

Phase I Environmental Site Assessment

Location:

1275 Blossom Road
Brighton, New York

Prepared for:

Mr. Carolyn Vitale
Urban League of Rochester Economic Development
Corporation Inc.
312 State Street
Rochester, New York, 14608

LaBella Project No. 2150041

December 3, 2014

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LaBella Associates, D.P.C. (LaBella) has been contracted by Urban League of Rochester Economic Development Corporation, Inc. to perform an All Appropriate Inquiry (AAI) Phase I Environmental Site Assessment (ESA) report at 1275 Blossom Road, Town of Brighton, Monroe County, New York 14610, hereinafter referred to as the "Site".

The findings of this report are based upon a preliminary assessment of the condition of the Site within the Scope of Work and objective described below as of the date of our site observations and documentation review. This assessment was prepared according to the American Society for Testing and Materials (ASTM) Standard Practice E1527-13 to satisfy the due diligence requirements set for Urban League of Rochester Economic Development Corporation, Inc. The information contained in this report is considered privileged and confidential and is intended solely for the use of Urban League of Rochester Economic Development Corporation, Inc., as it applies to the Site.

1.0 EXECUTIVE SUMMARY

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 for 1275 Blossom Road, Town of Brighton, Monroe County, New York 14610 the Site. Any exceptions to, or deletions from, this practice are described in Section 2.5 of this report. Based on the results of this assessment, no apparent Recognized Environmental Conditions (RECs) have been identified associated with the Site at this time.

SECTION #5.5.8 – West Adjoining Property – Historical Manufactured Gas Storage Facility

Based on review of historical records, an apparent coal-gasification manufactured gas storage facility including a six million cubic foot gas holder tank was present at the west adjoining property and a portion of the Site from at least 1938 until at least 1970. Manufactured gas storage facilities, especially those that have been present at a site for multiple decades, are often associated with coal tar waste (volatile organic and semi-volatile organic petroleum constituents) and purifier waste (cyanide and sulfur compounds). Based on the potential for soil and groundwater at the Site to be impacted by manufactured gas-related contaminants, there is an apparent REC associated with the west adjoining property at this time.

A letter dated May 7, 2012 from the New York State Department of Health (NYSDOH) to Ms. Carolyn Vitale indicated the NYSDEC and NYSDOH conducted a soil vapor intrusion assessment at the Site in January of 2012. This assessment reportedly consisted of collection of air samples from beneath and within the Site Building. Based on the results of the assessment, no further action was required by the NYSDEC or NYSDOH related to soil vapor intrusion at the Site.

It is LaBella's that understanding that the purpose of this Phase I Environmental Site Assessment is to be utilized for the purpose of obtaining a New York State grant from the New York State Office of Homes and Community Renewal and does not include a real estate transaction. While the above REC was identified associated with the Site, it should be noted these environmental concerns relate to the potential impairment of the soil and/or groundwater of the Site. Based on this and the lack of soil vapor intrusion issues, identified during the January 2012 study, if grant money is to be obtained / utilized solely for the purposes of construction and remodeling which does not include subsurface disturbance (i.e. excavation, installation of utilities, etc.) of the aforementioned property, further investigation may not be warranted. Furthermore, based on the results of the soil vapor intrusion investigation conducted by the NYSDEC and NYSDOH as well as the municipal water supply serving the Site Building, the REC does not appear to represent a significant human health risk at this time.

Section #s5.1 and 5.2 - NYSDEC Inactive Hazardous Waste Disposal Site #828076

NYSDEC Inactive Hazardous Waste Disposal Site #828076 is located at 1 Rockwood Place in a mixed commercial, industrial, and residential area in the northern section of the Town of Brighton and immediately east of the City of Rochester boundary. The facility occupies approximately 2 acres and is positioned along the north-side of New York State Highway 590. Based upon investigations conducted completed by others to date, the primary contaminants of concern at the Scobell facility include Trichloroethylene (TCE), PCE, 1,1-DCE, cis-1,2-DCE, vinyl chloride, 1,1,1-TCA, benzene, toluene, and xylene.

NYSDEC Spill #9501986 was reported at the Site when a yellow tint was observed in groundwater during the construction of the Site Building foundation. Groundwater at the Site was sampled and it was determined that it was contaminated with heavy metals and trichloroethylene. The NYSDEC Spills Unit forwarded the Spill to the Hazardous Waste Department for further investigation and closed the spill on May 25, 1995. Further investigation occurred as a result of the Scobell Chemical Site being entered into the NYSDEC Inactive Hazardous Waste Disposal Site program.

Although the Scobell facility is located approximately 1,500 feet south of the Site, a Remedial Investigation report published by the NYSDEC in February of 2002 indicates one overburden groundwater (OB-1) monitoring well was installed approximately 100 feet west of the western Site Boundary. A groundwater sample taken from OB-1 in November of 2000 indicates non-detect levels of all volatile organic compounds (VOCs) with the exception of 1,2 Dichloroethene which was reported at a concentration of 9 parts per billion (ppb). This concentration is slightly above the NYSDEC Part 703 Groundwater Standard for 1,2 Dichloroethene of 5 ppb. A second groundwater sample was taken from OB-1 in September of 2011 which reported concentrations of TCE at 31 ppb; also slightly above the NYSDEC Part 703 Groundwater Standard for TCE of 5 ppb. Groundwater sampling results for additional VOCs or contaminants of concern were not provided in available NYSDEC records. Based on the groundwater sampling results reviewed, an apparent REC has been identified associated with NYSDEC IHWDS #828076.

A letter dated May 7, 2012 from the New York State Department of Health (NYSDOH) to Ms. Carolyn Vitale indicated the NYSDEC and NYSDOH conducted a soil vapor intrusion assessment at the Site in January of 2012. This assessment reportedly consisted of collection of air samples from beneath and within the Site Building. Based on the results of the assessment, no further action was required by the NYSDEC or NYSDOH related to soil vapor intrusion at the Site.

Currently, the Scobell Chemical Company, Raeco, Products, Inc. and the New York State Department of Transportation have been identified as the potentially responsible party (PRPs) for contamination of properties within the vicinity of IHWDS #828076. While NYSDEC IHWDS #828076 represents a REC to the Site at this time, it is LaBella's opinion that this REC represents relatively low business environmental risk. Furthermore, based on the results of the soil vapor intrusion investigation conducted by the NYSDEC and NYSDOH as well as the municipal water supply serving the Site Building, the REC does not appear to represent a significant human health risk at this time. The Urban League of Rochester Economic Development Corporation should be aware of the potential for residual soil and groundwater contamination to be encountered at the Site. In addition, the Urban League of Rochester Economic Development Corporation should be aware that any areas of impacted soil or groundwater identified at the Site should be reported to the NYSDEC so that the PRP can be notified and petitioned to address the impacts.

2.0 INTRODUCTION

2.1 Purpose

This investigation was requested to identify, to the extent feasible, RECs in connection with the Site, including the identification of conditions indicative of releases and threatened releases of hazardous substances on, or in the vicinity of the Site. The AAI Phase I ESA report was conducted in general conformance with the Scope and Limitations of ASTM Standard Practice E1527-13.

The term, Recognized Environmental Condition (REC), is defined by ASTM as the presence or likely presence of any hazardous substances (as currently defined by the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) including pollutants and contaminants) or petroleum products (excluded from the definition of hazardous substance and controlled substances; or the presence of petroleum products as defined by the Resource Conservation and Recovery Act, the Oil Pollution Act of 1990, and the Clean Water Act) in, on, or at a property due to release to the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment.

The term is not intended to include “de minimis” a condition that generally does 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. Conditions determined to be de minimis conditions are not Recognized Environmental Conditions nor Controlled Recognized Environmental Conditions.

The term “data gap” means lack or inability to obtain information required by the standards and practices as defined in ASTM Standard Practice E1527-13 despite good faith efforts by the Environmental Professional and Environmental Analyst.

The performance of ASTM Standard Practice E1527-13 is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs and the potential liability for contamination to be present in connection with the Site recognizing reasonable limits of time and cost. It is also intended to add protection from CERCLA liability for innocent landowner defense, bona fide prospective purchaser, contiguous property owners and grants who meet certain statutory requirements.

The objective of this AAI Phase I ESA was to determine, using our professional judgment, by means of the Scope of Work hereafter described.

1. A general description of the Site.
2. The current and historical usage of the Site and adjoining properties.
3. Whether RECs exist or have the potential to exist at the Site.
4. Whether site conditions suggest further evaluation based on the presence or probable presence of such RECs.
5. Provide information which may assist the Urban League of Rochester Economic Development Corporation, Inc. in evaluating the fair market value of the Site.

2.2 Subsurface Risks/Unanticipated Hazardous Materials

This work for this report has been performed in accordance with generally accepted environmental engineering practices for this region. The conclusion and recommendations of this report are based upon our opinion and judgment, and are dependent upon LaBella's knowledge, information supplied by the present owner and managers of the Site, and data and information solicited from governmental agencies. LaBella makes no other warranty or representation, either expressed or implied, nor is one intended to be included as part of its services, proposals, contracts, or reports.

In addition, LaBella cannot provide guarantees, certifications, or warranties that the property is or is not free of environmental impairment without a subsurface investigation involving drilling, vapor analysis, laboratory soil analysis, groundwater monitoring well installation, and laboratory groundwater analysis. Even with such a program, the data and samples from any given soil boring or monitoring well will indicate conditions that apply only at that particular location, and such conditions may not necessarily apply to the general Site as a whole.

2.3 Scope of Work

The major components of an AAI Phase I ESA report include a visual inspection of the Site and adjoining properties; interviews and review of documents from past and present owners, occupants, managers, representatives and neighbors to the extent necessary; interviews with tribal and local government agency representatives; review of tribal, local and state records relative to the Site; and a review of tribal, local, state and federal standard environmental record sources relative to the Site. The findings and conclusions presented in this report are based on information gathered and limitations set forth in this report.

The Scope of Work performed in this assessment is limited to the areas described as follows:

1. Interview with the Site or Facility Manager Ms. Susan DeRock, to evaluate the Site for the potential for environmental contamination to be present at the Site. Ms. DeRock has reportedly been associated with the Site for approximately one year.
2. Interviews with and/or record reviews of each of the following to obtain information directly regarding environmental concerns at or in the immediate vicinity of the Site, which is available directly by file or through general knowledge of the individual being interviewed. Information sources include:
 - a. United States Environmental Protection Agency (USEPA)
 - b. New York State Department of Environmental Conservation (NYSDEC), Region 8; Division of Solid and Hazardous Waste, Division of Water, Legal Division
 - c. Town of Brighton Fire Marshall, Code Enforcement Officer, Assessor and Clerk
 - d. Monroe County Health Department (MCHD)

3. Review of the following federal, state, and local environmental records and databases to aid in the identification of conditions at or related to the Site and property, adjacent to or in the immediate vicinity of the Site, including:
 - a. USEPA National Priority List (NPL) – 1.0 mile
 - b. USEPA Delisted NPL – 0.5 mile
 - c. USEPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and Archived (No Further Remedial Action Planned – NFRAP) CERCLIS Sites – 0.5 mile
 - d. USEPA Resource Conservation and Recovery Act (RCRA) Corrective Action Sites (CORRACTS) Treatment, Storage, and Disposal Facility Listing (TSD) – 1.0 mile
 - e. USEPA RCRA non-CORRACTS TSD – 0.5 mile
 - f. USEPA RCRA Large and Small Quantity Generator Listing – Site and adjoining properties
 - g. National Response Center Emergency Response and Notification System Listing (ERNS) – Site only
 - h. Federal, state, and local Institutional Controls/Engineering Controls and Land Use Restrictions - Site only
 - i. NYSDEC Registry of Inactive Hazardous Waste Disposal Sites (IHWDS) (state equivalent of NPL Sites) – 1.0 mile
 - j. NYSDEC Registry of Brownfield Cleanup Program Sites (BCP) and Voluntary Cleanup Program Sites (VCP) – 0.5 miles
 - k. NYSDEC Hazardous Substance Waste Disposal Site Inventory (state equivalent of CERCLIS Sites) – 0.5 mile
 - l. NYSDEC Part 360 Permitted Solid Waste Disposal Facilities – 0.5 mile
 - m. Local Inventory of Waste Disposal Sites – 0.5 mile
 - n. NYSDEC Listing of Registered Petroleum Bulk Storage Facilities (PBS), Chemical Bulk Storage Facilities (CBS) and Major Oil Storage Facilities (MOSF) – Site and adjoining properties
 - o. NYSDEC Listing of Active Spills and Leaking Storage Tanks – 0.5 miles
 - p. United States Geological Survey (USGS) Topographic Quadrangle Map Rochester East, New York
 - q. Generalized Groundwater Contour Map of Monroe County
 - r. United States Department of Agriculture (USDA) Monroe County Soil Survey obtained from the Natural Resource Conservation Service (NRCS) website
 - s. Sanborn fire insurance maps
 - t. Aerial photographs of the area
 - u. Local plat maps
 - v. Local street directories

Due to the limited timeframe available to conduct this assessment, not all responses have been received from Freedom of Information Law (FOIL) requests that were submitted as a part of this report as of the date of this report submission. Any pertinent information obtained as part of the FOIL requests will be included in a Letter of Addendum (refer to Section 7.0).

4. Site visit on November 26, 2014 by Ms. Gabrielle Rinaldi of LaBella to photograph the Site and to visually identify areas of concern as defined in the agreement.
5. Completion of LaBella's AAI Phase I ESA Site Reconnaissance Report.

2.4 Significant Assumptions

As a result of the unavailability or lack of receipt of information the following assumptions were made in order to complete the Scope of Work in the time frame desired by Urban League of Rochester Economic Development Corporation, Inc..

- Groundwater flow direction in the vicinity of the Site was estimated based on review of area topographic maps and the Generalized Groundwater Contour Map of Monroe County. Determination of site-specific groundwater flow direction typically requires installing at least three groundwater monitoring wells, surveying the wells, and collecting groundwater elevation data (refer to Section 3.2).

As stated in the Agreement, Urban League of Rochester Economic Development Corporation, Inc. acknowledges this assumption and hereby agrees to release and hold LaBella harmless from any liability arising from or relating to any conclusions made or not made based on this assumption.

2.5 Limitations and Exceptions of Assessment

ASTM Standard Practice E1527-13 expressly recognized the fact that no ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. LaBella's work is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with the Site, and its Scope of Work reflects recognition of the reasonable limits of time and cost.

The work for this report has been performed in accordance with generally accepted environmental engineering practices for this region. The conclusion and recommendations of this report are based upon LaBella's opinion and judgment, and are necessarily dependent on information supplied by the individuals, entities, and agencies described in Section 2.3. LaBella makes no other warranty or representation, either expressed or implied, nor is one intended to be included as part of its services, proposals, contracts, or reports.

The actual presence of radon, lead-based paint, lead in drinking water, mold-related issues, electromagnetic frequencies, asbestos-containing building materials, wetlands, cultural and historic resources, ecological resources, and endangered species are not included in the Scope of Work of this assessment. Additionally, regulatory compliance, industrial hygiene, health and safety, and indoor air quality are not included in the Scope of Work of this assessment.

It is further noted that due to post 9/11 terrorist related concerns, the NYSDEC has limited the availability of petroleum bulk storage, chemical bulk storage, and major oil storage facility details, and detailed spill information to the public. However, LaBella does have access to the addresses of current PBS, CBS, and MOSF locations accessed from the database from the NYSDEC website. In addition, this information can usually be acquired by a FOIL to the regulating agency to attempt to obtain this relevant and reasonably ascertainable environmental information for AAI Phase I ESA reports. If this information is not obtainable then it will be discussed as a data gap in Section 8.2.1.

The site visit was limited to visual observations of accessible areas only. No attempt was made to observe conditions in spaces not generally accessible, including but not limited to:

1. Crawlspace
2. Attics and roofs
3. Pipe chases or plenums
4. Spaces concealed by walls, floors, or ceilings
5. Materials concealed by paneling, carpeting, or wallpaper

2.6 Special Terms and Conditions

Urban League of Rochester Economic Development Corporation, Inc. and LaBella have agreed that the Scope of Work described in Section 2.3, and the Limitations and Exceptions described in Section 2.5 above, are acceptable to you and that to the fullest extent permitted by law, LaBella shall not be liable to you for limiting its investigation to the Scope of Work described. Based on the engagement and Scope of Work agreed upon, our evaluation of the Site is as presented herein.

2.7 User Reliance

Urban League of Rochester Economic Development Corporation, Inc. may rely upon the findings of this report and should be aware of the agreed upon Scope of Work and the limitations associated with this Scope of Work.

3.0 SITE DESCRIPTION

The 2.93 acre Site is located south of Blossom Road, and developed with one, 19,308 square-foot, 24-unit, apartment building (Site Building). The north adjacent property is developed with Town of Brighton athletic fields. The east adjacent property consists of undeveloped land and Interstate 590. The south adjacent property consists of undeveloped land and the west adjacent property is developed with a Rochester Gas and Electric substation.

3.1 Site Location and Legal Description

The Site is addressed as 1275 Blossom Road, Town of Brighton, and Monroe County New York 14610 and is comprised of one contiguous tax parcel. Property boundaries for the purpose of this assessment were obtained from the Landmax Data Systems, Inc. website. A map depicting the individual tax parcel that comprises the Site is located in the Figures and Photographs Appendix of this report. This information is outlined in the table below.

	Tax Account Number	Property Use Code	Acreage
Tax Parcel	122.12-1-39.3	633 – Homes for the Aged	2.93

3.2 Site and Vicinity Characteristics

The Site is located within a suburban area. According to the 7.5-minute Rochester East, New York quadrangle USGS Map, the Site consists of slightly sloping land to the north. According to the USGS map, the nearest water body is Ellison Creek, located approximately 5,000 feet northeast of the Site. Based on interpretation of the USGS topographic map and the Generalized Groundwater Contour Map of Monroe County, groundwater flow at the Site appears to be to the northeast. According to the Natural Resource Conservation Service (NRCS) website, soils at the Site consist mainly of Urban Land. Urban land consists of areas that have been altered or obscured by urban works and structures that identification of the soils is not feasible.

3.3 Present Ownership and Use

The Site is currently owned by Blossom Village Housing and The Development Fund Corporation. The Site is developed with apartments.

3.4 Site Improvements

3.4.1 Structures and Improvements

The Site is improved with one structure as detailed in the table below.

	Structure #1
Square Footage	19,308
Foundation Type	Slab-on-grade
Number of Stories	Two
Construction Date	1995
Reported Current Use	Apartments
Hereinafter referred to as	Site Building

3.4.2 Roads

The Site is bordered by Blossom Road to the north.

3.4.3 Current Site Utilities

Structure	Building 1
Heating/Cooling Source	Natural Gas
Potable Water Source	Municipal
Sanitary Wastewater Disposal	Municipal
Non-Sanitary Wastewater Disposal	NA

3.4.4 Current Use of the Adjoining Properties

The Site is bordered by the following properties.

Direction	Occupant
North beyond Blossom Road	Athletic Field
East	Undeveloped Land/Interstate 590
South	Undeveloped Land
West	RG&E Substation

*Refer to Section 5.2 for additional information.

Property boundaries for the purpose of this assessment were obtained from the Landmax Data Systems, Inc. website, and were visually estimated at the time of the site visit.

4.0 USER PROVIDED INFORMATION

In accordance with the ASTM E1527-13, a “User” is defined as the party seeking to complete an environmental site assessment of the property. If the user is aware of any specialized knowledge or experience that is material to RECs in connection with the Site, it is the user's responsibility to communicate any information based on such specialized knowledge or experience to the environmental professional. The User Questionnaire was completed by Ms. Carolyn Vitale of Urban League of Rochester Economic Development Corporation, Inc. A copy of the User Questionnaire is included in Appendix 7.

4.1 Title Records

According to the ASTM Standard Practice E1527-13, “the user should either engage a title company or title professional to undertake a review of reasonably ascertainable land title records and lien records for environmental liens or activity and use limitations currently recorded against or relating to the property or to negotiate such an engagement of a title company or title professional as an addition to the Scope of Work to be performed by the Environmental Professional.”

ASTM Standard Practice E1527-13 User Questionnaire Question	Reported by User
Are land title records available for review?	The User reported land title records are not available for review.

4.2 Environmental Liens or Activity and Use Limitations

ASTM Standard Practice E1527-13 User Questionnaire Question	Reported by User
Did a search of <i>recorded land title records</i> identify any environmental liens filed or recorded against the <i>property</i> under federal, tribal, state or local law?	The User did not report environmental liens currently recorded against or relating to the property. In addition, the User did not report any activity or use limitations currently recorded against or relating to the property.
Did a search of <i>recorded land title records</i> identify any AULs, such as <i>engineering controls</i> , land use restrictions or <i>institutional controls</i> that are in place at the <i>property</i> and/or have been filed or recorded against the <i>property</i> under federal, tribal, state or local law?	The User is not aware of any AULs, such as engineering controls, land use restriction, or institutional controls that are in place at the Site and/or have been filed or recorded in a registry under federal, state, or local law.

4.3 Specialized Knowledge

ASTM Standard Practice E1527-13 User Questionnaire Question	Reported by User
Does the <i>User</i> of this <i>ESA</i> have any specialized knowledge or experience related to the <i>property</i> or nearby properties? For example, is the <i>User</i> involved in the same line of business as the current or former <i>occupants</i> of the <i>property</i> or an <i>adjoining property</i> so that the <i>User</i> would have specialized knowledge of the chemicals and processes used by this type of business?	The User stated that the Site was previous owned by RG&E.

4.4 Commonly Known or Reasonably Ascertainable Information

ASTM Standard Practice E1527-13 User Questionnaire Question	Reported by User
Is the <i>User</i> aware of commonly known or <i>reasonably ascertainable</i> information about the <i>property</i> that would help identify conditions indicative of releases or threatened releases?	The User is unaware of commonly known or reasonably ascertainable information about the property that would help to identify conditions indicative of releases or threatened releases.
Based on the <i>User's</i> knowledge and experience related to the <i>property</i> are there any <i>obvious</i> indicators that point to the presence or likely presence of releases at the <i>property</i> ?	Based on the User's knowledge and experiences related to the Site, the User of this ESA is not aware of obvious indicators that point to the presence or likely presence of contamination at the Site.

4.5 Valuation Reduction for Environmental Issues

ASTM Standard Practice E1527-13 User Questionnaire Question	Reported by User
Does the purchase price being paid for the <i>property</i> reasonably reflect the fair market value of the <i>property</i> ?	The User did not report a lower purchase price.
If the <i>User</i> concluded that there is a difference, has the <i>User</i> considered whether the lower purchase price is because contamination is known or believed to be present at the <i>property</i> ?	The User did not report a lower purchase price.

4.6 Reason for Performing Phase I ESA

According to ASTM 1527-13, either the User shall make known to the environmental professional the reason why the User wants to have the Phase I ESA preformed or, if the User does not identify the purpose of the Phase I ESA, the environmental professional shall assume the purpose is to qualify for the Landowner Liability Protections under the Brownfield's Amendments. The User identified the reason for conducting the Phase I ESA was for an application to the New York State Home Funds to building a rehab facility.

5.0 STANDARD ENVIRONMENTAL RECORD SOURCES – FEDERAL AND STATE

Federal, state, and local environmental records were reviewed as a part of this assessment, in accordance with ASTM 1527-13 standard. Listings identified within the standard search radius outlined in ASTM 1527-13 are detailed in their respective sections below. Each listing identified was reviewed by LaBella and evaluated. Copies of the regulatory records documentation are included in Appendix 1.

5.1 Site Listings / NYSDEC IHWDS Site #828076

Regulatory listings were identified associated with the Site. Copies of the listings are included in Appendix 1. The listings are summarized in the table below.

Listing	Identification #
State Listed Closed/Inactive Spill Site	Spill # 9501986(closed), Spill # 9705059(inactive)
NYSDEC Inactive Hazardous Waste Disposal Site	NYSDEC Site Code #828076

NYSDEC Spill #9705059 (inactive)

According to the inactive NYSDEC Spill Report From #9705059, last updated July 26, 1997, a pressure differential in a natural gas transmission line caused a material to release out of the vent. Historically, the drip fluid had PCB containing materials. RG&E sampled that material and soils and performed the cleanup. Based on the soil analysis performed by RG&E the material had a PCB result of less than 0.53mg/kg. RG&E removed the contaminated soils and did confirmatory sampling. The samples were reanalyzed and no elevated levels of PCB's were found at or near the Site. Based on these results, the NYSDEC Spills Unit deemed that no further action was required at that time and does not appear to represent a REC to the Site at this time.

NYSDEC Spill #9501986 (closed)

According to the closed NYSDEC Spill Report From #9501986, last updated March 25, 2014, the property was historically adjacent to an old Scobell Chemical building near Interstate 390, and was previously owned by Rochester General Electric (RG&E) for approximately 70 years. During the construction of the building, a contractor noted yellow tint in the groundwater. RG&E sampled the groundwater and determined that it was contaminated with metals and trichloroethylene. The NYSDEC Spills Unit forwarded the Spill to the Hazardous Waste Department for further investigation (NYSDEC Site #828076).

NYSDEC Inactive Hazardous Waste Disposal Site #828076 is located at 1 Rockwood Place in a mixed commercial, industrial, and residential area in the northern section of the Town of Brighton and immediately east of the City of Rochester boundary. The facility occupies approximately 2 acres and is positioned along the north-side of New York State Highway 590. Based upon investigations conducted completed by others to date, the primary contaminants of concern at the Scobell facility include Trichloroethylene (TCE), PCE, 1,1-DCE, cis-1,2-DCE, vinyl chloride, 1,1,1-TCA, benzene, toluene, and xylene.

NYSDEC Spill #9501986 was reported at the Site when a yellow tint was observed in groundwater during the construction of the Site Building foundation. Groundwater at the Site was sampled and it was determined that it was contaminated with heavy metals and trichloroethylene. The NYSDEC Spills Unit forwarded the Spill to the Hazardous Waste Department for further investigation and closed the spill on May 25, 1995. Further investigation occurred as a result of the Scobell Chemical Site being entered into the NYSDEC Inactive Hazardous Waste Disposal Site program.

Although the Scobell facility is located approximately 1,500 feet south of the Site, a Remedial Investigation report published by the NYSDEC in February of 2002 indicates one overburden groundwater (OB-1) monitoring well was installed approximately 100 feet west of the western Site Boundary. A groundwater sample taken from OB-1 in November of 2000 indicates non-detect levels of all volatile organic compounds (VOCs) with the exception of 1,2 Dichloroethene which was reported at a concentration of 9 parts per billion (ppb). This concentration is slightly above the NYSDEC Part 703 Groundwater Standard for 1,2 Dichloroethene of 5 ppb. A second groundwater sample was taken from OB-1 in September of 2011 which reported concentrations of TCE at 31 ppb; also slightly above the NYSDEC Part 703 Groundwater Standard for TCE of 5 ppb. Groundwater sampling results for additional VOCs or contaminants of concern were not provided in available NYSDEC records. Based on the groundwater sampling results reviewed, an apparent REC has been identified associated with NYSDEC IHWDS #828076.

A letter dated May 7, 2012 from the New York State Department of Health (NYSDOH) to Ms. Carolyn Vitale indicated the NYSDEC and NYSDOH conducted a soil vapor intrusion assessment at the Site in January of 2012. This assessment reportedly consisted of collection of air samples from beneath and within the Site Building. Based on the results of the assessment, no further action was required by the NYSDEC or NYSDOH related to soil vapor intrusion at the Site.

Currently, the Scobell Chemical Company, Raeco, Products, Inc. and the New York State Department of Transportation have been identified as the potentially responsible party (PRPs) for contamination of properties within the vicinity of IHWDS #828076. While NYSDEC IHWDS #828076 represents a REC to the Site at this time, it is LaBella's opinion that this REC represents relatively low business environmental risk. Furthermore, based on the results of the soil vapor intrusion investigation conducted by the NYSDEC and NYSDOH as well as the municipal water supply serving the Site Building, the REC does not appear to represent a significant human health risk at this time. The Urban League of Rochester Economic Development Corporation should be aware of the potential for residual soil and groundwater contamination to be encountered at the Site. In addition, the Urban League of Rochester Economic Development Corporation should be aware that any areas of impacted soil or groundwater identified at the Site should be reported to the NYSDEC so that the PRP can be notified and petitioned to address the impacts.

Copies of the aforementioned regulatory listings are included in Appendix 1.

5.2 Adjacent Property Listings

Adjacent East – Route 590 South/Blossom Road

Regulatory listings were identified associated with the east adjacent property, addressed as Route 590 South/Blossom Road. A copy of the listing is included in Appendix 1. The property is occupied by route 590 south and blossom road. The apparent flow of groundwater at the property appears to be to the northeast and away from the Site. The listings are summarized in the table below.

Listing	Identification # (Facility Name: Address)
Federal RCRA LQG	USEPA Handler ID: NYD986988905 USEPA Handler ID: NYD987005097
State Listed Closed Spill Site	Spill #0485436 (closed)

The property is listed as twice as a RCRA Large Quantity Generator (LQG). The presence of the property on this listing implies that the property generates more than 1,000 kilograms of hazardous waste per month. This listing does not imply the release of hazardous waste has occurred to the subsurface of the site.

NYSDEC Spill #0485436 (closed)

According to the closed NYSDEC Spill Report From #0485436, dated January 13, 2005 approximately 10-15 gallons of gasoline were leaked from a passenger vehicle. The Rochester Fire Department responded to the spill, contained it, and cleaned it up with absorbents. The spill materials were collected and stored in a 20-gallon drum. The drum was staged on the spill site, and Monroe County Hazardous Waste disposed of the drum. Based on the clean up and disposal activities, the NYSDEC Spills Unit deemed that no further action was required.

Based on the nature of the Spill and the flow of groundwater to the northeast and away from the Site, there are no apparent RECs associated with the regulatory listings at the east adjacent property at this time.

5.3 ASTM Standard Regulatory Database Listings

5.3.1 USEPA National Priority List (last updated February 22, 2014)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	1.0 mile	No listings	No listings

5.3.2 USEPA Delisted National Priority List (last updated November 22, 2013)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	0.50 mile	No listings	No listings

5.3.3 USEPA CERCLIS (last updated November 22, 2013)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	0.50 mile	No listings	No listings

5.3.4 USEPA CERCLIS NFRAP (last updated November 22, 2013)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	0.50 mile	No listings	No listings

5.3.5 USEPA RCRA CORRACTS (last updated November 27, 2014)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	1.0 mile	No listings	No listings

5.3.6 RCRA Treatment, Storage, and Disposal Facilities – non-CORRACTS (last updated November 27, 2014)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	0.50 mile	No listings	No listings

5.3.7 USEPA RCRA Generators (last updated November 27, 2014)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # - SQG/LQG (Address)
2	Site and Adjoining Properties	1	NYSDOT 1026059 RTE 590 Bridge Over Browncroft Blvd – Federal ID#NYD986988905 – LQG (RTE 590 Bridge Over Browncroft Blvd)
		2	NYSDOT Bin 1026041 and NYSDOT Bin 1026042 RTE 590 Bridges Over Blossom Road – LQG (RTE 590 Bridge Over Browncroft Blvd)

Detailed Summary

Reference Number	Approximate Distance from Site (feet) – Direction	Groundwater Flow – Towards/Away From the Site	REC (Yes/No)	Additional Information/Rationale
1	177 – East	Northeast – Away from the Site	No	Refer to Section 5.2.
2	177 – East	Northeast – Away from the Site	No	Refer to Section 5.2.

A copy of the listing is included in Appendix 1.

5.3.8 National Response Center ERNS

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	Site only	Not available*	Not available*

*Due to maintenance of the online National Response Center (NRC) database, a FOIL request was submitted to the NRC on November 26, 2014. As of the date of this report submission, a response has not been received from the NRC, U.S. Coast Guard. Any pertinent information received as a result of this FOIL request will be included as a Letter of Addendum. A copy of the FOIL request is included in Appendix 1.

5.3.9 Federal Listed Sites with Institutional and/or Engineering Controls (last updated January 25, 2007)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	Site only	No listings	No listings

5.3.10 State Listed Facilities with Institutional and/or Engineering Controls (updated bi-weekly)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – State Identification # (Address)
0	Site only	No listings	No listings

5.3.11 State Listed Inactive Hazardous Waste Disposal Facilities (updated bi-weekly)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – State Identification # (Address)
1	1.0 mile	1	Scobell Chemical –NYSDOT Site – ID#828076 (1 Rockwood Place)

Detailed Summary

Reference Number	Approximate Distance from Site (feet) – Direction	Groundwater Flow – Towards/Away From the Site	REC (Yes/No)	Additional Information/ Rationale
1	651 – South	Northeast – Away from the Site	No	The listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the northeast and away from the Site and the distance of this facility from the Site. Refer to Section 5.1 for additional information.

A copy of the listing is included in Appendix 1.

5.3.12 State Listed Voluntary Cleanup Program Facilities (updated bi-weekly)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	0.50 mile	No listings	No listings

5.3.13 State Listed Brownfield Cleanup Program Facilities (updated bi-weekly)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	0.50 mile	No listings	No listings

5.3.14 State Listed Hazardous Substance Disposal Facilities (last updated 1998)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	0.50 mile	No listings	No listings

5.3.15 State Listed Part 360 Solid Waste Disposal Facilities (last updated February 2006)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	0.50 mile	No listings	No listings

5.3.16 Local Inventory of Solid Waste Disposal Locations

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Monroe County Identification # (Address)
0	0.50 mile	*Not available	*Not available

*A FOIL request was submitted to the MCHD on November 13, 2014. As of the date of this report submission, a response has not been received from the MCHD. Any pertinent information received as a result of this FOIL request will be included as a Letter of Addendum (refer to Section 7.6).

5.3.17 NYSDEC Major Oil Storage Facilities (updated nightly)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name: Address – MOS Identification #
0	Site and adjoining properties only	No listings	No listings

5.3.18 NYSDEC Chemical Bulk Storage Facilities (updated nightly)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name: Address – CBS Identification #
0	Site and adjoining properties only	No listings	No listings

5.3.19 NYSDEC Petroleum Bulk Storage Facilities (updated nightly)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name: Address – PBS Identification #
0	Site and adjoining properties only	No listings	No listings

5.3.20 NYSDEC Active and Closed/Inactive Spill Listings (updated bi-weekly)

Listing Summary

Number of Listed Sites	Search Radius	Listing Number	Facility Name: Address – Spill # (status)
0 active	Active listings: 0.50 mile	1	Route 590 South/Blossom Road – Spill #0485436 (closed)
3 closed/inactive	Closed/inactive listings: Site and adjoining properties only	2	Urban League of Rochester – Spill#9501986 (closed)
		3	Rochester Gas & Electric – Spill #9705059 (inactive)

Detailed Summary

Reference Number	Approximate Distance from Site (feet) – Direction	Overburden Groundwater Flow Direction	REC (Yes/No)	Additional Information and/or Rationale
1	177 – East	Northeast – Away from the Site	No	Refer to Section 5.2.
2	Site	Northeast – Away from the Site	No	Refer to Section 5.1.
3	Site	Northeast – Away from the Site	No	Refer to Section 5.1.

Copies of the listings are included in Appendix 1.

5.3.21 Assessment of the Potential for Soil Vapor Intrusion

Vapor intrusion is the entry of volatile organic compounds (VOCs) to indoor air from underlying contamination in soil and groundwater. A letter dated May 7, 2012 from the New York State Department of Health (NYSDOH) to Ms. Carolyn Vitale indicated the NYSDEC and NYSDOH collected air samples from beneath and within the Blossom Village Apartments (the “Site”) on January 19, 2012. Based on the results of the assessment, no further action was required by the NYSDEC or NYSDOH related to soil vapor intrusion at the Site.

Copies of the Soil Vapor Intrusion investigation and letter are included in Appendix 1.

5.4 Additional Environmental Record Sources

5.4.1 Review of Previous Environmental Reports

No previous Phase I ESA or Transaction Screen report or other records were obtained or were reasonably ascertainable for review.

5.5 Historical Use Information on the Property and Adjoining Properties

LaBella attempted to review reasonably ascertainable and readily available standard sources of historical information as defined by the ASTM Standard Practice E1527-13 in order to identify all obvious usages of the Site back to the first developed use or 1940, whichever is earlier (i.e., the historical research objective according to ASTM). Uses of the properties adjoining the Site are identified in this report only to the extent that this information is revealed in the course of researching the Site itself and were determined at the discretion of the Environmental Analyst. As such, LaBella reviewed only as many of these sources as necessary to achieve the historical research objective. It should be noted that the lack of availability of reasonably ascertainable and readily available standard ASTM required sources have the potential to affect the findings of this assessment and can impact the ability of the Environmental Professional or Analyst to identify recognized environmental conditions and may result in a data failure (defined in Section 8.2.1 of this report). A data failure may represent a significant data gap. Data failures and data gaps are identified, defined, and evaluated for their significance in Section 8.2 of this report.

Standard historical sources LaBella attempted to review are outlined in the table below.

Section	Historical Source	Date(s)	Source/Comments
5.5.1	Sanborn Fire Insurance Maps	1938, 1950 and 1966	Environmental Data Resources Inc.
5.5.2	Aerial Photographs	1930, 1951, 1961, 1970, 1980, 1993, 2000, and 2012	Monroe County GIS
5.5.3	Property Tax Files	2014	Town of Brighton
5.5.4	Recorded Land Title Records	Not applicable	Not available for review. Not provided to LaBella for review. Usages of the Site were obtained through the review of other sources.
5.5.5	Historical Plat Maps	1902	Monroe County Library
5.5.6	Local Street Directories	1930, 1940, 1950, 1960, 1970, 1980, 1990, 2002, and 2011	Monroe County Library
5.5.7	Building Department Records	1975	Town of Brighton

5.5.1 Sanborn Fire Insurance Maps

1938 and 1950

The Site appears to be developed with a pump house located on the west boundary. The north, east, and south adjacent properties appear to be undeveloped. The west adjacent property appears to be developed with the Rochester Gas and Electric Corporation which includes an apparent coal gasification manufactured gas storage facility including a six million cubic foot gas holder tank. The gas holder tank appears to be partially located on the Site. The south and north adjacent properties are not depicted on the map.

1966

The Site appears to consist of seven butane holding tanks and a pump house. The west adjacent property appears to be developed with the Rochester Gas and Electric Corporation which includes an apparent coal gasification manufactured gas storage facility including a six million cubic foot gas holder tank. The gas holder tank appears to be partially located on the Site. The northeast adjacent properties appear to be developed residentially. The south and north adjacent properties are not depicted on the map.

Copies of the Sanborn maps are included in Appendix 3.

5.5.2 Aerial Photography

The table below outlines observations obtained from the review of aerial photographs.

Date	Observations
1930	The Site appears to be undeveloped. The north, east, and west adjacent properties appear to be undeveloped. The west adjacent property appears to be developed with an apparent coal-gasification manufactured gas storage facility.
1951	The Site appears to be developed with several holding tanks as well as a portion of the main gas holder tank at the west adjoining manufactured gas storage facility. The north adjacent property appears to be associated with the manufactured gas storage facility and appears undeveloped. The east and south adjacent properties appear to be undeveloped.
1961 and 1970	The Site appears to be developed with several holding tanks as well as a portion of the main gas holder tank at the west adjoining manufactured gas storage facility. The north adjacent property appears to be associated with the manufactured gas storage facility and appears undeveloped. The east adjacent property appears to be developed with Interstate 590. The south adjacent properties appear to be undeveloped.
1980 and 1993	The Site, north, and south adjacent properties appear to be undeveloped. In 1993, the north adjacent property appears to be developed with an athletic field. The east adjacent property appears to be developed with Interstate 590. The west adjacent property appears to be developed with the current RG&E substation.
2000 and 2012	The Site appears to be developed with the current Site Building and parking lot. The north adjacent property appears to be developed with an athletic field. The east adjacent property appears to be developed with Interstate 590. The west adjacent property appears to be developed with an RG&E substation. The south adjacent property appears to be undeveloped.

Copies of the aerial photographs are included in Appendix 3.

5.5.3 Property Tax files

A FOIL request was submitted to the Town of Brighton Assessor on November 13, 2014. A response received from the Town of Brighton Assessor on November 20, 2014. According to the 2014 property tax records, the Site is currently owned by Blossom Village Housing.

5.5.4 Recorded Land Title Records

According to Urban League of Rochester Economic Development Corporation, Inc., title records were not reasonably ascertainable as part of the Scope of Work of this assessment, and as such, were not provided and reviewed as part of this Phase I ESA report. Refer to Section 4.1 for additional details. As the historical usage of the Site since first developed use was obtained from other historical sources, the lack of the review of the land title records does not appear to be significant.

5.5.5 Historical Atlases

1902 Plat Map

The Site, north, west, east, and south adjacent properties appear to be undeveloped. A copy of the plat map is included in Appendix 2.

5.5.6 Local Street Directories

Listings identified associated with the Site in the Polk Rochester East and South Suburban, street directories are detailed in the table below.

Year	Historic Use
1930	The Site and adjacent properties are not listed.
1940	The Site and adjacent properties appear to be occupied by private individuals.
1950 and 1960	The Site is not listed. The west adjacent property appears to be occupied by a service station. The north, east, and south adjacent properties are not listed.
1970, 1980, 1990	The Site and adjacent properties are not listed.
2002 and 2011	The Site is occupied by the Blossom Village Apartments. The adjacent properties are not listed.

Copies of the street directories are included in Appendix 2.

5.5.7 Building Department Records

A FOIL request was submitted to the Town of Brighton Building Department on November 13, 2014. A response received from the Town of Brighton Building Department on November 20, 2014. One building department records was available, dated July 1975, which stated that the property was owned by Rochester Gas and Electric. Copies of the building department records are included in Appendix 6. Landmax Data Information shows that the Site Building was built on the Site in 1995.

5.5.8 Summary of Historical Information

Based on the review of readily available historical information, it appears that the Site was undeveloped in 1902. An apparent coal-gasification manufactured gas storage facility including a six million cubic foot gas holder tank was present at the west adjoining property and a portion of the Site from at least 1938 until at least 1970. Manufactured gas storage facilities, especially those that have been present at a site for multiple decades, are often associated with coal tar waste (volatile organic and semi-volatile organic petroleum constituents) and purifier waste (cyanide and sulfur compounds). Based on the potential for soil and groundwater at the Site to be impacted by manufactured gas-related contaminants, there is an apparent REC associated with the west adjoining property at this time.

The Site appears to be undeveloped from at least 1980 to at least 1993. The Site appears to be developed with the current Site Building from at least 1995 to present. The west adjoining property appears to be undeveloped with the exception of an RG&E substation since at least 1980.

The north adjoining property appears to be undeveloped from at least 1930 to at least 1970. An athletic field appears to be developed on the property from at least 1993 to the present day. The north adjacent properties beyond Blossom Road appear to be developed residentially from at least 1961 to present day. The east adjacent property appears to be undeveloped from at least 1902 until at least 1951. The property appears to be developed residences and Interstate 590 from at least 1961 to the present day. The south adjacent property appears to be undeveloped from at least 1902 to the present day.

6.0 SITE RECONNAISSANCE

Conducted by: Ms. Gabrielle Rinaldi
Date of site visit: November 26, 2014
Interviewee: Ms. Susan DeRock

A copy of the interview record is included as Appendix 5. Representative photographs from the site visit are included in the Figures and Photographs section of this report. Site visit limitations are outlined in Section 2.5 above.

6.1 Interior Observations

6.1.1 Historical Usage

No apparent indicators (i.e., signs, equipment, etc.) were observed within the Site Building at the time of the site visit which would be indicative of historical usages of the Site.

6.1.2 Hazardous Substances and Petroleum Products in Connection with Identified Usages

Hazardous Substances

Apparent hazardous substances were observed within the Site Building at the time of the site visit. The type, approximate quantity, and storage conditions as observed at the time of the site visit are outlined in the table below.

Reported Product	Approximate Quantity and Container Type	Storage Condition	Leaking – Yes/No
General Cleaning Supplies	10 –24 ounce plastic containers	Shelving / boiler room	No
Ceiling and Wall Paint	3 –one gallon containers	Shelving / boiler room	No

General cleaning supplies and interior paints are used for maintain the Site Building. No evidence of release was observed proximate the hazardous substances. As such, there are no REC's associated with the hazardous substances at the Site.

Petroleum Products

No apparent petroleum products were observed at the time of the site visit.

6.1.3 Storage Tanks

No apparent storage tanks were observed within the Site Building at the time of the site visit. In addition, no records were readily available or reasonably ascertainable under the Scope of Work of this assessment as of the date of this report submission that indicated storage tanks have been installed, removed, closed in place, or abandoned within the interior portions of the Site.

6.1.4 Odors

Noted	Additional Information
No	No apparent strong, pungent, or noxious odors were noted in the interior of the Site Building at the time of the site visit.

6.1.5 Pools of Liquid(s)

Observed	Additional Information
No	No apparent pools, sumps, or standing water containing liquids likely to be hazardous substances or petroleum products were observed in the interior of the Site Building at the time of the site visit.

6.1.6 Unidentified Substance Containers

No apparent unidentified substance containers were observed within the Site Building at the time of the site visit.

6.1.7 Heating and Cooling

Fuel Source	Additional Information
Natural Gas	The Site Building is heated with natural gas. No former fuel sources were identified under the Scope of Work of this assessment. As such, there are no apparent RECs related to the Site Building fuel source at this time.

6.1.8 Stains and Corrosion

Observed	Additional Information
No	No apparent staining was observed in the interior of the Site Building at the time of the site visit. As such, there are no apparent RECs related to staining in the interior of the Site Building at this time.

6.1.9 Drains and Sumps

Observed - Type	Additional Information
Yes	Floor drains are located within the boiler room of the Site Building. The floor drains reportedly discharge to the public sewer system. No leaks, stains, spills, or unusual odors were noted in the vicinity of the floor drains at the time of the site visit. As such, there are no apparent RECs associated with the floor drains at this time.

6.1.10 Polychlorinated Bi-phenyls (PCBs) Containing Equipment

No apparent electrical or hydraulic equipment potentially containing PCBs were observed in the interior portion of the Site Building at the time of the site visit.

6.1.11 Elevators and Lifts

Elevators without underground components are located within Site Building. The reservoir associated with the elevator appeared to be in good condition and did not appear to be leaking at the time of the site visit. As such, there are no apparent RECs related to the presence of the elevators at the Site at this time.

6.2 Exterior Observations

6.2.1 Historical Usage

No apparent indicators (i.e., signs, equipment, etc.) were observed on the exterior of the Site at the time of the site visit which would indicate historical usages of the Site.

6.2.2 Hazardous Substances and Petroleum Products in Connection with Identified Usages

No apparent hazardous substances or petroleum products were observed on the exterior of the Site Building at the time of the site visit.

6.2.3 Storage Tanks

No apparent indications of underground storage tanks (e.g., fill ports, vent pipes, access ways) were observed on the exterior of the Site at the time of the Site visit. In addition, no records were readily available or reasonably ascertainable under the Scope of Work of this assessment as of the date of this report submission that indicated storage tanks have been installed, removed, closed in place, or abandoned on exterior portions of the Site.

6.2.4 Odors

Noted	Additional Information
No	No apparent strong, pungent, or noxious odors were noted on the exterior of the Site at the time of the site visit.

6.2.5 Pools of Liquid(s)

Observed	Additional Information
No	No apparent pools, sumps, or standing water containing liquids likely to be hazardous substances or petroleum products were noted on the exterior of the Site at the time of the site visit.

6.2.6 Unidentified Substance Containers

No apparent unidentified substance containers were observed on the exterior of the Site at the time of the site visit.

6.2.7 Pits, Ponds, or Lagoons

Observed on the Site – Type	Additional Information
No	No apparent pits, ponds, or lagoons were observed at the Site at the time of the site visit. As such, there are no apparent RECs related to pits, ponds, or lagoons at the Site at this time.

6.2.8 Stained Soil or Pavement

Observed on the Site - Type	Additional Information
No	No apparent stained soils or pavement were observed at the Site at the time of the site visit. As such, there are no apparent RECs related to stained soils or pavement at the Site at this time.

6.2.9 Stressed Vegetation

Observed on the Site	Additional Information
No	No apparent stressed vegetation was observed at the time of the site visit. As such, there are no apparent RECs related to stressed vegetation at the Site at this time.

6.2.10 Solid Waste

Observed on the Site	Additional Information
Yes	General refuse is generated at the Site, collected in dumpster located on the western portion of the Site and disposed by Waste Management. As such, there are no apparent RECs associated with solid waste at this time.

6.2.11 Wastewater

Observed on the Site	Additional Information
Yes	One storm water drain was observed located along the west exterior of the Site Building. The storm water drain reportedly collects storm water runoff and discharges to the public sewer system. As such, there are no apparent RECs associated with wastewater at this time.

6.2.12 Wells

Observed on the Site - Type	Additional Information
No	No apparent wells were observed on the Site at the time of the site visit or reported to be located on the Site. As such, there are no apparent RECs related to wells at the Site at this time.

6.2.13 Septic Systems

Observed on the Site	Additional Information
No	No apparent indications of on-Site septic systems or cesspools were observed on the Site at the time of the site visit. As such, there are no apparent RECs related to septic systems at the Site at this time.

6.2.14 Polychlorinated Bi-phenyls (PCBs) Containing Equipment

Equipment potentially containing PCBs was observed on the exterior portion of the Site at the time of the site visit. The equipment is detailed in the table below.

Type	Quantity	Owner	Location	Leaking
Pad-mounted transformer	One	Rochester Gas & Electric	Southwest corner of Site	No

The pad-mounted transformer did not appear to be leaking at the time of the site visit. Based on the condition of the transformer, there are no apparent RECs related to the presence of the transformer on the Site at this time.

7.0 INTERVIEWS

7.1 Facility Manager

Ms. Susan DeRock was interviewed as part of this assessment. Mrs. DeRock, the Facility Manager, has been associated with the Site for approximately one year. During the interview, Ms. DeRock stated that the Site was previously owned by RG&E. The notes from the interview are included in Appendix 5.

7.2 Local Government Officials

A FOIL request was submitted to the Town of Brighton Clerk on November 13, 2014 requesting copies of fire marshal, assessment, and building department records on file for the Site with the Town of Brighton. Refer to Sections 5.5.3 and 5.5.7 for additional information.

7.3 Tribal Records

There do not appear to be any Native American Sovereign Territories in Monroe County. In accordance with ASTM Standard Practice E1527-13, tribal records will only be reviewed if the subject Site falls on or within one mile of Native American Sovereign Territories. Therefore, tribal government representatives were not contacted as part of this AAI Phase I ESA report.

7.4 New York State Department of Environmental Conservation

A FOIL request was submitted to the NYSDEC on November 13, 2014. A response was received from the NYSDEC on November 26, 2014. According to the NYSDEC, hazardous waste records were found associated with the Site. Refer to Section 5.1 for additional information. Copies of the FOIL request and response is included in Appendix 6.

7.5 Monroe County Health Department

A FOIL request was submitted to the MCHD on November 13, 2014. As of the date of this report submission, a response has not been received from the MCHD. Any pertinent information received as a result of this FOIL request will be included as a Letter of Addendum.

8.0 FINDINGS, OPINIONS AND CONCLUSIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527 for 1275 Blossom Road, Town of Brighton, Monroe County, New York 14610 the Site.

8.1 Findings

Any exceptions to, or deletions from, this practice are described in Section 2.5 of this report. Based on the results of this assessment, the following RECs have been identified associated with the Site at this time.

SECTION #5.5.8 – West Adjoining Property – Historical Manufactured Gas Storage Facility

Based on review of historical records, an apparent coal-gasification manufactured gas storage facility including a six million cubic foot gas holder tank was present at the west adjoining property and a portion of the Site from at least 1938 until at least 1970. Manufactured gas storage facilities, especially those that have been present at a site for multiple decades, are often associated with coal tar waste (volatile organic and semi-volatile organic petroleum constituents) and purifier waste (cyanide and sulfur compounds). Based on the potential for soil and groundwater at the Site to be impacted by manufactured gas-related contaminants, there is an apparent REC associated with the west adjoining property at this time.

A letter dated May 7, 2012 from the New York State Department of Health (NYSDOH) to Ms. Carolyn Vitale indicated the NYSDEC and NYSDOH conducted a soil vapor intrusion assessment at the Site in January of 2012. This assessment reportedly consisted of collection of air samples from beneath and within the Site Building. Based on the results of the assessment, no further action was required by the NYSDEC or NYSDOH related to soil vapor intrusion at the Site.

It is LaBella's that understanding that the purpose of this Phase I Environmental Site Assessment is to be utilized for the purpose of obtaining a New York State grant from the New York State Office of Homes and Community Renewal and does not include a real estate transaction. While the above REC was identified associated with the Site, it should be noted these environmental concerns relate to the potential impairment of the soil and/or groundwater of the Site. Based on this and the lack of soil vapor intrusion issues, identified during the January 2012 study, if grant money is to be obtained / utilized solely for the purposes of construction and remodeling which does not include subsurface disturbance (i.e. excavation, installation of utilities, etc.) of the aforementioned property, further investigation may not be warranted. Furthermore, based on the results of the soil vapor intrusion investigation conducted by the NYSDEC and NYSDOH as well as the municipal water supply serving the Site Building, the REC does not appear to represent a significant human health risk at this time.

Section #s 5.1 and 5.2 - NYSDEC Inactive Hazardous Waste Disposal Site #828076

NYSDEC Inactive Hazardous Waste Disposal Site #828076 is located at 1 Rockwood Place in a mixed commercial, industrial, and residential area in the northern section of the Town of Brighton and immediately east of the City of Rochester boundary. The facility occupies approximately 2 acres and is positioned along the north-side of New York State Highway 590. Based upon investigations conducted completed by others to date, the primary contaminants of concern at the Scobell facility include Trichloroethylene (TCE), PCE, 1,1-DCE, cis-1,2-DCE, vinyl chloride, 1,1,1-TCA, benzene, toluene, and xylene.

NYSDEC Spill #9501986 was reported at the Site when a yellow tint was observed in groundwater during the construction of the Site Building foundation. Groundwater at the Site was sampled and it was determined that it was contaminated with heavy metals and trichloroethylene. The NYSDEC Spills Unit forwarded the Spill to the Hazardous Waste Department for further investigation and closed the spill on May 25, 1995. Further investigation occurred as a result of the Scobell Chemical Site being entered into the NYSDEC Inactive Hazardous Waste Disposal Site program.

Although the Scobell facility is located approximately 1,500 feet south of the Site, a Remedial Investigation report published by the NYSDEC in February of 2002 indicates one overburden groundwater (OB-1) monitoring well was installed approximately 100 feet west of the western Site Boundary. A groundwater sample taken from OB-1 in November of 2000 indicates non-detect levels of all volatile organic compounds (VOCs) with the exception of 1,2 Dichloroethene which was reported at a concentration of 9 parts per billion (ppb). This concentration is slightly above the NYSDEC Part 703 Groundwater Standard for 1,2 Dichloroethene of 5 ppb. A second groundwater sample was taken from OB-1 in September of 2011 which reported concentrations of TCE at 31 ppb; also slightly above the NYSDEC Part 703 Groundwater Standard for TCE of 5 ppb. Groundwater sampling results for additional VOCs or contaminants of concern were not provided in available NYSDEC records. Based on the groundwater sampling results reviewed, an apparent REC has been identified associated with NYSDEC IHWDS #828076.

A letter dated May 7, 2012 from the New York State Department of Health (NYSDOH) to Ms. Carolyn Vitale indicated the NYSDEC and NYSDOH conducted a soil vapor intrusion assessment at the Site in January of 2012. This assessment reportedly consisted of collection of air samples from beneath and within the Site Building. Based on the results of the assessment, no further action was required by the NYSDEC or NYSDOH related to soil vapor intrusion at the Site.

Currently, the Scobell Chemical Company, Raeco, Products, Inc. and the New York State Department of Transportation have been identified as the potentially responsible party (PRPs) for contamination of properties within the vicinity of IHWDS #828076. While NYSDEC IHWDS #828076 represents a REC to the Site at this time, it is LaBella's opinion that this REC represents relatively low business environmental risk. Furthermore, based on the results of the soil vapor intrusion investigation conducted by the NYSDEC and NYSDOH as well as the municipal water supply serving the Site Building, the REC does not appear to represent a significant human health risk at this time. The Urban League of Rochester Economic Development Corporation should be aware of the potential for residual soil and groundwater contamination to be encountered at the Site. In addition, the Urban League of Rochester Economic Development Corporation should be aware that any areas of impacted soil or groundwater identified at the Site should be reported to the NYSDEC so that the PRP can be notified and petitioned to address the impacts.

8.1.1 Additional Findings

Based on the results of this assessment, no apparent Historic Recognized Environmental Conditions, Controlled Recognized Environmental Conditions, or de minimis conditions have been identified associated with the Site at this time.

8.2 Data Failures and Data Gaps

8.2.1 Data Failures

ASTM 1527-13 defines a data failure as a failure to achieve the historical research objectives of AAI even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Specifically, the historical research objectives include identifying all obvious uses of the Site from the present, back to the Site's first developed use, or back to 1940, whichever is earlier. A data failure was not encountered within Scope of Work of this assessment.

8.2.2 Data Gaps

ASTM 1527-13 defines a data gap as a lack of or an inability to obtain information required by this practice despite *good faith* efforts by the *environmental professional* to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance, interviews, data failure, or lack of a User Questionnaire. A data gap was encountered within the Scope of Work of this assessment. The first data gap includes the lack of response from the Monroe County Health Department. This data gap does not appear to be significant since it does not appear that additional inquiry into the historical usages of the Site is necessary at this time. It should be noted that the receipt of relevant environmental information as a result of FOIL requests has the ability to change the Findings and Conclusions of this report.

9.0 DEVIATIONS

No deviations were made to the report, other than the Limitations and Exceptions as stated in Section 2.5.

10.0 ADDITIONAL SERVICES

10.1 Asbestos

Asbestos is a known carcinogen, which has been used in a wide variety of building materials, including: floor and ceiling tile, thermal systems insulation (i.e., pipe wrap, boiler insulation, etc.), sprayed on insulation, roofing felts, wallboard, and other materials. Health concerns relating to asbestos are associated with fiber release from friable (ACMs), or materials that become friable upon disturbance.

Based on the construction of Site Buildings in 1995, there are no apparent business environmental risks associated with ACMs at the Site at this time. However, the actual presence and nature of friable and non-friable ACM can only be determined through an asbestos survey of the Site Building, including sampling and analysis by certified personnel.

10.2 Radon

Radon sampling was conducted within the ground floor of the Site Building. Test kits were set up to run from November 17, 2014 until November 19, 2014 for approximately 48 hours. Based on analytical data results, radon was detected within the air samples collected at concentrations less than 0.3 picocuries per liter (pCi/L). The USEPA has established an action level of 4.0 pCi/L of air as a recommended action level, where radon abatement measures should be taken. Based on radon analytical results obtained for the Site, radon does not appear to represent a significant environmental concern for the subject property at this time. Radon analytical results are included in Appendix 6.

10.3 Lead-Based Paint

Lead-based paint was widely used throughout the country for many years. It has been associated with lead poisoning resulting from ingestion of paint chips and inhalation of sanding dust. The sale of lead-based paint in interstate commerce of residential paints was banned in 1977.

Based on the construction of the Site Building in 1995, there are no apparent business environmental risks associated with lead-based paint at the Site at this time.

However, the actual nature lead can only be determined through a survey of the Site Building, including sampling and analysis by certified personnel.

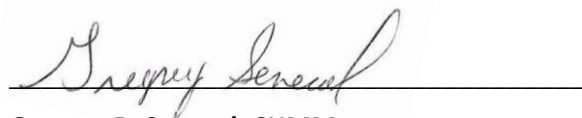
10.3 Microbial Contamination (Mold)

Based on the visual Site observation and the history of the Site, it is not suspected that mold issues exist or have existed at the Site. As such, there is no apparent business environmental risk relating to mold at the Site at this time.

11.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, to our knowledge and belief, we meet the definition of Environmental Professional as defined in ASTM Standard Practice E1527-13 and §312.20 of 40 CFR §312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting at the subject property.

We have developed and performed the Scope of Work for this assessment in conformance with the standards, practices, and limitations set forth in ASTM Standard Practice E1527-13.



Gregory R. Senecal, CHMM
Director, Environmental Services
Environmental Professional

The following representatives of LaBella Associates, D.P.C. assisted in the completion of this report:



Benjamin M. Stracuzzi
Phase I Program Manager



Gabrielle Rinaldi
Environmental Analyst

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12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Gregory Senecal, CHMM | Director, Environmental Services (Environmental Professional)

As Director of Environmental Services, Greg is responsible for the direction of all environmental investigation related projects undertaken by the firm. Greg has more than 20 years experience scoping, scheduling, and reviewing Phase I Environmental Site Assessments, Phase II Environmental Site Assessments, and remedial efforts undertaken by the firm.

Greg is a Certified Hazardous Materials Manager and has extensive experience in the field of Environmental Management relating to Phase I and Phase II Environmental Site Assessments, remediation, and environmental compliance evaluations. Mr. Senecal has conducted or supervised over 1,500 Phase I Environmental Site Assessments and over 600 Phase II Environmental Site Assessments during his time with LaBella.

PHASE I ESA TEAM

Ben Stracuzzi | Phase I ESA Program Manager

Ben is the Phase I ESA Program Manager for LaBella Associates responsible for the coordination and successful completion of Phase I Environmental Site Assessments. Working with financial institutions, attorneys and private developers, Ben provides efficient analysis and completion of environmental reports required for property transactions. The site assessments include evaluation of environmental liability associated with properties such as warehouses, gas stations, auto repair facilities, manufacturing facilities, farms, commercial properties, and residential homes.

Emily Gillen | Environmental Analyst (Environmental Professional)

Emily is an Environmental Analyst with six years of experience conducting Phase I and Phase II Environmental Site Assessments and remedial projects. Current work includes soil and groundwater sampling, soil vapor analysis, petroleum storage tank removals, and review and evaluation of analytical groundwater monitoring data. From these experiences, she commands a solid understanding of both state and federal regulations.

Chris Kibler | Environmental Analyst (Environmental Professional)

Chris is an Environmental Analyst responsible for the coordination and successful completion of Phase I and II Environmental Site Assessments (ESAs). Working with financial institutions, attorneys, private developers and municipalities, he conducts ESAs in support of real estate transactions and brownfield redevelopment initiatives. Mr. Kibler's experience includes historical and regulatory records review; field sampling and data collection using a variety of techniques and equipment; the review and evaluation of field and laboratory analytical data; and the preparation of technical reports defining potential environmental liabilities and, if warranted, remedial options.

Michael Winderl, Jr. | Environmental Analyst

Michael is an Environmental Analyst responsible for preparing Phase I Environmental Site Assessments. His duties include regulatory records searches, site visits, interviews with property owners and municipal entities, and historical research for assessments completed in New York State.

Danielle Kaveney, EIT | Environmental Engineer

Danielle is an Environmental Engineer responsible for preparing Phase I Environmental Site Assessments. Working with financial institutions, attorneys and private developers, Danielle provides efficient analysis and completion of environmental reports required for property transactions.

Gabrielle Rinaldi | Environmental Analyst

Gabrielle is an Environmental Analyst and is responsible for the preparation of Phase I Environmental Site Assessments. The site assessments include evaluation of environmental liability associated with properties, and Gabrielle provides efficient analysis and completion of environmental reports for financial institutions, attorneys and private developers.

Andrew T. Benkelman | Environmental Engineer

Andy is an Environmental Engineer with over four years of experience performing Phase I and II Environmental Site Assessments, Remedial Investigations, Remedial Alternatives Analyses, remedial design and remedial construction oversight. His experience includes the planning and execution of field data collection programs, data management and evaluation, and technical report preparation.

PHASE II ESA TEAM

Dennis Porter, CHMM | Phase II ESA Program Manager (Environmental Professional)

Dennis is the Phase II Environmental Site Assessment and Remediation Program Manager and is a Certified Hazardous Materials Manager. He has managed numerous Phase I and II Environmental Site Assessments, Remedial Investigations, Feasibility Studies, industrial hygiene studies, project monitoring and asbestos sampling surveys. Mr. Porter also has significant experience in Brownfield Redevelopment and completed numerous Site Redevelopment Projects under the NYSDEC's Brownfield Cleanup Program.

Robert Napieralski, CPG | Western NY Regional Manager (Environmental Professional)

Rob has more than 22 years of professional consulting experience for public and private sector client, involving a wide range of environmental, infrastructure and transportation projects. His background includes extensive experience with: environmental due diligence assessments, brownfield investigation, remediation and redevelopment, regulatory compliance and permitting, solid waste management facility permitting and monitoring, municipal infrastructure planning, design and construction, SEQRA/NEPA compliance and documentation, and Locally Administered, federally funded transportation projects. Responsibilities include project management, business development and clients.

Adam Zebrowski | Project Manager (Environmental Professional)

Adam is an Environmental Project Manager with six years of experience managing numerous Phase I Environmental Site Assessments (ESA), Phase II Environmental Site Assessments, underground storage tank removal, soil and groundwater remediation projects, and vapor intrusion investigations. In addition, Adam has experience with construction services such as Plan Specification Reviews, Draw Inspections, and Property Condition Assessments.

Daniel Noll, PE | Remedial Design Engineer (Environmental Professional)

With more than 14 years of environmental engineering experience, Dan has served a variety of clients including developers, financial institutions, industrial Urban League of Rochester Economic Development Corporation, Inc.s, and municipalities. Dan has managed numerous Phase II Environmental Site Assessments and remediation projects such as groundwater monitoring programs, soil vapor investigations, test pit investigations, geo-probe investigations underground storage tank removals, soil removals, bio-cell remediations, and in-situ groundwater remediation. Additionally, Dan has experience with the design and installation oversight of mitigation systems.

Dan Riker, PG | Sr. Hydrogeologist (Environmental Professional)

Dan is a Sr. Hydrogeologist and Project Manager with more than 18 years of experience conducting preliminary site assessments, Phase I and II Environmental Site Assessments, treatment technology assessments, site characterization, remedial investigations, remedial design, and brownfield cleanup projects. Responsibilities also include coordination with State and Federal regulatory agencies as well as subconsultants.

David Engert, CHMM | Sr. Environmental Geologist (Environmental Professional)

Dave has more than 14 years of experience as a Geologist and Project Manager. Dave has managed numerous Phase I and Phase II Environmental Site Assessments, soil and groundwater remediation projects, groundwater monitoring programs and vapor intrusion investigations for both public and private sector clients. Additionally, Dave has managed Brownfield projects through the New York State Brownfield Cleanup Program.

Kyle Miller | Sr. Environmental Geologist (Environmental Professional)

Kyle is a Senior Environmental Geologist with over 17 years of experience conducting Phase I and Phase II Environmental Site Assessments, environmental investigations, and remedial projects. He has performed numerous site assessments for potential subsurface contamination including test pits, supervision of well installation and sampling, soil vapor analysis, petroleum storage tank removals, and review and evaluation of analytical groundwater monitoring wells.

Michael Pelychaty | Environmental Geologist (Environmental Professional)

Mike is an environmental geologist with over 15 years of experience in the field of Environmental Management relating to Phase I and Phase II Environmental Site Assessments, Remedial Investigations, Brownfield Remedial Investigations and Corrective Actions.

Jennifer Gillen, MS | Environmental Geologist

Jennifer primarily serves as Environmental Geologist responsible for performing Phase I Environmental Site Assessments and Transaction Screens. She has experience conducting Phase I ESA's throughout New York State, Massachusetts and Pennsylvania. These site assessments include assessment of environmental liability associated with properties such as warehouses, gas stations, auto repair facilities, colleges, universities, hospitals, manufacturing facilities, farms, commercial properties, and residential homes. Additionally, Jennifer has been involved in the planning and completion of numerous Phase II investigations and two Brownfield Opportunity Area Studies. From these experiences, she commands a solid understanding of both state and federal regulations and is proficient in GIS mapping.

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