



**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**



BROWNFIELD CLEANUP PROGRAM (BCP)

ECL ARTICLE 27 / TITLE 14

07/07

DEPARTMENT USE ONLY BCP SITE #: _____
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Section I. Requestor Information

NAME West Covina Royale, LP

ADDRESS 5150 Overland Avenue

CITY/TOWN Culver City, California ZIP CODE 90230

PHONE 310-280-5087	FAX 310-280-5020	E-MAIL kloesch@gkind.com
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NAME OF REQUESTOR'S REPRESENTATIVE Kenneth Loesch

ADDRESS 5150 Overland Avenue

CITY/TOWN Culver City, CA ZIP CODE 90230

PHONE 310-280-5087	FAX 310-280-5020	E-MAIL kloesch@gkind.com
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NAME OF REQUESTOR'S CONSULTANT GeoLogic NY, Inc. Attention: Forrest Earl

ADDRESS 37 Copeland Avenue

CITY/TOWN Homer, NY ZIP CODE 13077

PHONE 607-749-5000	FAX 607-749-5083	E-MAIL forrest@geologic.net
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NAME OF REQUESTOR'S ATTORNEY Hinman, Howard & Kattell, LLP Attention: Katherine Fitzgerald

ADDRESS 700 Security Mutual Building, 80 Exchange Street

CITY/TOWN Binghamton, NY ZIP CODE 13902

PHONE 607-723-5341	FAX 607-723-6605	E-MAIL kfitzgerald@hhk.com
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THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL § 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

<input type="checkbox"/> PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.	<input checked="" type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. NOTE: By checking this box, the requestor certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; and iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.
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Requestor Relationship to Property (check one):

Previous Owner Current Owner Potential /Future Purchaser Other _____

If requestor is not the site owner, requestor will have access to the property throughout the BCP project. Yes No

(Note: proof of site access must be submitted for non-owners)

Section II. Property Information Summary Sheet

PROPERTY NAME: Ash Road Properties (portion of Lowe's Home Center)

ADDRESS/LOCATION 221 Sycamore Road CITY/TOWN Vestal ZIP CODE 13850

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Town of Vestal

COUNTY Broome

SITE SIZE (ACRES) Ash Road Properties 1.54 acres

LATITUDE (degrees/minutes/seconds) 42 ° 5 ' 50 "

LONGITUDE (degrees/minutes/seconds) 76 ° 0 ' 19 "

HORIZONTAL COLLECTION METHOD: SURVEY GPS MAP

HORIZONTAL REFERENCE DATUM: NAD83

FOR EACH PARCEL, FILL OUT THE FOLLOWING TAX MAP INFORMATION (if more than three parcels, attach additional information)

Parcel Address Parcel No. Section No. Block No. Lot No. Acreage

see attachment

1. Do the property boundaries correspond to tax map metes and bounds? Yes No

If no, please attach a metes and bounds description of the property.

2. Is the required property map attached to the application? (application will not be processed without map) Yes No

3. Is the property part of a designated En-zone pursuant to Tax Law § 21(b)(6)? Yes No

For more information go to: http://www.nylovesbiz.com/BrownField_Redevelopment/default.asp.

If yes, identify area (name) _____

50% 100% of the site is in the En-zone (check one)

PROPERTY DESCRIPTION NARRATIVE: Ash Road Properties comprises approximately 1.54 acres of a 14.47 acre parcel occupied Lowe's Home Home Center, with a 130,000 square-foot building. The Ash Road Properties encompasses the southern portion of the greater parking area for Lowe's. Future planned development allows for additional 40,000 square feet of building(s).

List of Existing Easements (type here or attach information)

Easement Holder Description

See ALTA Survey and Easement by Whistle Design

List of Permits issued by the NYSDEC or USEPA Relating to the Proposed Site (type here or attach information)

Type Issuing Agency Description

None

Initials of each Requestor: WB _____

Section III. Current Site Owner/Operator Information

OWNER'S NAME (if different from requestor) same

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

OPERATOR'S NAME (if different from requestor or owner)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

Section IV. Requestor Eligibility Information (Please refer to ECL § 27-1407)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

- 1. Are any enforcement actions pending against the requestor regarding this site? Yes No
- 2. Is the requestor subject to an existing order relating to contamination at the site? Yes No
- 3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Yes No
- 4. Has the requestor been determined to have violated any provision of ECL Article 27? Yes No
- 5. Has the requestor previously been denied entry to the BCP? Yes No
- 6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving contaminants? Yes No
- 7. Has the requestor been convicted of a criminal offense that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration? Yes No
- 8. Has the requestor knowingly falsified or concealed material facts or knowingly submitted or made use of a false statement in a matter before the Department? Yes No
- 9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.8(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? Yes No

Section V. Property Eligibility Information (Please refer to ECL § 27-1405)

- 1. Is the property listed on the National Priorities List? Yes No
- 2. Is the property listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites? Yes No
If yes, please provide: Site # _____ Class # _____
- 3. Is the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? Yes No
If yes, please provide: Permit type: _____ EPA ID Number: _____
Date permit issued: _____ Permit expiration date: _____
- 4. Is the property subject to a cleanup order under navigation law Article 12 or ECL Article 17 Title 10? Yes No
If yes, please provide: Order # _____
- 5. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? Yes No
If yes, please provide explanation as an attachment.

Section VI. Project Description

What stage is the project starting at? investigation remediation

Please attach a description of the project which includes the following components:

- Purpose and scope of the project
- Estimated project schedule

Section VII. Property's Environmental History

To the extent that existing information/studies/reports are available to the requestor, please attach the following:

1. Environmental Reports

A phase I environmental site assessment report prepared in accordance with ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), and all environmental reports related to contaminants on or emanating from the site.

If a final investigation report is included, indicate whether it meets the requirements of ECL Article 27-1415(2): Yes No

2. Sampling Data: Indicate known contaminants and the media which are known to have been affected:

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum					
Chlorinated Solvents		47,000 ug/l		990 ug/kg	
Other VOCs		~1,000 ug/l		18,100 ug/l	
SVOCs					
Metals					
Pesticides					
PCBs					
Other*					

*Please describe: _____

3. Suspected Contaminants: Indicate suspected contaminants and the media which may have been affected:

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum					
Chlorinated Solvents					
Other VOCs					
SVOCs					
Metals	X				
Pesticides					
PCBs					
Other*					

*Please describe: _____

4. INDICATE KNOWN OR SUSPECTED SOURCES OF CONTAMINANTS:

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> Above Ground Pipeline or Tank | <input type="checkbox"/> Lagoons or Ponds | <input type="checkbox"/> Underground Pipeline or Tank | <input checked="" type="checkbox"/> Surface Spill or Discharge |
| <input type="checkbox"/> Routine Industrial Operations | <input checked="" type="checkbox"/> Dumping or Burial of Wastes | <input type="checkbox"/> Septic tank/lateral field | <input checked="" type="checkbox"/> Drums or Storage Containers |
| <input type="checkbox"/> Adjacent Property | <input type="checkbox"/> Seepage Pit or Dry Well | <input type="checkbox"/> Foundry Sand | <input type="checkbox"/> Electroplating |
| <input type="checkbox"/> Coal Gas Manufacture | <input type="checkbox"/> Industrial Accident | <input type="checkbox"/> Unknown | |

Other: _____

5. INDICATE PAST LAND USES:

- | | | | | | |
|---|--|---|--------------------------------------|---|-------------------------------------|
| <input type="checkbox"/> Coal Gas Manufacturing | <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Agricultural Co-op | <input type="checkbox"/> Dry Cleaner | <input type="checkbox"/> Salvage Yard | <input type="checkbox"/> Bulk Plant |
| <input type="checkbox"/> Pipeline | <input type="checkbox"/> Service Station | <input type="checkbox"/> Landfill | <input type="checkbox"/> Tannery | <input type="checkbox"/> Electroplating | <input type="checkbox"/> Unknown |

Other: Automotive repair and auto-body repair shop

6. Owners

A list of previous owners with names, last known addresses and telephone numbers (describe requestor's relationship, if any, to each previous owner listed. If no relationship, put "none").

7. Operators

A list of previous operators with names, last known addresses and telephone number (describe requestor's relationship, if any, to each previous operator listed. If no relationship, put "none").

Section VIII. Contact List Information

Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board/dept. chair of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). In addition, attach a copy of a letter sent to the repository acknowledging that it agrees to act as the document repository for the property.

Section IX. Land Use Factors (Please refer to ECL § 27-1415(3))

Current Use: Residential Commercial Industrial Vacant Recreational (check all that apply)

Intended Use: Unrestricted Residential Commercial Industrial (check all that apply)

Please check the appropriate box and provide an explanation as an attachment if appropriate. Provide a copy of the local zoning classifications, comprehensive zoning plan designations, and/or current land use approvals.

	Yes	No
1. Do current historical and/or recent development patterns support the proposed use? (See #12 below re: discussion of area land uses)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the proposed use consistent with applicable zoning laws/maps?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, designated Brownfield Opportunity Area plans, other adopted land use plans?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are there any Environmental Justice Concerns? (See §27-1415(3)(p)).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Are there any federal or state land use designations relating to this site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Do the population growth patterns and projections support the proposed use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the property accessible to existing infrastructure?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites within ½ mile?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Are there important federal, state or local natural resources, including waterways, wildlife refuges, wetlands, or critical habitats of endangered or threatened species within ½ mile?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Are there floodplains within ½ mile?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Are there any institutional controls currently applicable to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Describe on attachment the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas.		
13. Describe on attachment the potential vulnerability of groundwater to contamination that might migrate from the property, including proximity to wellhead protection and groundwater recharge areas.		
14. Describe on attachment the geography and geology of the site.		

Statement of Certification and Signatures

(By requestor who is an individual)

I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____ Print Name: _____

(By an requestor other than an individual)

I hereby affirm that I am _____ a General Partner _____ West Covina Royale, L.P. (title) of _____ (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 2-22-10 Signature: [Signature] Print Name: WARREN BRESLOW

SUBMITTAL INFORMATION:

Three (3) complete copies are required.

- Two (2) copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF) on a CD or diskette, must be sent to:
Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020
- One (1) paper copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our website for the address of our regional offices: <http://www.dec.ny.gov/about/776.html>

FOR DEPARTMENT USE ONLY

BCP SITE T&A CODE: _____ LEAD OFFICE: _____

Section II: Property Information Summary Sheet

Ash Road Properties Town of Vestal, New York

Lowe's Home Center

221 Sycamore Street, Vestal, NY

158.10-2-13

Acreage: 14.47

Ash Road Properties

(The portion of the Lowe's Home Center property that is the BCP site has been identified by tax map designations prior to incorporating these parcels as well as other parcels into the one current 14.47-acre parcel.)

The following former tax map numbers comprise the Ash Road Properties:

Historical Tax Maps available through Broome County Planning depicted the parcels with tax numbers "17-5A-14-". A review of the property deeds revealed that these tax numbers were re-designated with the current number system "158.10-2-"

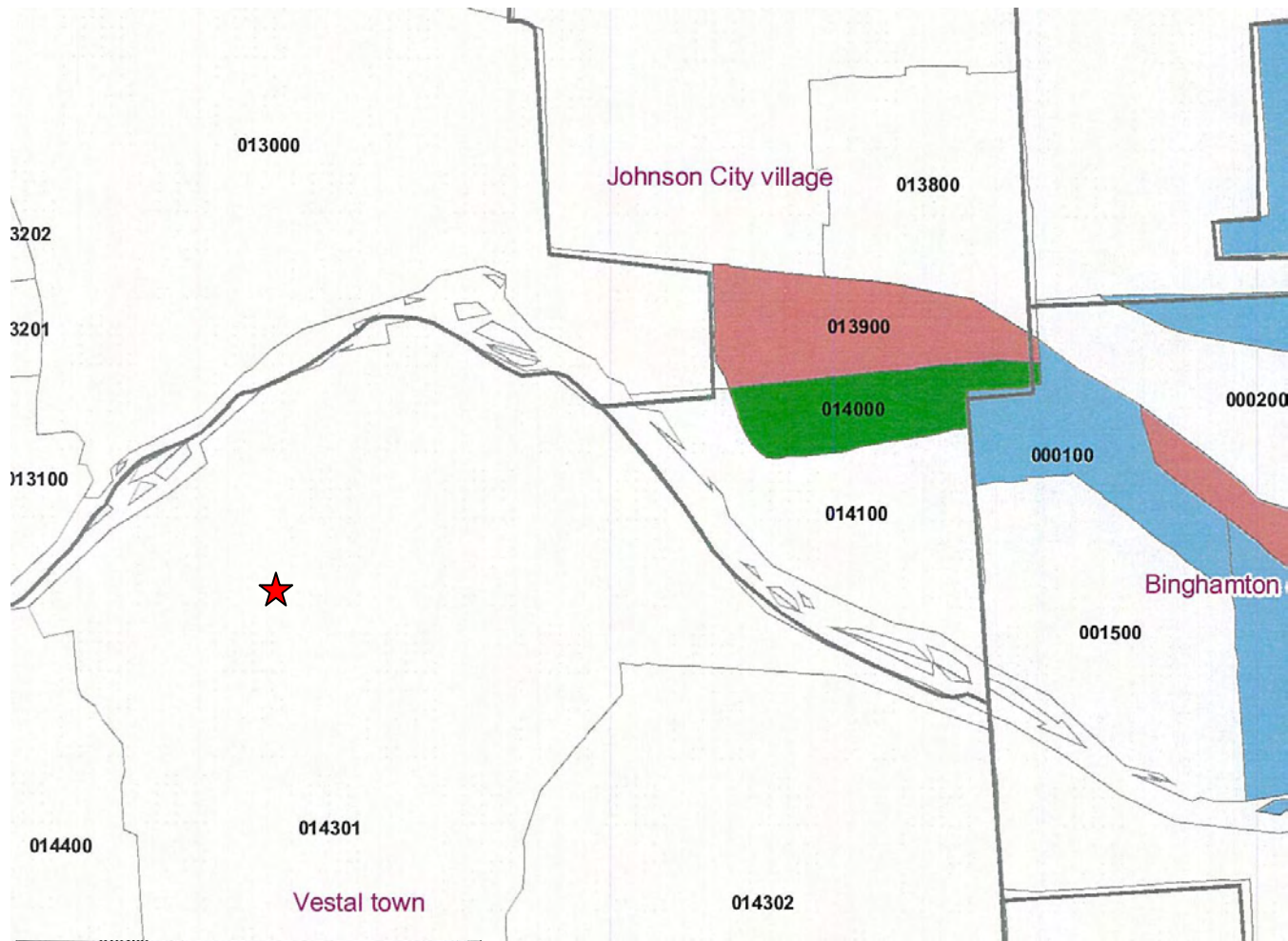
17-5A-14-S12 and 158.10-2-14

17-5A-14-S6 and 158.10-2-15

17-5A-14-S9X and 158.10-2-16

17-5A-14-S16 and 158.10-2-17

Acreage: 1.54



**New York State
Environmental Zones
Broome County Eligible Tracts**

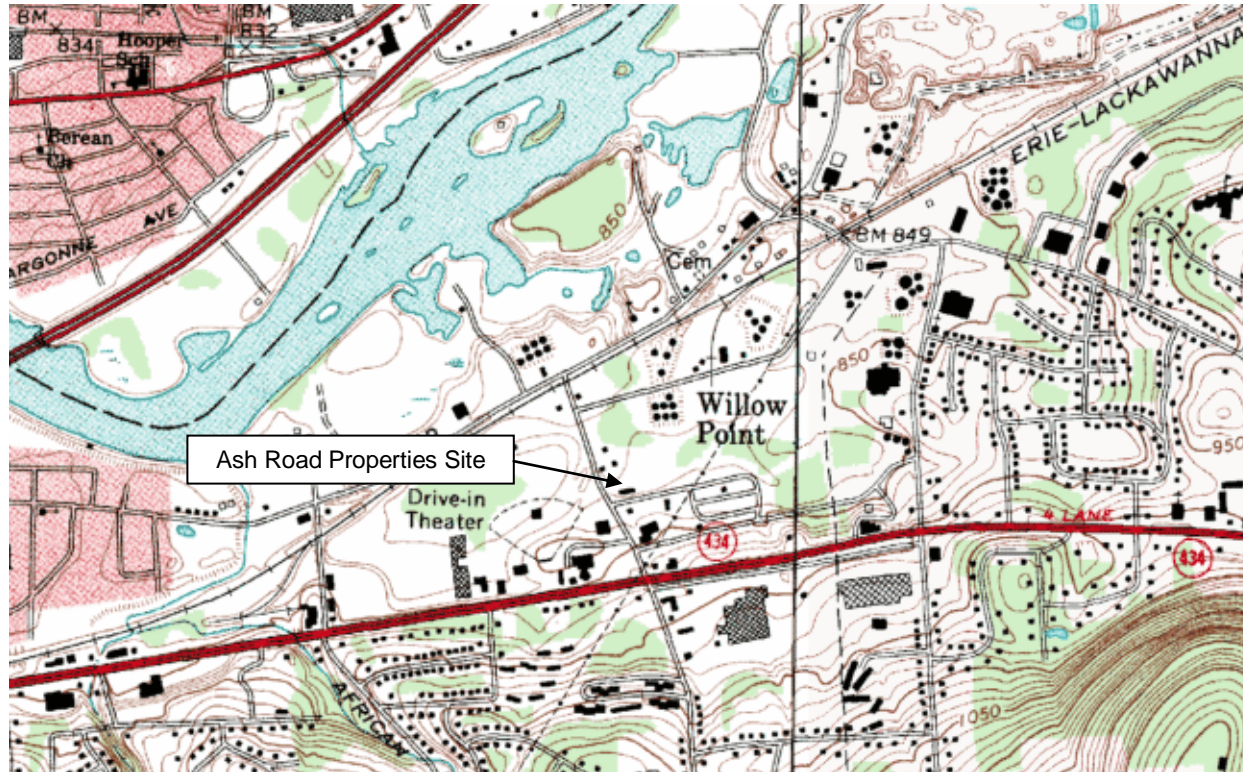
Eligibility Criteria

- Only A
- Only B
- A and B
- Not Eligible
- Municipal Boundaries



Approximate Location of Ash Road Properties

**En-Zone Map
Ash Road Properties
Town of Vestal, New York**



**Topographic Map
Ash Road Properties
Town of Vestal, New York
Approximate Scale 1" = 2000'**

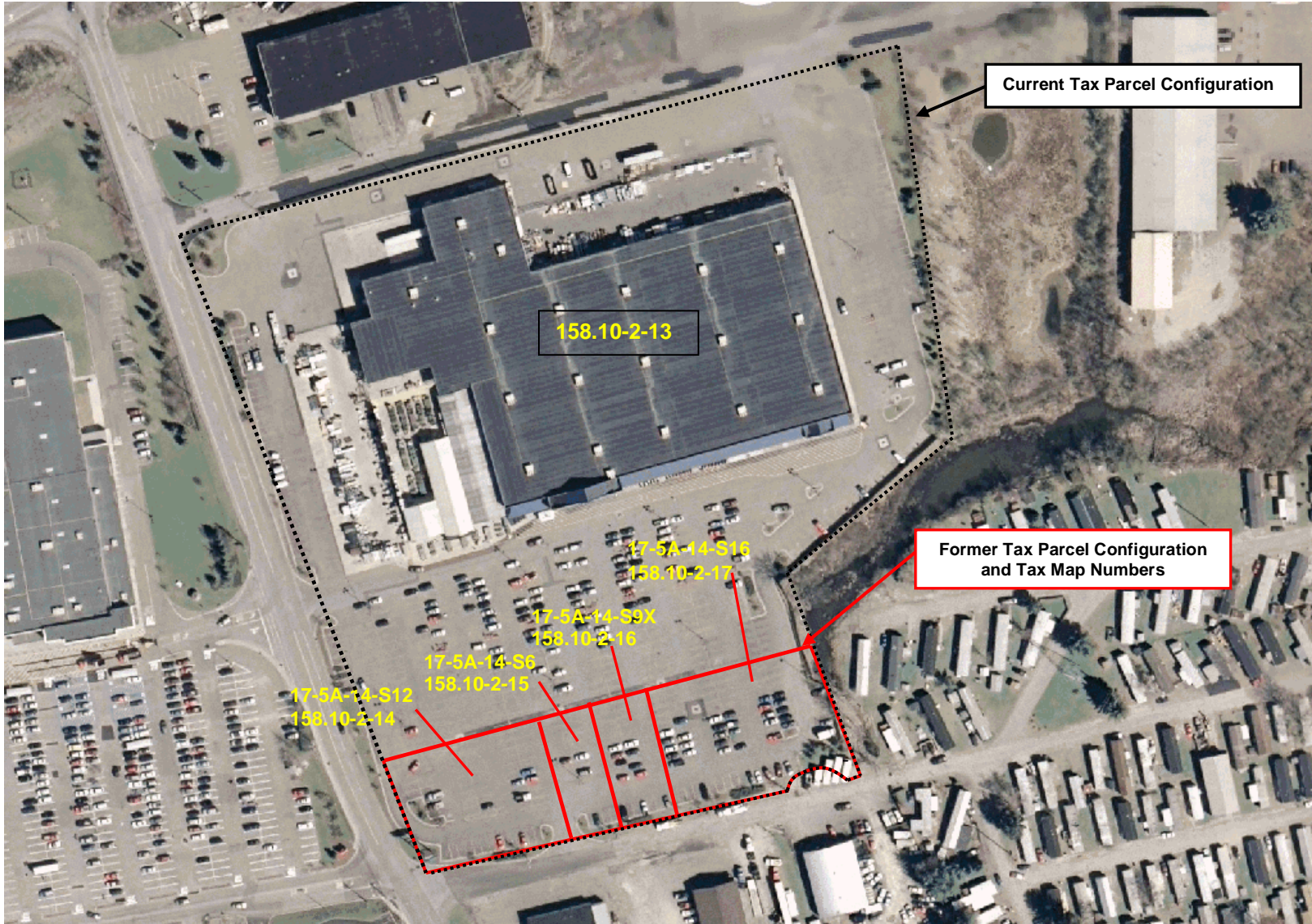


Broome County, New York | Unified Parcel Information System | Web: www.bcgis.com | Phone: 607-778-6505
 DISCLAIMER: Broome County does not guarantee the accuracy of the data presented. Information should be used for reference purposes only. Always check primary sources when accuracy is essential.

Current Tax Map
Ash Road Properties
Vestal, New York



Tax Map
 Ash Road Properties
 Town of Vestal, New York



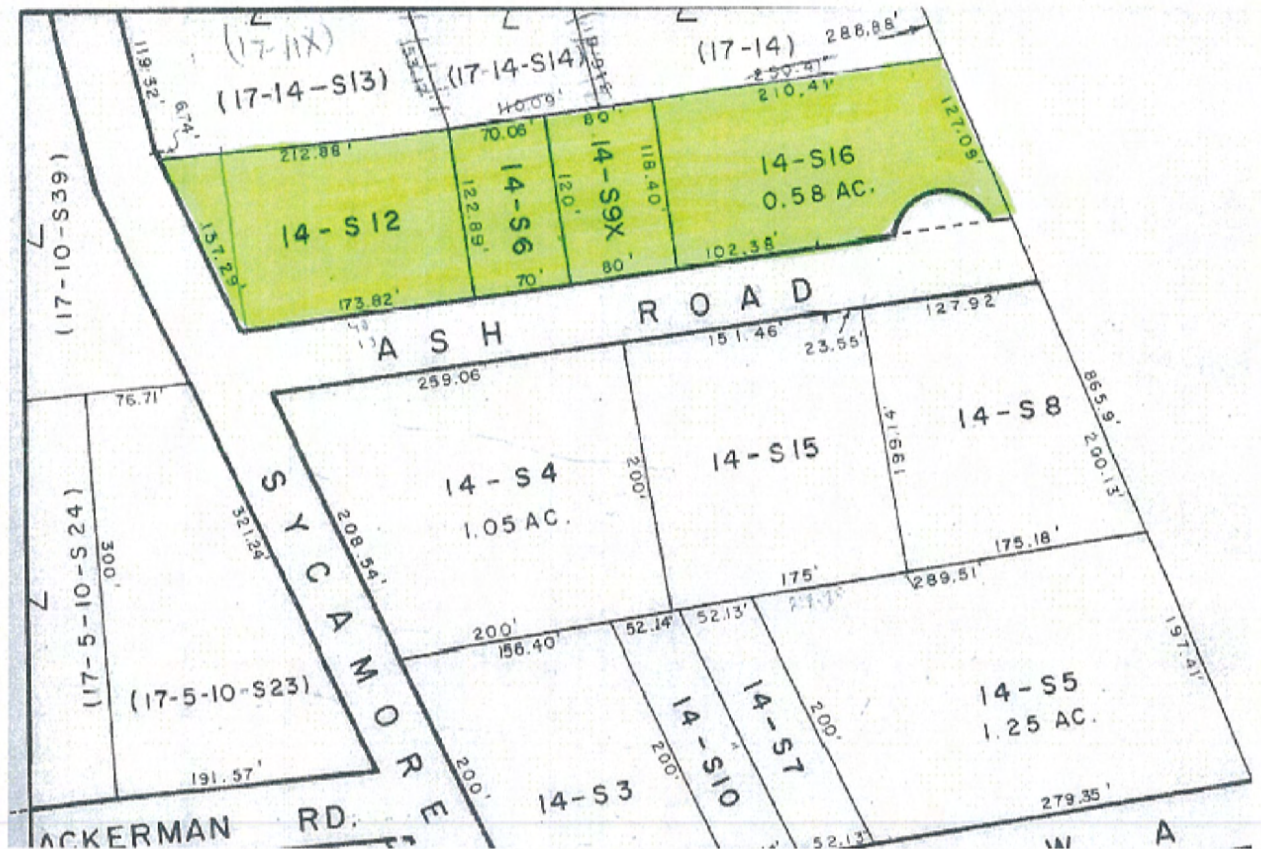
Current Tax Parcel Configuration

158.10-2-13

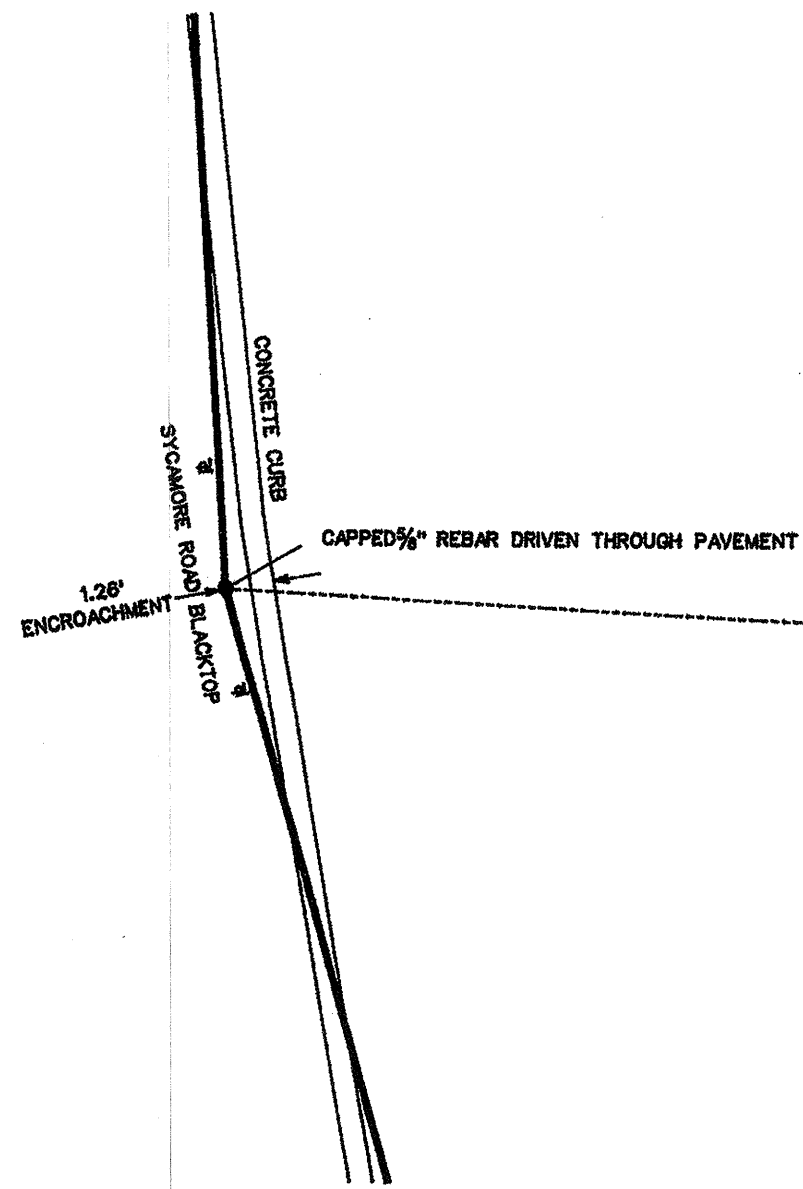
Former Tax Parcel Configuration and Tax Map Numbers

17-5A-14-S12
158.10-2-14
17-5A-14-S6
158.10-2-15
17-5A-14-S9X
158.10-2-16
17-5A-14-S16
158.10-2-17

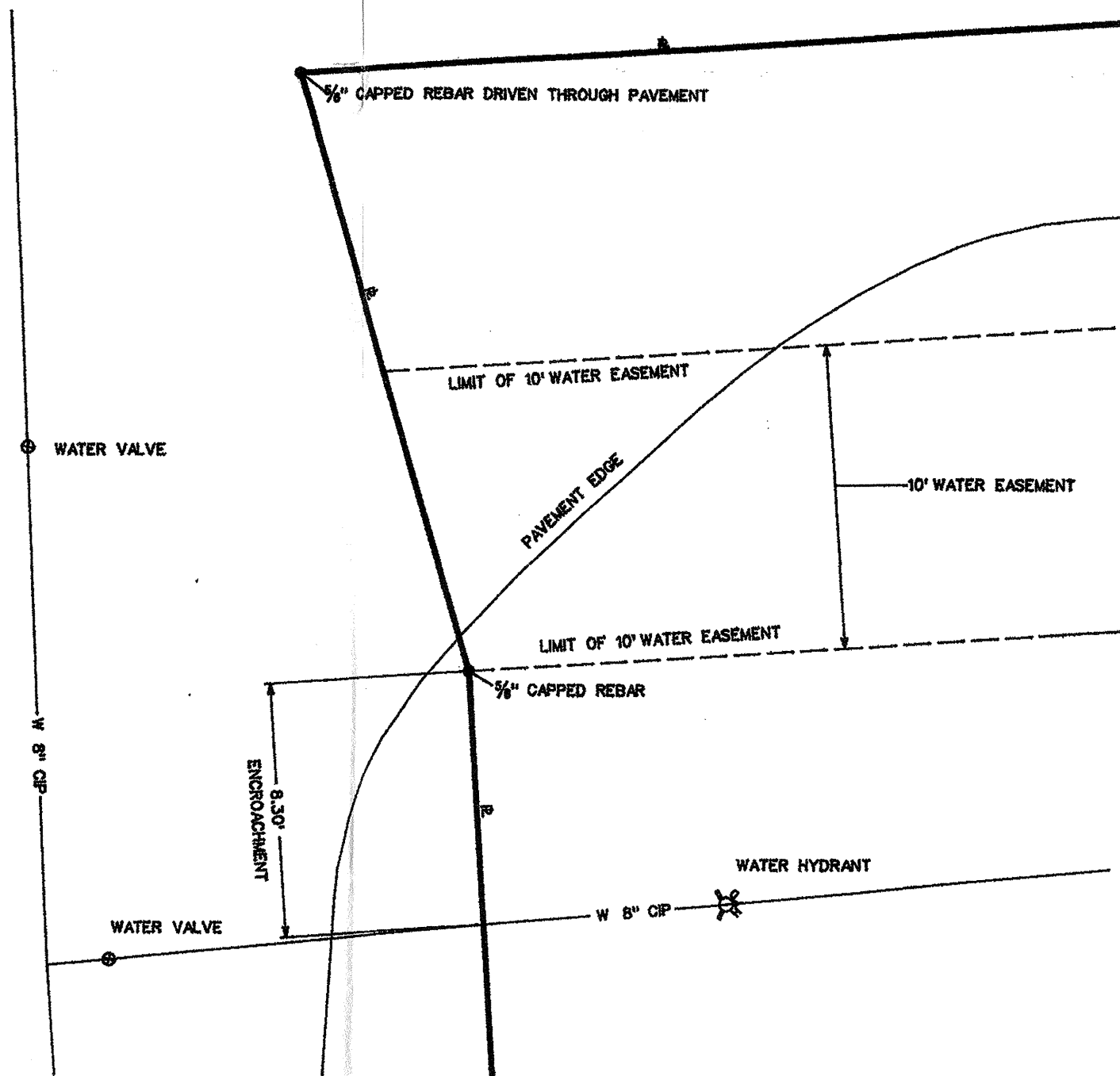
**Proposed BCP Site
Former Tax Map
Ash Road Properties
Town of Vestal, New York**



Source: Broome County Planning



ROAD ENCROACHMENT
(SEE NOTE 7)
DETAIL 1
SCALE 1" = 5'



UNDERGROUND WATERLINE ENCROACHMENT
(SEE NOTE 8)
DETAIL 2
SCALE 1" = 5'

PROPERTY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Vestal, County of Broome and State of New York bounded and described as follows:

BEGINNING at a 5/8" capped rebar in the intersection of the centerline of Shippers Road with the east boundary of Sycamore Road at the State Plane Coordinate: North 765407.073, East 976742.752; Thence in a southerly direction along the east boundary of Sycamore Road S 31°39'55"E a distance of 20.52' to a 5/8" capped rebar; Thence continuing along the east boundary of Sycamore Road S 19°08'07"E a distance of 333.22' to a 5/8" capped rebar; Thence in a westerly direction S 84°34'47"W a distance of 3.79' to a 5/8" capped rebar; Thence in a southerly direction S 18°55'47"E a distance of 347.43' to a 5/8" capped rebar; Thence in a southerly direction S 30°59'45"E a distance of 125.33' to a chisel mark on the face of a concrete curb; Thence the following three (3) courses and distances along the face of the concrete curb:

- 1) Around a curve bearing left
L= 12.7'
R=35'
S78°05'51"E
12.63'
- 2) S88°29'39"E a distance of 10.5'
- 3) Around a curve bearing left
L= 37.67'
R= 600'
N89°42'29"E
37.67'

to a chisel mark made in the face of the concrete curb where it intersects the north boundary of Ash Road; Thence in an easterly direction along the north boundary of Ash Road N 75°29'48"E a distance of 373.50' to a 5/8" capped rebar; Thence continuing in an easterly direction along the Ash Road north boundary N 77°35'48"E a distance of 48.71' to a 5/8" capped rebar in the beginning of a curve, having a radius of 40'; Thence in a northerly direction continually bearing to the east around said curve a distance of 105.44' to a 5/8" capped rebar forming a chord of N 77°35'48"E a distance of 77.46'; Thence continuing along the north boundary of Ash Road N 77°35'48"E a distance of 12.08' to a 5/8" capped rebar in the west boundary of property now or formerly owned by Richard W. & Rita G. Stewart by Deed recorded in Liber 1551, pg. 60 in the Broome County Clerk's Office; Thence in a northwesterly direction along the Stewart property west boundary N 28°12'56"W a distance of 240.97' to a 5/8" capped rebar; Thence in a northeasterly direction along the Stewart property northwest boundary N 47°40'39"E a distance of 267.31' to a 5/8" capped rebar; Thence through the property of Shippers Holding Corp. N 08°15'37"W a distance of 497.95' to a 5/8" capped rebar in the centerline of Shippers Road; Thence in a westerly direction along the centerline of Shippers Road the following three courses and distances:

- 1) S 76°40'30"W a distance of 256.53'
- 2) S 74°28'33"W a distance of 527.84'
- 3) S 70°44'29"W a distance of 110.78'

to the point or place of beginning containing 14.48 acres.

SUBJECT TO & TOGETHER WITH a 20' wide Right of Way for roadway & pipelines along Shippers Road recorded in Liber 833 of Deeds at page 193 in the Broome County Clerk's Office.

ALSO SUBJECT TO a 10' wide water line Easement granted to the Town of Vestal, recorded in Liber 1006 of Deeds at page 569 in the Broome County Clerk's Office.

ALSO SUBJECT TO an Easement, 30' in width, granted to New York State Electric & Gas Corporation recorded in Liber 1150 of Deeds at page 609 in the Broome County Clerk's Office.

ALSO SUBJECT TO a 20' wide Drainage Easement, granted to the Town of Vestal in Liber 1727 of Deeds at page 41 in the Broome County Clerk's Office.

ALSO SUBJECT TO & TOGETHER WITH an Easement Agreement recorded December 19, 1994 in Liber 1846 of Deeds at page 768 in the Broome County Clerk's Office.

ALSO SUBJECT TO an Underground Electric Easement, 10' in width, granted to New York State Electric & Gas Corporation recorded in Liber 1865 of Deeds at page 1034 in the Broome County Clerk's Office.

ALSO SUBJECT TO an Underground Gas Easement, 10' in width, granted to New York State Electric & Gas Corporation recorded in Liber 1865 of Deeds at page 1037 in the Broome County Clerk's Office.

NOTES:

- 1) CONTROL POINTS 1, 2, AND 3 HAVE BEEN TIED INTO A BROOME COUNTY MONUMENT DENSIFICATION PROJECT IN WHICH 220 BRENTSEN MONUMENTS WERE SET THROUGHOUT THE COUNTY (FOR REFERENCE PURPOSES) USING 5 EXISTING 1ST ORDER NGRS HORIZONTAL CONTROL STATIONS. THIS SURVEY WAS PERFORMED UNDER THE GUIDELINES OF THE FEDERAL GEODETIC CONTROL SUBCOMMITTEE (FGCS) FOR RELATIVE DIFFERENTIAL GPS SURVEYING. NOTES ON FILE AT THE BROOME COUNTY CLERK'S OFFICE.
- 2) AREAS PERTAINING TO THE PROPERTY ARE AS FOLLOWS:
BUILDING = 131,577 SQ.FT.
PARKING LOT = 384,489 SQ.FT.
TOTAL PROPERTY = 630,800 SQ.FT.
- 3) NO PORTION OF THE PREMISES IS LOCATED WITHIN A "SPECIAL FLOOD HAZARD AREA" AS DESIGNATED BY THE NATIONAL FLOOD PROTECTION ACT AND SHOWN ON FLOOD INSURANCE RAT MAP (FIRM) NO. 3600570015D REVISED 9/5/84, DESIGNATED FLOOD ZONE "C".
- 4) THE ZONING CLASSIFICATION FOR THE HEREIN DESCRIBED PARCEL IS COMMUNITY BUSINESS "C2"
- 5) THERE EXISTS A CROSS EASEMENT FOR THE PURPOSE OF HAVING, MAINTAINING AND REPAIRING STORM DRAINAGE FACILITIES BETWEEN TOWN SQUARE MALL ASSOCIATES, INC., SHIPPERS HOLDING CORP. AND PARKWAY PROPERTIES CORP. OF BROOME CO. BY EASEMENT AGREEMENT DATED DECEMBER 16, 1994 AND RECORDED DECEMBER 19, 1994 IN LIBER 1846 OF DEEDS AT PAGE 768. ALSO THE RIGHT OF SHIPPERS HOLDING CORP. TO USE AND REPAIR A DETENTION POND LOCATED EAST OF AND ADJACENT TO THE PREMISES WAS RETAINED IN A DEED TO PARKWAY PLAZA, L.L.C. DATED DECEMBER 28, 1995 AND RECORDED DECEMBER 29, 1995 IN LIBER 1860 OF DEEDS AT PAGE 1430 IN THE BROOME COUNTY CLERK'S OFFICE.
- 6) THE SIGN AT THE SOUTHWEST CORNER OF THE PREMISES EXCEEDS THE TOWN HEIGHT RESTRICTION. A VARIANCE WAS GIVEN BY THE TOWN ALLOWING THE SIGN TO BE CONSTRUCTED TO A HEIGHT OF 50' ABOVE GROUND LEVEL.
- 7) THERE EXISTS AN ENCROACHMENT AT ONE INFLECTION POINT IN THE WESTERLY BOUNDARY OF THE PREMISES WHERE THE PROPERTY LINE EXTENDS 1.26' BEYOND THE BACK OF A CONCRETE CURB INTO THE TRAVELED LANE OF SYCAMORE ROAD.
- 8) THE WATER LINE AS MARKED BY AN UNDERGROUND LOCATION COMPANY APPEARS TO ENCROACH OUTSIDE THE EASEMENT APPROXIMATELY 8' AT THE NORTHWEST CORNER OF THE PROPERTY. EXACT ENCROACHMENT CAN NOT BE DETERMINED WITHOUT EXCAVATION.

PERFORMED 5/04/06-6/21/06	BOUNDARY, BUILDING AND UTILITIES LOCATION SURVEY	SCALE 1" = 60'
DRAWN GWW	PROPERTY OF: SHIPPERS HOLDING CORP 225 SYCAMORE ROAD TOWN OF VESTAL COUNTY OF BROOME STATE OF NEW YORK	SHEET 2 OF 2
	WHISTLE DESIGN	FILE NAME
	564 EDSON ROAD ENDICOTT, NEW YORK 13760 607-862-0064	LOWES.DGN

Section IV and V: Property Eligibility Information

**Ash Road Properties
Town of Vestal, New York**

NYSDEC Enforcement Action:

[see following NYSDEC letter to West Covina Royale, LP, dated September 16, 2009]

New York State Department of Environmental Conservation

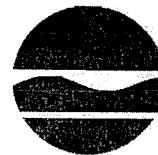
Division of Environmental Remediation

Remedial Bureau B - 12th Floor

625 Broadway, Albany, New York 12233-7016

Phone: 518-402-9768 Fax: 518-402-9773

Website: www.dec.ny.gov



Alexander B. Grannis
Commissioner

19774
Certified Mail
Return Receipt Requested

September 16, 2009

Warren L Breslow
West Covina Royale, LP
5150 Overland Avenue
Culver City, CA 90230

RE: Ash Road Site (Site #704032)
221 Sycamore Road
Vestal, NY 13850

Dear Mr. Breslow:

As mandated by Section 27-1305.2 of the Environmental Conservation Law (ECL) (copy enclosed), the New York State Department of Environmental Conservation (DEC) must investigate all suspected or known inactive hazardous waste disposal sites. We have received information which leads us to believe that hazardous waste has been disposed of at the following location:

Site Address: 221 Sycamore Road
Tax Map No.: County of Broome, Section 158, Subsection 10, Block 2, Lot 13
Site Name (DEC Site No.): Ash Road Site - #704032

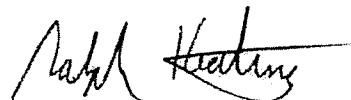
DEC records indicate that you are the owner of the property noted above.

This letter constitutes notification that DEC is in the process of assessing the referenced site for inclusion in the Registry of Inactive Hazardous Waste Disposal Sites in New York State. Once listed in the Registry, the site may become subject to certain restrictions (e.g., use/deed restrictions, etc.) prescribed by provisions of 6NYCRR Part 375. These regulations may be found at the following website address: <http://www.dec.ny.gov/regs/4373.html>

We encourage you to contact us within 10 business days of this communication to discuss this matter including available options to remediate this site without necessarily placing the site on the Registry (for example, by participating in DEC's Brownfield Cleanup Program) and employing the state Superfund.

A summary of the information we presently have on the site is enclosed. If you have any information that may be relevant to this matter, please forward it to me. Please feel free to direct any questions you may have on this matter to me at (518) 402-9774 or at 1-888-212-9586.

Regards,

A handwritten signature in black ink, appearing to read "Ralph Keating". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Ralph Keating
Environmental Engineer
Remedial Bureau B, Section B
Division of Environmental Remediation

Enclosure

ec: J. Quinn
R. Cozzy
K. Lewandowski
B. Wolosen
G. Townsend
M.J. Peachy

Section VI: Project Description

Ash Road Properties Town of Vestal, New York

Purpose and scope of the project:

The building to land ratio with the favorable Town of Vestal parking requirements, allow for additional development at the Lowe's Retail Center. The site is well configured for multiple iterations of development along the southern portion of the greater Lowe's parcel. The Owner is currently in negotiation with a national chain that has expressed an interest in pad development at the intersection of Sycamore and Ash Roads. This, along with additional building development, is allowable under the Town of Vestal parking requirements. The investigation will further define the vertical and horizontal extent of soil and groundwater contamination on the Ash Road Properties, and groundwater quality off-site. The remediation will be performed to achieve the appropriate remedial objectives necessary to receive a certificate of completion as soon as practicable.

Schedule:

Submittal of BCP Application: February 26, 2010

30-Day NYSDEC Response to Request: April 1, 2010

Submittal of Remedial Investigation Work Plan: June 2010

45-Day comment period concludes: August 2010

Initiate fieldwork: September 2010

Submit Draft Remedial Investigation (RI) Report: February 2011

Review and Approval of RI Report: April 2011

Submittal of Final RI Report: June 2011

Section VII: Property Environmental History

Ash Road Properties Town of Vestal, New York

REFERENCES:

Geotechnical Engineering Evaluation, Wetland Evaluation, Phase I and Phase II Environmental Site Assessment, Triangle Building Center, Town of Vestal, New York, prepared for Hechinger, Inc. prepared by Gaynor Associates, Inc., October 1992.

Phase I/Limited Phase II Environmental Site Assessment, Town Square Body Shop and Hall Plumbing, Vestal, New York, prepared for Shippers Holding Company prepared by Gaynor Associates, Inc., January 1996.

Phase I Environmental Site Assessment, Lowe's Home Center, Vestal, New York prepared for Shippers Holding Company and State Farm Life Insurance Company prepared by Gaynor Associates, Inc., October 1996.

Site Characterization Report, Ash Road Site 7-04-032, Vestal, New York, prepared for NYSDEC, Albany, New York prepared by EA Engineering, P.C., September 2009.

Section VII: Property Environmental History

Ash Road Properties Town of Vestal, New York

1.0 ENVIRONMENTAL REPORTS:

Geotechnical Engineering Evaluation, Wetlands Evaluation, Phase I and Phase II Environmental Site Assessment, Triangle Building Center, Town of Vestal, NY prepared for Hechinger, Inc. prepared by Gaynor Associates Inc. and Gaynor Engineering, October 1992

This report was completed on the current Lowe's Home Center parcel excluding the Ash Road Properties.

Environmental Summary: The southern portion of the parcel was occupied by 209 and 213 Sycamore Road. These parcels were occupied by automotive repair garages. Drums and aboveground tanks were present on these parcels. Two monitoring wells were installed along the southern property boundary (north of the Ash Road Properties).

An intermittent stream was present between the subject parcel and the Ash Road Properties.

Groundwater samples were analyzed by EPA Method 503.1. A water sample collected from a monitoring well (P-2W) located north of Ash Road Properties (near Sycamore Road) had a concentration of 15.5 ppb of TCE and 26.2 ppb of PCE. No other compounds were detected above the method detection limits. A water sample collected from a monitoring well (P-7W) located approximately 300 feet east of P-2W reported no compounds above the method detection limits.

Phase I/Limited Phase II Environmental Site Assessment, Town Square Body Shop and Hall Plumbing, Vestal, New York prepared for Shippers Holding Company, prepared by Gaynor Associates, Inc., January 1996.

This report was completed on the Ash Road Properties.

Town Square Body Shop performed auto-body repairs as well as automotive painting, washing and waxing. The Hall Plumbing building was occupied by a contractor's office and warehouse.

Town Square Body Shop had numerous containers of paints, solvents, hardeners, cleaners, petroleum distillates, thinners and lacquers. Minor amounts of

gasoline/kerosene (<5 gallons) were observed at Hall Plumbing. No bulk storage tanks were observed or reported at these two businesses.

Floor drains were present in the Town Square Body Shop. It was reported that the concrete sealed floor drains formerly discharged "out behind the building". The others were reportedly connected to the municipal sewers. Floor drains were present in the Hall Plumbing building that drained to the ground surface behind the building.

Six borings were advanced and groundwater samples were collected for volatile analysis by EPA Method 8010 or 8020. Contaminant levels in groundwater exceeded NYSDEC Water Quality Standards (see attached January/February 1996 Site Plan).

During the site evaluation, the dumping of sediments in the drainage ditch on the Hall Plumbing property (intermittent stream) by personnel from the adjacent business (Wilcox) south of Ash Road was observed. These sediments were reportedly from Wilcox's car wash area. A sample was collected and the results are present on the attached January/February 1996 Site Plan.

A supplemental investigation was done in February 1996 and based on the above findings, included the installation of five monitoring wells to determine direction of groundwater flow in the vicinity of the Ash Road Properties and to collect additional groundwater samples from these wells for analysis (see attached January/February 1996 Site Plan).

Site Characterization Report, Ash Road Site 7-04-032, Vestal, New York, prepared for NYSDEC, Albany, New York prepared by EA Engineering, P.C., September 2009.

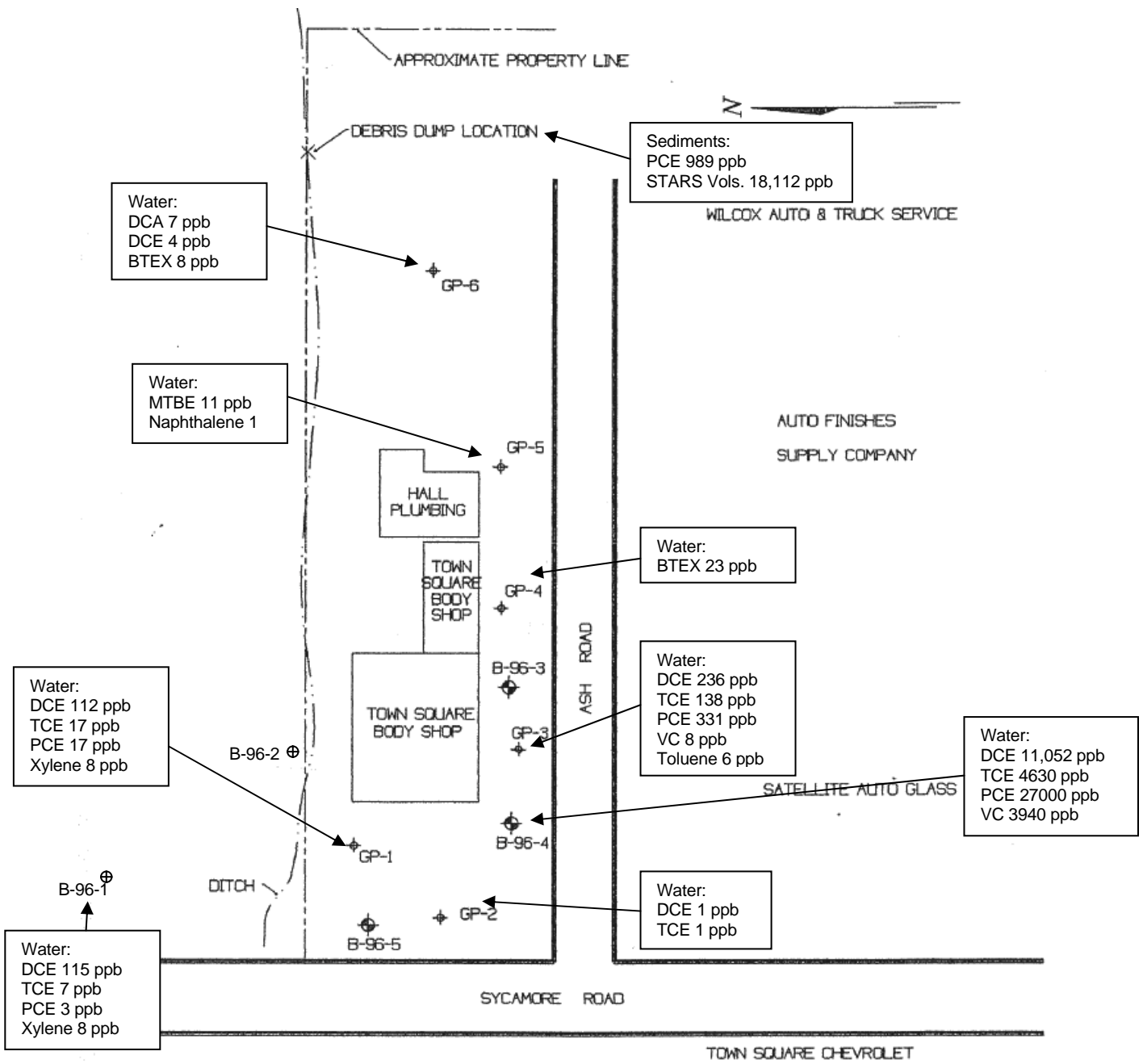
The summary of the field investigations indicate that there is a limited source area of primarily chlorinated compounds located in the southwest portion of the Lowe's parking lot (former parcel no. 17-5A-14-S12). The source area appears to have impacted groundwater quality migrating northwesterly along the flow path following a creek bed that has been channelized under existing pavement. NYSDEC recommends interim remedial measures and additional remedial investigation of the site.

The contaminants of concern are as follows:

- Tetrachloroethene
- Trichloroethene
- cis* and *trans*-1,2-Dichloroethene
- Vinyl chloride

The conclusions reached from this characterization initiated a NYSDEC notification letter to West Covina Royale L.P. the property owner, of the department's intent to

consider 221 Sycamore Road for inclusion on the Registry of Inactive Hazardous Waste Disposal Sites in New York State.



DCA – Dichloroethane; DCE – Dichloroethene; TCE – Trichloroethene; PCE – Tetrachloroethene;
 VC – Vinyl Chloride; BTEX – Benzene, Toluene, Ethylbenzene and Xylene; MTBE - Methyl tert butyl ether

JANUARY/FEBRUARY 1996 SITE PLAN
Ash Road Properties
Town of Vestal, New York

BUCK ENVIRONMENTAL LABORATORIES, INC.

ACCREDITED ENVIRONMENTAL ANALYSIS

3845 ROUTE 11 SOUTH,
CORTLAND, N.Y. 13045P.O. BOX 5150
607-753-3403**Laboratory Report**

Lab Log No: 9601089

Client: GAYNOR ASSOCIATES, INC.
P.O. BOX 5080
CORTLAND NY 13045

Site: 96003

Report Date: 01/12/96
Sampling Date: 01/10/96
Sampled By: JLN/CSM
Date Received: 01/11/96
Analyzed By: EAC
Analyzed: 01/11/96

Sample ID: GP-1

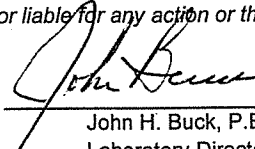
VOLATILES BY EPA 8010

ANALYTE	CAS #	UNITS	DL	RESULTS
Bromobenzene	108-86-1	UG/L	5	ND
Bromodichloromethane	75-27-4	UG/L	5	ND
Bromoform (Tribromomethane)	75-25-2	UG/L	5	ND
Bromomethane	74-83-9	UG/L	5	ND
Carbon tetrachloride	56-23-5	UG/L	5	ND
Chlorobenzene	108-90-7	UG/L	5	ND
Chloroethane	75-00-3	UG/L	5	ND
2-Chloroethylvinyl ether	110-75-8	UG/L	5	ND
Chloroform (Trichloromethane)	67-66-3	UG/L	5	ND
Chloromethane	74-87-3	UG/L	5	ND
Dibromochloromethane	124-48-1	UG/L	5	ND
Dibromomethane	74-95-3	UG/L	5	ND
1,2-Dichlorobenzene	95-50-1	UG/L	5	ND
1,3-Dichlorobenzene	541-73-1	UG/L	5	ND
1,4-Dichlorobenzene	106-46-7	UG/L	5	ND
Dichlorodifluoromethane	75-71-8	UG/L	5	ND
1,1-Dichloroethane	75-34-3	UG/L	5	ND
1,2-Dichloroethane	107-06-2	UG/L	5	ND
1,1-Dichloroethene	75-35-4	UG/L	5	ND
cis-1,2-Dichloroethene	156-59-5	UG/L	5	112
trans-1,2-Dichloroethene	156-60-5	UG/L	5	ND
1,2-Dichloropropane	78-87-5	UG/L	5	ND
cis-1,3-Dichloropropene	10061-01-5	UG/L	5	ND
trans-1,3-Dichloropropene	10061-02-6	UG/L	5	ND
Methylene chloride	75-09-2	UG/L	5	ND
1,1,1,2-Tetrachloroethane	630-20-6	UG/L	5	ND
1,1,1,2,2-Tetrachloroethane	79-34-5	UG/L	5	ND
Tetrachloroethene	127-18-4	UG/L	5	17.4
1,1,1-Trichloroethane	71-55-6	UG/L	5	ND
1,1,2-Trichloroethane	79-00-5	UG/L	5	ND
Trichloroethene	79-01-6	UG/L	5	17.6
Trichlorofluoromethane	75-69-4	UG/L	5	ND
1,2,3-Trichloropropane	96-18-4	UG/L	5	ND
Vinyl chloride	75-01-4	UG/L	5	10.4
Z_SURROGATE2 (75%-130%)	1CPA	UG/L	0	86.2

This laboratory analysis has been performed in accordance with generally accepted laboratory practices and requirements of the New York State Department of Health ELAP Program. Buck Environmental Laboratories, Inc. makes no recommendations, representations or warranties other than as specifically set forth in this report and shall not be responsible or liable for any action or the consequences of any action taken in connection with this report.

(ND => not detected above DL indicated)
(NEG => not detected)

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John H. Buck, P.E.
Laboratory Director
ELAP ID:10795

**BUCK ENVIRONMENTAL
LABORATORIES INC.**3845 ROUTE 11 SOUTH,
CORTLAND, N.Y. 13045P.O. BOX 5150
607-753-3403**Laboratory Report
Lab Log No: 9601089**Client: GAYNOR ASSOCIATES, INC.
P.O. BOX 5080
CORTLAND NY 13045

Site: 96003

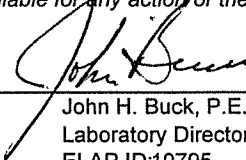
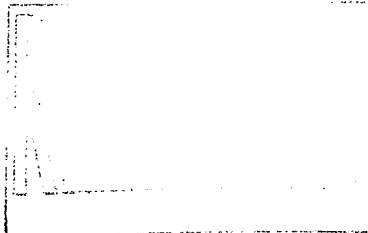
Report Date: 01/12/96
Sampling Date: 01/10/96
Sampled By: JLN/CSM
Date Received: 01/11/96
Analyzed By: EAC
Analyzed: 01/11/96**Sample ID: GP-1****STARS VOLATILES BY EPA 8020**

ANALYTE	CAS #	UNITS	DL	RESULTS
Benzene	71-43-2	ug/L	5	ND
n-Butylbenzene	104-51-8	ug/L	5	ND
sec-Butylbenzene	135-98-8	ug/L	5	ND
tert-Butylbenzene	98-06-6	ug/L	5	ND
Ethylbenzene	100-41-4	ug/L	5	ND
Isopropylbenzene	98-82-8	ug/L	5	ND
p-Isopropyltoluene (p-cymene)	99-87-6	ug/L	5	ND
MTBE	1634-04-4	ug/L	25	ND
Naphthalene	91-20-3	ug/L	5	ND
n-Propylbenzene	103-65-1	ug/L	5	ND
Toluene	108-88-3	ug/L	5	ND
1,2,4-Trimethylbenzene	95-63-6	ug/L	5	ND
1,3,5-Trimethylbenzene	108-67-8	ug/L	5	ND
m-Xylene	95-47-6	ug/L	5	8.2
o-Xylene	108-38-3	ug/L	5	ND
p-Xylene	106-42-3	ug/L	5	coelutes
Z_SURROGATE1 (75%-130%)	BCB	ug/L	0	123

This laboratory analysis has been performed in accordance with generally accepted laboratory practices and requirements of the New York State Department of Health ELAP Program. Buck Environmental Laboratories, Inc. makes no recommendations, representations or warranties other than as specifically set forth in this report and shall not be responsible or liable for any action or the consequences of any action taken in connection with this report.

(ND => not detected above DL indicated)
(NEG => not detected)

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John H. Buck, P.E.
Laboratory Director
ELAP ID:10795

BUCK ENVIRONMENTAL
LABORATORIES, INC.

ACCREDITED ENVIRONMENTAL ANALYSIS

3845 ROUTE 11 SOUTH,
CORTLAND, N.Y. 13045

P.O. BOX 5150
607-753-3403

Report Date: 01/15/96
Lab Log Number: 9601089

LABORATORY REPORT

Client: GAYNOR ASSOCIATES
PO #: 96003
Sample Date: 1/10/96 by JLN/CSM
Sample: Water
Method: Flame Ionization Detector, and/or GC/MS
Adapted from NYSDOH 310-13 methodology

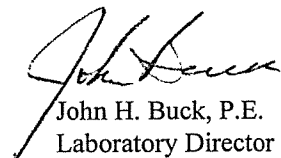
TOTAL PETROLEUM HYDROCARBON
QUANTITATION

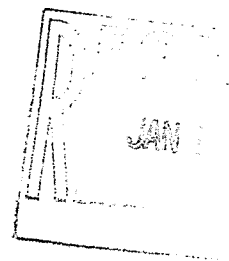
GP-1	563 ug/l as Terphenyl-d14
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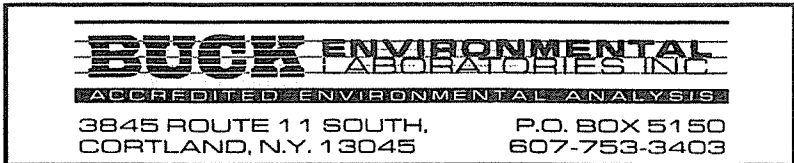
PRODUCT CHARACTERIZATION

The sample consists mainly of organic acids and non-hydrocarbon compounds. There are aliphatic compounds in the C₂₀-C₂₈ range which do not represent a known petroleum product. These hydrocarbons have been quantitated using the surrogate terphenyl-d14.

This analysis is certified as conforming to generally accepted laboratory practices and requirements of the New York State Health Department ELAP program.


John H. Buck, P.E.
Laboratory Director
NYS ELAP CERT 10795





Laboratory Report
Lab Log No: 9601089

Client: GAYNOR ASSOCIATES, INC.
P.O. BOX 5080
CORTLAND NY 13045

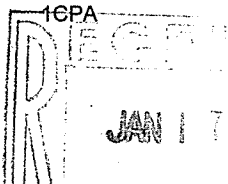
Report Date: 01/15/96
Sampling Date: 01/10/96
Sampled By: JLN/CSM
Date Received: 01/11/96
Analyzed By: EAC
Analyzed: 01/15/96

Site: 96003

Sample ID: GP-2

VOLATILES BY EPA 8010

ANALYTE	CAS #	UNITS	DL	RESULTS
Bromobenzene	108-86-1	UG/L	1	ND
Bromodichloromethane	75-27-4	UG/L	1	ND
Bromoform (Tribromomethane)	75-25-2	UG/L	1	ND
Bromomethane	74-83-9	UG/L	1	ND
Carbon tetrachloride	56-23-5	UG/L	1	ND
Chlorobenzene	108-90-7	UG/L	1	ND
Chloroethane	75-00-3	UG/L	1	ND
2-Chloroethylvinyl ether	110-75-8	UG/L	1	ND
Chloroform (Trichloromethane)	67-66-3	UG/L	1	ND
Chloromethane	74-87-3	UG/L	1	ND
Dibromochloromethane	124-48-1	UG/L	1	ND
Dibromomethane	74-95-3	UG/L	1	ND
1,2-Dichlorobenzene	95-50-1	UG/L	1	ND
1,3-Dichlorobenzene	541-73-1	UG/L	1	ND
1,4-Dichlorobenzene	106-46-7	UG/L	1	ND
Dichlorodifluoromethane	75-71-8	UG/L	1	ND
1,1-Dichloroethane	75-34-3	UG/L	1	ND
1,2-Dichloroethane	107-06-2	UG/L	1	ND
1,1-Dichloroethene	75-35-4	UG/L	1	ND
cis-1,2-Dichloroethene	156-59-5	UG/L	1	1.4
trans-1,2-Dichloroethene	156-60-5	UG/L	1	ND
1,2-Dichloropropane	78-87-5	UG/L	1	ND
cis-1,3-Dichloropropene	10061-01-5	UG/L	1	ND
trans-1,3-Dichloropropene	10061-02-6	UG/L	1	ND
Methylene chloride	75-09-2	UG/L	1	ND
1,1,1,2-Tetrachloroethane	630-20-6	UG/L	1	ND
1,1,1,2,2-Tetrachloroethane	79-34-5	UG/L	1	ND
Tetrachloroethene	127-18-4	UG/L	1	1.3
1,1,1-Trichloroethane	71-55-6	UG/L	1	ND
1,1,2-Trichloroethane	79-00-5	UG/L	1	ND
Trichloroethene	79-01-6	UG/L	1	ND
Trichlorofluoromethane	75-69-4	UG/L	1	ND
1,2,3-Trichloropropane	96-18-4	UG/L	1	ND
Vinyl chloride	75-01-4	UG/L	1	ND
Z_SURROGATE2 (75%-130%)	1CPA	UG/L	0	76.2

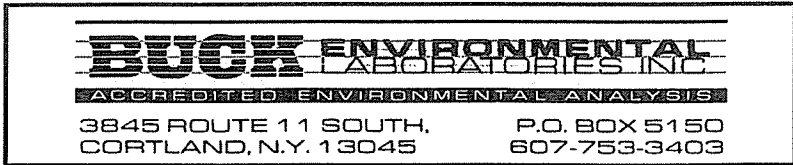


This laboratory analysis has been performed in accordance with generally accepted laboratory practices and requirements of the New York State Department of Health ELAP Program. Buck Environmental Laboratories, Inc. makes no recommendations, representations or warranties other than as specifically set forth in this report and shall not be responsible or liable for any action or the consequences of any action taken in connection with this report.

(ND => not detected above DL indicated)
(NEG => not detected)

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John H. Buck, P.E.
Laboratory Director
ELAP ID:10795



Laboratory Report
Lab Log No: 9601089

Client: GAYNOR ASSOCIATES, INC.
 P.O. BOX 5080
 CORTLAND NY 13045

Report Date: 01/15/96
 Sampling Date: 01/10/96
 Sampled By: JLN/CSM
 Date Received: 01/11/96
 Analyzed By: EAC
 Analyzed: 01/15/96

Site: 96003

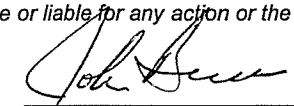
Sample ID: GP-2 STARS VOLATILES BY EPA 8020

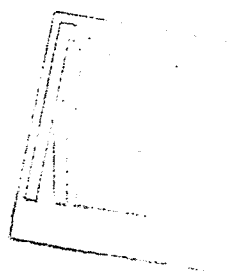
ANALYTE	CAS #	UNITS	DL	RESULTS
Benzene	71-43-2	ug/L	1	ND
n-Butylbenzene	104-51-8	ug/L	1	ND
sec-Butylbenzene	135-98-8	ug/L	1	ND
tert-Butylbenzene	98-06-6	ug/L	1	ND
Ethylbenzene	100-41-4	ug/L	1	ND
Isopropylbenzene	98-82-8	ug/L	1	ND
p-Isopropyltoluene (p-cymene)	99-87-6	ug/L	1	ND
MTBE	1634-04-4	ug/L	5	ND
Naphthalene	91-20-3	ug/L	1	ND
n-Propylbenzene	103-65-1	ug/L	1	ND
Toluene	108-88-3	ug/L	1	ND
1,2,4-Trimethylbenzene	95-63-6	ug/L	1	ND
1,3,5-Trimethylbenzene	108-67-8	ug/L	1	ND
m-Xylene	95-47-6	ug/L	1	ND
o-Xylene	108-38-3	ug/L	1	ND
p-Xylene	106-42-3	ug/L	1	ND
Z_SURROGATE1 (75%-130%)	BCB	ug/L	0	102

This laboratory analysis has been performed in accordance with generally accepted laboratory practices and requirements of the New York State Department of Health ELAP Program. Buck Environmental Laboratories, Inc. makes no recommendations, representations or warranties other than as specifically set forth in this report and shall not be responsible or liable for any action or the consequences of any action taken in connection with this report.

(ND => not detected above DL indicated)
 (NEG => not detected)

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 John H. Buck, P.E.
 Laboratory Director
 ELAP ID:10795



Report Date: 01/15/96
Lab Log Number: 9601089

LABORATORY REPORT

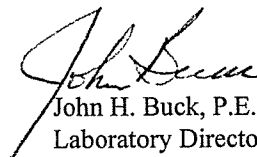
Client: GAYNOR ASSOCIATES
PO #: 96003
Sample Date: 1/10/96 by JLN/CSM
Sample: Soil
Method: Flame Ionization Detector, and/or GC/MS
Adapted from NYSDOH 310-13 methodology

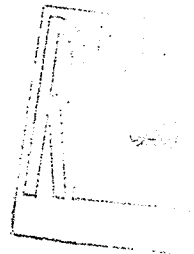
TOTAL PETROLEUM HYDROCARBON
QUANTITATION

GP-2 (11-13')	ND (<166 ug/kg)
---------------	-----------------

ND - None detected greater than the detection limit stated.

This analysis is certified as conforming to generally accepted laboratory practices and requirements of the New York State Health Department ELAP program.


John H. Buck, P.E.
Laboratory Director
NYS ELAP CERT 10795



**BUCK ENVIRONMENTAL
LABORATORIES, INC.**3845 ROUTE 11 SOUTH,
CORTLAND, N.Y. 13045P.O. BOX 5150
607-753-3403**Laboratory Report
Lab Log No: 9601096**Client: GAYNOR ASSOCIATES, INC.
P.O. BOX 5080
CORTLAND NY 13045Report Date: 01/12/96
Sampling Date: 01/11/96
Sampled By: JLN/CSM
Date Received: 01/11/96
Analyzed By: EAC
Analyzed: 01/12/96

Site: 96003

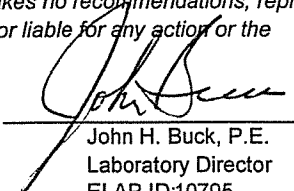
Sample ID: GP-3**VOLATILES BY EPA 8010**

ANALYTE	CAS #	UNITS	DL	RESULTS
Bromobenzene	108-86-1	UG/L	5	ND
Bromodichloromethane	75-27-4	UG/L	5	ND
Bromoform (Tribromomethane)	75-25-2	UG/L	5	ND
Bromomethane	74-83-9	UG/L	5	ND
Carbon tetrachloride	56-23-5	UG/L	5	ND
Chlorobenzene	108-90-7	UG/L	5	ND
Chloroethane	75-00-3	UG/L	5	ND
2-Chloroethylvinyl ether	110-75-8	UG/L	5	ND
Chloroform (Trichloromethane)	67-66-3	UG/L	5	ND
Chloromethane	74-87-3	UG/L	5	ND
Dibromochloromethane	124-48-1	UG/L	5	ND
Dibromomethane	74-95-3	UG/L	5	ND
1,2-Dichlorobenzene	95-50-1	UG/L	5	ND
1,3-Dichlorobenzene	541-73-1	UG/L	5	ND
1,4-Dichlorobenzene	106-46-7	UG/L	5	ND
Dichlorodifluoromethane	75-71-8	UG/L	5	ND
1,1-Dichloroethane	75-34-3	UG/L	5	ND
1,2-Dichloroethane	107-06-2	UG/L	5	ND
1,1-Dichloroethene	75-35-4	UG/L	5	ND
cis-1,2-Dichloroethene	156-59-5	UG/L	5	236
trans-1,2-Dichloroethene	156-60-5	UG/L	5	ND
1,2-Dichloropropane	78-87-5	UG/L	5	ND
cis-1,3-Dichloropropene	10061-01-5	UG/L	5	ND
trans-1,3-Dichloropropene	10061-02-6	UG/L	5	ND
Methylene chloride	75-09-2	UG/L	5	ND
1,1,1,2-Tetrachloroethane	630-20-6	UG/L	5	ND
1,1,2,2-Tetrachloroethane	79-34-5	UG/L	5	ND
Tetrachloroethene	127-18-4	UG/L	5	331
1,1,1-Trichloroethane	71-55-6	UG/L	5	ND
1,1,2-Trichloroethane	79-00-5	UG/L	5	ND
Trichloroethene	79-01-6	UG/L	5	138
Trichlorofluoromethane	75-69-4	UG/L	5	ND
1,2,3-Trichloropropane	96-18-4	UG/L	5	ND
Vinyl chloride	75-01-4	UG/L	5	8.3
Z_SURROGATE2 (75%-130%)	1CPA	UG/L	0	83

This laboratory analysis has been performed in accordance with generally accepted laboratory practices and requirements of the New York State Department of Health ELAP Program. Buck Environmental Laboratories, Inc. makes no recommendations, representations or warranties other than as specifically set forth in this report and shall not be responsible or liable for any action or the consequences of any action taken in connection with this report.

(ND => not detected above DL indicated)
(NEG => not detected)

IRGCFORM.FRX



John H. Buck, P.E.
Laboratory Director
ELAP ID:10795

BUCK ENVIRONMENTAL LABORATORIES INC.

ACCREDITED ENVIRONMENTAL ANALYSIS

3845 ROUTE 11 SOUTH,
CORTLAND, N.Y. 13045P.O. BOX 5150
607-753-3403**Laboratory Report
Lab Log No: 9601096**Client: GAYNOR ASSOCIATES, INC.
P.O. BOX 5080
CORTLAND NY 13045Report Date: 01/12/96
Sampling Date: 01/11/96
Sampled By: JLN/CSM
Date Received: 01/11/96
Analyzed By: EAC
Analyzed: 01/12/96

Site: 96003

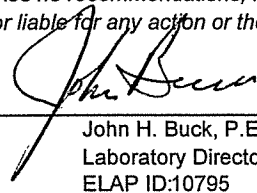
Sample ID: GP-3**STARS VOLATILES BY EPA 8020**

ANALYTE	CAS #	UNITS	DL	RESULTS
Benzene	71-43-2	ug/L	5	ND
n-Butylbenzene	104-51-8	ug/L	5	ND
sec-Butylbenzene	135-98-8	ug/L	5	ND
tert-Butylbenzene	98-06-6	ug/L	5	ND
Ethylbenzene	100-41-4	ug/L	5	ND
Isopropylbenzene	98-82-8	ug/L	5	ND
p-Isopropyltoluene (p-cymene)	99-87-6	ug/L	5	ND
MTBE	1634-04-4	ug/L	25	ND
Naphthalene	91-20-3	ug/L	5	ND
n-Propylbenzene	103-65-1	ug/L	5	ND
Toluene	108-88-3	ug/L	5	6.2
1,2,4-Trimethylbenzene	95-63-6	ug/L	5	ND
1,3,5-Trimethylbenzene	108-67-8	ug/L	5	ND
m-Xylene	95-47-6	ug/L	5	ND
o-Xylene	108-38-3	ug/L	5	ND
p-Xylene	106-42-3	ug/L	5	ND
Z_SURROGATE1 (75%-130%)	BCB	ug/L	0	99.9

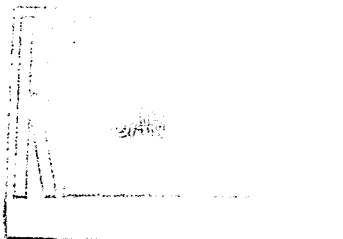
This laboratory analysis has been performed in accordance with generally accepted laboratory practices and requirements of the New York State Department of Health ELAP Program. Buck Environmental Laboratories, Inc. makes no recommendations, representations or warranties other than as specifically set forth in this report and shall not be responsible or liable for any action or the consequences of any action taken in connection with this report.

(ND => not detected above DL indicated)
(NEG => not detected)

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John H. Buck, P.E.
Laboratory Director
ELAP ID:10795



BUCK ENVIRONMENTAL
LABORATORIES INC.

ACCREDITED ENVIRONMENTAL ANALYSIS

3845 ROUTE 11 SOUTH,
CORTLAND, N.Y. 13045

P.O. BOX 5150
607-753-3403

Report Date: 01/15/96
Lab Log Number: 9601096

LABORATORY REPORT

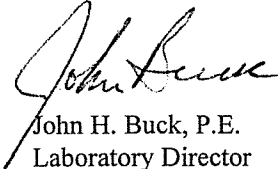
Client: GAYNOR ASSOCIATES
PO #: 96003
Sample Date: 1/11/96 by JLN/CSM
Sample: Water
Method: Flame Ionization Detector, and/or GC/MS
Adapted from NYSDOH 310-13 methodology

TOTAL PETROLEUM HYDROCARBON
QUANTITATION

GP-3	ND (<10 ug/l)
------	---------------

ND - None detected greater than the detection limit stated.

This analysis is certified as conforming to generally accepted laboratory practices and requirements of the New York State Health Department ELAP program.


John H. Buck, P.E.
Laboratory Director
NYS ELAP CERT 10795

**BUCK ENVIRONMENTAL
LABORATORIES, INC.**3845 ROUTE 11 SOUTH,
CORTLAND, N.Y. 13045P.O. BOX 5150
607-753-3403**Laboratory Report
Lab Log No: 9601096**Client: GAYNOR ASSOCIATES, INC.
P.O. BOX 5080
CORTLAND NY 13045Report Date: 01/15/96
Sampling Date: 01/11/96
Sampled By: JLN/CSM
Date Received: 01/11/96
Analyzed By: EAC
Analyzed: 01/15/96

Site: 96003

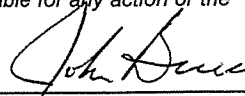
Sample ID: GP-4**VOLATILES BY EPA 8010**

ANALYTE	CAS #	UNITS	DL	RESULTS
Bromobenzene	108-86-1	UG/L	1	ND
Bromodichloromethane	75-27-4	UG/L	1	ND
Bromoform (Tribromomethane)	75-25-2	UG/L	1	ND
Bromomethane	74-83-9	UG/L	1	ND
Carbon tetrachloride	56-23-5	UG/L	1	ND
Chlorobenzene	108-90-7	UG/L	1	ND
Chloroethane	75-00-3	UG/L	1	ND
2-Chloroethylvinyl ether	110-75-8	UG/L	1	ND
Chloroform (Trichloromethane)	67-66-3	UG/L	1	ND
Chloromethane	74-87-3	UG/L	1	ND
Dibromochloromethane	124-48-1	UG/L	1	ND
Dibromomethane	74-95-3	UG/L	1	ND
1,2-Dichlorobenzene	95-50-1	UG/L	1	ND
1,3-Dichlorobenzene	541-73-1	UG/L	1	ND
1,4-Dichlorobenzene	106-46-7	UG/L	1	ND
Dichlorodifluoromethane	75-71-8	UG/L	1	ND
1,1-Dichloroethane	75-34-3	UG/L	1	ND
1,2-Dichloroethane	107-06-2	UG/L	1	ND
1,1-Dichloroethene	75-35-4	UG/L	1	ND
cis-1,2-Dichloroethene	156-59-5	UG/L	1	ND
trans-1,2-Dichloroethene	156-60-5	UG/L	1	ND
1,2-Dichloropropane	78-87-5	UG/L	1	ND
cis-1,3-Dichloropropene	10061-01-5	UG/L	1	ND
trans-1,3-Dichloropropene	10061-02-6	UG/L	1	ND
Methylene chloride	75-09-2	UG/L	1	ND
1,1,1,2-Tetrachloroethane	630-20-6	UG/L	1	ND
1,1,2,2-Tetrachloroethane	79-34-5	UG/L	1	ND
Tetrachloroethene	127-18-4	UG/L	1	ND
1,1,1-Trichloroethane	71-55-6	UG/L	1	ND
1,1,2-Trichloroethane	79-00-5	UG/L	1	ND
Trichloroethene	79-01-6	UG/L	1	ND
Trichlorofluoromethane	75-69-4	UG/L	1	ND
1,2,3-Trichloropropane	96-18-4	UG/L	1	ND
Vinyl chloride	75-01-4	UG/L	1	ND
Z_SURROGATE2 (75%-130%)	1CPA	UG/L	0	107

This laboratory analysis has been performed in accordance with generally accepted laboratory practices and requirements of the New York State Department of Health ELAP Program. Buck Environmental Laboratories, Inc. makes no recommendations, representations or warranties other than as specifically set forth in this report and shall not be responsible or liable for any action or the consequences of any action taken in connection with this report.

(ND => not detected above DL indicated)
(NEG => not detected)

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John H. Buck, P.E.
Laboratory Director
ELAP ID:10795

BUCK ENVIRONMENTAL LABORATORIES, INC.
 ACCREDITED ENVIRONMENTAL ANALYSIS
 3845 ROUTE 11 SOUTH, P.O. BOX 5150
 CORTLAND, N.Y. 13045 607-753-3403

Laboratory Report
Lab Log No: 9601096

Client: GAYNOR ASSOCIATES, INC.
 P.O. BOX 5080
 CORTLAND NY 13045

Report Date: 01/15/96
 Sampling Date: 01/11/96
 Sampled By: JLN/CSM
 Date Received: 01/11/96
 Analyzed By: EAC
 Analyzed: 01/15/96

Site: 96003

Sample ID: GP-4

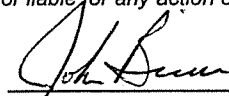
STARS VOLATILES BY EPA 8020

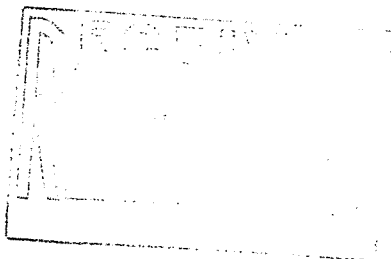
ANALYTE	CAS #	UNITS	DL	RESULTS
Benzene	71-43-2	ug/L	1	5.2
n-Butylbenzene	104-51-8	ug/L	1	ND
sec-Butylbenzene	135-98-8	ug/L	1	ND
tert-Butylbenzene	98-06-6	ug/L	1	ND
Ethylbenzene	100-41-4	ug/L	1	3.4
Isopropylbenzene	98-82-8	ug/L	1	ND
p-Isopropyltoluene (p-cymene)	99-87-6	ug/L	1	ND
MTBE	1634-04-4	ug/L	5	ND
Naphthalene	91-20-3	ug/L	1	1
n-Propylbenzene	103-65-1	ug/L	1	ND
Toluene	108-88-3	ug/L	1	11
1,2,4-Trimethylbenzene	95-63-6	ug/L	1	ND
1,3,5-Trimethylbenzene	108-67-8	ug/L	1	ND
m-Xylene	95-47-6	ug/L	1	2.8
o-Xylene	108-38-3	ug/L	1	ND
p-Xylene	106-42-3	ug/L	1	ND
Z_SURROGATE1 (75%-130%)	BCB	ug/L	0	105

This laboratory analysis has been performed in accordance with generally accepted laboratory practices and requirements of the New York State Department of Health ELAP Program. Buck Environmental Laboratories, Inc. makes no recommendations, representations or warranties other than as specifically set forth in this report and shall not be responsible or liable for any action or the consequences of any action taken in connection with this report.

(ND => not detected above DL indicated)
 (NEG => not detected)

IRGCFORM.FRX


 John H. Buck, P.E.
 Laboratory Director
 ELAP ID:10795



BUCK ENVIRONMENTAL
LABORATORIES INC.

ACCREDITED ENVIRONMENTAL ANALYSIS

3845 ROUTE 11 SOUTH,
CORTLAND, N.Y. 13045

P.O. BOX 5150
607-753-3403

Report Date: 01/15/96
Lab Log Number: 9601096

LABORATORY REPORT

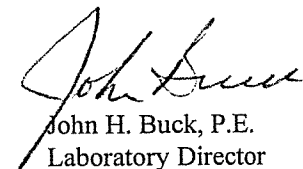
Client: GAYNOR ASSOCIATES
PO #: 96003
Sample Date: 1/11/96 by JLN/CSM
Sample: Soil
Method: Flame Ionization Detector, and/or GC/MS
Adapted from NYSDOH 310-13 methodology

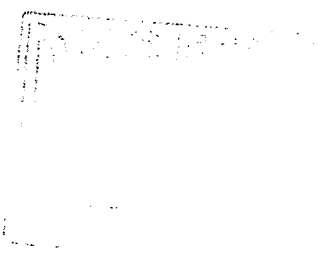
TOTAL PETROLEUM HYDROCARBON
QUANTITATION

GP-4 (11-13')	ND (<166 ug/kg)
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ND - None detected greater than the detection limit stated.

This analysis is certified as conforming to generally accepted laboratory practices and requirements of the New York State Health Department ELAP program.


John H. Buck, P.E.
Laboratory Director
NYS ELAP CERT 10795



BUCK ENVIRONMENTAL LABORATORIES INC.

ACCREDITED ENVIRONMENTAL ANALYSIS

3845 ROUTE 11 SOUTH,
CORTLAND, N.Y. 13045P.O. BOX 5150
607-753-3403**Laboratory Report****Lab Log No: 9601096**Client: GAYNOR ASSOCIATES, INC.
P.O. BOX 5080
CORTLAND NY 13045

Site: 96003

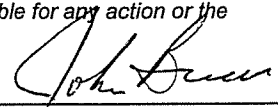
Report Date: 01/15/96
Sampling Date: 01/11/96
Sampled By: JLN/CSM
Date Received: 01/11/96
Analyzed By: EAC
Analyzed: 01/15/96**Sample ID: GP-5****VOLATILES BY EPA 8010**

ANALYTE	CAS #	UNITS	DL	RESULTS
Bromobenzene	108-86-1	UG/L	1	ND
Bromodichloromethane	75-27-4	UG/L	1	ND
Bromoform (Tribromomethane)	75-25-2	UG/L	1	ND
Bromomethane	74-83-9	UG/L	1	ND
Carbon tetrachloride	56-23-5	UG/L	1	ND
Chlorobenzene	108-90-7	UG/L	1	ND
Chloroethane	75-00-3	UG/L	1	ND
2-Chloroethylvinyl ether	110-75-8	UG/L	1	ND
Chloroform (Trichloromethane)	67-66-3	UG/L	1	ND
Chloromethane	74-87-3	UG/L	1	ND
Dibromochloromethane	124-48-1	UG/L	1	ND
Dibromomethane	74-95-3	UG/L	1	ND
1,2-Dichlorobenzene	95-50-1	UG/L	1	ND
1,3-Dichlorobenzene	541-73-1	UG/L	1	ND
1,4-Dichlorobenzene	106-46-7	UG/L	1	ND
Dichlorodifluoromethane	75-71-8	UG/L	1	ND
1,1-Dichloroethane	75-34-3	UG/L	1	ND
1,2-Dichloroethane	107-06-2	UG/L	1	ND
1,1-Dichloroethene	75-35-4	UG/L	1	ND
cis-1,2-Dichloroethene	156-59-5	UG/L	1	ND
trans-1,2-Dichloroethene	156-60-5	UG/L	1	ND
1,2-Dichloropropane	78-87-5	UG/L	1	ND
cis-1,3-Dichloropropene	10061-01-5	UG/L	1	ND
trans-1,3-Dichloropropene	10061-02-6	UG/L	1	ND
Methylene chloride	75-09-2	UG/L	1	ND
1,1,1,2-Tetrachloroethane	630-20-6	UG/L	1	ND
1,1,2,2-Tetrachloroethane	79-34-5	UG/L	1	ND
Tetrachloroethene	127-18-4	UG/L	1	ND
1,1,1-Trichloroethane	71-55-6	UG/L	1	ND
1,1,2-Trichloroethane	79-00-5	UG/L	1	ND
Trichloroethene	79-01-6	UG/L	1	ND
Trichlorofluoromethane	75-69-4	UG/L	1	ND
1,2,3-Trichloropropane	96-18-4	UG/L	1	ND
Vinyl chloride	75-01-4	UG/L	1	ND
Z_SURROGATE2 (75%-130%)	1CPA	UG/L	0	77.7

This laboratory analysis has been performed in accordance with generally accepted laboratory practices and requirements of the New York State Department of Health ELAP Program. Buck Environmental Laboratories, Inc. makes no recommendations, representations or warranties other than as specifically set forth in this report and shall not be responsible or liable for any action or the consequences of any action taken in connection with this report.

(ND => not detected above DL indicated)
(NEG => not detected)

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John H. Buck, P.E.
Laboratory Director
ELAP ID:10795

BUCK ENVIRONMENTAL LABORATORIES INC.3845 ROUTE 11 SOUTH,
CORTLAND, N.Y. 13045P.O. BOX 5150
607-753-3403**Laboratory Report**
Lab Log No: 9601096Client: GAYNOR ASSOCIATES, INC.
P.O. BOX 5080
CORTLAND NY 13045

Site: 96003

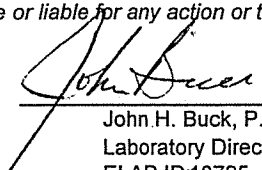
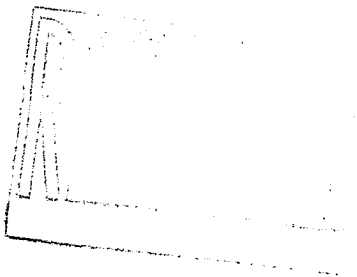
Report Date: 01/15/96
Sampling Date: 01/11/96
Sampled By: JLN/CSM
Date Received: 01/11/96
Analyzed By: EAC
Analyzed: 01/15/96**Sample ID: GP-5****STARS VOLATILES BY EPA 8020**

ANALYTE	CAS #	UNITS	DL	RESULTS
Benzene	71-43-2	ug/L	1	ND
n-Butylbenzene	104-51-8	ug/L	1	ND
sec-Butylbenzene	135-98-8	ug/L	1	ND
tert-Butylbenzene	98-06-6	ug/L	1	ND
Ethylbenzene	100-41-4	ug/L	1	ND
Isopropylbenzene	98-82-8	ug/L	1	ND
p-Isopropyltoluene (p-cymene)	99-87-6	ug/L	1	ND
MTBE	1634-04-4	ug/L	5	10.6
Naphthalene	91-20-3	ug/L	1	1
n-Propylbenzene	103-65-1	ug/L	1	ND
Toluene	108-88-3	ug/L	1	ND
1,2,4-Trimethylbenzene	95-63-6	ug/L	1	ND
1,3,5-Trimethylbenzene	108-67-8	ug/L	1	ND
m-Xylene	95-47-6	ug/L	1	ND
o-Xylene	108-38-3	ug/L	1	ND
p-Xylene	106-42-3	ug/L	1	ND
Z_SURROGATE1 (75%-130%)	BCB	ug/L	0	107

This laboratory analysis has been performed in accordance with generally accepted laboratory practices and requirements of the New York State Department of Health ELAP Program. Buck Environmental Laboratories, Inc. makes no recommendations, representations or warranties other than as specifically set forth in this report and shall not be responsible or liable for any action or the consequences of any action taken in connection with this report.

(ND => not detected above DL indicated)
(NEG => not detected)

IRGCFORM.FRX


John H. Buck, P.E.
Laboratory Director
ELAP ID:10795

BUCK ENVIRONMENTAL
LABORATORIES, INC.
ACCREDITED ENVIRONMENTAL ANALYSIS

3845 ROUTE 11 SOUTH,
CORTLAND, N.Y. 13045

P.O. BOX 5150
607-753-3403

Report Date: 01/15/96
Lab Log Number: 9601096

LABORATORY REPORT

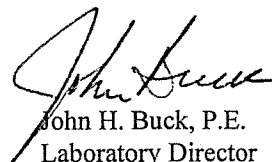
Client: GAYNOR ASSOCIATES
PO #: 96003
Sample Date: 1/11/96 by JLN/CSM
Sample: Water
Method: Flame Ionization Detector, and/or GC/MS
Adapted from NYSDOH 310-13 methodology

TOTAL PETROLEUM HYDROCARBON
QUANTITATION

GP-5	ND (<10 ug/l)
------	---------------

ND - None detected greater than the detection limit stated.

This analysis is certified as conforming to generally accepted laboratory practices and requirements of the New York State Health Department ELAP program.


John H. Buck, P.E.
Laboratory Director
NYS ELAP CERT 10795

BUCK ENVIRONMENTAL LABORATORIES, INC.

ACCREDITED ENVIRONMENTAL ANALYSIS

3845 ROUTE 11 SOUTH,
CORTLAND, N.Y. 13045P.O. BOX 5150
607-753-3403**Laboratory Report**

Lab Log No: 9601096

Client: GAYNOR ASSOCIATES, INC.
P.O. BOX 5080
CORTLAND NY 13045Report Date: 01/16/96
Sampling Date: 01/11/96
Sampled By: JLN/CSM
Date Received: 01/11/96
Analyzed By: EAC
Analyzed: 01/15/96

Site: 96003

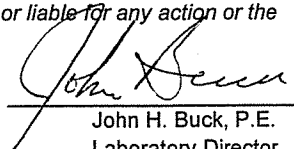
Sample ID: GP-6**VOLATILES BY EPA 8010**

ANALYTE	CAS #	UNITS	DL	RESULTS
Bromobenzene	108-86-1	UG/L	1	ND
Bromodichloromethane	75-27-4	UG/L	1	ND
Bromoform (Tribromomethane)	75-25-2	UG/L	1	ND
Bromomethane	74-83-9	UG/L	1	ND
Carbon tetrachloride	56-23-5	UG/L	1	ND
Chlorobenzene	108-90-7	UG/L	1	ND
Chloroethane	75-00-3	UG/L	1	ND
2-Chloroethylvinyl ether	110-75-8	UG/L	1	ND
Chloroform (Trichloromethane)	67-66-3	UG/L	1	ND
Chloromethane	74-87-3	UG/L	1	ND
Dibromochloromethane	124-48-1	UG/L	1	ND
Dibromomethane	74-95-3	UG/L	1	ND
1,2-Dichlorobenzene	95-50-1	UG/L	1	ND
1,3-Dichlorobenzene	541-73-1	UG/L	1	ND
1,4-Dichlorobenzene	106-46-7	UG/L	1	ND
Dichlorodifluoromethane	75-71-8	UG/L	1	ND
1,1-Dichloroethane	75-34-3	UG/L	1	6.9
1,2-Dichloroethane	107-06-2	UG/L	1	ND
1,1-Dichloroethene	75-35-4	UG/L	1	ND
cis-1,2-Dichloroethene	156-59-5	UG/L	1	ND
trans-1,2-Dichloroethene	156-60-5	UG/L	1	3.7
1,2-Dichloropropane	78-87-5	UG/L	1	ND
cis-1,3-Dichloropropene	10061-01-5	UG/L	1	ND
trans-1,3-Dichloropropene	10061-02-6	UG/L	1	ND
Methylene chloride	75-09-2	UG/L	1	ND
1,1,1,2-Tetrachloroethane	630-20-6	UG/L	1	ND
1,1,2,2-Tetrachloroethane	79-34-5	UG/L	1	ND
Tetrachloroethene	127-18-4	UG/L	1	ND
1,1,1-Trichloroethane	71-55-6	UG/L	1	ND
1,1,2-Trichloroethane	79-00-5	UG/L	1	ND
Trichloroethene	79-01-6	UG/L	1	ND
Trichlorofluoromethane	75-69-4	UG/L	1	ND
1,2,3-Trichloropropane	96-18-4	UG/L	1	ND
Vinyl chloride	75-01-4	UG/L	1	ND
Z_SURROGATE2 (75%-130%)	1CPA	UG/L	0	102

This laboratory analysis has been performed in accordance with generally accepted laboratory practices and requirements of the New York State Department of Health ELAP Program. Buck Environmental Laboratories, Inc. makes no recommendations, representations or warranties other than as specifically set forth in this report and shall not be responsible or liable for any action or the consequences of any action taken in connection with this report.

(ND => not detected above DL indicated)
(NEG => not detected)

IRGCFORM.FRX


John H. Buck, P.E.
Laboratory Director
ELAP ID:10795

BUCK ENVIRONMENTAL LABORATORIES, INC.
~~ACCREDITED ENVIRONMENTAL ANALYSIS~~
 3845 ROUTE 11 SOUTH, P.O. BOX 5150
 CORTLAND, N.Y. 13045 607-753-3403

Laboratory Report
Lab Log No: 9601096

Client: GAYNOR ASSOCIATES, INC.
 P.O. BOX 5080
 CORTLAND NY 13045

Report Date: 01/16/96
 Sampling Date: 01/11/96
 Sampled By: JLN/CSM
 Date Received: 01/11/96
 Analyzed By: EAC
 Analyzed: 01/15/96

Site: 96003

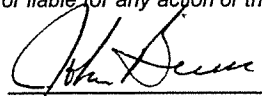
Sample ID: GP-6 STARS VOLATILES BY EPA 8020

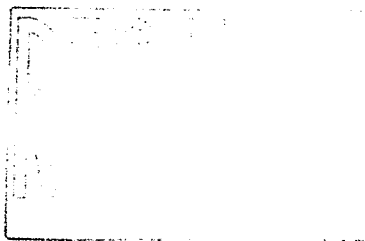
ANALYTE	CAS #	UNITS	DL	RESULTS
Benzene	71-43-2	ug/L	1	1.2
n-Butylbenzene	104-51-8	ug/L	1	ND
sec-Butylbenzene	135-98-8	ug/L	1	ND
tert-Butylbenzene	98-06-6	ug/L	1	ND
Ethylbenzene	100-41-4	ug/L	1	1.3
Isopropylbenzene	98-82-8	ug/L	1	ND
p-Isopropyltoluene (p-cymene)	99-87-6	ug/L	1	ND
MTBE	1634-04-4	ug/L	5	ND
Naphthalene	91-20-3	ug/L	1	ND
n-Propylbenzene	103-65-1	ug/L	1	ND
Toluene	108-88-3	ug/L	1	1.9
1,2,4-Trimethylbenzene	95-63-6	ug/L	1	1
1,3,5-Trimethylbenzene	108-67-8	ug/L	1	ND
m-Xylene	95-47-6	ug/L	1	2.6
o-Xylene	108-38-3	ug/L	1	1.5
p-Xylene	106-42-3	ug/L	1	coelutes
Z_SURROGATE1 (75%-130%)	BCB	ug/L	0	108

This laboratory analysis has been performed in accordance with generally accepted laboratory practices and requirements of the New York State Department of Health ELAP Program. Buck Environmental Laboratories, Inc. makes no recommendations, representations or warranties other than as specifically set forth in this report and shall not be responsible or liable for any action or the consequences of any action taken in connection with this report.

(ND => not detected above DL indicated)
 (NEG => not detected)

IRGCFORM.FRX


 John H. Buck, P.E.
 Laboratory Director
 ELAP ID:10795



BUCK ENVIRONMENTAL
LABORATORIES INC.

ACCREDITED ENVIRONMENTAL ANALYSIS

3845 ROUTE 11 SOUTH,
CORTLAND, N.Y. 13045

P.O. BOX 5150
607-753-3403

Report Date: 01/15/96
Lab Log Number: 9601096

LABORATORY REPORT

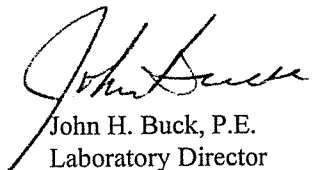
Client: GAYNOR ASSOCIATES
PO #: 96003
Sample Date: 1/11/96 by JLN/CSM
Sample: Soil
Method: Flame Ionization Detector, and/or GC/MS
Adapted from NYSDOH 310-13 methodology

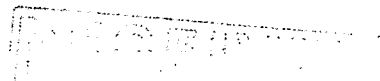
TOTAL PETROLEUM HYDROCARBON
QUANTITATION

GP-6 (10-14')	ND (<166 ug/kg)
---------------	-----------------

ND - None detected greater than the detection limit stated.

This analysis is certified as conforming to generally accepted laboratory practices and requirements of the New York State Health Department ELAP program.


John H. Buck, P.E.
Laboratory Director
NYS ELAP CERT 10795



**BUCK ENVIRONMENTAL
LABORATORIES, INC.**3845 ROUTE 11 SOUTH, P.O. BOX 5150
CORTLAND, N.Y. 13045 607-753-3403**Laboratory Report
Lab Log No: 9601096**Client: GAYNOR ASSOCIATES, INC.
P.O. BOX 5080
CORTLAND NY 13045Report Date: 01/12/96
Sampling Date: 01/11/96
Sampled By: JLN/CSM
Date Received: 01/11/96
Analyzed By: EAC
Analyzed: 01/12/96

Site: 96003

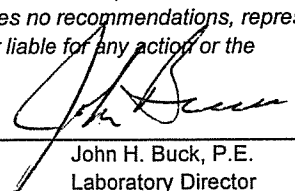
Sample ID: CLEAN OUT DEBRIS**VOLATILES BY EPA 8010**

ANALYTE	CAS #	UNITS	DL	RESULTS
Bromobenzene	108-86-1	UG/KG	250	ND
Bromodichloromethane	75-27-4	UG/KG	250	ND
Bromoform (Tribromomethane)	75-25-2	UG/KG	250	ND
Bromomethane	74-83-9	UG/KG	250	ND
Carbon tetrachloride	56-23-5	UG/KG	250	ND
Chlorobenzene	108-90-7	UG/KG	250	ND
Chloroethane	75-00-3	UG/KG	250	ND
2-Chloroethylvinyl ether	110-75-8	UG/KG	250	ND
Chloroform (Trichloromethane)	67-66-3	UG/KG	250	ND
Chloromethane	74-87-3	UG/KG	250	ND
Dibromochloromethane	124-48-1	UG/KG	250	ND
Dibromomethane	74-95-3	UG/KG	250	ND
1,2-Dichlorobenzene	95-50-1	UG/KG	250	ND
1,3-Dichlorobenzene	541-73-1	UG/KG	250	ND
1,4-Dichlorobenzene	106-46-7	UG/KG	250	ND
Dichlorodifluoromethane	75-71-8	UG/KG	250	ND
1,1-Dichloroethane	75-34-3	UG/KG	250	ND
1,2-Dichloroethane	107-06-2	UG/KG	250	ND
1,1-Dichloroethene	75-35-4	UG/KG	250	ND
cis-1,2-Dichloroethene	156-59-5	UG/KG	250	ND
trans-1,2-Dichloroethene	156-60-5	UG/KG	250	ND
1,2-Dichloropropane	78-87-5	UG/KG	250	ND
cis-1,3-Dichloropropene	10061-01-5	UG/KG	250	ND
trans-1,3-Dichloropropene	10061-02-6	UG/KG	250	ND
Methylene chloride	75-09-2	UG/KG	250	ND
1,1,1,2-Tetrachloroethane	630-20-6	UG/KG	250	ND
1,1,1,2,2-Tetrachloroethane	79-34-5	UG/KG	250	ND
Tetrachloroethene	127-18-4	UG/KG	250	989
1,1,1-Trichloroethane	71-55-6	UG/KG	250	ND
1,1,2-Trichloroethane	79-00-5	UG/KG	250	ND
Trichloroethene	79-01-6	UG/KG	250	ND
Trichlorofluoromethane	75-69-4	UG/KG	250	ND
1,2,3-Trichloropropane	96-18-4	UG/KG	250	ND
Vinyl chloride	75-01-4	UG/KG	250	ND
Z_SURROGATE2 (75%-130%)	1CPA	UG/KG	0	77.8

This laboratory analysis has been performed in accordance with generally accepted laboratory practices and requirements of the New York State Department of Health ELAP Program. Buck Environmental Laboratories, Inc. makes no recommendations, representations or warranties other than as specifically set forth in this report and shall not be responsible or liable for any action or the consequences of any action taken in connection with this report.

(ND => not detected above DL indicated)
(NEG => not detected)

IRGCFORM.FRX


John H. Buck, P.E.
Laboratory Director
ELAP ID:10795

BUCK ENVIRONMENTAL LABORATORIES, INC.

ACCREDITED ENVIRONMENTAL ANALYSIS

3845 ROUTE 11 SOUTH,
CORTLAND, N.Y. 13045P.O. BOX 5150
607-753-3403**Laboratory Report****Lab Log No: 9601096**Client: GAYNOR ASSOCIATES, INC.
P.O. BOX 5080
CORTLAND NY 13045

Site: 96003

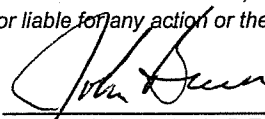
Report Date: 01/12/96
Sampling Date: 01/11/96
Sampled By: JLN/CSM
Date Received: 01/11/96
Analyzed By: EAC
Analyzed: 01/12/96**Sample ID: CLEAN OUT DEBRIS****STARS VOLATILES BY EPA 8020**

ANALYTE	CAS #	UNITS	DL	RESULTS
Benzene	71-43-2	UG/KG	250	704
n-Butylbenzene	104-51-8	UG/KG	250	2040
sec-Butylbenzene	135-98-8	UG/KG	250	1570
tert-Butylbenzene	98-06-6	UG/KG	250	ND
Ethylbenzene	100-41-4	UG/KG	250	620
Isopropylbenzene	98-82-8	UG/KG	250	ND
p-Isopropyltoluene (p-cymene)	99-87-6	UG/KG	250	ND
MTBE	1634-04-4	UG/KG	1250	ND
Naphthalene	91-20-3	UG/KG	250	2120
n-Propylbenzene	103-65-1	UG/KG	250	2510
Toluene	108-88-3	UG/KG	250	2080
1,2,4-Trimethylbenzene	95-63-6	UG/KG	250	3340
1,3,5-Trimethylbenzene	108-67-8	UG/KG	250	1090
m-Xylene	95-47-6	UG/KG	250	1570
o-Xylene	108-38-3	UG/KG	250	468
p-Xylene	106-42-3	UG/KG	250	coelutes
Z_SURROGATE1 (75%-130%)	BCB	UG/KG	0	95.6

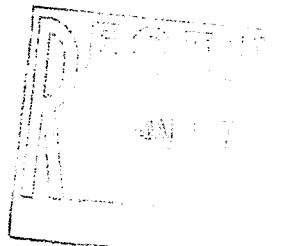
This laboratory analysis has been performed in accordance with generally accepted laboratory practices and requirements of the New York State Department of Health ELAP Program. Buck Environmental Laboratories, Inc. makes no recommendations, representations or warranties other than as specifically set forth in this report and shall not be responsible or liable for any action or the consequences of any action taken in connection with this report.

(ND => not detected above DL indicated)
(NEG => not detected)

IRGCFORM.FRX



John H. Buck, P.E.
Laboratory Director
ELAP ID:10795



APPENDIX B
SUBSURFACE LOGS

GAYNOR engineering
 57 Beartown Road
 Port Crane, New York 13833
 (607) 648-2500

SUBSURFACE LOG

Boring No.: B-96-1
 Project No.: 96003
 Date Started: 2/1/96
 Date Completed: 2/1/96
 Sheet 1 of 1

Project: Shippers Holding Corp./Wilson Property
 Location: Town of Vestal, NY

Surface Elevation: 832.0
 Top of Well Elevation: 833.19

Depth	Sample	Blows on Soil Sampler				N	Recovery	MATERIAL DESCRIPTION	REMARKS
		0.0-0.5'	0.5-1.0'	1.0-1.5'	1.5-2.0'				
5	1					48"	Stone Fill - 12"	Hole open to 11.0', water @ 9.83' Installed a 3/4" PVC well to 14.0', 0.010" slotted section from 4.0' to 14.0', 0 Morie sand from 2.0' to 14.0', Concrete mix from 0.0' to 2.0'	
							Brown fine SAND, little to Some Silt, trace gravel (Moist)		
	2					24"	- grades Gray @ 7.0' (Wet)		
10	3					12"	Gray clayey SILT (Moist)		
15	4					42"	- grades fine SAND & SILT (Wet)		
							Boring Terminated @ 15.5'		
20									
25									
30									
35									

Sampling Method: 2" I.D. Sampler
 Notes:

Visually Classified by: Geotechnical Engineer

GAYNOR engineering
 57 Beartown Road
 Port Crane, New York 13833
 (607) 648-2500

SUBSURFACE LOG

Boring No.: B-96-2
 Project No.: 96003
 Date Started: 2/1/96
 Date Completed: 2/1/96
 Sheet 1 of 1

Project: Shippers Holding Corp./Wilson Property
 Location: Town of Vestal, NY

Surface Elevation: 831.7
 Top of Well Elevation: 832.74

Depth	Sample	Blows on Soil Sampler				N	Recovery	MATERIAL DESCRIPTION	REMARKS
		0.0-0.5'	0.5-1.0'	1.0-1.5'	1.5-2.0'				
5	1					48"	FILL: Brown fine to coarse SAND & GRAVEL, with silt (Moist)	Installed a 3/4" PVC well to 14.0', 0.010" slotted section from 4.0' to 14.0', 0 Morie sand from 0.5' to 14.0', Concrete mix from 0.0' to 0.5'	
							Brown fine SAND & SILT (Moist)		
	2					48"	- grades Gray SILT @ 4.0' (Wet)		
							- trace clay		
10	3					36"			
	4					36"	Brown & Gray mottled SILT; Some Fine Sand (Wet)		
15							- grades fine SAND & SILT, trace fine gravel (Wet)		
							Boring Terminated @ 15.0'		
20									
25									
30									
35									

Sampling Method: 2" I.D. Sampler
 Notes:

Visually Classified by: Geotechnical Engineer

GAYNOR engineering

57 Beartown Road
Port Crane, New York 13833
(607) 648-2500

SUBSURFACE LOG

Boring No.: B-96-3
Project No.: 96003
Date Started: 2/1/96
Date Completed: 2/1/96
Sheet 1 of 1

Project: Shippers Holding Corp./Wilson Property
Location: Town of Vestal, NY

Surface Elevation: 833.4
Top of Well Elevation: 833.31

Depth	Sample	Blows on Soil Sampler				N	Recovery	MATERIAL DESCRIPTION	REMARKS
		0.0-0.5'	0.5-1.0'	1.0-1.5'	1.5-2.0'				
5	1					48"	FILL: Brown fine to coarse SAND & GRAVEL, little silt (Moist) 2.0'	Boring caved @ 8.0', cleaned but caved again @ 8.0', drove 2' mill slot steel rod from 10.2' to 12.2', water at 7.42' 0 Morie sand from 0.5' to 8.0' Concrete 0.0' to 0.5', curb box set @ surface.	
							Brown SILT, little sand, trace gravel (Moist) 4.0'		
10	2					42"	Brown fine SAND & SILT (Moist)		
							Brown fine to coarse SAND & GRAVEL, little silt (Moist)		
15	3					48"	- grades Wet @ 8.0'		
							Brown SILT, with embedded sand & gravel (Wet)		
20	4					0"	- grades Gray @ 11.0'		
							Boring Terminated @ 14.2'		
25									
30									
35									

Sampling Method: 2" I.D. Sampler

Visually Classified by: Geotechnical Engineer

Notes:

GAYNOR engineering

57 Beartown Road
Port Crane, New York 13833
(607) 648-2500

SUBSURFACE LOG

Boring No.: B-96-4
Project No.: 96003
Date Started: 2/1/96
Date Completed: 2/1/96
Sheet 1 of 1

Project: Shippers Holding Corp./Wilson Property
Location: Town of Vestal, NY

Surface Elevation: 832.5
Top of Well Elevation: 832.43

Depth	Sample No	Blows on Soil Sampler				N	Recovery	MATERIAL DESCRIPTION	REMARKS
		0.0-0.5'	0.5-1.0'	1.0-1.5'	1.5-2.0'				
	1					42"	FILL: Brown SILT, fine to coarse SAND & GRAVEL (Moist)		
5	2					24"	Brown fine to coarse SAND & GRAVEL, trace silt (Moist), grades Gray SILT, SAND & GRAVEL from 4.0' to 5.0' with hydrocarbon odor		
10	3					30"	Brown SILT with embedded sand & Gravel (Wet)	"Solvent" odor on probe rod after Sample #3 was obtained Installed a 3/4" PVC well to 10.8', 0.010" slotted section from 5.8' to 10.8', 0 Morie sand from 0.5' to 10.8', Concrete mix from 0.0' to 0.5', Curb box set @ surface. Water @ 6.41	
15							Boring Terminated @ 11.0'		
20									
25									
30									
35									

Sampling Method: 2" I.D. Sampler
Notes:

Visually Classified by: Geotechnical Engineer

GAYNOR engineering
 57 Beartown Road
 Port Crane, New York 13833
 (607) 648-2500

SUBSURFACE LOG

Boring No.: B-96-5
 Project No.: 96003
 Date Started: 2/1/96
 Date Completed: 2/1/96
 Sheet 1 of 1

Project: Shippers Holding Corp./Wilson Property
 Location: Town of Vestal, NY

Surface Elevation: 831.4
 Top of Well Elevation: 831.31

Depth	Sample No	Blows on Soil Sampler				N	Recovery	Material Description	Remarks
		0.0-0.5'	0.5-1.0'	1.0-1.5'	1.5-2.0'				
5	1					48"	FILL: Brown fine to coarse SAND & GRAVEL, little to Some Silt (Moist)	After sample #3, water @ 6.75' Installed a 3/4" PVC well to 9.5', 0.010" slotted section from 4.5' to 9.5', 0 Morie sand from 0.5' to 9.5', Concrete mix from 0.0' to 0.5', Curb box set @ surface.	
							Brown fine to coarse SAND & GRAVEL, Some Silt (Moist)		
	2					30"	Brown fine SAND, trace silt (Moist)		
10							Gray SILT, little to Some fine Sand		
							Brown & Gray mottled SILT, little to Some fine Sand (Moist to Wet)		
	3					48"	Brown fine to coarse SAND, trace silt (Wet)		
15							grades fine SAND, trace silt (Wet)		
							Boring Terminated @ 12.0'		
20									
25									
30									
35									

Sampling Method: 2" I.D. Sampler
 Notes:

Visually Classified by: Geotechnical Engineer

APPENDIX C

TEST RESULTS

BUCK ENVIRONMENTAL LABORATORIES, INC.
ACCREDITED ENVIRONMENTAL ANALYSIS

3845 ROUTE 11 SOUTH, P.O. BOX 5150
CORTLAND, N.Y. 13045 607-753-3403

Laboratory Report
Lab Log No: 9602044

Client: GAYNOR ASSOCIATES, INC.
P.O. BOX 5080
CORTLAND NY 13045

Report Date: 02/09/96
Sampling Date: 02/05/96
Sampled By: C. MARONEY
Date Received: 02/06/96
Analyzed By: EAC
Analyzed: 02/07/96

Site: 96006

Sample ID: B-96-1

VOLATILES BY EPA 8010

ANALYTE	CAS #	UNITS	DL	RESULTS
Bromobenzene	108-86-1	UG/L	1	ND
Bromodichloromethane	75-27-4	UG/L	1	ND
Bromoform (Tribromomethane)	75-25-2	UG/L	1	ND
Bromomethane	74-83-9	UG/L	1	ND
Carbon tetrachloride	56-23-5	UG/L	1	ND
Chlorobenzene	108-90-7	UG/L	1	ND
Chloroethane	75-00-3	UG/L	1	ND
2-Chloroethylvinyl ether	110-75-8	UG/L	1	ND
Chloroform (Trichloromethane)	67-66-3	UG/L	1	ND
Chloromethane	74-87-3	UG/L	1	ND
Dibromochloromethane	124-48-1	UG/L	1	ND
Dibromomethane	74-95-3	UG/L	1	ND
1,2-Dichlorobenzene	95-50-1	UG/L	1	ND
1,3-Dichlorobenzene	541-73-1	UG/L	1	ND
1,4-Dichlorobenzene	106-46-7	UG/L	1	ND
Dichlorodifluoromethane	75-71-8	UG/L	1	ND
1,1-Dichloroethane	75-34-3	UG/L	1	ND
1,2-Dichloroethane	107-06-2	UG/L	1	ND
1,1-Dichloroethene	75-35-4	UG/L	1	ND
cis-1,2-Dichloroethene	156-59-5	UG/L	1	115
trans-1,2-Dichloroethene	156-60-5	UG/L	1	ND
1,2-Dichloropropane	78-87-5	UG/L	1	ND
cis-1,3-Dichloropropene	10061-01-5	UG/L	1	ND
trans-1,3-Dichloropropene	10061-02-6	UG/L	1	ND
Methylene chloride	75-09-2	UG/L	1	ND
1,1,1,2-Tetrachloroethane	630-20-6	UG/L	1	ND
1,1,2,2-Tetrachloroethane	79-34-5	UG/L	1	ND
Tetrachloroethene	127-18-4	UG/L	1	3.1
1,1,1-Trichloroethane	71-55-6	UG/L	1	ND
1,1,2-Trichloroethane	79-00-5	UG/L	1	ND
Trichloroethene	79-01-6	UG/L	1	7
Trichlorofluoromethane	75-69-4	UG/L	1	ND
1,2,3-Trichloropropane	96-18-4	UG/L	1	ND
Vinyl chloride	75-01-4	UG/L	1	82.5
Z_SURROGATE2 (75%-130%)	1CPA	UG/L	0	90.8

FEB 12

This laboratory analysis has been performed in accordance with generally accepted laboratory practices and requirements of the New York State Department of Health ELAP Program. Buck Environmental Laboratories, Inc. makes no recommendations, representations or warranties other than as specifically set forth in this report and shall not be responsible or liable for any action or the consequences of any action taken in connection with this report.

John H. Buck
John H. Buck, P.E.
Laboratory Director
ELAP ID:10795

(ND => not detected above DL indicated)
(NEG => not detected)

BUCK ENVIRONMENTAL LABORATORIES INC.
ACCREDITED ENVIRONMENTAL ANALYSIS

3845 ROUTE 11 SOUTH,
 CORTLAND, N.Y. 13045

P.O. BOX 5150
 607-753-3403

Laboratory Report
Lab Log No: 9602044

Client: GAYNOR ASSOCIATES, INC.
 P.O. BOX 5080
 CORTLAND NY 13045

Report Date: 02/09/96
 Sampling Date: 02/05/96
 Sampled By: C. MARONEY
 Date Received: 02/06/96
 Analyzed By: EAC
 Analyzed: 02/07/96

Site: 96006

Sample ID: B-96-3

VOLATILES BY EPA 8010

ANALYTE	CAS #	UNITS	DL	RESULTS
Bromobenzene	108-86-1	UG/L	1	ND
Bromodichloromethane	75-27-4	UG/L	1	ND
Bromoform (Tribromomethane)	75-25-2	UG/L	1	ND
Bromomethane	74-83-9	UG/L	1	ND
Carbon tetrachloride	56-23-5	UG/L	1	ND
Chlorobenzene	108-90-7	UG/L	1	ND
Chloroethane	75-00-3	UG/L	1	ND
2-Chloroethylvinyl ether	110-75-8	UG/L	1	ND
Chloroform (Trichloromethane)	67-66-3	UG/L	1	ND
Chloromethane	74-87-3	UG/L	1	ND
Dibromochloromethane	124-48-1	UG/L	1	ND
Dibromomethane	74-95-3	UG/L	1	ND
1,2-Dichlorobenzene	95-50-1	UG/L	1	ND
1,3-Dichlorobenzene	541-73-1	UG/L	1	ND
1,4-Dichlorobenzene	106-46-7	UG/L	1	ND
Dichlorodifluoromethane	75-71-8	UG/L	1	ND
1,1-Dichloroethane	75-34-3	UG/L	1	ND
1,2-Dichloroethane	107-06-2	UG/L	1	ND
1,1-Dichloroethene	75-35-4	UG/L	1	ND
cis-1,2-Dichloroethene	156-59-5	UG/L	1	ND
trans-1,2-Dichloroethene	156-60-5	UG/L	1	ND
1,2-Dichloropropane	78-87-5	UG/L	1	ND
cis-1,3-Dichloropropene	10061-01-5	UG/L	1	ND
trans-1,3-Dichloropropene	10061-02-6	UG/L	1	ND
Methylene chloride	75-09-2	UG/L	1	ND
1,1,1,2-Tetrachloroethane	630-20-6	UG/L	1	ND
1,1,2,2-Tetrachloroethane	79-34-5	UG/L	1	ND
Tetrachloroethene	127-18-4	UG/L	1	1.7
1,1,1-Trichloroethane	71-55-6	UG/L	1	ND
1,1,2-Trichloroethane	79-00-5	UG/L	1	ND
Trichloroethene	79-01-6	UG/L	1	ND
Trichlorofluoromethane	75-69-4	UG/L	1	ND
1,2,3-Trichloropropane	96-18-4	UG/L	1	ND
Vinyl chloride	75-01-4	UG/L	1	ND
Z_SURROGATE2 (75%-130%)	1CPA	UG/L	0	79.9

FEB 12

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John H. Buck
 John H. Buck, P.E.
 Laboratory Director
 ELAP ID:10795

(ND => not detected above DL indicated)
 (NEG => not detected)

BUCK ENVIRONMENTAL LABORATORIES INC.
~~ACCREDITED ENVIRONMENTAL ANALYSIS~~

3845 ROUTE 11 SOUTH,
 CORTLAND, N.Y. 13045

P.O. BOX 5150
 607-753-3403

Laboratory Report
Lab Log No: 9602044

Client: GAYNOR ASSOCIATES, INC.
 P.O. BOX 5080
 CORTLAND NY 13045

Site: 96006

Report Date: 02/09/96
 Sampling Date: 02/05/96
 Sampled By: C. MARONEY
 Date Received: 02/06/96
 Analyzed By: EAC
 Analyzed: 02/07/96

Sample ID: B-96-4

VOLATILES BY EPA 8010

ANALYTE	CAS #	UNITS	DL	RESULTS
Bromobenzene	108-86-1	UG/L	50	ND
Bromodichloromethane	75-27-4	UG/L	50	ND
Bromoform (Tribromomethane)	75-25-2	UG/L	50	ND
Bromomethane	74-83-9	UG/L	50	ND
Carbon tetrachloride	56-23-5	UG/L	50	ND
Chlorobenzene	108-90-7	UG/L	50	ND
Chloroethane	75-00-3	UG/L	50	ND
2-Chloroethylvinyl ether	110-75-8	UG/L	50	ND
Chloroform (Trichloromethane)	67-66-3	UG/L	50	ND
Chloromethane	74-87-3	UG/L	50	ND
Dibromochloromethane	124-48-1	UG/L	50	ND
Dibromomethane	74-95-3	UG/L	50	ND
1,2-Dichlorobenzene	95-50-1	UG/L	50	ND
1,3-Dichlorobenzene	541-73-1	UG/L	50	ND
1,4-Dichlorobenzene	106-46-7	UG/L	50	ND
Dichlorodifluoromethane	75-71-8	UG/L	50	ND
1,1-Dichloroethane	75-34-3	UG/L	50	ND
1,2-Dichloroethane	107-06-2	UG/L	50	ND
1,1-Dichloroethene	75-35-4	UG/L	50	52.5
cis-1,2-Dichloroethene	156-59-5	UG/L	50	11000
trans-1,2-Dichloroethene	156-60-5	UG/L	50	116
1,2-Dichloropropane	78-87-5	UG/L	50	ND
cis-1,3-Dichloropropene	10061-01-5	UG/L	50	ND
trans-1,3-Dichloropropene	10061-02-6	UG/L	50	ND
Methylene chloride	75-09-2	UG/L	50	ND
1,1,1,2-Tetrachloroethane	630-20-6	UG/L	50	ND
1,1,2,2-Tetrachloroethane	79-34-5	UG/L	50	ND
Tetrachloroethene	127-18-4	UG/L	50	27000
1,1,1-Trichloroethane	71-55-6	UG/L	50	ND
1,1,2-Trichloroethane	79-00-5	UG/L	50	ND
Trichloroethene	79-01-6	UG/L	50	4630
Trichlorofluoromethane	75-69-4	UG/L	50	ND
1,2,3-Trichloropropane	96-18-4	UG/L	50	ND
Vinyl chloride	75-01-4	UG/L	50	3940
Z_SURROGATE2 (75%-130%)	1CPA	UG/L	0	106

FEB 12

This laboratory analysis has been performed in accordance with generally accepted laboratory practices and requirements of the New York State Department of Health ELAP Program. Buck Environmental Laboratories, Inc. makes no recommendations, representations or warranties other than as specifically set forth in this report and shall not be responsible or liable for any action or the consequences of any action taken in connection with this report.

(ND => not detected above DL indicated)
 (NEG => not detected)

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John H. Buck
 John H. Buck, P.E.
 Laboratory Director
 ELAP ID:10795

LABORATORY REPORT

Client: GAYNOR ASSOCIATES
PO: 95086
Sample Date: 07/18/95 by J. Menzel
Sample: Water
Method: Flame Ionization Detector, and/or GC/MS
Adapted from NYSDOH 310-13 methodology

TOTAL PETROLEUM HYDROCARBON
QUANTITATION

P95-1	ND (<10 ug/l)
P95-2	ND (<10 ug/l)
P95-3	ND (<10 ug/l)
P95-4	244 ug/l as gasoline
P95-5	ND (<10 ug/l)
P95-6	ND (<10 ug/l)
P95-7	ND (<10 ug/l)
MW-2	ND (<10 ug/l)
S11W	ND (<10 ug/l)
P-5W	ND (<10 ug/l)

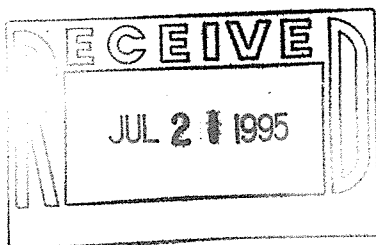
PRODUCT CHARACTERIZATION

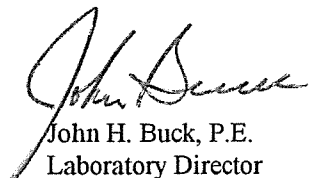
The compounds and peak pattern present in sample P95-4 are consistent with a gasoline fuel product.

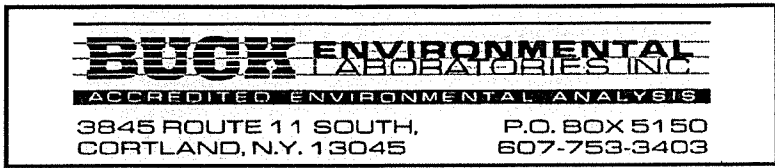
Gasoline recovery by the 310-13 method is typically 15-40% of the total amount.

ND - None detected greater than the detection limit stated.

This analysis is certified as conforming to generally accepted laboratory practices and requirements of the New York State Health Department ELAP program.




John H. Buck, P.E.
Laboratory Director
NYS ELAP CERT 10795



Laboratory Report
Lab Log No: 9507183

Client: GAYNOR ASSOCIATES, INC.
 P.O. BOX 5080
 CORTLAND NY 13045

Report Date: 07/21/95
 Sampling Date: 07/18/95
 Sampled By: J. MENZEL
 Date Received: 07/19/95
 Analyzed By: EAC
 Analyzed: 07/19/95

Site: 95086

Sample ID: P95-1 VOLATILES BY EPA 503.1

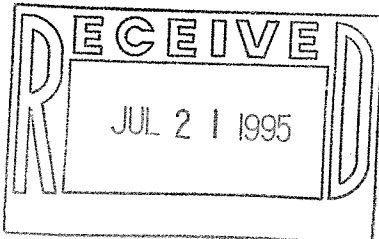
ANALYTE	CAS #	UNITS	DL	RESULTS
Benzene	71-43-2	UG/L	2	ND
Bromobenzene	108-86-1	UG/L	2	ND
n-Butylbenzene	104-51-8	UG/L	2	ND
sec-Butylbenzene	135-98-8	UG/L	2	ND
tert-Butylbenzene	98-06-6	UG/L	2	ND
Chlorobenzene	108-90-7	UG/L	2	ND
2-Chlorotoluene	95-49-8	UG/L	2	ND
4-Chlorotoluene	106-43-4	UG/L	2	ND
1,2-Dichlorobenzene	95-50-1	UG/L	2	ND
1,3-Dichlorobenzene	541-73-1	UG/L	2	ND
1,4-Dichlorobenzene	106-46-7	UG/L	2	ND
Ethylbenzene	100-41-4	UG/L	2	ND
Hexachlorobutadiene	87-68-3	UG/L	2	ND
Isopropylbenzene	98-82-8	UG/L	2	ND
p-Isopropyltoluene (p-cymene)	99-87-6	UG/L	2	ND
Naphthalene	91-20-3	UG/L	2	ND
n-Propylbenzene	103-65-1	UG/L	2	ND
Styrene	100-42-5	UG/L	2	ND
Tetrachloroethene	127-18-4	UG/L	2	ND
Toluene	108-88-3	UG/L	2	ND
1,2,3-Trichlorobenzene	87-61-6	UG/L	2	ND
1,2,4-Trichlorobenzene	120-82-1	UG/L	2	ND
Trichloroethene	79-01-6	UG/L	2	ND
1,2,4-Trimethylbenzene	95-63-6	UG/L	2	ND
1,3,5-Trimethylbenzene	108-67-8	UG/L	2	ND
m-Xylene	95-47-6	UG/L	2	ND
o-Xylene	108-38-3	UG/L	2	ND
p-Xylene	106-42-3	UG/L	2	ND
Z_SURROGATE1 (75%-130%)	BCB	UG/L	0	87.5

This laboratory analysis has been performed in accordance with generally accepted laboratory practices and requirements of the New York State Department of Health ELAP Program. Buck Environmental Laboratories, Inc. makes no recommendations, representations or warranties other than as specifically set forth in this report and shall not be responsible or liable for any action or the consequences of any action taken in connection with this report.

(ND => not detected above DL indicated)
 (NEG => not detected)

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John H. Buck
 John H. Buck, P.E.
 Laboratory Director
 ELAP ID:10795



BUCK ENVIRONMENTAL LABORATORIES, INC.
ACCREDITED ENVIRONMENTAL ANALYSIS

3845 ROUTE 11 SOUTH, P.O. BOX 5150
CORTLAND, N.Y. 13045 607-753-3403

Laboratory Report
Lab Log No: 9507183

Client: GAYNOR ASSOCIATES, INC.
P.O. BOX 5080
CORTLAND NY 13045

Report Date: 07/21/95
Sampling Date: 07/18/95
Sampled By: J. MENZEL
Date Received: 07/19/95
Analyzed By: EAC
Analyzed: 07/19/95

Site: 95086

Sample ID: P95-2

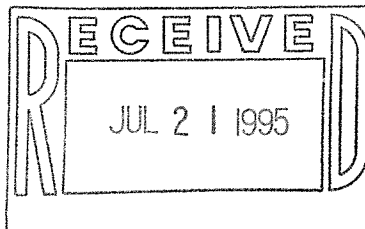
VOLATILES BY EPA 503.1

ANALYTE	CAS #	UNITS	DL	RESULTS
Benzene	71-43-2	UG/L	1	ND
Bromobenzene	108-86-1	UG/L	1	ND
n-Butylbenzene	104-51-8	UG/L	1	ND
sec-Butylbenzene	135-98-8	UG/L	1	ND
tert-Butylbenzene	98-06-6	UG/L	1	ND
Chlorobenzene	108-90-7	UG/L	1	ND
2-Chlorotoluene	95-49-8	UG/L	1	ND
4-Chlorotoluene	106-43-4	UG/L	1	ND
1,2-Dichlorobenzene	95-50-1	UG/L	1	ND
1,3-Dichlorobenzene	541-73-1	UG/L	1	ND
1,4-Dichlorobenzene	106-46-7	UG/L	1	ND
Ethylbenzene	100-41-4	UG/L	1	ND
Hexachlorobutadiene	87-68-3	UG/L	1	ND
Isopropylbenzene	98-82-8	UG/L	1	ND
p-Isopropyltoluene (p-cymene)	99-87-6	UG/L	1	ND
Naphthalene	91-20-3	UG/L	1	ND
n-Propylbenzene	103-65-1	UG/L	1	ND
Styrene	100-42-5	UG/L	1	ND
Tetrachloroethene	127-18-4	UG/L	1	ND
Toluene	108-88-3	UG/L	1	ND
1,2,3-Trichlorobenzene	87-61-6	UG/L	1	ND
1,2,4-Trichlorobenzene	120-82-1	UG/L	1	ND
Trichloroethene	79-01-6	UG/L	1	ND
1,2,4-Trimethylbenzene	95-63-6	UG/L	1	ND
1,3,5-Trimethylbenzene	108-67-8	UG/L	1	ND
m-Xylene	95-47-6	UG/L	1	ND
o-Xylene	108-38-3	UG/L	1	ND
p-Xylene	106-42-3	UG/L	1	ND
Z_SURROGATE1 (75%-130%)	BCB	UG/L	0	92.3

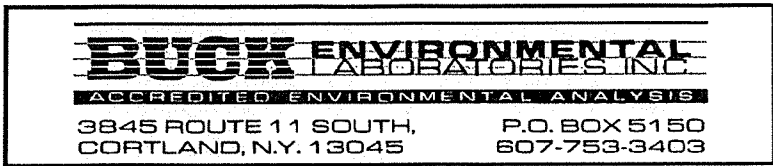
This laboratory analysis has been performed in accordance with generally accepted laboratory practices and requirements of the New York State Department of Health ELAP Program. Buck Environmental Laboratories, Inc. makes no recommendations, representations or warranties other than as specifically set forth in this report and shall not be responsible or liable for any action or the consequences of any action taken in connection with this report.

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(NEG => not detected)

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John H. Buck
John H. Buck, P.E.
Laboratory Director
ELAP ID:10795



Laboratory Report
 Lab Log No: 9507183

Client: GAYNOR ASSOCIATES, INC.
 P.O. BOX 5080
 CORTLAND NY 13045

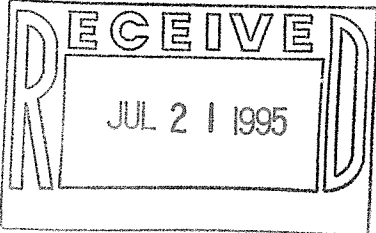
Report Date: 07/21/95
 Sampling Date: 07/18/95
 Sampled By: J. MENZEL
 Date Received: 07/19/95
 Analyzed By: EAC
 Analyzed: 07/19/95

Site: 95086

Sample ID: P95-3		VOLATILES BY EPA 503.1			
ANALYTE	CAS #	UNITS	DL	RESULTS	
Benzene	71-43-2	UG/L	1	ND	
Bromobenzene	108-86-1	UG/L	1	ND	
n-Butylbenzene	104-51-8	UG/L	1	1.4	
sec-Butylbenzene	135-98-8	UG/L	1	ND	
tert-Butylbenzene	98-06-6	UG/L	1	ND	
Chlorobenzene	108-90-7	UG/L	1	ND	
2-Chlorotoluene	95-49-8	UG/L	1	ND	
4-Chlorotoluene	106-43-4	UG/L	1	ND	
1,2-Dichlorobenzene	95-50-1	UG/L	1	ND	
1,3-Dichlorobenzene	541-73-1	UG/L	1	ND	
1,4-Dichlorobenzene	106-46-7	UG/L	1	ND	
Ethylbenzene	100-41-4	UG/L	1	ND	
Hexachlorobutadiene	87-68-3	UG/L	1	ND	
Isopropylbenzene	98-82-8	UG/L	1	ND	
p-Isopropyltoluene (p-cymene)	99-87-6	UG/L	1	ND	
Naphthalene	91-20-3	UG/L	1	ND	
n-Propylbenzene	103-65-1	UG/L	1	ND	
Styrene	100-42-5	UG/L	1	ND	
Tetrachloroethene	127-18-4	UG/L	1	ND	
Toluene	108-88-3	UG/L	1	ND	
1,2,3-Trichlorobenzene	87-61-6	UG/L	1	ND	
1,2,4-Trichlorobenzene	120-82-1	UG/L	1	ND	
Trichloroethene	79-01-6	UG/L	1	ND	
1,2,4-Trimethylbenzene	95-63-6	UG/L	1	ND	
1,3,5-Trimethylbenzene	108-67-8	UG/L	1	ND	
m-Xylene	95-47-6	UG/L	1	1.1	
o-Xylene	108-38-3	UG/L	1	ND	
p-Xylene	106-42-3	UG/L	1	coelutes	
Z_SURROGATE1 (75%-130%)	BCB	UG/L	0	85.1	

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(ND => not detected above DL indicated)
 (NEG => not detected)
 IRGCFORM.FRX



John H. Buck
 John H. Buck, P.E.
 Laboratory Director
 ELAP ID:10795

BUCK ENVIRONMENTAL LABORATORIES INC.

ACCREDITED ENVIRONMENTAL ANALYSIS

3845 ROUTE 11 SOUTH,
CORTLAND, N.Y. 13045P.O. BOX 5150
607-753-3403**Laboratory Report**

Lab Log No: 9507183

Client: GAYNOR ASSOCIATES, INC.
P.O. BOX 5080
CORTLAND NY 13045Report Date: 07/21/95
Sampling Date: 07/18/95
Sampled By: J. MENZEL
Date Received: 07/19/95
Analyzed By: EAC
Analyzed: 07/19/95

Site: 95086

Sample ID: P95-4

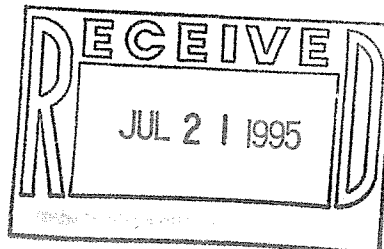
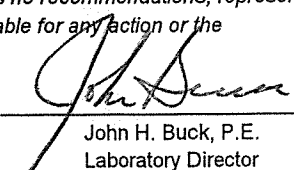
VOLATILES BY EPA 503.1

ANALYTE	CAS #	UNITS	DL	RESULTS
Benzene	71-43-2	UG/L	1	13.4
Bromobenzene	108-86-1	UG/L	1	ND
n-Butylbenzene	104-51-8	UG/L	1	11.3
sec-Butylbenzene	135-98-8	UG/L	1	14.4
tert-Butylbenzene	98-06-6	UG/L	1	ND
Chlorobenzene	108-90-7	UG/L	1	ND
2-Chlorotoluene	95-49-8	UG/L	1	ND
4-Chlorotoluene	106-43-4	UG/L	1	ND
1,2-Dichlorobenzene	95-50-1	UG/L	1	ND
1,3-Dichlorobenzene	541-73-1	UG/L	1	ND
1,4-Dichlorobenzene	106-46-7	UG/L	1	ND
Ethylbenzene	100-41-4	UG/L	1	337
Hexachlorobutadiene	87-68-3	UG/L	1	ND
Isopropylbenzene	98-82-8	UG/L	1	26.1
p-Isopropyltoluene (p-cymene)	99-87-6	UG/L	1	2.8
Naphthalene	91-20-3	UG/L	1	12.2
n-Propylbenzene	103-65-1	UG/L	1	36.2
Styrene	100-42-5	UG/L	1	ND
Tetrachloroethene	127-18-4	UG/L	1	ND
Toluene	108-88-3	UG/L	1	36.2
1,2,3-Trichlorobenzene	87-61-6	UG/L	1	ND
1,2,4-Trichlorobenzene	120-82-1	UG/L	1	ND
Trichloroethene	79-01-6	UG/L	1	ND
1,2,4-Trimethylbenzene	95-63-6	UG/L	1	45.3
1,3,5-Trimethylbenzene	108-67-8	UG/L	1	27
m-Xylene	95-47-6	UG/L	1	196
o-Xylene	108-38-3	UG/L	1	11.2
p-Xylene	106-42-3	UG/L	1	coelutes
Z_SURROGATE1 (75%-130%)	BCB	UG/L	0	82.6

This laboratory analysis has been performed in accordance with generally accepted laboratory practices and requirements of the New York State Department of Health ELAP Program. Buck Environmental Laboratories, Inc. makes no recommendations, representations or warranties other than as specifically set forth in this report and shall not be responsible or liable for any action or the consequences of any action taken in connection with this report.

(ND => not detected above DL indicated)
(NEG => not detected)

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 John H. Buck, P.E.
Laboratory Director
ELAP ID:10795

BUCK ENVIRONMENTAL

LABORATORIES, INC.

3845 ROUTE 11 SOUTH,
CORTLAND, N.Y. 13045P.O. BOX 5150
607-753-3403**Laboratory Report**
Lab Log No: 9507183Client: GAYNOR ASSOCIATES, INC.
P.O. BOX 5080
CORTLAND NY 13045Report Date: 07/21/95
Sampling Date: 07/18/95
Sampled By: J. MENZEL
Date Received: 07/19/95
Analyzed By: EAC
Analyzed: 07/20/95

Site: 95086

Sample ID: P95-5

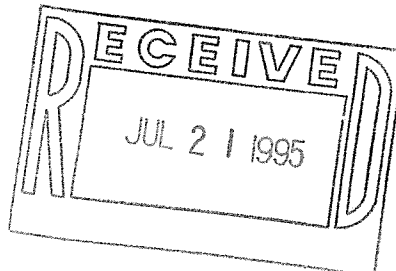
VOLATILES BY EPA 503.1

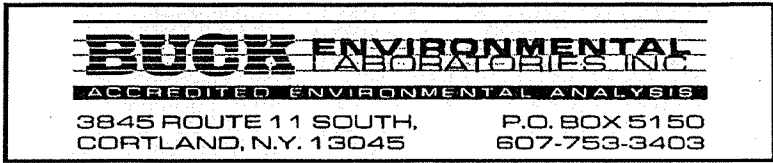
ANALYTE	CAS #	UNITS	DL	RESULTS
Benzene	71-43-2	UG/L	2	ND
Bromobenzene	108-86-1	UG/L	2	ND
n-Butylbenzene	104-51-8	UG/L	2	ND
sec-Butylbenzene	135-98-8	UG/L	2	ND
tert-Butylbenzene	98-06-6	UG/L	2	ND
Chlorobenzene	108-90-7	UG/L	2	ND
2-Chlorotoluene	95-49-8	UG/L	2	ND
4-Chlorotoluene	106-43-4	UG/L	2	ND
1,2-Dichlorobenzene	95-50-1	UG/L	2	ND
1,3-Dichlorobenzene	541-73-1	UG/L	2	ND
1,4-Dichlorobenzene	106-46-7	UG/L	2	ND
Ethylbenzene	100-41-4	UG/L	2	ND
Hexachlorobutadiene	87-68-3	UG/L	2	ND
Isopropylbenzene	98-82-8	UG/L	2	ND
p-Isopropyltoluene (p-cymene)	99-87-6	UG/L	2	ND
Naphthalene	91-20-3	UG/L	2	ND
n-Propylbenzene	103-65-1	UG/L	2	ND
Styrene	100-42-5	UG/L	2	ND
Tetrachloroethene	127-18-4	UG/L	2	ND
Toluene	108-88-3	UG/L	2	ND
1,2,3-Trichlorobenzene	87-61-6	UG/L	2	ND
1,2,4-Trichlorobenzene	120-82-1	UG/L	2	ND
Trichloroethene	79-01-6	UG/L	2	ND
1,2,4-Trimethylbenzene	95-63-6	UG/L	2	ND
1,3,5-Trimethylbenzene	108-67-8	UG/L	2	ND
m-Xylene	95-47-6	UG/L	2	ND
o-Xylene	108-38-3	UG/L	2	ND
p-Xylene	106-42-3	UG/L	2	ND
Z_SURROGATE1 (75%-130%)	BCB	UG/L	0	79

This laboratory analysis has been performed in accordance with generally accepted laboratory practices and requirements of the New York State Department of Health ELAP Program. Buck Environmental Laboratories, Inc. makes no recommendations, representations or warranties other than as specifically set forth in this report and shall not be responsible or liable for any action or the consequences of any action taken in connection with this report.

(ND => not detected above DL indicated)
(NEG => not detected)

IRGCFORM.FRX


John H. Buck, P.E.
Laboratory Director
ELAP ID:10795



Laboratory Report
Lab Log No: 9507183

Client: GAYNOR ASSOCIATES, INC.
 P.O. BOX 5080
 CORTLAND NY 13045

Report Date: 07/21/95
 Sampling Date: 07/18/95
 Sampled By: J. MENZEL
 Date Received: 07/19/95
 Analyzed By: EAC
 Analyzed: 07/20/95

Site: 95086

Sample ID: P95-6 VOLATILES BY EPA 503.1

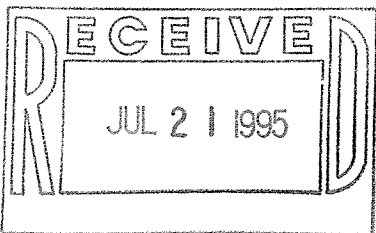
ANALYTE	CAS #	UNITS	DL	RESULTS
Benzene	71-43-2	UG/L	1	ND
Bromobenzene	108-86-1	UG/L	1	ND
n-Butylbenzene	104-51-8	UG/L	1	ND
sec-Butylbenzene	135-98-8	UG/L	1	ND
tert-Butylbenzene	98-06-6	UG/L	1	ND
Chlorobenzene	108-90-7	UG/L	1	ND
2-Chlorotoluene	95-49-8	UG/L	1	ND
4-Chlorotoluene	106-43-4	UG/L	1	ND
1,2-Dichlorobenzene	95-50-1	UG/L	1	ND
1,3-Dichlorobenzene	541-73-1	UG/L	1	ND
1,4-Dichlorobenzene	106-46-7	UG/L	1	ND
Ethylbenzene	100-41-4	UG/L	1	ND
Hexachlorobutadiene	87-68-3	UG/L	1	ND
Isopropylbenzene	98-82-8	UG/L	1	ND
p-Isopropyltoluene (p-cymene)	99-87-6	UG/L	1	ND
Naphthalene	91-20-3	UG/L	1	ND
n-Propylbenzene	103-65-1	UG/L	1	ND
Styrene	100-42-5	UG/L	1	ND
Tetrachloroethene	127-18-4	UG/L	1	53.8
Toluene	108-88-3	UG/L	1	ND
1,2,3-Trichlorobenzene	87-61-6	UG/L	1	ND
1,2,4-Trichlorobenzene	120-82-1	UG/L	1	ND
Trichloroethene	79-01-6	UG/L	1	32.1
1,2,4-Trimethylbenzene	95-63-6	UG/L	1	ND
1,3,5-Trimethylbenzene	108-67-8	UG/L	1	ND
m-Xylene	95-47-6	UG/L	1	ND
o-Xylene	108-38-3	UG/L	1	ND
p-Xylene	106-42-3	UG/L	1	ND
Z_SURROGATE1 (75%-130%)	BCB	UG/L	0	83.5

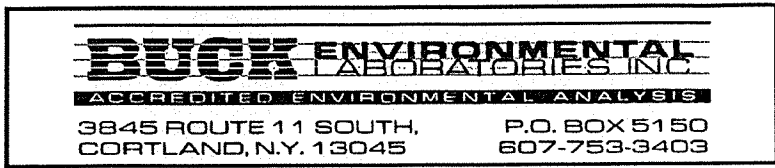
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(ND => not detected above DL indicated)
 (NEG => not detected)

IRGCFORM.FRX

John H. Buck, P.E.
 Laboratory Director
 ELAP ID:10795





Laboratory Report
Lab Log No: 9507183

Client: GAYNOR ASSOCIATES, INC.
 P.O. BOX 5080
 CORTLAND NY 13045

Report Date: 07/21/95
 Sampling Date: 07/18/95
 Sampled By: J. MENZEL
 Date Received: 07/19/95
 Analyzed By: EAC
 Analyzed: 07/20/95

Site: 95086

Sample ID: P95-7 **VOLATILES BY EPA 503.1**

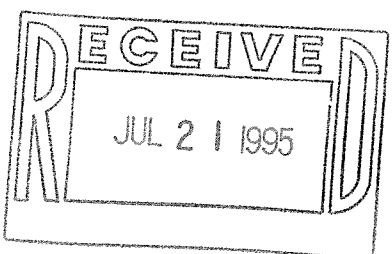
ANALYTE	CAS #	UNITS	DL	RESULTS
Benzene	71-43-2	UG/L	1	ND
Bromobenzene	108-86-1	UG/L	1	ND
n-Butylbenzene	104-51-8	UG/L	1	ND
sec-Butylbenzene	135-98-8	UG/L	1	ND
tert-Butylbenzene	98-06-6	UG/L	1	ND
Chlorobenzene	108-90-7	UG/L	1	ND
2-Chlorotoluene	95-49-8	UG/L	1	ND
4-Chlorotoluene	106-43-4	UG/L	1	ND
1,2-Dichlorobenzene	95-50-1	UG/L	1	ND
1,3-Dichlorobenzene	541-73-1	UG/L	1	ND
1,4-Dichlorobenzene	106-46-7	UG/L	1	ND
Ethylbenzene	100-41-4	UG/L	1	ND
Hexachlorobutadiene	87-68-3	UG/L	1	ND
Isopropylbenzene	98-82-8	UG/L	1	ND
p-Isopropyltoluene (p-cymene)	99-87-6	UG/L	1	ND
Naphthalene	91-20-3	UG/L	1	ND
n-Propylbenzene	103-65-1	UG/L	1	ND
Styrene	100-42-5	UG/L	1	ND
Tetrachloroethene	127-18-4	UG/L	1	ND
Toluene	108-88-3	UG/L	1	ND
1,2,3-Trichlorobenzene	87-61-6	UG/L	1	ND
1,2,4-Trichlorobenzene	120-82-1	UG/L	1	ND
Trichloroethene	79-01-6	UG/L	1	ND
1,2,4-Trimethylbenzene	95-63-6	UG/L	1	ND
1,3,5-Trimethylbenzene	108-67-8	UG/L	1	ND
m-Xylene	95-47-6	UG/L	1	ND
o-Xylene	108-38-3	UG/L	1	ND
p-Xylene	106-42-3	UG/L	1	ND
Z_SURROGATE1 (75%-130%)	BCB	UG/L	0	75.4

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(ND => not detected above DL indicated)
 (NEG => not detected)

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John H. Buck
 John H. Buck, P.E.
 Laboratory Director
 ELAP ID:10795



BUCK ENVIRONMENTAL LABORATORIES, INC.

ACCREDITED ENVIRONMENTAL ANALYSIS

3845 ROUTE 11 SOUTH,
CORTLAND, N.Y. 13045P.O. BOX 5150
607-753-3403**Laboratory Report**
Lab Log No: 9507183Client: GAYNOR ASSOCIATES, INC.
P.O. BOX 5080
CORTLAND NY 13045Report Date: 07/21/95
Sampling Date: 07/18/95
Sampled By: J. MENZEL
Date Received: 07/19/95
Analyzed By: EAC
Analyzed: 07/20/95

Site: 95086

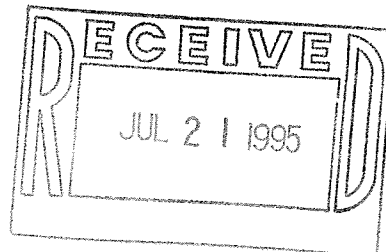
Sample ID: MW-2**VOLATILES BY EPA 503.1**

ANALYTE	CAS #	UNITS	DL	RESULTS
Benzene	71-43-2	UG/L	1	ND
Bromobenzene	108-86-1	UG/L	1	ND
n-Butylbenzene	104-51-8	UG/L	1	ND
sec-Butylbenzene	135-98-8	UG/L	1	ND
tert-Butylbenzene	98-06-6	UG/L	1	ND
Chlorobenzene	108-90-7	UG/L	1	ND
2-Chlorotoluene	95-49-8	UG/L	1	ND
4-Chlorotoluene	106-43-4	UG/L	1	ND
1,2-Dichlorobenzene	95-50-1	UG/L	1	ND
1,3-Dichlorobenzene	541-73-1	UG/L	1	ND
1,4-Dichlorobenzene	106-46-7	UG/L	1	ND
Ethylbenzene	100-41-4	UG/L	1	ND
Hexachlorobutadiene	87-68-3	UG/L	1	ND
Isopropylbenzene	98-82-8	UG/L	1	ND
p-Isopropyltoluene (p-cymene)	99-87-6	UG/L	1	ND
Naphthalene	91-20-3	UG/L	1	ND
n-Propylbenzene	103-65-1	UG/L	1	ND
Styrene	100-42-5	UG/L	1	ND
Tetrachloroethene	127-18-4	UG/L	1	ND
Toluene	108-88-3	UG/L	1	ND
1,2,3-Trichlorobenzene	87-61-6	UG/L	1	ND
1,2,4-Trichlorobenzene	120-82-1	UG/L	1	ND
Trichloroethene	79-01-6	UG/L	1	ND
1,2,4-Trimethylbenzene	95-63-6	UG/L	1	ND
1,3,5-Trimethylbenzene	108-67-8	UG/L	1	ND
m-Xylene	95-47-6	UG/L	1	ND
o-Xylene	108-38-3	UG/L	1	ND
p-Xylene	106-42-3	UG/L	1	ND
Z_SURROGATE1 (75%-130%)	BCB	UG/L	0	84.4

This laboratory analysis has been performed in accordance with generally accepted laboratory practices and requirements of the New York State Department of Health ELAP Program. Buck Environmental Laboratories, Inc. makes no recommendations, representations or warranties other than as specifically set forth in this report and shall not be responsible or liable for any action or the consequences of any action taken in connection with this report.

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John H. Buck
John H. Buck, P.E.
Laboratory Director
ELAP ID:10795

BUCK ENVIRONMENTAL LABORATORIES, INC.
ACCREDITED ENVIRONMENTAL ANALYSIS
 3845 ROUTE 11 SOUTH, P.O. BOX 5150
 CORTLAND, N.Y. 13045 607-753-3403

Laboratory Report
Lab Log No: 9507183

Client: GAYNOR ASSOCIATES, INC.
 P.O. BOX 5080
 CORTLAND NY 13045

Report Date: 07/21/95
 Sampling Date: 07/18/95
 Sampled By: J. MENZEL
 Date Received: 07/19/95
 Analyzed By: EAC
 Analyzed: 07/20/95

Site: 95086

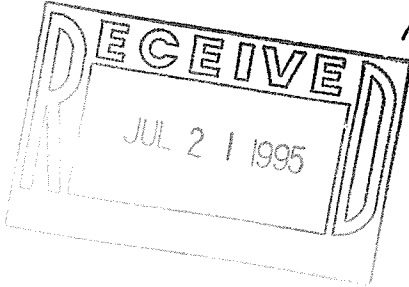
Sample ID:	SIIW	VOLATILES BY EPA 503.1			
ANALYTE	CAS #	UNITS	DL	RESULTS	
Benzene	71-43-2	UG/L	1	ND	
Bromobenzene	108-86-1	UG/L	1	ND	
n-Butylbenzene	104-51-8	UG/L	1	ND	
sec-Butylbenzene	135-98-8	UG/L	1	ND	
tert-Butylbenzene	98-06-6	UG/L	1	ND	
Chlorobenzene	108-90-7	UG/L	1	ND	
2-Chlorotoluene	95-49-8	UG/L	1	ND	
4-Chlorotoluene	106-43-4	UG/L	1	ND	
1,2-Dichlorobenzene	95-50-1	UG/L	1	ND	
1,3-Dichlorobenzene	541-73-1	UG/L	1	ND	
1,4-Dichlorobenzene	106-46-7	UG/L	1	ND	
Ethylbenzene	100-41-4	UG/L	1	ND	
Hexachlorobutadiene	87-68-3	UG/L	1	ND	
Isopropylbenzene	98-82-8	UG/L	1	ND	
p-Isopropyltoluene (p-cymene)	99-87-6	UG/L	1	ND	
Naphthalene	91-20-3	UG/L	1	ND	
n-Propylbenzene	103-65-1	UG/L	1	ND	
Styrene	100-42-5	UG/L	1	ND	
Tetrachloroethene	127-18-4	UG/L	1	ND	
Toluene	108-88-3	UG/L	1	ND	
1,2,3-Trichlorobenzene	87-61-6	UG/L	1	ND	
1,2,4-Trichlorobenzene	120-82-1	UG/L	1	ND	
Trichloroethene	79-01-6	UG/L	1	ND	
1,2,4-Trimethylbenzene	95-63-6	UG/L	1	ND	
1,3,5-Trimethylbenzene	108-67-8	UG/L	1	ND	
m-Xylene	95-47-6	UG/L	1	ND	
o-Xylene	108-38-3	UG/L	1	ND	
p-Xylene	106-42-3	UG/L	1	ND	
Z_SURROGATE1 (75%-130%)	BCB	UG/L	0	79.5	

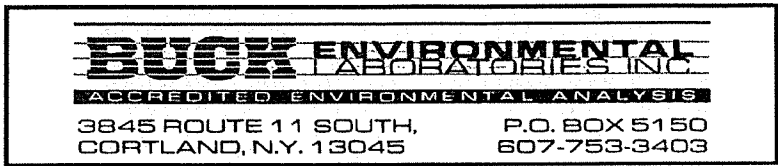
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John H. Buck
 John H. Buck, P.E.
 Laboratory Director
 ELAP ID:10795





Laboratory Report
Lab Log No: 9507183

Client: GAYNOR ASSOCIATES, INC.
 P.O. BOX 5080
 CORTLAND NY 13045

Report Date: 07/21/95
 Sampling Date: 07/18/95
 Sampled By: J. MENZEL
 Date Received: 07/19/95
 Analyzed By: EAC
 Analyzed: 07/20/95

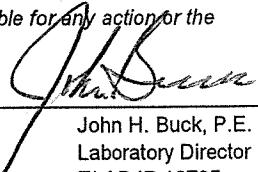
Site: 95086

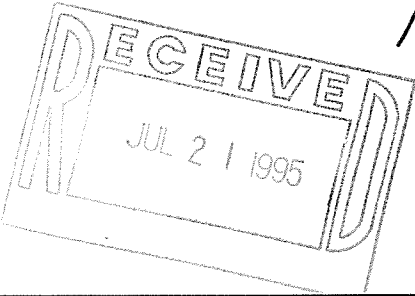
Sample ID:	P-5W	VOLATILES BY EPA 503.1			
ANALYTE	CAS #	UNITS	DL	RESULTS	
Benzene	71-43-2	UG/L	1	ND	
Bromobenzene	108-86-1	UG/L	1	ND	
n-Butylbenzene	104-51-8	UG/L	1	ND	
sec-Butylbenzene	135-98-8	UG/L	1	ND	
tert-Butylbenzene	98-06-6	UG/L	1	ND	
Chlorobenzene	108-90-7	UG/L	1	ND	
2-Chlorotoluene	95-49-8	UG/L	1	ND	
4-Chlorotoluene	106-43-4	UG/L	1	ND	
1,2-Dichlorobenzene	95-50-1	UG/L	1	ND	
1,3-Dichlorobenzene	541-73-1	UG/L	1	ND	
1,4-Dichlorobenzene	106-46-7	UG/L	1	ND	
Ethylbenzene	100-41-4	UG/L	1	ND	
Hexachlorobutadiene	87-68-3	UG/L	1	ND	
Isopropylbenzene	98-82-8	UG/L	1	ND	
p-Isopropyltoluene (p-cymene)	99-87-6	UG/L	1	ND	
Naphthalene	91-20-3	UG/L	1	ND	
n-Propylbenzene	103-65-1	UG/L	1	ND	
Styrene	100-42-5	UG/L	1	ND	
Tetrachloroethene	127-18-4	UG/L	1	ND	
Toluene	108-88-3	UG/L	1	ND	
1,2,3-Trichlorobenzene	87-61-6	UG/L	1	ND	
1,2,4-Trichlorobenzene	120-82-1	UG/L	1	ND	
Trichloroethene	79-01-6	UG/L	1	ND	
1,2,4-Trimethylbenzene	95-63-6	UG/L	1	ND	
1,3,5-Trimethylbenzene	108-67-8	UG/L	1	ND	
m-Xylene	95-47-6	UG/L	1	ND	
o-Xylene	108-38-3	UG/L	1	ND	
p-Xylene	106-42-3	UG/L	1	ND	
Z_SURROGATE1 (75%-130%)	BCB	UG/L	0	79.3	

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 John H. Buck, P.E.
 Laboratory Director
 ELAP ID:10795



Section VII: Property Environmental History

Ash Road Properties Town of Vestal, New York

6.0 OWNERS/OPERATORS

The previous property owners and operators are listed from most recent. Parcel configurations have changed over time.

Parcel ID	Owner	Address	Relationship	Owner	Operator
17-5A-14S12/158.10-2-14	Shippers Holding Corporation	PO Box 678, Vestal, NY (607-770-1010)	None	X	X
	Jensen Road Associates, Inc.	PO Box 678, Vestal, NY	None	X	X
	Kenneth & Barbara Hall/Hall Plumbing	3120 Burris Road, Vestal, NY	None	X	X
	Fred Kurst Jr.	2505 Rhonda Drive, Vestal, NY	None	X	
	Andrew Petcosky	2612 Stamford Drive, Vestal, NY	None	X	
	Thomas Kurst	56 Glenwood Avenue, Binghamton, NY	None	X	
	Alice Kulyk	405 Harvard Street, Vestal, NY	None	X	
17-5A-14S6/158.10-2-15	Shippers Holding Corporation	PO Box 678, Vestal, NY (607-770-1010)	None	X	X
	Jensen Road Associates, Inc.	PO Box 678, Vestal, NY	None	X	X
	Kenneth Wilson/Town Square Body Shop	617 Clubhouse Road, Vestal, NY	None	X	X
	Super Service, Inc.	10 W. Baltimore Avenue, Landsdowne, PA	None	X	X
17-5A-14S9X/158.10-2-16	Shippers Holding Corporation	PO Box 678, Vestal, NY (607-770-1010)	None	X	X
	Kenneth & Barbara Hall/Hall Plumbing	3120 Burris Road, Vestal, NY	None	X	X
	Fred Kurst Jr.	2505 Rhonda Drive, Vestal, NY	None	X	
	Andrew Petcosky	2612 Stamford Drive, Vestal, NY	None	X	

	Thomas Kurst	56 Glenwood Avenue, Binghamton, NY	None	X	
	Alice Kulyk	405 Harvard Street, Vestal, NY	None	X	
	Eloise & Harold Pugh	Route 1, Crescent City, FL	None	X	
	Dean Fowler Oil, Inc.		None	X	
17-5A-14S16/158.10-2-17	Shippers Holding Corporation	PO Box 678, Vestal, NY (607-770-1010)	None	X	X
	Gary & Isabelle Wilcox	305 Parkwood Road, Vestal, NY	None	X	

Section VIII: Contact List Information

Ash Road Properties Town of Vestal, New York

Public Officials:

Barbara J. Fiala
County Executive
Sixth Floor
Broome County Office Building
60 Hawley Street
PO Box 1766
Binghamton, NY 13901

Frank Evangelisti
Acting Commissioner-Planning
Fifth Floor
Broome County Office Building
60 Hawley Street
PO Box 1766
Binghamton, NY 13901

Pete Andreasen
Town of Vestal Supervisor
605 Vestal Parkway West
Vestal, NY 13850

Joyce Majewski, Chairperson
Town of Vestal Planning
605 Vestal Parkway West
Vestal, NY 13850

Local Repositories:

Vestal Public Library
320 Vestal Parkway East
Vestal, NY 13850

Broome County Public Library
185 Court Street
Binghamton, NY 13901

Local News Media:

Press & Sun Bulletin
PO Box 1270
Binghamton, NY 13901

WBHG TV
560 Columbia Drive
Johnson City, NY 13701

WSKG TV
601 Gates Road
Vestal, NY 13850
PO Box 3000
Binghamton, NY 13902

Citadel Broadcasting Company
PO Box 4141
Binghamton, NY 13902
[includes
WHWK/WNBF/WAAL/WYOS]

Public Water Supplier:

Town of Vestal
605 Vestal Parkway West
Vestal, NY 13850

Adjacent Properties:

Auto Finishers Supply
3104 Ash Road
Vestal, NY 13850
[Parcel-3100 and 3104 Ash Road]

[cont'd]

Adjacent Properties: *[cont'd]*

Sams Real Estate
PO Box 8050
Bentonville, AR 72712-8050
[Parcel-2525 Vestal Parkway]

JEF Realty, Inc.
930 Viewmont Drive
Dickinson City, PA 18519
[Parcel-124 Sycamore Road]

Gary E. Wilcox
3120 Ash Road
Vestal, NY 13850
[Parcel-3120 Ash Road]

Focus II, LLC
206 Center Avenue
Westwood, NJ 07675
[Parcel-3145 Stewart Road]

Vestal Parkway Plaza, LLC
PO Box 678
Vestal, NY 13850
[Parcel-3117 Shippers Road]

Newman Holding Corporation
PO Box 678
Vestal, NY 13850
[Parcel-3101 Shippers Road]

**School Administrators/Daycare
Facilities:**

None

Contact List Requests:

None

Susan Cummins

From: cboyce [cboyce@vestalny.com]
Sent: Thursday, January 21, 2010 9:45 AM
To: Susan Cummins
Subject: RE: Document Repository

Sue,

Yes we will. We have a lot of other documents on that order already.

Carol

From: Susan Cummins [mailto:Scummins@geologic.net]
Sent: Wednesday, January 20, 2010 3:43 PM
To: cboyce@vestalny.com
Subject: Document Repository

Carol,

I am inquiring whether your library will act as a document repository for reports generated by a Town of Vestal property owner under the NYSDEC Brownfield Cleanup Program .

Thank you for your consideration.

Susan

Susan M. Cummins
GeoLogic NY, Inc.
37 Copeland Avenue
Homer, New York
(607)749-5000 Fax: (607)749-5063
scummins@geologic.net

Section IX: Land Use Factors

Ash Road Properties Town of Vestal, New York

Attached is a map depicting a ½-mile radius from the Ash Road Properties for reference.

8.) Cultural Resources

The Ash Road Properties lie within an archeo-sensitive area [see attached map].

9.) Wetlands

National Wetland Inventory identifies mapped wetlands within a ½-mile radius of the Ash Road Properties [see attached map].

10.) Floodplains

There are floodplains located with a ½-mile radius of the Ash Road Properties [see attached map].

12.) Property Use

Adjacent land uses includes both commercial and residential [see attached map].

13.) Groundwater

Based on subsurface evaluations completed to date both on the Ash Road Properties and properties adjacent to the Ash Road Properties, groundwater has been impacted with chlorinated compounds. Conclusions reached in these evaluations identify a potential source area on the Ash Road Properties that has migrated to off-site adjacent properties.

The Ash Road Properties overlies the NYSDEC Endicott-Johnson City Area Sole Source Aquifer. A Vestal Water District municipal well located on Prentice Road is within approximately a ½-mile radius north of the Ash Road Properties.

14.) Geography and Geology

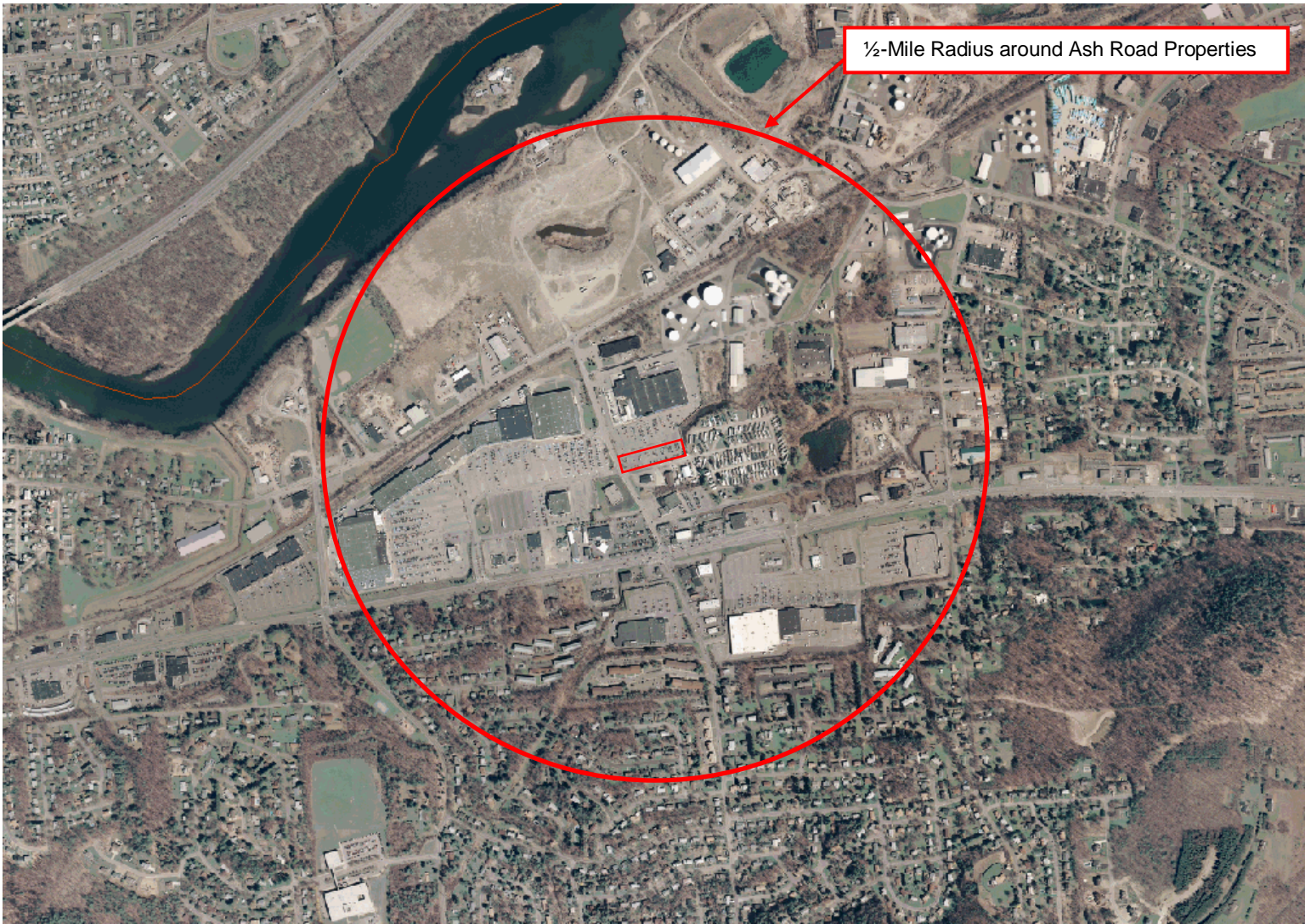
The Ash Road Properties site is located in the Town of Vestal, Broome County, New York.

The Greater Broome County area is located in the Appalachian Plateau physiograph province, a region of similar geologic history covering the majority of Central and Western New York.

The Ash Road Properties lies within the Susquehanna River Basin located approximately 2,500 feet south of the Susquehanna River channel. Site geology is mapped glacial outwash or alluvial sand and gravel overlying a lacustrine clay, silt and sand. Site-specific information from previous studies has indicated that the native soils are fine sand and silt. Bedrock is mapped as West Falls Group shale and siltstone and as being greater than 100 feet below ground surface in the vicinity of the site.

General topography in the area slopes to the west. The land surface at the site slopes to the east, south and north with surface water drainage directed toward the north toward parking lot catch basins and to the east.

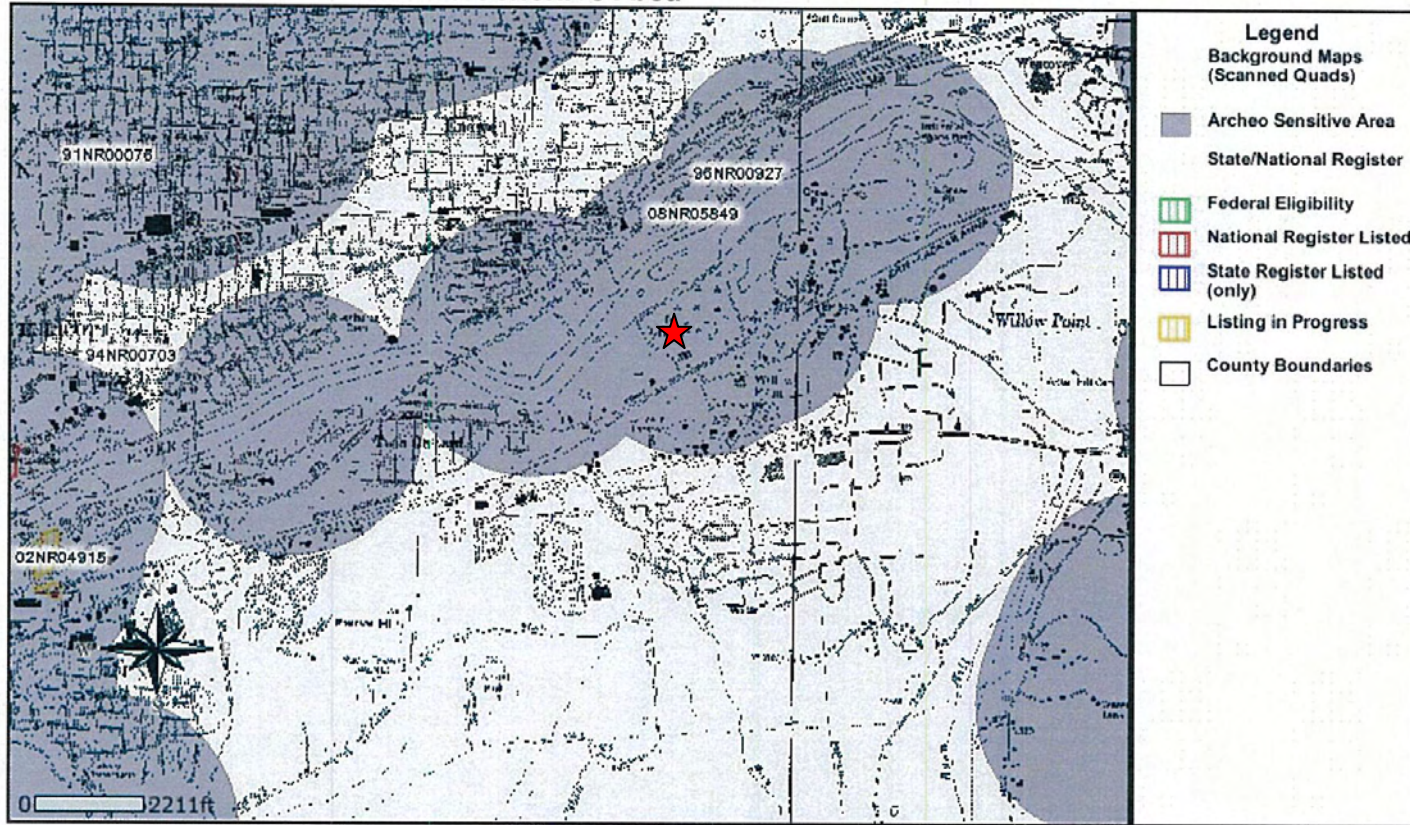
Depth to groundwater has been encountered within 15 feet below grade during previous subsurface evaluations. Direction of groundwater flow has been depicted to be to the north.



Scale: Horizontal distance across photograph - 2 miles

Area View
Ash Road Properties
Town of Vestal, New York

Archeo Sensitive Area



January 8, 2010

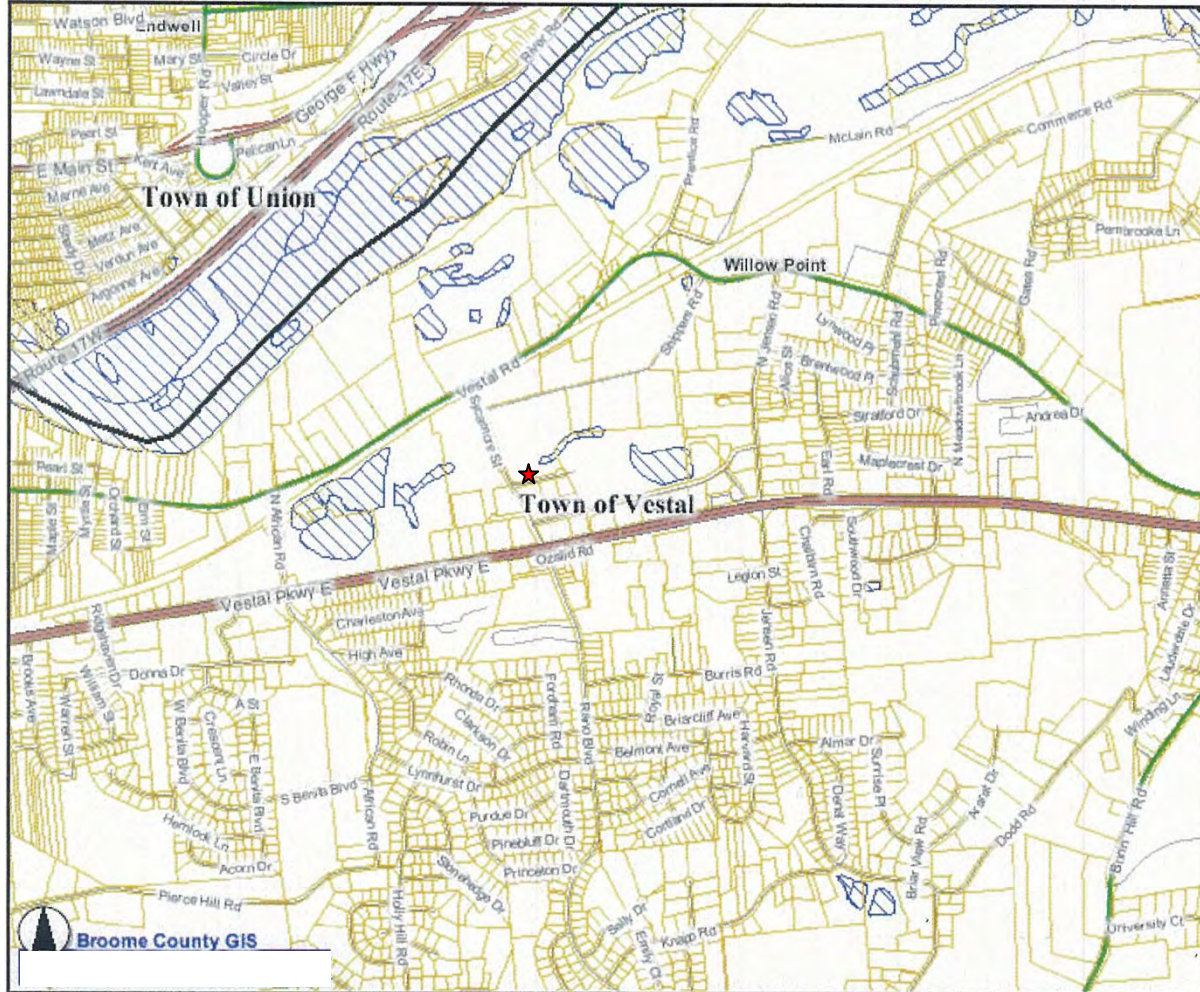
Disclaimer: This map was prepared by the New York State Parks, Recreation and Historic Preservation National Register Listing Internet Application. The information was compiled using the most current data available. It is deemed accurate, but is not guaranteed.



Approximate Location of Ash Road Properties

**Cultural Resource Area Map
Ash Road Properties
Town of Vestal, New York**

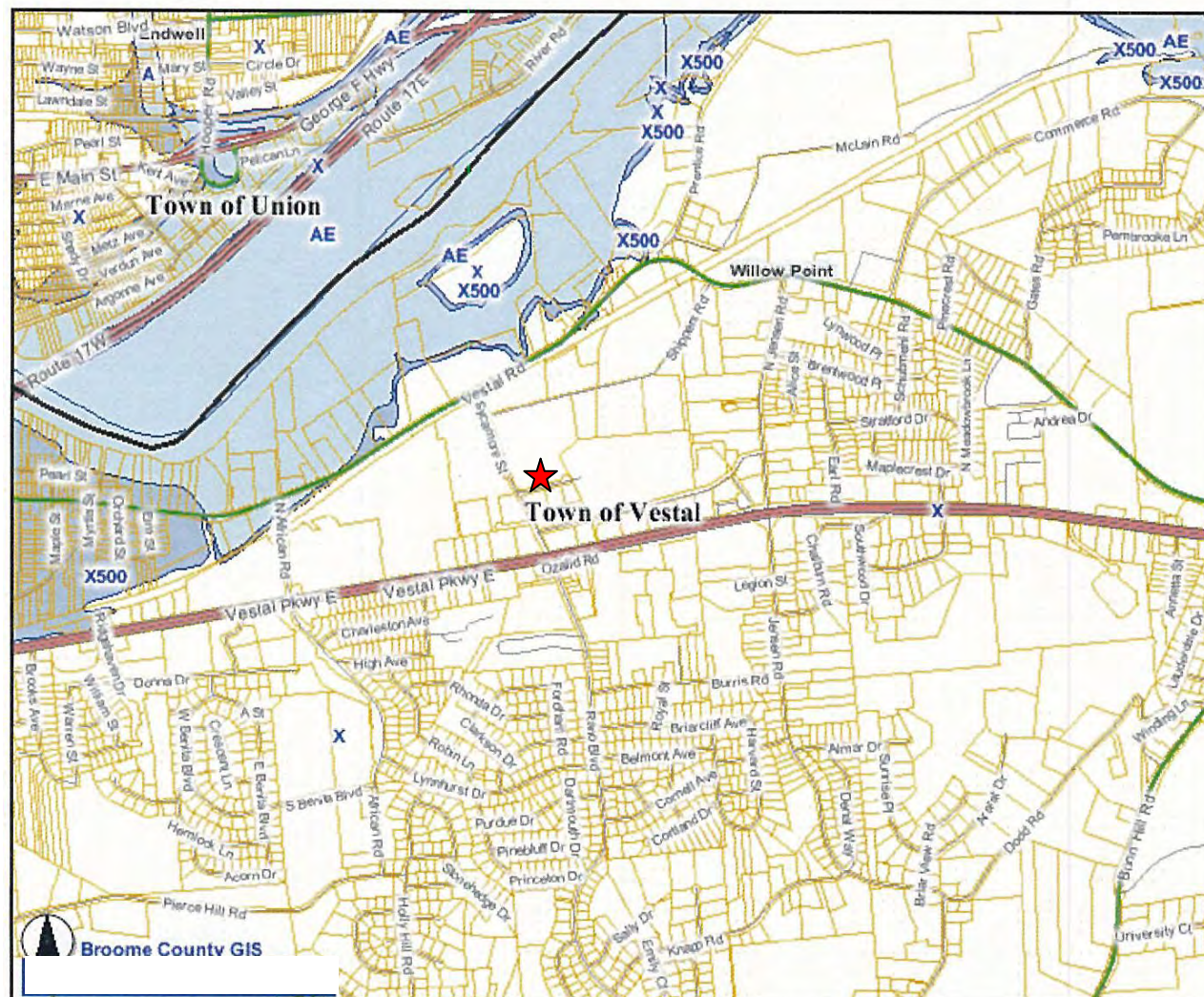
- Legend**
-  Municipal Boundaries
 -  Streets
 -  Interstate
 -  Federal Route
 -  NYS Route
 -  County Road
 -  Local Road
 -  Private Road
 -  Ramp
 -  Undeveloped
 -  County Parcels
 -  DEC Wetlands
 -  NWI Wetlands



 Location of Ash Road Properties

Wetland Map
Ash Road Properties
Town of Vestal, New York

- Legend**
- Municipal Boundaries
 - Streets
 - Interstate
 - Federal Route
 - NYS Route
 - County Road
 - Local Road
 - Private Road
 - Ramp
 - Undeveloped
 - County Parcels
 - FEMA Floodplain
 - 100 A
 - 100 AE
 - 100 AO
 - Out X
 - 500 X



Location of Ash Road Properties

**Floodplain Map
Ash Road Properties
Town of Vestal, New York**



Land Use Map
Ash Road Properties
Town of Vestal, New York