

*via electronic mail this date*

*Confidential*

February 6, 2012

Mr. Tony Long  
Angelica Corporation  
5105 Phillips Highway  
Jacksonville, FL

**RE: Environmental Addendum  
Angelica Textile Services, Inc.  
Ballston Spa, NY**

Dear Mr. Long:

Angelica Corporation retained GaiaTech to conduct additional research and agency review regarding the Angelica Textile Services, Inc. (Angelica or the Company) facility in Ballston Spa, New York. GaiaTech initially conducted a Phase I Environmental Site assessment of this facility in June 2008 (2008 Phase I). The following presents the findings of GaiaTech's additional review. This information is meant to supplement that provided in the 2008 Phase I and should be reviewed along with that prior document.

### **Scope and Limitations**

The objectives of GaiaTech's effort were:

- To obtain a better understanding of historical use of the site,
- To determine how and when the creek adjacent to the site was reconstructed (stone bottom constructed to replace sediment bottom), and
- To obtain additional information about former aboveground storage tanks (ASTs), underground storage tanks (USTs), and former wastewater discharges.

GaiaTech's scope to complete these objectives included:

- Interviews and information requests from local and state agency representatives;
- Interview with Company representatives;
- Review of available environmental documentation provided by the Company; and
- Review of environmental information available from online databases.

GaiaTech supplemented information provided by the Company through research of publicly available internet sources for the local jurisdictions to better understand the history of the facilities, as well as the surrounding area and general setting.

During this review, GaiaTech relied upon the information provided by Company representatives and other informed individuals. GaiaTech has assumed, where reasonable, that the information reviewed is true and accurate. GaiaTech's observations are based on observations, information, and resources available at the time of the assessment.

GaiaTech did not specifically contact local, state, or federal agencies to independently confirm regulatory assertions and conclusions made in the available materials. GaiaTech's conclusions are limited to the accuracy of the information presented in the materials reviewed.

The scope of this report is limited to matters expressly covered. Implementation or use of the recommendations, findings or conclusions of this report does not preclude the potential for present or future environmental liability or ensure the fulfillment of a property owner's obligation to full environmental disclosure in accordance with any local, state or federal laws.

GaiaTech performed this review on behalf of and exclusively for Angelica Corporation. This addendum and the findings shall not be relied upon, in whole or in part, by any other party, except by or with the express written consent of a responsible official of GaiaTech. Any reliance upon this report by third parties beyond its intended purpose shall be at such parties' sole risk.

### **Historical Site Use**

Historical review included in the 2008 Phase I was based on information provided by site representatives and available historical documents at that time. The following narrative presents historical occupants of the site based on the 2008 report and a Previous Owners & Operators abstract prepared in 2011 and provided by Angelica.

The site has been developed for industrial purposes since at least 1881. From development to as late as 1960, the facility appears to have operated as a tannery under various names including: Haight and Company Tannery (approximately 1881 to 1899); American Hide & Leather (approximately 1899 to 1955); General American Industries, Inc. (approximately 1955 to 1956); and Howes Leather Company, Inc. (approximately 1956 to 1960). The site appears to have been vacant or potentially utilized by an antique dealer through 1970 when laundry service operations at the site began. Laundry operations were conducted under various names including Northern Hospital Linens (approximately 1970 through 1975); Linen Systems for Hospitals, Inc. (approximately 1976 to 1977); Angelica Textile Services, Inc. dba Linen Systems for Hospitals, Inc. (approximately 1977 through 1984); and Angelica Textile Services, Inc. (approximately 1984 to 2010).

Details regarding the historical use of the site and dates that structures were erected/razed are included in the 2008 Phase I. Based on the review of recent aerial photography, notable features include structures along the northern side of Gordon Creek (in the southeastern corner of the site), labeled in historical maps as "sewage disposal" and "chlorine plant". These structures appear to remain in the southeastern corner of the site. Available maps do not indicate any type of discharge (i.e. outfalls, pipes, culverts or other depictions of discharges) from these facilities to Gordon Creek. GaiaTech requested information relating to any such discharge from local and state agencies; no records indicating any such historical release were identified.

In addition to information discussed above, GaiaTech requested documentation related to former USTs, ASTs, and available environmental documentation related to the site from the New York Department of Environmental Conservation (NYSDEC). Documents provided by the NYSDEC included Spill Report Forms and associated supporting documentation and correspondence in connection with impacts identified during UST removal in 1993 and impacts identified when oil was observed to be seeping from the ground

in 2010. Information available from the NYSDEC does not alter the findings of this Addendum or the associated Phase I ESA prepared by GaiaTech in 2008.

### **Historical Area Use**

Based on GaiaTech's 2008 Phase I and confirmed by research in 2011, tannery operations began in the 1880s on the current site (north of Gordon Creek). By the 1890s, tannery operations extended to the south of Gordon Creek. Historical Sanborn maps depict a footbridge crossing Gordon Creek, connecting the site to those additional properties along the southern side of the creek. The bridge appears to have been constructed between 1887 and 1892; the bridge remained in place through at least 1950. Research conducted on behalf of Angelica in 2011 has confirmed that Angelica does not own and did not conduct laundry operations on the property south of Gordon Creek.

Sanborn Fire Insurance maps show that the property located across Gordon Creek to the south of the site (across from the southwestern corner of the site) operated as Ballston Electric Company from at least 1892. By 1911, this property was identified as a carriage and wagon warehouse and general store. Operations of the former Electric Company were not indicated on available maps.

Gordon Creek, which borders the site to the south, has been present since at least 1887 (the earliest available resource). According to information provided by Angelica, this creek has been channelized and now has a stone bottom. GaiaTech contacted local and state agencies including the building, zoning, storm water and wastewater departments to obtain additional information such as the date of this reconstruction; details related to reconstruction operations (any dredging or testing); and details regarding the thickness and makeup of the channel bottom. Additional information had not been provided at the time this letter was prepared.

### **Potential Impacts**

Among other potential impacts that are described in the 2008 Phase I, GaiaTech identified the utilization of a wastewater sump as a potential for environmental impact. GaiaTech described the issue in the 2008 Phase I as follows:

- **Subgrade Sump/Wastewater Pit:** A subgrade concrete sump/wastewater pit located in the boiler room of the site building has been used to filter wastewater prior to discharge to the municipal sewer system since at least 1984. Sludge from the sump/wastewater pit has historically been profiled as non-hazardous. Records indicate that the sump/wastewater pit is inspected and pumped out approximately every 3 to 5 years; however, site representatives were not aware if a comprehensive leak test of the sump/wastewater pit has been conducted. As the pit was full of water at the time of the site visit, the integrity of the concrete pit could not be determined. No staining was observed around the pit.

Based on information provided by Angelica and review of the last wastewater discharge permit (Saratoga County Sewer District No. 1 Permit No. SIU-010: effective on December 1, 2008 and expired on November 30, 2011), discharges to this sump included sanitary wastewater and process wastewater generated from laundering activities. The integrity of the pit could not be determined in 2008; however, laundering activities were conducted using commercial detergents (no solvents). Additionally, materials laundered typically included soiled linens from healthcare institutions. Angelica provided documentation of

the May 2009 analysis of sludge from this pit; sludge was analyzed for pH, solids, TCLP, semi-volatile organic compounds (SVOCs), acids, halocarbons, aromatics, ketones, carbon disulfide and vinyl acetate. Results indicate that the pH was slightly basic, barium was detected at 1.79 micrograms per kilogram ( $\mu\text{g}/\text{kg}$ ), toluene was detected at 19.6  $\mu\text{g}/\text{kg}$ , acetone was detected at 1,350  $\mu\text{g}/\text{kg}$ , 2-butanone was identified at 142  $\mu\text{g}/\text{kg}$ , and carbon disulfide was identified at 224  $\mu\text{g}/\text{kg}$ . No other analytes were identified at detectible levels. Concentrations identified suggest that this pit is unlikely to have received large discharges of oils, solvents or other unauthorized materials while in use. Furthermore, all detections were below the unrestricted use cleanup standards in 6 NYCRR 375-6.8(a), which are 0.7 parts per million (ppm) toluene, 350 ppm barium, and 0.05 ppm acetone. While there are no regulatory standards for 2-butanone and carbon disulfide, the residential cleanup guidance standard in DEC CP-51 is 100 ppm for each of these substances. Given the nature of material laundered and detergents used, that no staining or indications of releases to the wastewater system were observed in 2008, and the results of sludge sampling in 2009, the potential for significant impact to the site as a result of unauthorized releases to the wastewater system appears low.

GaiaTech appreciates the opportunity to be of service on this addendum. Please let us know if we may be of further assistance.

Sincerely,  
GaiaTech Incorporated



Adrienne Brooks  
Manager of Assessments - Atlanta



Lisa C. Kotora  
Senior Consultant