PHASE I
ENVIRONMENTAL SITE ASSESSMENT

of the

HIAWATHA BOULEVARD WEST PROPERTY
City of Syracuse
Onondaga County, New York

Prepared for:

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1.0 EXECUTIVE SUMMARY

Plumley Engineering performed a Phase I Environmental Site Assessment (ESA) on behalf of Weitsman Syracuse Holdings, LLC on Property located on Hiawatha Boulevard West in the City of Syracuse, Onondaga County, New York. This investigation was conducted in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Standard E 1527-13 and standard engineering practices in order to identify recognized environmental conditions concerning the Property. This assessment included a historical records search, interviews and inspections of the site.

The Property is approximately 23.9 acres in size and consists of four parcels, with the following listed addresses and tax identification numbers: 884 Hiawatha Boulevard West (114.-02-17.0), 700 Hiawatha Boulevard West (114.-02-18.0), 531 State Fair Boulevard (114.-02-19.0) and 712 Hiawatha Boulevard West (114.-02-20.0). The Property is located on Hiawatha Boulevard, with a portion bordering State Fair Boulevard. The Property has approximately 1,474 feet of road frontage along Hiawatha Boulevard and approximately 100 feet of frontage along State Fair Boulevard.

Aerial photographs and topographic maps indicate the Property was vacant until sometime between 1931 and 1958. The Property has been utilized for commercial purposes and scrap metal processing since about the 1950's. A vehicle shredder was constructed on the Property between 1966 and 1978 and an eddy current separator was added in the 1980's. These activities resulted in accumulation of automotive shredder residue (ASR) over much of the Property, including areas where large quantities of this material were reported to be buried. The Property was abandoned by Roth Steel Corporation in 2014.

The Property is currently being managed by a bankruptcy court trustee, William Leberman, Esquire. Most equipment and related materials were sold at auction, including the shredder and eddy current separator. Most of the equipment and materials have been removed from the Property.

Recent environmental investigations have been completed on the Property under the terms of a Consent Order issued by the New York State Department of Environmental Conservation (DEC). These investigations have identified several areas where polychlorinated biphenyls (PCBs) in soil and groundwater exceed regulatory criteria. Other contaminants identified to date include metals, petroleum and solvents. Soil borings show that approximately 12 to 15 feet of fill material has been placed on the Property. The fill consists of "Solvay" waste[1] covered with gravel-sized fill materials, including soil, cinders, ash, plastic, brick, glass, metal and wood. Groundwater flow is generally to the northwest toward Onondaga Lake.

The surrounding area is utilized for commercial and industrial purposes. Several current and former facilities could potentially be impacting the Property. These include former gasoline stations and manufacturing facilities, an abandoned asphalt bulk plant and an active truck stop.

Recognized Environmental Conditions (RECs) were identified during prior environmental investigations[2,3,4] on the Property, and known to regulatory authorities. The following RECS are based on a review of the referenced reports:

- ASR Cells Area: Two known cells of buried ASR approximately 1+ acre in size in the northwestern area of the Property contaminated with PCBs at concentrations up to 129 parts per million (ppm) and exceeding the hazardous waste threshold of 50 ppm. Groundwater in this area is impacted with PCBs, metals (including lead and mercury), methylene chloride and acetone above State groundwater standards.

- Eddy Current Area: A 1± acre area of high-level PCB soil impact (up to 1,187 ppm) near the eddy current separator. The extent of this impact area is unknown. Soils with this level of PCB contamination (>500 ppm) are classified as high-level PCB wastes and are required

[1] "Solvay" waste typically consists primarily of calcium chloride.

[2] *Site Investigation Draft Report, Roth Steel Facility*, by O'Brien & Gere, dated June 2013.

[3] *Letter Report*, by O'Brien & Gere, dated September 20, 2013.

[4] *Residue Characterization Report*, by W.Z. Baumgartner & Associates, Inc., dated December 1993.

to be incinerated. Groundwater impacts in this area include exceedances of State standards for metals (including lead and mercury), methylene chloride and PCBs.

- Former ASR Piles/Stormwater Area: Soil impacts in this 2+ acre area include PCBs ranging from approximately 12 to 85 ppm and several metals, including arsenic, cadmium, chromium, lead and mercury exceeding DEC cleanup standards. Groundwater is impacted with PCBs, metals, acetone, vinyl chloride, styrene and petroleum compounds [including benzene, toluene, ethylbenzene and xylenes (BTEX)] above State standards. The PCBs in surface soils in this area were under piles of ASR that were removed in 2010.

- Central/Shredder Area: Soil impacts in this 4± acre area include PCBs up to approximately 6 ppm, several semi-volatile organic compounds (SVOCs) and metals including lead and mercury exceeding DEC cleanup standards. Groundwater is impacted with PCBs, petroleum compounds including BTEX and methyl tert-butyl ether (MTBE), and VOCs methyl-2-pentanone (MIBK), 2-butanone (MEK), acetone and metals including arsenic and lead above State standards.

- Former Vehicle Storage Area: In this 1.5± acre area groundwater and soil are impacted with petroleum compounds including BTEX and MTBE and VOCs acetone and vinyl chloride and metals above State standards.

- Hiawatha Boulevard Area: Groundwater and soil are impacted with petroleum compounds, acetone, naphthalene, phenols and metals above State standards in this 6± acre area. Most of this area has not been investigated.

- "Solvay" Waste Fill: The Property has a layer of "Solvay" process waste fill, which is white to light gray, silt-size granular material typically composed primarily of calcium chloride.

It should be noted that the prior investigations are not complete and do not by any means provide a complete picture of the nature and extent of contamination on the Property. Approximately one third or 8 acres of the 24 acre site have not been investigated. No environmental sampling or testing was permitted by the bankruptcy court trustee.

An outstanding regulatory order between the DEC and Roth Steel addresses a number of the RECs. The DEC and previous owner/operator have been aware of site contamination for decades. The DEC has indicated the site is eligible for listing on the State Inactive Hazardous Waste Disposal Site (State Superfund) list and will likely be added to the list in the near future.

The site walkover inspection and review of DEC records identified the following RECs:

- Residual ASR and various debris in the surface soils across much of the site. Past testing has shown that the ASR may be contaminated with PCBs.

- Piles of ASR in and around the bunker at the eddy current separator area, possibly contaminated with PCBs.

- Numerous (60+) drums and 5-gallon buckets of apparent waste automotive fluids (used oil, used antifreeze, waste gasoline, etc.) near the maintenance garage and throughout other parts of the Property.

- One drum containing capacitors and other electrical devices suspected of containing PCBs.

- Various drums and containers of unknown materials.

- Several localized areas of stained soils.

- A bulk container (±300 gallons) of an unknown fluid.

- Remnants of partially buried drums, metals and other debris in the West Finger Area.

- Runoff from the site was observed flowing into the West Finger Area where it would likely discharge to the railroad track area adjacent to Onondaga Lake. The Roth facility operated without a Stormwater Management Plan. Contaminants in runoff were likely transported to these areas.

Although not considered RECs, the following environmental concerns were also identified:

- Piles of miscellaneous trash and debris.

- Several adjacent facilities along the south property line that are hydraulically upgradient of the Property and could potentially have environmental impacts that are migrating onto the Property. These include:

    - A former petroleum bulk storage facility (believed to be an asphalt plant).

    - An existing truck stop with underground petroleum facilities and an open DEC spill.

    - An existing auto repair facility.

    - Former gasoline stations and manufacturing facilities with underground tanks located to the southwest across Hiawatha Boulevard.

    - A solid waste management facility storing and handling various drums and containers of various industrial waste.

We offer the following recommendations if the site is purchased:

- Security along Hiawatha Boulevard should be enhanced with fencing and gates, as feasible, to minimize trespassing and potential exposure to surface contamination.

- All drums, containers and tanks identified on the Property not removed before closing by the Trustee or lawfully by others should have their contents identified and be properly disposed of by a permitted waste disposal firm.

- Silt fencing in areas of runoff should be installed to mitigate sediment transport.

- Completion of an environmental investigation and development of a remedial plan in accordance with the DEC regulations and guidance[5].

[5] DER-10-Technical Guidance for Site Investigation and Remediation, May 2010.

2.0 INTRODUCTION

2.1 PURPOSE

This ESA was performed to provide information regarding Recognized Environmental Conditions (RECs) and potential environmental concerns in connection with the Property.

2.2 SPECIAL TERMS AND CONDITIONS

The ESA incorporated a site walkover inspection interviews and a historical records search conducted in general conformance with ASTM E 1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Interviews with prior owners were not conducted, since they were not cooperating in the sale of the Property.

ASTM defines Recognized Environmental Conditions as *"…the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."* This definition is not intended to include *de minimis* conditions that generally would *"…not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."*

RECs can also be classified as "controlled" or "historical". ASTM defines a controlled REC as "*…resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional*

controls, or engineering controls).” A historical REC is defined as “*a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).”*

Services performed by Plumley Engineering in preparation of this report were conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the engineering profession practicing contemporaneously under similar conditions in the locality of the project. No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Under no circumstances is any warranty, expressed or implied, made in connection with providing these services. Refer to *Appendix A – Qualification Information* for company and individual qualifications.

2.3 USER RELIANCE

This report and the information contained herein have been prepared solely for the use of Weitsman Syracuse Holdings, LLC and its successors or affiliates having a relationship to the Property.

2.4 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

The investigation for potential lead, asbestos, radon sources are not within the scope of an ASTM E 1527-13 Phase I ESA, and therefore were not addressed during this investigation.

2.5 DETAILED SCOPE-OF-SERVICES AND METHODOLOGY USED

Current and historic information on the Property was obtained from review of historic databases, aerial photographs and maps.

Records were reviewed from pertinent State and Federal environmental databases, and Freedom of Information Law (FOIL) requests specific to the Property were made of the following agencies:

- The New York State Department of Environmental Conservation (DEC).
- The New York State Department of Health (NYSDOH).
- The Onondaga County Health Department.
- The City of Syracuse Fire Department.

Dale R. Vollmer, P.E. and Jesse D. Plumley, E.I.T. of Plumley Engineering inspected the site on December 8, 2014. Follow-up inspections were performed by Mr. Vollmer on January 5 and 12, and March 27, 2015.

3.0 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The Property is located at 800 Hiawatha Boulevard in the City of Syracuse, Onondaga County, New York. The Property consists of four parcels, with tax identification numbers 114.-02-17.0, 114.-02-18.0, 114.-02-19.0 and 114.-02-20.0, and is approximately 23.9 acres in size. Refer to *Figure 1 – Site Location Map* and *Figure 2 – Aerial Photo* for additional information.

3.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The Property is located in an urban area. The Property has approximately 1,300 feet of road frontage along Hiawatha Boulevard and approximately 100 feet of frontage along State Fair Boulevard.

The Property is accessible via driveways off Hiawatha Boulevard. The surrounding area is utilized for commercial and industrial purposes.

3.3 CURRENT USE OF THE PROPERTY

The Property is the former Roth Steel facility and until 2014, the Property was used for processing and recycling scrap metal, including vehicle dismantling. The site is currently vacant and managed by the bankruptcy court trustee.

3.4 DESCRIPTION OF SITE IMPROVEMENTS

Buildings located on the Property are described below and shown by number on *Figure 2 – Aerial Photo*:

- Building 1 is a 40-foot by 200-foot single-story block office and scale house building containing the main office and control rooms for the former on-site scales, as well as some storage space [Photo 1].

- Building 2 is a 140-foot by 80-foot single-story block building utilized for storage of materials and equipment used on-site, as well as a maintenance office [Photos 2, 3 and 4].

- Building 3 is a 40-foot by 114-foot single-story block storage building that appears to have been utilized for storage [Photos 5, 6 and 7].

- Building 4 is a 185-foot by 40-foot single-story block building that appears to have been utilized for material processing and storage [Photos 8, 9 and 10].

- Building 5 is a 60-foot by 90-foot single-story block building containing tools and welding supplies, and appears to have been utilized for equipment maintenance [Photos 11 and 12].

- Building 6 is a 90-foot by 60-foot single-story block building containing storage and retail space [Photo 13].

- Building 7 consists of several interconnected buildings making up the former eddy current sorter. Most of the eddy current sorter equipment has been removed from site. Some of the building and storage pole barn remain [Photos 14, 15 and 16].

- Building 8 is a 75-foot by 25-foot two-story building containing mechanical and electrical equipment, as well as controls for the on-site shredder [Photos 17 and 18]. The shredder, equipment and controls have been removed from the Property.

A paved driveway surrounds Buildings 1, 2 and 3 [Photo 19]. Unpaved driving lanes and scrap storage areas surround Buildings 4, 5, 6, 7 and 8 [Photo 20]. A stormwater pond

(approximately 100 feet by 300 feet) surrounded by ASR used as fill [Photos 21 and 22] is located in the central area of the Property.

The Property is connected to municipal water and sewer systems. National Grid supplies electric and natural gas to the Property.

3.5 CURRENT USE OF ADJOINING PROPERTIES

The Onondaga County Metropolitan Wastewater Treatment Plant (WWTP), CSX railroad tracks and Onondaga Lake are located to the north [Photos 23 and 24]. A metals plating facility, a vacant former tank manufacturing site, offices and a used car dealership are located to the southeast across Hiawatha Boulevard [Photos 25, 26, 27 and 28]. An automotive sales and repair shop, truck stop, motel, diner, rubbish removal company, fencing contractor and industrial waste storage and transfer facility are located to the south along State Fair Boulevard [Photos 29, 30, 31 and 32].

4.0 USER PROVIDED INFORMATION

4.1 ABSTRACT OF TITLE RECORDS

Abstract of Title documents for the subject Property were not available.

4.2 INFORMATION REPORTED BY USER REGARDING ENVIRONMENTAL LIENS, RECOGNIZED ENVIRONMENTAL CONDITIONS OR ACTIVITY AND USE LIMITATIONS

No user information was provided.

4.3 SPECIALIZED KNOWLEDGE

No specialized knowledge was reported.

4.4 REASON FOR PERFORMING PHASE I

This ESA was completed in order to understand potential environmental conditions that could materially impact the ownership and/or future sale or development of the Property.

5.0 RECORDS REVIEW

Federal and New York State database records were reviewed to help identify the potential for RECs related to the Property. Refer to *Appendix B – Environmental Data Resources, Inc. Report* for additional information.

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

5.1.1 FEDERAL RECORDS

The following Federal environmental databases were reviewed as part of this assessment:

5.1.1.1 NATIONAL PRIORITIES LIST

The National Priorities List (NPL) is the EPA's list of uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under "Superfund".

The Property is not listed on the NPL. One NPL site, listed as the Onondaga Sediments site, is indicated to be located adjacent to the Property. The NPL site is composed of the lake itself, its tributaries and the upland hazardous waste sites which have contributed or are contributing contamination to the lake. The NPL is not thought to present an environmental concern to the subject Property. The subject Property is not currently included as a listed upland site contributing to the contamination to the lake. The groundwater flow direction is from the Property to the northwest toward the lake.

5.1.1.2 COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY INFORMATION SYSTEM

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) is the EPA's list of known or suspected uncontrolled or abandoned hazardous waste sites.

The Property is not listed in the CERCLIS database. One CERCLIS site, the previously addressed Onondaga Lake, is indicated to be located within a ½-mile radius of the Property. Refer to the discussion above.

No Further Remedial Action Planned (NFRAP) sites are sites that have been removed from the CERCLIS list, due to site cleanup or other reasons. The Property is not listed as an NFRAP site. One NFRAP site is indicated to be located within a ½-mile radius of the Property. The NMPC – Emerson Ave Crew Location is located 0.316 miles to the west-southwest at 806 Emerson Avenue. This site was reportedly reviewed for the NPL but did not qualify, based on existing information. This site is not thought to present an environmental concern to the subject Property.

5.1.1.3 RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM

The Resource Conservation and Recovery Information System (RCRIS) contains information on hazardous waste treatment, storage and disposal (TSD) facilities (both corrective action sites and non-corrective action sites), large quantity generators (LgGen) and small quantity generators (SmGen).

The Property is not listed as a RCRIS corrective action facility (CORRACTS). Four CORRACTS sites are indicated to be located within 1 mile of the Property and are listed below:

- McKesson Envirosystems is located 0.337 miles to the east at 400 Bear Street. This site has a history of both petroleum and hazardous chemical storage dating back to the 1930's. Tanks were removed from the site in 1989 and cleanup began in 1990. In 2013, the on-site remediation system was shut down for two years to evaluate the site. No contamination has been detected in downgradient monitoring wells. This site is not thought to present an environmental concern to the subject Property.

- PolyPure, Inc. is located 0.648 miles to the west at 1400 Milton Avenue. The Corrective Action process has been terminated and is listed as No Further Action required. This facility is not thought to present an environmental concern to the subject Property.

- Allied-Signal Syracuse Works is located 0.648 miles to the west at 1700 Milton Avenue. Due to the distance from the Property, this site is not thought to present an environmental concern to the subject Property.

- The Quanta Resources site is located 0.704 miles to the northeast at 2803 Lodi Street. This facility was formerly a waste oil recycling facility that operated from 1920 to 1981, with numerous underground and aboveground storage tanks on-site. The site is not thought to present an environmental concern to the subject Property.

The Property is not listed as a RCRIS TSD facility. No TSD facilities are indicated to be located within a ½-mile radius of the Property.

The Property is not listed as a LgGen or SmGen facility. The Property is listed as a conditionally exempt SmGen (CESQG) with ID No. NYD006994784.

Three LgGen sites are reported to be located on adjacent property. Two New York State Route 690 bridges over the CSX railroad are classified as LgGen because of the lead based paint previously used on bridges. The electroplating facility across Hiawatha Boulevard handles some hazardous wastes. Available records for all three sites have been reviewed and they are not thought to present an environmental concern to the subject Property.

Two SmGen facilities were identified on adjacent property. The report identified general violations that were brought into compliance at that Environmental Products and Services of Vermont facility to the south and the Onondaga County Metropolitan Wastewater Treatment Plant to the north. Available information has been reviewed for these facilities and they are not thought to present an environmental concern to the subject Property.

5.1.1.4 EMERGENCY RESPONSE NOTIFICATION SYSTEM

The Emergency Response Notification System (ERNS) is a national database system used to store information on the sudden and/or accidental release of hazardous substances and petroleum into the environment. The information reviewed indicated there have been no reported incidents on the Property that required emergency response notification.

5.1.2 NEW YORK STATE RECORDS

5.1.2.1 NEW YORK INACTIVE HAZARDOUS WASTE DISPOSAL SITES

The DEC maintains two databases listing inactive hazardous waste disposal sites and hazardous substance waste disposal sites located within New York.

The Property is listed on the Inactive Hazardous Waste Disposal Sites in New York State (SHWS) as a Class P site (site with potential contamination) and a candidate for listing as a State Superfund site. The report indicates that shallow soil samples collected in 2008 revealed low levels of PCBs in on-site soil. Soil and groundwater samples taken in 2010 reportedly showed PCB and lead contamination in both soil and groundwater.

Seven SHWS facilities are reported to be located within a 1-mile radius of the Property. Available records for these facilities have been reviewed and they are not thought to present an environmental concern to the subject Property.

Two HSWDS facilities are reported to be located within a ½-mile radius of the Property. The NiMo Syracuse-Hiawatha manufactured gas plant (MGP), located north of the Metropolitan WWTP, is listed as a HSWDS. This facility has been remediated and is not thought to present an environmental concern to the subject Property. The other HSWDS is located such that it is not thought to present an environmental concern to the subject Property.

5.1.2.2 DEC SPILL PREVENTION AND RESPONSE DATA SECTION

The DEC also maintains records that include information regarding sites with reported spills (hazardous waste, petroleum and other), leaking tank incidents and registered underground storage tanks, chemical bulk storage tanks and/or petroleum bulk storage tanks. These records were reviewed to determine the status of the Property and surrounding properties.

- SPILLS

  The DEC Spills database includes records of petroleum spills to State waterways or the ground surface.

  Three spills are listed for the Property on the DEC Spills database.

  - *Spill No. 930428:* Report indicated that a 275-gallon oil tank was dumped on-site on July 6, 1993 and approximately 1 gallon of waste oil was spilled. The spill was closed on December 31, 1996.

  - *Spill No. 0606474:* Report indicates that three quarts of hydraulic fluid leaked from a broken hydraulic hose on September 6, 2006. The spill was closed the same day.

  - *Spill No. 1102961:* Report indicates that 30 gallons of hydraulic oil spilled on-site from an equipment failure on June 15, 2011. The spill was reportedly contained to a concrete pad and cleaned up. The spill was closed on June 21, 2011.

  Twenty-eight spill incidents are reported to have occurred within ⅛ mile of the Property. One spill incident remains open and is listed below. The other

identified incidents have been closed by the DEC and are not likely to have impacted the Property.

- *Spill No. 1405292*: Report indicates that a 566 gallon diesel fuel spill was caused by an on-site tank pump failure on August 15, 2014 at the adjacent truck stop to the south. The large quantity, as well as the proximity to the Property, suggests this spill could have impacted the subject Property.

➢ LEAKING STORAGE TANK INCIDENT REPORTS

DEC records contain an inventory of reported leaking storage tank incidents (LTANKS) from April 1, 1986 through the most recent update. These incidents can be either leaking underground or aboveground storage tanks. The causes of these incidents are tank test failures, tank failures or tank overfills.

No LTANK incidents are listed for the Property on the DEC database.

Twenty-six LTANK incidents are reported to have occurred within ½ mile of the subject Property. All incidents have reportedly been closed by the DEC. Available records for these sites have been reviewed and none are thought to present an environmental concern to the subject Property.

➢ PETROLEUM BULK STORAGE TANKS

Underground Storage Tanks (USTs)

The UST database contains a listing of registered USTs. No USTs are registered for the Property.

Registered USTs are reported to be located at the two adjacent gasoline stations previously mentioned.

- Four USTs (one 15,000-gallon gasoline, one 5,000-gallon gasoline, one 20,000-gallon diesel and one 2,000-gallon kerosene) are currently in service at the Quickway Travel Center (truck stop, gas station and diner) (PBS No. 7-181285). Six previously registered USTs for the site have been closed and removed.

- Four USTs (three 10,000-gallon gasoline and one 10,000-gallon diesel) are currently in service at the Hess Gas Station (PBS No. 7-600012).

Registered USTs were removed from the following adjacent properties:

- Five USTs previously located at the Onondaga County Metropolitan Wastewater Treatment Plant were removed in the mid-1990's.

- Two 12,000-gallon gasoline USTs were removed from the former Hudson gas station in 1991.

- Two 4,000-gallon diesel USTs and one 2,000-gallon gasoline UST were removed from the former Syracuse Tank & Manufacturing Company prior to 1991.

<u>Aboveground Storage Tanks (ASTs)</u>

The AST database contains a listing of registered ASTs. No ASTs are listed for the Property on the DEC database.

Two AST facilities are reported to be on adjacent property.

- Environmental Products and Services of Vermont (PBS No. 7-600343) reportedly has five on-site ASTs ranging in capacity from 4,000 to 7,000 gallons, used to store waste petroleum products.

- The Onondaga County Metropolitan Wastewater Treatment Plant (PBS No. 7-394335) currently has seven on-site ASTs ranging in capacities from 275 to 6,000 gallons, reportedly containing gasoline, diesel, lube oil and used oil. Two ASTs were previously removed from the site.

Information regarding these facilities and other AST facilities in the area was reviewed and none are thought to present an environmental concern to the subject Property.

➢ CHEMICAL BULK STORAGE TANKS

DEC records do not indicate the presence of any registered chemical bulk storage (CBS) tanks on the Property.

Both the electroplating facility and Metropolitan WWTP are registered CBS AST and CBS UST facilities. Information regarding these facilities was reviewed and neither are thought to present an environmental concern to the subject Property.

5.1.2.3 DEC BUREAU OF RESOURCE RECOVERY - SOLID WASTE FACILITIES

The DEC's Bureau of Resource Recovery maintains a listing of solid waste landfills (State Landfill) and processing facilities (Waste Tire Storage and Recycling Facilities, Vehicle Dismantler, etc.) currently operating in New York.

The Property is listed as a solid waste facility and is reported to be a vehicle dismantler. Although not currently active, previous on-site activities included scrap

metal recycling as well as vehicle dismantling. These activities present inherent environmental concerns to the Property, including fluid releases from vehicles and equipment, as well as metals contamination in soil.

Records indicate the presence of seven solid waste facilities within a ½-mile radius of the Property. One of these facilities is the adjacent Environmental Products and Services of Vermont facility on State Fair Boulevard. The facility includes offices, waste drop-off and processing areas, and waste storage. Waste processing operations are limited to sorting/consolidation of wastes and documentation/paperwork. No treatment of wastes takes place at this facility.

The Property is not listed as a Registered Waste Tire Storage Facility (SWTIRE) or a Registered Recycling Facility (SWRCY). No SWTIRE facilities are indicated to be located within a ½-mile radius of the Property. The adjacent Feher Rubbish Removal is listed as a SWRCY facility.

5.1.2.4 VOLUNTARY CLEANUP AGREEMENTS

New York State established their Voluntary Cleanup Program (VCP) to address the environmental, legal and financial barriers that often hinder the redevelopment and reuse of contaminated properties. The Property is not listed as a VCP site. Records indicate two VCP agreement sites are located within ½ mile of the Property.

The Mann Realty, Inc. property, located 0.336 miles to the southeast at 531 Liberty Street, is an abandoned gasoline station. The report indicates USTs were found and removed from the site. Contamination was discovered during the UST removal work and site cleanup was completed in 2000. The site is currently vacant.

The PCO Terminal Facility, located 0.419 miles to the northeast, is a former gasoline station that was reportedly cleaned up. The site is currently a parking lot.

5.1.2.5 BROWNFIELDS SITES

A Brownfield is any real property where redevelopment or reuse may be complicated by the presence or potential presence of a hazardous waste, petroleum, pollutant or contaminant. The DEC has two programs that address Brownfield sites – the Environmental Restoration Program (ERP) for municipally owned sites and the Brownfield Cleanup Program (BCP) for privately owned sites. The Property is not listed as a Federal or New York State Brownfield site.

Oil City is registered in the Brownfields Cleanup Program and includes several former petroleum terminal facilities, located 0.454 miles to the northeast at 401 Hiawatha Boulevard. This area has been redeveloped into the Destiny USA shopping center and associated parking since the mid-1990's.

5.1.2.6 INSTITUTIONAL CONTROL/ENGINEERING CONTROL REGISTRIES

Institutional and Engineering Controls are legal or administrative restrictions or physical modifications on the use of, or access to, a site or facility that may contain hazardous substance or petroleum product contamination. These controls are put in place in order to ensure maintenance of specified conditions that are required for the protection of public health and/or the environment. Records do not indicate the Property is listed on the New York State or United States Institutional Control/ Engineering Control registries.

5.1.3 UNMAPPED AND ORPHAN SITES

All unmapped and orphan sites identified in environmental databases were reviewed to determine if they present a threat of environmental impact to the subject Property. None of these sites were identified as being in the vicinity of the subject Property or presenting an environmental concern to the subject Property.

5.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

5.2.1 LOCAL RECORDS

5.2.1.1 FREEDOM OF INFORMATION LAW (FOIL) REQUESTS

FOIL requests specific to the Property were made of the following agencies:

- The DEC.
- The NYSDOH.
- The Onondaga County Health Department.
- The City of Syracuse Fire Department.

The DEC provided copies of pertinent environmental reports. The Onondaga County Health Department responded, indicating they have no information on file regarding the Property. Any additional relevant information received will be forwarded upon receipt.

5.3 PHYSICAL SETTING SOURCES

5.3.1 SANBORN FIRE INSURANCE MAPS

Sanborn fire insurance maps showing the subject Property were available for the following years:

1965: The southeast portion of the subject Property is shown. Buildings 3, 4, 5 and 6 are shown as Motor FRT stations. Another building, a former restaurant no longer located on-site, is shown. A filling station label can be seen at the southern corner of the Property. Two filling stations, a gas regulator, a truck repair shop and three commercial buildings are shown across Hiawatha Boulevard to the south.

1968: No significant changes to the Property or surrounding properties appear to have occurred.

1971: No significant changes to the Property or surrounding properties appear to have occurred.

1990: The western edge of Building 2 is visible. No other significant changes to the Property or surrounding properties appear to have occurred.

Refer to *Appendix C – Sanborn Map Report* for additional information.

5.3.2 USGS TOPOGRAPHIC MAPS

The Property location is shown on *Figure 1 – Site Location Map*. The elevation of the Property is approximately 375 feet (USGS datum) above sea level. The nearest body of water is Onondaga Lake, located approximately 200 feet northwest of the Property.

Based on the local topography, the anticipated groundwater flow direction is toward the northwest, consistent with recent investigation findings.

The 1898, 1939, 1947, 1958, 1973 and 1978 editions of the USGS topographic map were reviewed.

1898: The Property is shown as vacant, with railroad tracks visible to the north. The area to the southeast is shown as salt beds.

1939: The Property is shown as vacant, traversed diagonally by railroad tracks. Property to the north is shown as a sewage disposal facility. A large tank and railroad siding associated with a manufactured gas plant are shown further to the north. Property to the southeast is shown as vacant and wetlands.

1947: No significant changes to the Property or surrounding properties appear to have occurred.

1958: The Property is shown as developed with Buildings 1 through 6. The former restaurant building shown on the Sanborn Maps is visible between Buildings 3 and 4. The sewage disposal facility and the manufactured gas plant have expanded. Development has occurred to the southeast and southwest.

1973: The restaurant building has been removed from the Property and a new small building is shown on the eastern portion of the Property. Increased development has occurred on surrounding properties to the southeast and southwest. The manufactured gas plant is no longer shown. Route 690 has been constructed to the south and west.

1978: A new building is shown parallel to Hiawatha Boulevard on the southeast portion of the Property. The remainder of the Property appears unchanged. Increased development has occurred on surrounding properties.

Refer to *Appendix D – EDR Historical Topographic Map Report* for additional information.

5.3.3 HISTORICAL AERIAL PHOTOGRAPHS

Historical aerial photographs of the Property were available for the years 1938, 1951, 1959, 1966, 1978, 1986, 1988, 1994, 1995, 2006, 2008, 2009 and 2011. In general, the quality of the photographs does not allow details to be discerned.

1938: The Property appears to be undeveloped, with railroad tracks traversing the northern portion. The Property has a white appearance, possibly associated with being filled with "Solvay" waste. The surrounding properties are undeveloped, with the exception of the wastewater treatment plant and manufactured gas plant to the north.

1951: The Property appears developed with Buildings 1 through 6, as well as the previously mentioned former restaurant building.

1959: No significant changes to the Property appear to have occurred. Route 690 has been constructed to the south and west, and the railroad alignment to the west has changed. Property to the southeast is shown as developed.

1966: No significant changes to the Property appear to have occurred. Surrounding properties are shown as more developed.

1978: Building 8 (the shredder) is shown on the Property. No other significant changes to the Property appear to have occurred. Increased development has occurred on surrounding properties. Waste drying beds are shown to the north.

1986: No significant changes to the Property or surrounding properties appear to have occurred.

1988: No significant changes to the Property or surrounding properties appear to have occurred.

1994: Building 7 (eddy current separator) is shown on the Property. A large building has replaced some of the drying beds on the property to the north.

1995: No significant changes to the Property or surrounding properties appear to have occurred.

2006: The on-site stormwater pond is shown. A new railroad siding has been constructed from the mainline to the north onto the Property, with several rail cars on the siding. Some activity related to the scrap yard appears to be occurring adjacent to the new rail siding.

2008: No significant changes to the Property or surrounding properties appear to have occurred.

2009: No significant changes to the Property or surrounding properties appear to have occurred.

2011: No significant changes to the Property or surrounding properties appear to have occurred.

Refer to *Appendix E – EDR Aerial Photo Decade Package* for additional information.

5.4 HISTORICAL USE INFORMATION ON THE PROPERTY

Review of records and historical topographic maps and aerials indicates the Property has been utilized as a fill site and for scrap metal and automobile recycling.

5.5 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Review of records and historical topographic maps and aerials indicates adjacent properties have been utilized for commercial and industrial purposes.

5.6 VAPOR INTRUSION EVALUATION

Based on available site information regarding volatile organic compounds in soil and groundwater, vapor intrusion is a potential concern in connection with the existing or planned structures on the subject Property. More information on soil and groundwater impacts is needed to draw any firm conclusions.

6.0 INTERVIEWS

6.1 INTERVIEWS WITH OWNER/OPERATOR

Attempts to contact the owner were unsuccessful.

6.2 INTERVIEWS WITH OTHERS

Karen Cahill, Environmental Remediation Engineer for the DEC and Project Manager for the Roth site, was interviewed regarding the findings of the site investigation.

7.0 INFORMATION FROM SITE RECONNAISSANCE

7.1 HAZARDOUS SUBSTANCES IN CONNECTION WITH IDENTIFIED USES

Numerous hazardous substances in connection with identified uses were observed on the Property. These substances included PCBs, cleaning supplies, gasoline, oil, waste oil, lubricants, antifreeze, used antifreeze, welding gases and propane [Photos 33 through 41]. Many of the containers observed were not labeled.

7.2 HAZARDOUS AND/OR UNIDENTIFIED SUBSTANCE CONTAINERS

Numerous hazardous and/or unidentified substance containers were observed on the Property. These included metal and plastic 5-gallon buckets and 10-gallon containers for various new and used vehicle fluids, small metal gas cans of various capacities, small plastic and metal containers of cleaning and maintenance fluids of various capacities, and numerous plastic and metal 55-gallon drums. All of these containers should be removed from the Property.

7.3 STORAGE TANKS AND DRUMS

No evidence of USTs (vent pipes, fill ports) were observed on the Property. One approximately 300-gallon AST containing approximately 150 gallons of an unknown clear fluid was observed on the Property in addition to the previously noted plastic and metal 55-gallon drums.

7.4 PCBs

One large pad mounted transformer and three pole mounted transformers were observed on the Property [Photos 42 and 43]. The pad mounted transformer was labeled as non-PCB

[Photo 44] and was subsequently removed from the Property in January 2015. Oil staining as observed in the transformer location during the January 5, 2015 follow-up inspection and reported to the on-site representative [Photo 45]. It is unknown if this oil spill was reported by the on-site representative to the DEC. The pole mounted transformers had no visible labeling to indicate PCB content. Electrical equipment in Building 8 associated with the shredder equipment was labeled as containing PCBs. This equipment has been removed from the Property. A floor drain was identified in close proximity to the electrical equipment [Photo 46]. One drum containing capacitors and other electrical devices suspected of containing PCBs was identified in Building 4 [Photo 47].

7.5 SOLID WASTE

Various solid waste debris was observed scattered throughout the Property, especially around Buildings 4, 5 and 6 [Photos 48, 49 and 50], and should be removed from the site. ASR was observed in the pond area, former ASR piles area, eddy current test pit area and the ASR cells area [Photos 22, 51, 52 and 53].

7.6 WASTEWATER

Sanitary wastewater generated on the Property discharges to the municipal sewer system. No other wastewater is currently generated on-site. Prior operations used water for dust control of the shredder.

Runoff from the site was observed flowing into the West Finger Area where it would likely discharge to the railroad track area adjacent to Onondaga Lake. The Roth facility operated with a Stormwater Management Plan. Contaminants in runoff were likely transported to these areas.

7.7 ADDITIONAL SITE CONDITIONS

7.7.1 STAINED AREAS, STRESSED VEGETATION AND DEBRIS

The Property was observed to be mainly unvegetated. Areas of staining and debris were noted scattered throughout the Property [Photos 54 through 60].

7.7.2 MOUNDS, DEPRESSIONS, DISTURBANCES

The entire Property has been disturbed with extensive fill. Mounds in the West Finger Area have various waste materials (metals, wood, etc.).

7.7.3 PITS, PONDS AND LAGOONS

One stormwater pond was observed on the Property [Photo 21]. This pond is reported to have PCB contamination.

7.7.4 MISCELLANEOUS CONCERNS

Portions of the Property are covered with unevenly deposited concrete [Photo 61]. Numerous tires were observed throughout the site [Photo 62]. These tires should be properly disposed of off-site.

8.0 FINDINGS AND CONCLUSIONS

Plumley Engineering performed a Phase I Environmental Site Assessment (ESA) on behalf of Weitsman Syracuse Holdings, LLC on Property located on Hiawatha Boulevard West in the City of Syracuse, Onondaga County, New York. This investigation was conducted in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Standard E 1527-13 and standard engineering practices in order to identify recognized environmental conditions concerning the Property. This assessment included a historical records search, interviews and inspections of the site.

The Property is approximately 23.9 acres in size and consists of four parcels, with the following listed addresses and tax identification numbers: 884 Hiawatha Boulevard West (114.-02-17.0), 700 Hiawatha Boulevard West (114.-02-18.0), 531 State Fair Boulevard (114.-02-19.0) and 712 Hiawatha Boulevard West (114.-02-20.0). The Property is located on Hiawatha Boulevard, with a portion bordering State Fair Boulevard. The Property has approximately 1,474 feet of road frontage along Hiawatha Boulevard and approximately 100 feet of frontage along State Fair Boulevard.

Aerial photographs and topographic maps indicate the Property was vacant until sometime between 1931 and 1958. The Property has been utilized for commercial purposes and scrap metal processing since about the 1950's. A vehicle shredder was constructed on the Property between 1966 and 1978 and an eddy current separator was added in the 1980's. These activities resulted in accumulation of automotive shredder residue (ASR) over much of the Property, including areas where large quantities of this material were reported to be buried. The Property was abandoned by Roth Steel Corporation in 2014.

The Property is currently being managed by a bankruptcy court trustee, William Leberman, Esquire. Most equipment and related materials were sold at auction, including the shredder and eddy current separator. Most of the equipment and materials have been removed from the Property.

Recent environmental investigations have been completed on the Property under the terms of a Consent Order issued by the New York State Department of Environmental Conservation (DEC). These investigations have identified several areas where polychlorinated biphenyls (PCBs) in soil and groundwater exceed regulatory criteria. Other contaminants identified to date include metals, petroleum and solvents. Soil borings show that approximately 12 to 15 feet of fill material has been placed on the Property. The fill consists of "Solvay" waste[6] covered with gravel-sized fill materials, including soil, cinders, ash, plastic, brick, glass, metal and wood. Groundwater flow is generally to the northwest toward Onondaga Lake.

The surrounding area is utilized for commercial and industrial purposes. Several current and former facilities could potentially be impacting the Property. These include former gasoline stations and manufacturing facilities, an abandoned asphalt bulk plant and an active truck stop.

Recognized Environmental Conditions (RECs) were identified during prior environmental investigations[7,8,9] on the Property, and known to regulatory authorities. The following RECS are based on a review of the referenced reports:

- ASR Cells Area: Two known cells of buried ASR approximately 1+ acre in size in the northwestern area of the Property contaminated with PCBs at concentrations up to 129 parts per million (ppm) and exceeding the hazardous waste threshold of 50 ppm. Groundwater in this area is impacted with PCBs, metals (including lead and mercury), methylene chloride and acetone above State groundwater standards.

- Eddy Current Area: A 1± acre area of high-level PCB soil impact (up to 1,187 ppm) near the eddy current separator. The extent of this impact area is unknown. Soils with this level of PCB contamination (>500 ppm) are classified as high-level PCB wastes and are required

[6] "Solvay" waste typically consists primarily of calcium chloride.

[7] *Site Investigation Draft Report, Roth Steel Facility*, by O'Brien & Gere, dated June 2013.

[8] *Letter Report*, by O'Brien & Gere, dated September 20, 2013.

[9] *Residue Characterization Report*, by W.Z. Baumgartner & Associates, Inc., dated December 1993.

to be incinerated. Groundwater impacts in this area include exceedances of State standards for metals (including lead and mercury), methylene chloride and PCBs.

- Former ASR Piles/Stormwater Area: Soil impacts in this 2+ acre area include PCBs ranging from approximately 12 to 85 ppm and several metals, including arsenic, cadmium, chromium, lead and mercury exceeding DEC cleanup standards. Groundwater is impacted with PCBs, metals, acetone, vinyl chloride, styrene and petroleum compounds [including benzene, toluene, ethylbenzene and xylenes (BTEX)] above State standards. The PCBs in surface soils in this area were under piles of ASR that were removed in 2010.

- Central/Shredder Area: Soil impacts in this 4± acre area include PCBs up to approximately 6 ppm, several semi-volatile organic compounds (SVOCs) and metals including lead and mercury exceeding DEC cleanup standards. Groundwater is impacted with PCBs, petroleum compounds including BTEX and methyl tert-butyl ether (MTBE), and VOCs methyl-2-pentanone (MIBK), 2-butanone (MEK), acetone and metals including arsenic and lead above State standards.

- Former Vehicle Storage Area: In this 1.5± acre area groundwater and soil are impacted with petroleum compounds including BTEX and MTBE and VOCs acetone and vinyl chloride and metals above State standards.

- Hiawatha Boulevard Area: Groundwater and soil are impacted with petroleum compounds, acetone, naphthalene, phenols and metals above State standards in this 6± acre area. Most of this area has not been investigated.

- "Solvay" Waste Fill: The Property has a layer of "Solvay" process waste fill, which is white to light gray, silt-size granular material typically composed primarily of calcium chloride.

It should be noted that the prior investigations are not complete and do not by any means provide a complete picture of the nature and extent of contamination on the Property. Approximately one third or 8 acres of the 24 acre site have not been investigated. No environmental sampling or testing was permitted by the bankruptcy court trustee.

An outstanding regulatory order between the DEC and Roth Steel addresses a number of the RECs. The DEC and previous owner/operator have been aware of site contamination for decades. The DEC has indicated the site is eligible for listing on the State Inactive Hazardous Waste Disposal Site (State Superfund) list and will likely be added to the list in the near future.

The site walkover inspection and review of DEC records identified the following RECs:

- Residual ASR and various debris in the surface soils across much of the site. Past testing has shown that the ASR may be contaminated with PCBs.

- Piles of ASR in and around the bunker at the eddy current separator area, possibly contaminated with PCBs.

- Numerous (60+) drums and 5-gallon buckets of apparent waste automotive fluids (used oil, used antifreeze, waste gasoline, etc.) near the maintenance garage and throughout other parts of the Property.

- One drum containing capacitors and other electrical devices suspected of containing PCBs.

- Various drums and containers of unknown materials.

- Several localized areas of stained soils.

- A bulk container (±300 gallons) of an unknown fluid.

- Remnants of partially buried drums, metals and other debris in the West Finger Area.

- Runoff from the site was observed flowing into the West Finger Area where it would likely discharge to the railroad track area adjacent to Onondaga Lake. The Roth facility operated with a Stormwater Management Plan. Contaminants in runoff were likely transported to these areas.

Although not considered RECs, the following environmental concerns were also identified:

- Piles of miscellaneous trash and debris.

- Several adjacent facilities along the south property line that are hydraulically upgradient of the Property and could potentially have environmental impacts that are migrating onto the Property. These include:

    - A former petroleum bulk storage facility (believed to be an asphalt plant).

    - An existing truck stop with underground petroleum facilities and an open DEC spill.

    - An existing auto repair facility.

    - Former gasoline stations and manufacturing facilities with underground tanks located to the southwest across Hiawatha Boulevard.

    - A solid waste management facility storing and handling various drums and containers of various industrial waste.

We offer the following recommendations if the site is purchased:

- Security along Hiawatha Boulevard should be enhanced with fencing and gates, as feasible, to minimize trespassing and potential exposure to surface contamination.

- All drums, containers and tanks identified on the Property not removed before closing by the Trustee or lawfully by others should have their contents identified and be properly disposed of by a permitted waste disposal firm.

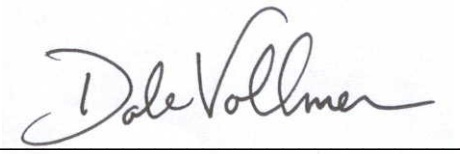
- Silt fencing in areas of runoff should be installed to mitigate sediment transport.

- Completion of an environmental investigation and development of a remedial plan in accordance with the DEC regulations and guidance.

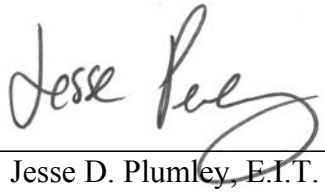
9.0 DECLARATION AND SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in Title 40 of the Code of Federal Regulations (40 CFR) Part 312, paragraph 312.10, and we have the specific qualifications based on education, training and experience to assess a *property* of the nature, history and setting of the subject *Property*. We have developed and performed the appropriate inquiries in general conformance with the standards and practices set forth in ASTM Standard E 1527-13.

The following representatives of Plumley Engineering, P.C. participated in the preparation, execution and reporting of this Environmental Site Assessment.

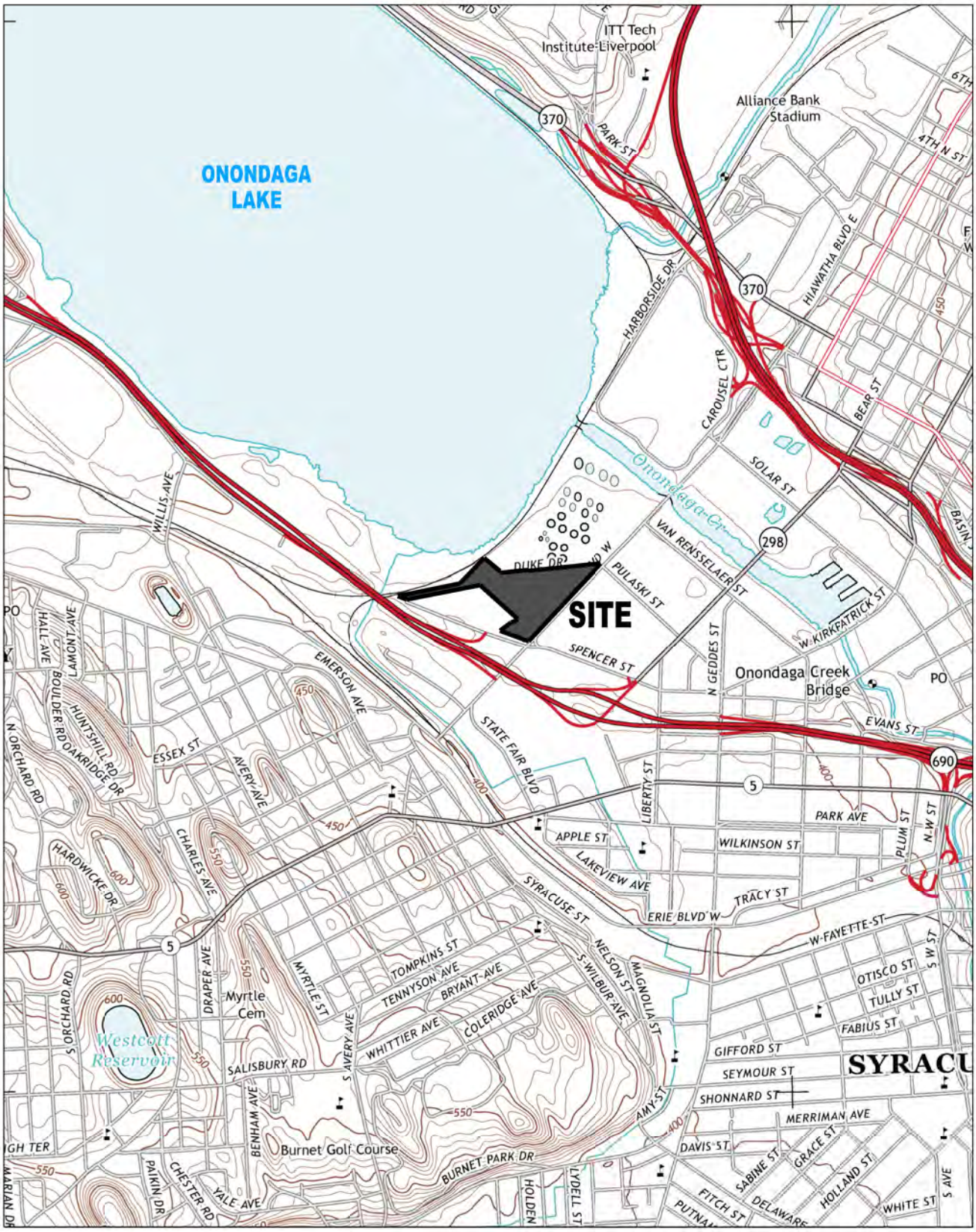


Dale R. Vollmer, P.E.



Jesse D. Plumley, E.I.T.

FIGURES



REF.: USGS - SYRACUSE WEST (NY) QUAD., 2013, 7.5 MIN. SCALE: 1"=2000'

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PROJECT: FORMER ROTH STEEL PROPERTY PHASE I ESA

DWG. TITLE: SITE LOCATION MAP

CLIENT: WEITSMAN SYRACUSE HOLDINGS, LLC

LOCATION: CITY OF SYRACUSE, ONONDAGA COUNTY, NEW YORK

Note: No alteration permitted hereon except as provided under Section 7209 Subdivision 2 of the New York State Education Law.

PROJECT No.:	2014119
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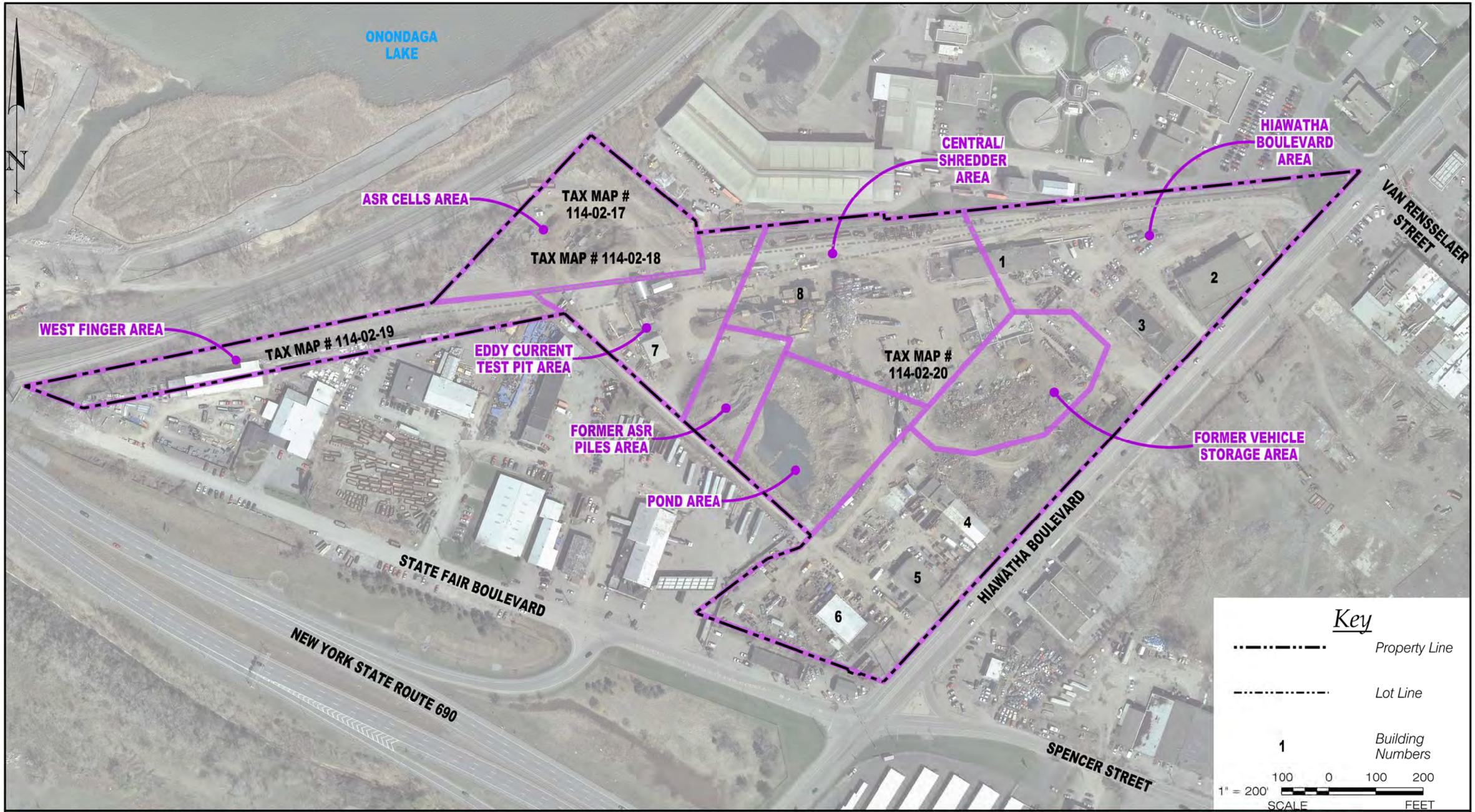
DATE:	DEC 2014
ENGD BY:	JDP
DRAWN BY:	JMD
CHECKED BY:	JDP



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REVISIONS: DATE: BY:

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PROJECT: *FORMER ROTH STEEL PROPERTY PHASE I ESA*

DWG. TITLE: AERIAL PHOTO

CLIENT: WEITSMAN SYRACUSE HOLDINGS, LLC

LOCATION: CITY OF SYRACUSE, ONONDAGA COUNTY, NEW YORK

Note: No alteration permitted hereon except as provided under Section 7209 Subdivision 2 of the New York State Education Law.

PROJECT No.:	2014119
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SCALE:	1"=300'
DATE:	DEC. 2014
ENG'D BY:	JDP
DRAWN BY:	JMD
CHECKED BY:	JDP

SHEET NO.: FIGURE 2

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APPENDICES

APPENDIX A

QUALIFICATION INFORMATION

ENVIRONMENTAL SITE ASSESSMENTS

Phase I ESA:

The purpose of performing a Phase I Environmental Site Assessment (ESA) is to identify *recognized environmental conditions*[1] prior to the transfer of a parcel of commercial land. The American Society for Testing and Materials (ASTM) has developed a standard practice (ASTM Standard E 1527-13) for the Phase I ESA process, which has been widely accepted by property owners and lending institutions. Plumley Engineering performs the ESA process in general conformance with this standard. An ESA includes a records review, site reconnaissance survey, interviews and a report.

The objective of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the property. The objective of the site reconnaissance is to identify any obvious indications of recognized environmental conditions in connection with the property. An inspection of the interior and exterior of any buildings and the grounds of the property under investigation is typically performed. Interviews are performed to obtain information about uses and conditions of the property, past and present. Interviews are sought with individuals knowledgeable about the property and the history of the area. The Phase I ESA does not include any sampling.

A report of the findings will be provided in the general format of the ASTM standard. The report includes an executive summary, a discussion of the observations of recognized environmental conditions and our opinion of the impact of those conditions, findings and conclusions, and a certification.

[1]Described as "*the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.*"

ENVIRONMENTAL SITE ASSESSMENTS

Phase II ESA:

The purpose of a Phase II ESA is to determine the presence or absence of contamination related to recognized environmental conditions observed in Phase I. A Phase II investigation involves invasive sampling, including one or more specific tests for air, groundwater and/or soil contamination.

The work involved in a Phase II investigation is site specific. A typical Phase II may require test pits be excavated to sample soil and/or groundwater. If the groundwater is deep, soil borings and monitoring wells may be necessary. The results of the Phase I will give a clearer indication of what will be needed in the Phase II.

Experience:

Plumley Engineering has performed numerous Phase I and II ESAs. A partial client list is provided below.

ADIRONDACK BANK
Utica, New York

ALCAN FEDERAL CREDIT UNION
Oswego, New York

ALLIANCE BANK
Oswego, New York

BALDWINSVILLE, VILLAGE OF
Baldwinsville, New York

BLUEBAR OIL COMPANY, INC.
Blossvale, New York

CAMDEN, TOWN OF
Camden, New York

CHARTER ONE BANK
Syracuse, New York

CLARKS PETROLEUM SERVICE, INC.
Canastota, New York

CLIFFORD FUEL CO., INC.
Utica, New York

COR DEVELOPMENT, L.L.C.
Syracuse, New York

CSW PETROLEUM CORP.
Utica, New York

CRM RENTAL MANAGEMENT, INC.
Rome, New York

DON-AL MANAGEMENT COMPANY, INC.
Utica, New York

FERRIS INDUSTRIES, INC.
Vernon, New York

FLEET BANK OF NEW YORK
Syracuse, New York

GLIDER OIL COMPANY, INC.
Syracuse, New York

GMO RENEWABLE RESOURCES, LLC
Amherst, Massachusetts

HARDY CONSTRUCTION
Syracuse, New York

HASTINGS-FISHER FUEL CO., INC.
Yorkville, New York

ENVIRONMENTAL SITE ASSESSMENTS

INTERFACE PROPERTIES, INC.
Boca Raton, Florida

INTERNATIONAL WIRE GROUP
Camden, New York

J.B. HUNT, INC.
Lowell, Arkansas

KEY BANK OF NEW YORK
Syracuse, New York

KRAFT FOODS, INC.
South Edmeston, New York

LIBBY CORPORATION
Wexford, Pennsylvania

M&T BANK
Syracuse, New York

MARSHALL & HOUSEMAN
Sherrill, New York

MCDERMOTT & DOERR, P.C.
Syracuse, New York

MCDONALDS CORPORATION
Latham, New York

MOTEL 6, L.P.
Dallas, Texas

NBT BANK, NA
52 South Broad Street
Norwich, NY 13815

NICE N EASY GROCERY SHOPPES, INC.
Canastota, New York

NORTHEAST CONSTRUCTION SERVICES, INC.
Syracuse, New York

NUCOR STEEL, INC.
Auburn, New York

OFFICE DEPOT
Delray Beach, Florida

ONEIDA COUNTY DEPARTMENT OF PUBLIC WORKS
Oriskany, New York

ONEIDA SAVINGS BANK
Oneida, New York

ONEIDA VALLEY NATIONAL BANK
Oneida, New York

OSBORNE, HASKINS, MACLAREN & REDGRAVE
Boca Raton, Florida

OSWEGO CITY SAVINGS BANK
Oswego, New York

PARTNERS TRUST BANK
Syracuse, New York

PATHFINDER BANK
214 West First Street
Oswego, New York 13126

PROLINKS SERVICES, INC.
Baldwinsville, New York

REINHARDT CORPORATION
West Oneonta, New York

ROME SAVINGS BANK
Rome, New York

SAXONVILLE USA
Charlestown, New Hampshire

SEARS OIL COMPANY, INC.
Rome, New York

ST. LUKE'S MEMORIAL HOSPITAL
Utica, New York

STOW MANUFACTURING CO.
Binghamton, New York

TEXACO REFINING AND MARKETING, INC.
Houston, Texas

TRAVEL PORTS OF AMERICA, INC.
Rochester, New York

WESTLAKE DEVELOPMENT, L.L.C.
Syracuse, New York

CURRICULUM VITAE

DALE R. VOLLMER, P.E.

QUALIFICATIONS AND EXPERIENCE

1993-Present **PLUMLEY ENGINEERING, P.C.**
Baldwinsville, New York

As Managing Engineer for the Environmental Department, responsible for project management, design, construction management of a variety of civil and environmental engineering projects, including the following:

- Petroleum and hazardous waste site investigations, including soil and groundwater contamination assessment, remedial feasibility studies, remediation systems design and construction management. Contaminated sites have included petroleum products, PCBs, chlorinated solvents, metals and coal tar.

- Brownfields redevelopment including the first project to be completed and redeveloped in the State under the New York State Environmental Bond Act program.

- Environmental site assessments (Phase 1 and 2) for property transfers, including petroleum service stations, commercial and industrial property. Assessments are performed in accordance with latest ASTM guidance.

- Air permitting including Title V and State Facility permit applications, facility registrations and air emissions surveys at industrial facilities including natural gas, fuel oil and wood-fired boilers; printing; paper manufacturing; furniture manufacturing, fiberglass coating and painting operations.

- Petroleum and chemical storage and dispensing facilities design and construction, tank closure management, spill prevention and response planning, and secondary containment evaluation and design. Facilities include retail service stations, petroleum bulk plants, petroleum terminals, airport fueling facilities, and food and manufacturing plants.

- Industrial wastewater treatment facilities design and construction management for manufacturing processes including dairy products, electro-plating, food processing, wire drawing, and industrial laundry.

- Industrial compliance services, including environmental compliance audits, air emissions surveys, permit application preparation for air emissions, process wastewater discharges, stormwater, and solid waste management

facilities, preparation of best management practices (BMP) plans for stormwater and spill prevention.

- Litigation support including technical review, supporting affidavits, expert testimony. Cases have involved environmental contamination with petroleum products and coat tar.

- Municipal engineering including Village Engineer for the Village of Baldwinsville, Town Engineer for the Town of Skaneateles where duties have included technical support of the planning board, water and sewer utility engineering and road and trail system construction oversight.

1992-1993 **NIAGARA MOHAWK POWER CORPORATION**
Syracuse, New York

As Associate Senior Environmental Analyst in the Environmental Compliance and Waste Management Section, responsible for developing and implementing programs to enhance compliance with environmental requirements. Developed new procedures and performed company-wide training in the area of hazardous waste management, spill prevention, petroleum bulk storage, reporting and cleanup, and PCB management. Also participated as an instructor for Executive Enterprises, Inc. at their PCB Cleanup and Compliance Courses in Washington, D.C.

1976-1992 **NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, REGION 7**
Syracuse, New York

As Regional Spill Engineer (1987-1992), responsible for the Spill Prevention and Response Program in a nine county area. Managed staff of fourteen engineers, geologist, and technicians dealing with storage of petroleum and other hazardous substances and response to an average of 800 spills per year of petroleum and hazardous materials. Inspected installations and reviewed plans for petroleum bulk storage facilities for compliance with regulatory requirements. Performed public presentations/training on petroleum storage requirements. Responsible for oversight of spill response contractors with annual expenditures of approximately $1,000,000. Managed State-funded clean-ups and investigations and designed remedial systems. Reviewed work plans and progress of responsible party funded cleanups.

As Senior Air Pollution Control Engineer (1981-1987), responsible for implementation of the Air Pollution Control Program in a three county area. Reviewed and determined conditions for issuance of air emission permits for all

types of sources, including garbage burning incinerators, coal fired boilers, volatile organic compound emissions sources, toxic emission sources, electric arc steel furnaces, etc. Familiar with various State regulations, Federal Clean Air Act including the State Implementation Plan, Prevention of Significant Detection, New Source Performance Standards, and National Emission Standards for Hazardous Air Pollutants. Performed inspections of industrial processes, performed and witnessed stack emission testing, performed certified visible emission monitoring, performed and reviewed emission calculations, performed and reviewed BACT, RACT, PSD and LAER determinations for particulate, SO_2, NO_x and VOC sources, performed and reviewed dispersion modeling and all aspects of permit review and compliance. Air quality modeling experience includes work with Air Guide-1 analysis and EPA models "SCREEN3", "ISC", "Valley" and "COMPLEX".

As Industrial Wastewater Engineer (1979-1981), responsible for Industrial Wastewater Discharge Program in a three county area. Reviewed engineering design of industrial wastewater treatment systems, including biological, physical/chemical and other systems. Evaluated industrial processes for potential pollutant discharges. Inspected industrial facilities for compliance with State and Federal discharge limitations. Established sampling programs for evaluation of compliance with permit limitations.

As Sanitary Engineer (1976-1978), responsible for Commercial Wastewater Discharge Program in a nine county area. Reviewed engineering design of commercial wastewater treatment facilities, established effluent limits based on water quality standards or treatment requirements, evaluated failing treatment systems and recommended design changes. Inspected facilities for conformance with engineering drawings and performance criteria.

1976 **ROWELL & ASSOCIATES, P.C.**
East Syracuse, New York

As Engineering Survey Crew Chief, responsible for all field activities of an engineering field survey crew of Conrail Dewitt Railroad Yard. Included utilization of state-of-the-art electronic distance and angle measuring equipment.

1974-1976 **GURSKY & RYAN ENGINEERS & LAND SURVEYORS**
North Syracuse, New York

As Project Engineer, responsible for various site development projects, including design of water supply and distribution systems, wastewater disposal systems and drainage facilities. Prepared associated permit applications, plans and engineering

reports for approval by various State and local regulatory agencies. Prepared cost estimates, performed engineering field surveys, and construction inspections.

EDUCATION

1974 Bachelor of Science in Civil Engineering
[Concentration in Environmental Engineering]
Clarkson University
Potsdam, New York

REGISTRATION

Professional Engineer Licensed in the State of New York, 1979

MEMBERSHIPS

Air & Waste Management Association - Central New York Chapter , Treasurer
New York Water Environment Association
Central New York Association Professional Geologists
International Society of Environmental Forensics

CONTINUING EDUCATION COURSES

- Vapor Intrusion
- Brownfield Redevelopment & Redevelopment Tax Credits
- MTBE Fate & Transport
- Confined Space Entry
- Underground Storage Tank Management & Hydrocarbon Contamination Cleanup
- Identification of Hazardous Wastes
- USDOT Hazardous Materials Regulation (HM-126F)
- Hazardous Waste Operations and Emergency Response for Supervisors
- Fundamentals of Groundwater Contamination
- Basic Soil Mechanics and Hydrogeology
- Local Groundwater Management
- Grade II Wastewater Treatment Plant Operator
- Activated Sludge Technology
- Microbiology Workshop
- Flow Metering Equipment & Maintenance
- Solids Conditioning Workshop
- Plant Inspection & Evaluation Procedures
- Combustion Evaluation
- Control of Gaseous Emissions
- Control of Particulate Emissions
- Continuous Emission Monitoring
- Boiler Efficiency Improvement
- Engineering Permit Review Workshop
- Effective Management & Leadership
- Emissions from Hazardous Waste Treatment, Storage and Disposal Facilities
- Hazardous Waste Incineration
- Visible Emissions Certification

CURRICULUM VITAE

JESSE D. PLUMLEY, E.I.T.

QUALIFICATIONS AND EXPERIENCE

2009-Present **PLUMLEY ENGINEERING, P.C.**
Baldwinsville, New York

Staff Engineer for Plumley Engineering, P.C. Responsible for performing a variety of civil engineering services for industrial, municipal, commercial and individual clients. Civil work includes site layout, railway design, contract creation, contract management, construction inspection, building inspection, grant application and grant administration.

2001-2007 **PLUMLEY ENGINEERING, P.C.**
Baldwinsville, New York

Environmental Technician for Plumley Engineering, P.C. Performed a variety of civil, environmental, geotechnical, hydrogeologic and hydrologic services for industrial, municipal, commercial and individual clients. Tasks included water, soil and air sampling, remediation system monitoring, maintenance and repair, construction inspection, data organization and interpretation.

EDUCATION

B.S. in Civil Engineering Technology
State University of New York Institute of Technology
Utica, New York

REGISTRATION

Engineer in Training in the State of New York

MEMBERSHIPS

United States Green Building Council

APPENDIX C

SANBORN MAP REPORT

Roth
800 Hiawatha Blvd
Syracuse, NY 13204

Inquiry Number: 4148580.3
December 02, 2014

Certified Sanborn® Map Report

6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

12/02/14

Site Name:
Roth
800 Hiawatha Blvd
Syracuse, NY 13204

Client Name:
Plumley Engineering
8232 Loop Rd
Baldwinsville, NY 13027

EDR Inquiry # 4148580.3

Contact: Jesse Plumley

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Plumley Engineering were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Site Name: Roth
Address: 800 Hiawatha Blvd
City, State, Zip: Syracuse, NY 13204
Cross Street:
P.O. # 2014119
Project: Roth
Certification # 4AC2-4B59-9720

Maps Provided:

1990
1971
1968
1965

Sanborn® Library search results
Certification # 4AC2-4B59-9720

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✓ Library of Congress
- ✓ University Publications of America
- ✓ EDR Private Collection

The Sanborn Library LLC Since 1866™

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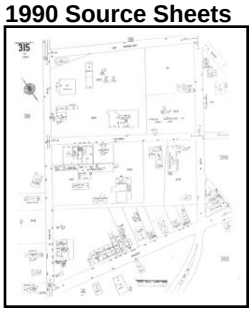
Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

1990 Source Sheets



Volume 3, Sheet 315

1971 Source Sheets

Volume 3, Sheet 315

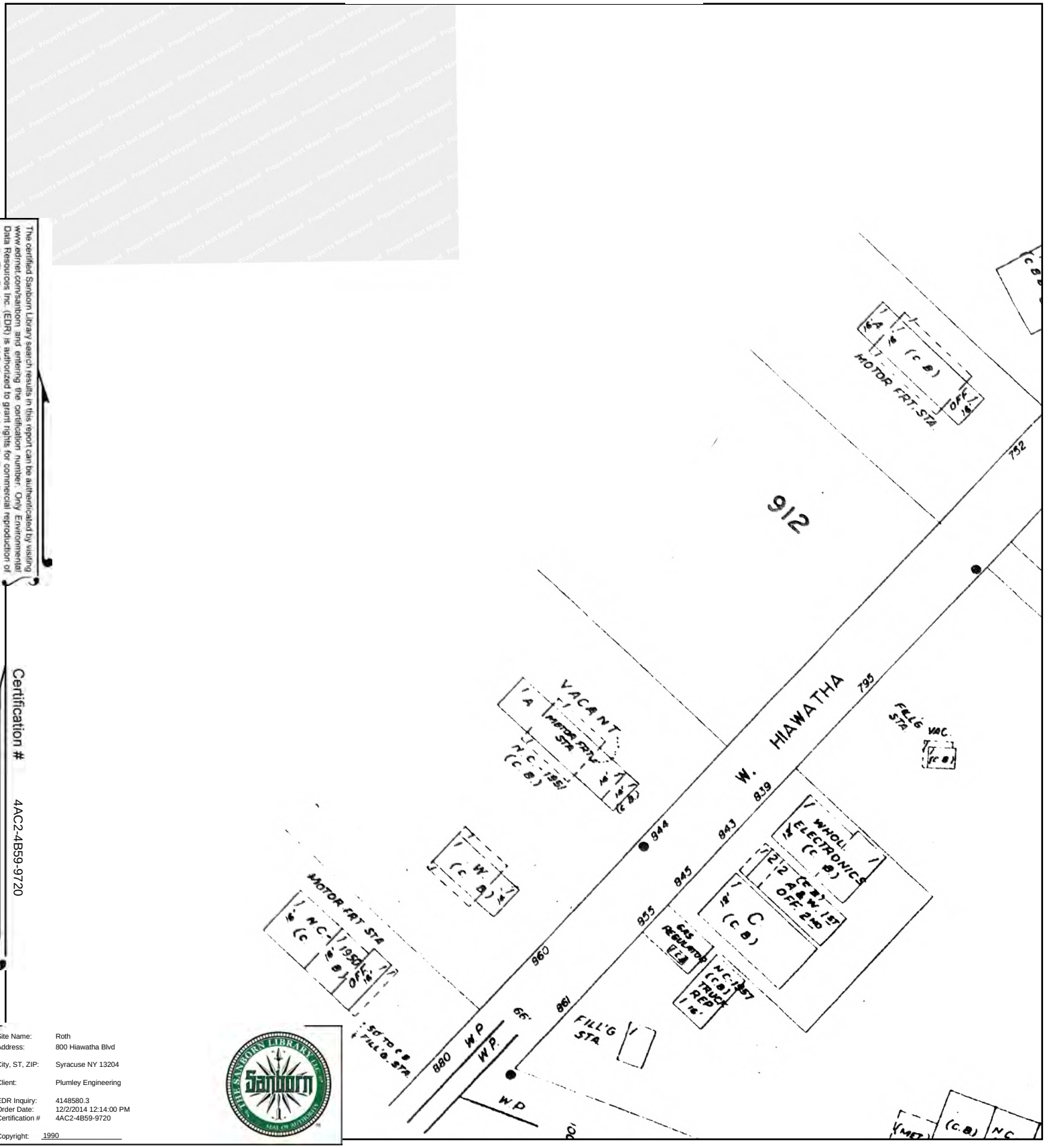
1968 Source Sheets

Volume 3, Sheet 315

1965 Source Sheets

Volume 3, Sheet 315

1990 Certified Sanborn Map



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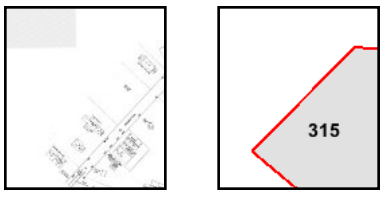
Certification # 4AC2-4B59-9720

Site Name: Roth
Address: 800 Hiawatha Blvd
City, ST, ZIP: Syracuse NY 13204
Client: Plumley Engineering
EDR Inquiry: 4148580.3
Order Date: 12/2/2014 12:14:00 PM
Certification # 4AC2-4B59-9720
Copyright: 1990

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

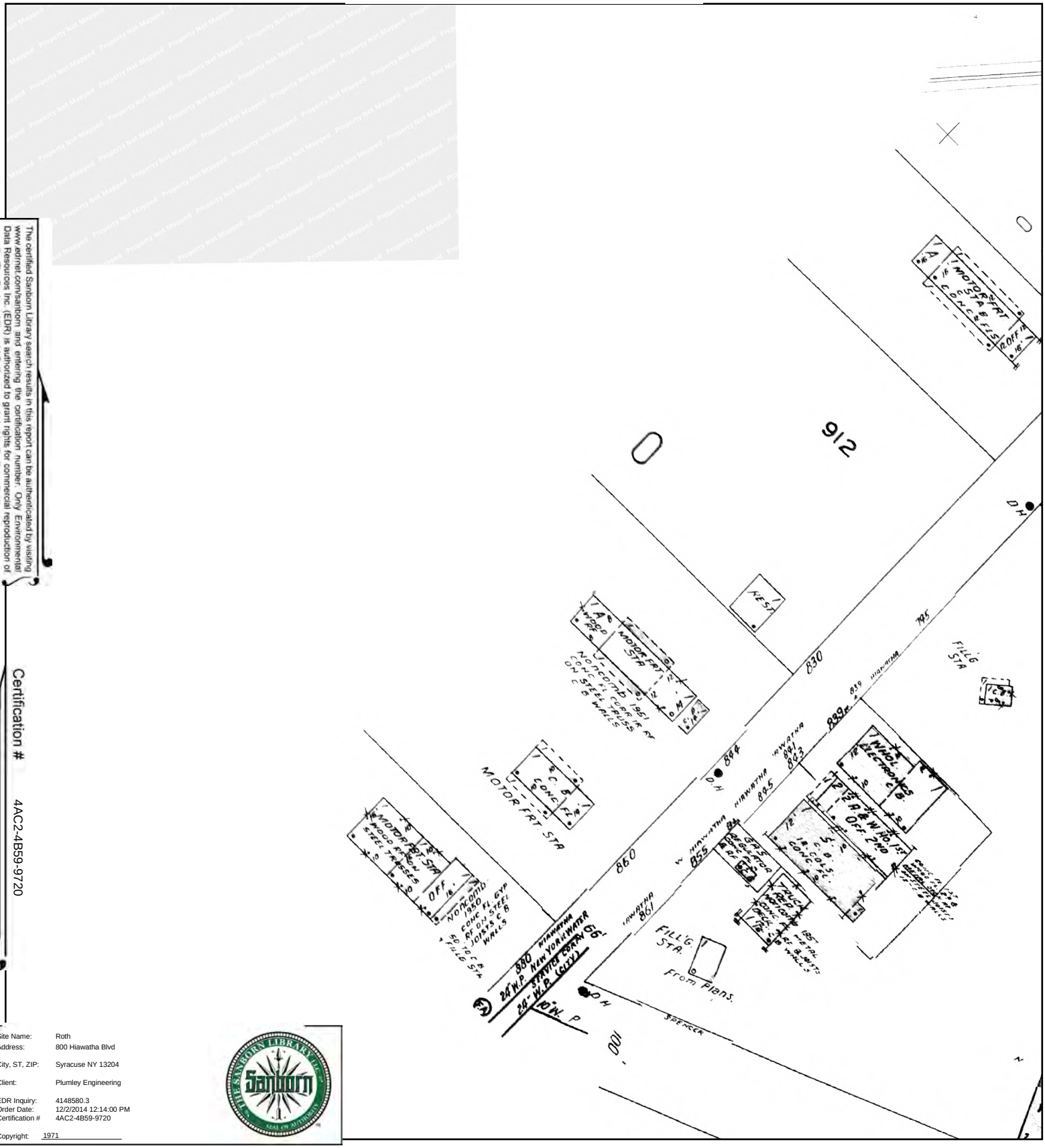


Volume 3, Sheet 315

0 Feet 150 300 600

N

1971 Certified Sanborn Map



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Certification # 4AC2-4B59-9720

Site Name: Roth
Address: 800 Hiawatha Blvd
City, ST, ZIP: Syracuse NY 13204
Client: Plumley Engineering
EDR Inquiry: 4148580.3
Order Date: 12/2/2014 12:14:00 PM
Certification # 4AC2-4B59-9720
Copyright: 1971

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Outlined areas indicate map sheets within the collection.

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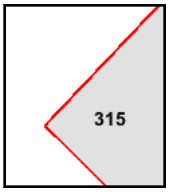
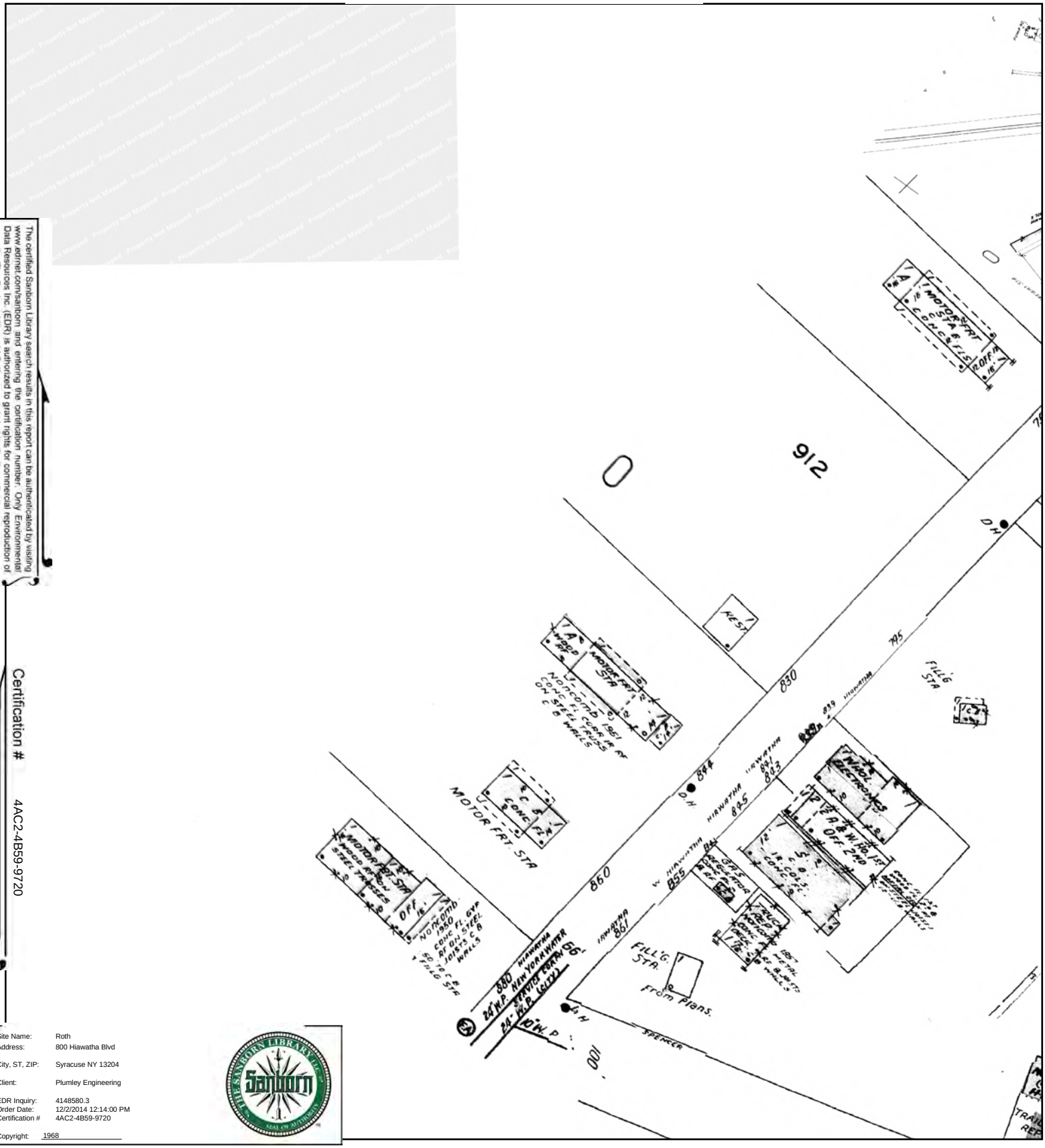


Volume 3, Sheet 315

N

1968 Certified Sanborn Map



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Certification # 4AC2-4B59-9720

Site Name: Roth
Address: 800 Hiawatha Blvd
City, ST, ZIP: Syracuse NY 13204
Client: Plumley Engineering
EDR Inquiry: 4148580.3
Order Date: 12/2/2014 12:14:00 PM
Certification # 4AC2-4B59-9720
Copyright: 1968

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Outlined areas indicate map sheets within the collection.

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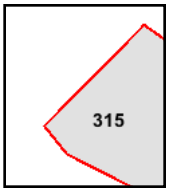
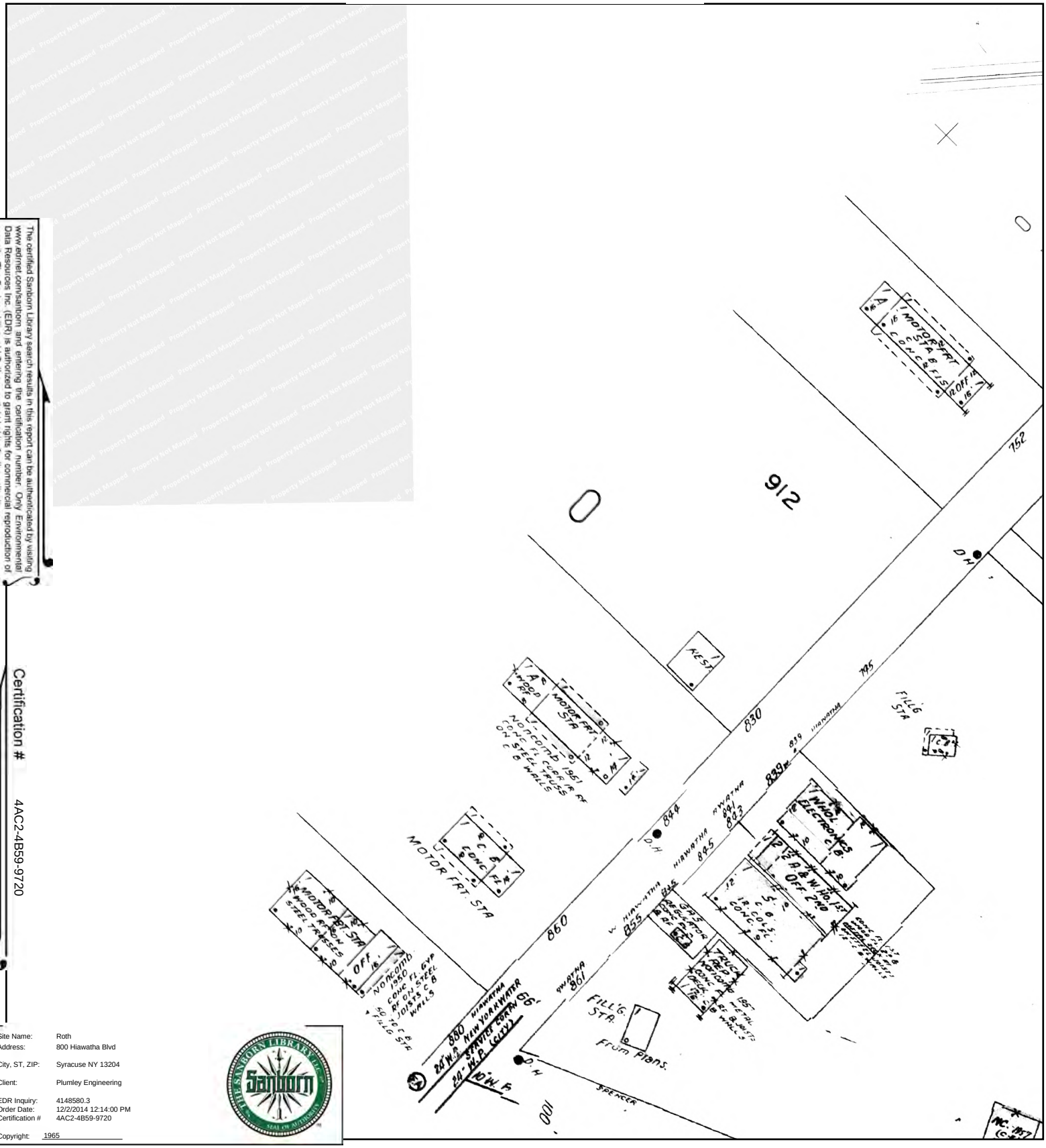


Volume 3, Sheet 315

N

1965 Certified Sanborn Map



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Certification # 4AC2-4B59-9720

Site Name:	Roth
Address:	800 Hiawatha Blvd
City, ST, ZIP:	Syracuse NY 13204
Client:	Plumley Engineering
EDR Inquiry:	4148580.3
Order Date:	12/2/2014 12:14:00 PM
Certification #	4AC2-4B59-9720
Copyright:	1965

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

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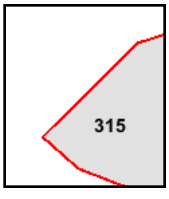

Volume 3, Sheet 315

N

APPENDIX D

EDR HISTORICAL TOPOGRAPHIC MAP REPORT

Roth
800 Hiawatha Blvd
Syracuse, NY 13204

Inquiry Number: 4148580.4
December 02, 2014

EDR Historical Topographic Map Report

6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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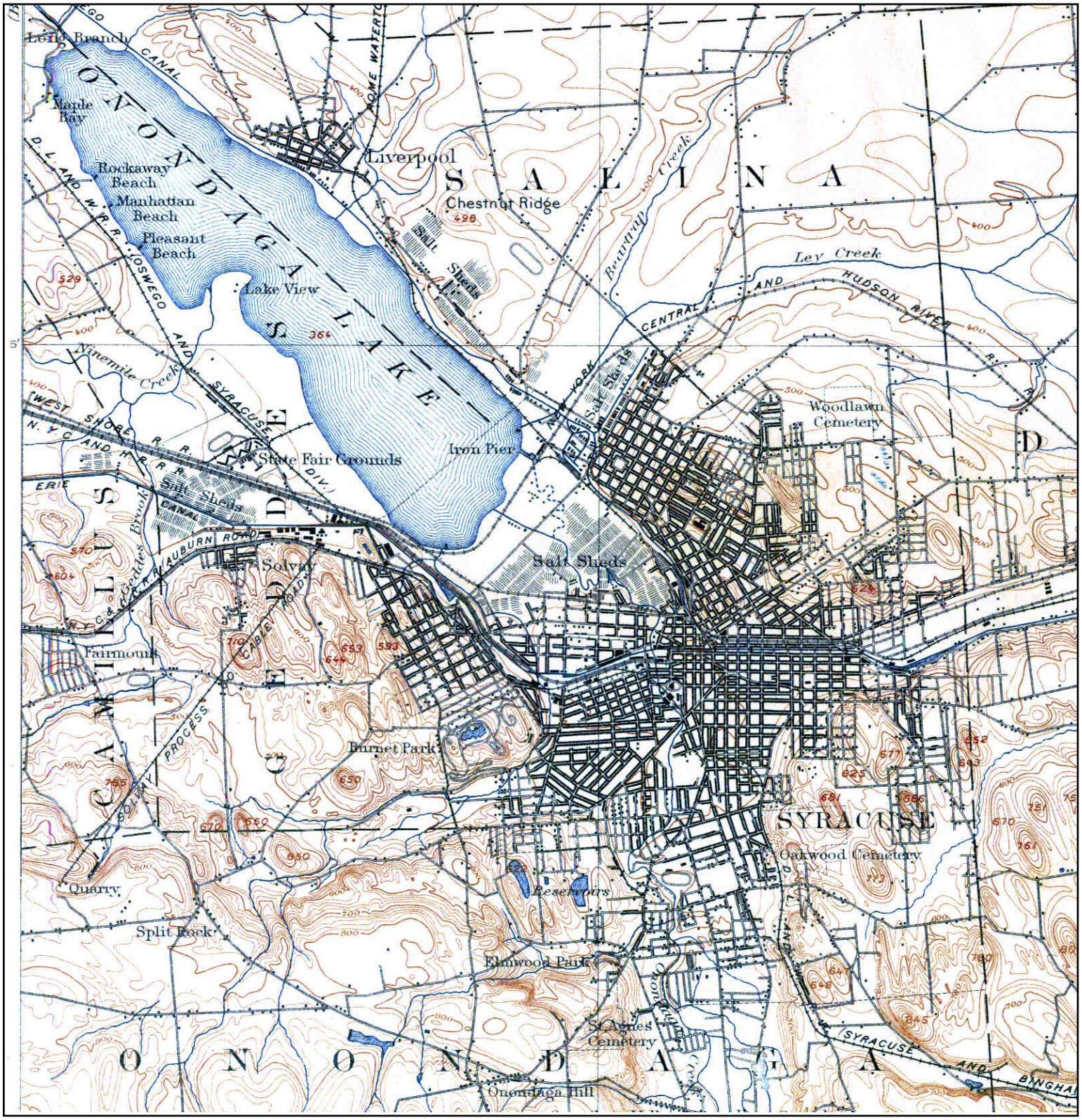
Historical Topographic Map



N	TARGET QUAD NAME: SYRACUSE MAP YEAR: 1898 SERIES: 15 SCALE: 1:62500	SITE NAME: Roth ADDRESS: 800 Hiawatha Blvd Syracuse, NY 13204 LAT/LONG: 43.0607 / -76.1801	CLIENT: Plumley Engineering CONTACT: Jesse Plumley INQUIRY#: 4148580.4 RESEARCH DATE: 12/02/2014

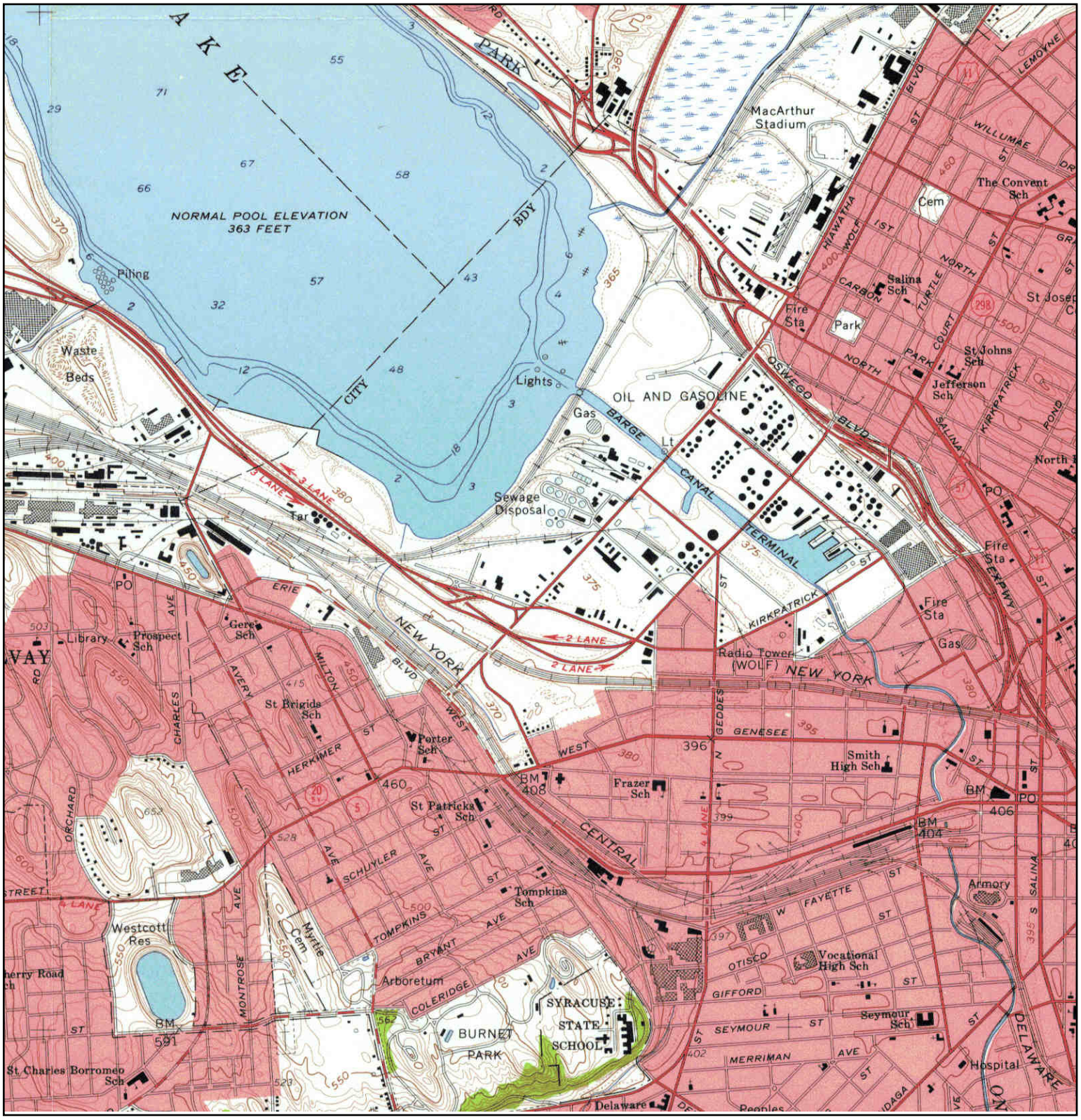
Historical Topographic Map

N	TARGET QUAD NAME: SYRACUSE WEST MAP YEAR: 1939 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Roth ADDRESS: 800 Hiawatha Blvd Syracuse, NY 13204 LAT/LONG: 43.0607 / -76.1801	CLIENT: Plumley Engineering CONTACT: Jesse Plumley INQUIRY#: 4148580.4 RESEARCH DATE: 12/02/2014

Historical Topographic Map

N	TARGET QUAD NAME: SYRACUSE WEST MAP YEAR: 1947 SERIES: 7.5 SCALE: 1:31680	SITE NAME: Roth ADDRESS: 800 Hiawatha Blvd Syracuse, NY 13204 LAT/LONG: 43.0607 / -76.1801	CLIENT: Plumley Engineering CONTACT: Jesse Plumley INQUIRY#: 4148580.4 RESEARCH DATE: 12/02/2014

Historical Topographic Map



N	TARGET QUAD NAME: SYRACUSE WEST MAP YEAR: 1958 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Roth ADDRESS: 800 Hiawatha Blvd Syracuse, NY 13204 LAT/LONG: 43.0607 / -76.1801	CLIENT: Plumley Engineering CONTACT: Jesse Plumley INQUIRY#: 4148580.4 RESEARCH DATE: 12/02/2014

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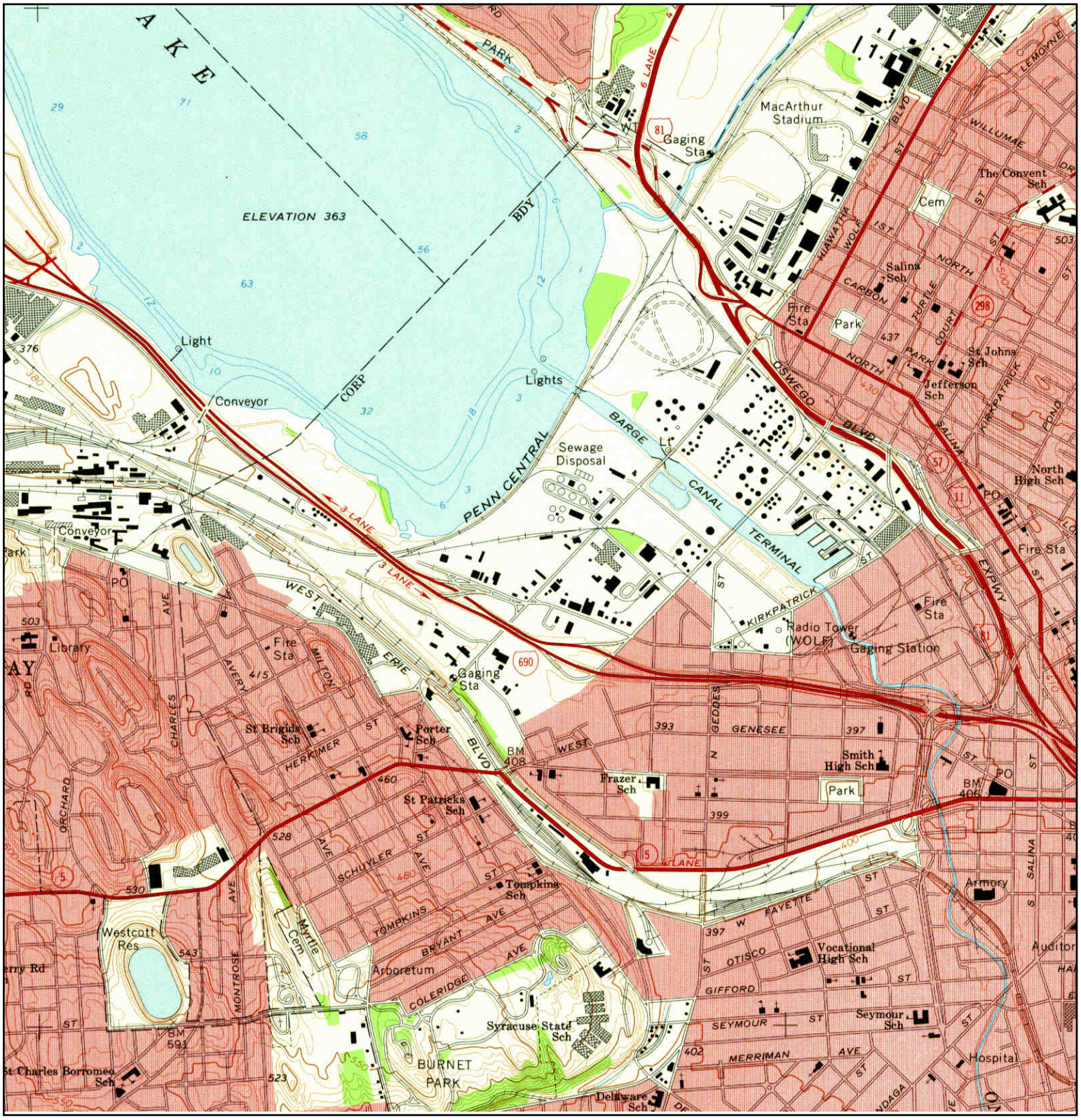
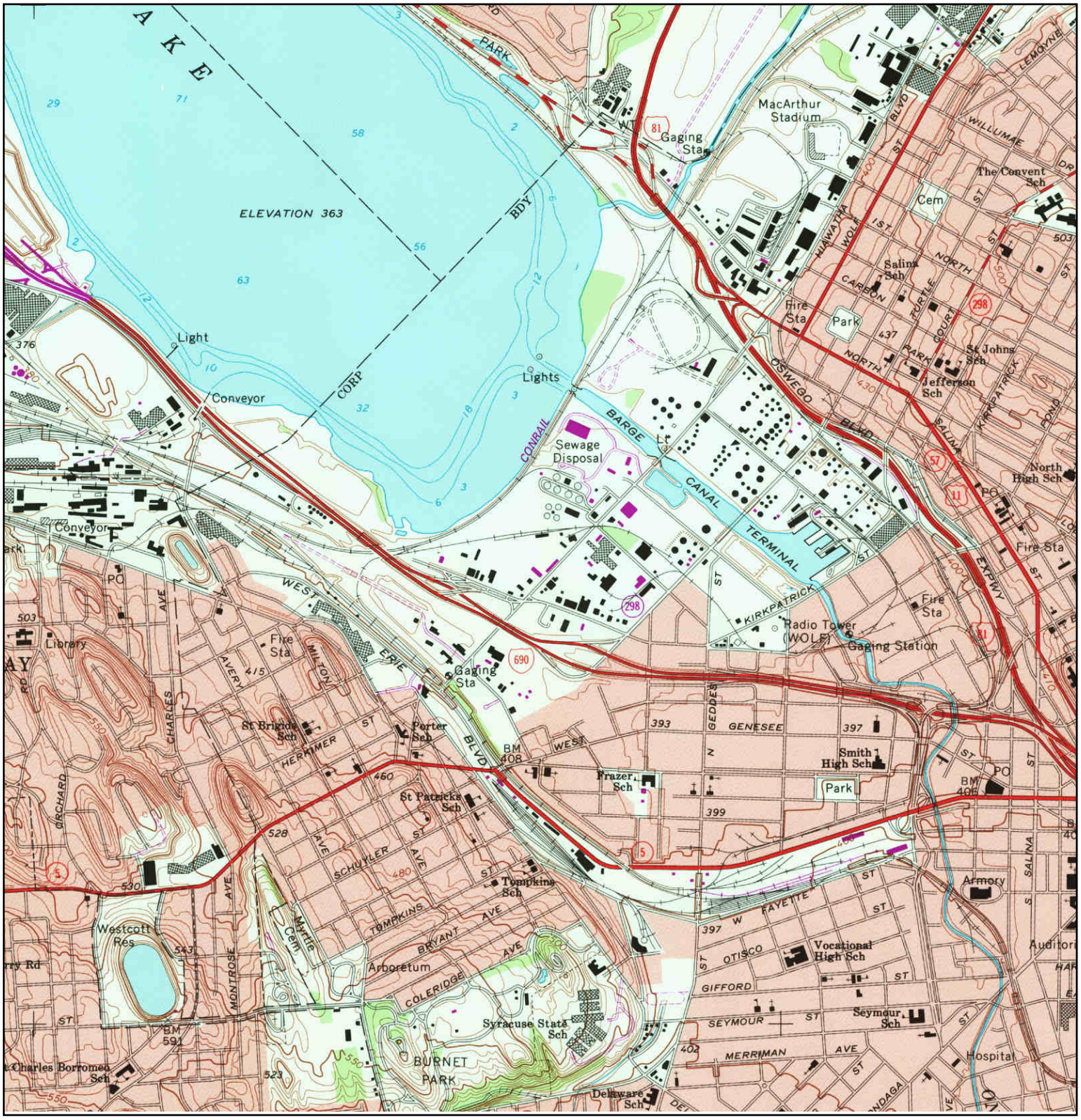


N	TARGET QUAD NAME: SYRACUSE WEST MAP YEAR: 1973 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Roth ADDRESS: 800 Hiawatha Blvd Syracuse, NY 13204 LAT/LONG: 43.0607 / -76.1801	CLIENT: Plumley Engineering CONTACT: Jesse Plumley INQUIRY#: 4148580.4 RESEARCH DATE: 12/02/2014

Historical Topographic Map



N	TARGET QUAD NAME: SYRACUSE WEST MAP YEAR: 1978 PHOTOREVISED FROM :1973 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Roth ADDRESS: 800 Hiawatha Blvd Syracuse, NY 13204 LAT/LONG: 43.0607 / -76.1801	CLIENT: Plumley Engineering CONTACT: Jesse Plumley INQUIRY#: 4148580.4 RESEARCH DATE: 12/02/2014

APPENDIX E

EDR AERIAL PHOTO DECADE PACKAGE

Roth
800 Hiawatha Blvd
Syracuse, NY 13204

Inquiry Number: 4148580.9
December 02, 2014

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

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Date EDR Searched Historical Sources:

Aerial Photography December 02, 2014

Target Property:

800 Hiawatha Blvd

Syracuse, NY 13204

Year	***Scale***	***Details***	***Source***
1938	Aerial Photograph. Scale: 1"=500'	Flight Date: January 01, 1938	USGS
1951	Aerial Photograph. Scale: 1"=500'	Flight Date: January 01, 1951	USGS
1959	Aerial Photograph. Scale: 1"=500'	Flight Date: June 15, 1959	EDR
1966	Aerial Photograph. Scale: 1"=500'	Flight Date: January 01, 1966	USGS
1978	Aerial Photograph. Scale: 1"=500'	Flight Date: January 01, 1978	USGS
1986	Aerial Photograph. Scale: 1"=500'	Flight Date: January 01, 1986	USGS
1988	Aerial Photograph. Scale: 1"=500'	Flight Date: January 01, 1988	NYDOT
1994	Aerial Photograph. Scale: 1"=500'	DOQQ - acquisition dates: April 22, 1994	USGS/DOQQ
1995	Aerial Photograph. Scale: 1"=500'	Flight Date: January 01, 1995	USGS
2006	Aerial Photograph. Scale: 1"=500'	Flight Year: 2006	USDA/NAIP
2008	Aerial Photograph. Scale: 1"=500'	Flight Year: 2008	USDA/NAIP
2009	Aerial Photograph. Scale: 1"=500'	Flight Year: 2009	USDA/NAIP
2011	Aerial Photograph. Scale: 1"=500'	Flight Year: 2011	USDA/NAIP


INQUIRY #: 4148580.9
YEAR: 1938
= 500'
N
EDR

INQUIRY #: 4148580.9

YEAR: 1951

= 500'

N

EDR

INQUIRY #: 4148580.9

YEAR: 1959

= 500'

N

EDR


INQUIRY #: 4148580.9
YEAR: 1966
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EDR


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YEAR: 1978
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EDR


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YEAR: 1994
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EDR


INQUIRY #: 4148580.9
YEAR: 1995
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EDR


INQUIRY #: 4148580.9
YEAR: 2006
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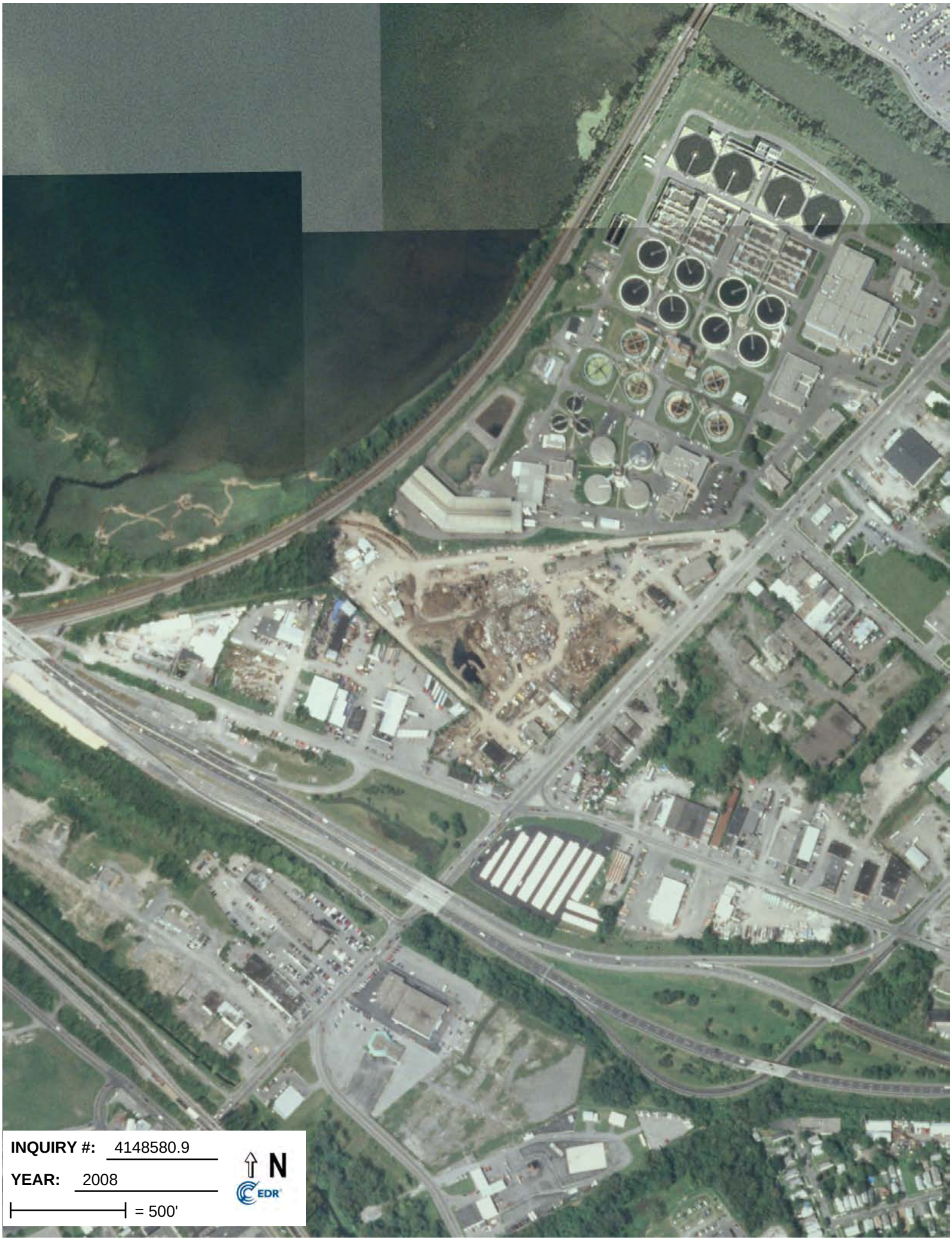
EDR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YEAR: 2008
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EDR


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YEAR: 2009
= 500'
N
EDR


INQUIRY #: 4148580.9
YEAR: 2011
= 500'
N
EDR

PHOTOGRAPHS

PHOTO 1

PHOTO 2

PHOTO 3

PHOTO 4

PHOTO 5

PHOTO 6

PHOTO 7

PHOTO 8

PHOTO 9

PHOTO 10

PHOTO 11

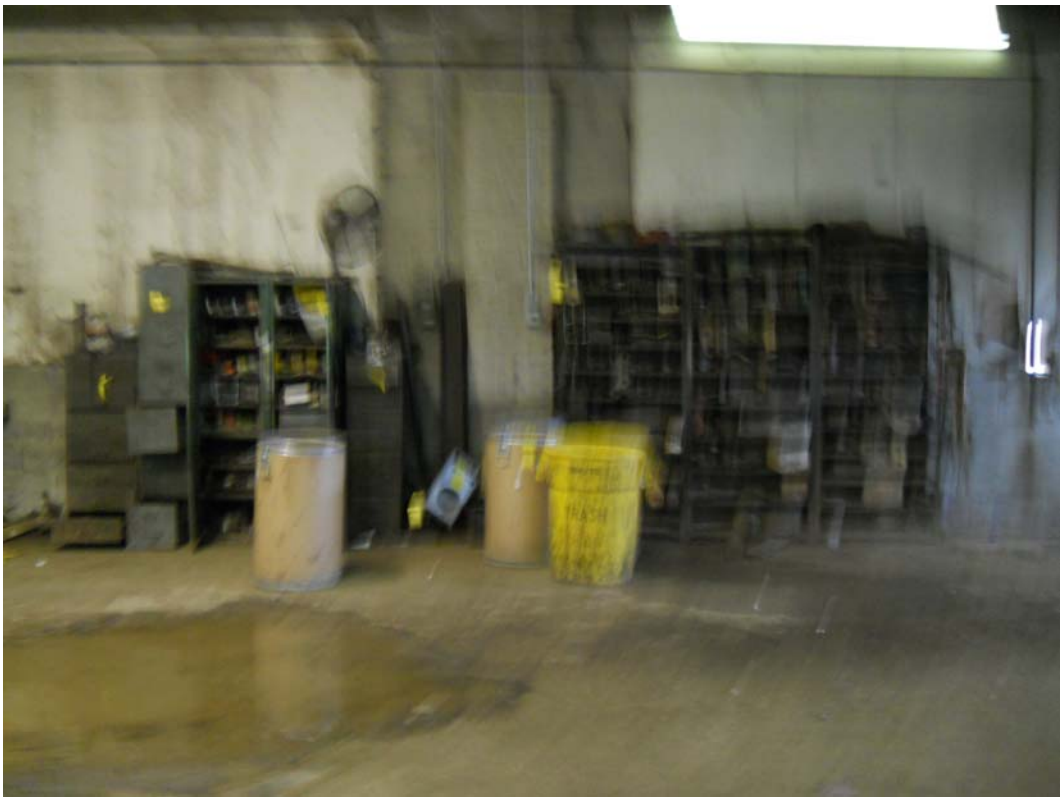

PHOTO 12

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PHOTO 14

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PHOTO 26

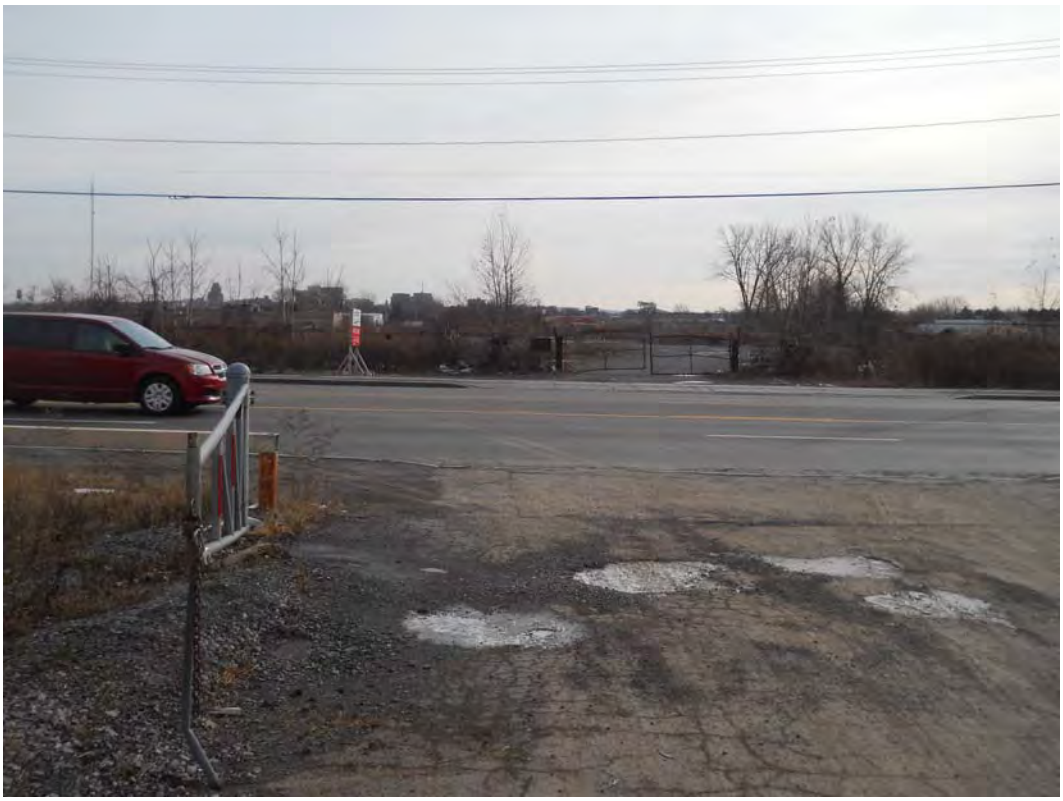

PHOTO 27

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PHOTO 61

PHOTO 62