

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

Conducted on

Nathan's Waste & Paper Stock Company, Inc.
Erie Terrace
Amsterdam, New York

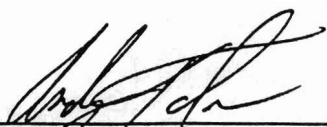
Prepared for

Nathan's Waste & Paper Stock Company, Inc.
Amsterdam, New York

Prepared by

Empire Soils Investigations, Inc.
Ballston Spa, New York

Job No. ATA-93-106
June 7, 1993



Andy Tobias
Environmental Scientist



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Sr. Engineering Geologist

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ENVIRONMENTAL SITE ASSESSMENT

Nathan's Waste & Paper Stock Company, Inc.
Erie Terrace
Amsterdam, New York

1.0 EXECUTIVE SUMMARY

Empire Soils Investigations, Inc. (Empire Soils) was authorized by Nathan's Waste and Paper Stock Company, Inc. of Amsterdam, NY to perform an environmental site assessment (ESA) of Nathan's Waste and Paper Stock facility ("the site") located on the south side of Erie Terrace in the City of Amsterdam, County of Montgomery, New York.

A site reconnaissance of the site was conducted on May 24, 1993 by a representative of Empire Soils' Ballston Spa, New York office. Mr. Henry Lessick, owner of the site was present during the site walkover.

The subject site is approximately 2.54 acres in size and contains two buildings constructed at least 67 years ago. Building #1 is approximately 53,000 square feet and building #2 is approximately 21,000 square feet in size. The buildings are utilized as storage for a wide assortment of antiques and recyclable site specific materials such as paper products and scrap metal. The remaining sections of the site have recently been cleared of site specific recyclable materials and currently consist of open land with a combination sand/gravel/dirt surface. However, scattered throughout the site are at least 15 55-gallon drums, wood piles and assorted scrap metal piles. The drums contain scrap metal or appear empty.

Although no evidence was discovered during this assessment that the soils and/or groundwater has been negatively environmentally impacted, the potential exists for environmental concerns related to day to day operations at the site. If this is of concern, we recommend a subsurface investigation of the site.

2.0 OBJECTIVES AND SCOPE

The objective of the Phase I ESA was to gather data and render an opinion on the potential for environmental concerns associated with past or current practices at the site or at adjacent properties. This project was completed in accordance with Empire Soils' Proposal No. PA-93-0207, dated May 5, 1993 which was accepted for Nathan's Waste & Paper Stock Company, Inc. on May 7, 1993 by Henry Lessick.

Drawings of the site are included in Appendix A. The environmental site assessment completed has not included the collection or analysis of any samples of air, water, or soil on the site. Without such testing, Empire Soils can assume no responsibility for the undetected presence of either identified or unidentified potential conditions or other latent conditions. Other limitations of the site assessment are included in Appendix B.

3.0 SITE OVERVIEW

The site is located on the south side of Erie Terrace and lies entirely within the City of Amsterdam, New York (see Drawings No. 1 and No. 2 in Appendix A). The site is approximately 2.54 acres in size and is irregular in plan.

The site is ~~utilized as~~ a scrap metal and paper stock yard. One business, Nathan's Waste and Paper Stock Company, is on-site. Two wood frame buildings (no basement) are on-site and were constructed at least 67 years ago. Building #1 is approximately 53,000 square feet and building #2 is approximately 21,000 square feet in size. The buildings are utilized by the on-site business as storage for a wide assortment of antiques and recyclable site specific materials such as paper products and scrap metal. The remaining sections of the site have recently been cleared of site specific recyclable materials and currently consist of open land with a combination sand/gravel/dirt surface. However, scattered throughout the site are at least 15 55-gallon drums, wood piles and assorted scrap metal piles. The drums contain scrap metal or appear empty.

The site is located within a "WF" Waterfront District. Adjacent properties to the north and west are zoned "WF" as well. Adjacent properties to the south are zoned Single-Family Residential District and properties to the east are zone Commercial/Light Industrial.

The site is included on the City of Amsterdam Tax Map as Section 55.7, Block 1, Lot 40 and has been assigned a street address of 111 Erie Street, according to the City of Amsterdam Assessors' Office records.

According to the Floodway Flood Boundary and Floodway Map for the site area, the site is depicted within the 500-year and 100-year flood boundaries of the Mohawk River watercourse.

4.0 SITE BACKGROUND/OPERATING HISTORY

4.1 Current Site Ownership

According to the City of Amsterdam 1993 Final Assessment Roll, the current owner of the site is listed as Annette T. Lessick, with reference to Land Deed 390, Book 858.

4.2 Prior Site Ownership

The site's land deeds were reviewed at the County of Montgomery Clerks office to determine if the site has had ownership which would indicate potential environmental concerns (i.e. ownership by waste management, industrial and manufacturing companies). Records were reviewed for the site since 1890. The following is a list of previous owners who purchased portions of the site as indicated by the site's land deeds reviewed.

- o Harry Nathan to Annette T. Lessick (1972)
- o Grieme Lumber & Supply Co., Inc. to Harry Nathan (1965)
- o New York State to Henry C. Grieme Company (1924)
- o Mary Grieme, et.al. to Henry C. Grieme Company (1909)
- o Mary Grieme to Henry C. Grieme (1890)

4.3 Review of Aerial Photographs

An aerial photograph was reviewed to help evaluate prior land use and for evidence of processes, facilities or surface features that might be an indication of storage or disposal of waste materials. The following summarizes the aerial photograph review.

A photograph taken in 1976 (scale: 1" = 100') indicates four structures on-site. Two of the structures are similar in shape and location to the current structures on-site. The additional two structures depicted in the photograph are elongated buildings. Surface storage of materials cover a majority of the site's surface area.

4.4 Historical City Directories/Fire Insurance Maps

City directories list telephone exchanges for businesses and residences by street address and aid in determining past site occupancy. City directories from 1950 to 1992 in approximate 10 year intervals were reviewed at the City of Amsterdam Library. The following is a summary of site exchanges listed for the site address.

- o 1950 to 1963: Grieme Lumber & Supply Company
- o 1971 to 1992: Nathan's Waste Company, plus a residential exchange

Sanborn Maps. In the late nineteenth century, the Sanborn Company began preparing maps indicating construction materials of developed urban areas to be used by companies offering fire insurance on a specific building. With the advent of retail gasoline service stations, the locations of gas tanks were noted, in most instances, without indication of them being above ground or underground. These maps were updated and expanded geographically, periodically through the twentieth century. The following is a summary of the 1926 Sanborn Map, viewed at the City of Amsterdam Assessors office, for the site area.

The site is depicted as containing four structures. Site utilization is depicted on the map as a "junk yard". The structures are labeled "storage", "LBR & junk storage", "cement storage", and "paper stock & mill supplies".

The map did not depict gasoline tanks on-site.

4.5 History of Property Use

Current Site Use. The site is currently being ^{used} utilized as a scrap metal and paper stock recycling center and has been since approximately 1971.

Former Site Uses. Based on the ^{used} information collected during the historical review, the site was utilized as a lumber yard from at least 1926 to approximately 1971. According to the site's property card viewed at the City of Amsterdam Assessors office, the former lumber yard boiler room was demolished in 1959. The lumber yard sheds and storage rooms were demolished as well (no date given).

5.0 ENVIRONMENTAL SETTING

5.1 Surface Water Characteristics

The Town of Amsterdam is located in the Mohawk Valley physiographic province of New York State. The Mohawk River transects Montgomery County in an east-west direction. Although Montgomery County is in a lowland physiographic province, relief is significant (Davis and Landry, 1978).

Based on field observations, the site slopes gently downward from south to north. The topography along the site's eastern property line drops off abruptly approximately 40 to 50 feet to the banks of the South Chuctanunda Creek. Based on a review of the topographic map for the site area, the site is approximately 270 to 300 feet above mean sea level (USGS, 1980).

Precipitation runoff across the site is sheet runoff following the lay of the land but generally in a north-northeastward direction. No manmade retention basins or catch basins were noted on-site.

The nearest surface water body to the site, as depicted on the USGS Amsterdam topographic quadrangle, is the northerly flowing South Chuctanunda Creek located adjacent to the site's eastern property line. The South Chuctanunda Creek eventually flows into the Mohawk River which is located approximately 0.1 mile north of the site (USGS, 1980).

5.2 Subsurface Geological Characterization

Subsurface Geology. The bedrock formation for the area of the site is classified as Amsterdam Limestone (Fisher, 1980). This bedrock formation is part of the Lorraine, Trenton and Black River Groups and is up to 4,500 feet thick (Fisher, 1970).

Soils. The soils at the site are classified as "cut and fill land" (Davis and Landry, 1978). Cut and fill consists of areas that have been disturbed by the removal or addition of soil material. The material and drainage are variable, (Davis and Landry, 1978).

5.3 Groundwater Characteristics

According to the map of Potential Yields of Aquifers in Upstate New York (Bugliosi, Trudell and Casey, 1987), the City of Amsterdam is located in the Mohawk River Basin. Unconsolidated water-bearing deposits of this region form unconfined aquifers with high transmissivity and a saturated thickness greater than 10 feet. Many such areas are associated with a surface-water source that can provide pumping induced recharge (op. cit.).

Based on field observations and a review of the USGS Amsterdam topographic quadrangle map, local groundwater flow is most likely in a northeastward direction toward the South Chuctanunda Creek and Mohawk River, (USGS, 1980).

5.4 Wetlands

The NYS Freshwater Wetland Map 9 of 16, Montgomery County dated November 4, 1992 was reviewed at the City of Amsterdam Clerks office. The NYS map depicts the approximate wetland boundaries under Article 24 of the NYS Environmental Conservation Law.

The map indicates no wetland areas on-site. The nearest wetland area within an approximate one-mile radius of the site is wetland I.D. Code A-11 and is located approximately 2,750 feet east of the site.

6.0 FINDINGS OF THE ON-SITE SURFICIAL RECONNAISSANCE

6.1 Observations

A site reconnaissance of the site was conducted on May 24, 1993 by a representative of Empire Soils' Ballston Spa, New York office. Mr. Henry Lessick of Nathan's Waste and Paper Stock Company was present during the site visit. The surficial reconnaissance of the site was ~~performed~~^{done} by walking the accessible interior and perimeter spaces of the site to document the presence of potential environmental concerns including, but not necessarily limited to, storage tanks, surface stains, distressed vegetation, catch basins, floor drains, solid waste disposal practices, electrical transformers and suspect asbestos containing building materials.

The subject site is approximately 2.54 acres in size and contains two buildings constructed at least 67 years ago. Building #1 is approximately 15,500 square feet and building #2 is approximately 4,100 square feet in size. The buildings are ~~utilized~~^{used} as storage for a wide assortment of antiques, books, clothing and recyclable site specific materials such as paper products and scrap metal. The finished flooring of the buildings contain tile, carpet, concrete, wood and dirt surfaces. The finished walls are painted plaster and brick. The ceilings are finished with wood and plaster.

Grounds. The site has recently been cleared of most site specific recyclable materials and currently consists of open land with a combination sand/gravel/dirt surface. However, scattered throughout the site are at least 15 55-gallon drums, piles of wood, wire, concrete and brick, and assorted scrap metal piles. The drums contain scrap metal or appear empty. Located adjacent to one of the 55-gallon drums is an approximate 2 foot by 2 foot area of discolored soil which has a petroleum odor. The vertical extent of the discolored area was not determined.

Utilities and Waste Disposal. The buildings are connected to the City of Amsterdam municipal water supply and sanitary sewer system. According to Mr. Lessick, the site utilized a private septic system, but that system has been off-line since 1987.

Building #1 is heated with natural gas and has been for approximately 8 to 10 years. A natural gas meter is located adjacent to Building #1. Prior to natural gas, Building #1 was heated with oil. Building #2 is not heated.

Wastewater Discharge. Sanitary waste is discharged to the City of Amsterdam sanitary sewer system.

Stormwater Run-Off. Precipitation runoff from the site is sheet runoff following the topography of the land but generally in a north-northeastward direction. No retention basins or catch basins were noted on-site.

Floor Drains. Open floor drains were not observed within the buildings.

Based on conversations with Mr. Lessick, there are active no on-site septic tanks, leachfields, private drinking wells, greasetraps, oil\water separators or drywells.

6.2 Transformers and PCB Equipment

Prior to 1979, polychlorinated biphenyls (PCBs) were widely used in electrical equipment such as transformers, capacitors, switches, and voltage regulators for their "cooling" properties because they do not readily burn or conduct electricity. Failure (leakage) from such devices is a potential environmental concern.

During the site visit, fluorescent lights were observed throughout building #1. There was no visible sign of leakage from the light ballasts.

If leakage is observed from a light ballast known to have been manufactured prior to 1979, cleaning, removal, transportation and disposal of the ballast in a manner consistent with all applicable state and federal laws is recommended.

6.3 Storage Tanks

One 500-gallon above ground tank is on-site. The tank contains #2 heating oil and is located adjacent to building #1. The tank appeared in good ~~external~~ condition. Based on the size of the tank, the tank is exempt for the NYSDEC Petroleum Bulk Storage (6 NYCRR Part 612 through 614) regulations.

According to Mr. Lessick, no active underground storage tanks (UST'S) are utilized on-site. Based on field observations, no fill and vent pipes typically associated with UST's were noted on-site.

According to the site's property card viewed at the City of Amsterdam Assessors office, the prior lumber yard utilized a 1,000 gallon gasoline UST. Based on conversations with Mr. Lessick, the 1,000 gallon tank was removed from the ground several years ago. Empire Soils recommends a subsurface investigation of the tank pit area.

6.4 Hazardous Substance Identification/Inventory

The material inventory includes substances that may be dangerous to human health, safety or the environment. Sampling and analysis may be necessary to determine if these materials are hazardous or toxic as defined by EPA regulations.

No storage of potential hazardous waste or substances were noted on-site.

Site specific recyclable materials sorted on-site during the day to day operations were typical scrap yard metal (copper, aluminum, iron, etc.), 1-horsepower motors, batteries, drained engine blocks and paper stock.

6.5 Potential Asbestos Containing Materials

The on-site buildings were constructed at least 67 years ago. As a result, there is a potential that asbestos containing building materials (ACBMs) were used in the construction of the buildings.

Suspect ACBMs observed within Building #1 include, but are not necessarily limited to, the floor, wall and ceiling building material located throughout the building. The condition of the suspect ACBMs ranged from damaged to undamaged. If the suspect ACBMs are to be disturbed, Empire Soils recommends a formal structural survey of the building to verify the presence of ACBMs and quantify their occurrence.

6.6 Area Reconnaissance

Description of Adjacent Properties. The western property line of the site borders a sand and gravel ~~extraction operation~~. The southern property line borders lands of the NYS Parks and Recreation. The NYS lands are wooded and utilized as a bike path which was a former railroad spur. The site's northern property line borders Erie Terrace. ~~Residential utilization is~~ ^{are} located along this street. The eastern property line borders the South Chuctanunda Creek.

No active gasoline stations were noted adjacent to the subject site.

7.0 REGULATORY/GOVERNMENTAL AGENCY INQUIRIES

Regulatory information was reviewed to obtain information which might indicate the presence of hazardous and/or toxic materials at the subject site or adjacent properties. Information in this report is limited by the accuracy of databases provided by these agencies. The following regulatory agencies/publications at the Federal, state and local levels were consulted and relevant data was noted.

7.1 Federal and State Regulatory Review

National Priorities List: The U.S. Environmental Protection Agency (USEPA) maintains a National Priorities List (NPL) of Superfund sites. The Superfund sites are uncontrolled or abandoned hazardous waste sites identified for priority remedial action under the Federal Superfund program. Based upon the NPL dated June, 1992, the site has not been designated as an uncontrolled or abandoned hazardous waste site identified for priority remedial action under the Superfund Program. In addition, no properties adjacent to the site or within a one mile radius of the site have been designated as an uncontrolled or abandoned hazardous waste site identified for priority remedial action under the Superfund Program.

RCRA Facilities: The USEPA Resource Conservation and Recovery Act (RCRA) database was referenced to identify registered hazardous waste generators, transporters, and treatment, storage and disposal facilities on or in the vicinity of the site. Inclusion on the RCRA list does not, in and of itself, indicate that the facility is a source of contamination. As a RCRA facility, proper storage and disposal of hazardous substances are required to be documented by the generator.

Based upon the RCRA List prepared by the USEPA, dated July 17, 1992, the site has not been identified as a facility that generates, transports, treats, stores or disposes of hazardous waste. In addition, no properties adjacent to the site have been identified as facilities that generate, transport, treat, store or disposes of hazardous waste.

CERCLIS Sites: The USEPA Superfund Program (CERCLIS) database is a compilation of the sites the EPA has investigated and is currently investigating for the release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (Superfund Act). Based upon the CERCLIS List prepared by the USEPA, dated May 1, 1992, the site has not been investigated by the EPA and is not currently being investigated for a release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA or Superfund Act). In addition, no properties adjacent to the site have been investigated by the EPA and are not currently being investigated for a release or threatened release of hazardous substances. Two CERCLIS sites (located within a one mile radius of the project site) were identified within the CERCLIS database as follows:

- o BayShore Industries
35 Will Street
EPA I.D. NYD000136226
- o Niagara Mohawk/Former Property
Route 30 and Mohawk River
EPA I.D. NYD980664296

Both CERCLIS sites are located on the opposite side of the South Chuctanunda Creek relative to the site address. Thus, the potential for migration of contamination, from the CERCLIS facilities toward, and impacts upon, the project site is considered low.

NYSDEC Inactive Hazardous Waste Disposal Sites: The NYSDEC Registered Inactive Hazardous Waste Disposal Sites publication lists the location of known potential and inactive hazardous waste disposal sites. Based upon the Inactive Hazardous Waste Disposal Sites publication dated April, 1992 prepared by the NYSDEC, the site has not been identified as an inactive or potentially inactive hazardous waste site. In addition, no properties adjacent to or within a one (1) mile radius of the site have been identified as an inactive or potentially inactive hazardous waste site.

NYSDEC Spill Database: The NYSDEC spill database was consulted to determine if petroleum spills had occurred in the vicinity of the site. The database includes 84,338 statewide spills occurring primarily from 1986 to March 1993. Based upon the Spills List of March 1993, the site has not been identified as an "active" or "closed" spill site. Twenty four ~~N/A~~ spill sites (located within a one-half mile radius of the project site) were identified within the spills database. All 24 spill sites are located on the opposite side of the South Chuctanunda Creek or the Mohawk River relative to the site address. Thus, the potential for migration of contamination, from the spill sites toward, and impacts upon, the project site is considered low.

NYSDEC Petroleum Bulk Storage Database: The NYSDEC maintains a Petroleum Bulk Storage (PBS) registration list of PBS facilities which have a combined storage capacity of over eleven hundred (1,100) gallons of petroleum. Underground storage tanks, above-ground storage tanks (AST's) and leaking underground storage tanks (LUST's) are identified in the list. Based upon the PBS List prepared by the NYSDEC, dated December 31, 1992, the site has not been identified as a facility with a total storage capacity of over 1,100 gallons of petroleum. In addition, no adjacent properties have been identified as a facility with a total storage capacity of over 1,100 gallons of petroleum. Four (4) PBS facilities (located within a one-quarter mile radius of the project site) were identified within the PBS database. All 4 PBS facilities are located on the opposite side of the South Chuctanunda Creek relative to the site address. Thus, the potential for migration of contamination, from the PBS facilities toward, and impacts upon, the project site is considered low.

7.2 Local Government Inquiries

City of Amsterdam Fire Marshall Office. Verbal requests for information regarding releases and storage of hazardous materials at the site were made to the City of Amsterdam Fire Marshall, Chief Michael Mancani. According to Chief Mancani, no records of releases of hazardous materials were found for the subject site.

8.0 CONCLUSIONS

Although no evidence was discovered *contaminated* during this assessment that the soils and/or groundwater has been ~~negatively environmentally impacted~~, the potential exists for environmental concerns related to day to day operations at the site which may have resulted in "incidental" spillage of materials. If this is of concern, we recommend a subsurface investigation of the site.

According to the site's property card viewed at the City of Amsterdam Assessors office, the prior lumber yard utilized a 1,000 gallon gasoline UST. Based on conversations with Mr. Lessick, the 1,000 gallon tank was removed from the ground several years ago. Empire Soils recommends a subsurface investigation of the tank pit area.

Suspect ACBMs observed within Building #1 include, but are not necessarily limited to, the floor, wall and ceiling building material located throughout the building. The condition of the suspect ACBMs ranged from damaged to undamaged. If the suspect ACBMs are to be disturbed, Empire Soils recommends a formal structural survey of the building to verify the presence of ACBMs and quantify their occurrence.

9.0 REFERENCES

Amsterdam, City of, 1993. Supplementary Lists and Supporting Materials.

Bugliosi, Edward F. and others, 1987. Potential Yields of Wells in Unconsolidated Aquifers in Upstate New York, Hudson Mohawk Sheet, Water Resources Investigations Report 87-4275.

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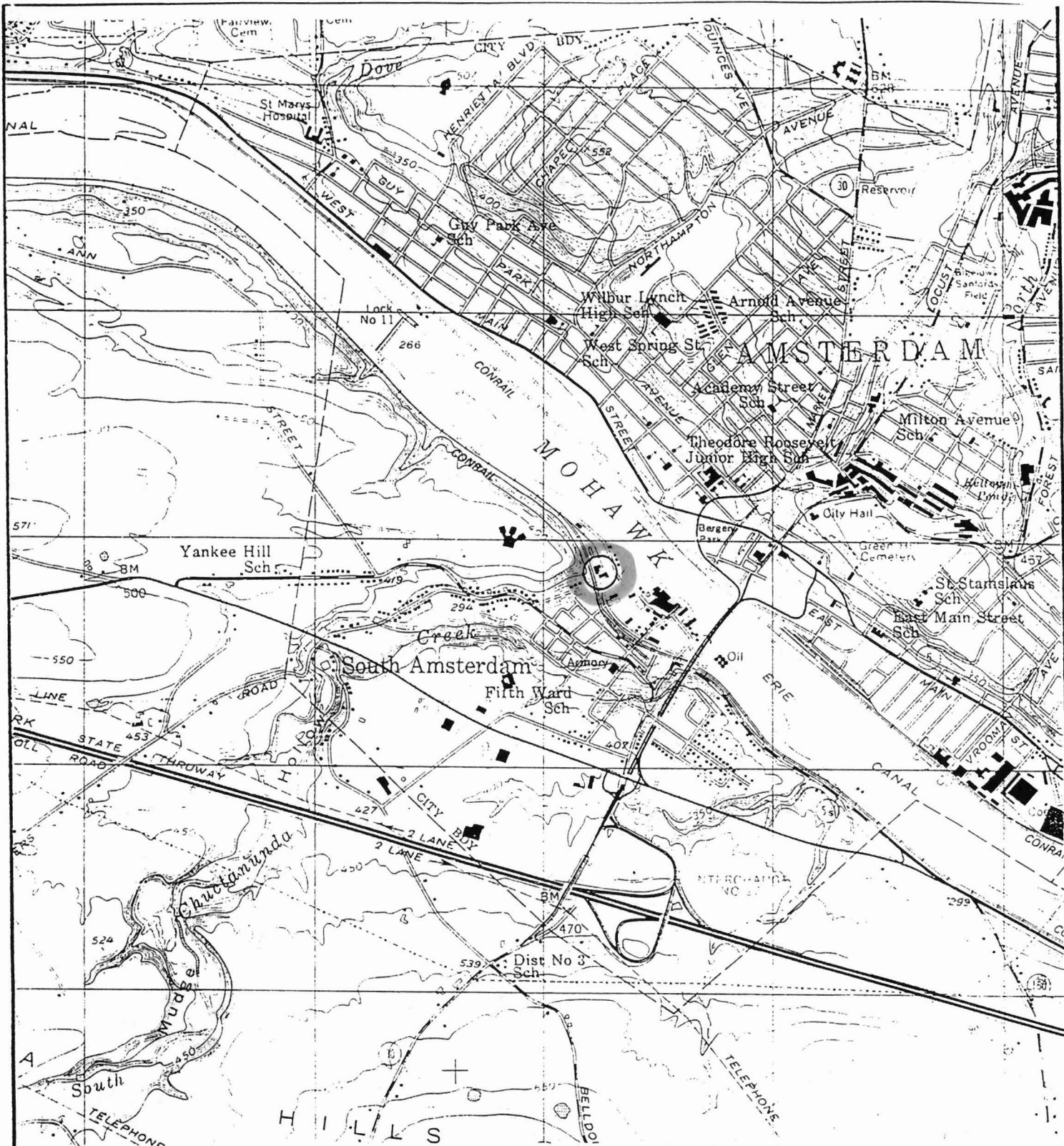
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USEPA, 1991. National Priorities List, Supplementary Lists and Supporting Materials.

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APPENDIX A



AMSTERDAM, N. Y.

NW-4 AMSTERDAM 15' QUADRANGLE
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1954
PHOTOREVISED 1980

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CONSULTING GEOTECHNICAL
ENGINEERS & GEOLOGISTS

PHASE I ENVIRONMENTAL SITE ASSESSMENT
Nathan's Waste & Paper Stock Co., Inc.
Amsterdam, New York

DR. BY:

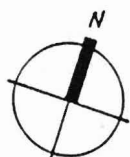
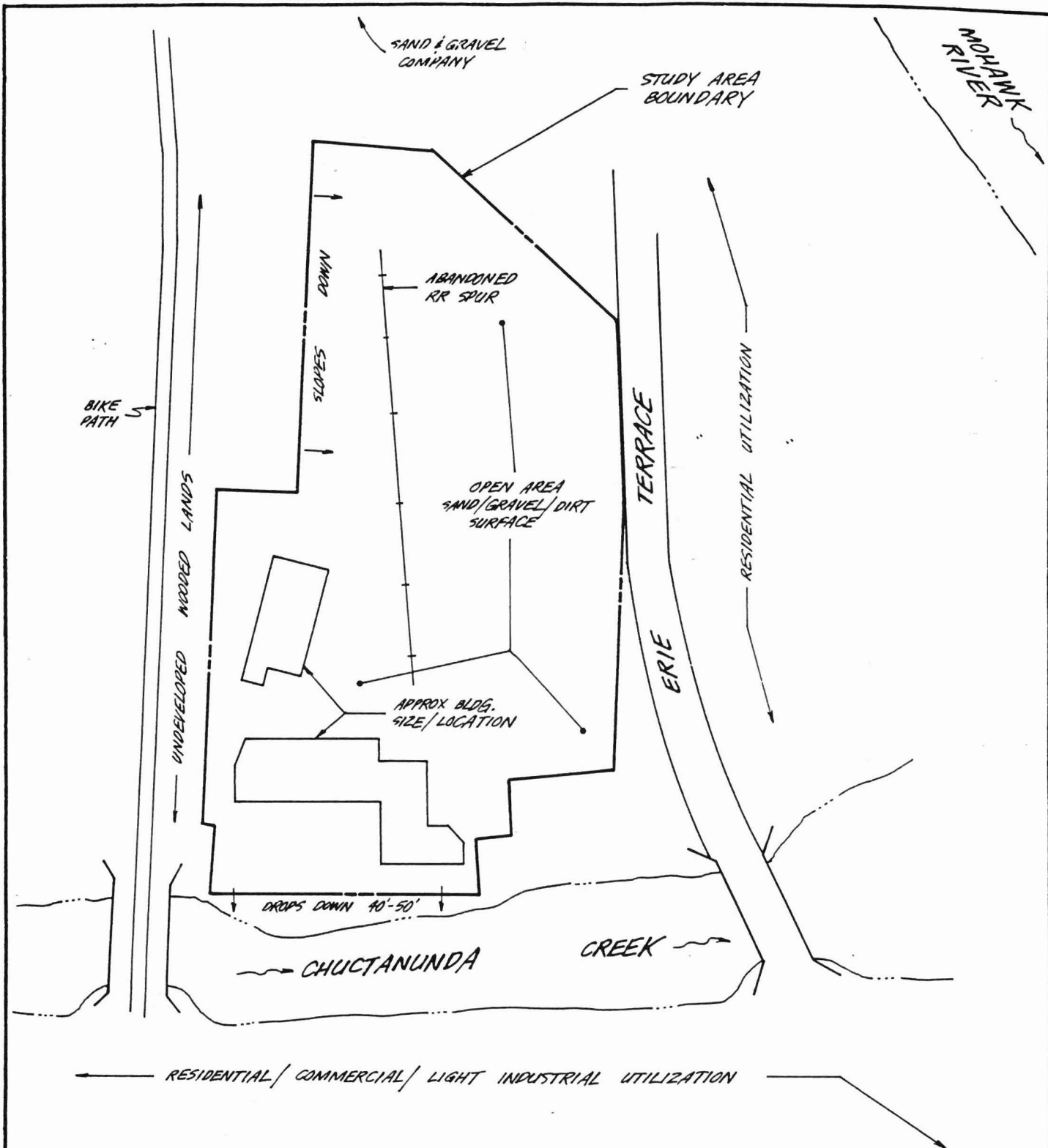
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PROJ NO ATA-93-106

REV'D. BY:

DATE: June 1993

DRWG NO 1



SITE PLAN

PHASE I ENVIRONMENTAL SITE ASSESSMENT
NATHAN'S WASTE & PAPER STOCK CO. INC.
ERIE TERRACE, AMSTERDAM, NEW YORK

BASE MAP: MONTGOMERY COUNTY
REAL PROPERTY TAX SERVICE AGENCY

DR BY JH

SCALE 1" = 100'

PROJ NO ATA-93-106

CK'D BY

DATE

6/93

DRWG NO

2



APPENDIX B

LIMITATIONS

1. The work of Empire Soils Investigations, Inc. (Empire Soils) was completed in accordance with generally accepted or current practices of other consultants undertaking similar studies. Empire Soils observed that degree of care and skill generally exercised by other consultants under similar circumstances and conditions. Empire Soils findings and conclusions must be considered not as scientific certainties but as probabilities based on our professional judgement concerning the significance of the limited data gathered during the course of the work.
2. The observations described in this report were made under conditions stated therein. The conclusions presented in this report were based solely upon the services described therein and not tasks and procedures beyond the scope of described services or the time and budgetary constraints imposed by the client.
3. In preparing this report, Empire Soils has relied on certain information provided by the State, County and Village officials and other parties referenced herein and on information contained in the files of state and local agencies made available to Empire Soils at the time of the study.
4. Observations were made of the subject property and on adjacent sites as indicated within the report. Where access to portions of the site or to structures on adjacent sites was limited or unavailable, Empire Soils renders no opinion as to the presence of hazardous materials or to the presence of indirect evidence relating to hazardous materials in that portion of the site or adjacent structures.
5. The environmental site assessment completed has not included the collection or analysis of any samples of air, water, or soil on the site. Without such testing, Empire Soils can assume no responsibility for the undetected presence of either identified or unidentified potential conditions or other latent conditions.
6. This report has been prepared for the exclusive use of Nathan's Waste and Paper Stock Company, Inc. and its designated agents for the specific application to the subject property in the City of Amsterdam, New York, in accordance with generally accepted engineering practice. No other warranty, expressed or implied, is made. The environmental concerns noted in this report (if any) are applicable to the current identified proposed usage of this property.

May 5, 1993

Mr. Henry Lessick
P.O. Box 104
Amsterdam, New York 12010

Reference: Phase I Environmental Site Assessment
Nathan Waste & Paper Stock Company, Inc.
Amsterdam, New York
Proposal No. PA-93-0207

Dear Mr. Lessick:

Pursuant to your request, we are pleased to submit this proposal for conducting a Phase I Environmental Site Assessment (ESA) at the above referenced site. In order to complete the ESA, the scope of services will consist of an evaluation of the site for the purpose of determining the potential for environmental impairment associated with present and previous site usage and adjacent property utilization. If warranted based upon the results of our site review, recommendations regarding the advisability for additional work will also be presented.

The information provided by you pertaining to the site and project includes:

- o Site Location: Erie Terrace
C/O Amsterdam, NY
- o Area to be Assessed: Building and grounds
- o Current Site Use: Scrap metal and paper recycler

The project has been divided into tasks described in the following paragraphs.

Task 1 - Determine Existing Site Conditions

A site visit will be conducted to observe potential surface evidence of environmental impairment. The Empire Soils staff will survey the site for the presence of underground storage tanks, chemical stains, stressed vegetation, land scars, or obvious evidence of improper use or disposal of toxic or hazardous materials.

This proposal includes a cursory asbestos survey. A separate Empire Soils' proposal for a formal structural survey for asbestos which includes sampling and analyses of suspect asbestos containing building materials (ACBM's) can be prepared upon request.

Task 2 - Review Site History

The history of the site will be reviewed by utilizing data such as (if available) aerial photographs, inquiries of persons familiar with the site, property title abstracts, city directories, Sanborn Fire Insurance Maps and USGS topographic maps.

Task 3 - Regulatory Agency Inquiry

Inquiries will be made to local, state, and federal agencies which might indicate the presence or release of hazardous and/or toxic materials at the subject site or surrounding properties. Examples of regulatory agencies include, County and New York State Environmental Health Departments, the New York State Department of Environmental Conservation (NYSDEC) and local Fire Departments (Hazards Response Records).

Task 4 - Data Evaluation and Final Report

All pertinent data and observations will be organized and presented in a final report.

Should the results of this study reveal evidence of potential environmental concerns, recommendations regarding the advisability for additional work will be made to the client, which commonly includes soil borings, soil/water sampling and laboratory testing.

The identification and/or delineation of potential wetlands is not included in our scope of work beyond a review of NYSDEC maps. A separate proposal for such an investigation will be submitted upon request.

Our conclusions regarding the site will be based on the observations made and data collected during the study. Therefore, conclusions regarding the condition of the site do not represent a warranty that all areas within the study area are of the same quality. Empire Soils will not be able to represent that the site is free of hazardous materials or environmental degradation beyond that detected or observed by Empire Soils during the ESA.

Two (2) original copies of the report will be submitted to the client unless otherwise specified. Additional copies can be provided by Empire Soils at a cost of \$.00 per copy.

Nathan Waste & Paper
C/O Amsterdam, NY

Page 3
May 5, 1993

Our fee for completing the Phase I ESA as described is
.00. We expect to complete the project within
following your authorization to proceed. Applicable sections of
the attached "General Conditions" form a portion of this proposal.
The cost estimate will remain effective for 90 days. If the
proposal is acceptable, please sign the acceptance and return a
copy for our records.

Sincerely,

EMPIRE SOILS INVESTIGATIONS, INC.

Andy Tobias
Environmental Scientist

ACCEPTED
FOR:

DATE: _____

BY: _____
(please sign)