PHASE II ENVIRONMENTAL SITE ASSESSMENT

LOOHN'S CONVENIENT PLAZA 33-35 EAST PULTNEY STREET CORNING, NEW YORK

FFG/CERM FILE NO. EO2824

MARCH 1997

Prepared for:

FLEET BANK
777 MAIN STREET, CT MO H20B
P. O. BOX 5078
HARTFORD, CONNECTICUT 06102-5078

Prepared by:

THE SEAR-BROWN GROUP, INC. 85 METRO PARK ROCHESTER, NEW YORK 14623



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14301.02

85 METRO PARK ROCHESTER, NEW YORK 14623-2674

716-475-1440 FAX: 716-272-1814

March 19, 1997

Mr. Ronald Punska Fleet Bank 777 Main Street, CT MO H20B Hartford, Connecticut 06102-5078

RE: Phase II Environmental Site Assessment

Loohn's Convenient Plaza 33-35 East Pultney Street Corning, New York 14830

Dear Mr. Punska:

Pursuant to our contractual agreement with Fleet National Bank (Fleet), The Sear-Brown Group (Sear-Brown) is pleased to submit this Phase II Environmental Site Assessment of Loohn's Convenient Plaza, located at 33-35 East Pultney Street in the City of Corning, New York (Figure 1). This investigation was requested to address several potential issues identified in Sear-Brown's February 1997 Level I Environmental Site Assessment Report of the above referenced property. All the information contained herein is true to the best of our knowledge.

This letter confirms the agreement between Fleet National Bank (Fleet) and Sear-Brown that this report shall be for the benefit of, and may be relied upon by Fleet, and the entities affiliated with Fleet which own or hold a mortgage on the subject property, and each of their respective successors and assigns.

Background

The 0.8[±] acre subject property is located at 33-35 East Pultney Street, in the City of Corning, New York (see Figure 1). The subject property is occupied by a 7,560[±] sq. ft. strip plaza, known as Loohn's Convenient Plaza, and contains a Convenient Food Mart, Loohn's Cleaners and Launders, Cellular One and H&R Block (Figure 2). The building was constructed in 1972 and has contained small businesses and a laundromat since its date of construction.

A recommendation for a Level II Environmental Site Assessment was made based upon the potential for soil contamination as a result of the former dry cleaning operations. The scope of work included four shallow soil cores collected from the interior area, immediately near the

NEW YORK • PENNSYLVANIA COLORADO • UTAH

Mr. Ronald Punska March 19, 1997 Page 2

former dry cleaning operation equipment, and four soil cores from the grassy area outside the back door of this area. To investigate the potential for soil and groundwater contamination, drilling and sampling of two soil borings was completed, including monitoring wells, on the north (upgradient) and south (downgradient) side of the dry cleaners. Analytical sampling included a total of six soil samples and two groundwater samples for analysis of volatile organic compounds by EPA Method 8260.

The scope of work was completed by Sear-Brown on March 7, 1997. The following report summarizes the results of the Phase II Environmental Site Assessment.

Soil and Groundwater Investigation

Former Dry Cleaning Operation

Soil coring was performed on March 3, 1997 in the vicinity of the exit door and floor drains observed in the back of the Loohn's Cleaners and Launders building. The soil coring program performed by Sear-Brown involved the extraction of a series of 1-inch diameter soil cores using a JMC_{\odot} subsurface soil probe that allowed for the collection and screening of volatile organic vapors from the soil matrix. Portions of the soil core samples were collected and placed in sealed containers. Each soil core sample was screened with an HNu photoionization detector (PID) equipped with a 10.2 eV lamp for the presence of volatile organic vapors (Table 1). Volatile organic vapors are an indicator of the potential presence of petroleum products and/or solvents. In addition, soil samples were visually evaluated for indications of staining, odors, etc.

A total of eight soil cores were collected during the Phase II Investigation (Figure 2). Four soil cores were taken inside the Loohn's Cleaners store (C-1 through C-4). Soil cores C-1 and C-2 were placed adjacent to floor drains, C-3 was placed in the boiler room and C-4 was placed adjacent to the boiler room. Four soil cores were taken immediately outside the building in the vicinity of the exit door (C-5 through C-8). Attempts were made to core to a depth of 6 ft. below ground surface (BGS) at each location. Refusal depth of five feet was encountered at coring locations C-3, C-5, and C-6.

Soil samples from the soil cores consisted mainly of brown silty sand and fine gravel. Samples from C-1 through C-6 did not exhibit elevated headspace readings. Location C-7, however, did exhibit increased headspace readings in the 0.0 to 3.0 ft. interval. In addition, slightly elevated readings above background were encountered in the 3.0 to 6.0 ft. interval. Location C-8 was impacted from 0.0 to 0.3 ft. BGS with elevated headspace readings of approximately 280 ppm.

Based upon PID readings, visual observations, and odors, four samples were collected for analytical testing. One sample was taken from the shallow zone at location C-3, C-7, and C-8, at

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depths of 0.0 to 3.0 ft. The fourth sample was collected from location C-4 at a depth of 3.0 to 6.0 ft. Each sample was submitted for analysis of volatile organic compounds using EPA Method 8260.

Test Borings and Soil Sampling

To investigate the potential for soil and groundwater contamination, Nothnagle Drilling of Scottsville, New York was mobilized to the site on March 4, 1997 to conduct a soil boring and well installation program. Prior to performing the soil borings, underground utilities were located by the Underground Facilities Protection Organization (UFPO). Two soil borings, designated B-1 and B-2 were augured to collect soil samples adjacent to and downgradient of the back of the dry cleaners (see Figure 2).

Each soil boring was drilled and sampled using standard field procedures. A Sear-Brown geologist was present during all drilling and sampling activities. Access by the drilling rig to the rear of the building was restricted, which required an undersized rig for the conditions. Soil conditions consisted of coarse grained sand and gravel, with numerous cobbles. Boring logs describing soil conditions at each location are included in Appendix A.

Field headspace screening of split-spoon samples was conducted using a calibrated HNu PID to evaluate the potential presence of volatile organic vapors (Table 1). Elevated headspace readings were encountered in B-1, with the highest sustained readings of 3.5 ppm in the sample from the interval 6 to 6.4 ft BGS.

Based on visual field observations and the presence of elevated headspace readings, one soil sample from each boring was collected for laboratory analysis. Each sample was submitted for analyses which included volatile organic compounds using EPA Method 8260.

The drill cuttings from B-1 and B-2 were not containerized due to the low headspace readings. to the borehole.

Monitoring Well Installation

Each of the two test borings were completed as overburden monitoring wells: MW-1 and MW-2 (Figure 2). Monitoring well MW-1 was located on the north side of the building, immediately adjacent to the back door of the building. Monitoring well MW-2 was located downgradient of the dry cleaners, on the south side of the building.

The well diameter for each monitoring well was one inch. Well screens were factory milled PVC with 0.010 inch slots. Fine sand was used to fill the annular space between the well screen and

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the borehole. The sandpack extended one to two feet above the well screen. An average three ft. thick bentonite seal was placed over the sandpack and cement/bentonite grout was added up to the ground surface. The wells were completed with flush-mounted, protective casings. Monitoring well construction details are summarized in Table 3. Monitoring well diagrams are presented in Appendix A.

Well Development and Sampling

After allowing 48 hrs. for the bentonite seals to hydrate, the monitoring wells were developed and purged using a peristaltic pump and dedicated HDPE tubing. The wells were purged in an effort to reduce turbidity and to allow representative groundwater to enter the well prior to sample collection.

Static water levels at MW-1 and MW-2 were approximately 14.9 and 15.0 ft. BGS, respectively. General water quality field parameters (pH, specific conductance and temperature) were monitored as successive well volumes were removed during purging. The field parameters stabilized during purging indicating inflow was representative of groundwater prior to groundwater sampling. A summary of well development parameters is presented in Table 4.

Two groundwater samples were collected with the peristaltic pump and submitted for the same analyses as the soils samples, including volatile organic compounds using EPA Method 8260. The groundwater samples and analyses are summarized in Table 2.

Analytical Results

Summaries of detected soil and groundwater analytical results are presented in Tables 5 and 6 according to the analytical methods that were performed. The laboratory analytical reports are presented in Appendix B.

Analytical Soil Results

Detectable concentrations of volatile organic compounds (VOCs), as shown in Table 5, were found in each of the six soil samples that were analyzed by EPA Method 8260.

Three of these six samples exhibited tetrachloroethene (PCE) concentrations which were above soil guidance values established by the New York State Department of Environmental Conservation (DEC): C-7, 0'-3'; C-8, 0'-3'; and B-1, S-2, 6'-8'. In addition to PCE, low concentrations of toluene and xylene were detected in sample B-2, S-4 (15'-17'). Elevated levels of PCE were found in the soil samples taken from the rear of the building, adjacent to the back

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door. Corresponding headspace readings (Table 1) indicate that the impacted soils likely extend beyond the area from which the samples collected were selected for analytical testing.

Analytical Groundwater Results

As summarized in Table 6, detectable concentrations of VOCs by EPA Method 8260 were found in the groundwater samples from MW-1 and MW-2.

Sample MW-1 corresponds to the upgradient side and MW-2 to the downgradient side of the facility. Concentrations of PCE in each well exceed NYSDEC Class GA groundwater standards. In addition, an elevated concentration of acetone was detected in MW-1. A low level concentration of toluene was detected in MW-2.

Summary and Conclusions

This soil and groundwater investigation identified the presence of PCE, a chlorinated solvent in soil and groundwater on the subject property. The concentrations of these compounds exceed NYSDEC soil guidance values and/or groundwater standards and guidance values. The zone of most affected soil and groundwater appears to be in the area adjacent to the rear door of the dry cleaning shop.

Should you have any questions or require further information, I would invite your calls.

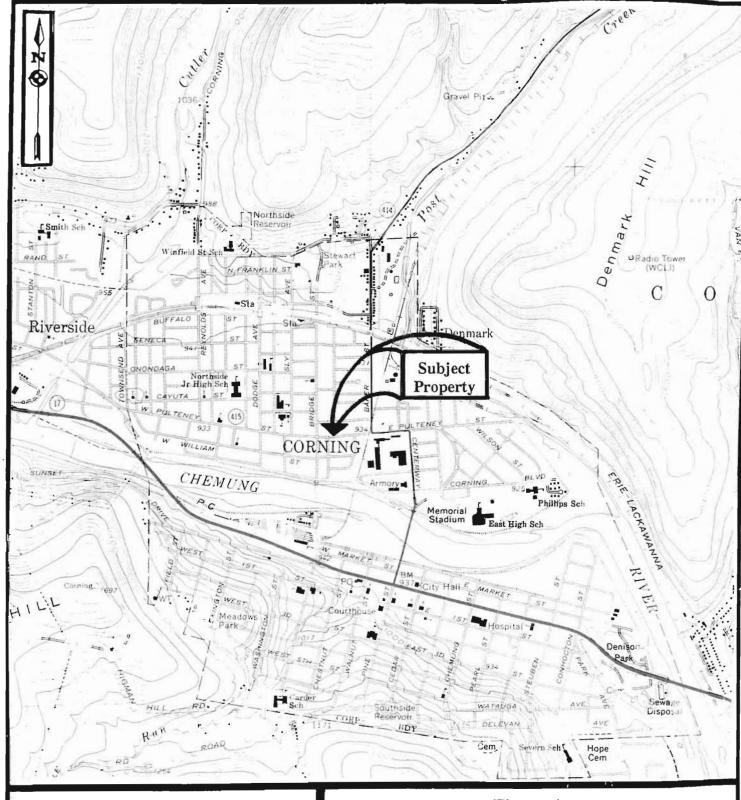
Sincerely,

Lawrence R. Keefe

Senior Environmental Engineer

LRK:PHS:glv:1430102\R0001.doc

c. Helen M. Sahi





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85 METRO PARK ROCHESTER, NEW YORK 14623

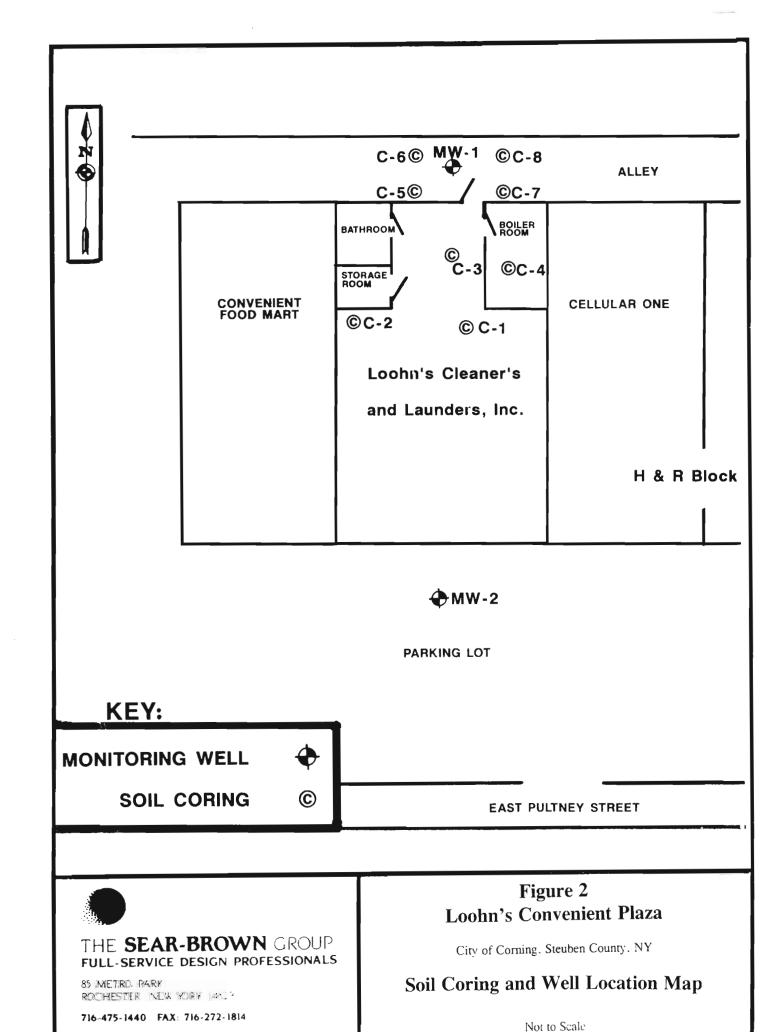
710-475-1446 FAX: 710-272-1814

Figure 1 Loohn's Convenient Plaza

City of Corning, Steuben County, NY

Site Location Map

Scale: 1"=2000' Source: USGS Topographic Map Corning Quadrangle



HE CHILINAN INC. FORTON

TABLE 1
PID HEADSPACE SUMMARY

				PID Readings	
Borehole	Sample	Depth (e. BCS)	Peak	Sustained	Background
	 .	(ft BGS)			
B-1	S -1	4' - 6'	1.4	0.6	0.2
	S-2	6' - 6.4'	4	3.5	0.2
	S-3	8' - 8.9'	2.4	2	0.2
	S-4	10' - 11'	1.4	1	0.2
	S-5	12' - 12.0'	NR - no	l o recovery	l I
	S-6	18' - 19.3'	1	0.6	0.2
B-2	S-1	1' - 3'	0.5	0.5	0.3
	S-2	3.5' - 5.5'	0.4	0.4	0.3
	S-3	10' - 10.8'	0.7	0.4	0.3
	S-4	15' - 17'	1.2	0.6	0.2
	S-5	18' - 20'	0.3	0.2	0.2
C-1	S-1	0' - 3'	0.4	0.3	0.2
	S-2	3' - 6'	0.4	0.3	0.2
C-2	S-1	0' - 3'	0.5	0.4	0.2
	S-2	3' - 6'	0.3	0.2	0.2
C-3	S-1	0' - 3'	0.6	0.5	0.2
	S-2	3' - 4'	0.5	0.4	0.2
C-4	S-1	0' - 3'	0.5	0.5	0.2
	S-2	3' - 6'	0.4	0.4	0.2

TABLE 1 PID HEADSPACE SUMMARY

				PID Readings	
Borehole	Sample	Depth (ft BGS)	Peak	Sustained	Background
C-5	S-1	0' - 3'	0.2	0.2	0.2
0 3	S-2	3' - 5'	0.4	0.4	0.2
C-6	S -1	0' - 3'	0.9	0.6	0.2
	S-2	3' - 5'	0.3	0.3	0.2
C-7	S-1	0' - 3'	32	30	0.2
	S-2	3' - 6'	4.8	3.2	0.2
C-8	S-1	0' - 3'	280	200	0.2
	S-2	3' - 6'	4.8	3	0.2

TABLE 2 ANALYTICAL SAMPLE SUMMARY

SAMPLE ID	LOCATION	DATE	MATRIX	METHOD	PARAMETERS
B-1, S-2, 6' -6.4'	B-1	3/4/97	soil	grab	8260 Volatiles
B-2, S-4, 15' -17'	B-2	3/5/97	soil	grab	8260 Volatiles
C-3, 0' - 3'	C-3	3/4/97	soil	grab	8260 Volatiles
C-4, 3' - 6'	C-4	3/4/97	soil	grab	8260 Volatiles
C-7, 0' - 3'	C-7	3/4/97	soil	grab	8260 Volatiles
C-8, 0' - 3'	C-8	3/4/97	soil	grab	8260 Volatiles
MW-1	MW-1	3/7/97	groundwater	peristaltic pump	8260 Volatiles
MW-2	MW-2	3/7/97	groundwater	peristaltic pump	8260 Volatiles

TABLE 3 MONITORING WELL CONSTRUCTION DETAIL

WELL DESIGNATION	COMPLETION DATE	TOTAL DEPTH (ft)	SANDPACK INTERVAL (ft BGS)	SCREENED INTERVAL (ft BGS)	BENTONITE INTERVAL (ft BGS)	GROUT INTERVAL (ft BGS)
MW-1	3/4/97	20.0	20.0 - 8.0	20.0 - 10.0	8.0 - 5.0	5.0 - 0.0
MW-2	3/5/97	20.0	20.0 - 9.0	20.0 - 9.0	9.0 - 6.0	6.0 - 0.0

NOTES:

1. ft BGS = feet Below Ground Surface.

TABLE 4
FIELD PARAMETERS

WELL	DATE	TIME	WATER LEVEL	PURGE	pН	CONDUCTIVITY	TEMPERATURE
			(ft BGS)	VOLUME	(su)	(umhos/cm)	(C°)
MW-1	3/7/97	9:42 10:12 10:21 10:31 10:40	14.9	1 2 3 4	8.59 7.97 8.04 8.12	240 265 240 260	7.0 7.3 6.1 7.8
MW-2	3/7/97	10:55 11:15 11:25 11:35 11:44	15.0	1 2 3 4	7.77 8.14 8.02 8.03	1350 1450 1450 1500	9.6 7.1 8.8 9.2

NOTES:

- 1. su = standard units.
- 2. umhos/cm = micromhos per centimeter.
- 3. (C°) = degrees Celcius.
- 4. ft BGS = feet Below Ground Surface.

TABLE 5 SUMMARY OF DETECTED EPA METHOD 8260 VOLATILE ORGANIC COMPOUNDS IN SOIL(ug/kg)

Parameter	Units	Guidance Value	C-3 0' - 3'	C-4 3' - 6'	C-7 0' - 3'	C-8 0' - 3'	B-1 S-2, 6'- 8'	B-2 S-4, 15'- 17'
EPA Method 8260 <u>Volatile Halocarbons</u>								
Tetrachloroethene	ug/kg	1,400	223.1	154.2	69,684	311,058	79,364	28.7
Volatile Aromatics								
Toluene m,p-Xylene	ug/kg ug/kg	100 100						2.6 3.9

Notes:

- 1. Reference for guidance values: NYSDEC, January 24, 1994, Determination of Soil Cleanup Objectives and Cleanup Levels, Division of Hazardous Waste Remediation, Technical and Administrative Guidance Memorandum HWR 94-4046 (Revised).
- 2. ug/kg = micrograms per kilogram (equivalent to parts per billion).
- 3. Blank space = below detection limits.
- 4. M and p -xylene co-elute. Therefore, the reported value may represent either of these compounds or a combination thereof.
- 5. Sample results which exceed guidance values are presented in Bold.

TABLE 6 SUMMARY OF DETECTED VOLATILE ORGANIC GROUNDWATER SAMPLING RESULTS (ug/l)

	Groundwate	er Samples	NYSDEC Groundwater Standards and Guidance
COMPOUNDS	MW-1	MW-2	Values(*)
TCL 8260			
Tetrachloroethene	84.5	18.7	5
Toluene		2.9	5
Acetone	25.0		5

Notes:

- 1. (*) = NYSDEC. October 22, 1993. Ambient Water Quality Standards and Guidance Values, Division of Water, Technical and Operational Guidance Series (1.1.1).
- 2. ug/l = all values expressed in micrograms per liter (equivalent to parts per billion).
- 3. blank space = below detection limits.
- 4. Sample results which exceed guidance values are presented in Bold.

NOTHNAGLE DRILLING

1821 Scottsville-Mumford Road SCOTTSVILLE, NEW YORK 14546

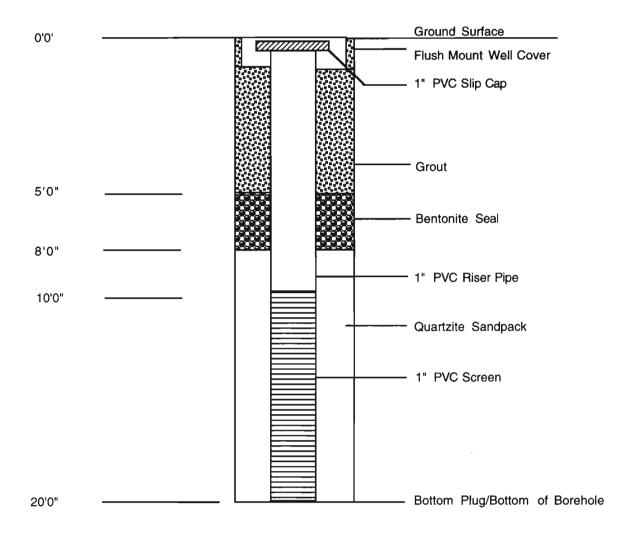
Phone (716) 538-2328 Fax (716) 538-2357

Test Boring No.	_	MW	-1
Page _	1	of	_1_
ND Job #	08	388	

							-			Driller N. Short P. Smith
				npletion ,						
5	easc	nal and	climatic	changes	may all	er obse	rved wa	ter le	evels.	
		0" B	lows on	Sampler 12"	18"		Sa	amp	le	Soil and Rock Information
0	С	6"	12"	18"	24"	N	Rec.	No	Depth	Remarks
<u>. </u>		18	17							Compact brown moist coarse to
		100/4		20	14	37	6"	1	4'0"-6'0"	fine gravel, some sand and silt
		100/4				100/4	2"	2	6'0"-6'4"	Very dense brown moist
_		35	50/5			50/5	6"	3	8'0"-8'11"	Very dense brown moist
0		38	50			50/6	4"	4	10'0"-11'0"	(little sand and silt) Very dense brown moist
			- 50			00/0	**		100-110	No recovery sample No. 5
		50/0				50/0	0"	5	12'0"-12'0"	(Encountered cobbles/
15										difficult drilling 6'0" -12'0")
										16'0
			_							Very dense gray wet coarse to fine sand, some silt, little
		21	34							coarse to fine gravel
20				100/3		134/9	12"	6	18'0"-19'3"	Advanced borings to 20'0" 20'0
25										
30										
										Boring terminated at 20'0"
		_				_				Advanced test boring with hollow stem auger casing.
			_							Well installed in completed borehole.
35			_							See attached well diagram.
10								\vdash		

Well Detail Summary

MW-1



Note: Drawing Not to Scale.

NOTHNAGLE DRILLING

1821 Scottsville-Mumford Road SCOTTSVILLE, NEW YORK 14546

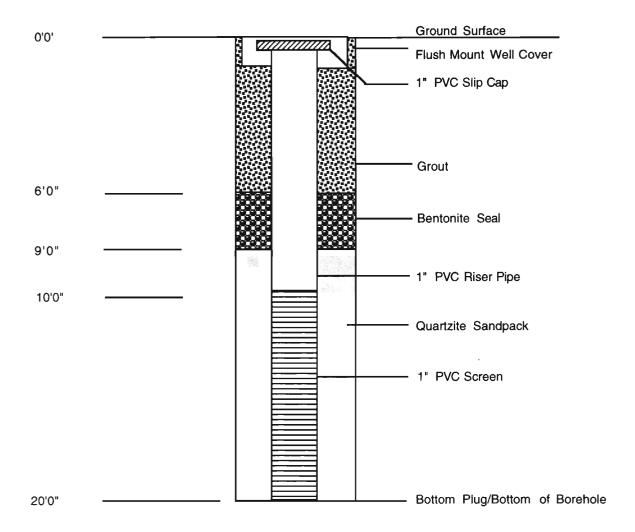
Phone (716) 538-2328 Fax (716) 538-2357 Page 1 of 1

ND Job # 0888

٧										Driller N. Short
1/										P. Smith
				•	may alt				evels.	
Ī			lows on S	_						
		0"/	6"	12"	18"		Sa	amp	ole	Soil and Rock Information
0	O	6"	12"	18"	24"	N	Rec.	No	Depth	Remarks
\Box										Asphait 1'0"
ŀ		28	23	9	6	32	6"	1	l 1'0"-3'0"	Compact gray moist silt, some
t		8			0	32	O	Ė	10-30	coarse to fine sand and gravel
5			8	13]	
-					10	21	6"	2	3'6"-5'6"	Firm gray moist
ŀ									1	
]	
10		00	50/0			F0/0			1010" 1010"	Von deno man mais
ŀ		26	50/3			50/3	6"	3	10'0"-10'9"	Very dense gray moist
İ]	
,_										
15		9	20							
ŀ	_	. 9	20	23	18	43	16"	4	15'0"-17'0"	Dense gray moist
Ţ										3 17
<u>, ,</u>		22	8	40	4.0	10		_		Firm gray Moist 20'0"
20	_			10	10	18	_20"	5	18'0"-20'0"	Firm gray Moist 20'0"
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30 F				_						
										Boring terminated at 20'0"
-										Advanced test boring with hollow
}						_				stem auger casing.
35	\exists	_								Well installed in completed borehole. See attached well diagram.
一										
}	\dashv			_			-			
 										
40										

Well Detail Summary

MW-2



Note: Drawing Not to Scale.

179 Lake Avenue Rochester, New York 14608 716-647-2530 FAX 716-647-3311

Volatile Aromatic Analysis Report For Soil/Sludge (Additional 8260 Compounds)

The Sear-Brown Group

Lab Project No.:

GE6383

Client Job Site:

Loohn's Cleaners

Lab Sample No.:

16949

Corning, NY

Sample Type:

Soil

Client Job No.:

14301.02

Date Sampled:

03/04/97

Field Location:

C-3, 0'-3'

Date Received:

03/05/97

Field ID No.:

N/A

Date Analyzed:

03/12/97

VOLATILE AROMATICS	RESULTS (ug/Kg)
Methyl tert-Butyl Ether	ND< 8.0
Isopropylbenzene	ND< 8.0
n-Propylbenzene	ND< 8.0
1,3,5-Trimethylbenzene	ND< 8.0
tert-Butylbenzene	ND< 8.0
1,2,4-Trimethylbenzene	ND< 8.0
sec-Butylbenzene	ND< 8.0
p-Isopropyltoluene	ND< 8.0
n-Butylbenzene	ND< 8.0
Naphthalene	ND< 8.0

Analytical Method: EPA 8260 NYS ELAP ID No.: 10958

Comments: ND denotes not detected

Approved By:



Volatile Organic Compound Laboratory Analysis Report For Soil/Sludge

Client: <u>The Sear-Brown Group</u>

Lab Project No:

GE6383

Lab Sample No:

16950

Client Job Site:

Loohn's Cleaners

Sample Type:

Soil

Client Job No:

Corning, NY 14301.02

Date Sampled:

3/4/97

Field Location:

C-4, 3'-6'

Date Received:

3/5/97

Field ID No:

N/A

Date Analyzed:

3/6/97

VOLATILE HALOCARBONS	RESULTS (ug/Kg)	VOLATILE AROMATICS	RESULTS (ug/Kg)
Bromodichloromethane	ND < 2.8	Benzene	ND< 2.8
Bromomethane	ND< 2.8	Chlorobenzene	ND < 2.8
Bromoform	ND< 2.8	Ethylbenzene	ND< 2.8
Carbon tetrachloride	ND < 2.8	Toluene	ND < 2.8
Chloroethane	ND < 2.8	m,p - Xylene	ND < 2.8
Chloromethane	ND < 2.8	o - Xylene	ND < 2.8
2-Chloroethyl vinyl ether	ND< 2.8	Styrene	ND < 2.8
Chloroform	ND< 2.8	1,3-Dichlorobenzene	ND< 2.8
Dibromochloromethane	ND< 2.8	1,4-Dichlorobenzene	ND < 2.8
1,1-Dichloroethane	ND< 2.8	1,2-Dichlorobenzene	ND < 2.8
1,2-Dichloroethane	ND< 2.8		
1,1-Dichloroethene	ND< 2.8		
trans-1,2-Dichloroethene	ND< 2.8	Ketones & Misc.	
1,2-Dichloropropane	ND< 2.8	Acetone	ND< 13.8
cis-1,3-Dichloropropene	ND< 2.8	Vinyl acetate	ND< 6.9
trans-1,3-Dichloropropene	ND< 2.8	2-Butanone	ND < 6.9
Methylene chloride	ND< 2.8	4-Methyl-2-pentanone	ND < 6.9
1,1,2,2-Tetrachloroethane	ND< 2.8	2-Hexanone	ND < 6.9
Tetrachloroethene	154.2	Carbon disulfide	ND < 6.9
1,1,1-Trichloroethane	ND< 2.8		
1,1,2-Trichloroethane	ND< 2.8		
Trichloroethene	ND< 2.8		
Vinyl Chloride	ND< 2.8		

Analytical Method:

EPA 8260

ELAP ID No: 10958

Comments:

ND denotes Not Detected

Approved By

Laboratory Director



Volatile Aromatic Analysis Report For Soil/Sludge (Additional 8260 Compounds)

Client:

The Sear-Brown Group

Lab Project No.:

GE6383

Client Job Site:

Loohn's Cleaners

Lab Sample No.:

16950

Corning, NY

Sample Type:

Soil

Client Job No.:

14301.02

Date Sampled:

03/04/97

Field Location:

C-4, 3'-6'

Date Received:

03/05/97

Field ID No.:

N/A

Date Analyzed:

03/06/97

VOLATILE AROMATICS	RESULTS (ug/Kg)
Methyl tert-Butyl Ether	ND< 2.8
Isopropylbenzene	ND < 2.8
n-Propylbenzene	ND < 2.8
1,3,5-Trimethylbenzene	ND < 2.8
tert-Butylbenzene	ND < 2.8
1,2,4-Trimethylbenzene ·	ND < 2.8
sec-Butylbenzene	ND < 2.8
p-Isopropyltoluene	ND < 2.8
n-Butylbenzene	ND < 2.8
Naphthalene	ND < 2.8

Analytical Method: EPA 8260

NYS ELAP ID No.: 10958

Comments: ND denotes not detected

Approved By:

Laboratory Director

179 Lake Avenue Rochester, New York 14608 716-647-2530 FAX 716-647-3311

Volatile Organic Compound Laboratory Analysis Report For Soil/Sludge

Client:

The Sear-Brown Group

Lab Project No:

GE6383

Client Job Site:

Loohn's Cleaners

Lab Sample No:

16951

Corning, NY

Sample Type:

Soil

Client Job No:

14301.02

Date Sampled:

3/4/97

Field Location:

C-7, 0'-3'

Date Received:

03/05/97

Field ID No:

N/A

Date Analyzed: 03/11/97

	VOLATILE HALOCARBONS	RESULTS (ug/Kg)	VOLATILE AROMATICS	RESULTS (ug/Kg)
	Bromodichloromethane	ND< 1796	Benzene	ND< 1796
100	Bromomethane	ND< 1796	Chlorobenzene	ND< 1796
	Bromoform	ND< 1796	Ethylbenzene	ND< 1796
	Carbon tetrachloride	ND< 1796	Toluene	ND< 1796
	Chloroethane	ND< 1796	m,p - Xylene	ND< 1796
	Chloromethane	ND< 1796 ·	o - Xylene	ND< 1796
	2-Chloroethyl vinyl ether	ND< 1796	Styrene	ND< 1796
-	Chloroform	ND< 1796		
	Dibromochloromethane	ND< 1796		
	1,1-Dichloroethane	ND< 1796		
-	1,2-Dichloroethane	ND< 1796		
	1,1-Dichloroethene	ND< 1796		
	trans-1,2-Dichloroethene	ND< 1796	Ketones & Misc.	
	1,2-Dichloropropane	ND< 1796	Acetone	ND < 7184
	cis-1,3-Dichloropropene	ND< 1796	Vinyl acetate	ND < 3592
	trans-1,3-Dichloropropene	ND< 1796	2-Butanone	ND< 3592
	Methylene chloride	ND< 1796	4-Methyl-2-pentanone	ND< 3592
	1,1,2,2-Tetrachloroethane	ND< 1796	2-Hexanone	ND < 3592
	Tetrachloroethene	69684	Carbon disulfide	ND< 3592
	1,1,1-Trichloroethane	ND< 1796		
	1,1,2-Trichloroethane	ND< 1796		
	Trichloroethene	ND< 1796		
	Vinyl Chloride	ND< 1796		

Analytical Method:

EPA 8260

ELAP ID No: 10958

Comments:

ND denotes Not Detected

Approved By

Laboratory Director

GE6383V7.XLS



Volatile Aromatic Analysis Report For Soil/Sludge (Additional 8260 compounds)

Client: The Sear-Brown Group Lab Project No.: GE6383

Lab Sample No.: 16951

Client Job Site: Loohn's Cleaners

Corning, NY Sample Type: Soil

Client Job No.: 14301.02

 Date Sampled:
 03/04/97

 Field Location:
 C-7, 0'-3'
 Date Received:
 03/05/97

Field ID No.: N/A Date Analyzed: 03/11/97

VOLATILE AROMATICS	RESULTS (ug/Kg)
Methyl tert-Butyl Ether	ND< 1796
Isopropylbenzene	ND< 1796
n-Propylbenzene	ND< 1796
1,3,5-Trimethylbenzene	ND< 1796
tert-Butylbenzene	ND < 1796
1,2,4-Trimethylbenzene	ND< 1796
sec-Butylbenzene	ND < 1796
p-Isopropyltoluene	ND < 1796
n-Butylbenzene	ND< 1796
Naphthalene	ND < 1796

Analytical Method: EPA 8260 NYS ELAP ID No.: 10958

Comments: ND denotes Not Detected

Approved By:

Laboratory Director

179 Lake Avenue Rochester, New York 14608 716-647-2530 FAX 716-647-3311

Volatile Organic Compound Laboratory Analysis Report For Soil/Sludge

Client:

The Sear-Brown Group

Lab Project No:

GE6383

Lab Sample No:

16952

Client Job Site:

Loohn's Cleaners

Sample Type:

Soil

Client Job No:

Corning, NY 14301.02

Date Sampled:

3/4/97

Field Location:

C-8, 0'-3'

Date Received:

03/05/97

Field ID No:

N/A

Date Analyzed:

03/11/97

VOLATILE HALOCARBONS	RESULTS (ug/Kg)	VOLATILE AROMATICS	RESULTS (ug/Kg
Bromodichloromethane	ND< 6496	Benzene	ND< 6496
Bromomethane	ND< 6496	Chlorobenzene	ND< 6496
Bromoform	ND< 6496	Ethylbenzene	ND< 6496
Carbon tetrachloride	ND< 6496	Toluene	ND< 6496
Chloroethane	ND< 6496	m,p - Xylene	ND < 6496
Chloromethane	ND < 6496 ·	o - Xylene	ND< 6496
2-Chloroethyl vinyl ether	ND< 6496	Styrene	ND< 6496
Chloroform	ND< 6496		
Dibromochloromethane	ND< 6496		
1,1-Dichloroethane	ND< 6496		
1,2-Dichloroethane	ND< 6496		
1,1-Dichloroethene	ND< 6496		
trans-1,2-Dichloroethene	ND< 6496	Ketones & Misc.	
1,2-Dichloropropane	ND< 6496	Acetone	ND < 25984
cis-1,3-Dichloropropene	ND< 6496	Vinyl acetate	ND< 12992
trans-1,3-Dichloropropene	ND< 6496	2-Butanone	ND< 12992
Methylene chloride	ND< 6496	4-Methyl-2-pentanone	ND< 12992
1,1,2,2-Tetrachloroethane	ND< 6496	2-Hexanone	ND< 12992
Tetrachloroethene	311058	Carbon disulfide	ND< 12992
1,1,1-Trichloroethane	ND< 6496		
1,1,2-Trichloroethane	ND< 6496		
Trichloroethene	ND< 6496		
Vinyl Chloride	ND< 6496		

Analytical Method:

EPA 8260

ELAP ID No: 10958

Comments:

ND denotes Not Detected

Approved By

Laboratory Directo

GE6383V8.XLS

179 Lake Avenue Rochester, New York 14608 716-647-2530 FAX 716-647-3311

Volatile Aromatic Analysis Report For Soil/Sludge (Additional 8260 compounds)

Client:

The Sear-Brown Group

Lab Project No.:

GE6383

Client Job Site:

Loohn's Cleaners

Lab Sample No.:

16952

Soil

Corning, NY

Client Job No.:

14301.02

Field Location:

C-8, 0'-3'

Date Sampled: Date Received:

Sample Type:

03/04/97 03/05/97

Field ID No.:

N/A

Date Analyzed:

03/11/97

VOLATILE AROMATICS	RESULTS (ug/Kg)
Methyl tert-Butyl Ether	ND< 6496
isopropylbenzene	ND< 6496
n-Propylbenzene	ND< 6496
1,3,5-Trimethylbenzene	ND< 6496
tert-Butylbenzene	ND< 6496
1,2,4-Trimethylbenzene ·	ND< 6496
sec-Butylbenzene	ND< 6496
p-Isopropyltoluene	ND< 6496
n-Butylbenzene	ND < 6496
Naphthalene	ND< 6496

Analytical Method: EPA 8260

NYS ELAP ID No.: 10958

Comments:

ND denotes Not Detected

Approved By:

179 Lake Avenue Rochester, New York 14608 716-647-2530 FAX 716-647-3311

Volatile Organic Compound Laboratory Analysis Report For Soil/Sludge

Client:

The Sear-Brown Group

Lab Project No:

GE6383

16953

Client Job Site:

Loohn's Cleaners

Lab Sample No:
Sample Type:

Soil

Client Job No:

Corning, NY 14301.02

Date Sampled:

3/4/97

Field Location:

B-1, S-2, 6'-8'

Date Received:

03/05/97

Field ID No:

N/A

Date Analyzed:

03/11/97

VOLATILE HALOCARBONS	RESULTS (ug/Kg)	VOLATILE AROMATICS	RESULTS (ug/Kg
Bromodichloromethane	ND < 3673	Benzene	ND< 3673
Bromomethane	ND< 3673	Chlorobenzene	ND< 3673
Bromoform	ND < 3673	Ethylbenzene	ND< 3673
Carbon tetrachloride	ND< 3673	Toluene	ND< 3673
Chloroethane	ND< 3673	m,p - Xylene	ND< 3673
Chloromethane	ND < 3673 ·	o - Xylene	ND < 3673
2-Chloroethyl vinyl ether	ND< 3673	Styrene	ND< 3673
Chloroform	ND < 3673		
Dibromochloromethane	ND< 3673		
1,1-Dichloroethane	ND< 3673		
1,2-Dichloroethane	ND< 3673		
1,1-Dichloroethene	ND< 3673		
trans-1,2-Dichloroethene	ND< 3673	Ketones & Misc.	
1,2-Dichloropropane	ND< 3673	Acetone	ND< 14693
cis-1,3-Dichloropropene	ND< 3673	Vinyl acetate	ND < 7346
trans-1,3-Dichloropropene	ND< 3673	2-Butanone	ND < 7346
Methylene chloride	ND< 3673	4-Methyl-2-pentanone	ND< 7346
1,1,2,2-Tetrachloroethane	ND< 3673	2-Hexanone	ND < 7346
Tetrachloroethene	79364	Carbon disulfide	ND< 7346
1,1,1-Trichloroethane	ND< 3673		
1,1,2-Trichloroethane	ND< 3673		
Trichloroethene	ND< 3673		
Vinyl Chloride	ND< 3673		

Analytical Method:

EPA 8260

ELAP ID No: 10958

Comments:

ND denotes Not Detected

Approved By

.aboratory Directo

GE6383V9.XLS

179 Lake Avenue Rochester, New York 14608 716-647-2530 FAX 716-647-3311

Volatile Aromatic Analysis Report For Soil/Sludge (Additional 8260 compounds)

Client:

The Sear-Brown Group

Lab Project No.:

GE6383

Client Job Site:

Loohn's Cleaners

Lab Sample No.:

16953

Corning, NY

Sample Type:

Soil

Client Job No.:

14301.02

Date Sampled:

03/04/97

Field Location:

B-1, S-2, 6'-8'

Date Received:

03/05/97

Field ID No.:

N/A

Date Analyzed:

03/11/97

VOLATILE AROMATICS	RESULTS (ug/Kg)
Methyl tert-Butyl Ether	ND < 3673
Isopropylbenzene	ND< 3673
n-Propylbenzene	ND< 3673
1,3,5-Trimethylbenzene	ND < 3673
tert-Butylbenzene	ND< 3673
1,2,4-Trimethylbenzene	ND < 3673
sec-Butylbenzene	ND < 3673
p-lsopropyltoluene	ND < 3673
n-Butylbenzene	ND< 3673
Naphthalene	ND< 3673

Analytical Method: EPA 8260

NYS ELAP ID No.: 10958

Comments:

ND denotes Not Detected

Approved By:



Volatile Organic Compound Laboratory Analysis Report For Soil/Sludge

Client: The Sear-Brown Group Lab Project No:

GE6383

Client Job Site:

Loohn's Cleaners

Lab Sample No:

16954

Client Job No:

Corning, NY 14301.02

Sample Type:

Soil

Field Location:

B-2, S-4, 15'-17'

Date Sampled:

3/5/97 3/5/97

Field ID No:

N/A

Date Received: Date Analyzed:

3/6/97

VOLATILE HALOCARBONS	RESULTS (ug/Kg)	VOLATILE AROMATICS	RESULTS (ug/Kg)
Bromodichloromethane	ND< 2.2	Benzene	ND< 2.2
Bromomethane	ND< 2.2	Chlorobenzene	ND< 2.2
Bromoform	ND< 2.2	Ethylbenzene	ND< 2.2
Carbon tetrachloride	ND< 2.2	Toluene	2.6
Chloroethane	ND < 2.2	m,p - Xylene	3.9
Chloromethane	ND < 2.2	o - Xylene	ND< 2.2
2-Chloroethyl vinyl ether	ND< 2.2	Styrene	ND< 2.2
Chloroform	ND < 2.2	1,3-Dichlorobenzene	ND< 2.2
Dibromochloromethane	ND< 2.2	1,4-Dichlorobenzene	ND< 2.2
1,1-Dichloroethane	ND< 2.2	1,2-Dichlorobenzene	ND< 2.2
1,2-Dichloroethane	ND< 2.2		
1,1-Dichloroethene	ND< 2.2		
trans-1,2-Dichloroethene	ND< 2.2	Ketones & Misc.	
1,2-Dichloropropane	ND < 2.2	Acetone	ND < 11.2
cis-1,3-Dichloropropene	ND < 2.2	Vinyl acetate	ND < 5.6
trans-1,3-Dichloropropene	ND < 2.2	2-Butanone	ND< 5.6
Methylene chloride	ND < 2.2	4-Methyl-2-pentanone	ND< 5.6
1,1,2,2-Tetrachloroethane	ND< 2.2	2-Hexanone	ND < 5.6
Tetrachloroethene	28.7	Carbon disulfide	ND < 5.6
1,1,1-Trichloroethane	ND< 2.2		
1,1,2-Trichloroethane	ND < 2.2		
Trichloroethene	ND< 2.2		
Vinyl Chloride	ND < 2.2		

Analytical Method:

EPA 8260

ELAP ID No: 10958

Comments:

ND denotes Not Detected

Approved By

179 Lake Avenue Rochester, New York 14608 716-647-2530 FAX 716-647-3311

Volatile Aromatic Analysis Report For Soil/Sludge (Additional 8260 Compounds)

Client:

The Sear-Brown Group

Lab Project No.:

GE6383

Client Job Site:

Loohn's Cleaners

Lab Sample No.:

16954

Corning, NY

Sample Type:

Soil

Client Job No.:

14301.02

Date Sampled:

Field Location:

B-2, S-4, 15'-17'

Date Received:

03/04/97 03/05/97

Field ID No.:

N/A

Date Analyzed:

03/06/97

VOLATILE AROMATICS	RESULTS (ug/Kg)
Methyl tert-Butyl Ether	ND < 2.2
Isopropylbenzene	ND < 2.2
n-Propylbenzene	ND < 2.2
1,3,5-Trimethylbenzene	ND < 2.2
tert-Butylbenzene	ND < 2.2
1,2,4-Trimethylbenzene ·	ND < 2.2
sec-Butylbenzene	ND < 2.2
p-Isopropyltoluene	ND < 2.2
n-Butylbenzene	ND < 2.2
Naphthalene	ND < 2.2

Analytical Method: EPA 8260

NYS ELAP ID No.: 10958

Comments: ND denotes not detected

Approved By: _

aboratory Director

Chain-of Custody

Client:	The Seav-Brown Somp	Lab Project No:	2653
Address:	85 Metro Park	Client Job No:	14301.02
	Rochester, NY	Client Job Site:	Lookin's Cleaners
		_	Corning, Ny.
Phone No:	475-1440	Sampled By:	Rts Snits
FAX No:	424-4552	_	

Lab Sample Number	Field ID Number	• Field Location	Date Sampled	Time Sampled	Sample Type	Preservation	Analyses Requested
16949		C-3, 0'-3'	3/4/97	(330	SOIL	NONE	8260
16950	-	C-4, 3-61	u	1340	, u	ti	τ_{t}
16951		C-7, 0'-31	ts.	1515	t)	11	ti .
11852		C-8, 0'-3'	١,	1500	Ц	<i>t</i> ₁	ti
16953		B-1,5-2,6-8'	t.	1530	øf	t ₁	1,
16954		. B-Z.S-4, 15'17'	3/5/97	1300	ι,	'i	O.
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Relinquished By:

Relinquished By:

Received By:

Received By:

Date/Time:



Volatile Laboratory Analysis Report For Non-Potable Water

Client:

The Sear-Brown Group

Lab Project No.:

GE6390

Client Job Site:

Loohn's

Lab Sample No.:

16967

Client Job No.:

14301.02

Sample Type:

Water

Field Location:

MW-1

Date Sampled:

03/07/97 03/07/97

Field ID No.:

N/A

Date Received: Date Analyzed:

03/10/97

VOLATILE HALOCARBONS	HALOCARBONS RESULTS (ug/L)		RESULTS (ug/L)	
Bromodichloromethane	ND< 2.0	Benzene	ND< 2.0	
Bromomethane	ND < 2.0	Chlorobenzene	ND < 2.0	
Bromoform	ND< 2.0	Ethylbenzene	ND< 2.0	
Carbon tetrachloride	ND< 2.0	Toluene	ND< 2.0	
Chloroethane	ND< 2.0	m,p - Xylene	ND < 2.0	
Chloromethane	ND< 2.0	o - Xylene	ND< 2.0	
2-Chloroethyl vinyl ether	ND< 2.0	Styrene	ND< 2.0	
Chloroform	ND < 2.0	1,3-Dichlorobenzene	ND< 2.0	
Dibromochloromethane	ND < 2.0	1,4-Dichlorobenzene	ND< 2.0	
1,1-Dichloroethane	ND< 2.0	1,2-Dichlorobenzene	ND < 2.0	
1,2-Dichloroethane	ND < 2.0			
1,1-Dichloroethene	ND < 2.0			
trans-1,2-Dichloroethene	ND< 2.0			
1,2-Dichloropropane	ND < 2.0			
cis-1,3-Dichloropropene	ND < 2.0	<u>Ketones</u>		
trans-1,3-Dichloropropene	ND < 2.0	Acetone	25.0	
Methylene chloride	ND < 2.0	Vinyl acetate	ND< 5.0	
1,1,2,2-Tetrachloroethane	ND < 2.0	2-Butanone	ND< 5.0	
Tetrachloroethene	84.5	4-Methyl-2-pentanone	ND< 5.0	
1,1,1-Trichloroethane	ND < 2.0	2-Hexanone	ND< 5.0	
1,1,2-Trichloroethane	ND < 2.0			
Trichloroethene	ND < 2.0	Carbon disulfide	ND< 2.0	
Vinyl Chloride	ND < 2.0			

Analytical Method:

EPA 8260

ELAP ID No.: 10958

Comments:

ND denotes Not Detected

Approved By

Laboratory Director



Volatile Aromatic Analysis Report For Non-Potable Water (STARS List) (Additional EPA 8260 Compounds)

Date Sampled:

Client: The Sear-Brown Group Lab Project No.: GE6390

> Lab Sample No.: 16967

> > 03/07/97

Client Job Site: Loohn's

> Sample Type: Water

Client Job No.: 14301.02

Field Location: MW-1 **Date Received:** 03/07/97 Field ID No.: N/A Date Analyzed: 03/10/97

VOLATILE AROMATICS	RESULTS (ug/L)
Methyl tert-Butyl Ether	ND< 2.0
Isopropylbenzene	ND< 2.0
n-Propylbenzene	ND< 2.0
1,3,5-Trimethylbenzene	ND< 2.0
tert-Butylbenzene	ND< 2.0
1,2,4-Trimethylbenzene	ND< 2.0
sec-Butylbenzene	ND< 2.0
p-Isopropyltoluene	ND< 2.0
n-Butylbenzene	ND< 2.0
Naphthalene	ND< 2.0
Naphthalene	ND < 2.0

Analytical Method: EPA 8260 NYS ELAP ID No.: 10958

Comments: ND denotes not detected

Approved By: Bunther Laboratory Director



Volatile Laboratory Analysis Report For Non-Potable Water

Client:

The Sear-Brown Group

Lab Project No.:

GE6390

Client Job Site:

Loohn's

Lab Sample No.:

16968

Client Job No.:

14301.02

Sample Type:

Water

Field Location:

MW-2

Date Sampled:

03/07/97

Date Received:

03/07/97

Field ID No.:

N/A

Date Analyzed:

03/10/97

VOLATILE HALOCARBONS	RESULTS (ug/L)	VOLATILE AROMATICS	RESULTS (ug/L)
Bromodichloromethane	ND< 2.0	Benzene	ND< 2.0
Bromomethane	ND< 2.0	Chlorobenzene	ND< 2.0
Bromoform	ND< 2.0	Ethylbenzene	ND< 2.0
Carbon tetrachloride	ND < 2.0	Toluene	2.9
Chloroethane	ND < 2.0	m,p - Xylene	ND< 2.0
Chloromethane	ND< 2.0	o - Xylene	ND< 2.0
2-Chloroethyl vinyl ether	ND < 2.0	Styrene	ND < 2.0
Chloroform	ND< 2.0	1,3-Dichlorobenzene	ND < 2.0
Dibromochloromethane	ND < 2.0	1,4-Dichlorobenzene	ND< 2.0
1,1-Dichloroethane	ND< 2.0	1,2-Dichlorobenzene	ND< 2.0
1,2-Dichloroethane	ND< 2.0		
1,1-Dichloroethene	ND < 2.0		
trans-1,2-Dichloroethene	ND< 2.0	ĺ	
1,2-Dichloropropane	ND< 2.0		
cis-1,3-Dichloropropene	ND< 2.0	<u>Ketones</u>	
trans-1,3-Dichloropropene	ND< 2.0	Acetone	ND< 10.0
Methylene chloride	ND< 2.0	Vinyl acetate	ND< 5.0
1,1,2,2-Tetrachloroethane	ND< 2.0	2-Butanone	ND< 5.0
Tetrachloroethene	18.7	4-Methyl-2-pentanone	ND< 5.0
1,1,1-Trichloroethane	ND< 2.0	2-Hexanone	ND < 5.0
1,1,2-Trichloroethane	ND< 2.0		
Trichloroethene	ND< 2.0	Carbon disulfide	ND< 2.0
Vinyl Chloride	ND < 2.0		

Analytical Method: **EPA 8260** ELAP ID No.: 10958

Comments:

ND denotes Not Detected

Approved By

Laberatory Director



Volatile Aromatic Analysis Report For Non-Potable Water (STARS List) (Additional EPA 8260 Compounds)

Client: The Sear-Brown Group Lab Project No.: GE6390

Lab Sample No.: 16968

Client Job Site: Loohn's Sample Type: Water

Client Job No.: 14301.02

 Field Location:
 MW-2
 Date Received:
 03/07/97

 Field ID No.:
 N/A
 Date Analyzed:
 03/10/97

VOLATILE AROMATICS RESULTS (ug/L) Methyl tert-Butyl Ether ND < 2.0 Isopropylbenzene ND < 2.0 ND < 2.0 n-Propylbenzene 1,3,5-Trimethylbenzene ND < 2.0 tert-Butylbenzene ND < 2.0 1,2,4-Trimethylbenzene ND < 2.0 sec-Butylbenzene ND < 2.0 p-Isopropyltoluene ND < 2.0 n-Butylbenzene ND < 2.0 Naphthalene ND < 2.0

Analytical Method: EPA 8260 NYS ELAP ID No.: 10958

Comments: ND denotes not detected

Approved By: But Word

Baboratory Director

PAKADIGM ENVIRONMENTAL

CHAIN OF CUSTODY

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SERVICES, INC.	REPORT	TO:	INVOICET	O: }	LAB_PROJECT #
179 Lake Avenue	COMPANY The Sear-	Brus Smil	COMPANY Same		LAB PROJECT #
Rochester, NY 14608	ADDRESS 85 M. A	lax	ADDRESS		
(716) 647-2530 • (800) 724-1997	CITY Rock ster STAT	Sum grup s large E NV ZIP 14623	CITY S1	TATE ZIP	P.O. #
FAX (716) 647-3311	ATT. TO SMIT PHOP	1475-1440	ATT.	PHONE#	
PROJECT NAME/SITE NAME:	FAXI	1 1 1 1 1 1	FAX#		☐ ADDENDUM
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