

PHASE I ENVIRONMENTAL SITE ASSESSMENT

1 Osgood Avenue

Green Island, New York 12183

Prepared for

APEX OIL CO.

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I. SUMMARY

We have performed a Phase I Environmental Site Assessment generally in conformance with the scope and limitations of the American Society for Testing and Materials ("ASTM") E 1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" of the property known as 1 Osgood Avenue in the Village of Green Island (Albany County), New York 12183 (the "property" or the "site"). Any exceptions to, or deletions from, this practice are described in Section 2.4 and 2.5 of this report. This assessment has revealed no evidence of "recognized environmental conditions", as that term is defined in ASTM E 1527-05, in connection with the property, except as shown in the following table:

PROJECT AT A GLANCE

Assessment Component	RECs ¹	Recommendation (If Component Not Acceptable)	Estimated Cost Range	Section Reference
Current Use of Site	No	---	---	3.3
Current Use of Adjoining Property	No	---	---	3.5
Environmental Records	REC & HREC ²	See Text	---	5.1
Historical Use of the Property	No	---	---	5.4
Historical Use of Adjoining Property	No	---	---	5.5
Site Reconnaissance	No	---	---	6.1-6.4
Hazardous Substances	No	---	---	6.2/6.3.a
Underground and/or Aboveground Tanks	No	---	---	6.3.b
PCBs	No	---	---	6.3.c
Solid Waste	No	---	---	6.3.d
Interviews	No	---	---	7.1-7.5
Asbestos	No	---	---	12.1
Radon	No	---	---	12.2

1 RECs = Recognized Environmental Conditions

2 HREC = Historical Recognized Environmental Conditions

All of the assessment components were found to be acceptable for the subject property, with the exception of past releases on the property which have not yet been closed by the New York State Department of Environmental Conservation ("NYSDEC"). Based on the findings presented in this report, in the professional opinion of Shifrin & Associates, Inc., in regards to environmental matters, no further investigations, including any subsurface assessment, are recommended. It is recommended that the sampling and free product recovery from the monitoring wells on the site and the requisite reporting to the NYSDEC be continued.

II. INTRODUCTION

2.1 Purpose. The purpose of this environmental site assessment is to determine the likelihood of the presence of recognized environmental conditions ("RECs") on the site. ASTM defines RECs as the presence or likely presence of any hazardous substances or petroleum products on the property under conditions that indicate an existing release, a past release, or a material threat of a release of these hazardous substances or petroleum products into structures on the site or into the ground, groundwater or surface water on the property.

2.2 Detailed Scope of Services. This assessment was performed generally in accordance with the ASTM Designation: E 1527-05 and the following scope of services:

- A review of readily available historical information relative to the site, which may include some or all of the following: historical aerial photographs; U. S. Geological Survey maps; Albany County, New York telephone and street directories; fire insurance maps; previous environmental reports, if any, etc.
- Inquiry of knowledgeable persons including local residents and current occupants of the property relative to prior use of the property, if accessible on the date of the site reconnaissance.
- Research and review of a chain of title for each parcel comprising the property showing ownership and other legal and equitable interests of record for the past fifty (50) years (*user option*).
- Inquiry into historic and current usage of the adjoining properties.
- Research of records of environmental liens, activity or use limitations on the property or immediately surrounding properties.

- Inquiry of the local, state and federal environmental regulatory agencies relative to compliance problems on or affecting the site by means of a commercial database. These agencies will include the U.S. Environmental Protection Agency ("EPA") and the NYSDEC.
- Performance of a site inspection noting in particular the potential for environmental concerns such as asbestos containing materials ("ACMs"), polychlorinated biphenyls ("PCBs"), indications of buried wastes or surface disposed wastes and underground storage tanks ("USTs").

No sampling will be performed in the Phase I investigations. Should it be found that it is desirable to perform surface and/or sub-surface soil sampling or other sampling to determine whether or not contamination exists, it will be a recommendation of the Phase I report and the scope and estimated cost of these additional studies will be presented.

- Preparation of a report summarizing the studies and presenting any recommendations for further investigations.

ASTM E 1527-05 identifies a number of environmental issues as outside the scope of the standard, such as lead-based paint, mold, indoor air quality (and vapor intrusion), etc. This Phase I addresses only those issues specifically identified in the scope of work.

2.3 Significant Assumptions. No significant assumptions were made in preparation of this assessment.

2.4 Limitations and Exceptions. No investigation of this type can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce this possibility to an acceptable level. The conclusions reached below have been based only on those sources of information stated herein. Professional judgment was exercised in gathering and analyzing the data obtained. Like all professional persons rendering advice, we do not act as insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching these conclusions.

2.5 Special Terms and Conditions. This site assessment was performed in accordance with the telephone authorization of Mr. Ken Fenton, Apex Oil Company (North Albany Terminal Co., LLC). The information presented herein is based solely on visual observations made and information collected and examined by Walter G. Shifrin, P.E. and Jeffrey T. Shifrin, Environmental Professional. The property was inspected on March 17, 2008 by Jeffrey T. Shifrin. Mr. Shifrin was provided background information and

escorted around the property and the facilities thereon by Mr. Hugh Templeton, Assistant Terminal Manager, North Albany Terminal Co., LLC (Petroleum Fuel and Terminal).

- 2.6 User Reliance.** The findings presented herein are those found at the time of our inspection of the property, are for the sole use of Apex Oil Company, North Albany Terminal Co., LLC and Petroleum Fuel and Terminal and their authorized representatives and are valid for a period of one hundred eighty (180) days from the date of this report.

III. SITE DESCRIPTION

- 3.1 Location and Legal Description.** The subject property is located on Starbuck Island in the Hudson River, in the Village of Green Island (Albany County), New York. The site is developed as a bulk oil storage terminal. The property is located in the southern portion of the island, approximately three hundred (300) feet south of Federal Street. A road that provides accesses to the site extends southerly from Federal Street, approximately seven hundred (700) feet east of George Street. The intersection of Federal and George Streets is located approximately just over one-quarter ($\frac{1}{4}$) mile southeast of the State Route 7 interchange off Interstate Highway 787. The approximate location of the subject site is shown on Figure No. 1, which is included in Appendix 1. Figure No. 1 is a portion of the Troy South, New York 7.5 minute quadrangle map published by the United States Geological Survey ("USGS"). This quadrangle sheet, which was published in 1898, was most recently photorevised in 1980. The mapping shows the approximate location of the property in relationship to the surrounding physical features.

A legal description of the subject site has not been provided and therefore has not been included as part of this investigation.

- 3.2 Site and Vicinity General Characteristics.** The USGS topographic map shows that, in 1980, the subject site was located in a densely developed mixed use area. The mapping shows the property occupied by the current improvements; i.e., a bulk storage (fuel) facility including fifteen (15) aboveground storage tanks and other structures. The property is shown to be surrounded by a smaller bulk storage facility (north) and the Hudson River (east and west).

An examination of the USGS map found that the subject property is at elevations varying from approximately 30 to 45-feet above mean sea level. As indicated above, the Hudson River borders the subject property to the east and west. Based upon our review of the topographic map and our field reconnaissance, it appears that the ground surface on the property is

relatively level with the edge of the property sloping toward the River. Based upon the USGS map, it does not appear that there have been major fills on the subject site, an indication of potential waste disposal.

As detailed below, during our reconnaissance, we interviewed Mr. Hugh Templeton, Terminal Manager. Mr. Templeton stated that, the island on which the terminal is sited, was originally a large sand bar and, beneath the facility is a considerable amount of fill material.

3.3 Current Use of the Site. The subject property is occupied by a North Albany Terminal Co., LLC (Petroleum Fuel and Terminal) bulk storage facility. The facility, which currently is out of service, was used for fuel storage, with the requisite loading and unloading of products. The product is transported onto the site by barge. Photographs of the subject property and the improvements thereon, taken during our reconnaissance, are attached as Appendix 2.

3.4 Descriptions of Structures, Roads, Other Improvements on the Site. As mentioned above, the property is improved with a bulk petroleum storage facility. The improvements on the subject site consist of: sixteen (16) aboveground steel bulk storage tanks, a three (3) bay truck loading rack, a barge dock, an office building, an electrical shed, two (2) small storage sheds, two (2) dilapidated brick buildings, earthen dikes and interior roads.

The single story, masonry, office building is constructed on a slab; there is no basement beneath the structure. One (1) of the storage sheds is utilized for red dye storage. The material is stored in 55-gallon drums within this structure. As discussed below, an out-of-service oil/water separator is contained within the other storage shed. Other than miscellaneous junk, one (1) of the brick buildings is empty. The other brick building is used for storage of files, rock salt, a spare pump, etc.

As indicated above, the road that accesses the terminal extends southerly from Federal Street. The terminal is accessed in its northwest corner. The northern portion of the property is improved with seven (7) of the bulk tanks. The earthen containment dike in this area is covered with a synthetic liner. The old brick buildings described above are located on the west side of this area. The office building and loading rack are located in the western portion of the property, south of the seven (7) bulk tanks. The remaining tanks are situated south and east of the office building. The barge dock is located in the River, along the eastern boundary of the site.

Currently, no fuel is stored on the property. The fuels most recently stored on site included: kerosene, low sulfur diesel, ultra low sulfur diesel and high sulfur No. 2 fuel oil (heating oil). The aboveground tanks have the following

nominal storage capacities (42 gallons/barrel):

TANK NUMBER	STORAGE CAPACITY (Barrels)	INTERNAL FLOATING ROOFS
1	18,785	No
3	9,238	No
4	7,405	Yes
5	9,595	No
6	24,286	No
8	11,333	Yes
9	12,095	No
10	11,333	Yes
11	2,333	No
12	4,500	Yes
13	14,833	No
14	14,833	No
15	14,833	No
16	14,833	No
17	14,833	No
18	13,452	Yes

The property is not sewered. Wastewater is discharged to a septic tank and leaching field consisting of an 8-foot length of pipe.

The subject site lies within the water service area of the Village of Green Island. The source of supply is a well located on the northern end of Starbuck Island.

As discussed below, there are twelve (12) groundwater monitoring/recovery wells installed on the property as part of previous and/or ongoing subsurface investigations. When the investigations are complete, the wells, except those required as part of the facilities Major Oil Storage Facility ("MOSF") permit, will require closure in accordance with applicable regulations, since improperly maintained or abandoned wells can pose a threat to groundwater quality, because they are open conduits to the underlying groundwater aquifer.

- 3.5 Current Use of the Adjoining Properties.** As mentioned above, the subject property is sited on Starbuck Island in the Hudson River, in the Village of Green Island (Albany County), New York. An auto tour of surrounding properties was conducted to search for conditions that may present an adverse environmental impact to the subject site. The tour was conducted from public right-of-ways and did not include access to buildings or entry onto private properties. The property is bound by the Hudson River to the east and west. The southern tip of the island, south of the subject property, is occupied by a small marina. North of the subject property, between the subject site and Federal Street, are a car wash (Prime Touchless Car Wash) and an office building, which is occupied by Coldwell Banker. North of Federal Street, the island has been residentially developed.

IV. USER PROVIDED INFORMATION

- 4.1 Title Records.** A chain of title showing the ownership history of the subject property was not researched, since it is our opinion that the chain would not provide significant additional information relative to the historical use of the site. Further, Mr. Fenton did not request that a chain of title be included in the scope of work.
- 4.2 Environmental Liens or Activity and Use Limitations.** No information was provided which indicated that there are any environmental liens, activities or use limitations on the property.
- 4.3 Specialized Knowledge.** The property has been the site of a petroleum terminal for over eighty (80) years.
- 4.4 Commonly Known or Reasonably Ascertainable Information.** A User Questionnaire was submitted to Mr. Fenton at the beginning of this project. This Questionnaire has not yet been returned. Based upon the other sources researched, we do not expect the information in the User Questionnaire to alter the findings of this report.
- 4.5 Valuation Reduction for Environmental Issues.** The user has not identified any significant reduction in the value of the property due to potential environmental issues.
- 4.6 Owner, Property Manager, and Occupant Information.** The current owner of the property is North Albany Terminal Co., LLC and the property is improved with an out-of-service petroleum marketing fuel terminal.
- 4.7 Reason for Performing Phase I.** This Phase I Environmental Site Assessment was authorized to satisfy a due diligence requirement and to

avail the user of the liability protection available under the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"). The purpose of this assessment is stated above in Section 2.1. In addition, this assessment was performed to meet the requirements of the NYSDEC for entering a site into their Brownfield Cleanup Program.

- 4.8 Other.** No other information pertinent to this assessment was provided by the user.

V. RECORDS REVIEW

- 5.1 Standard Environmental Record Sources.** A commercial database [Environmental Data Resources, Inc. ("EDR") of Milford, Connecticut] was used to access regulatory agency records to determine whether or not there were any existing or past environmental compliance problems with the property or adjoining properties. The files of the agencies also were checked to determine if any abandoned or uncontrolled hazardous waste disposal sites are on or adjacent to the property. The agencies' records searched were the EPA and the NYSDEC.

The screening of records was conducted in accordance with the guidelines in ASTM E 1527-05 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process". The minimum distance searched varied in accordance with these guidelines and as stipulated below. A copy of the report prepared by EDR is attached as Appendix 3. Their report is based upon using the Facility Index System ("FINDS"), a central and common inventory of facilities monitored or regulated by several EPA programs, and various state databases.

A number of listings were found for the subject property in the databases searched by EDR. The listings are all for former owners and/or occupants of the subject property; i.e., Tenneco Oil and North Albany Terminal Company. These listings are as follows:

- Tenneco Oil Osgood Ave is listed on both the NYSDEC leaking tank ("LTANKS") and HIST LTANKS databases. According to the information obtained from the databases, these listings appear to be related to the same incident. In February 1988, a spill resulting from a tank failure was reported to the NYSDEC. The spill was cleaned up and Tenneco was to inspect and repair the tank. A groundwater monitoring well(s) was installed as part of this cleanup. No further required action was reported. Therefore, since this release was satisfactorily remediated, it is considered to be a historical recognized environmental condition ("HREC"). By definition, a HREC is an

environmental condition which, in the past, would have been considered a REC, however, due to current conditions, is not expected to have an adverse impact on the subject site.

- Tenneco Oil Osgood Ave also is listed on both the NYSDEC NY Spills inventory and the NY Hist Spills database. According to the information obtained from these databases by EDR, these listings may relate to the same incident. In August 1988, approximately 0.8-feet of product (light fuel oil) was discovered in a 4-inch groundwater monitoring well. This fuel had possibly been in the ground for years as it appeared to be an old problem. Tenneco was advised to recover the free product. On April 12, 1993 the spill was closed by the NYSDEC. Therefore, since the spill has been closed, the release is considered to be a HREC.
- Tenneco Oil Terminal also is listed on both the NYSDEC NY Spills inventory and the NY Hist Spills database. According to the information obtained from these databases by EDR, these listings also appear to relate to the above described incident. In June 1987, NYSDEC was informed of oil found in a groundwater monitoring well on the property. Tenneco was drilling additional wells in order to further monitor the situation. Correspondence between Tenneco and the NYSDEC ceased and the file was "missing" for several years. The file was found in 2005 and the NYSDEC requested an update from the current owners of the site. Reports summarizing manual bailing events demonstrated that free product recovery was no longer required in identified wells. The NYSDEC requested additional wells be installed. Seventeen (17) vacuum extraction events were conducted on these wells through October 2006. Product thickness had decreased in all except one (1) well. Extraction events are to continue. Since the monitoring of this spill is ongoing and the site has not been closed, this spill is considered a REC.
- North Albany Terminal Company is listed as a licensed Major Oil Storage Facility ("MOSF"). The license is reported to expire on March 31, 2010.

In addition, another former owner and/or occupant of the subject property was Dreyfus Energy. In the "Orphan Summary" at the end of the EDR report, four (4) separate listings for Dreyfus Energy appear on both the NYSDEC NY Spills inventory and the NY Hist Spills database. Separate site reports for these listings were requested from EDR. These site reports are included as Appendix 4. The information found in these site reports is as follows:

- On April 30, 1990, a spill caused by equipment failure was reported to the NYSDEC. Apparently, a leak in a pipe was discovered during pumping off a barge. The release was contained with booms and some soil was removed. The clean-up was considered complete and the spill was "closed" in the NYSDEC database on September 11, 1990.
- On July 23, 1990, a spill caused by equipment failure was reported to the NYSDEC. Apparently, an oil/water separator overflowed due to rain. The release was contained with pads and booms. Some impact to the River was reported. Booms also were deployed in the River. The clean-up was considered to be satisfactory and the spill was "closed" in the NYSDEC database on September 11, 1990.
- On January 6, 1992, a spill caused by human error was reported to the NYSDEC. Apparently, a 2,000-gallon release of #2 fuel oil was caused by the deliberate misuse of a containment and treatment system. Fines were collected from the responsible party. According to the information in the database, the clean-up ceased on August 4, 1992 and the spill was "closed" in the NYSDEC database on September 3, 1992.
- On September 17, 1992, a spill caused by poor housekeeping was reported to the NYSDEC. Apparently, there was a pile of paint chips located near the River. Rain washed the chips into the River. No penalties were recommended by the NYSDEC. According to the information in the database, the clean-up ceased on March 19, 1993 and the spill was "closed" in the NYSDEC database on the same date.

The EPA and the NYSDEC under the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), commonly known as "Superfund," maintain a list of the most seriously contaminated sites in the state known as the National Priority List ("NPL"). There are currently eighty-six (86) sites in New York on the NPL and one (1) site proposed. No NPL, proposed NPL or de-listed NPL sites were found to be located within one (1) mile of the subject property. The EDR report also indicates that they found no NPL liens on the site nor any sites with CERCLA consent decrees or Records of Decision ("RODs") within one (1) mile of the subject property.

The EPA and the NYSDEC, also under Superfund, performed a preliminary assessment and inspection of many known potentially hazardous sites throughout the state. The inventory of these potential sites is known as the Comprehensive Environmental Response, Compensation and Liability Information System ("CERCLIS"). No sites on the CERCLIS were found by

EDR within one-half ($\frac{1}{2}$) mile of the subject property. Therefore, it is our opinion that it is unlikely that any sites on the CERCLIS have had an adverse environmental impact on the site under consideration.

The No Further Remedial Action Planned ("NFRAP") database is a collection of sites removed from the CERCLIS, which, following investigation, the regulatory agencies found that (1) no contamination was discovered, (2) contamination was quickly removed without the need for the site to be placed on the NPL or (3) the contamination was not serious enough to require Federal Superfund action. Other sites were removed because the State or potentially responsible parties have initiated remedial efforts. One (1) NFRAP site was found by EDR within one-half ($\frac{1}{2}$) mile of the subject property (see maps following the Executive Summary in the EDR report). This site, Capital District Tool & Die Co, is located on Paine Street in Green Island, approximately sixteen hundred (1,600) feet north/northwest of the subject property. Following discovery, a preliminary assessment was completed on the site in 1987. The site was then designated NFRAP and archived. Due to the separation of this site from the subject property, the presence of the Hudson River between the site and the subject property and the status of the facility, NFRAP, it is our opinion that it is unlikely that the activities on this site have adversely impacted the subject property.

EDR also accessed the Resource Conservation and Recovery Act ("RCRA") Information System List ("RCRAInfo"). This is a listing of all firms that either treat, store or dispose of hazardous waste ($\frac{1}{2}$ mile) or generate hazardous waste and have applied for an identification number (property and adjoining properties - $\frac{1}{4}$ mile). Inclusion on this list does not indicate that a facility is illegally operating. No hazardous waste treatment, storage and disposal ("TSD") facilities were found to be located within one-half ($\frac{1}{2}$) mile of the subject site by EDR.

One (1) generator listed on the Corrective Action Report ("CORRACTS") was found to be located within one (1) mile of the subject property by EDR (see maps following the Executive Summary in the EDR report). This site, Nashua Corp, is located approximately thirty-six hundred (3,600) feet west/northwest of the subject property on 7th Avenue in Watervliet. According to the information obtained from the database, it appears that a RCRA facility assessment was completed and the site was given a medium priority. Based upon the separation of the Nashua site from the subject property, the presence of the Hudson River between the sites and the medium priority status of the facility, it is our opinion that it is unlikely that the operations of this facility have adversely impacted the subject property from an environmental viewpoint.

One (1) site with a RCRA I.D. number (hazardous waste generator) was located by EDR within one-quarter ($\frac{1}{4}$) mile of the subject site (see maps following the Executive Summary in the EDR report). This generator, Green Island Autobody Ltd, is located on Albany Street in Green Island, approximately one thousand (1,000) feet northwest of the subject property. This generator is listed as a conditionally exempt small quantity generator ("CESQG"); i.e., a facility which generates less than 220 pounds or about 25 gallons of hazardous waste per month. There was no information in the report received from EDR which indicated that this generator has operated improperly; i.e., they have not received any notices of violation under RCRA. In addition, no corrective actions have been required at this facility. Therefore, it is our opinion that it is unlikely that the hazardous waste generation at this facility has adversely impacted the subject property from an environmental viewpoint.

EDR also accessed the Manifest database maintained by the NYSDEC. A Manifest is a document that lists and tracks hazardous waste transported from the generator's facility to a disposal facility. The only hazardous waste generator on the Manifest database found by EDR with the specified one-quarter ($\frac{1}{4}$) mile search radius was Green Island Autobody Ltd. This database does not indicate the presence of a release. Based upon the separation of this site from the subject property and the presence of the River between the site and the subject property, as indicated above, it is our opinion that it is unlikely that the hazardous waste generation and disposal activities on this site have adversely impacted the subject property.

Other databases, maintained by NYSDEC, which EDR accessed are the registration of underground storage tanks ("USTs") and MOSF UST. Three (3) UST sites were found by EDR within the specified one-quarter ($\frac{1}{4}$) mile search radius; no MOSF UST sites within one-half ($\frac{1}{2}$) mile of the site (see maps following the Executive Summary of the EDR report). These UST sites are listed as follows:

- | | | |
|---|---------------------------------------|----------------------|
| • | Star Garage | 12 Lower Hudson Ave |
| • | Grimm Building Material Co Inc | 96 Albany Ave |
| • | Getty #58719 | 17 Albany Ave |

The sites highlighted in bold font above also are included on the LTANKS inventory and are discussed further below.

The remaining site, Star Garage, is located on Lower Hudson Avenue in Green Island, approximately seven hundred fifty (750) feet northwest of the subject property. The information obtained from the database by EDR indicates that the USTs on this site have been removed. There was no information in the EDR report which indicated that the tanks formerly in use on this site had a release; i.e., this site does not appear on the LTANKS

inventory. In addition, petroleum releases from USTs generally migrate through the sub-surface soils to the shallow groundwater. The petroleum then floats on the groundwater and migrates in its direction of flow. Groundwater flow usually parallels the surface in the area. Based upon the removal of the USTs, the lack of a reported release, the separation of this site from the subject property and the presence of the River between this site and the subject site, it is our opinion that it is unlikely that a release, if any, on this site has impacted the subject property.

EDR also searched the NYSDEC LTANKS and HIST LTANKS databases for sites within one-half (½) mile of the subject property. Not including the listings for the subject property discussed above, twenty-one (21) and twenty (20) sites, respectively, were found on these databases within the search radius (see maps following the Executive Summary of the EDR report). These sites are as follows:

LTANKS

• King Terminal McMillen	Osgood Ave King Terminal
• Grimm Bldg Albany Ave	96 Albany Ave
• Getty #58719 Albany Ave	17 Albany Ave
• Marine Midland Broadway	257 Broadway
• Marine Midland Bank	33 3 rd St
• Getty Albany Ave	Albany Ave
• Gray Law Off Polsinello	29 2 nd St
• Caldwell Apartments	17 State St
• Hess River St	462 River St
• St. Anthony's	28 State St
• Troy Publishing Broadway	501 Broadway
• Xtra Mart 2 nd Avenue	2457 2 nd Ave @ 25 th
• Rens Co Court House	Congress St
• Marschilok's	State St @ Fifth
• Marschilok State @ 5 th	State @ Fifth Ave
• NYNEX	1776 6 th Ave
• Selby's Auto Serv 23 rd St	200 23 rd St @ Second
• Hedley Cadillac Oldsmobile Inc	515 River St
• Court House Annex	105 Third St
• Troy Police Dept State St	State St / 6 th Ave
• Stewart's Congress @ 5 th	127 Congress St

HIST LTANKS

• King Terminal McMillen	Osgood Ave King Terminal
• Grimm Bldg Albany Ave	96 Albany Ave
• Marine Midland Broadway	257 Broadway
• Marine Midland Bank	33 3 rd St
• Getty Albany Ave	Albany Ave
• Gray Law Off Polsinello	29 2 nd St
• Hess River St	462 River St
• St. Anthony's	28 State St
• Troy Publishing Broadway	501 Broadway

• Xtra Mart 2 nd Avenue	2457 2 nd Ave @ 25 th
• Rens Co Court House	Congress St
• Hepps Serv Sta 27 th St	Rt 32 @ 27 th St
• Marschilok's	State St @ Fifth
• Marschilok State @ 5 th	State @ Fifth Ave
• NYNEX	1776 6 th Ave
• Timothy Klint	2 nd @ 25 th
• Selby's Auto Serv 23 rd St	200 23 rd St @ Second
• Hedley Cadillac Oldsmobile Inc	515 River St
• Court House Annex	105 Third St
• Troy Police Dept State St	State St / 6 th Ave

The majority of these listings are duplicated. All of these incidents are reported to have been closed. In addition, with the exception of the King Terminal facility, none of these sites are located on the island on which the subject property is sited. Therefore, it is our opinion that none of these incidents have adversely impacted the subject property.

The King Terminal facility was formerly located immediately north of the subject property, between the site and Federal Street. The facility has been dismantled, the tanks removed and the site re-developed with a car wash and office building. When the site was purchased for the re-development, impacted soil was discovered on the site. The site was remediated to acceptable levels and closed by the NYSDEC on February 27, 1997. Based upon the remediation of the site and the approval of the closure by the NYSDEC, it is our opinion that it is unlikely that the former use of this site has adversely impacted the subject property.

EDR also searched several NYSDEC databases of aboveground storage tanks, including the Aboveground Storage Tank ("AST") database, the Chemical Bulk Storage ("CBS AST"), the Major Oil Storage Facilities ("MOSF") and the MOSF AST. The sites found on these databases and the radii search are presented below (see maps following the Executive Summary of the EDR report).

AST (¼-mile)

• Grimm Building Material Co	96 Albany Ave
• Getty #58719	17 Albany Ave

CBS AST (¼-mile)

- No sites located

MOSF (½-mile)

• The King Service Inc	Osgood Ave
• Getty Green Island Terminal	Albany Ave

MOSF AST (1/2-mile)

- The King Service Inc Osgood Ave
- Getty Green Island Terminal Albany Ave

With the exception of the King Service facility, none of these sites are located on the island on which the subject property is sited. Therefore, based upon the presence of the Hudson River between these sites and the subject property, it is our opinion that the presence of these AST sites are unlikely to have adversely impacted the subject property.

As discussed above, the King Service facility or King Terminal was formerly located immediately north of the subject property, between the site and Federal Street. The facility has been dismantled, the tanks removed and the site re-developed with a car wash and office building.

In addition to the previously discussed listings for the subject property, two (2) sites listed on both the NYSDEC NY Spills inventory and the NY Hist Spills database were located by EDR within the one-eighth (1/8) mile search radius. These sites are as follows:

- Hudson River Green Is Br Hudson River Green Is Br
- Former Gas Station Center Island (Osgood Ave)

The Hudson River Green Is Br site relates to a listing barge in the River. The EDR report indicates that no petroleum was released from the barge. The former gas station appears to have been part of the former King Terminal, located north of the subject site. As previously discussed, this site has been remediated to the satisfaction of the NYSDEC. EDR reports that both of these sites have been closed by the NYSDEC.

EDR also accessed records relating to permitted Solid Waste facilities. Three (3) solid waste facilities were found by EDR to be within the specified one-half (1/2) mile radius (see maps following the Executive Summary in the EDR report). These sites are listed as follows:

- Oil Mill Hill 2279 5th Avenue
- Troy SLF City Hall
- Rensselaer Co. SD Sludge County Office Bldg

These facilities are located over one-quarter (1/4) mile northeast, south and southeast, respectively, from the subject property. The information obtained from the database indicates that the landfills on each of these sites are inactive. Based upon the separation of these sites from the subject property, the presence of the River between these sites and the subject site and the lack of information to suggest improper activity on these sites, it is our opinion that it is unlikely that the activities on these sites have adversely

impacted the subject property from an environmental viewpoint.

EDR also accessed information from the NYSDEC Hazardous Waste Site ("SHWS") database. Four (4) hazardous waste sites were found in the database by EDR within one (1) mile of the subject site (see maps following the Executive Summary of the EDR report). These sites are as follows:

- | | | |
|---|---------------------------------------|-----------------------------------|
| • | Former Freedman & Son Scrap Yard | 2721 Second Ave |
| • | Former Bendix Corporation Land | Cohoes Ave and Tibbits Ave |
| • | Ford Motor Company | 75 Tibbits Ave |
| • | Freedman and Son | Tibbits Ave |

None of these sites are located within twenty-five hundred (2,500) feet of the subject property. Two (2) of these sites, highlighted in bold font above, have been deleted from the database. Studies and remediation of the other sites are on-going. Based upon the separation of these sites from the subject property and the presence of the River between these sites and the subject property, it is our opinion that it is unlikely that the activities on these sites have adversely impacted the subject property.

EDR also accessed the NYSDEC database of hazardous substance waste disposal sites ("HSWDS"). One (1) HSWDS site was found by EDR within one-half (½) mile of the subject property (see maps following the Executive Summary in the EDR report). This site, Capital District Tool & Die Co, is located on Paine Street, approximately sixteen hundred fifty (1,650) feet north/northwest of the subject property. Based upon the separation of this site from the subject property and the presence of the River between the site and the property, it is our opinion that it is unlikely that the activities on this site have adversely impacted the subject property.

EDR also accessed the NYSDEC Brownfields Site List and Voluntary Cleanup Agreements lists. These databases list the status of all sites entered into the Brownfields or voluntary remediation programs. One (1) site was found in these databases within one-half (½) mile of the subject property (see maps following the Executive Summary in the EDR report). This site, Former Freedman & Son Scrap Yard, is located just under one-half (½) mile northwest of the subject property. According to the information obtained from the database by EDR, this site is completely fenced and access is restricted. The site is located in a mixed commercial/industrial and residential area. The potential that PCB contaminated soil migrated from the subject property is being investigated. Exposures to contaminated groundwater are not expected as the area is supplied with public water. Based upon the separation of this site from the subject property and the presence of the River between the site and the subject property, it is our opinion that it is unlikely that the activities on this site has adversely impacted the subject property.

The NYSDEC maintains a list of registered dry cleaning facilities in the state. No sites on the this database were found by EDR within the specified one-quarter (¼) mile search radius.

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to the 1950's to produce a gas that could be distributed and used as fuel. Three (3) former gas plant sites were located by EDR within one (1) mile of the subject property (see maps following the Executive Summary in the EDR report). These sites are as follows:

- | | | |
|---|--------------------------------------|--|
| • | Niagara Mohawk - Liberty St Troy MGP | Liberty St |
| • | Niagara Mohawk - Watervliet MGP | 5 th and 18 th Streets |
| • | Niagara Mohawk - Jefferson St | Jefferson St |

These former gas plants are all located over thirty-six hundred (3,600) feet from the subject property. Based upon the separation of these sites from the subject property and the topography in the area, it is our opinion that it is unlikely that the activities on these sites have adversely impacted the subject property from an environmental viewpoint.

Seventy-three (73) sites were found in the various databases with inadequate address information to locate. With the exception of the four (4) spill reports for the subject property discussed above, our research has found that none of these sites are in the immediate vicinity of the subject property and therefore are unlikely to have affected it from an environmental viewpoint.

5.2 Additional Environmental Record Sources. No additional environmental record sources were reviewed in preparation of this report.

5.3 Physical Setting Source(s).

5.3.a. USGS 7.5 Minute Topographic Map. A copy of a portion of the Troy South, New York quadrangle map showing the location of the subject site is attached as Figure No. 1 in Appendix 1. See Section 3.2 for discussion of the physical setting.

5.3.b. Regional Geology. The subject site is situated above Cambrian Rocks in the Cambrian System.

5.4 Historical Use Information on the Property. In order to obtain information relative to the prior use of the subject property we (1) researched available

City Directories, (2) obtained available historical fire insurance maps, (3) obtained available historical aerial photographs, (4) obtained available historical topographic maps and (5) interviewed persons familiar with the history of the site.

5.4.a. Public Libraries. EDR searched available city directories (Polk's City Directory and City's City Directory). The listing presented below were reported by EDR. No listings were found prior to 1965. No listings were found with a street address of 1 Osgood Avenue prior to 2007, when North Albany Terminal Co was listed. The following listings were found for Osgood Avenue:

- 1965 No listings
- 1973 King Fuel & Heating Oil Marine Terminal
- 1980 King Fuel & Heating Oil Sales Co (*stge*)
Tenneco Oil Co
- 1985 King Fuel & Heating Oil Sales Co (*stge*)
Tenneco Oil Co
- 1990 No listings
- 1995 No listings
- 2002 No listings
- 2007 Prime Touchless Car Wash
Coldwell Banker

The complete listings are included in the EDR report attached as Appendix 5.

5.4.b. Fire Insurance Maps. Copies of available historical fire insurance maps were ordered from EDR. It was determined that these maps are not available for the area in which the property is located. A copy of the reply from EDR is included as Appendix 6.

5.4.c. Historical Aerial Photographs. Historical aerial photographs were obtained through EDR. Photographs taken in 1978, 1986 and 1995 were available. Copies of these photographs are attached as Appendix 7. The photographs provided the following information:

- 1978. The aerial photograph taken in 1978 is not completely legible. The southern portion of the island, on which the subject property is sited, appears to be occupied by a bulk storage facility.

- 1986. The photograph taken in 1986 shows that property occupied by a bulk storage facility. The adjacent property to the north also is shown to be improved with a bulk storage facility.
- 1995. No significant changes to the subject or surrounding properties, from the conditions observed in the previous photograph, were observed in the photograph taken in 1995.

5.4.d. Historical Topographic Maps. Historical USGS topographic maps for the Troy, New York quadrangle were obtained through EDR. Copies of these maps dated 1898, 1928 and 1950 are attached as Appendix 8. In addition, historical USGS topographic maps for the Troy South, New York quadrangle also were obtained. Copies of these maps, dated 1953 and 1980, also are included in Appendix 8. These maps show the following:

- 1898. The mapping shows the subject property to be undeveloped land. The island is shown to be intersected by railroad tracks.
- 1928. Notations on the mapping prevent a clear view of the development, or lack thereof, of the subject property.
- 1950. The mapping shows the subject property improved with a bulk storage facility.
- 1953. The mapping shows the subject property occupied by fifteen (15) bulk storage tanks and five (5) additional unidentifiable structures, some of which appear to be the current improvements.
- 1980. The mapping shows the subject property occupied by fifteen (15) bulk storage tanks and three (3) additional structures, which appear to be the office building and the two (2) brick buildings currently on the property.

5.4.e. Interviews. Mr. Hugh Templeton, Terminal Manager, was interviewed relative to both the historical and present use of the site. This information is presented below in Section VII.

Based upon these sources, it appears that the property has been the location of a petroleum terminal facility for approximately ninety (90) years. As discussed above, different spills on the subject property have been

reported to the NYSDEC. Some of these spills have been remediated to the satisfaction of the State and others remain open. The open spills on the site are considered a REC.

- 5.5 Historical Use Information on the Adjoining Properties.** No observations were made during our reconnaissance which indicated that any of the current activities of the occupants of the adjacent properties have had an adverse environmental impact on the subject site. Our research also indicates that the past uses of the surrounding properties have not adversely impacted the subject site.

VI. SITE RECONNAISSANCE

- 6.1 Methodology and Limiting Conditions.** The site reconnaissance was performed by visually inspecting the interior of the buildings on the site and systematically walking the remainder of the property. Mr. Shifrin was escorted during the reconnaissance by Mr. Hugh Templeton, Terminal Manager. Our observations were documented by notations and photographs.

- 6.2 General Site Setting.** As indicated above, the subject property is sited on Starbuck Island in the Hudson River, in the Village of Green Island (Albany County), New York. The property is located in the southern portion of the island, approximately three hundred (300) feet south of Federal Street.

The current and past uses of the property and adjoining properties are described above, as are the geologic, hydrogeologic and topographic conditions of the site. Further, the structure on the site, the adjoining roads, the potable water supply and the sewage disposal system serving the property are discussed in Section 3.4.

- 6.2.a. Hazardous Substances and Petroleum Products in Connection with Identified Uses.** Hazardous substances, as defined by the EPA in regulations promulgated under CERCLA and RCRA, include elements, compounds, mixtures, solutions and substances, which, when released into the environment, may present substantial danger to the public health or welfare of the environment. Typical hazardous substances are toxic, corrosive, ignitable, explosive or chemically reactive materials. Poisonous materials may also be considered hazardous. Petroleum products may include new and used materials.

As indicated above, the property has been utilized as a petroleum marketing terminal. Currently, the storage tanks on the property are empty. Visual evidence of minor (deminimus surface stains) releases

were observed near the truck loading rack, pumps, recovery wells and other equipment on the property.

The only other potentially hazardous materials observed on the subject property are gasoline stored in cans (for weed wackers and a mower) and other miscellaneous materials in a storage shed. No signs of the improper disposal or spillage of these materials were observed during our reconnaissance.

In addition, as mentioned above, red dye was stored in 55-gallon drums in a small storage shed on the property. Two (2) drums of red dye were observed in this shed. No signs of the improper disposal or spillage of this material was observed during our reconnaissance.

6.3 Exterior Observations.

6.3.a. Hazardous Substance Containers and Unidentified Substance Containers. No hazardous substance containers, other than those identified in the previous section, were identified on the site, nor were unidentified containers observed.

6.3.b. Storage Tanks. Based upon our site observations, there was no evidence that underground storage tanks are currently installed on the subject property. No indications of their presence such as vent or fill pipes or product dispensers were observed during our reconnaissance.

As indicated above, sixteen (16) aboveground bulk storage tanks of various sizes are installed on the property. All of these tanks are installed within diked containment areas. All piping at the terminal is aboveground, except where it goes through dikes or under a road. The capacity, in barrels, of each tank is provided above (Section 3.4).

There also is a 250-gallon aboveground kerosene tank located on the property. The kerosene is used to fuel a furnace unit in the office building. No evidence of releases from this tank was observed.

There is an in-ground oil/water separator located in one (1) of the storage sheds on the property. This separator is no longer in service.

6.3.c. Polychlorinated Biphenyls ("PCB"). The facilities on the subject site are served with power from three (3) pole mounted transformers located on the west side of the road accessing the property. These transformers are the property of National Grid (Niagara Mohawk), the utility which serves the area. No indication of current or past leakage

from the pole mounted transformers was noted during our reconnaissance.

An inquiry was made of National Grid to determine the PCB status of the pole mounted transformers. No reply has been received to date. Based upon the lack of blue "non-PCB" stickers on the transformers, it appears that these transformers have not had their dielectric fluids analyzed for the presence of PCBs. Under Federal regulations, untested transformers must be considered as PCB-contaminated. However, National Grid, like all other large electric utilities, has been finding that most of their transformers are non-PCB; i.e., they contain less than 50 parts per million PCB. In addition, National Grid has a spill prevention, control and countermeasures plan in place as required. On this basis, it is our opinion that these transformers neither constitute an environmental hazard nor pose a potential environmental liability to the owner of the property.

There are a number of fluorescent fixtures installed for lighting in the office building on the subject site. The ballasts in these fixtures may contain small quantities of PCBs. Newer ballasts are labeled "no-PCB". It is recommended that the ballasts be inspected, if and when the fixtures are removed, and appropriately disposed. In conjunction with the disposal of the ballasts, the NYSDEC policy regarding the disposal of fluorescent tubes (they contain mercury) also should be followed.

- 6.3.d. Indications of Solid Waste. No indications of the disposal of solid waste on the property were observed. No indications of land disposal of solid and/or hazardous wastes on the property such as stressed or discolored vegetation, discolored soil, waste ponds, lagoons or unusual fills were observed.
- 6.3.e. Physical Setting Analysis (if migrating Hazardous Substances are an issue). Based upon the nature of the uses of the adjacent properties, migration of hazardous substances and/or petroleum onto the site from these properties is not a potential concern. Migration of contaminants from the subject property to adjacent properties also is not a concern with this site.

6.4 Interior Observations.

- 6.4.a Heating/Cooling. The heating, ventilating and air conditioning ("HVAC") equipment/system serving the office building on the property was inspected. There is an oil or kerosene burning furnace unit installed in the building that provides heat. There is no air

conditioning in the building.

- 6.4.b. Stains or Corrosion. No stains or corrosion were observed on the floors, walls or ceilings of the buildings, other than normal discoloration in the maintenance shed.

VII. INTERVIEWS

- 7.1 Interview with Owner.** As indicated above, Mr. Hugh Templeton, Terminal Manager, North Albany Terminal Co., LLC (Petroleum Fuel and Terminal) provided information relative to the history of the site, the current operations and escorted us around the facilities. Mr. Templeton stated that he has worked on the property since 1991 and has been familiar with the site for longer than that time. North Albany Terminal Co., LLC purchased this terminal from Stratus Petroleum approximately five (5) years ago. According to Mr. Templeton, in 1989, Stratus had purchased the property from Tenneco Oil Co. Tenneco had owned and operated the terminal since the mid-1950's. He also stated that the terminal was originally opened in approximately 1918 by Hardiol.

According to Mr. Templeton, no spills have occurred on the property during the time he has worked at the terminal. However, he was aware of an approximate 400-gallon spill by the barge dock, due to a broken gasket, in 1989. According to Mr. Templeton, some of the oil was recovered and some "floated" away. Since the release was in the River, not on the subject property, it is unlikely to have impacted the site. *[In addition, the description of this release appears to match one (1) of the closed releases discussed above (Section 5.1)].*

- 7.2 Interview with Site Manager.** Mr. Templeton was the site manager, as well as the representative of the owner.
- 7.3 Interviews with Occupants.** Since no additional information would have been provided, no other interviews of personnel on the property were conducted.
- 7.4 Interviews with Local Government Officials.** We contacted the Green Island Fire Department regarding their knowledge of any information relating to the storage or spillage of toxic, petroleum or hazardous substances in connection with the subject property. The Department responded with a facsimile detailing potentially hazardous chemicals stored on the subject property, however, they provided no information regarding any spillage of toxic, petroleum or hazardous substances. A copy of the response provided by the Department is included as Appendix 9.

7.5 Interviews with Others. No additional interviews were conducted or deemed to be necessary.

VIII. FINDINGS

The subject property is occupied by a Petroleum Fuel & Terminal Company bulk storage facility. The facility was used for fuel storage, with the requisite loading and unloading of products, for approximately ninety (90) years. The product was transported onto the site by barge. Currently, the bulk storage tanks on the property are empty.

IX. OPINION

The site assessment has revealed no evidence of recognized environmental conditions in connection with the property, with the exception of past releases on the property which have not yet been closed by the NYSDEC.

X. CONCLUSIONS

We have performed a Phase I Environmental Site Assessment generally in conformance with the scope and limitations of the American Society for Testing and Materials ("ASTM") E 1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" of the property known as 1 Osgood Avenue in the Village of Green Island (Albany County), New York 12183. Any exceptions to, or deletions from, this practice are described in Section 2.4 and 2.5 of this report. This assessment has revealed no evidence of "recognized environmental conditions", as that term is defined in ASTM E 1527-05, in connection with the property, with the exception of past releases on the property which have not yet been closed by the NYSDEC.

Based on the findings presented in this report, in the professional opinion of Shifrin & Associates, Inc., in regards to environmental matters, no further investigations, including any subsurface assessment, are recommended. However, it is recommended that the sampling of the monitoring wells on the site and recovery of free product be continued with the requisite reporting to the NYSDEC.

XI. DEVIATIONS AND DATA GAP EVALUATION

No significant deviations from ASTM Standard Practice E 1527-05 were made in conducting an *All Appropriate Inquiry* for the subject property, except for the following:

- Sanborn Fire Insurance Maps are unavailable for the subject property.
- Aerial photographs prior to 1978 were not available or reasonably ascertainable and therefore, development of the subject site from 1940 to 1978 was not reviewed in the aerial photograph coverage.

This lack of information is not considered to be a significant data gap based upon the additional review of historic and regulatory sources .

Additional services, as listed in the following section, also were performed.

XII. ADDITIONAL SERVICES

12.1 Asbestos Containing Material ("ACM"). As part of this Phase I Environmental Site Assessment, a limited asbestos inspection, to identify the presence of suspected ACM, was performed. Materials which might be suspected to be ACM [containing one percent (1%) or more asbestos fibers] include pipe insulation, floor covering, ceiling tile and other materials manufactured and installed primarily in the period from about 1940 to the mid-1970's. Accessible areas of the building, excluding the roof, were inspected for suspect ACM. Any materials not amenable to visual inspection, such as materials behind walls or paneling or beneath false floors, were not evaluated. The limited inspection of ACM focused on the identification of surfacing materials (e.g., floor coverings and ceiling tile) and thermal system insulation (pipe wrap), both of which have been typically known to contain asbestos. Shifrin & Associates, Inc. did not intend for this limited asbestos survey to be used as a basis for any asbestos abatement or removal project.

As indicated above, the HVAC equipment/system serving the office building on the property was inspected. No insulation, which is suspected of containing asbestos, was observed in connection with the equipment/system.

The only materials, observed in and on the office building, suspected of being ACM, were different types of vinyl floor tile, dry wall systems, including joint compound, window caulk, etc. These materials were observed to be in fair condition at the time of our inspection. There are no regulations which require the removal of these materials, even if tested and proven to be ACM. If the finishing materials described above will be disturbed by a renovation or demolition project, it is recommended that the materials be tested for asbestos content prior to commencement of the project, in order that proper procedures are followed.

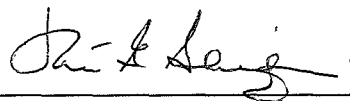
12.2 Radon. The EDR report, included herein as Appendix 3, indicates that the Federal EPA Radon Zone for Albany County is 1; i.e., the indoor average level of radon is greater than 4 pCi/L, which is the EPA level of concern. Based upon the nature of the development on the site (industrial), it is our opinion that the presence of radon is not a concern. However, if a specific determination for the level of radon in the buildings on the site is required, testing would need to be conducted.

XIII. REFERENCES

- ASTM E 1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process"
- USGS 7.5-minute Troy South, New York topographic map
- EDR Field Check™ Report with GeoCheck®
- EDR - City Directory Abstract
- EDR Aerial Photo Package
- EDR Historical Topographic Map Report

XIV. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312.



Walter G. Shifrin, P.E.
Shifrin & Associates, Inc.

6-3-08

Date

XV. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

A resume providing the qualifications based upon education and experience of each environmental professional who has participated in the preparation of this Phase I Environmental Site Assessment is attached as Appendix 10.

XVI. APPENDICES

- 16.1 Figure No. 1 - Site (Vicinity) Map
- 16.2 Site Photographs
- 16.3 EDR FieldCheck™ Report with GeoCheck®
- 16.4 EDR Orphan Site Reports
- 16.5 City Directory Listings
- 16.6 Response to request for fire insurance maps
- 16.7 Aerial Photographs
- 16.8 Historical USGS topographic maps
- 16.9 Response received from Green Island Fire Department
- 16.10 Resumes of Personnel

APPENDIX 1

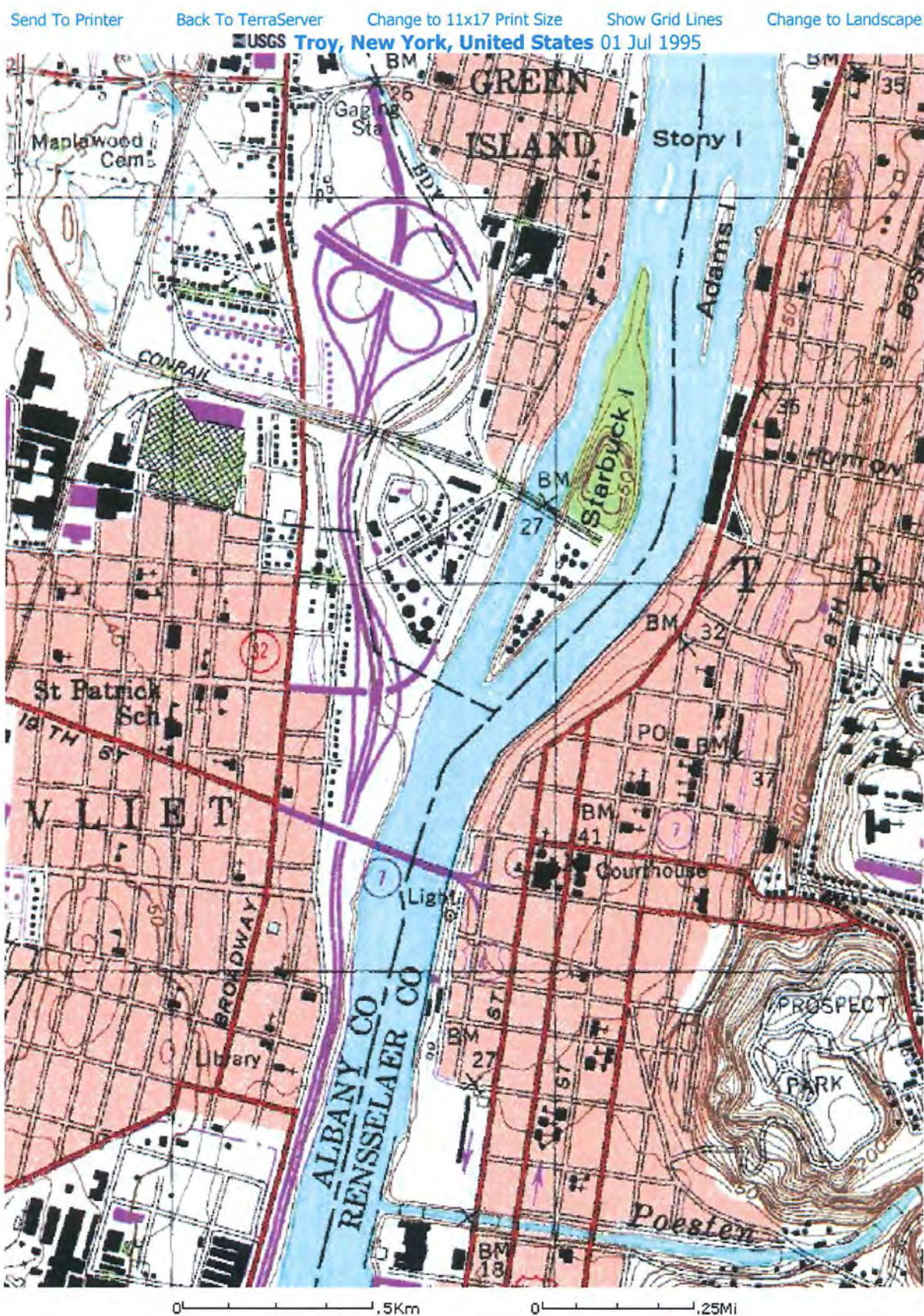


Image courtesy of the U.S. Geological Survey
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FIGURE NO.1

APPENDIX 2



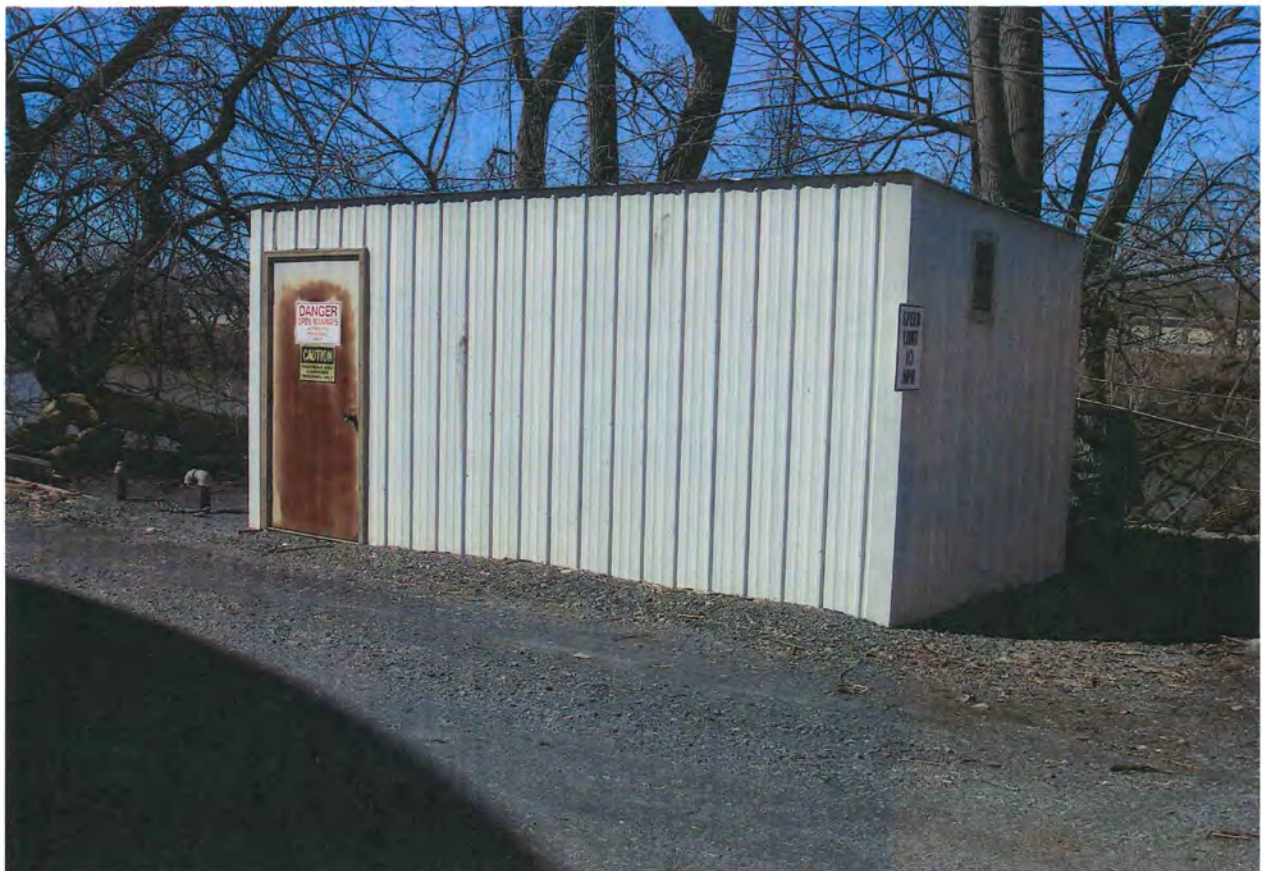
1. North/northwesterly view showing the front of the small office building on the subject site.



2. View showing the truck loading rack.



3. View showing the barge dock, located in the River, on the east side of the subject property.



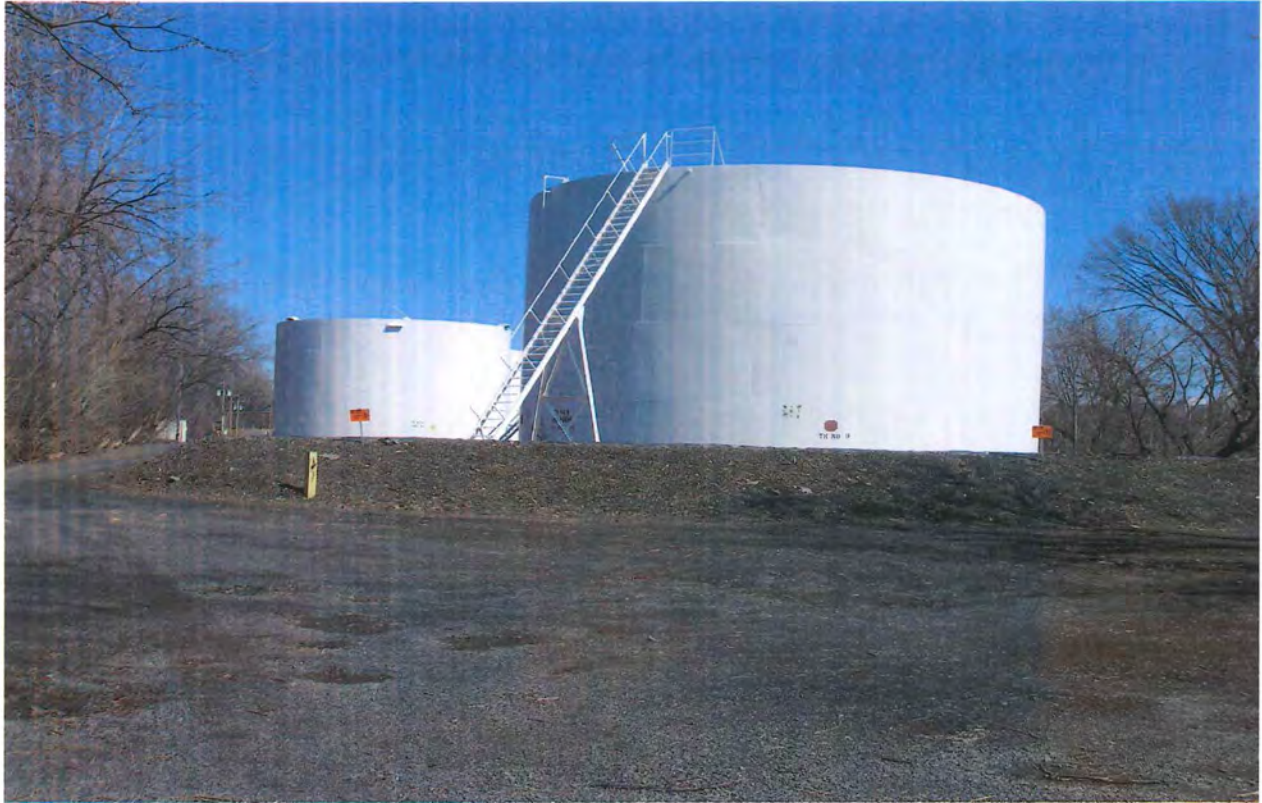
4. View showing one (1) of the storage sheds located on the subject property.



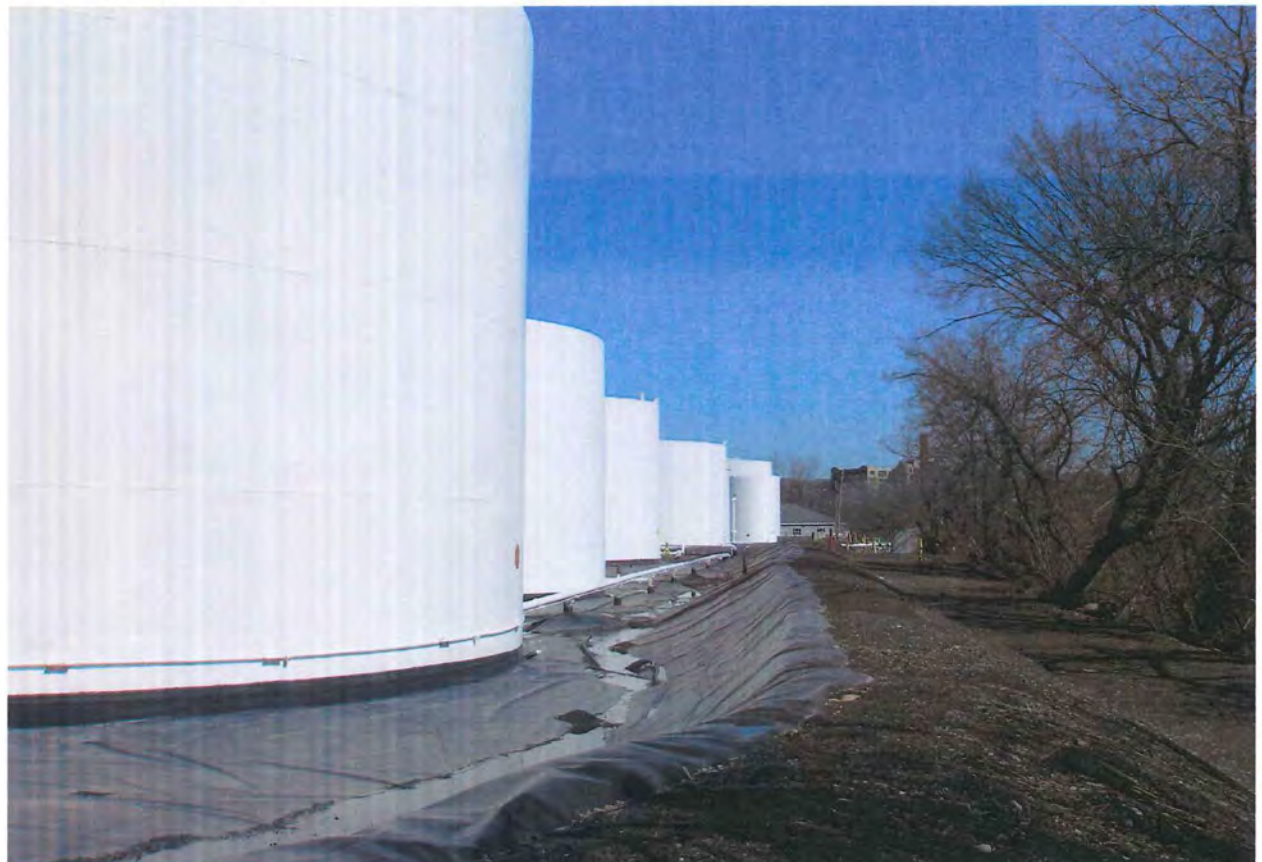
5. Westerly view showing one (1) of the dilapidated brick buildings on the property.



6. Southwesterly view showing one (1) of the dilapidated brick buildings on the property.



7. North/northwesterly view showing two (2) of the aboveground bulk storage tanks on the subject property.



8. North/northeasterly view along the eastern boundary of the subject property. Several bulk storage tanks are shown.



9. View showing the synthetic liner on the ground, in the containment area, around the northern most of the bulk tanks on the property.



10. View showing the synthetic liner on the ground, in the containment area, around the northern most of the bulk tanks on the property.



11. Southerly view, showing the access to the Hudson River, used by the small marina on the adjacent (south) parcel.



12. View from the subject property, facing north/northeast, showing the car wash building.

APPENDIX 3

APPENDIX 4

DREYFUS ENERGY HUDSON RIV
OSGOOD AVE HUDSON RIVER
GREEN ISLAND, NY

Inquiry Number:
May 21, 2008

EDR Site Report™



EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

The EDR-Site Report™ is a comprehensive presentation of government filings on a facility identified in a search of over 4 million government records from more than 600 federal, state and local environmental databases. The report is divided into three sections:

Section 1: Facility Summary Page 3

Summary of facility filings including a review of the following areas: waste management, waste disposal, multi-media issues, and Superfund liability.

Section 2: Facility Detail Reports Page 4

All available detailed information from databases where sites are identified.

Section 3: Databases Searched and Update Information. Page 6

Name, source, update dates, contact phone number and description of each of the databases searched for this report.

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

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SECTION 1: FACILITY SUMMARY

FACILITY AREA	FACILITY 1 DREYFUS ENERGY HUDSON RIV OSGOOD AVE HUDSON RIVER GREEN ISLAND, NY EDR ID #S102114255
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSDF)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	YES - p4
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility is listed in a county/local unique database

DATABASE: State/County (LOCAL)

DREYFUS ENERGY HUDSON RIV
OSGOOD AVE HUDSON RIVER
GREEN ISLAND, NY
EDR ID #S102114255

NY Spills:
Site ID: 321469
Facility Addr2: Not reported
Facility ID: 9001122
Spill Number: 9001122
Facility Type: ER
SWIS: 0128
Region of Spill: 4
Investigator: MCCULLOUGH
Referred To: Not reported
Spill Date: 04/30/90
Reported to Dept: 04/30/90
CID: Not reported
Spill Cause: Equipment Failure
Water Affected: HUDSON RIVER \$
Spill Source: Major Facility > 400,000 gal
Spill Notifier: Responsible Party
Cleanup Ceased: 08/30/90
Cleanup Meets Std: True
Last Inspection: / /
Recommended Penalty: Penalty Not Recommended
UST Trust: False
Spill Class: Known release that creates a file or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
Spill Closed Dt: 09/11/90
Remediation Phase: 0
Date Entered In Computer: 05/03/90
Spill Record Last Update: 04/02/07
Spiller Name: Not reported
Spiller Company: DREYFUS ENERGY CLIFF ZAPP
Spiller Address: 1 OSGOOD AVE (TENNECO)
Spiller City, St, Zip: GREEN ISLAND, ZZ
Spiller Company: 001
Spiller Phone: (518) 273-1640
Contact Name: Not reported
Contact Phone: Not reported
DEC Region: 4
Program Number: 9001122
DER Facility ID: 328766
Site ID: 321469
Operable Unit ID: 940939
Operable Unit: 01
Material ID: 439478
Material Code: 0009
Material Name: Gasoline
Case No.: Not reported
Material FA: Petroleum
Quantity: 0.00
Units: Gallons
Recovered: 0.00
Resource Affected: Surface Water
Oxygenate: False
DEC Memo: Start DECRemark - 9001122 MOSF 4-1260; see 8702376, 8709266, 8804336, 9001122, 9004493, 9110427, 9206983, 9504931, 9903203, 9903489, 9904245, 0405019 - Tenneco, Dreyfus, King, etc. END DECRemark - 9001122
Remarks: Start CallerRemark - 9001122 PUMPING OFF BARGE, LEAK IN PIPE, BOOMED TO CONTAIN, CALLED JETLINE. CLEAN-UP COMPLETE, SOIL REMOVED. END CallerRemark - 9001122

NY Hist Spills:
Region of Spill: 4
Spill Number: 9001122
Investigator: MCCULLOUGH
Caller Name: Not reported
Caller Agency: Not reported
Caller Phone: Not reported
Notifier Name: Not reported
Notifier Agency: Not reported
Notifier Phone: Not reported

SECTION 2: FACILITY DETAIL REPORTS

...Continued...

Spill Date/Time: 04/30/1990 12:50
Reported to Dept Date/Time: 04/30/90 13:21
SWIS: 01
Spiller Name: DREYFUS ENERGY CLIFF ZAPP
Spiller Contact: Not reported
Spiller Phone: (518) 273-1640
Spiller Address: 1 OSGOOD AVE (TENNECO)
Spiller City,St,Zip: GREEN ISLAND
Spill Cause: Equipment Failure
Reported to Dept: Surface Water
Water Affected: HUDSON RIVER \$
Spill Source: 03
Spill Notifier: Responsible Party
PBS Number: Not reported
Cleanup Ceased: 08/30/90
Cleanup Meets Std: True
Last Inspection: / /
Recommended Penalty: Penalty Not Recommended
Spiller Cleanup Dt: / /
Enforcement Date: / /
Invstgn Complete: / /
UST Involvement: False
Spill Class: Known release that creates a file or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
Spill Closed Dt: 09/11/90
Corrective Action Plan Submitted: / /
Date Region Sent Summary to Central Office: / /
Date Spill Entered In Computer Data File: 05/03/90
Date Spill Entered In Computer Data File: Not reported
Update Date: 07/27/99
Is Updated: False
DEC Remarks: SEE 8702376, 8709266, 8804336, 9001122, 9004493, 9110427, 9206983, 9504931, 9903203, 9903489, 9904245.
Remark: PUMPING OFF BARGE, LEAK IN PIPE, BOOMED TO CONTAIN, CALLED JETLINE. CLEAN-UP COMPLETE, SOIL REMOVED.

DREYFUS ENERGY OSGOOD AVE
OSGOOD AVE
GREEN ISLAND, NY

Inquiry Number:
May 21, 2008

EDR Site Report™



EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

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Name, source, update dates, contact phone number and description of each of the databases searched for this report.

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SECTION 1: FACILITY SUMMARY

FACILITY	FACILITY 1
AREA	DREYFUS ENERGY OSGOOD AVE OSGOOD AVE GREEN ISLAND, NY EDR ID #S102114405
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSDF)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	YES - p4
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility is listed in a county/local unique database

DATABASE: State/County (LOCAL)

DREYFUS ENERGY OSGOOD AVE
OSGOOD AVE
GREEN ISLAND, NY
EDR ID #S102114405

NY Spills:
Site ID: 321470
Facility Addr2: Not reported
Facility ID: 9004493
Spill Number: 9004493
Facility Type: ER
SWIS: 0128
Region of Spill: 4
Investigator: MCCULLOUGH
Referred To: Not reported
Spill Date: 07/23/90
Reported to Dept: 07/23/90
CID: Not reported
Spill Cause: Equipment Failure
Water Affected: HUDSON RIVER
Spill Source: Major Facility > 400,000 gal
Spill Notifier: Responsible Party
Cleanup Ceased: 07/23/90
Cleanup Meets Std: True
Last Inspection: 07/23/90
Recommended Penalty: Penalty Not Recommended
UST Trust: False
Spill Class: Known release that creates a file or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
Spill Closed Dt: 09/11/90
Remediation Phase: 0
Date Entered In Computer: 08/01/90
Spill Record Last Update: 04/02/07
Spiller Name: Not reported
Spiller Company: DREYFUS ENERGY
Spiller Address: 1 OSGOOD AVE
Spiller City,St,Zip: GREEN ISLAND, ZZ
Spiller Company: 001
Spiller Phone: Not reported
Contact Name: Not reported
Contact Phone: Not reported
DEC Region: 4
Program Number: 9004493
DER Facility ID: 328766
Site ID: 321470
Operable Unit ID: 942318
Operable Unit: 01
Material ID: 435584
Material Code: 0022
Material Name: Waste Oil/Used Oil
Case No.: Not reported
Material FA: Petroleum
Quantity: 50.00
Units: Gallons
Recovered: 0.00
Resource Affected: Surface Water
Oxygenate: False
DEC Memo: Start DECRemark - 9004493 MOSF 4-1260; see 8702376, 8709266, 8804336, 9001122, 9004493, 9110427, 9206983, 9504931, 9903203, 9903489, 9904245, 0405019 - Tenneco, Dreyfus, King, etc. END DECRemark - 9004493
Remarks: Start CallerRemark - 9004493 O/W SEP. OVERFLOWED DUE TO RAIN, JETLINE @ SITE W/PADS & BOOM, USCG NOTIFIED, REFERRED TO GPM. SOME RIVER CONT., SORBENT BOOM DEPLOYED, CLEAN-UP SATISFACTORY. END CallerRemark - 9004493

NY Hist Spills:
Region of Spill: 4
Spill Number: 9004493
Investigator: MCCULLOUGH
Caller Name: Not reported
Caller Agency: Not reported
Caller Phone: Not reported
Notifier Name: Not reported
Notifier Agency: Not reported
Notifier Phone: Not reported

SECTION 2: FACILITY DETAIL REPORTS

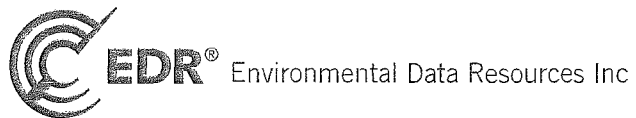
...Continued...

Spill Date/Time: 07/23/1990 17:10
Reported to Dept Date/Time: 07/23/90 17:43
SWIS: 01
Spiller Name: DREYFUS ENERGY
Spiller Contact: Not reported
Spiller Phone: Not reported
Spiller Address: 1 OSGOOD AVE
Spiller City,St,Zip: GREEN ISLAND
Spill Cause: Equipment Failure
Reported to Dept: Surface Water
Water Affected: HUDSON RIVER
Spill Source: 03
Spill Notifier: Responsible Party
PBS Number: Not reported
Cleanup Ceased: 07/23/90
Cleanup Meets Std: True
Last Inspection: 07/23/90
Recommended Penalty: Penalty Not Recommended
Spiller Cleanup Dt: / /
Enforcement Date: / /
Invstgn Complete: / /
UST Involvement: False
Spill Class: Known release that creates a file or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
Spill Closed Dt: 09/11/90
Corrective Action Plan Submitted: / /
Date Region Sent Summary to Central Office: / /
Date Spill Entered In Computer Data File: 08/01/90
Date Spill Entered In Computer Data File: Not reported
Update Date: 07/27/99
Is Updated: False
DEC Remarks: SEE 8702376, 8709266, 8804336, 9001122, 9004493, 9110427, 9206983, 9504931, 9903203, 9903489, 9904245.
Remark: O/W SEP. OVERFLOWED DUE TO RAIN, JETLINE @ SITE W/PADS BOOM, USCG NOTIFIED, REFERRED TO GPM. SOME RIVER CONT., SORBENT BOOM DEPLOYED, CLEAN-UP SATISFACTORY.

DREYFUS ENERGY OSGOOD AV
OSGOOD AVE HUDSON RIVER
GREEN ISLAND, NY

Inquiry Number:
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SECTION 1: FACILITY SUMMARY

FACILITY	FACILITY 1
AREA	DREYFUS ENERGY OSGOOD AV OSGOOD AVE HUDSON RIVER GREEN ISLAND, NY EDR ID #S103035040
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSD)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	YES - p4
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility is listed in a county/local unique database

DATABASE: State/County (LOCAL)

DREYFUS ENERGY OSGOOD AV
OSGOOD AVE HUDSON RIVER
GREEN ISLAND, NY
EDR ID #S103035040

NY Spills:

Site ID: 321471
Facility Addr2: Not reported
Facility ID: 9110427
Spill Number: 9110427
Facility Type: ER
SWIS: 0128
Region of Spill: 4
Investigator: wtchrist
Referred To: Not reported
Spill Date: 01/06/92
Reported to Dept: 01/06/92
CID: Not reported
Spill Cause: Human Error
Water Affected: HUDSON RIVER \$
Spill Source: Major Facility > 400,000 gal
Spill Notifier: Responsible Party
Cleanup Ceased: 08/04/92
Cleanup Meets Std: True
Last Inspection: / /
Recommended Penalty: Penalty Not Recommended
UST Trust: False
Spill Class: Known release that creates a file or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
Spill Closed Dt: 09/03/92
Remediation Phase: 0
Date Entered In Computer: 01/08/92
Spill Record Last Update: 04/02/07
Spiller Name: Not reported
Spiller Company: DREYFUS ENERGY
Spiller Address: 1 OSGOOD AV
Spiller City, St, Zip: GREEN ISLAND, ZZ
Spiller Company: 001
Spiller Phone: Not reported
Contact Name: Not reported
Contact Phone: Not reported
DEC Region: 4
Program Number: 9110427
DER Facility ID: 328766
Site ID: 321471
Operable Unit ID: 960434
Operable Unit: 01
Material ID: 418968
Material Code: 0001
Material Name: #2 Fuel Oil
Case No.: Not reported
Material FA: Petroleum
Quantity: 200.00
Units: Gallons
Recovered: 0.00
Resource Affected: Soil
Oxygenate: False
DEC Memo: Start DECRemark - 9110427 Prior to Sept, 2004 data translation this spill Lead
DEC Field was "CHRISTENSEN/KLOTZ/TK" MOSF 4-1260; see 8702376, 8709266,
8804336, 9001122, 9004493, 9110427, 9206983, 9504931, 9903203, 9903489,
9904245, 0405019 - Tenneco, Dreyfus, King, etc. END DECRemark - 9110427
Remarks: Start CallerRemark - 9110427 USCG ADVISED OF SPILL (AS 5 GAL). KLOTZ ESTIMATES
2000 GAL RELEASE. CASE RPT BEING PREPARED. SEE RPT FOR DETAILS, DELIBERATE
MISUSE OF CONTAINMENT & TREATMENT SYS. FINE COLLECTED. END CallerRemark -
9110427

NY Hist Spills:

Region of Spill: 4
Spill Number: 9110427
Investigator: CHRISTENSEN/KLOTZ/TK
Caller Name: Not reported
Caller Agency: Not reported
Caller Phone: Not reported
Notifier Name: Not reported

SECTION 2: FACILITY DETAIL REPORTS

...Continued...

Notifier Agency: Not reported
Notifier Phone: Not reported
Spill Date/Time: 01/06/1992 09:30
Reported to Dept Date/Time: 01/06/92 10:46
SWIS: 01
Spiller Name: DREYFUS ENERGY
Spiller Contact: Not reported
Spiller Phone: Not reported
Spiller Address: 1 OSGOOD AV
Spiller City,St,Zip: GREEN ISLAND
Spill Cause: Human Error
Reported to Dept: On Land
Water Affected: HUDSON RIVER \$
Spill Source: 03
Spill Notifier: Responsible Party
PBS Number: Not reported
Cleanup Ceased: 08/04/92
Cleanup Meets Std: True
Last Inspection: / /
Recommended Penalty: Penalty Not Recommended
Spiller Cleanup Dt: / /
Enforcement Date: / /
Invstgn Complete: / /
UST Involvement: False
Spill Class: Known release that creates a file or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
Spill Closed Dt: 09/03/92
Corrective Action Plan Submitted: / /
Date Region Sent Summary to Central Office: / /
Date Spill Entered In Computer Data File: 01/08/92
Date Spill Entered In Computer Data File: Not reported
Update Date: 07/27/99
Is Updated: False
DEC Remarks: SEE 8702376, 8709266, 8804336, 9001122, 9004493, 9110427, 9206983, 9504931, 9903203, 9903489, 9904245.
Remark: USCG ADVISED OF SPILL AS 5 GAL). KLOTZ ESTIMATES 2000 GAL RELEASE. CASE RPT BEING PREPARED, SEE RPT FOR DETAILS, DELIBERATE MISUSE OF CONTAINMENT TREATMENT SYS. FINE COLLECTED.

DREYFUS SPENSIERI PAINT'G
OSGOOD AVE DREYFUS TERM.
GREEN ISLAND, NY

Inquiry Number:
May 21, 2008

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SECTION 1: FACILITY SUMMARY

FACILITY	FACILITY 1
AREA	DREYFUS SPENSIERI PAINT'G OSGOOD AVE DREYFUS TERM. GREEN ISLAND, NY EDR ID #S102112128
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSDF)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	YES - p4
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility is listed in a county/local unique database

DATABASE: State/County (LOCAL)

DREYFUS SPENSIERI PAINT'G
OSGOOD AVE DREYFUS TERM.
GREEN ISLAND, NY
EDR ID #S102112128

NY Spills:
Site ID: 200987
Facility Addr2: Not reported
Facility ID: 9206983
Spill Number: 9206983
Facility Type: ER
SWIS: 0128
Region of Spill: 4
Investigator: wtchrist
Referred To: Not reported
Spill Date: 09/17/92
Reported to Dept: 09/17/92
CID: Not reported
Spill Cause: Housekeeping
Water Affected: HUDSON RIVER
Spill Source: Commercial/Industrial
Spill Notifier: Citizen
Cleanup Ceased: 03/19/93
Cleanup Meets Std: True
Last Inspection: / /
Recommended Penalty: Penalty Not Recommended
UST Trust: False
Spill Class: No spill occurred. No DEC Response. No corrective action required.
Spill Closed Dt: 03/19/93
Remediation Phase: 0
Date Entered In Computer: 09/22/92
Spill Record Last Update: 04/02/07
Spiller Name: Not reported
Spiller Company: SPENSIERI PAINTING
Spiller Address: 101 DWIGHT PARK DR
Spiller City,St,Zip: SYRACUSE, ZZ
Spiller Company: 001
Spiller Phone: (315) 451-7760
Contact Name: Not reported
Contact Phone: Not reported
DEC Region: 4
Program Number: 9206983
DER Facility ID: 167232
Site ID: 200987
Operable Unit ID: 974024
Operable Unit: 01
Material ID: 407659
Material Code: 1340A
Material Name: PAINT CHIPS
Case No.: Not reported
Material FA: Other
Quantity: 0.00
Units: Pounds
Recovered: 0.00
Resource Affected: Surface Water
Oxygenate: False
DEC Memo: Start DECRemark - 9206983 Prior to Sept, 2004 data translation this spill Lead
DEC Field was "CHRISTENSEN" MOSF 4-1260; see 8702376, 8709266, 8804336,
9001122, 9004493, 9110427, 9206983, 9504931, 9903203, 9903489, 9904245, 0405019
- Tenneco, Dreyfus, King, etc. END DECRemark - 9206983
Remarks: Start CallerRemark - 9206983 PILE PAINT & CHIPS BY RIVER, RAIN WASHES TO
RIVER.NO RESPONSE END CallerRemark - 9206983

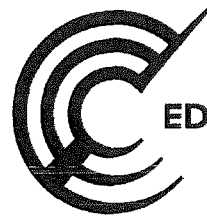
NY Hist Spills:
Region of Spill: 4
Spill Number: 9206983
Investigator: CHRISTENSEN
Caller Name: Not reported
Caller Agency: Not reported
Caller Phone: Not reported
Notifier Name: Not reported
Notifier Agency: Not reported
Notifier Phone: Not reported
Spill Date/Time: 09/17/1992 10:00

SECTION 2: FACILITY DETAIL REPORTS

...Continued...

Reported to Dept Date/Time: 09/17/92 10:14
SWIS: 01
Spiller Name: SPENSIERI PAINTING
Spiller Contact: Not reported
Spiller Phone: (315) 451-7760
Spiller Address: 101 DWIGHT PARK DR
Spiller City,St,Zip: SYRACUSE
Spill Cause: Housekeeping
Reported to Dept: Surface Water
Water Affected: HUDSON RIVER
Spill Source: 01
Spill Notifier: Citizen
PBS Number: Not reported
Cleanup Ceased: 03/19/93
Cleanup Meets Std: True
Last Inspection: / /
Recommended Penalty: Penalty Not Recommended
Spiller Cleanup Dt: / /
Enforcement Date: / /
Invstgn Complete: / /
UST Involvement: False
Spill Class: No spill occurred. No DEC Response. No corrective action required.
Spill Closed Dt: 03/19/93
Corrective Action Plan Submitted: / /
Date Region Sent Summary to Central Office: / /
Date Spill Entered In Computer Data File: 09/22/92
Date Spill Entered In Computer Data File: Not reported
Update Date: 07/27/99
Is Updated: False
DEC Remarks: SEE 8702376, 8709266, 8804336, 9001122, 9004493, 9110427, 9206983, 9504931,
9903203, 9903489, 9904245.
Remark: PILE PAINT CHIPS BY RIVER, RAIN WASHES TO RIVER.NO RESPONSE

APPENDIX 5



EDR® Environmental
Data Resources Inc

The EDR-City Directory *Abstract*

1 Osgood Ave.
1 Osgood Ave.
Green Island, NY 12183
Inquiry Number: 2175355.6

Wednesday, March 26, 2008

The Standard in Environmental Risk Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

EDR City Directory Abstract

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening report designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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SUMMARY

- *City Directories:*

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1965 through 2007. (These years are not necessarily inclusive.) A summary of the information obtained is provided in the text of this report.

Date EDR Searched Historical Sources: March 26, 2008

Target Property:

1 Osgood Ave.
Green Island, NY 12183

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1965	Address Not Listed in Research Source	Polk's City Directory
1973	Address Not Listed in Research Source	City's City Directory
1980	Address Not Listed in Research Source	Polk's City Directory
1985	Address Not Listed in Research Source	Polk's City Directory
1990	Street Not Listed in Research Source	City's City Directory
1995	Street Not Listed in Research Source	City's City Directory
2002	Street Not Listed in Research Source	City's City Directory
2007	North Albany Terminal Co chemicals storage & handling	Polk's City Directory

Adjoining Properties

SURROUNDING

Multiple Addresses
Green Island, NY 12183

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1965	Address Not Listed in Research Source	Polk's City Directory
1973	*Osgood Ave*	City's City Directory
	King Fuel & Htng Oil Marine Terminal (2)	City's City Directory
	Address not listed in research source (5)	City's City Directory
	Address not listed in research source (12)	City's City Directory
	No other addresses in range 0 - 199 Osgood Ave	City's City Directory
1980	*Osgood Ave*	Polk's City Directory
	King Fuel & Heating Oil Sales Co stge (2)	Polk's City Directory
	Tenneco Oil Co (2)	Polk's City Directory
	Address not listed in research source (5)	Polk's City Directory

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Address not listed in research source (12)	Polk's City Directory
	No other addresses in range 0 - 199 Osgood Ave	Polk's City Directory
1985	*Osgood Ave*	Polk's City Directory
	King Fuel & Heating Oil Sales Co stge (2)	Polk's City Directory
	Tenneco Oil Co (2)	Polk's City Directory
	Address not listed in research source (5)	Polk's City Directory
	Address not listed in research source (12)	Polk's City Directory
	No other addresses in range 0 - 199 Osgood Ave	Polk's City Directory
1990	Street Not Listed in Research Source	City's City Directory
1995	Street Not Listed in Research Source	City's City Directory
2002	Street Not Listed in Research Source	City's City Directory
2007	*Osgood Ave*	Polk's City Directory
	Prime Touchless Car Wash (5)	Polk's City Directory
	Coldwell Banker (12)	Polk's City Directory
	No other addresses in range 0 - 199 Osgood Ave	Polk's City Directory

APPENDIX 6

Certified Sanborn® Map Report

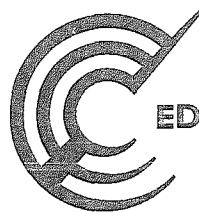


Sanborn® Library search results
Certification # 2D85-4CE3-A972

1 Osgood Ave.
1 Osgood Ave.
Green Island, NY 12183

Inquiry Number 2175355.3

March 24, 2008



EDR® Environmental
Data Resources Inc

The Standard in Environmental Risk Information

440 Wheelers Farms Rd
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

Certified Sanborn® Map Report

3/24/08

Site Name:

1 Osgood Ave.
1 Osgood Ave.
Green Island, NY 12183

EDR Inquiry # 2175355.3

Client Name:

Shifrin & Associates
230 S. Bemiston Ave-Suite 305
St. Louis, MO 63105

Contact: Jeff Shifrin



EDR® Environmental
Data Resources Inc

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Shifrin & Associates were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: 1 Osgood Ave.
Address: 1 Osgood Ave.
City, State, Zip: Green Island, NY 12183
Cross Street:
P.O. # NA
Project: 08016
Certification # 2D85-4CE3-A972



Sanborn® Library search results
Certification # 2D85-4CE3-A972

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

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

Total Maps: 0

Limited Permission To Make Copies

Shifrin & Associates (the client) is permitted to make up to THREE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

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APPENDIX 7

The EDR Aerial Photo Decade Package

**1 Osgood Ave.
1 Osgood Ave.
Green Island, NY 12183**

Inquiry Number: 2175355.5

March 25, 2008



The Standard in Environmental Risk Information

**440 Wheelers Farms Road
Milford, Connecticut 06461**

Nationwide Customer Service

**Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com**

EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDRs professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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Date EDR Searched Historical Sources:

Aerial Photography March 25, 2008

Target Property:

1 Osgood Ave.

Green Island, NY 12183

<u><i>Year</i></u>	<u><i>Scale</i></u>	<u><i>Details</i></u>	<u><i>Source</i></u>
1978	Aerial Photograph. Scale: 1"=1000'	Panel #: 2442073-F6/Flight Date: May 11, 1978	EDR
1986	Aerial Photograph. Scale: 1"=1000'	Panel #: 2442073-F6/Flight Date: March 31, 1986	EDR
1995	Aerial Photograph. Scale: 1"=750'	Panel #: 2442073-F6/Flight Date: May 07, 1995	EDR



INQUIRY #: 2175355.5

YEAR: 1978

| = 1000'



ESRI Environmental Data Research, Inc.



INQUIRY #: 2175355.5

YEAR: 1986

| = 1000'





INQUIRY #: 2175355.5

YEAR: 1995

| = 750'



APPENDIX 8

EDR Historical Topographic Map Report

**1 Osgood Ave.
1 Osgood Ave.
Green Island, NY 12183**

Inquiry Number: 2175355.4

March 24, 2008



The Standard in Environmental Risk Information

**440 Wheelers Farms Rd
Milford, Connecticut 06461**

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

EDR Historical Topographic Map Report

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

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

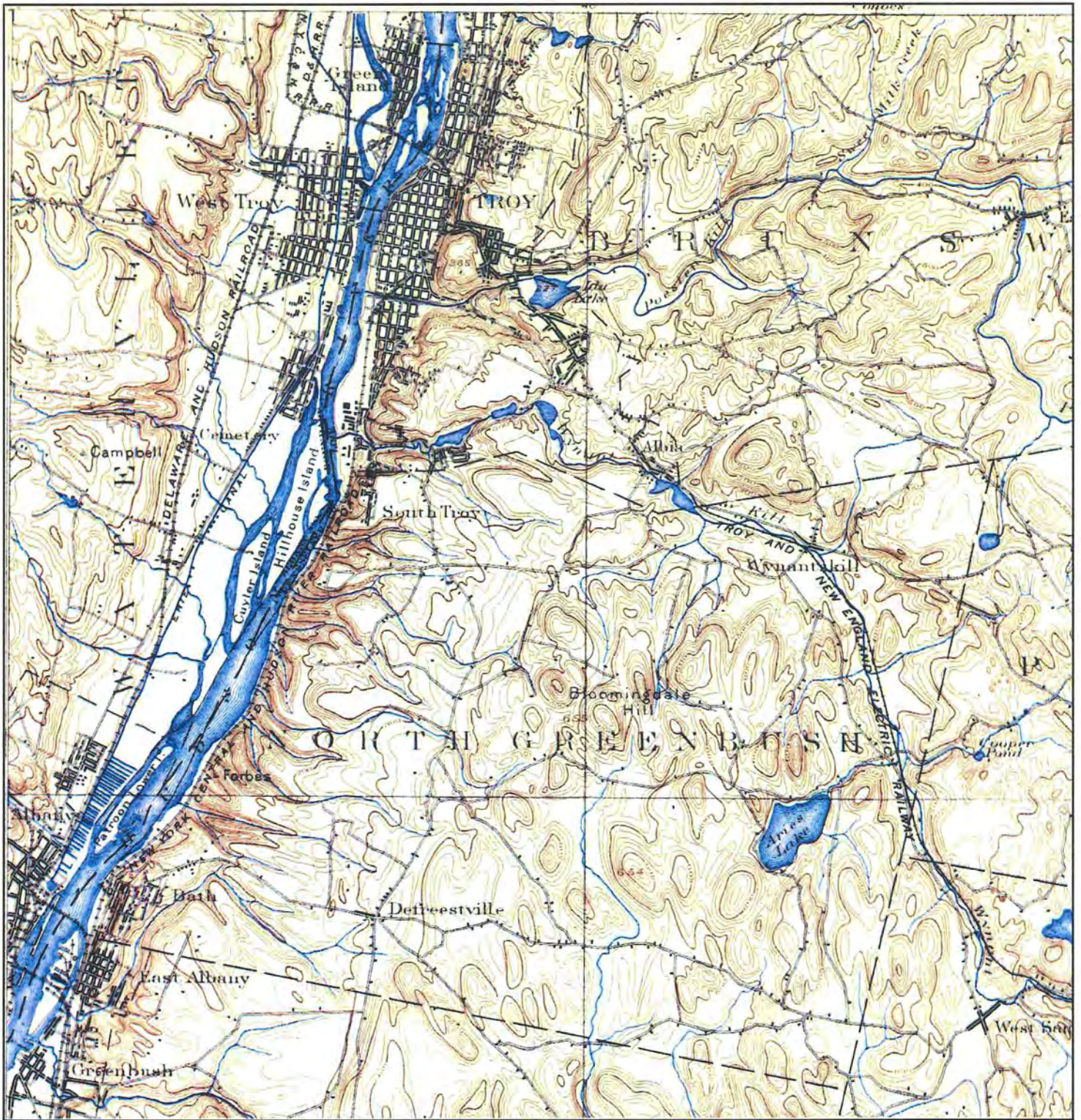
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Historical Topographic Map



<p>N ↑</p>	<p>TARGET QUAD NAME: TROY MAP YEAR: 1898 SERIES: 15 SCALE: 1:62500</p>	<p>SITE NAME: 1 Osgood Ave. ADDRESS: 1 Osgood Ave. Green Island, NY 12183 LAT/LONG: 42.7347 / 73.6928</p>	<p>CLIENT: Shifrin & Associates CONTACT: Jeff Shifrin INQUIRY#: 2175355.4 RESEARCH DATE: 03/24/2008</p>
----------------	---	---	---

Historical Topographic Map



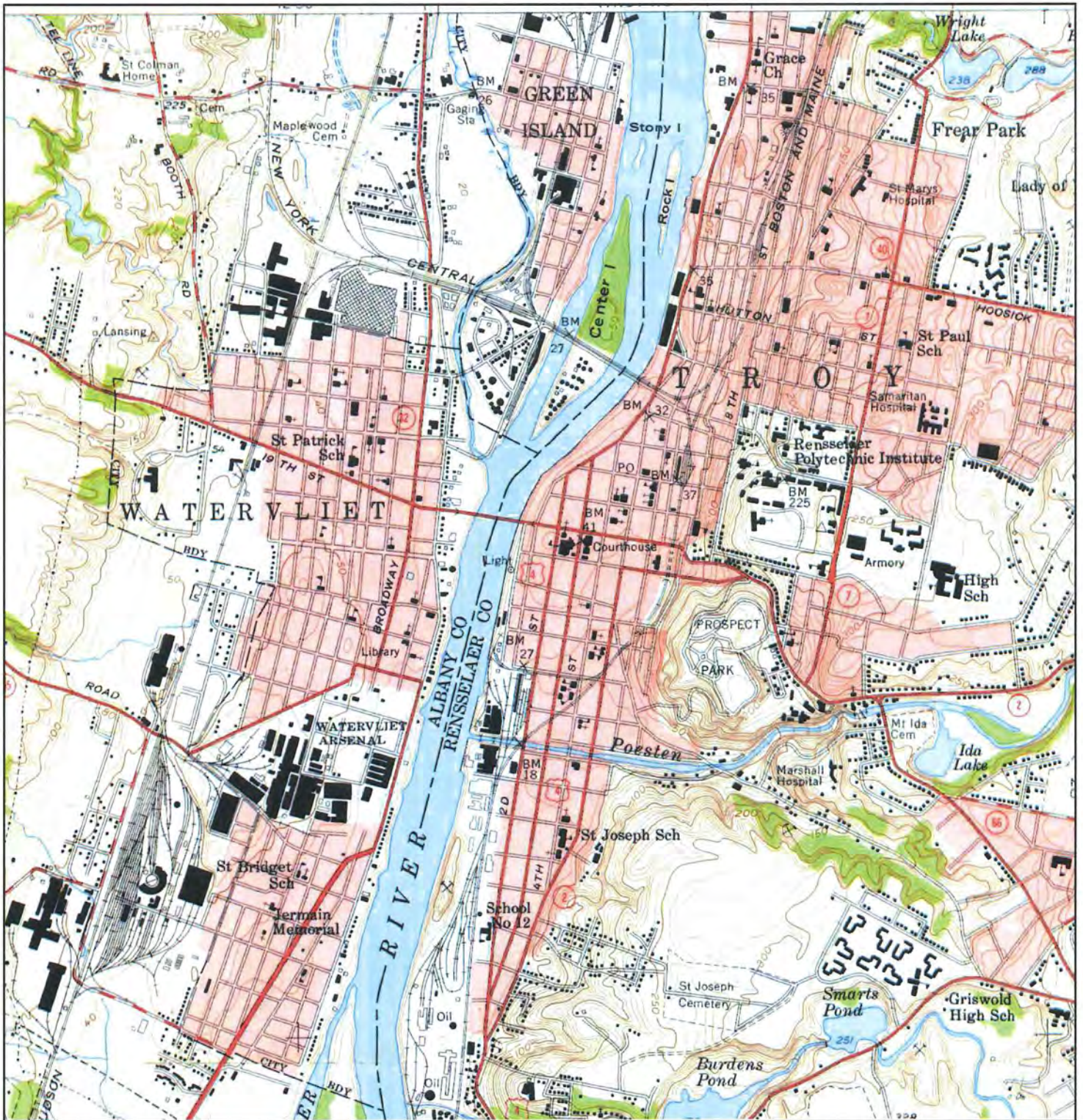
<p>N ↑</p>	<p>TARGET QUAD NAME: TROY MAP YEAR: 1928 SERIES: 15 SCALE: 1:62500</p>	<p>SITE NAME: 1 Osgood Ave. ADDRESS: 1 Osgood Ave. Green Island, NY 12183 LAT/LONG: 42.7347 / 73.6928</p>	<p>CLIENT: Shifrin & Associates CONTACT: Jeff Shifrin INQUIRY#: 2175355.4 RESEARCH DATE: 03/24/2008</p>
----------------	---	---	---

Historical Topographic Map



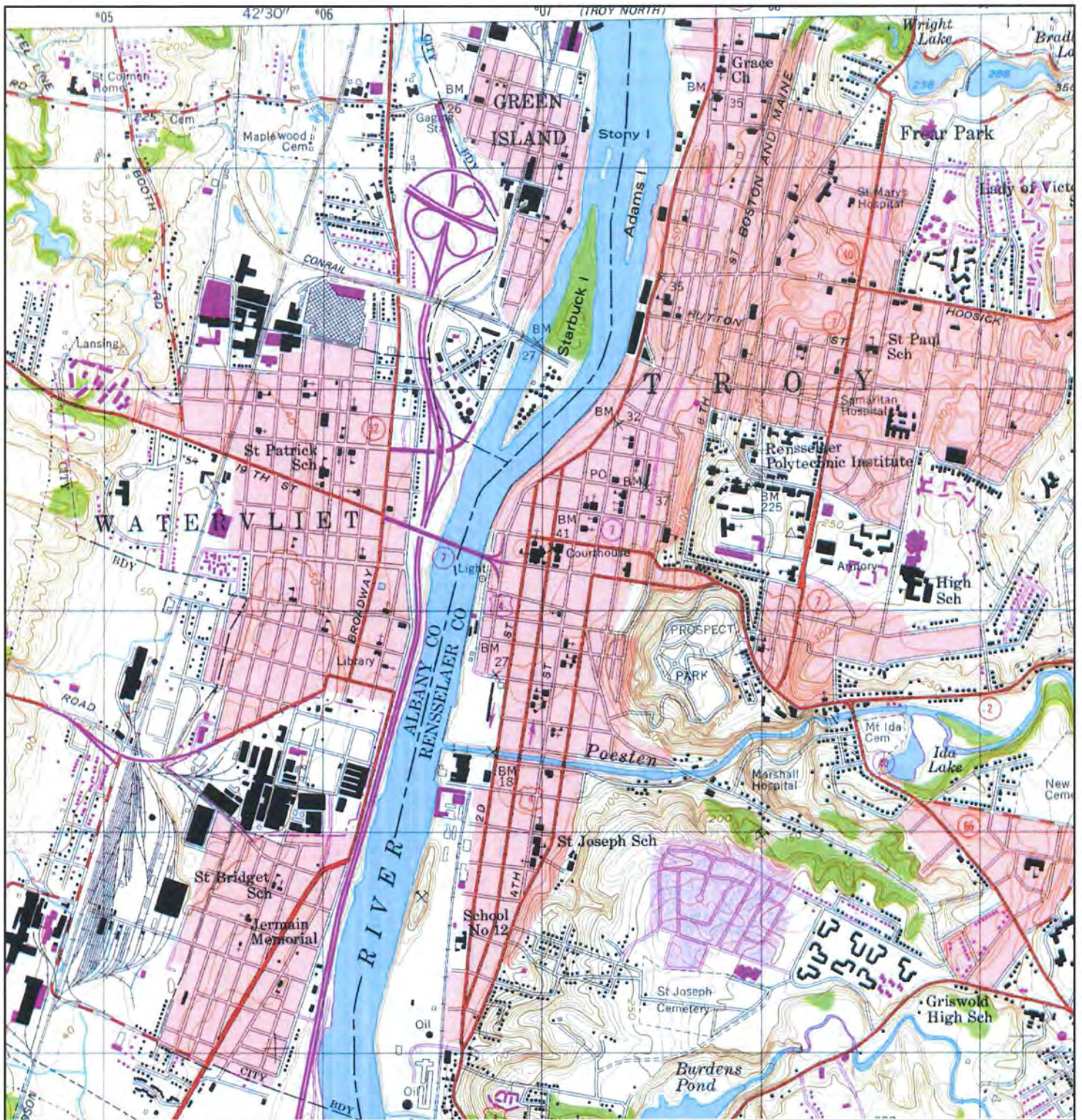
<p>N ↑</p>	<p>TARGET QUAD NAME: TROY MAP YEAR: 1950 SERIES: 15 SCALE: 1:62500</p>	<p>SITE NAME: 1 Osgood Ave. ADDRESS: 1 Osgood Ave. Green Island, NY 12183 LAT/LONG: 42.7347 / 73.6928</p>	<p>CLIENT: Shifrin & Associates CONTACT: Jeff Shifrin INQUIRY#: 2175355.4 RESEARCH DATE: 03/24/2008</p>
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Historical Topographic Map



	TARGET QUAD	SITE NAME:	1 Osgood Ave.	CLIENT:	Shifrin & Associates
	NAME: TROY SOUTH	ADDRESS:	1 Osgood Ave.	CONTACT:	Jeff Shifrin
	MAP YEAR: 1953		Green Island, NY 12183	INQUIRY#:	2175355.4
	SERIES: 7.5	LAT/LONG:	42.7347 / 73.6928	RESEARCH DATE:	03/24/2008
	SCALE: 1:24000				

Historical Topographic Map



<p>N ↑</p>	<p>TARGET QUAD NAME: TROY SOUTH MAP YEAR: 1980 PHOTOREVISED FROM: 1953 SERIES: 7.5 SCALE: 1:24000</p>	<p>SITE NAME: 1 Osgood Ave. ADDRESS: 1 Osgood Ave. Green Island, NY 12183 LAT/LONG: 42.7347 / 73.6928</p>	<p>CLIENT: Shifrin & Associates CONTACT: Jeff Shifrin INQUIRY#: 2175355.4 RESEARCH DATE: 03/24/2008</p>
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APPENDIX 9

Tier Two

Reporting Period: January 1 to December 31, 2006

Emergency and Hazardous Chemical Inventory

Page 1

Specific Information by Chemical

Printed: February 27, 2007

Facility Name: North Albany Terminal Company, L.L.C.

FACILITY IDENTIFICATION:

North Albany Terminal Company, L.L.C.

Dept:

1 Osgood Avenue

Green Island, NY 12183 USA

County: Albany

Number of employees: 2

MAILING ADDRESS: P. O. Box 1539

Green Island, NY 12183 USA

IDENTIFICATION NUMBERS:

Dun & Bradstreet: 052619160

SIC: 5171

CONTACT INFORMATION:

Newell, Loyal

Title: Terminal Mgr. Contact Type 1: Emergency Contact

Address: 54 Riverside Avenue, Rensselaer, NY, 12144 USA

Phones: 24-hour: 518-465-1557 Beeper - Pager: 518-865-0581

Templeton, Hugh

Title: Asst. Mgr. Contact Type 1: Emergency Contact

Address: 1 Osgood Avenue, Green Island, NY, 12183 USA

Phones: 24-hour: 518-273-1640 Mobile - Cell: 518-452-8592

North Albany Terminal Co., L.L.C.,

Contact Type 1: Owner / Operator

Address: 1 Osgood Ave., Green Island, NY, 12183 USA

Phones: 24-hour: 518-273-1640

CHEMICAL DESCRIPTIONS:

☐ All chemicals in inventory are identical to last year's submission

CHEM NAME: #2 Fuel Oil

CAS: 68476-30-2

☐ Identical to previous year☐ TRADE SECRET☒ Pure ☐ Mix ☐ Solid ☒ Liquid ☐ Gas ☐ EHS

PHYSICAL & HEALTH HAZARDS:

☒ Fire ☐ Sudden Release of Pressure ☐ Reactivity ☐ Immediate (acute) ☒ Delayed (chronic)

INVENTORY:

Max Amt: 44900580 pounds Max Daily Amt code: 07 (10,000,000 - 49,999,999 pounds)

Avg Amt: 22432652 pounds Avg Daily Amt code: 07 (10,000,000 - 49,999,999 pounds)

No. of days on-site: 365

Avg Amt: 22432652 pounds Avg Daily Amt code: 07 (10,000,000 - 49,999,999 pounds)

No. of days on-site: 365

STORAGE CODES & STORAGE LOCATIONS:

Container Type: A Pressure: 1 Temp: 4 Location: Tank 15-14 Amount: pounds

Tier Two

Reporting Period: January 1 to December 31, 2006

Emergency and Hazardous Chemical Inventory

Page 2

Specific Information by Chemical

Printed: February 27, 2007

Facility Name: North Albany Terminal Company, L.L.C.

Container Type: A	Pressure: 1	Temp: 4	Location: Tank 15-15	Amount: pounds
Container Type: A	Pressure: 1	Temp: 4	Location: Tank 15-16	Amount: pounds
Container Type: A	Pressure: 1	Temp: 4	Location: Tank 15-17	Amount: pounds
Container Type: A	Pressure: 1	Temp: 4	Location: Tank 24-6	Amount: pounds
Container Type: A	Pressure: 1	Temp: 4	Location: Tank 9-3	Amount: pounds
Container Type: A	Pressure: 1	Temp: 4	Location: Tank 41-2	Amount: pounds
Container Type: A	Pressure: 1	Temp: 4	Location: Tank 9-5	Amount: pounds
Container Type: A	Pressure: 1	Temp: 4	Location: Tank 7-4	Amount: pounds
Container Type: A	Pressure: 1	Temp: 4	Location: Tank 13-18	Amount: pounds
Container Type: A	Pressure: 1	Temp: 4	Location: Tank 12-9	Amount: pounds
Container Type: A	Pressure: 1	Temp: 4	Location: Tank 11-10	Amount: pounds

CHEMICALS IN INVENTORY STATE FIELDS:

No additional chemical information is required by New York

CHEM NAME: Diesel Fuel

CAS: 68476-34-6

☐ Identical to previous year☐ TRADE SECRET☒ Pure ☐ Mix ☐ Solid ☒ Liquid ☐ Gas ☐ EHS

PHYSICAL & HEALTH HAZARDS:

☒ Fire ☐ Sudden Release of Pressure ☐ Reactivity ☐ Immediate (acute) ☒ Delayed (chronic)

INVENTORY:

Max Amt: 6438875 pounds Max Daily Amt code: 06 (1,000,000 - 9,999,999 pounds)

Avg Amt: 4366015 pounds Avg Daily Amt code: 06 (1,000,000 - 9,999,999 pounds)

No. of days on-site: 270

STORAGE CODES & STORAGE LOCATIONS:

Container Type: A	Pressure: 1	Temp: 4	Location: Tank 11-10	Amount: pounds
Container Type: A	Pressure: 1	Temp: 4	Location: Tank 41-2	Amount: pounds
Container Type: A	Pressure: 1	Temp: 4	Location: Tank 7-4	Amount: pounds

CHEMICALS IN INVENTORY STATE FIELDS:

No additional chemical information is required by New York

CHEM NAME: Kerosene

CAS: 8008-20-6

☐ Identical to previous year☐ TRADE SECRET☒ Pure ☐ Mix ☐ Solid ☒ Liquid ☐ Gas ☐ EHS

PHYSICAL & HEALTH HAZARDS:

☒ Fire ☐ Sudden Release of Pressure ☐ Reactivity ☐ Immediate (acute) ☒ Delayed (chronic)

INVENTORY:

Max Amt: 12735068 pounds Max Daily Amt code: 07 (10,000,000 - 49,999,999 pounds)

Avg Amt: 6605405 pounds Avg Daily Amt code: 06 (1,000,000 - 9,999,999 pounds)

No. of days on-site: 365

STORAGE CODES & STORAGE LOCATIONS:

Container Type: A	Pressure: 1	Temp: 4	Location: Tank 12-9	Amount: pounds
Container Type: A	Pressure: 1	Temp: 4	Location: Tank 19-1	Amount: pounds

STORAGE CODES & STORAGE LOCATIONS:

Container Type: A	Pressure: 1	Temp: 4	Location: Tank 12-9	Amount: pounds
Container Type: A	Pressure: 1	Temp: 4	Location: Tank 19-1	Amount: pounds
Container Type: A	Pressure: 1	Temp: 4	Location: Tank 2-11	Amount: pounds
Container Type: A	Pressure: 1	Temp: 4	Location: Tank 9-5	Amount: pounds
Container Type: A	Pressure: 1	Temp: 4	Location: Tank 9-3	Amount: pounds

CHEMICALS IN INVENTORY STATE FIELDS:

No additional chemical information is required by New York

Tier Two

Reporting Period: January 1 to December 31, 2006

Emergency and Hazardous Chemical Inventory

Page 3

Specific Information by Chemical

Printed: February 27, 2007

Facility Name: North Albany Terminal Company, L.L.C.

FACILITY STATE FIELDS:

No additional information is required by New York

STATE / LOCAL FEES: None.

- ☐ I have attached a site plan
- ☐ I have attached a list of site coordinate abbreviations
- ☐ I have attached a description of dikes and other safeguard measures

Certification (Read and sign after completing all sections)

I certify under penalty of law that I have personally examined and am familiar with the information submitted in pages one through 3, and that based on my inquiry of those individuals responsible for obtaining this information, I believe that the submitted information is true, accurate, and complete.

Bernie Sheil, Compliance Administrator

Name and official title of owner/operator
OR owner/operator's authorized representative

Bernie Sheil
Signature

2/26/2007

Date signed

APPENDIX 10

Resume

of

WALTER G. SHIFRIN

President

EXPERIENCE & PROFESSIONAL ACCOMPLISHMENTS

SHIFRIN & ASSOCIATES, INC., St. Louis, MO

1988 - PRESENT

Established consulting practice to provide environmental investigations, assessments/audits and other engineering for private and public clients. Some of the projects completed include:

- Prepared transactional environmental audits for purchase, financing and refinancing of over five hundred industrial, commercial and residential properties.
- Performed wastewater pretreatment study for zinc and aluminum die caster. Designed and supervised installation and start-up of pretreatment facilities.
- Performed investigations of service station sites for conformance with UST regulations for purchasers and sellers of properties.
- Performed environmental audits of printing plants at multiple locations for corporate refinancing.
- Performed environmental audit for purchaser of a screw machine company.
- Directed waste identification and clean-up of a manufacturing site for a major bank.
- Prepared RCRA closure plan for a metal fabrication facility.
- Prepared plans and obtained permits for construction of pre-treatment facility for wastewater from battery manufacturer.
- Directed removal of USTs and remediation of contaminated soil/groundwater and subsequent closure reports in accordance with state requirements on over one hundred (100) sites in Missouri and Illinois.
- Directed removal and clean-up of an aluminum anodizing facility under a RCRA order from the U. S. Environmental Protection Agency.
- Directed investigations of site contamination and remediation of a metal fabrication

facility under an Administrative Order on Consent from the Missouri Department of Natural Resources.

- Provided expert witness testimony relative to the National Contingency Plan in a case involving alleged disposal of asbestos containing material and other hazardous substances on a site.
- Provided expert testimony relative to petroleum contamination of soil and groundwater from underground storage tanks involving purchase of the property.
- Directed the removal and off-site disposal of residual chemicals and wastes from a plating facility under the cooperative program of the Superfund Section of the Missouri Department of Natural Resources.
- Directed investigations and cleanup of petroleum contamination from underground storage tanks and hydraulic automobile lifts on a property occupied by an automobile dealer.
- Directed investigations and cleanup of a former construction equipment storage yard under the Voluntary Cleanup Program of the Missouri Department of Natural Resources.
- Directed investigations of on and off-site contamination as well as remediation of the contamination from a closed sanitary landfill under the Voluntary Cleanup Program of the Missouri Department of Natural Resources.
- Directed several projects for closure of former underground storage tank sites including remediation of petroleum contaminated soil and groundwater in Oregon, Indiana and Ohio.
- Directed removal of off-site disposal as well as closure in places of wastes from a former smelting operation under the Sites Remediation Program (Voluntary Cleanup Program) of the Illinois Environmental Protection Agency.
- As a consultant for a city, provided oversight and direction for subsurface investigations of a former Superfund site.

CH2M-HILL, INC., Denver, CO**1981 - 1988**St. Louis Area Manager

Responsible for business development, client relationships, project management, technical direction and quality of projects in a 3 state area. Also represented the firm at national technical and professional organizations.

- Proposed \$10M pipeline to alleviate critical water shortage in St. Peters and St. Charles, MO. Managed project to early completion and 10 percent under budget.
- Project administrator for environmental audits for properties involving UST, RCRA, SARA and other regulations.

CONSOER, TOWNSEND & ASSOCIATES, INC., Chicago, IL**1969 - 1981**Partner/Senior Vice President

1972 - 1981

St. Louis Resident Manager

1969 - 1981

Opened St. Louis Office. Managed all local operations from 1972 to 1981. Responsible for international marketing and project management of the firm from 1976 to 1981.

- Principal-in-charge of design and construction services for \$110M secondary treatment plant for the Metropolitan St. Louis Sewer District.
- Developed wastewater treatment system for major corn mill.
- Managed engineering from facility planning through construction of \$27M wastewater treatment plant expansion for Appleton, WI.
- Principal in charge of preliminary studies and design of wastewater treatment plant to serve population of over 500,000 persons in Perth, Western Australia.

HORNER & SHIFRIN, INC., St. Louis, MO**1958 - 1969**Principal Associate

1965 - 1969

Responsible for project development and execution.

U.S. PUBLIC HEALTH SERVICE, Kansas City, MO**1956 - 1958****EDUCATION**

Massachusetts Institute of Technology, Cambridge, MA

M.S. Sanitary Engineering

1956

B.S. Civil Engineering

1955

8 Hour OSHA Worker Training Refresher Course

1991

Various Other Applicable Short Courses

PROFESSIONAL REGISTRATION

Registered Professional Engineer in Missouri, Illinois, Indiana, Iowa, Michigan, Minnesota, North Carolina, Ohio, Pennsylvania, Wisconsin and Arkansas.

PROFESSIONAL ORGANIZATIONS

American Academy of Environmental Engineers - Elected Diplomat
American Society of Civil Engineers - Fellow
American Water Works Association - Life Member
Engineers' Club of St. Louis - Former Board Member
Missouri Water Pollution Control Association - Past President and Past National Director
National Society of Professional Engineers - Past President St. Louis Chapter.

AWARDS

Tau Beta Pi
Chi Epsilon
Sigma Xi
Arthur Sidney Bedell Award - Water Pollution Control Federation
"1966 Young Engineer of the Year" - St. Louis Chapter of the Missouri Society of Professional Engineers.

Resume

of

JEFFREY T. SHIFRIN

Vice President

EXPERIENCE & PROFESSIONAL ACCOMPLISHMENTS

SHIFRIN & ASSOCIATES, INC., St. Louis, MO

1991 - PRESENT

Project Manager

- Prepared numerous Phase I/II Environmental Site Assessments in connection with property transactions.
- Performed Phase I Environmental Site Assessments and Phase II Assessments including survey of the properties for asbestos containing materials, sampling and testing for lead based paint and re-surveying for issuance of demolition permits.
- Conducted site investigations for a RCRA closures.
- Oversight services for closure of underground storage tank farms and preparation of Closure Reports for regulatory agencies.
- Prepared Asbestos Operations & Maintenance Programs

ENVIRONMENTAL OPERATIONS, INC., St. Louis, MO

1991

Environmental Technician

Worked on asbestos abatement projects, PCB clean-ups, underground storage tank removal projects, groundwater monitoring well installations and soil boring and sampling projects.

CLEAN WATER ACTION, Environmental Grassroots Lobby, Washington, D.C. 1990 - 1991

Performed telephone canvassing and general office duties. Developed communication, fund raising and administrative skills as well as knowledge of environmental regulations.

STOUT & TEAGUE, Research Development Firm, Washington, D.C.

1988 - 1989

Accounting Clerk. Performed various tasks including accounts payable, preparation of checks, bank balance reconciliation and filing.

EDUCATION

George Washington University, Washington, D.C.

B.A. History

1990

Certified AHERA Asbestos Inspector/Management Planner

Eight (8) Hour refresher for Asbestos Inspector/Management Planner - annually

Forty (40) Hour OSHA Hazardous Waste Worker

Eight (8) Hour refresher for Hazardous Waste Worker - annually

PROFESSIONAL REGISTRATION

Registered Environmental Property Assessor - National Registry of Environmental Professionals

HONORS

Academic Dean's List

Spring 1989

Outstanding Young Men in America

1990

DATE JOB OPENED: _____

SHIFRIN & ASSOCIATES, INC.

PROJECT NUMBER REQUEST

Job No. 08016

Due Dates: _____

Client AREX OIL

Contact Ken Fenton

Address _____

City, State, Zip _____

Telephone _____

Fax _____

Project PHASE I ESA

Billing:

Address NORTH ALBANY TERMINAL

Time & Material _____

ONE OSGOOD AVENUE

Lump Sum _____

GREEN ISLAND, NY 12183

	<u>Required</u>	<u>Ordered</u>
Environmental Search	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Sanborn Maps	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Union Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chain of Title	<input type="checkbox"/>	<input type="checkbox"/>
City Directories	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Aerial Photos	<input checked="" type="checkbox"/>	<input type="checkbox"/>
City Microfilm	<input type="checkbox"/>	<input type="checkbox"/>
Fire Marshal/Chief	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Quest

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 **USGS Troy, New York, United States** 07 May 1995



0 200M

0 200yd

Image courtesy of the U.S. Geological Survey

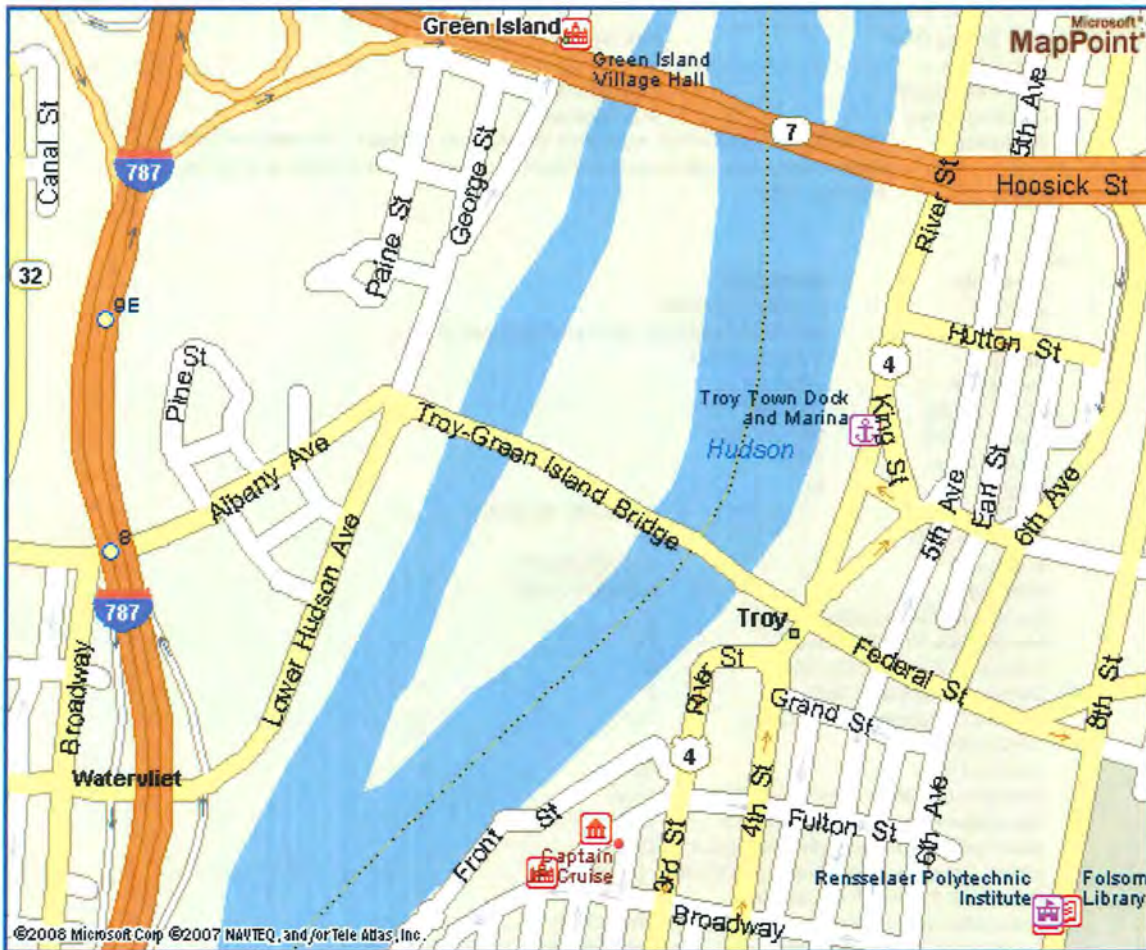
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