LCS INC.
Environmental and Real Estate Consultants

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September 21, 2005

Mr. Mark Aquino
32 Central Avenue
Lancaster, New York 14086

Re: Limited and Focused Subsurface Soil Investigation – Summary
65 Lake Street
Lancaster, New York
LCS Project #05B1606.22

Dear Mr. Aquino:

As you are aware, Lender Consulting Services, Inc. (LCS) completed a Phase I Environmental Site Assessment report dated August 22, 2005. Through that study LCS identified the historic use of the subject property as a dry-cleaning facility from at least 1949 through at least 1958.

At your request, LCS collected soil samples by advancing hand borings through the bottom of the excavation currently on-site and associated with the construction of the south and north buildings. (The western building foundation was not yet excavated during LCS' site visit.) Two soil samples were collected for laboratory analysis for volatile organic compounds (VOCs) in accordance with United States Environmental Protection Agency (USEPA) SW-846 Method 8260 target compound list (TCL).

Based on the analytical results (attached), no chlorinated solvents such as those commonly used within dry-cleaning operations were detected. Only one analyte (methylene chloride) was detected at concentrations just above the laboratory's method detection limits. That detection may be the result of laboratory contamination.

Based on the analytical results, no further work is necessary at this time. However, as with any property, if impacted soils are encountered in the future, they should be handled properly.

LCS limited the detail of this report to reduce your project costs. If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,

Andrew J. Kucserik, CPG, PG
Senior Geologist

Douglas B. Reid
VP, Environmental Services
Environmental Scientist

ANALYTICAL RESULTS

WASTE STREAM TECHNOLOGY, INC.

302 Grote Street
Buffalo, NY 14207
(716) 876-5290

Analytical Data Report
Report Date: 09/12/05
Work Order Number: 5H26013

Prepared For
Doug Reid
Lender Consulting Service
P.O. Box 406
Buffalo, NY 14205
Fax: (716) 845-6164

Site: 05B1606.22 (65 Lake St., Lancaster, NY)

Enclosed are the results of analyses for samples received by the laboratory on 08/26/05. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Brian S. Schepart, Ph.D., Laboratory Director

ENVIRONMENTAL LABORATORY ACCREDITATION CERTIFICATION NUMBERS
NYSDOH ELAP #11179 NJDEPE #73977 PADEP #68757

Lender Consulting Service P.O. Box 406 Buffalo NY, 14205	Project: New York State Projects Project Number: 05B1606.22 (65 Lake St., Lancaster, NY) Project Manager: Doug Reid	**Reported:** 09/12/05 09:41

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
South Wall	5H26013-01	Soil	08/26/05 14:30	08/26/05 16:15
North Wall	5H26013-02	Soil	08/26/05 15:00	08/26/05 16:15

Lender Consulting Service P.O. Box 406 Buffalo NY, 14205	Project: New York State Projects Project Number: 05B1606.22 (65 Lake St., Lancaster, NY) Project Manager: Doug Reid	**Reported:** 09/12/05 09:41

Volatile Organic Compounds by EPA Method 8260B

Waste Stream Technology Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
South Wall (5H26013-01) Soil Sampled: 08/26/05 14:30 Received: 08/26/05 16:15									
chloromethane	ND	10	ug/kg dry	1	AI50204	09/02/05	09/02/05	8260	U
vinyl chloride	ND	10	"	"	"	"	"	"	U
bromomethane	ND	10	"	"	"	"	"	"	U
chloroethane	ND	10	"	"	"	"	"	"	U
1,1-dichloroethene	ND	2	"	"	"	"	"	"	U
acetone	ND	10	"	"	"	"	"	"	U
carbon disulfide	ND	2	"	"	"	"	"	"	U
methylene chloride	**3**	2	"	"	"	"	"	"	B
trans-1,2-dichloroethene	ND	2	"	"	"	"	"	"	U
1,1-dichloroethane	ND	2	"	"	"	"	"	"	U
vinyl acetate	ND	10	"	"	"	"	"	"	U
2-butanone	ND	10	"	"	"	"	"	"	U
cis-1,2-dichloroethene	ND	2	"	"	"	"	"	"	U
chloroform	ND	2	"	"	"	"	"	"	U
1,1,1-trichloroethane	ND	2	"	"	"	"	"	"	U
carbon tetrachloride	ND	2	"	"	"	"	"	"	U
benzene	ND	2	"	"	"	"	"	"	U
1,2-dichloroethane	ND	2	"	"	"	"	"	"	U
trichloroethene	ND	2	"	"	"	"	"	"	U
1,2-dichloropropane	ND	2	"	"	"	"	"	"	U
bromodichloromethane	ND	2	"	"	"	"	"	"	U
4-Methyl-2-pentanone (MIBK)	ND	10	"	"	"	"	"	"	U
cis-1,3-dichloropropene	ND	2	"	"	"	"	"	"	U
toluene	ND	2	"	"	"	"	"	"	U
trans-1,3-dichloropropene	ND	2	"	"	"	"	"	"	U
1,1,2-trichloroethane	ND	2	"	"	"	"	"	"	U
2-hexanone	ND	10	"	"	"	"	"	"	U
tetrachloroethene	ND	2	"	"	"	"	"	"	U
dibromochloromethane	ND	2	"	"	"	"	"	"	U
chlorobenzene	ND	2	"	"	"	"	"	"	U
ethylbenzene	ND	2	"	"	"	"	"	"	U
m,p-xylene	ND	4	"	"	"	"	"	"	U
o-xylene	ND	2	"	"	"	"	"	"	U
styrene	ND	2	"	"	"	"	"	"	U
bromoform	ND	2	"	"	"	"	"	"	U
1,1,2,2-tetrachloroethane	ND	2	"	"	"	"	"	"	U
Surrogate: 1,2-Dichloroethane-d4		*107 %*	*69-132*		"	"	"	"	
Surrogate: Toluene-d8		*98.7 %*	*81-121*		"	"	"	"	
Surrogate: Bromofluorobenzene		*99.3 %*	*83-121*		"	"	"	"	

Lender Consulting Service P.O. Box 406 Buffalo NY, 14205	Project: New York State Projects Project Number: 05B1606.22 (65 Lake St., Lancaster, NY) Project Manager: Doug Reid	**Reported:** 09/12/05 09:41

Volatile Organic Compounds by EPA Method 8260B

Waste Stream Technology Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
North Wall (5H26013-02) Soil Sampled: 08/26/05 15:00 Received: 08/26/05 16:15									
chloromethane	ND	10	ug/kg dry	1	AI50204	09/02/05	09/02/05	8260	U
vinyl chloride	ND	10	"	"	"	"	"	"	U
bromomethane	ND	10	"	"	"	"	"	"	U
chloroethane	ND	10	"	"	"	"	"	"	U
1,1-dichloroethene	ND	2	"	"	"	"	"	"	U
acetone	ND	10	"	"	"	"	"	"	U
carbon disulfide	ND	2	"	"	"	"	"	"	U
methylene chloride	**4**	2	"	"	"	"	"	"	B
trans-1,2-dichloroethene	ND	2	"	"	"	"	"	"	U
1,1-dichloroethane	ND	2	"	"	"	"	"	"	U
vinyl acetate	ND	10	"	"	"	"	"	"	U
2-butanone	ND	10	"	"	"	"	"	"	U
cis-1,2-dichloroethene	ND	2	"	"	"	"	"	"	U
chloroform	ND	2	"	"	"	"	"	"	U
1,1,1-trichloroethane	ND	2	"	"	"	"	"	"	U
carbon tetrachloride	ND	2	"	"	"	"	"	"	U
benzene	ND	2	"	"	"	"	"	"	U
1,2-dichloroethane	ND	2	"	"	"	"	"	"	U
trichloroethene	ND	2	"	"	"	"	"	"	U
1,2-dichloropropane	ND	2	"	"	"	"	"	"	U
bromodichloromethane	ND	2	"	"	"	"	"	"	U
4-Methyl-2-pentanone (MIBK)	ND	10	"	"	"	"	"	"	U
cis-1,3-dichloropropene	ND	2	"	"	"	"	"	"	U
toluene	ND	2	"	"	"	"	"	"	U
trans-1,3-dichloropropene	ND	2	"	"	"	"	"	"	U
1,1,2-trichloroethane	ND	2	"	"	"	"	"	"	U
2-hexanone	ND	10	"	"	"	"	"	"	U
tetrachloroethene	ND	2	"	"	"	"	"	"	U
dibromochloromethane	ND	2	"	"	"	"	"	"	U
chlorobenzene	ND	2	"	"	"	"	"	"	U
ethylbenzene	ND	2	"	"	"	"	"	"	U
m,p-xylene	ND	4	"	"	"	"	"	"	U
o-xylene	ND	2	"	"	"	"	"	"	U
styrene	ND	2	"	"	"	"	"	"	U
bromoform	ND	2	"	"	"	"	"	"	U
1,1,2,2-tetrachloroethane	ND	2	"	"	"	"	"	"	U
Surrogate: 1,2-Dichloroethane-d4	*99.7 %*	*69-132*			"	"	"	"	
Surrogate: Toluene-d8	*99.7 %*	*81-121*			"	"	"	"	
Surrogate: Bromofluorobenzene	*106 %*	*83-121*			"	"	"	"	

Lender Consulting Service P.O. Box 406 Buffalo NY, 14205	Project: New York State Projects Project Number: 05B1606.22 (65 Lake St., Lancaster, NY) Project Manager: Doug Reid	**Reported:** 09/12/05 09:41

Conventional Chemistry Parameters by EPA Methods
Waste Stream Technology Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
South Wall (5H26013-01) Soil	**Sampled: 08/26/05 14:30**	**Received: 08/26/05 16:15**							
% Solids	**80.2**	0.1	%	1	AI50608	09/02/05	09/06/05	% calculation	
North Wall (5H26013-02) Soil	**Sampled: 08/26/05 15:00**	**Received: 08/26/05 16:15**							
% Solids	**81.9**	0.1	%	1	AI50608	09/02/05	09/06/05	% calculation	

Notes and Definitions

U	Analyte included in the analysis, but not detected
B	Analyte is found in the associated blank as well as in the sample (CLP B-flag).
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

CHAIN OF CUSTODY

WASTE STREAM TECHNOLOGY

Waste Stream Technology Inc.
302 Grote Street, Buffalo, NY 14207
(716) 876-5290 • FAX (716) 876-2412

OFFICE USE ONLY

GROUP # 5H26013

DUE DATE ______

PAGE 1 OF 1

REPORT TO: LCS

CONTACT [illegible]

PH. # ( ) [illegible]

FAX # ( ) [illegible]

BILL TO: LCS

PO#

PROJECT DESCRIPTION [illegible]

SAMPLER SIGNATURE [signature]

TURN AROUND TIME: [illegible]

QUOTATION NUMBER:

ARE SPECIAL DETECTION LIMITS REQUIRED:
YES NO [illegible]
If yes please attach requirements.

Is a QC Package required:
YES NO [illegible]
If yes please attach requirements

DW DRINKING WATER
GW GROUND WATER
SW SURFACE WATER
WW WASTE WATER
O OIL

SL SLUDGE
SO SOIL
S SOLID
W WIPE
OTHER

ANALYSES TO BE PERFORMED

	SAMPLE I.D.	DATE SAMPLED	TIME OF SAMPLING	SAMPLE TYPE	TOTAL NO. OF CONTAINERS	[illegible]										TYPE OF CONTAINER/ COMMENTS:	OFFICE USE ONLY WST. I.D.
1	South Wall	8/16	[illegible]	SO	2	X										2-2oz	01
2	North Wall	8/16	[illegible]	SO	2	X										2-2oz	02
3																	
4																	
5																	
6																	
7																	
8																	
9																	
10																	

REMARKS:

RELINQUISHED BY:	DATE:	TIME:	RECEIVED BY:	DATE:	TIME:
[signature]	[illegible]	[illegible]	[signature]	[illegible]	[illegible]

RELINQUISHED BY:	DATE:	TIME:	RECEIVED BY:	DATE:	TIME:
	/ /			/ /	