



LAUREL ENVIRONMENTAL ASSOCIATES, LTD

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WWW.LAURELENV.COM

CLOSURE REPORT:
REMOVAL OF CONTAMINATED SOIL

21st CENTURY DRY CLEANER
323 YONKERS AVENUE
YONKERS, NEW YORK

PREPARED FOR:


COMMERCE BANK
2059 SPRINGDALE ROAD
CHERRY HILL, NEW JERSEY 08003

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
21 SOUTH PUTT CORNER ROAD
NEW PALTZ, NEW YORK 12561

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
145 HUGUENOT STREET
NEW ROCHELLE, NEW YORK 10801

April 27, 2006

LEA PROJECT # 05-160.5


Christopher M Bowe
Environmental Scientist

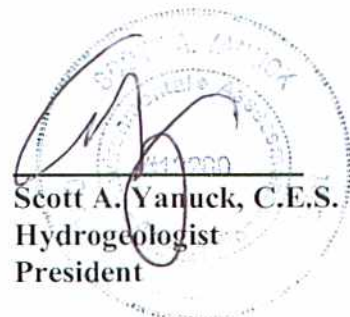

Scott A. Yanuck, C.E.S.
Hydrogeologist
President

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REPORT SPECIFICATIONS

This report contains (6) pages of text.

Copies and circulation of this report are as follows:

Three bound copies to Christopher Eyre, Commerce Bank

One unbound copy to the Westchester County Department of Health, Mr. Frederick Beck

One unbound copy to the NYSDEC, Ms. Michelle Toppel

Two copies in the confidential client file at *Laurel Environmental Associates, Ltd. (LEA)*.

This report is prepared for the exclusive use of the principals noted above and is considered private and confidential. *LEA* shall not release this report or any of the findings of this report to any person or agency except with the authorization of the named principals.

1.0 SCOPE OF WORK

Laurel Environmental Associates, Ltd. was retained by Yonkers Realty Corp. on behalf of Commerce Bank to excavate and dispose of concrete and contaminated soil from Cho's 21st Century Dry Cleaner located at 323 Yonkers Avenue, Yonkers, New York.

Per our contractual agreement, *LEA* completed the following tasks:

- ❑ Disassembled and temporarily moved the dry cleaning machine located inside the building in order to gain access to the proposed excavation area.
- ❑ Removed and disposed of approximately 12 tons of reinforced concrete.
- ❑ Excavated the area of impacted soil beneath the former dry cleaning machine. Hand dug and placed contaminated soil into two fifteen-yard roll-off containers for disposal at an approved facility.
- ❑ Collected a total of six endpoint soil samples from each of the sidewalls and from the bottom of the excavation. Submitted samples to the laboratory for analysis of volatile organic compounds. Compared results to the NYSDEC TAGM #4046 Recommended Soil Cleanup Objectives.
- ❑ Arranged for the transportation and disposal of the contaminated sediments at an approved facility, in Belleville, Michigan. Weight tickets indicate a total of 23.62 tons of soil disposed of.
- ❑ Lined the excavation area with 6-mil poly sheeting and backfilled with clean bank-run sand. Replaced the concrete slab and sealed with a watertight epoxy coating.
- ❑ Reassembled and installed the dry cleaning machine to its original location.
- ❑ Produced a Closure Report for submittal to the NYSDEC.

2.0 PREVIOUS ENVIRONMENTAL REPORT

Based on a Phase I Environmental Site Assessment completed by *LEA* in April 2005 and the subsequent Phase II Subsurface Investigation completed in February 2006, *LEA* completed the removal of contaminated soil beneath the dry cleaning facility.

3.0 CONTAMINATED SOIL REMOVAL

On March 20-24, 2006 *LEA* Environmental Scientist Christopher Bowe supervised the excavation of the area beneath the dry cleaning facility. *LEA's* subcontractor *Eastern Environmental Solutions* performed all excavation work at the subject property. Prior to performing any excavation work the dry cleaning machine was disassembled and temporarily moved in order to gain access beneath the machine.

Based on field screening using a Photoionization detector (PID), approximately 15 yards of impacted soils were dug by hand and removed from the excavation and placed into roll-off containers for disposal. The bottom of the excavation was determined by bedrock which was encountered at approximately 1.5-2 feet below grade. No groundwater was encountered within the excavation.

A representative from the Westchester County Department of Health, Mr. Frederick Beck, was on-site to witness the work being performed. Composite endpoint samples were collected from each of the sidewalls (EP-North, EP-South, EP-East, & EP-West) and from the bottom of the excavation (EP-Bottom) on March 23, 2006. All sampling was conducted by *LEA* Environmental Scientist Christopher Bowe. The bottom endpoint samples and sidewall samples were collected by hand using a small shovel.

Samples were placed into appropriate laboratory containers, placed on ice and delivered via laboratory courier to York Analytical (ID#10854) for analysis. Soil samples were analyzed using Method 8260 list of parameters for volatile organic compounds. Laboratory analysis indicated trace to low levels of Tetrachloroethylene below NYSDEC TAGM Recommended Soil Cleanup Objectives in all samples, with the exception of the sample collected along the east sidewall of the excavation (EP-East).

Based upon laboratory results that indicated residual contamination along the eastern sidewall, approximately 5 additional yards of impacted soil were removed from the northeast side of the excavation on March 27 & 28, 2006. All impacted soils encountered were removed from the site and a composite endpoint sample was collected from the sidewall of the additional excavation area (EP-Northeast).

The sample was placed into appropriate laboratory containers, placed on ice and hand delivered to Ecotest Laboratories, Inc. in North Babylon, New York for analysis. The sample was expedited and analyzed using Method 8260 for volatile organic compounds. Laboratory analysis indicated levels of Tetrachloroethylene below the NYSDEC TAGM #4046 Recommended Soil Cleanup Objectives in the sample, thereby indicating that remediation was complete. Please refer to Appendix A for the complete laboratory analysis and Appendix B for the regulatory guidelines.

The excavation area was lined with 6-mil poly sheeting and backfilled with clean bank-run sand. The concrete slab was replaced and sealed with a watertight epoxy coating. All contaminated soil, a total of 23.62 tons, was removed from the site on April 3, and April 5, 2006, transported and disposed of as hazardous F-listed waste at Wayne Disposal Inc., Belleville, Michigan (see Appendix D for waste manifests).

4.0 CONCLUSIONS

Based on the work performed at 21st Century Dry Cleaner, 323 Yonkers Avenue, Yonkers, New York *Laurel Environmental Associates, Ltd.* recommends that no further action is necessary to assess or remediate the environmental condition at the subject site and, since all hazardous materials were removed, requests closure of the files at the NYSDEC and WCDH.

QA/QC Review by:



Carla M. Sullivan, Quality Assurance

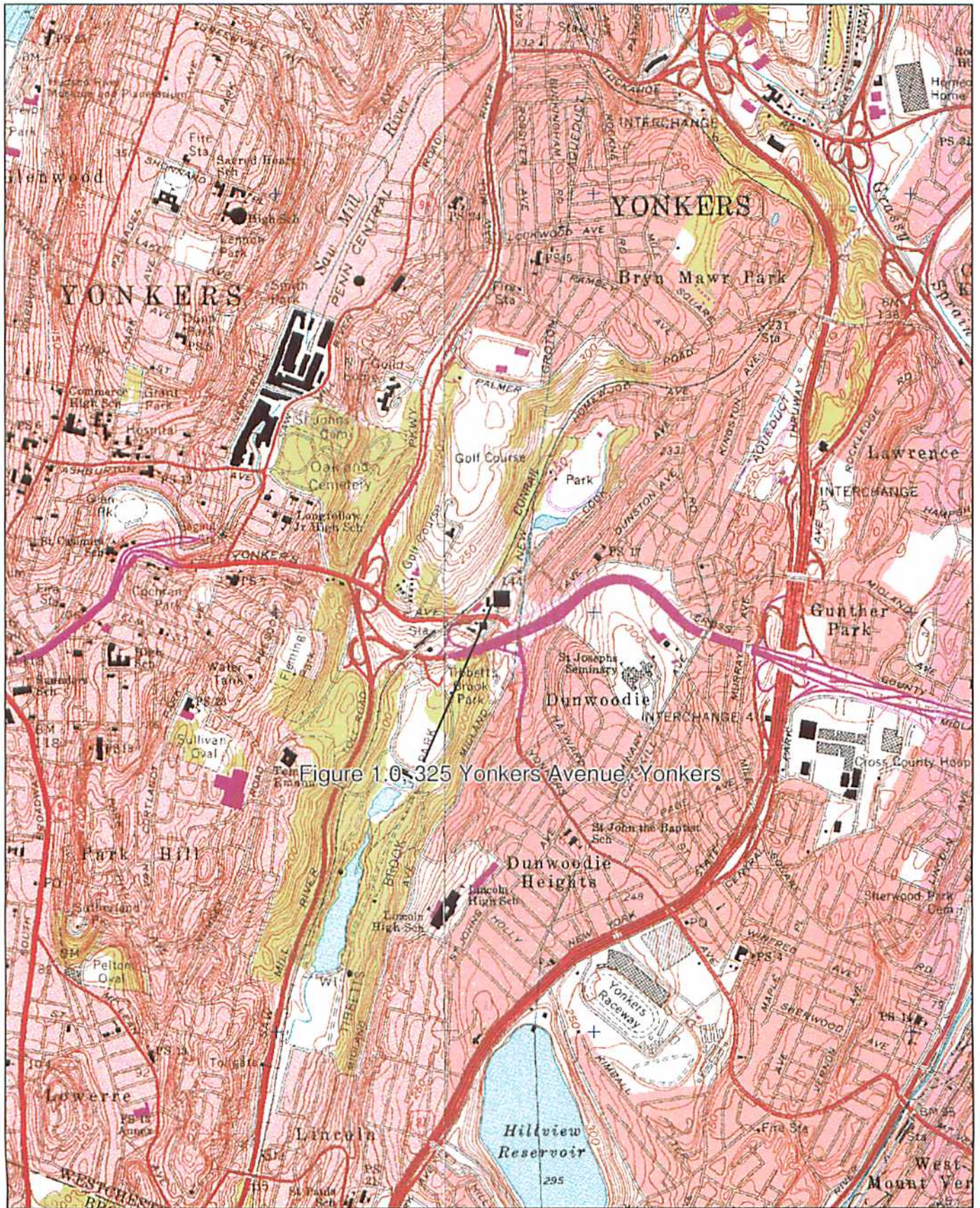
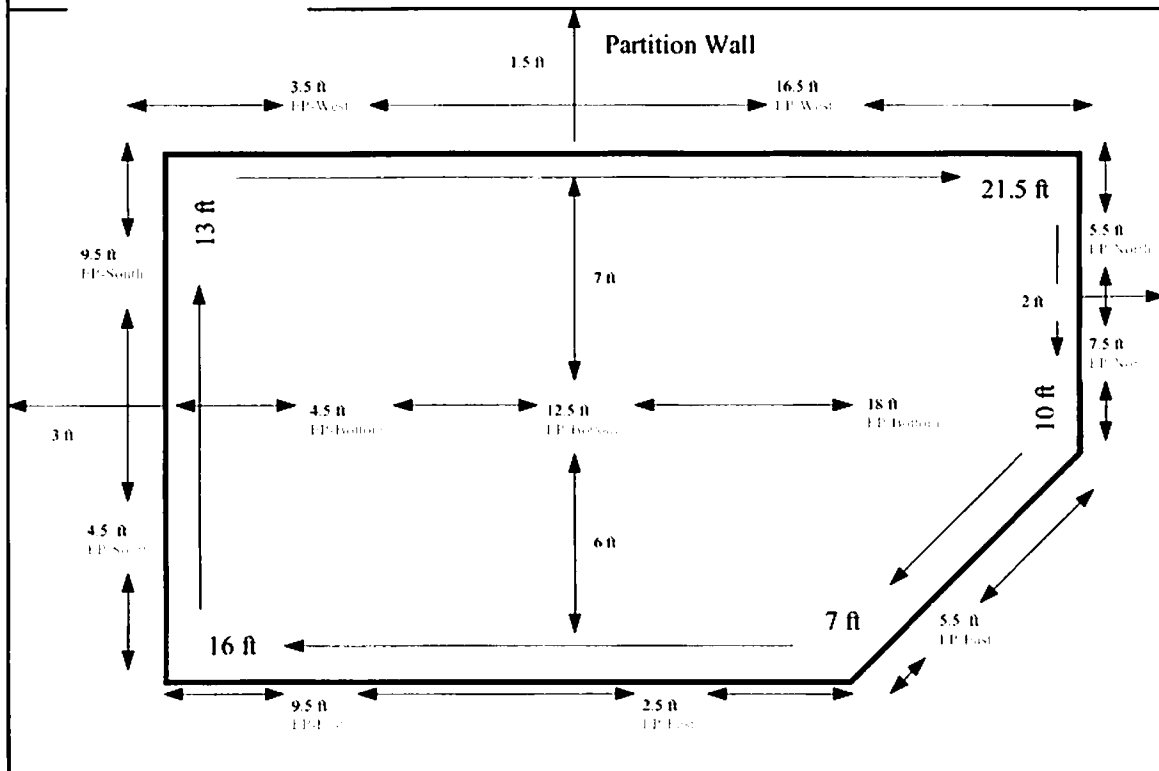


Figure 1.0: 325 Yonkers Avenue, Yonkers

**21st Century Dry Cleaner
323 Yonkers Ave, Yonkers – New York
Figure 2
Initial Endpoint Sample Locations**



ENDPOINT SAMPLE SUMMARY

EP-North Composite
PID 0.4ppm
Depth 1.5 ft / 1100

EP-Bottom
PID 1.3ppm
Depth 1.5 ft / 1212

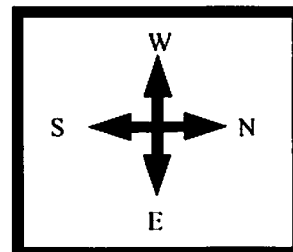
EP-South Composite
PID 1.2ppm
Depth 1.5 ft / 1140

Samples collected
on March 23, 2006

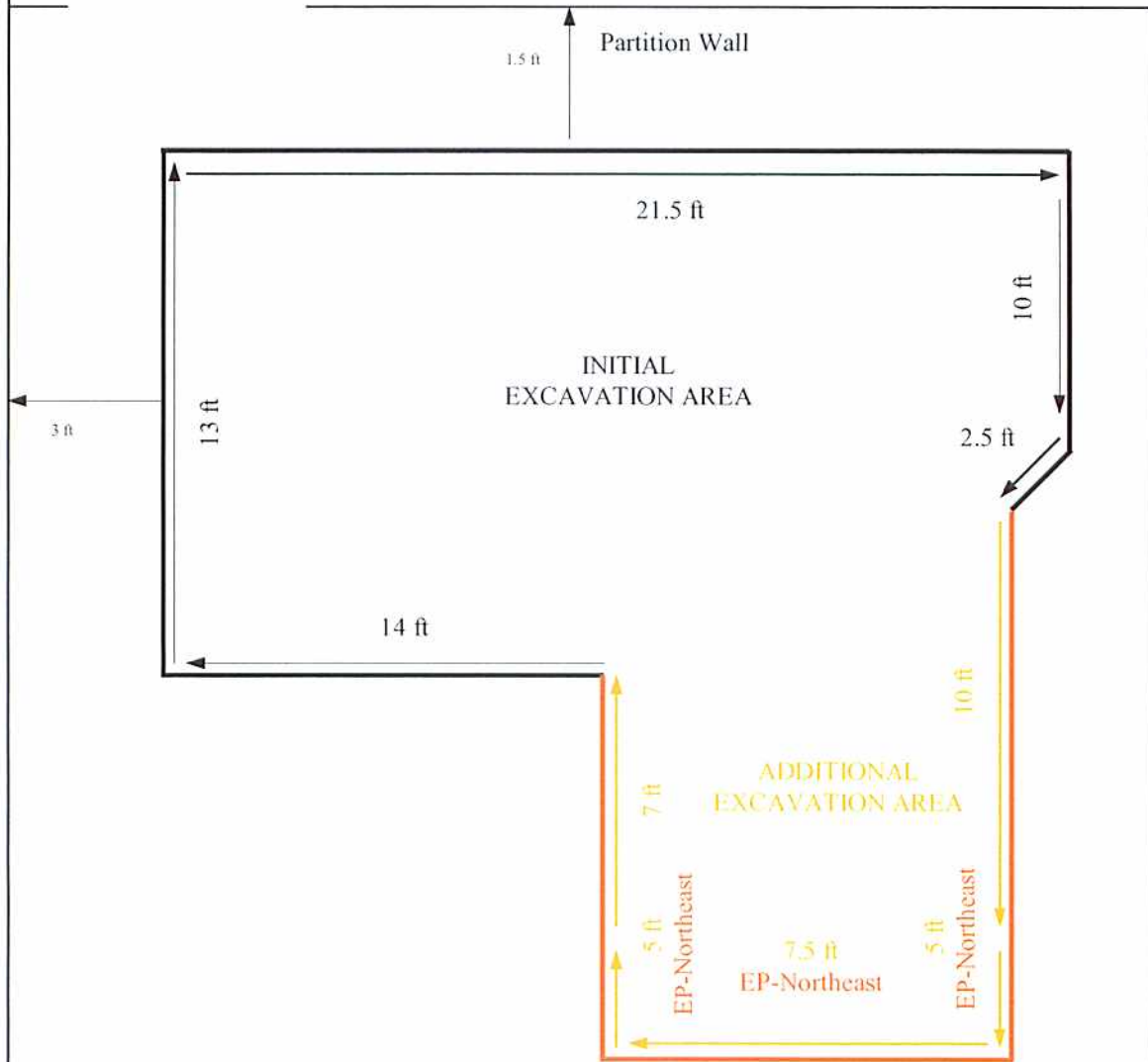
EP-East Composite
PID 0.6ppm
Depth 1.5 ft / 1152

Drawn By: C. Bowe
March 24, 2006

EP-West Composite
PID 1.4ppm
Depth 1.5 ft / 1130



21st Century Dry Cleaner
323 Yonkers Ave, Yonkers, New York
Figure 3
Additional Endpoint Sample Locations

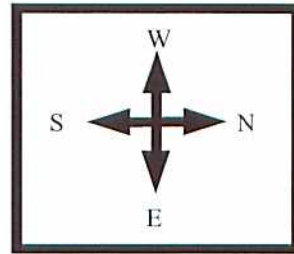


ENDPOINT SAMPLE SUMMARY

EP-North East Composite
PID 0.4ppm
Depth 1.5 ft / 1100

Samples collected
On March 28, 2006

Drawn by: C. Bowe
March 28, 2006



APPENDIX A

Laboratory Analysis

YORK
ANALYTICAL LABORATORIES, INC.

Technical Report

prepared for

Laurel Environmental
52 Elm Street
Huntington, NY 11743-3402
Attention: Carla Sullivan

Report Date: 3/24/2006
Re: Client Project ID: 21st Century Dry Cleaner, 323 Yonkers Ave., Yonkers, NY
York Project No.: 06030721

CT License No. PH-0723

New York License No. 10854



120 RESEARCH DRIVE STRATFORD, CT 06615 (203) 325-1371 FAX (203) 357-0166

Report Date: 3/24/2006
 Client Project ID: 21st Century Dry Cleaner, 323 Yonkers Ave., Yonkers, NY
 York Project No.: 06030721

Laurel Environmental
 52 Elm Street
 Huntington, NY 11743-3402
 Attention: Carla Sullivan

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 03/23/06. The project was identified as your project "21st Century Dry Cleaner, 323 Yonkers Ave., Yonkers, NY."

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			EP-North		EP-South	
York Sample ID			06030721-01		06030721-02	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles-8021 List	SW846-8260	ug/Kg	---	---	---	---
1,1,1,2-Tetrachloroethane			Not detected	10	Not detected	5.0
1,1,1-Trichloroethane			Not detected	10	Not detected	5.0
1,1,2,2-Tetrachloroethane			Not detected	10	Not detected	5.0
1,1,2-Trichloroethane			Not detected	10	Not detected	5.0
1,1-Dichloroethane			Not detected	10	Not detected	5.0
1,1-Dichloroethylene			Not detected	10	Not detected	5.0
1,1-Dichloropropylene			Not detected	10	Not detected	5.0
1,2,3-Trichlorobenzene			Not detected	10	Not detected	5.0
1,2,3-Trichloropropane			Not detected	10	Not detected	5.0
1,2,4-Trichlorobenzene			Not detected	10	Not detected	5.0
1,2,4-Trimethylbenzene			Not detected	10	Not detected	5.0
1,2-Dibromo-3-chloropropane			Not detected	10	Not detected	5.0
1,2-Dibromoethane			Not detected	10	Not detected	5.0
1,2-Dichlorobenzene			Not detected	10	Not detected	5.0
1,2-Dichloroethane			Not detected	10	Not detected	5.0
1,2-Dichloroethylene (Total)			Not detected	10	Not detected	5.0

YORK

Client Sample ID			EP-North		EP-South	
York Sample ID			06030721-01		06030721-02	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
1,2-Dichloropropane			Not detected	10	Not detected	5.0
1,3,5-Trimethylbenzene			Not detected	10	Not detected	5.0
1,3-Dichlorobenzene			Not detected	10	Not detected	5.0
1,3-Dichloropropane			Not detected	10	Not detected	5.0
1,4-Dichlorobenzene			Not detected	10	Not detected	5.0
2,2-Dichloropropane			Not detected	10	Not detected	5.0
2-Chlorotoluene			Not detected	10	Not detected	5.0
4-Chlorotoluene			Not detected	10	Not detected	5.0
Benzene			Not detected	10	Not detected	5.0
Bromobenzene			Not detected	10	Not detected	5.0
Bromochloromethane			Not detected	10	Not detected	5.0
Bromodichloromethane			Not detected	10	Not detected	5.0
Bromoform			Not detected	10	Not detected	5.0
Bromomethane			Not detected	10	Not detected	5.0
Carbon tetrachloride			Not detected	10	Not detected	5.0
Chlorobenzene			Not detected	10	Not detected	5.0
Chloroethane			Not detected	10	Not detected	5.0
Chloroform			Not detected	10	Not detected	5.0
Chloromethane			Not detected	10	Not detected	5.0
cis-1,3-Dichloropropylene			Not detected	10	Not detected	5.0
Dibromochloromethane			Not detected	10	Not detected	5.0
Dibromomethane			Not detected	10	Not detected	5.0
Dichlorodifluoromethane			Not detected	10	Not detected	5.0
Ethylbenzene			Not detected	10	Not detected	5.0
Hexachlorobutadiene			Not detected	10	Not detected	5.0
Isopropylbenzene			Not detected	10	Not detected	5.0
Methylene chloride			Not detected	10	Not detected	5.0
MTBE			Not detected	10	Not detected	5.0
Naphthalene			Not detected	10	Not detected	5.0
n-Butylbenzene			Not detected	10	Not detected	5.0
n-Propylbenzene			Not detected	10	Not detected	5.0
o-Xylene			Not detected	10	Not detected	5.0
p- & m-Xylenes			Not detected	10	Not detected	5.0
p-Isopropyltoluene			Not detected	10	Not detected	5.0
sec-Butylbenzene			Not detected	10	Not detected	5.0
Styrene			Not detected	10	Not detected	5.0
tert-Butylbenzene			Not detected	10	Not detected	5.0
Tetrachloroethylene			210	10	320	5.0
Toluene			Not detected	10	Not detected	5.0
trans-1,3-Dichloropropylene			Not detected	10	Not detected	5.0
Trichloroethylene			Not detected	10	Not detected	5.0
Trichlorofluoromethane			Not detected	10	Not detected	5.0
Vinyl chloride			Not detected	10	Not detected	5.0

YORK

Client Sample ID			EP-East		EP-West	
York Sample ID			06030721-03		06030721-04	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles-8021 List	SW846-8260	ug/Kg	---	---	---	---
1,1,1,2-Tetrachloroethane			Not detected	100	Not detected	10
1,1,1-Trichloroethane			Not detected	100	Not detected	10
1,1,2,2-Tetrachloroethane			Not detected	100	Not detected	10
1,1,2-Trichloroethane			Not detected	100	Not detected	10
1,1-Dichloroethane			Not detected	100	Not detected	10
1,1-Dichloroethylene			Not detected	100	Not detected	10
1,1-Dichloropropylene			Not detected	100	Not detected	10
1,2,3-Trichlorobenzene			Not detected	100	Not detected	10
1,2,3-Trichloropropane			Not detected	100	Not detected	10
1,2,4-Trichlorobenzene			Not detected	100	Not detected	10
1,2,4-Trimethylbenzene			Not detected	100	Not detected	10
1,2-Dibromo-3-chloropropane			Not detected	100	Not detected	10
1,2-Dibromoethane			Not detected	100	Not detected	10
1,2-Dichlorobenzene			Not detected	100	Not detected	10
1,2-Dichloroethane			Not detected	100	Not detected	10
1,2-Dichloroethylene (Total)			Not detected	100	Not detected	10
1,2-Dichloropropane			Not detected	100	Not detected	10
1,3,5-Trimethylbenzene			Not detected	100	Not detected	10
1,3-Dichlorobenzene			Not detected	100	Not detected	10
1,3-Dichloropropane			Not detected	100	Not detected	10
1,4-Dichlorobenzene			Not detected	100	Not detected	10
2,2-Dichloropropane			Not detected	100	Not detected	10
2-Chlorotoluene			Not detected	100	Not detected	10
4-Chlorotoluene			Not detected	100	Not detected	10
Benzene			Not detected	100	Not detected	10
Bromobenzene			Not detected	100	Not detected	10
Bromochloromethane			Not detected	100	Not detected	10
Bromodichloromethane			Not detected	100	Not detected	10
Bromoform			Not detected	100	Not detected	10
Bromomethane			Not detected	100	Not detected	10
Carbon tetrachloride			Not detected	100	Not detected	10
Chlorobenzene			Not detected	100	Not detected	10
Chloroethane			Not detected	100	Not detected	10
Chloroform			Not detected	100	Not detected	10
Chloromethane			Not detected	100	Not detected	10
cis-1,3-Dichloropropylene			Not detected	100	Not detected	10
Dibromochloromethane			Not detected	100	Not detected	10
Dibromomethane			Not detected	100	Not detected	10
Dichlorodifluoromethane			Not detected	100	Not detected	10
Ethylbenzene			Not detected	100	Not detected	10
Hexachlorobutadiene			Not detected	100	Not detected	10
Isopropylbenzene			Not detected	100	Not detected	10
Methylene chloride			Not detected	100	Not detected	10
MTBE			Not detected	100	Not detected	10
Naphthalene			Not detected	100	Not detected	10
n-Butylbenzene			Not detected	100	Not detected	10
n-Propylbenzene			Not detected	100	Not detected	10
o-Xylene			Not detected	100	Not detected	10
p- & m-Xylenes			Not detected	100	Not detected	10
p-Isopropyltoluene			Not detected	100	Not detected	10

YORK

Client Sample ID			EP-East		EP-West	
York Sample ID			06030721-03		06030721-04	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
sec-Butylbenzene			Not detected	100	Not detected	10
Styrene			Not detected	100	Not detected	10
tert-Butylbenzene			Not detected	100	Not detected	10
Tetrachloroethylene			1600	100	550	10
Toluene			Not detected	100	Not detected	10
trans-1,3-Dichloropropylene			Not detected	100	Not detected	10
Trichloroethylene			Not detected	100	Not detected	10
Trichlorofluoromethane			Not detected	100	Not detected	10
Vinyl chloride			Not detected	100	Not detected	10

Client Sample ID			EP-Bottom	
York Sample ID			06030721-05	
Matrix			SOIL	
Parameter	Method	Units	Results	MDL
Volatiles-8021 List	SW846-8260	ug/Kg	---	---
1,1,1,2-Tetrachloroethane			Not detected	50
1,1,1-Trichloroethane			Not detected	50
1,1,2,2-Tetrachloroethane			Not detected	50
1,1,2-Trichloroethane			Not detected	50
1,1-Dichloroethane			Not detected	50
1,1-Dichloroethylene			Not detected	50
1,1-Dichloropropylene			Not detected	50
1,2,3-Trichlorobenzene			Not detected	50
1,2,3-Trichloropropane			Not detected	50
1,2,4-Trichlorobenzene			Not detected	50
1,2,4-Trimethylbenzene			Not detected	50
1,2-Dibromo-3-chloropropane			Not detected	50
1,2-Dibromoethane			Not detected	50
1,2-Dichlorobenzene			Not detected	50
1,2-Dichloroethane			Not detected	50
1,2-Dichloroethylene (Total)			Not detected	50
1,2-Dichloropropane			Not detected	50
1,3,5-Trimethylbenzene			Not detected	50
1,3-Dichlorobenzene			Not detected	50
1,3-Dichloropropane			Not detected	50
1,4-Dichlorobenzene			Not detected	50
2,2-Dichloropropane			Not detected	50
2-Chlorotoluene			Not detected	50
4-Chlorotoluene			Not detected	50
Benzene			Not detected	50
Bromobenzene			Not detected	50
Bromochloromethane			Not detected	50
Bromodichloromethane			Not detected	50
Bromoform			Not detected	50
Bromomethane			Not detected	50
Carbon tetrachloride			Not detected	50
Chlorobenzene			Not detected	50
Chloroethane			Not detected	50
Chloroform			Not detected	50

YORK

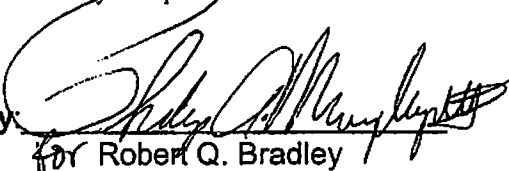
Client Sample ID			EP-Bottom	
York Sample ID			06030721-05	
Matrix			SOIL	
Parameter	Method	Units	Results	MDL
Chloromethane			Not detected	50
cis-1,3-Dichloropropylene			Not detected	50
Dibromochloromethane			Not detected	50
Dibromomethane			Not detected	50
Dichlorodifluoromethane			Not detected	50
Ethylbenzene			Not detected	50
Hexachlorobutadiene			Not detected	50
Isopropylbenzene			Not detected	50
Methylene chloride			Not detected	50
MTBE			Not detected	50
Naphthalene			Not detected	50
n-Butylbenzene			Not detected	50
n-Propylbenzene			Not detected	50
o-Xylene			Not detected	50
p- & m-Xylenes			Not detected	50
p-Isopropyltoluene			Not detected	50
sec-Butylbenzene			Not detected	50
Styrene			Not detected	50
tert-Butylbenzene			Not detected	50
Tetrachloroethylene			670	50
Toluene			Not detected	50
trans-1,3-Dichloropropylene			Not detected	50
Trichloroethylene			Not detected	50
Trichlorofluoromethane			Not detected	50
Vinyl chloride			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. 06030721

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. This MDL is the REPORTING LIMIT and is based upon the lowest standard utilized for calibration where applicable.
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:


for Robert Q. Bradley
Managing Director

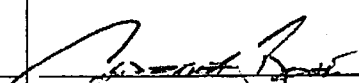
Date: 3/24/2006

YORK

120 RESEARCH DRIVE STRATFORD, CT 06615
 (203) 325-1371 FAX (203) 357-0166

Company Name - LAUREL ENVIRONMENTAL ASSOCIATED	Report To: - ANITA SULLIVAN	Invoice To: KATHY LAJANO	Project ID/No. - 21 ST CENTURY DEY CHANNEL 323 YONKERS AVE YONKERS, NEW YORK	Samples Collected By (Signature)  Name (Printed) CHRISTOPHER BONE
--	---------------------------------------	------------------------------------	---	---

Sample No.	Location/ID	Date Sampled	Sample Matrix				ANALYSES REQUESTED	Container Description(s)
			Water	Soil	Air	OTHER		
	EP-NORTH	MARCH 13 TH 2006		X			SOLID [VOLATILE ORGANIC COMPOUND]	2-4oz GARD
	EP-SOUTH	↓		↓			↓	↓
	EP-EAST	↓		↓			↓	↓
	EP-WEST	↓		↓			↓	↓
	EP-BOTTOM	↓		↓			↓	↓

Chain-of-Custody Record		Bottles Relinquished from Lab by		Date/Time		Sample Relinquished by		Date/Time		Sample Received by		Date/Time	
								MARCH 13 TH 2006		JW 32306		259 p	
Bottles Received in Field by		Date/Time		Sample Relinquished by		Date/Time		Sample Received in LAB by		Date/Time			

Comments/Special Instructions	Turn-Around Time
	Standard <input checked="" type="checkbox"/> RUSH(define) <u>24 hr</u>

ECOTEST LABORATORIES, INC. ENVIRONMENTAL TESTING

377 SHEFFIELD AVE.
NORTH BABYLON, NY 11703

(631) 422-5777
FAX: (631) 422-5770

EMAIL: ECOTESTLAB@AOL.COM

WEBSITE: WWW.ECOTESTLABS.COM

FACSIMILE TRANSMITTAL SHEET

TO: Carla Sullivan
FROM: Sophia Sparkes

COMPANY: Laurel Environmental
DATE: 03/29/06

FAX NUMBER: 427-5323
TOTAL NO. OF PAGES INCLUDING COVER: 3

PHONE NUMBER: SENDERS REFERENCE NUMBER.

RE: 21st Century Dry Cleaners
YOUR REFERENCE NUMBER: Lab No. 261101.00

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

(CLICK HERE AND TYPE RETURN ADDRESS)

EcoTest Laboratories Inc
377 Sheffield Ave
North Babylon, NY 11703
631 422-5777

LAB NO.261101.00

03/29/06

Laurel Environmental Associates, Ltd.
52 Elm Street
Huntington, NY 11743

ATTN: Carla Sullivan

PO#:

SOURCE OF SAMPLE: 21st Century Dry Cleaner

SOURCE OF SAMPLE:

COLLECTED BY: Client

DATE COL'D:03/28/06 RECEIVED:03/28/06

TIME COL'D:1300

MATRIX:Soil

SAMPLE: EP-North East

Results reported on a dry weight basis

ANALYTICAL PARAMETERS	UNITS	RESULT	FLAG	DATE OF ANALYSIS	LRL	ANALYTICAL METHOD
Chloromethane	ug/Kg	< 5.4		03/28/06	5.3763	EPA8260
Bromomethane	ug/Kg	< 5.4		03/28/06	5.3763	EPA8260
Dichlorodifluoromethane	ug/Kg	< 5.4		03/28/06	5.3763	EPA8260
Vinyl Chloride	ug/Kg	< 5.4		03/28/06	5.3763	EPA8260
Chloroethane	ug/Kg	< 5.4		03/28/06	5.3763	EPA8260
Methylene Chloride	ug/Kg	< 5.4		03/28/06	5.3763	EPA8260
Trichlorofluoromethane	ug/Kg	< 5.4		03/28/06	5.3763	EPA8260
1,1 Dichloroethene	ug/Kg	< 5.4		03/28/06	5.3763	EPA8260
1,1 Dichloroethane	ug/Kg	< 5.4		03/28/06	5.3763	EPA8260
1,2 Dichloroethene	ug/Kg	< 11		03/28/06	10.752	EPA8260
Chloroform	ug/Kg	< 5.4		03/28/06	5.3763	EPA8260
1,2 Dichloroethane	ug/Kg	< 5.4		03/28/06	5.3763	EPA8260
111 Trichloroethane	ug/Kg	< 5.4		03/28/06	5.3763	EPA8260
Carbon Tetrachloride	ug/Kg	< 5.4		03/28/06	5.3763	EPA8260
Bromodichloromethane	ug/Kg	< 5.4		03/28/06	5.3763	EPA8260
1,2 Dichloropropane	ug/Kg	< 5.4		03/28/06	5.3763	EPA8260
t-1,3Dichloropropene	ug/Kg	< 5.4		03/28/06	5.3763	EPA8260
Trichloroethene	ug/Kg	< 5.4		03/28/06	5.3763	EPA8260
Chlorodibromomethane	ug/Kg	< 5.4		03/28/06	5.3763	EPA8260
112 Trichloroethane	ug/Kg	< 5.4		03/28/06	5.3763	EPA8260
c-1,3Dichloropropene	ug/Kg	< 5.4		03/28/06	5.3763	EPA8260
2chloroethylvinylether	ug/Kg	< 5.4		03/28/06	5.3763	EPA8260
Bromoform	ug/Kg	< 5.4		03/28/06	5.3763	EPA8260
1122Tetrachloroethane	ug/Kg	< 5.4		03/28/06	5.3763	EPA8260
Tetrachloroethene	ug/Kg	100		03/28/06	5.3763	EPA8260

cc:

LRL=laboratory Reporting Limit

REMARKS:

DIRECTOR



EcoTest Laboratories Inc
377 Sheffield Ave
North Babylon, NY 11703
631 422-5777

LAB NO.261101.00

03/29/06

Laurel Environmental Associates, Ltd.
52 Elm Street
Huntington, NY 11743

ATTN: Carla Sullivan

PO#:

SOURCE OF SAMPLE: 21st Century Dry Cleaner

SOURCE OF SAMPLE:

COLLECTED BY: Client

DATE COL'D:03/28/06 RECEIVED:03/28/06

TIME COL'D:1500

MATRIX:Soil

SAMPLE: EP-North East

Results reported on a dry weight basis

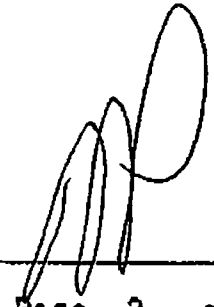
ANALYTICAL PARAMETERS	UNITS	RESULT	FLAG	DATE OF ANALYSIS	LRL	ANALYTICAL METHOD
Chlorobenzene	ug/Kg	< 5.4		03/28/06	5.3763	EPA8260
1,3 Dichlorobenzene (v)	ug/Kg	< 5.4		03/28/06	5.3763	EPA8260
1,2 Dichlorobenzene (v)	ug/Kg	< 5.4		03/28/06	5.3763	EPA8260
1,4 Dichlorobenzene (v)	ug/Kg	< 5.4		03/28/06	5.3763	EPA8260
% Solids		93		03/28/06	0.1	SM1825400

cc:

REMARKS:

LRL=laboratory Reporting Limit

DIRECTOR



rn = 7890

NYSDOH ID # 10320

CHAIN OF CUSTODY RECORD

Client: LAWRENCE ENVIRONMENTAL
 Address: 52 LAM STREET
MUNTINGTON, NEW YORK
 Phone: 631-678-0612 FAX: 631-422-5825
 Person receiving report: CLAIRA SULLIVAN
 Sampled by: CHRIS BOWE
 Source: 21st CENTURY DRY CLEANER
 Job No.:

TOTAL NUMBER OF CONTAINERS 2 - 4oz GLASS	TYPE & NUMBER OF CONTAINERS										

QC Pkg Type
(If Required)
 Accelerated Turnaround
 Date Required

MATRIX (Soil, Water, etc.)	COLLECTED		SAMPLE IDENTIFICATION	TYPE & NUMBER OF CONTAINERS										REMARKS-TESTS REQUIRED	
	DATE	TIME													
SOIL	9/28/02	1300	EP-NORTH EAST	2	2										

Relinquished by: (Signature) <i>[Signature]</i> Representing: <u>LEA</u>	DATE/TIME 9/28/02	SEAL INTACT? YES NO NA	Received by: (Signature) <i>[Signature]</i> Representing:	Relinquished by: (Signature)	DATE/TIME	SEAL INTACT? YES NO NA	Received by: (Signature)
Relinquished by: (Signature)	DATE/TIME	SEAL INTACT? YES NO NA	Received by: (Signature)	Relinquished by: (Signature)	DATE/TIME	SEAL INTACT? YES NO NA	Received by: (Signature)

APPENDIX B

NYSDEC TAGM #4046

APPENDIX A of TAGM #4046

TABLE 1

Recommended soil cleanup objectives (mg/kg or ppm)
Volatile Organic Contaminants

Contaminant	Partition Coefficient, Koc	Groundwater Standards/ Criteria, Cw (ug/l or ppb)	a Allowable soil conc., Cs (ppm)	b ** Soil cleanup objectives to protect GW quality (ppm)	USEPA Health Based (ppm)		CRQL (ppb)	*** Rec. Soil Cleanup Objective (ppm)
					Carcinogens	Systemic Toxicants		
Acetone	2.2	50	0.0011	0.11	N/A	8,000	10	0.2
Benzene	83	0.7	0.0006	0.06	24	N/A	5	0.06
Benzoic Acid	54 *	50	0.027	2.7	N/A	300,000	5	2.7
2-Butanone	4.5 *	50	0.003	0.3	N/A	4,000	10	0.3
Carbon Disulfide	54 *	50	0.027	2.7	N/A	8,000	5	2.7
Carbon Tetrachloride	110 *	5	0.006	0.6	5.4	60	5	0.6
Chlorobenzene	330	5	0.017	1.7	N/A	2,000	5	1.7
Chloroethane	37 *	50	0.019	1.9	N/A	N/A	10	1.9
Chloroform	31	7	0.003	0.30	114	800	5	0.3
Dibromochloromethane	N/A	50	N/A	N/A	N/A	N/A	5	N/A
1,2-Dichlorobenzene	1,700	4.7	0.079	7.9	N/A	N/A	330	7.9
1,3-Dichlorobenzene	310 *	5	0.0155	1.55	N/A	N/A	330	1.6
1,4-Dichlorobenzene	1,700	5	0.085	8.5	N/A	N/A	330	8.5
1,1-Dichloroethane	30	5	0.002	0.2	N/A	N/A	5	0.2
1,2-Dichloroethane	14	5	0.001	0.1	7.7	N/A	5	0.1
1,1-Dichloroethene	65	5	0.004	0.4	12	700	5	0.4
1,2-Dichloroethene (trans)	59	5	0.003	0.3	N/A	2,000	5	0.3
1-3 dichloropropane	51	5	0.003	0.3	N/A	N/A	5	0.3
Ethylbenzene	1,100	5	0.055	5.5	N/A	8,000	5	5.5
113 Freon (1,1,2 Trichloro-1,2,2 Trifluoroethane)	1,230 *	5	0.060	6.0	N/A	200,000	5	6.0
Methylene chloride	21	5	0.001	0.1	93	5,000	5	0.1
4-Methyl-2-Pentanone	19 *	50	0.01	1.0	N/A	N/A	10	1.0
Tetrachloroethene	277	5	0.014	1.4	14	800	5	1.4
1,1,1-Trichloroethane	152	5	0.0076	0.76	N/A	7,000	5	0.8
1,1,2,2-Tetrachloroethane	118	5	0.006	0.6	35	N/A	5	0.6
1,2,3-trichloropropane	68	5	0.0034	0.34	N/A	80	5	0.4
1,2,4-trichlorobenzene	670 *	5	0.034	3.4	N/A	N/A	330	3.4
Toluene	300	5	0.015	1.5	N/A	20,000	5	1.5
Trichloroethene	126	5	0.007	0.70	64	N/A	5	0.7
Vinyl chloride	57	2	0.0012	0.12	N/A	N/A	10	0.2
Xylenes	240	5	0.012	1.2	N/A	200,000	--	1.2

a. Allowable Soil Concentration Cs = f x Cw x Koc b. Soil cleanup objective = Cs x Correction Factor (CF) N/A is not available

* Partition coefficient is calculated by using the following equation: $\log Koc = -0.55 \log S + 3.64$, where S is solubility in water in ppm. All other Koc values are experimental values.

**

Correction Factor (CF) of 100 is used as per TAGM #4046

As per TAGM #4046, Total VOCs < 10 ppm.

Note: Soil cleanup objectives are developed for soil organic carbon content (f) of 1%, and should be adjusted for the actual soil organic carbon content if it is known.

APPENDIX C

Site Photographs



Photo 1, View of the initial excavation area



Photo 2, View of the initial excavation area



Photo 3, View of the additional excavation area



Photo 4, View of the completed excavation area

APPENDIX D

Waste Manifests

MI4461104

DNR WASTE MANAGEMENT DIVISION
 MICHIGAN DEPARTMENT OF NATURAL RESOURCES

DO NOT WRITE IN THIS SPACE
 ATT. DIS. REJ. PR.

Required under authority of Part 191 and Part 121 of Act 461, 1994, as amended.
 Failure to file may subject you to criminal and/or civil penalties under Sections 324.11181 or 324.12118 MCL.

Please print or type.

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. NY101194907513100092		Manifest Document No. MI 4461104		2. Page 1 of 1		Form Approved. CMB No. 2050-0038 Expires 0-30-06					
3. Generator's Name and Mailing Address 21st Century Dry Cleaners 325 Yorkville Ave. LLC Yorkville, New York 10701				A. State Manifest Document Number MI 4461104		Information in the shaded areas is not required by Federal law.							
4. Generator's Phone 914, 464-5220		5. US EPA ID Number NY10049195574		B. State Generator's ID		C. State Transporter's ID 58424		D. Transporter's Phone (473) 225-9700					
6. Transporter 1 Company Name PRICE TRUCKING CORP.		7. Transporter 2 Company Name		E. State Transporter's ID		F. Transporter's Phone		G. State Facility's ID					
8. Designated Facility Name and Site Address Wayne Disposal Inc 49550 North I-94 Service Drive Belleville, MI 48111				9. US EPA ID Number MI100480910633		H. Facility's Phone (800) 592-5489							
11. US DOT Description (including Proper Shipping Name, Hazard Class, and HM ID NUMBER) a. Hazardous waste Solid, 11 U.S. X 9. NA3077, III (tetrachloroethylene)				12. Containers No. Type		13. Total Quantity		14. Unit Wt/Vol		15. Waste No. N/H			
				001 04 000 15 Y		F002							
J. Additional Descriptions for Materials Listed Above ① tetrachloroethylene cont. salts (App#: 032206WNB-DTS)				K. Handling Codes for Wastes Listed Above ① L				a/ /		b/ /		c/ /	
								d/ /					
16. Special Handling Instructions and Additional Information ① ER6-171				Emergency response # (631) 325-2700									
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by Highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR: If I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.													
Printed/Typed Name GARY SCAPPIC (HS Agent)				Signature Gary Scappic				Date 03/11/06					
17. Transporter 1 Acknowledgement of Receipt of Materials													
Printed/Typed Name Monte Miles				Signature Monte Miles				Date 04/03/06					
18. Transporter 2 Acknowledgement of Receipt of Materials													
Printed/Typed Name				Signature				Date					
19. Discrepancy Indication Space													
20. Facility Owner or Operator: Certification of receipt of hazardous materials covered by this manifest except as noted in item 19.													
Printed/Typed Name Joe Bean				Signature Joe Bean				Date 04/27/06					

ALL SPILLS MUST BE REPORTED TO THE MICHIGAN POLLUTION EMERGENCY ALERTING SYSTEM, OR MICROWAY AT 1-800-252-4796 OR OUT OF STATE AT 817-372-7660 AND THE NATIONAL RESPONSE CENTER AT 1-800-424-6226 24 HOURS PER DAY.

MI4461103

**DNR WASTE MANAGEMENT DIVISION
 MICHIGAN DEPARTMENT OF NATURAL RESOURCES**

DO NOT WRITE IN THIS SPACE
 ATT. DIS. REJ. PR.

Required under authority of Part 111 and Part 121 of Act 457, 1994, as amended.
 Failure to file may subject you to criminal and/or civil penalties, under sections 324.11151 or 324.32116 MCL.

Please print or type.

Form Approved OMB No. 2050-0030 Expires 9-30-96

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No. **NY1D11S14009715530000** Manifest Department No. **9000**

2. Page 1 of 1 Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address
**21st Century Dry Cleaners
 325 Yonkers Avenue
 Yonkers, New York 10701**

4. Generator's Phone **(914) 964-5220**

5. Transporter 1 Company Name
PRICE TRUCKING CORP.

6. US EPA ID Number
NYD946765974

7. Transporter 2 Company Name

8. US EPA ID Number

9. Designated Facility Name and Site Address
**Weyll Disposal, Inc
 49550 North I 94 Service Drive
 Belleville, MI 48111**

10. US EPA ID Number
MIAD048990433

11. US DOT Description (including Proper Shipping Name, Hazard Class, and ID NUMBER)
**Hazardous Waste Solid, H.C.S.
 9, NA3077, III (tetrachloroethylene)**

12. Containers

No.	Type	13. Total Quantity	14. Unit Wt/Vol	1. Waste No.	N/H
X		9919	MOOQ915	Y	FOOZ

13. Total Quantity

14. Unit Wt/Vol

1. Waste No.

N/H

J. Additional Descriptions for Materials Listed Above
(A) Tetrachloroethylene cont. solids (App# : 032206WAD-OTS)

K. Handling Codes for Wastes Listed Above

a/	/
b/	/
c/	/
d/	/

15. Special Handling Instructions and Additional Information
(A) ERG-171 Emergency response # (631) 325-2700

16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.
 If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the generation and select the best waste management method that is available to me and that I can afford.

17. Transporter 1 Acknowledgment of Receipt of Materials
 Printed/Typed Name: **Gary Scoppio (As Agent)** Signature: *Gary Scoppio* Date: **03/11/06**

18. Transporter 2 Acknowledgment of Receipt of Materials
 Printed/Typed Name: **Monte Miles** Signature: *Monte Miles* Date: **04/05/06**

19. Discrepancy Indication Space

20. Facility Owner or Operator: Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.
 Printed/Typed Name: **Dusta Price** Signature: *Dusta Price* Date: **04/06/06**

ALL SPILLS MUST BE REPORTED TO THE MICHIGAN POLLUTION EMERGENCY ALERTING SYSTEM, IN MICHIGAN AT 1-800-FOR-911 OR OUT OF STATE AT 1-800-FOR-911 AND THE NATIONAL RESPONSE CENTER AT 1-800-424-9343 24 HOURS PER DAY.

T8DF COPY

PR 5110 Rev. 5/85

Wayne Disposal, Inc.
49350 North I-94 Service Drive, Belleville, Michigan 48111

Receipt

CLEAN EARTH INC
CO/ ALLIED ENVIRONMENTAL GROUP
2163 MERRICK AVENUE
MERRICK, NY 11566

Receipt ID: 1139000
EQ Account #: 1449
Manifest / BOL: MI4461104
Transporter: PRICE
Date: 04/04/2006
Time In: 7:18 AM
Time Out: 8:55 AM

Line	Description	Qty.	Unit
1 - A	032206WAB - SOIL Generator	18.190	TONS
	Hazardous Surcharge Ton	18.180	TONS
	NYD154007553 21ST CENTURY DRY CLEANER		
	Gross: 82,480 Tare: 46,100 Net: 36,380		

Wayne Disposal, Inc.
49350 North I-94 Service Drive, Belleville, Michigan 48111

Receipt

CLEAN EARTH INC
CO/ ALLIED ENVIRONMENTAL GROUP
2163 MERRICK AVENUE
MERRICK, NY 11566

Receipt ID: 1139058
EQ Account #: 1449
Manifest / BOL: MI4481103
Transporter: PRICE
Date: 04/06/2006
Time In: 10:27 AM
Time Out: 11:15 AM

Line	Description	Qty.	Unit
1 - A	032206WAB - SOIL	5,430	TONS
	Hazardous Surcharge Ton	5,430	TONS
	NYD154007553 21ST CENTURY DRY CLEANER		
	Gross: 56,220 Tare: 45,360 Net: 10,860		

Laurel-Yonkers-

CUSTOMER COPY

110 Sand Company

170 Cabot Street
West Babylon, New York 11704

TELEPHONES

Office - 631-249-4108
Scalehouse - 631-694-2822
Landfill - 631-694-2848

EAST COAST GRAPHICS (631) 232-9104

16700		8909	SHIPPING		010124	TICKET NO. 614936
-------	--	------	----------	--	--------	----------------------

CUSTOMER NAME:

EASTERN ENVIRONMENTAL

35.14	15.95	19.19	TONS	CAK
-------	-------	-------	------	-----

3/24/06		118
---------	--	-----

7.20	890943N
------	---------

MATERIAL DESCRIPTION:

CONCRETE SAND (A) - 02AF91

YONKERS

QUANTITY THIS ORDER TODAY	19.19
LOADS THIS ORDER TODAY	1

RECEIVED BY:

CARRIER SIGNATURE EASTERN ENV#E5

CUSTOMER SIGNATURE

SEE REVERSE SIDE FOR COLLECTION TERMS

OFFICE USE ONLY

Called - Yonkers - 2nd Century Dry Cleaning

Waste Management of New York, LLC
322 YONKERS AVE
YONKERS, NY 10770
PHONE: (914) 471-2092

CUSTOMER: TEL 32515 / LAUREL ENVIRONMENTAL, LLC
CAMDEN, NJ / NOT APT PROJECT, NJ
ORIGIN: WEST / WEST CHESTER COUNTY / WEST / WEST CHESTER
TRUCK: LAUREL
TRAILER: 1110-1111



ROUTE: NA / NOT APT
COMMENT: 30715164138380
WASTE
TELE: ENVIRONMENTAL
YONKERS / ROEHL & DIT
ELECTRIC / Meter Surcharge

DATE: 05/27/2006
TIME: 12:36

GROSS: 180.155
TARE: 10.000
NET: 170.155

DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
WASTE	1	TON	8.00	8.00
TELE	1	MONTH	79.04	79.04
YONKERS	1	MONTH	5.44	5.44
TRUCK	1	MONTH	0.00	0.00
TRAILER	1	MONTH	0.00	0.00
TOTAL				92.48

CASH IN'S: 88.00 CHANGE: \$ 0.00
CARD#: 3071558138380

DRIVER: ENR CHARLES DEVLIN YONKERS, NY
WEIGHMASTER: ENR CHARLES DEVLIN YONKERS, NY

WMA000001

Waste Management of New York, LLC
325 YONKERS AVE.
YONKERS, NY 10701
Phone: (914) 423-2092

TICKET: 2237657
DATE: 03/21/2006
TIME: 13:46 - 13:51

CUSTOMER: Y13251 / LAUREL ENVIRONMENTAL **COD**
GENERATOR: NA / Non App PROFILE #: NA
ORIGIN: WEST / WEST CHESTER COUNTYCOUNTY: WEST / WEST CHEST
TRUCK: LAUREL LICENSE: 78149PA
TRAILER:
ROUTE: NA / Non App
COMMENT: 5477536443838012

P.O.:
GROSS: 14260 LBS
TARE: 9540 LBS
NET: 4720 LBS
TONS: 2.36
CUYDS: 0

WASTE	QUANTITY/ NET/TONS	UNIT	RTE	AMOUNT
YEVL / ENVIRONMENTAL FEE/LARGE LOAD	0.00	LI	\$ 3.00 Min	\$ 3.00
YKR&D / Rock & Dirt	2.36	T	\$ 38.00	\$ 89.68
FUELSUR / Fuel Surcharge		T	\$ 8.15	\$ 7.30

TAX1: \$ 0.0
TAX2: \$ 0.0

CASH IN:\$ 99.98 CHANGE:\$ 0.00

CARD#: 5477536443838012

Total: \$ 99.98

Driver: Charles Devlin
IN: CHARLES DEVLIN-YONKERS E: NYONK02PC

Weighmaster: Charles Devlin
OUT: CHARLES DEVLIN-YONKERS: NYONK02PC