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Environmental Property Assessment

(Phase II)

Niagara Falls Boulevard

(near 70th Street)

WASTE RESOURCE ASSOCIATES, INC.

Environmental Property Assessment
(Phase II)
Niagara Falls Boulevard
(near 70th Street)

prepared for:

Tops Markets, Inc.
60 Dingens Street
Buffalo, NY 14206

prepared by:

Waste Resource Associates, Inc.
2576 Seneca Avenue
Niagara Falls, NY 14305

January 11, 1990

Introduction

Tops Markets, Inc. is contemplating the possible acquisition of property presently owned by Peter J. Schmitt Company, Inc. which is located on Niagara Falls Boulevard (near 70th Street), adjacent to a parcel of property which Tops owns. In order to determine whether the property to be purchased had any potential environmental liabilities associated with that parcel, Tops retained the services of Waste Resource Associates, Inc. to perform a Phase I, Environmental Property Assessment of the parcel. The Phase I report covered an evaluation of the property that included a surface soil sampling and analysis program that yielded test results above what could be accepted as a reasonable or suitable "clean" background level. The analytical test results in conjunction with the nature of the past history of the site (i.e. fill material such as construction/demolition debris to bring the area to an acceptable grade) led to suspicion that the results of the surface soil sampling might be indicative of far greater sub-surface contamination levels. To confirm the extent of sub-surface contamination on both the Tops and Peter J. Schmitt parcels and to determine what constraints that contamination might pose on development of the properties into a future supermarket complex, a Phase II - Environmental Property Assessment study was conducted. This report summarizes the findings of the Phase II study.

Phase II - Sampling and Testing Program

Since the previous Phase I surface sampling and testing program identified results indicative of contamination for primarily the EOX (Extractable Organic Halides) determination, the Phase II study focused its attention on determining the EOX concentrations of sub-surface soil samples taken at various depths at or near the locations of surface soil samples obtained during the Phase I study. In each of the ten (10) locations which were examined in Phase I, three additional sub-surface soil samples were obtained. The specific level at which each of the three sub-surface samples were taken and the rationale for sampling at that level is as follows;

* upper (fill) soil sample - a sample taken within or near the bottom of the fill material zone to confirm whether of not contamination noted in the surface sample had permeated into the fill material zone.

* middle (sand/clay interface) soil sample - a sample near the bottom of the sand and/or gravel layer (which rests beneath the fill material) where it interfaces with the clay layer that underlies most of the site, to confirm whether any of the contamination identified in either the surface and/or fill material samples has penetrated into and through the sand layer.

* bottom (clay) soil sample - a sample taken from the upper portion of the clay layer which rests on the bedrock at the site to confirm whether any of the contamination identified in either surface, fill and/or sand samples, has penetrated in the clay layer.

The sub-surface samples were obtained using a hollow-stem soil auger drilling unit which was supplied and operated by Buffalo Drilling Company, Inc. When a desired depth was reached with the

hollow-stem auger that conformed to the appropriate location description (i.e. upper, middle, bottom), a split-spoon soil sampler was used to obtain a single, discrete soil sample at that level. Additional split-spoon samples were taken at or immediately below the initial sample point and combined with the previous sample(s) to provide a representative sample of that strata. The split-spoon sampler was decontaminated between individual level samplings (i.e. upper, middle, bottom) to avoid possible cross-contamination of samples and the soil auger was decontaminated between borings at each of the ten (10) locations. The sub-surface soil samples were obtained during the period Wednesday, December 13, 1989 through Saturday, December 16, 1989 and were subsequently delivered to the analytical testing laboratory facilities of Advanced Environmental Services, Inc. for a determination of the EOX concentration associated with each sample.

The visual classification of soil types identified during each of the soil borings is provided as Exhibit I.

Soil Sampling Test Results

There were only two sample locations where testing showed EOX concentrations above the lower limit of detection for the test procedure employed. The two locations are;

* the upper (fill) soil sample taken along the eastern portion of the Peter J. Schmitt parcel near the northeast corner of the property, and,

* the upper (fill) soil sample taken near the northwestern corner of the Tops property.

All remaining soil samples were determined to be less than the lower limit of detection or below the quantifiable limit for the EOX test procedure of 1.0 milligrams per kilogram or 1.0 ppm (parts per million).

The results of the analytical testing are presented graphically in Figures 1, 2, 3 and 4 which follow.

The actual analytical test data reported is provided as Exhibit II.

Although the sub-surface soil sampling and testing program confirmed that the EOX contamination is pretty much confined to the surface soils and the upper portion of fill material strata at the site, the soil borings identified a considerable amount of non-soil material (i.e. construction/demolition debris, rocks, assorted unknown materials). In a location immediately west of sampling location No. 7, a sample of material suspected to be waste lime was obtained and analyzed separately from the soil samples. The pH and TOC of the sample was tested along with a scan for total halogenated organics (a procedure similar to but not as precise as the EOX determination). The pH measurement confirmed that the unknown material was in fact waste lime which was contaminated with a

significant amount of primarily non-halogenated organics (approximately 3.8%). The analytical test data associated with the waste lime sample is presented as Exhibit III.

Conclusions

The following are the major conclusions which can be drawn on the basis of the Phase I and Phase II studies which were conducted;

* the EOX (or chlorinated hydrocarbon) contamination is confined to the surface soils and upper portions of the fill material at the site and if removed does not present an impediment to developing the site.

* the soil borings did identify certain sub-surface deposits (i.e. waste lime) which would need to be removed in order to develop the site.

Recommendations

If the Peter J. Schmitt parcel represents an acquisition for Tops with particular strategic economic value to its business, the following are considerations which should somehow be factored into the cost of purchasing the property.

Contaminated Fill Material

Although the EOX (chlorinated hydrocarbon) contamination at the site is confined to the surface soils and upper portion of the fill material strata and the contamination level is minimal, that material would in all likelihood need to be disposed of at either a Part 360 - permitted Solid Waste Landfill Facility at a cost of approximately $50 per ton or at a Part 360 - permitted Construction and Demolition Debris Landfill at a somewhat lower cost. If all fill material must be moved from the site because of inadequate stability considerations which it may impose on future construction activities, the total volume of fill material which must be removed is approximately 100,000 - 125,000 cubic yards of material. If the contaminated fill material can effectively be separated and isolated from the non-contaminated fill material and if it represents only 10 - 25% of the expected total volume of fill material to be removed, the disposal charges associated with the contaminated fill would be between $625,000 - $2.0 million (assuming 1.25 tons per cubic yard and $50 per ton disposal charge). The remaining uncontaminated fill would cost approximately $1.0 million to $1.2 million to dispose of (assuming 1.25 tons per cubic yard and $10 per ton disposal charge).

Other Sub-surface Deposits

The waste lime identified in the Phase II - study indicates that if all contaminated/uncontaminated fill material is removed from the site as previously mentioned, there may be isolated pockets of additional unknown materials similar to the waste lime

that will be uncovered and which will require special handling. The waste lime identified would in all likelihood be approved for disposal at a Part 360 - permitted Solid Waste Landfill Facility at a cost of approximately $50 per ton. There is the possibility however that the NYSDEC may require it to be handled at a Part 373 - permitted Hazardous Waste Landfill Facility at a cost that could range from as little as $150 per ton to as much as $250 per ton. There is also a slim possibility that if the organics present in the waste lime prohibit its disposal in a hazardous waste landfill facility because of existing or impending land ban restrictions, the waste lime would need to be sent to a hazardous waste incinerator to be treated. The charges at hazardous waste incinerator could be as much as $500 to $2,000 per ton.

Even though a substantial number of soil borings were taken (a boring for every 1.5 - 2.0 acres of property), it is not possible to accurately estimate the volume of waste lime or approximate total volume for waste lime and other miscellaneous sub-surface deposits which could be encountered once excavation and removal of the fill material proceeds. It is conceivable that during excavation, drums of industrial waste could possibly be encountered. If 55-gallons are encountered each and every drum would need to be sampled (if it still contains any material), at a cost for testing alone which could range from as little as $250 to as much as $1,500 per drum to identify the contents. If empty or deteriorated drums were found, the soils surrounding these areas would definitely need to be tested extensively to determine an appropriate disposition. At best, those soils may be allowed to be disposed of at a Part 360 - permitted Solid Waste Landfill Facility at approximately $50 per ton for disposal. At worst, they would require disposal at either a part 373 - permitted Hazardous Waste Landfill Facility at $150 - $250 per ton or at a Hazardous Waste Incinerator at $500 - $2,000 per ton, if prohibited from landfill disposal due to land ban restrictions.

Summary

As a result of the Phase II - study, there is definitely concern for potential liability exposure in the purchase of the property which is being contemplated. If however, the parcel presents a unique strategic opportunity for Tops, the development of the parcel could conceivably take place, but not without significant costs associated with necessary remedial action and clean-up activities. Unfortunately, at this time with the data that is available, it is impossible to determine the exact magnitude of the worst case scenario with regard to potential liability exposure.

It is certain however, that whatever current commercial market value is placed on the Peter J. Schmitt parcel, if were to proceed with the acquisition and assume a calculated risk associated with its future development, the acquisition cost for the parcel should be only a portion of what may be currently considered its fair market value.

Exhibit I

FIELD BORING LOG

BUFFALO DRILLING COMPANY, INC.
955 Niagara Street
Buffalo, New York 14213

Client: Waste Resource Associates, Inc.
Project: Tops Parcel NF
File No: _____ Boring No: B-1

Driller: K. Dauser
Type of Drill Rig: Diedrich D-50
Sampling Method: ASTM D1586
Size and Type of Bit: 4-1/4 ID auger

Surface Elevation: _____
Datum: _____
Location: refer to plan
Date Started: 12-13-89 Completed: 12-13-89

Overburden Samples: Disturbed 5 Undist. _____
Total Depth of Hole: 12.0 ft.
Depth Drilled into Rock: 0 ft.

Top of Rock Elevation: _____
Bottom of Hole Elevation: _____
Ground Water Depth: 6.7 ft. at comp.

Depth (ft)	Blows per .5 ft.		Sample No.	N	% Rec (ROD)	SOIL AND ROCK DESCRIPTION	REMARKS
1	7	9	5-1	18	50	Fill, moist	5-1:0-2
	9	12					
	8	8	5-2			Topsoil	5-2:2-4
	14	15					
5	7	10	5-3			Brown, sandy silt, little clay, wet	5-3:4-6
	14	18					
	4	12	5-4	28	75	same as 5-3	5-4:6-8
	16	21					
10	5	9	5-5	21	80	Red/brown silty clay	5-5:10-12
	12	12					
						Bottom of hole 12.0 ft.	
15							

Notes

Sheet No 1 of

FIELD BORING LOG

BUFFALO DRILLING COMPANY, INC.
955 Niagara Street
Buffalo, New York 14213

Client _____
Project Tops Parcel NF
File No _____ Boring No B-2

Driller K. Dauser
Type of Drill Rig _____
Sampling Method 11
Size and Type of Bit _____

Surface Elevation _____
Datum _____
Location refer to plan
Date Started 12-15 Completed 12-15

Overburden Samples: Disturbed 5 Undist. _____
Total Depth of Hole 10
Depth Drilled into Rock 0 ft.

Top of Rock Elevation _____
Bottom of Hole Elevation _____
Ground Water Depth 8.5 ft. at comp.

Depth (ft.)	Blows per .5 ft.	Sample No.	N	% Rec (RQD)	SOIL AND ROCK DESCRIPTION	REMARKS
	50/4" bounce					
1		5-1	100	100	Fill, frozen	5-1:0-0.3'
	2 4					
	7 8	5-2	11	20	Sandy silt, 1 clay, sat (SM-ML)	5-2:2-4'
	3 8					
5	9 11	5-3	17	75	Same as 5-2	5-3:4-6'
	5					
	16 18	5-4	26	75	Silty clay, moist	5-4:6-8'
	7 8					
	17 21	5-5	25	50	Same	5-5:8-10'
10					Bottom of hole 10.0 ft.	

Notes
Auger refusal at 1 ft. moved hole to 15 to North

Sheet No 1 of

FIELD BORING LOG

BUFFALO DRILLING COMPANY, INC.
955 Niagara Street
Buffalo, New York 14213

Client: Waste Resource Associates, Inc.
Project: Tops Parcel NF
File No.: _____ Boring No: B-3

Driller: K. Dauser
Type of Drill Rig: _____
Sampling Method: 11
Size and Type of Bit: _____

Surface Elevation: _____
Datum: _____
Location: _____
Date Started: 12-15-89 Completed: 12-15-89

Overburden Samples: Disturbed _____ Undist. _____
Total Depth of Hole: 12
Depth Drilled into Rock: _____

Top of Rock Elevation: _____
Bottom of Hole Elevation: _____
Ground Water Depth: 1

Depth (ft.)	Blows per .5 ft.		Sample No	N	% Rec (RQD)	SOIL AND ROCK DESCRIPTION	REMARKS
0-2	50		1		5	Hard, Frozen	Reject hard rock
2-4	37	21	2		20	Dry	
	9	5					
4-6	2	2	3		28	Sandy Gravel	Gray, moist
	7	12					
6-8	3	4	4		60	Clay, black, moist	Very black
	8	12					
10-12	4	9	5		50	Very wet, black clay	Wet
	21	26					

Notes:

Sheet No. 1 of

FIELD BORING LOG

BUFFALO DRILLING COMPANY, INC.
955 Niagara Street
Buffalo, New York 14213

Client Waste Resource Associates, Inc.
Project Tops Parcel NF
File No _____ Boring No B-4

Driller K. Dauser
Type of Drill Rig _____
Sampling Method _____
Size and Type of Bit _____

Surface Elevation _____
Datum _____
Location _____
Date Started 12-15-89 Completed 12-15-89

Overburden Samples: Disturbed _____ Undist. _____
Total Depth of Hole _____
Depth Drilled into Rock auger out 4:5 dry

Top of Rock Elevation _____
Bottom of Hole Elevation _____
Ground Water Depth dry hole

Depth (ft.)	Blows per .5 ft		Sample No.	N	% Rec (RQD)	SOIL AND ROCK DESCRIPTION	REMARKS
0-2	20	30	1		25	Fill & Ash	Black Fill Dry
	19	20					
2-4	4	4	2		75	Fill to sandy silt	Dark semi moist
	5	8					
4-6	3	3	3		50	Silt to clay	Moist
	5	5					
6-8	3	9	4		75	Silt to clay	Wet
	18	31					

Notes 4-4-5-8 2'-4'

Sheet No 1 of

FIELD BORING LOG

BUFFALO DRILLING COMPANY, INC.
955 Niagara Street
Buffalo, New York 14213

Client: Waste Resource Associates, Inc.
Project: Tops Parcel NF
File No.: _____ Boring No: B-5

Driller: K. Dauser
Type of Drill Rig: _____
Sampling Method: _____
Size and Type of Bit: _____

Surface Elevation: _____
Datum: _____
Location: _____
Date Started: 12-15-89 Completed: 12-15-89

Overburden Samples: Disturbed _____ Undist. _____
Total Depth of Hole: 10
Depth Drilled into Rock: _____

Top of Rock Elevation: _____
Bottom of Hole Elevation: _____
Ground Water Depth: _____

Depth (ft.)	Blows per .5 ft.		Sample No.	N	% Rec (RQD)	SOIL AND ROCK DESCRIPTION	REMARKS
0-2	2	2	1		25	Fill Clay	Frozen
	6	6					
2-4	3	1	2		0	No recovery	
	4	4					
4-6	1	2	3		25	Silty Clay	Very moist
	4	5					
6-8	5	12	4		25	Clay	Moist
	18	28					

Notes

Sheet No. 1 of

FIELD BORING LOG

BUFFALO DRILLING COMPANY, INC.
955 Niagara Street
Buffalo, New York 14213

Client: Waste Resource Associates, Inc.
Project: Tops Parcel NF
File No.: _____ Boring No.: B-6

Driller: K. Dauser
Type of Drill Rig: _____
Sampling Method: _____
Size and Type of Bit: _____

Surface Elevation: _____
Datum: _____
Location: _____
Date Started: 12-15-89 Completed: 12-15-89

Overburden Samples: Disturbed _____ Undist. _____
Total Depth of Hole: 10
Depth Drilled into Rock: _____

Top of Rock Elevation: _____
Bottom of Hole Elevation: _____
Ground Water Depth: _____

Depth (ft.)	Blows per .5 ft		Sample No.	N	% Rec (RQD)	SOIL AND ROCK DESCRIPTION	REMARKS
0-2	6	9	1		25	Fill Brick	
	12	13					
2-4	2	2	2		50	Fill - Silt	Damp
	8	14					
4-6	7	5	3		70	Silty Clay	Damp
	6	10					
6-8	7	7	4		75	Sand Silt Clay	Moist
	13	24					

Notes

Sheet No. 1 of

FIELD BORING LOG

BUFFALO DRILLING COMPANY, INC.
955 Niagara Street
Buffalo, New York 14213

Client: Waste Resource Associates, Inc.
Project: Tops Parcel NF
File No.: _____ Boring No: B-7

Driller: K. Dauser
Type of Drill Rig: _____
Sampling Method: _____
Size and Type of Bit: _____

Surface Elevation: _____
Datum: _____
Location: _____
Date Started: 12-15-89 Completed: 12-15-89

Overburden Samples: Disturbed _____ Undist. _____
Total Depth of Hole: _____
Depth Drilled into Rock: _____

Top of Rock Elevation: _____
Bottom of Hole Elevation: _____
Ground Water Depth: _____

Depth (ft.)	Blows per .5 ft		Sample No.	N	% Rec (RQD)	SOIL AND ROCK DESCRIPTION	REMARKS
	8	12					
0-2	14	23	1		15	Black Fill	
2-4						Refused, Pull ahead	Damp
	22	24					
4-6	4	3				Refusal, pull ahead	White material on auger
	6	12					
2-4	22	9	2		10	Fill - Refusal	3rd hole
	6	4					
4-6	100		3			Refusal	100 blows hit wood 6"
	4	4					
4-6	3	9	4		25	1/4 Full Silt Clay	
	5	6					
6-8	6	8	5		75	Clay	Hole dry
	14	15					
10-12	19	25					

Notes: Moved rig 3 times

Sheet No 1 of

FIELD BORING LOG

BUFFALO DRILLING COMPANY, INC.
955 Niagara Street
Buffalo, New York 14213

Client: Waste Resource Associates, Inc.
Project: Tops Parcel NF
File No.: _____ Boring No: B-8

Driller: K. Dauser
Type of Drill Rig: _____
Sampling Method: _____
Size and Type of Bit: _____

Surface Elevation: _____
Datum: _____
Location: _____
Date Started: 12-16-89 Completed: 12-16-89

Overburden Samples: Disturbed _____ Undist. _____
Total Depth of Hole: 10
Depth Drilled into Rock: _____

Top of Rock Elevation: _____
Bottom of Hole Elevation: _____
Ground Water Depth: _____

Depth (ft.)	Blows per .5 ft.		Sample No.	N	% Rec (RQD)	SOIL AND ROCK DESCRIPTION	REMARKS
0-2	8	7	1		25	Fill	
	13	18					
2-4	6	3	2			No Material	
	2	6					
4-6	1	5	3			No Material	
	7	9					
2-4	6	3	4		25	Fill	Frozen
	4	6					
4-6	2	4	5		75	Silty Sand Clay	Semi moist
	8	8					
6-8	3	3	6		75	Silty Sand with Clay	Moist
	7	9					
8-10	10	22	7		80	Clay	Moist
	23	30					

Notes

Sheet No 1 of

FIELD BORING LOG

BUFFALO DRILLING COMPANY, INC.
955 Niagara Street
Buffalo, New York 14213

Client: Waste Resource Associates, Inc.
Project: Tops Parcel NF
File No.: _____ Boring No: B-9

Driller: K. Dauser
Type of Drill Rig: _____
Sampling Method: _____
Size and Type of Bit: _____

Surface Elevation: _____
Datum: _____
Location: _____
Date Started: 12-16-89 Completed: 12-16-89

Overburden Samples: Disturbed _____ Undist. _____
Total Depth of Hole: 10
Depth Drilled into Rock: _____

Top of Rock Elevation: _____
Bottom of Hole Elevation: _____
Ground Water Depth: _____

Depth (ft.)	Blows per .5 ft.		Sample No.	N	% Rec (RQD)	SOIL AND ROCK DESCRIPTION	REMARKS
0-2	6 20	12 24	1		75	Fill	Dry
2-4	12 24	28 22	2		25	Fill	Dry
4-6	2 6	4 6	3		75	Silt	Moist
6-8	2 12	6 26	4		75	Silt Clay	Dry
8-10	9 21	17 28	5		75	Clay	Dry

Notes

Sheet No. 1 of

FIELD BORING LOG

BUFFALO DRILLING COMPANY, INC.
955 Niagara Street
Buffalo New York 14213

Client: Waste Resource Associates, Inc.
Project: Tops Parcel NF
File No: _____ Boring No: B-10

Driller: K. Dauser
Type of Drill Rig: _____
Sampling Method: _____
Size and Type of Bit: _____

Surface Elevation: _____
Datum: _____
Location: _____
Date Started: 12-16-89 Completed: 12-16-89

Overburden Samples: Disturbed _____ Undist. _____
Total Depth of Hole: 10
Depth Drilled into Rock: _____

Top of Rock Elevation: _____
Bottom of Hole Elevation: _____
Ground Water Depth: _____

Depth (ft.)	Blows per .5 ft.		Sample No	N	% Rec (RQD)	SOIL AND ROCK DESCRIPTION	REMARKS
0-2	6	12	1		30	Fill	Frozen
	5"-100						
2-4	13	27	2		75	Fill and Silt	Moist
	9	9					
4-6	1	5	3		75	Silt	Dry
	5	6					
6-8	3	4	4		85	Silt and Sand	Moist
	7	12					
8-10	6	16	5		85	Clay	Moist
	18	27					

Notes

Sheet No 1 of

Exhibit II

ADVANCED ENVIRONMENTAL SERVICES, INC.
LABORATORY REPORT

Type of Analysis: ORGANICS

Units of Measure: Milligrams/ Kilogram or ppm
Client: WRA A.E.S. Job Code ENG

Analytical Parameter(s)	Method No.	Quant. Limits		AES Lab No.-	15185	15186	15187
				Sample ID -	PJS1 1A LAB COMP	PJS1 1B LAB COMP	PJS1 1C LAB COMP
				Sample Date-	12/13/89	12/13/89	12/13/89
Extractable Organic Halides (EOX)	DOR4-4	1.00			BQL *	BQL	BQL

* Below Quantifiable Limits

Wayne J. Juda
Organics Supervisor

ADVANCED ENVIRONMENTAL SERVICES, INC.
LABORATORY REPORT

Type of Analysis: ORGANICS

Units of Measure: Milligrams/ Kilogram or ppm
Client: WRA A.E.S. Job Code ENG

Analytical Parameter(s)	Method No.	Quant. Limits	AES Lab No.- / Sample ID - / Sample Date-	15188 PJS1 2A 12/15/89	15189 PJS1 2B 12/15/89	15190 PJS1 2C 12/15/89
Extractable Organic Halides (EOX)	DOR4-4	1.00		1.41	BQL *	BQL

* Below Quantifiable Limits

Wayne J. Juda
Organics Supervisor

ADVANCED ENVIRONMENTAL SERVICES, INC.
LABORATORY REPORT

Type of Analysis: ORGANICS

Units of Measure: Milligrams/ Kilogram or ppm
Client: WRA A.E.S. Job Code ENG

Analytical Parameter(s)	Method No.	Quant. Limits	AES Lab No.- / Sample ID - / Sample Date-	15191 PJS1 3A 12/15/89	15192 PJS1 3B 12/15/89	15193 PJS1 3C 12/15/89
Extractable Organic Halides (EOX)	DOR4-4	1.00		BQL *	BQL	BQL

* Below Quantifiable Limits

Wayne J. Juda
Organics Supervisor

ADVANCED ENVIRONMENTAL SERVICES, INC.
LABORATORY REPORT

Type of Analysis: ORGANICS

Units of Measure: Milligrams/ Kilogram or ppm
Client: WRA A.E.S. Job Code ENG

Analytical Parameter(s)	Method No.	Quant. Limits	AES Lab No.-	15194	15195	15196
			Sample ID -	PJS2 4A	PJS2 4B	PJS2 4C
			Sample Date-	12/15/89	12/15/89	12/15/89
Extractable Organic Halides (EOX)	DOR4-4	1.00		BQL *	BQL	BQL

* Below Quantifiable Limits

Wayne J. Juda
Organics Supervisor

ADVANCED ENVIRONMENTAL SERVICES, INC.
LABORATORY REPORT

Type of Analysis: ORGANICS

Units of Measure: Milligrams/ Kilogram or ppm
Client: WRA A.E.S. Job Code ENG

Analytical Parameter(s)	Method No.	Quant. Limits	AES Lab No.-	15197	15198	15199
			Sample ID -	PJS2 5A	PJS2 5B	PJS2 5C
			Sample Date-	12/15/89	12/15/89	12/15/89
Extractable Organic Halides (EOX)	DOR4-4	1.00		BQL *	BQL	BQL

* Below Quantifiable Limits

Wayne J. Juda
Organics Supervisor

ADVANCED ENVIRONMENTAL SERVICES, INC.
LABORATORY REPORT

Type of Analysis: ORGANICS

Units of Measure: Milligrams/ Kilogram or ppm
Client: WRA A.E.S. Job Code ENG

Analytical Parameter(s)	Method No.	Quant. Limits	AES Lab No.-	15200	15201	15202
			Sample ID -	PJS2 6A	PJS2 6B	PJS2 6C
			Sample Date-	12/15/89	12/15/89	12/15/89
Extractable Organic Halides (EOX)	DOR4-4	1.00		BQL *	BQL	BQL

* Below Quantifiable Limits

Wayne J. Juda
Organics Supervisor

ADVANCED ENVIRONMENTAL SERVICES, INC.
LABORATORY REPORT

Type of Analysis: ORGANICS

Units of Measure: Milligrams/ Kilogram or ppm
Client: WRA A.E.S. Job Code ENG

Analytical Parameter(s)	Method No.	Quant. Limits	AES Lab No.- / Sample ID -	15203 PJS1 7A	15204 PJS1 7B	15205 PJS1 7C
			Sample Date-	12/15/89	12/15/89	12/15/89
Extractable Organic Halides (EOX)	DOR4-4	1.00		BQL *	BQL	BQL

Wayne J. Juda
Organics Supervisor

* Below Quantifiable Limits

ADVANCED ENVIRONMENTAL SERVICES, INC.
LABORATORY REPORT

Type of Analysis: ORGANICS

Units of Measure: Milligrams/ Kilogram or ppm
Client: WRA A.E.S. Job Code ENG

Analytical Parameter(s)	Method No.	Quant. Limits	AES Lab No.- / Sample ID -	15206 8A	15207 8B	15208 8C
			Sample Date-	12/16/89	12/16/89	12/16/89
Extractable Organic Halides (EOX)	DOR4-4	1.00		BQL *	BQL	BQL

* Below Quantifiable Limits

Wayne J. Juda
Organics Supervisor

ADVANCED ENVIRONMENTAL SERVICES, INC.
LABORATORY REPORT

Type of Analysis: ORGANICS

Units of Measure: Milligrams/ Kilogram or ppm
Client: WRA A.E.S. Job Code ENG

Analytical Parameter(s)	Method No.	Quant. Limits	AES Lab No.- / Sample ID -	15209 9A	15210 9B	15211 9C
			Sample Date-	12/16/89	12/16/89	12/16/89
Extractable Organic Halides (EOX)	DOR4-4	1.00		BQL *	BQL	BQL

* Below Quantifiable Limits

Wayne J. Juda
Organics Supervisor

ADVANCED ENVIRONMENTAL SERVICES, INC.
LABORATORY REPORT

Type of Analysis: ORGANICS

Units of Measure: Milligrams/ Kilogram or ppm
Client: WRA A.E.S. Job Code ENG

Analytical Parameter(s)	Method No.	Quant. Limits	AES Lab No.-	15212	15213	15214
			Sample ID -	10A	10B	10C
			Sample Date-	12/16/89	12/16/89	12/16/89
Extractable Organic Halides (EOX)	DOR4-4	1.00		2.58	BQL *	BQL

* Below Quantifiable Limits

Wayne J. Juda
Organics Supervisor

Exhibit III

ADVANCED ENVIRONMENTAL SERVICES, INC.
LABORATORY REPORT

Type of Analysis: INORGANICS

Client: WRA A.E.S. JOB CODE ENG

Analytical Parameter(s)	Method No.	Quant. Limits	AES Lab No. - 15330 Sample ID - 7D PJS1 (3RD HOLE) GRAB Sample Date- 12/15/89
pH (Standard Units)	SW846 /9045	0.1	12.5
Total Organic Carbon (mg/l)	505B	100	38,000

M. Shauna Pandolfino
Inorganic Supervisor

ADVANCED ENVIRONMENTAL SERVICES, INC.
LABORATORY REPORT

Type of Analysis: ORGANICS

Units of Measure: Milligrams/ Kilogram or ppm (as received)
Client: WRA A.E.S. Job Code ENG

Analytical Parameter(s)	Method No.	Quant. Limits	AES Lab No.- 15330 Sample ID - 7D PJSI (3RD HOLE) GRAB Sample Date- 12/15/89
Total Chlorinated Hydrocarbon Scan	310-17	5.0	BQL *

* Below Quantifiable Limits

Wayne J. Juda
Organics Supervisor

FIGURE 1

North

P.J. SCHMITT PARCEL #1

P.J. SCHMITT PARCEL #2

TOPS PARCEL

3 A,B,C

2 A,B,C

1 A,B,C

7 A,B,C

7 D

4 A,B,C

5 A,B,C

6 A,B,C

8 A,B,C

10 A,B,C

9 A,B,C

73rd ST

72nd ST

71st ST.

NIAGARA FALLS BLVD.

SOIL SAMPLE LOCATIONS

SCALE: NONE	APPROVED BY:	DRAWN BY T.BENNETT
DATE: 12-12-89		REVISED

ENVIRONMENTAL PROPERTY ASSESSMENT
PHASE 2

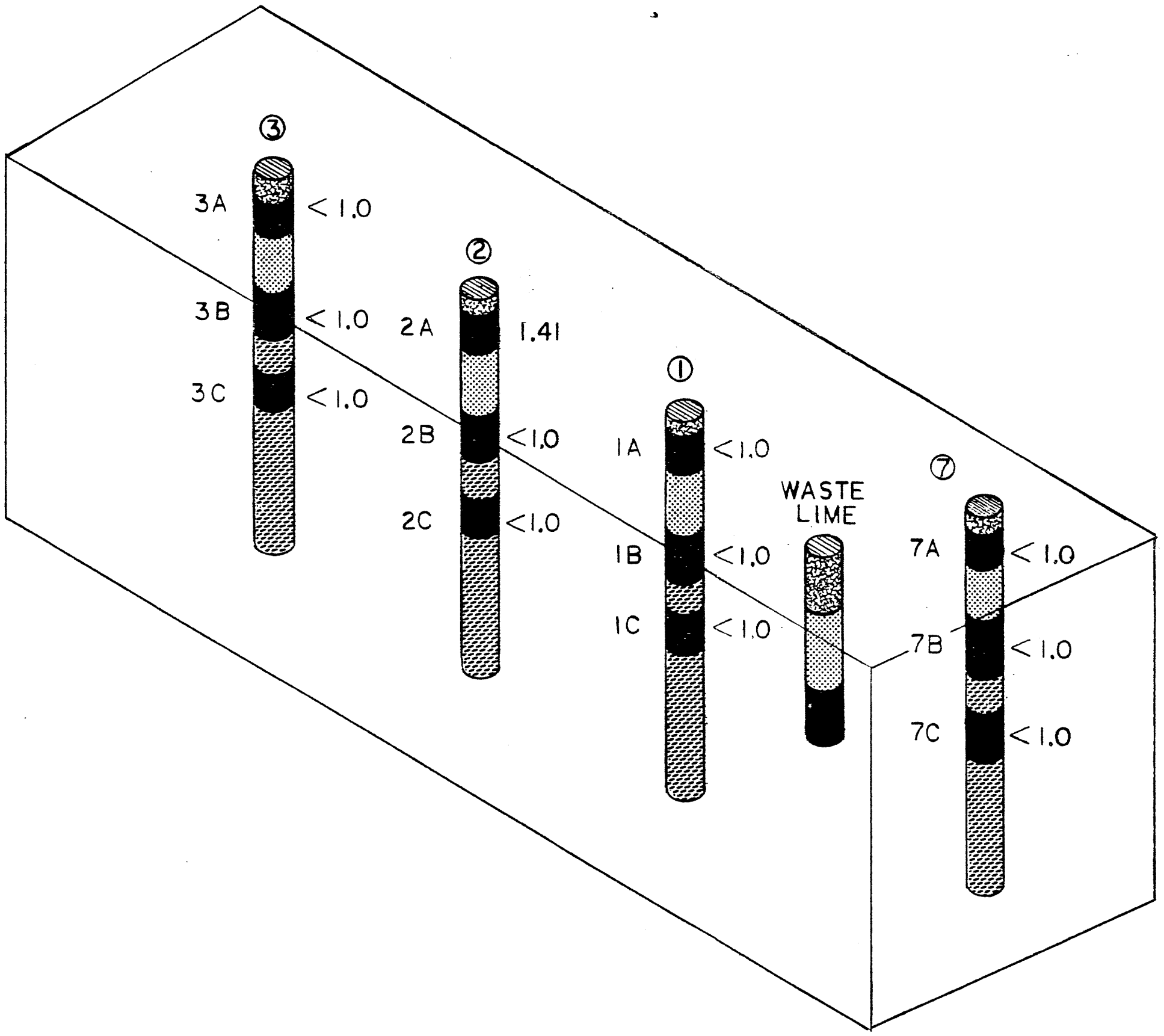
TOPS MARKETS

DRAWING NUMBER

11 X 17 PRINTED ON NO. 1000H CLEARPRINT ®

FIGURE 2

P.J. SCHMITT PARCEL #1



SAMPLE NO.	DEPTH (FT.)
1A	0 to 4
1B	4 to 8
1C	8 to 12
2A	0 to 2
2B	2 to 6
2C	6 to 10
3A	2 to 4
3B	4 to 6
3C	6 to 12
7A	0 to 4
7B	4 to 6
7C	6 to 10
WASTE LIME	4 to 6

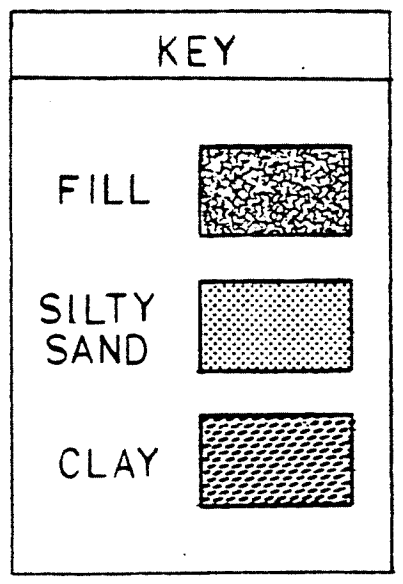
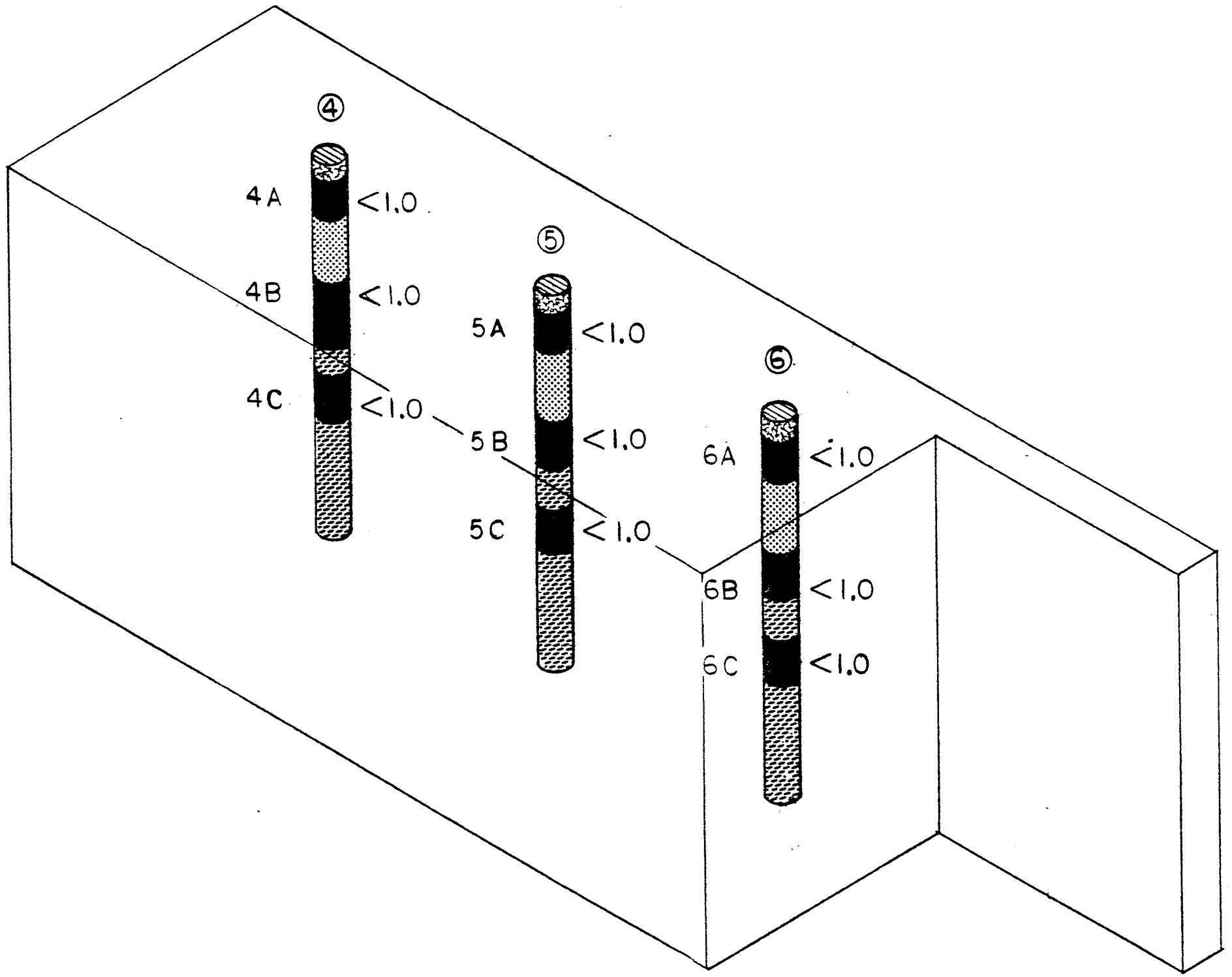


FIGURE 3

P.J. SCHMITT PARCEL #2



SAMPLE NO.	DEPTH (F.T.)
4A	0 to 4
4B	4 to 6
4C	6 to 8
5A	0 to 2
5B	4 to 7
5C	7 to 8
6A	0 to 4
6B	4 to 6
6C	6 to 8

KEY

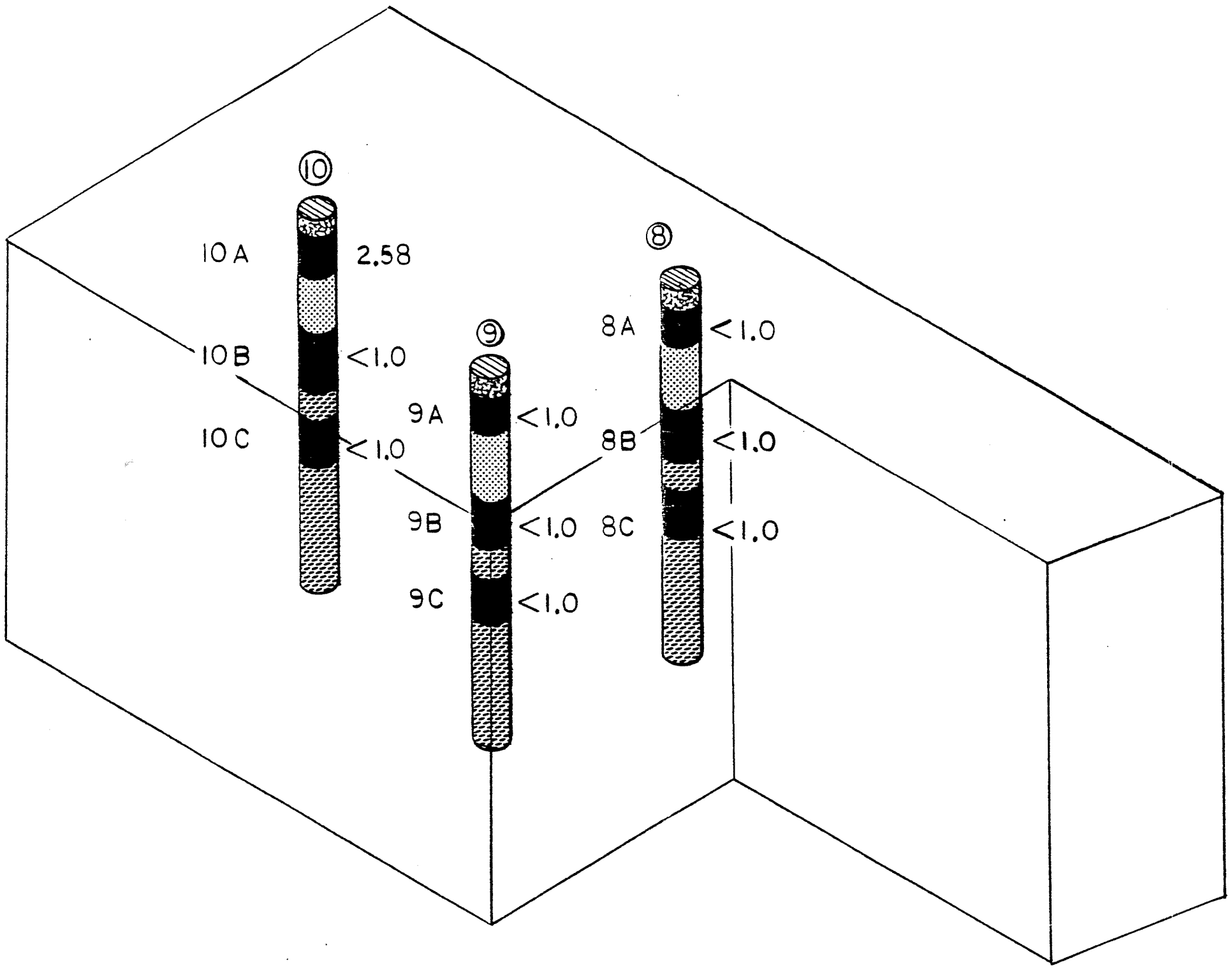
FILL

SILTY SAND

CLAY

FIGURE 4

TOPS PARCEL



SAMPLE NO.	DEPTH (FT.)
8A	2 to 4
8B	4 to 8
8C	8 to 10
9A	0 to 4
9B	4 to 7
9C	7 to 10
10A	0 to 3
10B	3 to 8
10C	8 to 10

KEY

FILL

SILTY SAND

CLAY