SUPPLEMENTAL PHASE II
ENVIRONMENTAL SITE ASSESSMENT

Former Painted Post Car Mart
124 Victory Highway (Rte. 415)
Painted Post, New York 14870

SUBMITTED TO:

Mr. Rick Capozza
Hiscock & Barclay LLP
P.O. Box 4878
1 Park Place/300 South State Street
Syracuse, New York 13221

PREPARED BY:

Teeter Environmental Services, Inc.

David J. Teeter
President

March 27, 2006

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APPENDICES

I. AUTHORIZATION

Teeter Environmental Services, Inc. was authorized by Mr. Tim Birnie representing T & K Realty LLC, to perform a supplemental Phase II Environmental Site Assessment (ESA) of the property designated as former Painted Post Car Mart located at 124 Victory Highway (Route 415), Painted Post, New York. The supplemental ESA was performed on March 17, 2006.

II. OBJECTIVE

The objective of the supplemental Phase II ESA was to delineate the contaminant plume in groundwater revealed during the initial ESA completed in February 2006. It was determined that groundwater was impacted with multiple chlorinated and non-chlorinated volatile hydrocarbons near a suspected underground storage tank or parts cleaner located near the southeast side of the site building at concentrations exceeding regulatory standards. The site, which is currently vacant, was formerly used for mobile home sales and service. Refer to the Phase II Environmental Site Assessment report dated March 16, 2006 for details.

III. SCOPE OF WORK

The following summarizes the tasks performed to the complete the supplemental ESA:

- Advanced five (5) soil borings hydraulically crossgradient and downgradient of the suspected source area to a depth of 12 feet below ground surface using a Geoprobe® direct-push soil sampling rig.

- Obtained soil samples at continuous four (4) foot intervals, observed each for evidence of petroleum or solvent impact, characterized lithologically, screened for volatile organic compounds (VOC's) using an organic vapor meter (OVM), and containerized for potential laboratory analysis.

- Submitted groundwater samples from each boring for laboratory analysis for volatile hydrocarbons by EPA Method 8260B. Five (5) day turn around was requested by the client.

- Prepared the following report of the findings.

IV. METHODS OF INVESTIGATION

A. Soil Sampling and Analysis

Chambers Environmental Group, Inc., Bellefonte, Pennsylvania was contracted to perform the borings under supervision of David Teeter of Teeter Environmental.

The soil borings were completed using a Geoprobe® Model 540UD direct-push soil probing rig. Soil samples were obtained by advancing a two-inch diameter, 48-inch long hollow steel sampling tube with an acetate liner attached to steel drive rods. The sampler was advanced its entire length (0 to 4 feet), retrieved from the borehole, and the acetate liner containing the soil core was removed. Another sampling tube was then inserted into the open boring, advanced to the bottom of the borehole, and driven from 4 to 8 feet. Samples were obtained in this fashion to a depth of 12 feet.

All soil samples were observed for petroleum or solvent impact (sheen, discoloration, odor, etc.) and characterized lithologically. Intervals of the soil core were screened for volatile organic compounds (VOC's), expressed in parts per million (ppm), using a ThermoEnvironmental Model 580B organic vapor meter (OVM).

B. Groundwater Sampling and Analysis

Groundwater was obtained from temporary small diameter PVC wells installed in each borehole. Samples were collected by inserting 3/8-inch tubing connected to a Grundfos low flow pump. Groundwater was pumped out of the wells for a short period of time to reduce turbidity. Samples were then containerized in 40-milliliter zero-headspace vials preserved with hydrochloric acid and packed in an ice-filled cooler. The samples were submitted to Friend Laboratory Inc., Waverly, NY for analysis for the full target list of volatile hydrocarbons by EPA Method 8260B.

V. RESULTS

A. Soil Quality

Boring locations are indicated on Figure 1 in Appendix A. **There was no evidence of petroleum or solvent impact such as odor, sheen, discoloration, free product, or elevated VOC's based on field screening with the OVM.** Because there was no physical evidence of contamination, soil samples were not submitted for laboratory analysis. Soil sampling intervals, OVM readings, and general observations are summarized in Table 1. Lithological characterization of each sample interval is included in the subsurface logs in Appendix B.

Table 1

Field Data

March 17, 2006

Boring ID	Sampling Interval (feet)	OVM Reading (ppm)	Observations
B1	0-4	0	No observed impact
	4-8	0	No observed impact
	8-12	0	No observed impact
B2	0-4	0	No observed impact
	4-8	0	No observed impact
	8-12	0	No observed impact
B3	0-4	0	No observed impact
	4-8	0	No observed impact
	8-12	0	No observed impact
B4	0-4	0	No observed impact
	4-8	0	No observed impact
	8-12	0	No observed impact
B5	0-4	0	No observed impact
	4-8	0	No observed impact
	8-12	0	No observed impact

B. Groundwater Quality

Groundwater samples were collected from each of the five (5) soil borings indicated on Figure 1 in Appendix A. Sample locations were based on the likelihood that groundwater flow is to the south or southeast toward the Cohocton River. The samples were submitted to Friend Laboratory Inc. (FLI), Waverly, NY (NYS Laboratory ID #10252) for analysis for volatile hydrocarbons by EPA Method 8260B. *Note: The samples from the initial ESA were analyzed by Eastern Laboratory Services Ltd., Sayre, PA. Eastern could not analyze the samples within five (5) days as requested by the client, therefore, the samples were submitted to FLI.* Upon analysis, **no target compounds were detected.** The detection limits were equal or less than the New York State groundwater standards.

A copy of the laboratory report which includes target compounds, results, and detection limits is included in Appendix C.

VI. SUMMARY and RECOMMENDATIONS

Teeter Environmental Services Inc. performed a supplemental Phase II Environmental Site Assessment of the property located at 124 Victory Highway (Route 415), Painted Post, New York, 14870 for purposes of delineating contamination in groundwater detected during the initial assessment in February 2006. The following summarizes the results of the supplemental assessment:

- **From the initial ESA,** laboratory analysis of a groundwater sample from boring B5 in the vicinity of the suspected UST or parts cleaner (Figure1, Appendix A) indicated the presence of seven (7) halogenated (chlorinated) and six (6) non-halogenated hydrocarbons at concentrations significantly above regulatory groundwater standards as summarized below.

Table 2

Laboratory Analytical Summary – Boring B5
Volatile Hydrocarbons in Groundwater
by EPA Method 8260B (µg/l) (detected compounds only)

February 20, 2006

Compound	Concentration	NYSDEC Standard
Halogenated Hydrocarbons (solvents)		
1,2-Dichlorobenzene	22,800	5
1,3-Dichlorobenzene	55.4	5
1,4-Dichlorobenzene	331	5
1,1-Dichloroethane	51.6	5
cis-1,2-Dichloroethene	10,100	5
Methylene Chloride*	646	5
Trichloroethene	50.7	5
Non-Halogenated Hydrocarbons (petroleum)		
Benzene	154	1
Ethylbenzene	72.4	5
Naphthalene**	91.5	10
Toluene	792	5
1,2,4-Trimethylbenzene	108	5
Xylenes (total)	424	5

µg/l – micrograms per liter
*Methylene chloride is a common laboratory contaminant
** Naphthalene is a semi-volatile analyzed under the method.

- Five (5) soil borings were completed to the east and south (hydraulically crossgradient and downgradient) of a suspected underground storage tank or subsurface parts cleaner to a depth of twelve (12) feet to delineate the contaminant plume. Depth to groundwater is approximately six (6) feet below ground surface.

- There was no evidence of solvent or petroleum contamination such as free product, odor, sheen, or discoloration in any of the soil samples.

- Groundwater samples from each borehole were submitted for laboratory analysis for volatile hydrocarbons by EPA Method 8260B. **No target compounds were detected.** The detection limits were at or below the regulatory standards.

It is concluded from the results of the supplemental ESA that the groundwater contamination detected during the initial ESA is localized. It is possible that the integrity of the suspected underground storage tank or parts cleaner may be failing releasing residual contents to the subsurface. It is the recommendation of Teeter Environmental that the suspected source be immediately removed and the surrounding soils be excavated and disposed of at a facility approved to receive hazardous waste. Confirmatory groundwater and soil sampling will be necessary to ensure the impacted media have been adequately removed.

The additional recommendations included in the initial ESA should be implemented. The impacted sediment and debris from dry well #3 and the stained soil from beneath the flat bed truck should be removed and disposed of at a landfill approved to receive petroleum impacted soil.

VII. LIMITATIONS

This report is based on a limited number of groundwater samples and chemical analyses. The conclusions presented in this report are based only on the observations made during this investigation. The report presents a description of the subsurface conditions observed at each boring location during this investigation. Conclusions and recommendations set forth are applicable only to the facts and conditions at the time of this investigation.

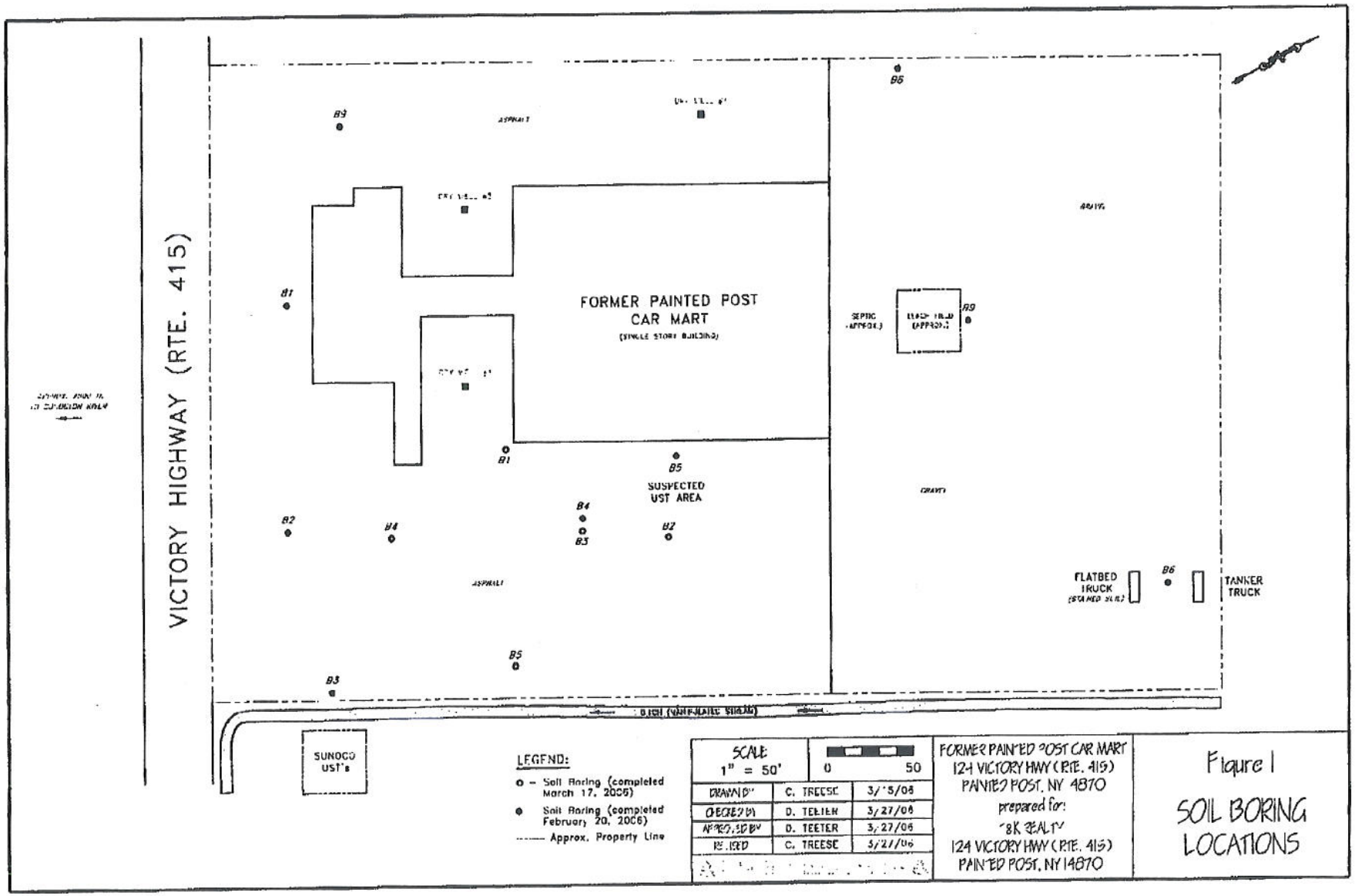
In performing professional services, Teeter Environmental uses the degree of care and skill exercised under similar circumstances by members of the environmental profession practicing in the same or similar locality under similar conditions. The standard of care shall be judged exclusively as of the time these services are rendered and not according to later standards. Teeter Environmental makes no express or implied warranty beyond its conformance to this standard.

Teeter Environmental shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed for this report. Teeter Environmental believes that all information contained in this report is factual, however no guarantee is made or implied.

APPENDIX A

FIGURES

Figure 1: Site Map


VICTORY HIGHWAY (RTE. 415)
FORMER PAINTED POST CAR MART
(SINGLE STORY BUILDING)
SUSPECTED UST AREA
SEPTIC (APPROX.)
LEACH FIELD (APPROX.)
FLATBED TRUCK
TANKER TRUCK
SUNOCO UST's
B1
B2
B3
B4
B5
B6
B9
LEGEND:
o – Soil Boring (completed March 17, 2006)
• Soil Boring (completed February 20, 2006)
Approx. Property Line
SCALE 1" = 50'
0 50
DRAWN BY C. TREESE 3/15/06
CHECKED BY D. TEETER 3/27/06
APPROVED BY D. TEETER 3/27/06
REVISED C. TREESE 3/27/06
FORMER PAINTED POST CAR MART
124 VICTORY HWY (RTE. 415)
PAINTED POST, NY 14870
prepared for:
"BK REALTY"
124 VICTORY HWY (RTE. 415)
PAINTED POST, NY 14870
Figure 1
SOIL BORING LOCATIONS

INVOICE

Teeter Environmental Services, Inc.

R.D.# 1 Box 124B
Sayre, Pa. 18840
(570)-247-7693
fax (570)-247-7083

BILL TO

T & K Realty, Inc.
124 Victory Highway
Painted Post, New York 14870
cc: additional Phase II Environmental

DATE	INVOICE #
3/28/2006	804

P.O. NO.	TERMS	PROJECT
	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
Additional Phase II Site Assessment on property located at 124 Victory Hwy (Former Painted Post Car Mart)	1	5,050.00	5,050.00
Deposit received on account	1	-2,000.00	-2,000.00
Sales Tax		0.00%	0.00

Total **$3,050.00**