

The purpose of this Phase II ESA was to further evaluate and identify potential or known sources of hazardous wastes, hazardous substances, and/or chemical or petroleum contamination. This data will be used in part to establish a baseline condition at the time Wright Malta Corporation vacated the subject property, and in addition will be useful in establishing future protocols for possible abandonment of structures.

The Phase II ESA activities included a subsurface investigation which included a tank investigation; excavation of test pits; advancement of six (6) soil borings, three (3) of which were converted to groundwater micro monitoring wells; collection of soil samples for field volatile organic compound vapor screening; and the collection and analysis of tank contents, groundwater samples, surface water samples, a sediment sample and soil samples for laboratory analysis.

The work scope is intended to address the substantive requirements of the most recent revisions to ESDC's "Environmental Covenant" language¹.

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- ¹ Section 4.15, Certain Environmental Covenants, of Loan Agreement by and between Luther Forest Technology Campus Economic Development Corporation and New York State Urban Development Corporation d/b/a Empire State Development Corporation; Project No. S826 (Phase 1), dated October 4, 2005.

2.5.3 Decontamination

To preclude the potential for cross contamination between boring locations, the drilling tools and sampling equipment that contacted the site soils were decontaminated prior to the start of the drilling activities and between test boring locations utilizing a detergent/water wash and tap water rinse. All soil samples were handled with a new pair of gloves to eliminate potential cross contamination of the soil samples.

As noted within the table, various metals were detected in the groundwater samples collected from the micro monitoring wells. The values detected within the groundwater samples did not exceed groundwater standards or guidance values for the respective compounds, except for beryllium, chromium, copper, iron, magnesium, manganese, nickel and lead. Cobalt and vanadium were compared to surface water standards as groundwater standards do not exist for these parameters. Cobalt and vanadium exceeded surface water standards.

The beryllium, cobalt, chromium, copper, iron, magnesium, manganese, nickel, lead and vanadium were generally less than or within an order of magnitude of the standards or guidance values. The high level of metals in groundwater may be attributed to the suspended solids present within the groundwater samples.

APPENDIX A

Figures/Maps

FIGURE 2

**Underground Storage Tank, Soil Boring and Test Pit
Locations Map**

APPENDIX B

Geoprobe Subsurface Exploration Logs

