF ANALYSIS	LRL	ANALYTICAL METHOD
1,3 Dichlorobenzene (v)	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
1,4 Dichlorobenzene (v)	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
n-Butylbenzene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
1,2 Dichlorobenzene (v)	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
Dibromochloropropane	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
124-Trichlorobenzene (v)	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
Hexachlorobutadiene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
Naphthalene(v)	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
! -Trichlorobenzene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
t.. .ButylMethylEther	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
p-Ethyltoluene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
Freon 113	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
1245 Tetramethylbenz	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
Acetone	ug/Kg	< 57		11/01/04	57.471	EPA8260
Methyl Ethyl Ketone	ug/Kg	< 57		11/01/04	57.471	EPA8260
Methylisobutylketone	ug/Kg	< 57		11/01/04	57.471	EPA8260
Chlorodifluoromethane	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
p Diethylbenzene	ug/Kg	< 5.7		11/01/04	5.7471	EPA8260
% Solids		87		11/01/04	0.1	SM182540G

cc:

LRL=Laboratory Reporting Limit

REMARKS:

DIRECTOR

rn = 42029 NYSDOH ID # 10320

ECOTEST LABORATORIES, INC. *ENVIRONMENTAL TESTING*

377 SHEFFIELD AVE. • N. BABYLON, N.Y. 11703 • (631) 422-5777• FAX (631) 422-5770

Email: ecotestlab@aol.com Website: www.ecotestlabs.com

LAB NO.244610.01 11/11/04

Warren & Panzer Engineering PC
228 E. 45th Street, 10th Floor
New York, NY 10017
ATTN: Greg Cellamare PO#:

SOURCE OF SAMPLE: 78 John & 90-92 Elm, Yonkers
SOURCE OF SAMPLE:
COLLECTED BY: Client DATE COL'D:10/28/04 RECEIVED:10/29/04

MATRIX:Soil SAMPLE: B1 Composite

Results reported on a dry weight basis

ANALYTICAL PARAMETERS	UNITS	RESULT	FLAG	DATE OF ANALYSIS	LRL	ANALYTICAL METHOD
Antimony as Sb	mg/Kg	< 1.1		11/02/04	1.1494	EPA6010
Arsenic as As	mg/Kg	5.9		11/02/04	1.1494	EPA6010
Beryllium as Be	mg/Kg	0.28		11/02/04	0.1149	EPA6010
Cadmium as Cd	mg/Kg	0.74		11/02/04	0.5747	EPA6010
Chromium as Cr	mg/Kg	16		11/02/04	0.5747	EPA6010
Copper as Cu	mg/Kg	33		11/02/04	1.1494	EPA6010
Lead as Pb	mg/Kg	3600		11/02/04	0.5747	EPA6010
Mercury as Hg	mg/Kg	2.1		11/02/04	0.1149	EPA7470A
Nickel as Ni	mg/Kg	11		11/02/04	1.1494	EPA6010
Selenium as Se	mg/Kg	< 0.46		11/08/04	0.4597	EPA7740
Silver as Ag	mg/Kg	< 0.57		11/02/04	0.5747	EPA6010
Thallium as Tl	mg/Kg	< 2.3		11/02/04	2.2988	EPA6010
Zinc as Zn	mg/Kg	90		11/02/04	1.1494	EPA6010

cc:

LRL=Laboratory Reporting Limit

REMARKS:

DIRECTOR

rn = 42030 NYSDOH ID # 10320

ECOTEST LABORATORIES, INC. *ENVIRONMENTAL TESTING*

377 SHEFFIELD AVE. • N. BABYLON, N.Y. 11703 • (631) 422-6777• FAX (631) 422-5770

Email: ecotestlab@aol.com Website: www.ecotestlabs.com

LAB NO.244610.02 11/11/04

Warren & Panzer Engineering PC
228 E. 45th Street, 10th Floor
New York, NY 10017
ATTN: Greg Cellamare PO#:

SOURCE OF SAMPLE: 78 John & 90-92 Elm, Yonkers
SOURCE OF SAMPLE:
COLLECTED BY: Client DATE COL'D:10/28/04 RECEIVED:10/29/04

MATRIX:Soil SAMPLE: B2 (4-6)

Results reported on a dry weight basis

ANALYTICAL PARAMETERS	UNITS	RESULT	FLAG	DATE OF ANALYSIS	LRL	ANALYTICAL METHOD
Dichlordifluoromethane	ug/Kg	< 120		11/02/04	119.04	EPA8260
Chloromethane	ug/Kg	< 120		11/02/04	119.04	EPA8260
Vinyl Chloride	ug/Kg	< 120		11/02/04	119.04	EPA8260
Bromomethane	ug/Kg	< 120		11/02/04	119.04	EPA8260
Chloroethane	ug/Kg	< 120		11/02/04	119.04	EPA8260
Trichlorofluoromethane	ug/Kg	< 120		11/02/04	119.04	EPA8260
1,1 Dichloroethene	ug/Kg	< 120		11/02/04	119.04	EPA8260
Methylene Chloride	ug/Kg	< 120		11/02/04	119.04	EPA8260
' ,2-Dichloroethene	ug/Kg	< 120		11/02/04	119.04	EPA8260
1,, Dichloroethane	ug/Kg	< 120		11/02/04	119.04	EPA8260
2,2-Dichloropropane	ug/Kg	< 120		11/02/04	119.04	EPA8260
c-1,2-Dichloroethene	ug/Kg	< 120		11/02/04	119.04	EPA8260
Bromochloromethane	ug/Kg	< 120		11/02/04	119.04	EPA8260
Chloroform	ug/Kg	< 120		11/02/04	119.04	EPA8260
111 Trichloroethane	ug/Kg	< 120		11/02/04	119.04	EPA8260
Carbon Tetrachloride	ug/Kg	< 120		11/02/04	119.04	EPA8260
1,1-Dichloropropene	ug/Kg	< 120		11/02/04	119.04	EPA8260
Benzene	ug/Kg	< 120		11/02/04	119.04	EPA8260
1,2 Dichloroethane	ug/Kg	< 120		11/02/04	119.04	EPA8260
Trichloroethylene	ug/Kg	< 120		11/02/04	119.04	EPA8260
1,2 Dichloropropane	ug/Kg	< 120		11/02/04	119.04	EPA8260
Dibromomethane	ug/Kg	< 120		11/02/04	119.04	EPA8260
Bromodichloromethane	ug/Kg	< 120		11/02/04	119.04	EPA8260
c-1,3Dichloropropene	ug/Kg	< 120		11/02/04	119.04	EPA8260
Toluene	ug/Kg	< 120		11/02/04	119.04	EPA8260

cc:

LRL=Laboratory Reporting Limit

REMARKS:

DIRECTOR

rn = 42031 NYSDOH ID # 10320

ECOTEST LABORATORIES, INC. *ENVIRONMENTAL TESTING*

377 SHEFFIELD AVE. • N. BABYLON, N.Y. 11703 • (631) 422-5777• FAX (631) 422-5770

Email: ecotestlab@aol.com Website: www.ecotestlabs.com

LAB NO.244610.02 11/11/04

Warren & Panzer Engineering PC
228 E. 45th Street, 10th Floor
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ATTN: Greg Cellamare PO#:

SOURCE OF SAMPLE: 78 John & 90-92 Elm, Yonkers
SOURCE OF SAMPLE:
COLLECTED BY: Client DATE COL'D:10/28/04 RECEIVED:10/29/04

MATRIX:Soil SAMPLE: B2 (4-6)

Results reported on a dry weight basis

ANALYTICAL PARAMETERS	UNITS	RESULT	FLAG	DATE OF ANALYSIS	LRL	ANALYTICAL METHOD
t-1,3Dichloropropene	ug/Kg	< 120		11/02/04	119.04	EPA8260
112 Trichloroethane	ug/Kg	< 120		11/02/04	119.04	EPA8260
Tetrachloroethene	ug/Kg	< 120		11/02/04	119.04	EPA8260
1,3-Dichloropropane	ug/Kg	< 120		11/02/04	119.04	EPA8260
Chlorodibromomethane	ug/Kg	< 120		11/02/04	119.04	EPA8260
1,2 Dibromoethane	ug/Kg	< 120		11/02/04	119.04	EPA8260
Chlorobenzene	ug/Kg	< 120		11/02/04	119.04	EPA8260
Ethyl Benzene	ug/Kg	< 120		11/02/04	119.04	EPA8260
?Tetrachloroethane	ug/Kg	< 120		11/02/04	119.04	EPA8260
m & p Xylene	ug/Kg	< 240		11/02/04	238.09	EPA8260
o Xylene	ug/Kg	< 120		11/02/04	119.04	EPA8260
Styrene	ug/Kg	< 120		11/02/04	119.04	EPA8260
Bromoform	ug/Kg	< 120		11/02/04	119.04	EPA8260
Isopropylbenzene	ug/Kg	< 120		11/02/04	119.04	EPA8260
Bromobenzene	ug/Kg	< 120		11/02/04	119.04	EPA8260
1122Tetrachloroethane	ug/Kg	< 120		11/02/04	119.04	EPA8260
123-Trichloropropane	ug/Kg	< 120		11/02/04	119.04	EPA8260
n-Propylbenzene	ug/Kg	< 120		11/02/04	119.04	EPA8260
2-Chlorotoluene	ug/Kg	< 120		11/02/04	119.04	EPA8260
135-Trimethylbenzene	ug/Kg	< 120		11/02/04	119.04	EPA8260
4-Chlorotoluene	ug/Kg	< 120		11/02/04	119.04	EPA8260
tert-Butylbenzene	ug/Kg	< 120		11/02/04	119.04	EPA8260
124-Trimethylbenzene	ug/Kg	< 120		11/02/04	119.04	EPA8260
sec-Butylbenzene	ug/Kg	150		11/02/04	119.04	EPA8260
p-Isopropyltoluene	ug/Kg	< 120		11/02/04	119.04	EPA8260

cc:

LRL=Laboratory Reporting Limit

REMARKS:

DIRECTOR

rn = 42032 NYSDOH ID # 10320

ECOTEST LABORATORIES, INC. *ENVIRONMENTAL TESTING*

377 SHEFFIELD AVE. • N. BABYLON, N.Y. 11703 • (631) 422-5777• FAX (631) 422-5770

Email: ecotestlab@aol.com Website: www.ecotestlabs.com

LAB NO.244610.02 11/11/04

Warren & Panzer Engineering PC
228 E. 45th Street, 10th Floor
New York, NY 10017
ATTN: Greg Cellamare PO#:

SOURCE OF SAMPLE: 78 John & 90-92 Elm, Yonkers
SOURCE OF SAMPLE:
COLLECTED BY: Client DATE COL'D:10/28/04 RECEIVED:10/29/04

MATRIX:Soil SAMPLE: B2 (4-6)

Results reported on a dry weight basis

ANALYTICAL PARAMETERS	UNITS	RESULT	FLAG	DATE OF ANALYSIS	LRL	ANALYTICAL METHOD
1,3 Dichlorobenzene (v)	ug/Kg	< 120		11/02/04	119.04	EPA8260
1,4 Dichlorobenzene (v)	ug/Kg	< 120		11/02/04	119.04	EPA8260
n-Butylbenzene	ug/Kg	< 120		11/02/04	119.04	EPA8260
1,2 Dichlorobenzene (v)	ug/Kg	< 120		11/02/04	119.04	EPA8260
Dibromochloropropane	ug/Kg	< 120		11/02/04	119.04	EPA8260
124-Trichlorobenzene (v)	ug/Kg	< 120		11/02/04	119.04	EPA8260
Hexachlorobutadiene	ug/Kg	< 120		11/02/04	119.04	EPA8260
Naphthalene(v)	ug/Kg	< 120		11/02/04	119.04	EPA8260
-Trichlorobenzene	ug/Kg	< 120		11/02/04	119.04	EPA8260
ter.ButylMethylEther	ug/Kg	< 120		11/02/04	119.04	EPA8260
p-Ethyltoluene	ug/Kg	< 120		11/02/04	119.04	EPA8260
Freon 113	ug/Kg	< 120		11/02/04	119.04	EPA8260
1245 Tetramethylbenz	ug/Kg	430		11/02/04	119.04	EPA8260
Acetone	ug/Kg	< 1200		11/02/04	1190.4	EPA8260
Methyl Ethyl Ketone	ug/Kg	< 1200		11/02/04	1190.4	EPA8260
Methylisobutylketone	ug/Kg	< 1200		11/02/04	1190.4	EPA8260
Chlorodifluoromethane	ug/Kg	< 120		11/02/04	119.04	EPA8260
p Diethylbenzene	ug/Kg	< 120		11/02/04	119.04	EPA8260
% Solids		84		11/01/04	0.1	SM182540G

cc:

LRL=Laboratory Reporting Limit

REMARKS: Elevated detection level due to interference in sample.

DIRECTOR

rn = 42033 NYSDOH ID # 10320

ECOTEST LABORATORIES, INC. *ENVIRONMENTAL TESTING*

377 SHEFFIELD AVE. • N. BABYLON, N.Y. 11703 • (631) 422-5777• FAX (631) 422-5770

Email: ecotestlab@aol.com Website: www.ecotestlabs.com

LAB NO.244610.02 11/11/04

Warren & Panzer Engineering PC
228 E. 45th Street, 10th Floor
New York, NY 10017

ATTN: Greg Cellamare PO#:

SOURCE OF SAMPLE: 78 John & 90-92 Elm, Yonkers
SOURCE OF SAMPLE:
COLLECTED BY: Client DATE COL'D:10/28/04 RECEIVED:10/29/04

MATRIX:Soil SAMPLE: B2 (4-6)

Results reported on a dry weight basis

ANALYTICAL PARAMETERS	UNITS	RESULT	FLAG	DATE OF ANALYSIS	LRL	ANALYTICAL METHOD
Antimony as Sb	mg/Kg	< 1.2		11/02/04	1.1904	EPA6010
Arsenic as As	mg/Kg	1.3		11/02/04	1.1904	EPA6010
Beryllium as Be	mg/Kg	0.23		11/02/04	0.1190	EPA6010
Cadmium as Cd	mg/Kg	< 0.60		11/02/04	0.5952	EPA6010
Chromium as Cr	mg/Kg	21		11/02/04	0.5952	EPA6010
Copper as Cu	mg/Kg	18		11/02/04	1.1904	EPA6010
Lead as Pb	mg/Kg	6.1		11/02/04	0.5952	EPA6010
Mercury as Hg	mg/Kg	0.051		11/02/04	0.0059	EPA7470A
Nickel as Ni	mg/Kg	14		11/02/04	1.1904	EPA6010
Selenium as Se	mg/Kg	< 0.48		11/08/04	0.4761	EPA7740
Silver as Ag	mg/Kg	< 0.60		11/02/04	0.5952	EPA6010
Thallium as Tl	mg/Kg	< 1.2		11/02/04	1.1904	EPA6010
Zinc as Zn	mg/Kg	15		11/02/04	1.1904	EPA6010

cc:

LRL=Laboratory Reporting Limit

REMARKS:

DIRECTOR

rn = 42034 NYSDOH ID # 10320 Page 4 of 4

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Email: ecotestlab@aol.com Website: www.ecotestlabs.com

LAB NO.244610.03 11/11/04

Warren & Panzer Engineering PC
228 E. 45th Street, 10th Floor
New York, NY 10017
ATTN: Greg Cellamare PO#:

SOURCE OF SAMPLE: 78 John & 90-92 Elm, Yonkers
SOURCE OF SAMPLE:
COLLECTED BY: Client DATE COL'D:10/28/04 RECEIVED:10/29/04

MATRIX:Soil SAMPLE: B3 (0-2)

Results reported on a dry weight basis

ANALYTICAL PARAMETERS	UNITS	RESULT	FLAG	DATE OF ANALYSIS	LRL	ANALYTICAL METHOD
Dichlordifluoromethane	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
Chloromethane	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
Vinyl Chloride	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
Bromomethane	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
Chloroethane	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
Trichlorofluoromethane	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
1,1 Dichloroethene	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
Methylene Chloride	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
,2-Dichloroethene	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
1,1 Dichloroethane	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
2,2-Dichloropropane	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
c-1,2-Dichloroethene	ug/Kg	9.5		11/01/04	5.9523	EPA8260
Bromochloromethane	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
Chloroform	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
111 Trichloroethane	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
Carbon Tetrachloride	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
1,1-Dichloropropene	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
Benzene	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
1,2 Dichloroethane	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
Trichloroethylene	ug/Kg	23		11/01/04	5.9523	EPA8260
1,2 Dichloropropane	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
Dibromomethane	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
Bromodichloromethane	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
c-1,3Dichloropropene	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
Toluene	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260

cc:

LRL=Laboratory Reporting Limit

REMARKS:

DIRECTOR

rn = 42035 NYSDOH ID # 10320

ECOTEST LABORATORIES, INC. ENVIRONMENTAL TESTING
377 SHEFFIELD AVE. • N. BABYLON, N.Y. 11703 • (631) 422-5777• FAX (631) 422-5770
Email: ecotestlab@aol.com Website: www.ecotestlabs.com

LAB NO.244610.03 11/11/04

Warren & Panzer Engineering PC
228 E. 45th Street, 10th Floor
New York, NY 10017
ATTN: Greg Cellamare PO#:

SOURCE OF SAMPLE: 78 John & 90-92 Elm, Yonkers
SOURCE OF SAMPLE:
COLLECTED BY: Client DATE COL'D:10/28/04 RECEIVED:10/29/04

MATRIX:Soil SAMPLE: B3 (0-2)

Results reported on a dry weight basis

ANALYTICAL PARAMETERS	UNITS	RESULT	FLAG	DATE OF ANALYSIS	LRL	ANALYTICAL METHOD
t-1,3Dichloropropene	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
112 Trichloroethane	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
Tetrachloroethene	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
1,3-Dichloropropane	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
Chlorodibromomethane	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
1,2 Dibromoethane	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
Chlorobenzene	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
Ethyl Benzene	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
2Tetrachloroethane	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
m + p Xylene	ug/Kg	< 12		11/01/04	11.904	EPA8260
o Xylene	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
Styrene	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
Bromoform	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
Isopropylbenzene	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
Bromobenzene	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
1122Tetrachloroethane	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
123-Trichloropropane	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
n-Propylbenzene	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
2-Chlorotoluene	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
135-Trimethylbenzene	ug/Kg	8.3		11/01/04	5.9523	EPA8260
4-Chlorotoluene	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
tert-Butylbenzene	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
124-Trimethylbenzene	ug/Kg	11		11/01/04	5.9523	EPA8260
sec-Butylbenzene	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
p-Isopropyltoluene	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260

cc:

LRL=Laboratory Reporting Limit

REMARKS:

DIRECTOR

rn = 42036 NYSDOH ID # 10320

ECOTEST LABORATORIES, INC. *ENVIRONMENTAL TESTING*
377 SHEFFIELD AVE. • N. BABYLON, N.Y. 11703 • (631) 422-5777• FAX (631) 422-5770
Email: ecotestlab@aol.com Website: www.ecotestlabs.com

LAB NO.244610.03 11/11/04

Warren & Panzer Engineering PC
228 E. 45th Street, 10th Floor
New York, NY 10017
ATTN: Greg Cellamare PO#:

SOURCE OF SAMPLE: 78 John & 90-92 Elm, Yonkers
SOURCE OF SAMPLE:
COLLECTED BY: Client DATE COL'D:10/28/04 RECEIVED:10/29/04

MATRIX:Soil SAMPLE: B3 (0-2)

Results reported on a dry weight basis

ANALYTICAL PARAMETERS	UNITS	RESULT	FLAG	DATE OF ANALYSIS	LRL	ANALYTICAL METHOD
1,3 Dichlorobenzene (v)	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
1,4 Dichlorobenzene (v)	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
n-Butylbenzene	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
1,2 Dichlorobenzene (v)	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
Dibromochloropropane	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
124-Trichlorobenzene (v)	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
Hexachlorobutadiene	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
Naphthalene(v)	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
1 -Trichlorobenzene	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
ter.ButylMethylEther	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
p-Ethyltoluene	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
Freon 113	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
1245 Tetramethylbenz	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
Acetone	ug/Kg	< 60		11/01/04	59.523	EPA8260
Methyl Ethyl Ketone	ug/Kg	< 60		11/01/04	59.523	EPA8260
Methylisobutylketone	ug/Kg	< 60		11/01/04	59.523	EPA8260
Chlorodifluoromethane	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
p Diethylbenzene	ug/Kg	< 6.0		11/01/04	5.9523	EPA8260
% Solids		84		11/01/04	0.1	SM18 2540G

cc:

LRL=Laboratory Reporting Limit

REMARKS:

DIRECTOR

rn = 42037 NYSDOH ID # 10320

ECOTEST LABORATORIES, INC. *ENVIRONMENTAL TESTING*
377 SHEFFIELD AVE. • N. BABYLON, N.Y. 11703 • (631) 422-5777• FAX (631) 422-5770
Email: ecotestlab@aol.com Website: www.ecotestlabs.com

LAB NO.244610.03 11/11/04

Warren & Panzer Engineering PC
228 E. 45th Street, 10th Floor
New York, NY 10017
ATTN: Greg Cellamare PO#:

SOURCE OF SAMPLE: 78 John & 90-92 Elm, Yonkers
SOURCE OF SAMPLE:
COLLECTED BY: Client DATE COL'D:10/28/04 RECEIVED:10/29/04

MATRIX:Soil SAMPLE: B3 (0-2)

Results reported on a dry weight basis

ANALYTICAL PARAMETERS	UNITS	RESULT	FLAG	DATE OF ANALYSIS	LRL	ANALYTICAL METHOD
Antimony as Sb	mg/Kg	< 1.2		11/02/04	1.1904	EPA6010
Arsenic as As	mg/Kg	5.4		11/02/04	1.1904	EPA6010
Beryllium as Be	mg/Kg	0.30		11/02/04	0.1190	EPA6010
Cadmium as Cd	mg/Kg	< 0.60		11/02/04	0.5952	EPA6010
Chromium as Cr	mg/Kg	10		11/02/04	0.5952	EPA6010
Copper as Cu	mg/Kg	23		11/02/04	1.1904	EPA6010
Lead as Pb	mg/Kg	130		11/02/04	0.5952	EPA6010
Mercury as Hg	mg/Kg	20		11/02/04	1.1904	EPA7470A
Nickel as Ni	mg/Kg	6.7		11/02/04	1.1904	EPA6010
Selenium as Se	mg/Kg	< 0.95		11/08/04	0.9523	EPA7740
Silver as Ag	mg/Kg	< 0.60		11/02/04	0.5952	EPA6010
Thallium as Tl	mg/Kg	< 1.2		11/02/04	1.1904	EPA6010
Zinc as Zn	mg/Kg	70		11/02/04	1.1904	EPA6010

cc:

LRL=Laboratory Reporting Limit

REMARKS:

DIRECTOR

rn = 42038 NYSDOH ID # 10320

ECOT LABORATORIES, INC. • ENVIRONMENTAL TESTING
377 Sheffield Avenue, North Babylon, New York 11703
(631) 422-5777 • FAX (631) 422-5770 • Email: ecotestlab@aol.com

CHAIN OF CUSTODY RECORD

Client: Warren & Panzer
Address: 228 E. 45th St
10th Flor NY NY
Phone: 212-922-0077 FAX: 212-922-0630
Person receiving report: Greg C
Sampled by: GC
Source: 78 Jay & 70-72 Elm, Yonkers
Job No.:

Standard TAT — Not DOC Project!

MATRIX (SOIL, WATER, OIL)	COLLECTED DATE	COLLECTED TIME	SAMPLE IDENTIFICATION	TOTAL NUMBER OF CONTAINERS	TYPE & NUMBER OF CONTAINERS: VOCs 8260	RP Metals	QC Pkg Type (If Required)	Accelerated Turnaround Date Required	REMARKS/TESTS REQUIRED
Soil	10-23	—	B1 composite	2	X	X			
		—	B2 (4-6)	2	X	X			
		—	B3 (0-2)	2	X	X			

Relinquished by: (Signature) / Representing:	DATE/TIME	SEAL INTACT? YES NO NA	Received by: (Signature) / Representing:	Relinquished by: (Signature) / Representing:	DATE/TIME	SEAL INTACT? YES NO NA	Received by: (Signature) / Representing:
Relinquished by: (Signature) / Representing:	DATE/TIME	SEAL INTACT? YES NO NA	Received by: (Signature) / Representing:	Relinquished by: (Signature) / Representing:	DATE/TIME	SEAL INTACT? YES NO NA	Received by: (Signature) / Representing: