

7 September 2006

Mr. Robert Filkins
Senior Engineering Geologist, Bureau of Eastern Remedial Action
Division of Environmental Remediation, NYSDEC
625 Broadway, 11th Floor
Albany NY 12233-7015

RE: **Former Mimi Cleaners: 58 Christie Place, Scarsdale, NY**
VP Site No. V00306-3
Soil Gas Sampling Results and
Proposed Additional Off-Site Soil Gas Investigation

Dear Mr. Filkins:

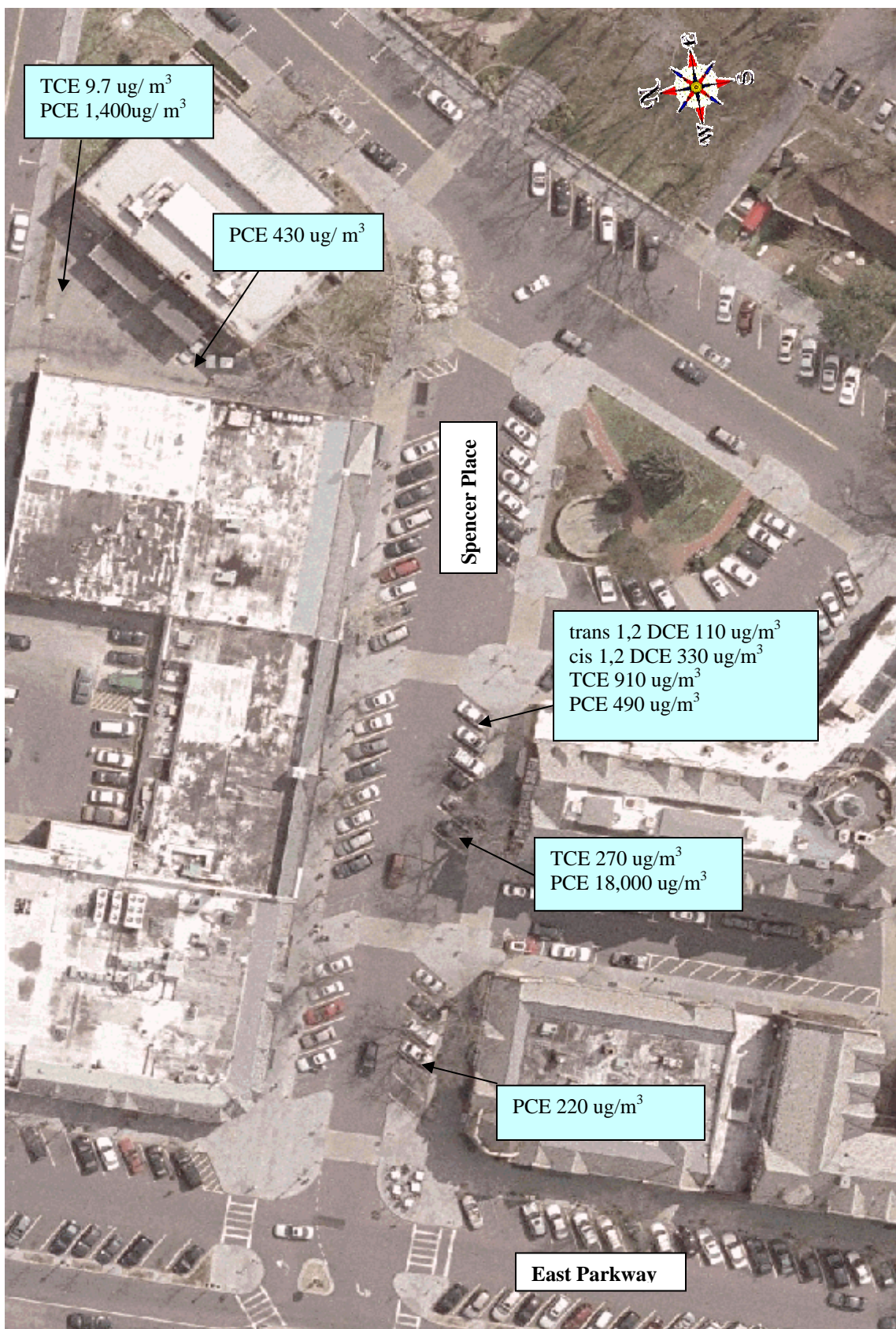
On Behalf of Hausman Realty Corp, Inc., HDR|LMS has prepared this work scope to conduct additional off-Site soil gas sampling for the above-referenced project Site. The additional soil gas sampling is being performed to supplement the June 2006 sampling investigation by further delineating the extent of chlorinated solvent impact and assessing whether any additional source(s) are contributing to the contamination found.

June 2006 Results

The June 2006 investigation was performed in accordance with our New York State Department of Environmental Conservation (DEC) and New York State Department of Health (DOH)-approved scope of work dated 3 May 2005. The investigation consisted of the collection of two (2) soil gas samples within the Post Office parking lot located east of the Site and three (3) soil gas samples from the roadway south of Spencer Place. Results of the study were submitted to DEC/DOH in a 13 July 2006 letter report.

Sample results indicate the presence of tetrachloroethene (PCE) and potential degradation products trichloroethene (TCE) and the 1,2-dichloroethene isomers (trans-1,2-DCE, cis-1,2-DCE) in soil gas samples collected (Figure 1). Concentrations detected were significantly greater than was expected based upon

Figure 1: June 2006 Soil Gas Sample Results



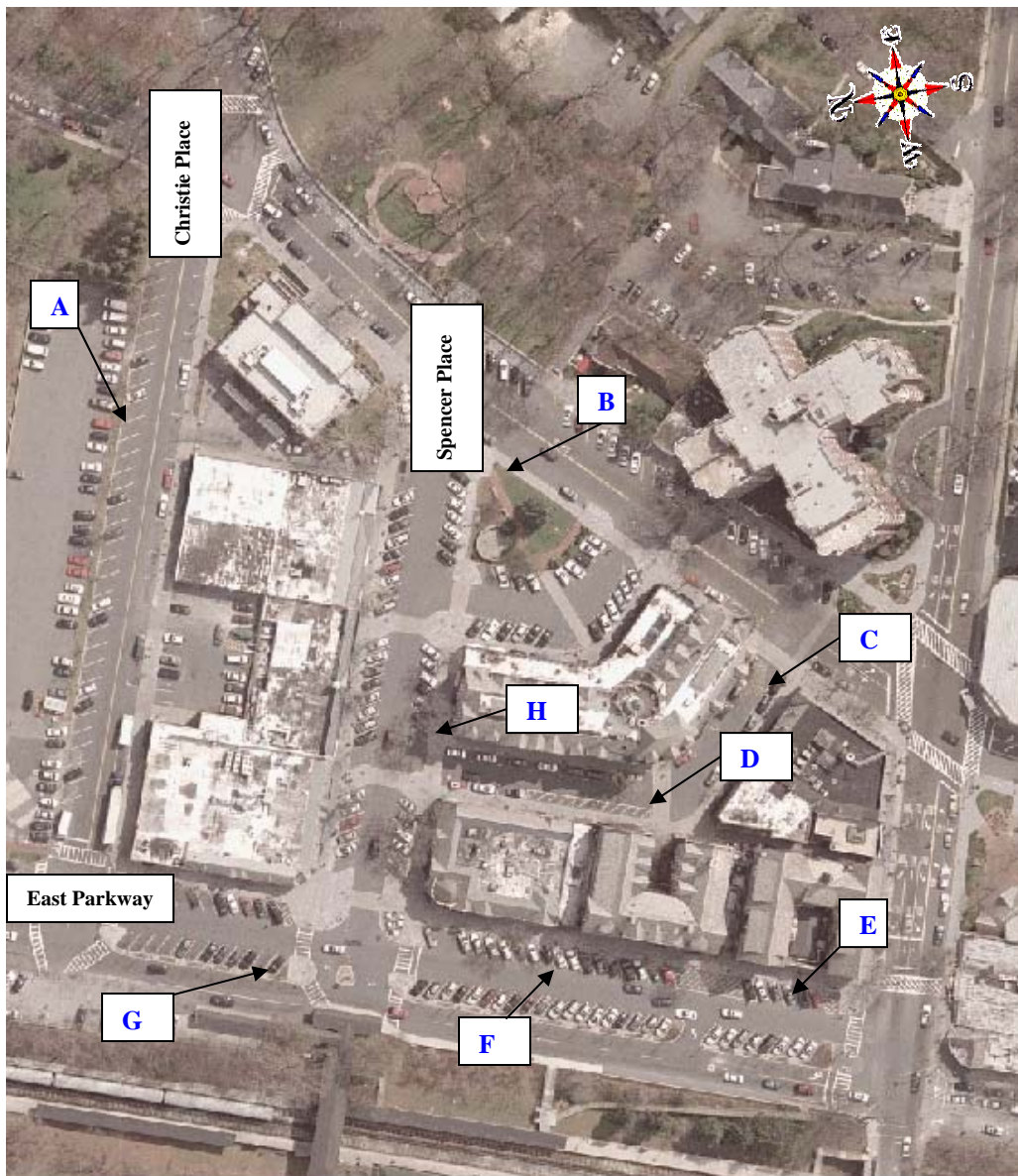
the extensive sub-slab sampling performed both within the Site Building and adjacent building and the inferred groundwater flow direction. Discussions with long-term residents of the area indicate the building adjacent to samples SG-SP 36 and SG-SP 31 in Figure 1 historically contained a hardware store and the building adjacent to sample SG-SP 28 both historically and currently contains a dry cleaner. The highest concentration south of Spencer Place indicates that another source may be present there. Additional soil gas sampling is proposed to confirm the highest concentration measured, to better assess the off site distribution and to identify a source area that may be present south of Spencer Place.

Additional Soil Gas Sampling

The additional proposed soil gas sampling locations are shown in Figure 2. The southern-most locations (C, D, E and F) are expected to bound the vapor contaminants, or define another vapor source in the area. Soil gas sample Location A will be moved further to the north towards the apartment buildings if access to the property is obtained. Soil Gas samples will be installed and collected in accordance with DOH's Draft Guidance for Evaluating Soil Vapor Intrusion in the State of New York (February 2005). Samples will be collected utilizing the following procedures:

1. Soil vapor probes will be installed utilizing a probe rig to depths of approximately 5 feet below grade.
2. Porous backfill (course sand) will be used to create a 1 foot sampling zone.
3. The soil vapor probe will be fitted with inert tubing (Teflon) that will connect the probe to the sample canister (SUMA).
4. The soil vapor probe will be sealed above the sampling zone (sand pack) with a minimum of three (3) feet of bentonite.
5. The soil-gas sampling probe and Teflon tubing will initially be purged with the use of a low-flow (< 0.2 l/m) personal air sampling (PAS) pump. The total volume to be purged will be calculated for each sampling point and will be equal to the void space of the tubing and soil-gas sampling probe. Following the initial purge of the sampling system the Teflon tubing will be connected to the Summa Canister.
6. A 2-hour sample will be collected for analyses. Sample crews will record the sample identification, data and time of sample collection, purge volumes, volume of soil vapor extracted, vacuum before and after sample collection, apparent moisture content of the sampling zone,

Figure 2: Proposed Soil Gas Sampling Locations

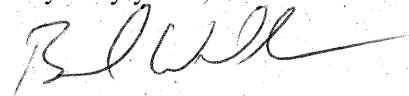


- location and site sketch of the background sampling station, weather condition including barometric pressure, and any pertinent observations.
7. A Tracer gas will be used at approximately 10% of the sampling locations in accordance with DOH procedures to verify the integrity of the soil vapor probe seal.
 8. An outdoor air sample will be collected concurrently with the soil gas sampling investigation.
 9. All samples collected will be shipped by overnight courier under proper chain-of-custody procedures to a DOH-certified laboratory for analyses by EPA Method TO-15.

Schedule

The work is planned to commence in October 2006, if timely approvals are received. If you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,



Bradley C. Williams, Ph.D.
Project Manager

Attachments

Cc: R. Cozzy, NYSDEC
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