



C&S Companies
499 Col. Eileen Collins Blvd.
Syracuse, NY 13212
p: (315) 455-2000
f: (315) 455-9667
www.cscos.com

September 17, 2010

New York State Department of
Environmental Conservation
Bureau of Technical Support
Attn: Sara Heigel
625 Broadway, 11th Floor
Albany, NY 12233-7020

Re: Brownfield Cleanup Application
Auburn Community Hotel Project
BCP No. C706017

File: C81.011.001

Dear Ms. Heigel:

C&S Engineers, Inc. (C&S), on behalf of our client Auburn Community Hotel, L.P., submits this package to satisfy the items of missing/incomplete information cited in the September 10, 2010, notice of incomplete application from the Department. This letter transmits the supplemental information in paper form and an updated CD of the complete application package including the documents described below as well as all previously submitted supporting documentation. Please note italicized text is directly from the September 10, 2010, letter.

COMMENT: SECTION I. REQUESTOR INFORMATION

A print-out of the entity information from the NYS Department of State's Corporation & Business Entity Database is not included with the application as proof that the requestor is authorized to conduct business in NYS.

Please check a box indicating whether the requestor is a Participant of Volunteer.

Response

A print-out of the entity information from the New York State Department of State's Corporation & Business Entity is included with this package.

The first page of the BCP application has been edited and the "Volunteer Check Box" filled in and is included with this package.

SECTION VI PROJECT DESCRIPTION

Please submit more detailed project tasks/milestones that will occur throughout the project and estimated dates once accepted into the BCP. This is estimated and not definitive.

Response

A project schedule showing tasks, duration and milestones is included with this package.

SECTION VII PROPERTY'S ENVIRONMENTAL HISTORY

Previous Owners

On attachment, provide the names, addresses and phone numbers of all previous owners, including a statement as to any relationship of the requestor to any prior owner(s).

Previous Operators

On attachment, provide the names, address and phone numbers of all previous operators, including a statement as to any relationship of the requestor to any previous operator(s).

Response

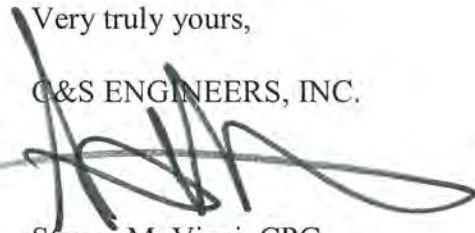
A listing of previous owners from abstract of titles is included in this package.

A listing of previous operators/businesses obtained from historic City of Auburn directories is included in this package.

Should you have any questions concerning this submittal, please contact me.

Very truly yours,

C&S ENGINEERS, INC.



Steven M. Vinci, CPG
Managing Geologist
Remediation and Compliance Group

SMV/gmm

cc: Mr. Michael J. Falcone, Auburn Community Hotel, L.P.
Mr. Kenneth P. Lynch, Regional Director, NYSDEC Region 7



C&S Companies
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September 1, 2010

Ms. Kelly Lewandowski, Chief, Site Control Section
New York State Department of
Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

Re: BCP Application
Auburn Community Hotel Project
72,76-78 State Street and 25-27 Water Street
Auburn, NY 13021

File: C81.011.001

Dear Ms. Lewandowski:

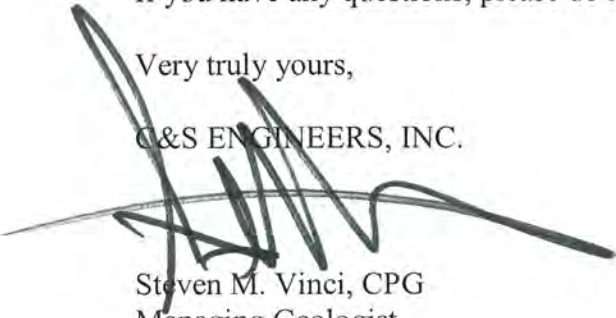
Enclosed please find the following:

- BCP Application form with the original signature of Mr. Michael J. Falcone, Auburn Community Hotel, L.P.
- Three-ring binder which includes the items cited above and all related supporting documentation.
- CD containing a PDF of all documents contained in the three ring cited above.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

C&S ENGINEERS, INC.



Steven M. Vinci, CPG
Managing Geologist

SMV/gmm

cc: Mr. Kenneth P. Lynch, Esq.- Regional Director, NYSDEC, Region 7
Mr. Michael J. Falcone, Auburn Community Hotel, L.P.

NYSDEC Brownfield Cleanup Program Application

For

AUBURN COMMUNITY HOTEL PROJECT

72,76-78 State Street and 25-27 Water Street

Auburn, New York 13021

Prepared By:



C&S ENGINEERS, INC.

499 Col. Eileen Collins Blvd.

Syracuse, New York 13212

Prepared:

SEPTEMBER 1, 2010

UPDATED SEPTEMBER 17, 2010



NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION



BROWNFIELD CLEANUP PROGRAM (BCP)

ECL ARTICLE 27 / TITLE 14

DEPARTMENT USE ONLY
BCP SITE #:

07/2010

Section I. Requestor Information

NAME Auburn Community Hotel, L.P.

ADDRESS 250 South Clinton Street, Suite 200

CITY/TOWN Syracuse, NY

ZIP CODE 13202

PHONE 315-471-2181

FAX 315-471-1154

E-MAIL

Is the requestor authorized to conduct business in New York State (NYS)?

☒ Yes

☐ No

-If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.

NAME OF REQUESTOR'S REPRESENTATIVE Jed S. Schneider

ADDRESS 250 South Clinton Street, Suite 200

CITY/TOWN Syracuse, NY

ZIP CODE 13209

PHONE 315-471-2181 x149

FAX 315-471-1154

E-MAIL jschneider@pioneercos.com

NAME OF REQUESTOR'S CONSULTANT Steven Vinci, CPG

ADDRESS C&S Engineers, Inc., 499 Col. Eileen Collins Blvd.

CITY/TOWN Syracuse, NY

ZIP CODE 13202

PHONE 315-703-4294

FAX 315-455-9667

E-MAIL svinci@cscos.com

NAME OF REQUESTOR'S ATTORNEY

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

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:

☐ 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.

☒ 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.

Requestor Relationship to Property (check one):

☐ Previous Owner

☐ Current Owner

☐ Potential /Future Purchaser

☒ Other Contract Purchaser

If requestor is not the site owner, requestor will have access to the property throughout the BCP project. ☒ Yes

☐ No

-Proof of site access must be submitted for non-owners See Section I Attachment

RECEIVED

SEP 23 2010

BUREAU OF
TECHNICAL SUPPORT

Section II. Property Information**Check here if this application is to request significant changes to property set forth in an existing BCA:** ☐

Existing BCP site number: _____

PROPERTY NAME **Auburn Community Hotel Project**ADDRESS/LOCATION **72, 76-78 State St., 25-27 Water St.** CITY/TOWN **Auburn, NY**ZIP CODE **13021**

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): _____

COUNTY **Cayuga**SITE SIZE (ACRES) **2.65**LATITUDE (degrees/minutes/seconds) **42 ° 55 ' 59.8 "**LONGITUDE (degrees/minutes/seconds) **76 ° 34 ' 07.3 "**HORIZONTAL COLLECTION METHOD: ☐ SURVEY ☒ GPS ☐ MAPHORIZONTAL REFERENCE DATUM: **NAD 83**

COMPLETE TAX MAP INFORMATION FOR ALL TAX PARCELS INCLUDED WITHIN THE PROPERTY BOUNDARIES. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage
76-78 State St. Includes Water St. ROW	115	52	1	71, 82	1.92
72 State Street	115	52	1	70	0.45
25-27 Water Street	115	52	1	84	0.28

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 please see Empire State Development's [website](#).
If yes, identify area (name) Cayuga County, City of Auburn Census Tract 419; percentage 100%
Percentage of property in En-zone (check one): ☐ 0-49% ☐ 50-99% ☐ 100%
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? If yes, identify name of properties in related BCP applications: ☐ Yes ☒ No

5. Property Description Narrative:

The subject property consists of three (3) tax parcels, plus the portion of Water Street east of State Street. Requestor has contracts to purchase all parcels. City of Auburn has approved sale of street ROW to Requestor. Each contract provides that the Purchaser (Requestor) has the right of access to the property.

See Section II Attachments

6. List of Existing Easements (type here or attach information)

<u>Easement Holder</u>	<u>Description</u>
City of Auburn	10' Sewer Easement
Kazanivsky	12'x82' Access Easement will merge with title transfer to Auburn Community Hotel L.P.

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

<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>
None		

If any changes to Section II are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: _____

Section III. Current Property Owner/Operator Information

OWNER'S NAME See Attachment for Section III

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

OPERATOR'S NAME

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? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. Is the requestor subject to an existing order relating to contamination at the site? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 4. Has the requestor been determined to have violated any provision of ECL Article 27? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 5. Has the requestor previously been denied entry to the BCP? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving contaminants? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

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

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

Section VI. Project DescriptionWhat 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 - See Section VI Attachment
- Estimated project schedule - See Section VI Attachment

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 - See Section VII Attachments

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. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

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

*Please describe: _____

3. SUSPECTED CONTAMINANTS: INDICATE SUSPECTED CONTAMINANTS AND THE MEDIA WHICH MAY HAVE BEEN AFFECTED. PROVIDE BASIS FOR ANSWER AS AN ATTACHMENT.

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

*Please describe: _____

4. INDICATE KNOWN OR SUSPECTED SOURCES OF CONTAMINANTS (CHECK ALL THAT APPLY). PROVIDE BASIS FOR ANSWER AS AN ATTACHMENT.

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Above Ground Pipeline or Tank | <input type="checkbox"/> Lagoons or Ponds | <input checked="" type="checkbox"/> Underground Pipeline or Tank | <input checked="" type="checkbox"/> Surface Spill or Discharge |
| <input checked="" type="checkbox"/> Routine Industrial Operations | <input type="checkbox"/> Dumping or Burial of Wastes | <input type="checkbox"/> Septic tank/lateral field | <input checked="" type="checkbox"/> Adjacent Property |
| <input checked="" type="checkbox"/> Drums or Storage Containers | <input checked="" type="checkbox"/> Seepage Pit or Dry Well | <input checked="" 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 (CHECK ALL THAT APPLY):

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

Other: _____

6. PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OWNER AND OPERATOR. 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 chairperson 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))

See Section IX Attachments to
Items 1-6; 8-12; 14-16

1. Current Use: ☐ Residential ☒ Commercial ☐ Industrial ☐ Vacant ☐ Recreational (check all that apply)
Provide summary of business operations as an attachment.

2. Intended Use Post Remediation: ☐ Unrestricted ☐ Residential ☒ Commercial ☐ Industrial (check all that apply)
Provide specifics as an attachment.

3. Do current historical and/or recent development patterns support the proposed use? (See #14 below re: discussion of area land uses) ☒ Yes ☐ No

4. Is the proposed use consistent with applicable zoning laws/maps? ☒ Yes ☐ No

5. 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? ☒ Yes ☐ No

6. Are there any Environmental Justice Concerns? (See §27-1415(3)(p)). ☒ Yes ☐ No

7. Are there any federal or state land use designations relating to this site? ☐ Yes ☒ No

8. Do the population growth patterns and projections support the proposed use? ☒ Yes ☐ No

9. Is the property accessible to existing infrastructure? ☒ Yes ☐ No

10. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites within ½ mile? ☒ Yes ☐ No

11. 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? ☒ Yes ☐ No

12. Are there floodplains within ½ mile? ☒ Yes ☐ No

13. Are there any institutional controls currently applicable to the property? ☐ Yes ☒ No

14. Describe the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas in an attachment.

15. Describe the potential vulnerability of groundwater to contamination that might migrate from the property, including proximity to wellhead protection and groundwater recharge areas in an attachment.

16. Describe the geography and geology of the site in an attachment.

Section X. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. 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 General Partner (title) of Auburn Community Hotel L.P. (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. If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. 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: 9/1/10 Signature: Michael J. Falcone Print Name: Michael J. Falcone

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, 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.

FOR DEPARTMENT USE ONLY

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

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through September 15, 2010.

Selected Entity Name: AUBURN COMMUNITY HOTEL, L.P.

Selected Entity Status Information

Current Entity Name: AUBURN COMMUNITY HOTEL, L.P.

Initial DOS Filing Date: SEPTEMBER 13, 2010

County: ONONDAGA

Jurisdiction: DELAWARE

Entity Type: FOREIGN LIMITED PARTNERSHIP

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

AUBURN COMMUNITY HOTEL, L.P.

250 SOUTH CLINTON STREET

SUITE 200

SYRACUSE, NEW YORK, 13202

Registered Agent

NONE

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
-------------	---------------	--------------------

No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
SEP 13, 2010	Actual	AUBURN COMMUNITY HOTEL, L.P.

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

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SECTION I

REQUESTOR INFORMATION PROOF OF PROPERTY ACCESS

Section I Evidence of access to the Property throughout the BCP project

Requestor is the contract Purchaser of all the properties that are required to complete the Auburn Community Hotel Project. Each Purchase and Sale Contract contains the language set forth in paragraph **16. Access and Right of Entry to Property** which is attached hereto.

It is the intention of the Requestor to become the fee owner of the entire Project Site prior to initiating any remediation.

(c) Any permitted assignee shall also be required to make the express warranties contained herein.

13. **BROKER.** Neither Seller nor Purchaser has dealt with a real estate broker in connection with this Agreement.

14. **DEFAULT AND REMEDIES.**

(a) In the event Purchaser fails to comply with any of the obligations, covenants, warranties or agreements to be performed, honored or observed by Purchaser under and pursuant to the terms and provisions of this Agreement and if such default is not cured within ten (10) days after written notice from Seller to Purchaser, then Seller may, as Seller's sole and exclusive remedies, either terminate this Agreement and retain the Earnest Money as liquidated damages, or seek the remedy of specific performance of Purchaser's obligations under this Agreement.

(b) In the event Seller fails to comply with any of the obligations, covenants, warranties or agreements to be performed, honored or observed by Seller under and pursuant to the terms and provisions of this Agreement and if such default is not cured within ten (10) days after written notice from Purchaser to Seller, then Purchaser may, as Purchaser's sole and exclusive remedies, either terminate this Agreement and receive a full refund of all of the Earnest Money paid by Purchaser, or seek the remedy of specific performance of Seller's obligations under this Agreement.

15. **COOPERATION WITH PURCHASER.**

(a) Seller agrees to cooperate with Purchaser in making application for any necessary governmental approvals, including but not limited to those necessary to satisfy the Conditions to Closing, at no cost to Seller.

(b) Seller agrees, if requested by Purchaser, to make application in Seller's name for any necessary governmental permits and/or approvals and to do so at no expense to Seller and without seeking any compensation or additional consideration by reason of the cooperation required under this Paragraph.

→ 16. **ACCESS AND RIGHT OF ENTRY TO PROPERTY.** Seller hereby grants to Purchaser and Purchaser's duly authorized agents, designated representatives and employees, the right, at any and all times after the execution of this Agreement, at Purchaser's own risk, cost and expense, to enter upon the Property to make such environmental, engineering and other tests, measurements, studies, surveys, inspections and investigations thereof as Purchaser shall deem necessary in connection with Purchaser's intended development of the Property. Purchaser agrees to defend, hold harmless and indemnify Seller from and against any claims or damages caused by or resulting from entry upon the Property by Purchaser, its agents, contractors and

representatives pursuant to this Paragraph and Purchaser further agrees that any damage caused by Purchaser, its agents or employees in the course of such entry shall be promptly repaired by Purchaser at no cost to Seller to return the Property to its condition prior to any such testing or surveying. Purchaser shall furnish, and shall require its agents, contractors and representatives to furnish, liability insurance insuring against risks identified in this Paragraph, such insurance to be in an amount and issued by a company reasonably acceptable to Seller and shall name Seller as an additional insured. Proof of such insurance coverage shall be provided to Seller prior to entry upon the Property by Purchaser or its agents, contractors or representatives. Any work at the Property shall be performed in compliance with all applicable rules and regulations.

17. CONDEMNATION.

(a) Seller represents that Seller has no knowledge of any active proceedings instituted by any municipal, state or federal agency to condemn or acquire the Property or any portion thereof by eminent domain.

(b) In the event of any such proceedings, Purchaser shall have the right to either: (i) elect to cancel this Agreement and terminate all rights and obligations of the parties hereto and in such case the Purchaser shall be entitled to receive reimbursement from Seller for all monies paid to Seller pursuant to this Agreement; or, (ii) accept delivery of a Deed to the Property and take at Closing an assignment of all Seller's rights in and to any condemnation award not yet received by the Seller pertaining to the Property.

18. MISCELLANEOUS.

A. **Execution by Both Parties.** This Agreement shall not become effective and binding until fully executed by both Purchaser and Seller.

B. **Notice.** All notices, demands and/or consents provided for in this Agreement shall be in writing and shall be delivered by hand or by United States registered or certified mail return receipt requested, with postage prepaid. Notices shall be deemed to have been given on the date deposited in the United States mail. All notices shall be addressed to the party being notified at the address previously set forth herein or at such other address as either party may hereafter specify to the other in writing.

C. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of New York.

D. **Successors and Assigns.** This Agreement when executed by both parties shall apply to, inure to the benefit of and be binding upon and enforceable against the parties hereto and their respective successors, assigns, heirs, executors, administrators and legal representatives.

SECTION II

PROPERTY INFORMATION

**USGS AUBURN QUADRANGLE
1954 PHOTO REVISED 1978**

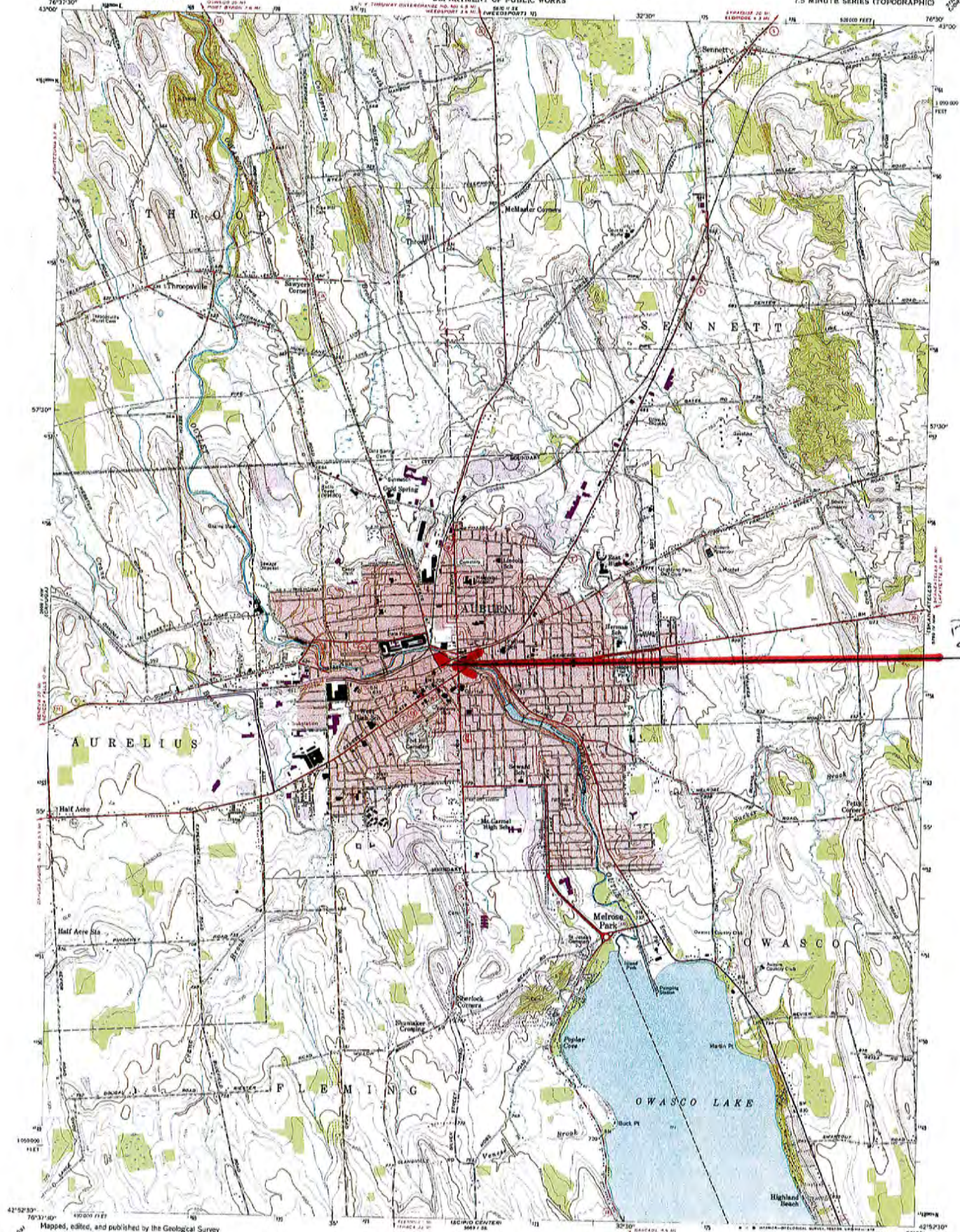
**AERIAL PHOTO SHOWING PROJECT SITE
AND SURROUNDING PROPERTIES**

**TWO BOUNDARY SURVEY MAPS FOR LANDS
SITUATE AT WATER STREET AND STATE STREET**

**CITY OF AUBURN TAX MAP SECTION 115.52
WITH PROPOSED PROJECT BOUNDARY HIGHLIGHTED**

**CITY OF AUBURN TAX MAP DATA AND
PROPOSED PROJECT BOUNDARY HIGHLIGHTS**

SITE PHOTOGRAPHS





Project Site

Maped, edited, and published by the Geological Survey
Control by USGS, USGS, and TIA
Culture and drainage to part compiled by Corps of Engineers,
U. S. Army, from aerial photographs taken 1942
Topography by plane table surveys 1954
Photographic projection, 1927 (North American datum)
10,000 foot grid based on New York coordinate system,
central zone
Red ink indicates areas in which only
landmarks, buildings and shore
1000 meter Universal Transverse Mercator grid ticks,
zone 18, shown in blue
There may be private landings within the boundaries of
the National or State reservations shown on the map



SCALE 1:24,000
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
THIS MAP COMPLES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST
Please see publisher's catalog for other maps

ROAD CLASSIFICATION
Primary highway, all weather, light duty road, all weather,
hard surface, improved surface
Secondary highway, all weather, unpaved road, fair or dry
hard surface, weather
Interstate Route, U. S. Route, State Route
AUBURN, N. Y.
N 4282.5-W 7630.7.5
1954
PHOTOGRAPHED 1975
AND 1981 1 RE-SERIES 1981

-  Hotel Site
 Proposed Easement
 Approximate Location

Class:
 330: Vacant-Commercial
 331: Vacant-Commercial
 415: Motel
 462: Drive-in Bank
 464: Office Building
 483: Converted Residence
 484: Mult-use
 485: Multi-use, Multi-occupant
 642: Health Facility
 871: Other



1 inch equals 200 feet

August 25, 2010



Note: This survey map is based, in part, on deed descriptions, recorded survey maps and occupational evidence.

Map Legend

● = Steel Nail Dr. @ 3/20/2010
○ = Marker Found
TX = SW & West Side

Scale: 1"=20 Feet

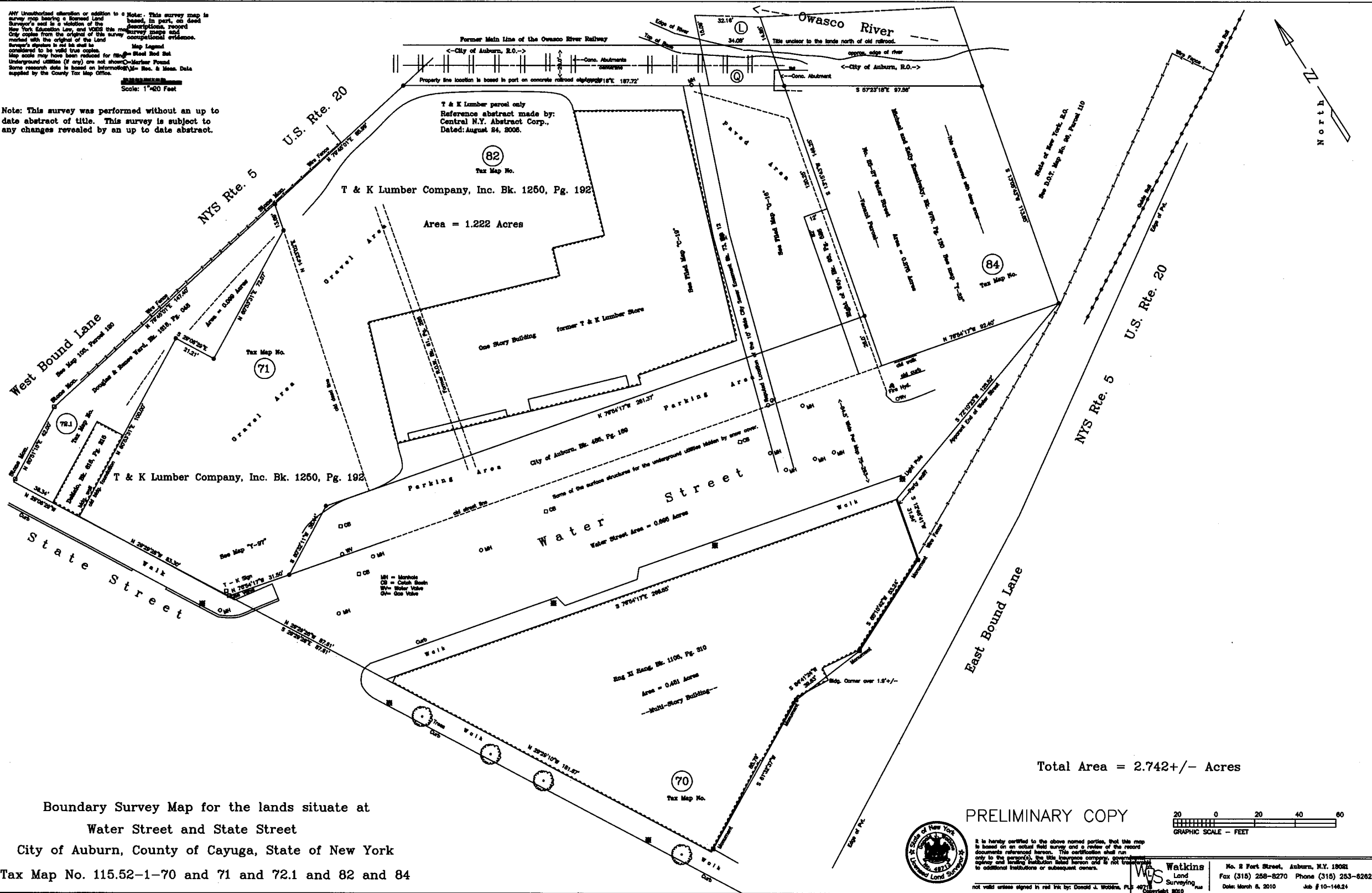
Note: This survey was performed without an up to date abstract of title. This survey is subject to any changes revealed by an up to date abstract.



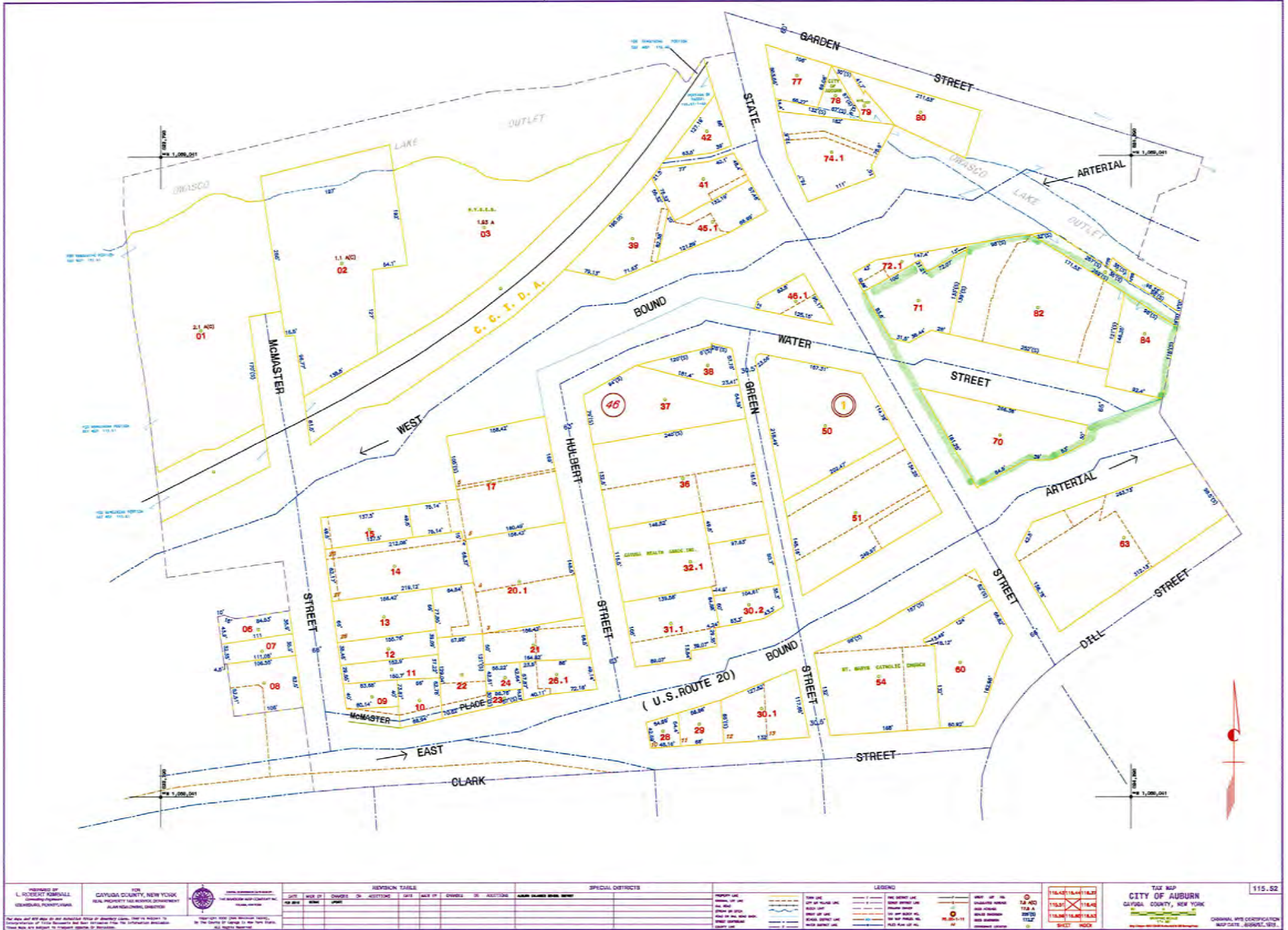
Auburn Hotel Site Survey

Any unauthorized alteration or addition to a Note. This survey map is based, in part, on deed descriptions, record maps and other evidence. Only copies from the original of the survey map and the original of the Land Surveyor's diploma are admissible in evidence. Map Legend: Map scale may have been reduced for this map. Underlined utilities (if any) are not shown. Marker Found. Some research data is based on information from Rec. & Mass. Data supplied by the County Tax Map Office.

Note: This survey was performed without an up to date abstract of title. This survey is subject to any changes revealed by an up to date abstract.

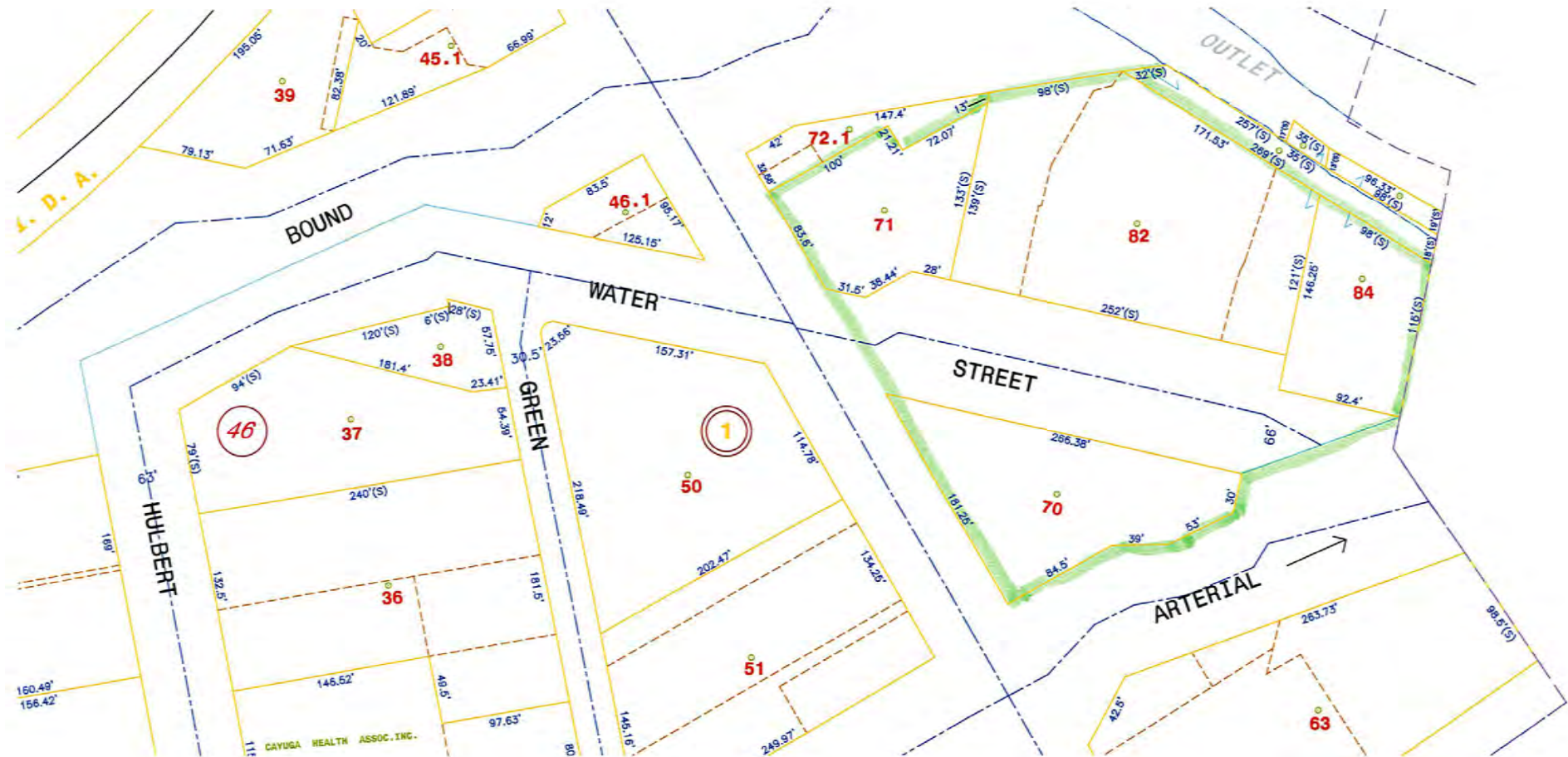


City of Auburn, NY Tax Map Section 115.52



Tax map Detail

Project Boundary



Section 115.52

Block # 1



Photo from the corner of State St. and Water St. looking east



Photo from the corner of State St. and Water St. looking northeast



Photo from Arterial West looking east



Photo from Arterial West looking south



Photo on Water St. looking north into eastern corner of site



Photo from Water St looking northeast into eastern corner of site



Photo from eastern corner of site looking west toward State St.



Photo from eastern corner looking northwest toward Arterial West



Photo from State St. looking east towards building



Photo from State St. looking east toward building



Photo from the corner of State St. and Arterial East looking east



Photo from Arterial East looking north



Photo from Arterial East looking north

SECTION III

CURRENT PROPERTY OWNER INFORMATION

SECTION III CURRENT PROPERTY OWNER/OPERATOR INFORMATION

There are four (4) current owners:

1. **76 – 78 State Street:** T& K Lumber Company, P.O. Box 1280 Elbridge, NY 13060 - 1280 (tax map nos. 115.52 -1-71 and 115.52 -1-82; Phone 315-689-3005. Property is vacant.
2. **72 State Street:** Jing Xi Jiang 72 State Street Auburn, NY 13021 (tax map #115.52 -1 - 70); Phone 315-253 – 8885 New Shanghai Restaurant owner/operator.
3. **25 – 27 Water Street:** Michael W. Kazanivsky 50 Perrine St. Auburn, NY 13021 (tax map #115.52 -1- 84); vacant land only. Phone 315 – 730 - 5498
4. **Water Street ROW:** City of Auburn 24 South Street Auburn, NY 13021 Water Street Right of Way (no tax map no.) Mark R. Palesh, City Manager, phone 315-255-4146. Email: mpalesh@ci.auburn.ny.us

SECTION VI

PROJECT DESCRIPTION
AND
PROPOSED PROJECT SITE PLAN

SECTION VI PROJECT DESCRIPTION

Project purpose is the development of a new Hilton Garden Inn and Conference center within the Central Business District of Auburn, NY. The Hotel Project is a key element in the City's effort to promote tourism to the region and revitalize the city's central core.

The proposed four (4) story hotel will contain approximately 92 guest rooms and suites, indoor swimming pool, restaurant/ pub, and conference center that will seat 200 people. Gross building size is approximately 69,000 sq. ft.; with on site parking for approximately 109 vehicles on the 2.6 acre site. Total project costs are estimated to be about \$12 million. It is estimated the project will create approximately 29 new full time jobs and 20 permanent part time jobs. It is also estimated that the Hotel will generate approximately \$145,000 per year in additional local tax revenue as a result of sales and use taxes. **See Attached Project Site Plan.**

Schedule: Site work and demolition is planned to begin in January 2011. Hotel construction is planned to begin in the 2nd quarter of 2011 with completion in the April of 2012.

PROJECT SCHEDULE

Auburn Conference Center Hotel

ID	Task Name	% Complete	Duration	Start	Finish	2011			
						Qtr 3	Qtr 4	Qtr 1	Qtr 2
1	AUBURN CONFERENCE CENTER HOTEL	21%	642 days	Feb 1 '10	Mar 20 '12				
2	DESIGN	68%	301 days	Feb 1 '10	Feb 16 '11				
3	Architectural Design	91%	170.25 days	Feb 1 '10	Sep 17 '10				
7	MEP Design	88%	185 days	Feb 1 '10	Oct 4 '10				
11	Civil / Landscape Design	83%	120 days	May 3 '10	Oct 4 '10				
15	Coordinated Design Schedule	0%	126 days	Sep 23 '10	Feb 16 '11				
16	Concept Design	0%	10 days	Sep 23 '10	Oct 4 '10				
17	Consultant Kick off Mtg.	0%	1 day	Sep 23 '10	Sep 23 '10				
18	Finalize footprint	0%	2 wks	Sep 23 '10	Oct 4 '10				
19	Finalize site plan	0%	2 wks	Sep 23 '10	Oct 4 '10				
20	Schematic Design Phase	0%	31 days	Oct 5 '10	Nov 9 '10				
21	Consultant meeting #2	0%	1 day	Oct 5 '10	Oct 5 '10				
22	Schematic Design	0%	4 wks	Oct 6 '10	Oct 28 '10				
23	Consultant Mtg. #3	0%	1 day	Oct 6 '10	Oct 6 '10				
24	Schematic Design Comments	0%	2 wks	Oct 29 '10	Nov 9 '10				
25	Design Development (50%)	0%	8 wks	Nov 10 '10	Dec 25 '10				
26	Design Development Comments	0%	1 wk	Dec 27 '10	Dec 31 '10				
27	Construction Document Phase (90%)	0%	4 wks	Jan 1 '11	Jan 24 '11				
28	Review and Modify Division 00 & 01 sections	0%	1 wk	Jan 25 '11	Jan 29 '11				
29	90% CD Comments	0%	1 wk	Jan 31 '11	Feb 4 '11				
30	Specification Review	0%	1 wk	Jan 31 '11	Feb 4 '11				
31	100% Construction Drawings	0%	2 wks	Feb 5 '11	Feb 16 '11				
32	LAND	99%	186 days	May 31 '10	Jan 12 '11				
33	Land Control	100%	6 wks	May 31 '10	Jul 9 '10				

Project: 09-17-10
Date: Sep 17 '10

Task



Rolled Up Task



External Tasks



Progress



Rolled Up Milestone



Project Summary



Milestone



Rolled Up Progress



Group By Summary



Summary



Split



Deadline



Auburn Conference Center Hotel

ID	Task Name	% Complete	Duration	Start	Finish	2011			
						Qtr 3	Qtr 4	Qtr 1	Qtr 2
34	Survey	100%	8 wks	Jul 12 '10	Aug 30 '10				
35	Land Closing	0%	0 days	Jan 12 '11	Jan 12 '11				
36	INCENTIVES	100%	30 days	Jul 12 '10	Aug 18 '10				
37	Cayuga County Industrial Development Agency	100%	30 days	Jul 12 '10	Aug 18 '10				
38	Presentation to CCIDA #1	100%	6 wks	Jul 12 '10	Aug 18 '10				
39	CCIDA Approval to Support	100%	1 day	Aug 5 '10	Aug 5 '10				
40	PRECONSTRUCTION	7%	237 days	Aug 2 '10	May 4 '11				
41	Geotechnical Investigation	21%	70 days	Aug 2 '10	Oct 21 '10				
42	Test pits/Borings	30%	10 wks	Aug 2 '10	Sep 28 '10				
43	Loading, Backfill & Asphalt designs	0%	2 wks	Sep 29 '10	Oct 9 '10				
44	Issue Final Bound Geotechnical Report	0%	2 wks	Oct 11 '10	Oct 21 '10				
45	Project Estimating & Budgeting	3%	183 days	Aug 30 '10	Mar 30 '11				
52	Environmental Investigatioon	6%	210 days	Sep 2 '10	May 4 '11				
53	Brownfield Application Submission	90%	14 days	Sep 2 '10	Sep 17 '10				
54	Asbestos Survey/Final Report	0%	4 wks	Sep 20 '10	Oct 12 '10				
55	Brownfield/DEC Scoping Session	0%	1 day	Sep 24 '10	Sep 24 '10				
56	Brownfield - Develop RIWP	0%	3 wks	Sep 25 '10	Oct 12 '10				
57	Brownfield - Develop Demolition IRM	0%	2 wks	Sep 25 '10	Oct 6 '10				
58	NYSDEC Demolition IRM Approval	0%	2 wks	Oct 7 '10	Oct 18 '10				
59	NYSDEC RIWP Approval	0%	4 wks	Oct 13 '10	Nov 4 '10				
60	Brownfield Determination	0%	1 day	Oct 18 '10	Oct 18 '10				
61	Remedial Investigation - Exterior	0%	4 wks	Nov 5 '10	Nov 27 '10				
62	Asbestos Permit/DOL Approval	0%	2 wks	Nov 11 '10	Nov 22 '10				
63	Remedial Investigation - Interior	0%	2 wks	Jan 8 '11	Jan 19 '11				

Project: 09-17-10
Date: Sep 17 '10

Task



Rolled Up Task



External Tasks



Progress



Rolled Up Milestone



Project Summary



Milestone



Rolled Up Progress



Group By Summary



Summary



Split



Deadline



Auburn Conference Center Hotel

ID	Task Name	% Complete	Duration	Start	Finish	2011			
						Qtr 3	Qtr 4	Qtr 1	Qtr 2
64	Brownfield - Develop RAP	0%	4 wks	Jan 20 '11	Feb 11 '11				
65	Brownfield - RAP Approval	0%	6 wks	Feb 12 '11	Mar 18 '11				
66	Phase 3 Site Remediation	0%	8 wks	Mar 19 '11	May 4 '11				
67	Traffic	0%	70 days	Sep 20 '10	Dec 9 '10				
68	Traffic Impact Study	0%	4 wks	Sep 20 '10	Oct 12 '10				
69	Review/Comments by City/State	0%	6 wks	Oct 13 '10	Nov 16 '10				
70	Revised report complete	0%	2 wks	Nov 17 '10	Nov 27 '10				
71	Traffic Study Approved by City/State	0%	2 wks	Nov 29 '10	Dec 9 '10				
72	Archaeological Assessment	0%	41 days	Oct 4 '10	Nov 19 '10				
76	ENTITLEMENTS	0%	143 days	Sep 24 '10	Mar 9 '11				
77	City Planning Approval Process	0%	75 days	Sep 24 '10	Dec 20 '10				
86	City Building Permit Process	0%	71 days	Dec 10 '10	Mar 2 '11				
95	Resubdivision Map Filing	0%	18 days	Dec 21 '10	Jan 10 '11				
101	City Engineering Coordination and Permitting Process	0%	63 days	Dec 27 '10	Mar 9 '11				
115	PRECONSTRUCTION SITE COORDINATION AND MOI	0%	162 days	Oct 6 '10	Apr 12 '11				
146	PROJECT BUYOUT / SUBMITTALS / LEAD TIMES	0%	159 days	Oct 13 '10	Apr 15 '11				
236	ASBESTOS ABATEMENT - TK Lumber	0%	2 wks	Nov 29 '10	Dec 9 '10				
237	ASBESTOS ABATEMENT - Jiang	0%	3 wks	Nov 29 '10	Dec 15 '10				
238	DEMOLITION - TK Lumber	0%	2 wks	Dec 16 '10	Dec 27 '10				
239	DEMOLITION - Jiang	0%	4 wks	Dec 16 '10	Jan 7 '11				
240	CONSTRUCTION	0%	56 wks	Apr 12 '11	Mar 2 '12				
241	FF&E/TRAINING	0%	3 wks	Mar 3 '12	Mar 20 '12				
242	GRAND OPENING	0%	0 wks	Mar 20 '12	Mar 20 '12				

Project: 09-17-10
Date: Sep 17 '10

Task



Rolled Up Task



External Tasks



Progress



Rolled Up Milestone



Project Summary



Milestone



Rolled Up Progress



Group By Summary



Summary

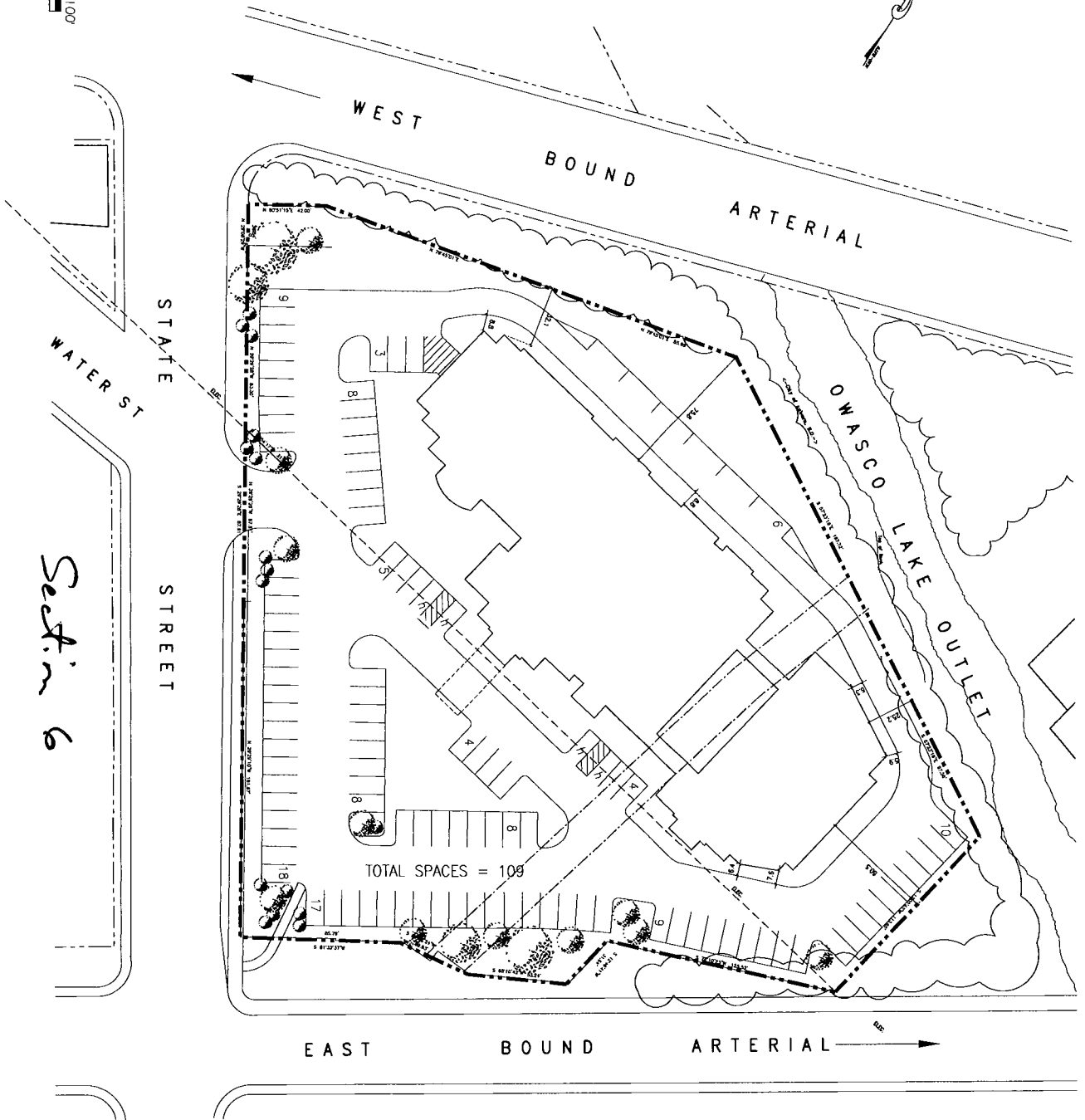
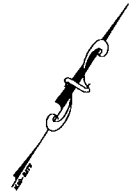


Split



Deadline





SCALE 1" = 25'-0"

SP-1.0

PROJECT NO.
209177.00
JULY 22, 2010

REVISIONS

SITE PLANNING STUDY AUBURN, NEW YORK

DATE: 07/22/2010
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
APPROVED BY: J. B. BROWN

**OPK
DESIGN**
ARCHITECTURE
ENGINEERING
SITE & PLANNING



**PIONEER
COMPANIES**



SECTION VII

PROPERTY ENVIRONMENTAL HISTORY

- Transaction Screen Environmental Review (ASTM E1528-00) - T&K Lumber Company, Inc., 76 State Street and 41-45 Water Street, Auburn New York, prepared by LCS Inc., dated October 13, 2005.
- Limited and Focused Subsurface Soil Investigation, 76 State Street and 41-45 Water Street, Auburn New York, prepared by LCS Inc., dated December 7, 2005.
- Tank Inspection Reports dated 1969 and 1971 provided by the City of Auburn Fire Department.
- Annotated Sanborn Fire Insurance Maps of the proposed site block of land and adjoining properties dated: 1886, 1892, 1998, 1904, 1949, 1955, 1967, and 1972.
- Summary of business occupancy derived from historic City of Auburn Directories dated: 1920, 1925, 1930, 1935, 1940, 1945, 1950, 1960, 1965, 1970, 1975, 1980, 1985, 1990, and 1995.
- Overlay of annotated Sanborn Fire Insurance Maps onto current aerial photography of the proposed project site.
- Summary table of laboratory data as compared to TAGM 4046 and 6NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives

SECTION VII – PROPERTY ENVIRONMENTAL HISTORY

The following has been prepared to satisfy the information requirements of Section VII and provides a summary of existing documentation, a discussion of Site Eligibility Factors and, identification of historic owners/operators. Copies of these documents are attached to the end of this narrative.

Attached to this application are the following reports, maps, and photographs:

- Transaction Screen Environmental Review (ASTM E1528-00) - T&K Lumber Company, Inc., 76 State Street and 41-45 Water Street, Auburn New York, prepared by LCS Inc., dated October 13, 2005.
- Limited and Focused Subsurface Soil Investigation, 76 State Street and 41-45 Water Street, Auburn New York, prepared by LCS Inc., dated December 7, 2005.
- Tank Inspection Reports dated 1969 and 1971 provided by the City of Auburn Fire Department.
- Annotated Sanborn Fire Insurance Maps of the proposed site block of land and adjoining properties dated: 1886, 1892, 1998, 1904, 1949, 1955, 1967, and 1972.
- Summary of business occupancy derived from historic City of Auburn Directories dated: 1920, 1925, 1930, 1935, 1940, 1945, 1950, 1960, 1965, 1970, 1975, 1980, 1985, 1990, and 1995.
- Overlay of annotated Sanborn Fire Insurance Maps onto current aerial photography of the proposed project site.
- Summary table of laboratory data as compared to TAGM 4046 and 6NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives

Summary of Reports

October 2005 Report - T&K Lumber Company, Inc., 76 State Street and 41-45 Water Street, Auburn New York

- This report documented information from a Mr. William Rondina (reputed property owner) who indicated that 76 State Street was a gasoline station approximately 40 years ago. Also, Mr. Rondina noted that underground and aboveground storage tanks had been located on the property; however, no details were provided.
- The database radius search report generated by Environmental Data Resources did not identify the property or an immediately adjoining property as being the location of a recorded spill event or bulk storage tank.
- LCS, Inc. noted the presence of the historic rail line along Owasco Lake Outlet and the potential for localized environmental impact from past rail operations.
- LCS, Inc. noted there was no documentation concerning the removal of the underground storage tank(s) from the former gasoline station property.

December 2005 Limited and Focused Subsurface Soil Investigation, 76 State Street and 41-45 Water Street, Auburn New York

- This report is a follow-up to the previous effort completed by LCS, Inc. summarized above and documents additional historical land use information and the performance of a subsurface investigation at 76 State Street which was the location of a former gasoline filling.
- The previous land use and business occupancy information described in this report was obtained through a review of historical city directories and is as follows:

<u>Location</u>	<u>Year</u>	<u>Business Name/Occupancy</u>
76 State Street	1936-1943	Groot Parking Station/Service Station
	1951-1960	Murphy Bros. Parking/Service Station
41-45 Water Street	1951	Rumsey Motors
	1960	Paul Pontiac
	1966	Blake Pontiac
	1971	ABC Cleaners
	1971	Auburn Transit/Greyhound Onondaga Coach

The historical information obtained by LCS, Inc. demonstrates the continual occupancy of businesses that would normally store and use a variety of petroleum based products and solvents.

The scope of the subsurface investigation completed by LCS, Inc. in November 2005 consisted of making 24 soil borings via Direct Push Technology. The terminal depth of the boreholes ranged from approximately 8.5 feet to 16 feet below ground surface. During the exploration work, LCS, Inc. was on site to visually classify the 149 retrieved soil samples and to perform field screening for volatile organic vapors using a photoionization detector (PID) via conventional headspace analysis techniques. The apparent objective of the investigation was to identify physical or chemical (by laboratory analysis of 12 soil samples) evidence of petroleum hydrocarbons associated with motor fuels, lubricants, solvents, and metals typically associated with a former business of this nature. The investigation did not include the installation of monitoring wells to characterize contaminants that may reside in groundwater and, there was no evaluation with regard to soil vapor intrusion.

- Subsurface conditions encountered during the investigation consisted of fill with gravelly sand to gravelly clayey sand extending to a depth of approximately 11 feet below ground surface. Underlying this fill material were soils that ranged from gravelly sand to gravelly clayey sand. Depth to groundwater was generally 11 feet to 13 feet.

- Although there was no documented evidence of free product or discoloration of subsurface soil, odors similar to petroleum were detected in four explorations; BH-1, BH-2, BH-7, and BH-8. Also, elevated PID readings ranging from 10.7 ppm to 110 ppm were recorded in those boreholes at depths ranging from approximately 11 feet to 14.5 feet below ground surface. That depth interval is consistent with the observed top of groundwater and would be indicative of a hydrocarbon smear zone created as a result of seasonal groundwater fluctuations within a site impacted by petroleum.
- As noted, a total of 12 soil samples were submitted to a laboratory for analysis. Samples were typically analyzed for NYSDEC STARS List Volatile Organic Compounds (VOCs) plus 10 Tentatively Identified Compounds (TICS), NYSDEC STARS List Semivolatile Organic Compounds (SVOCs) plus 20 TICS. Selected samples were also analyzed for Target Compound List VOCs and SVOCs as well as RCRA Metals.
- LCS, Inc. compared the analytical laboratory results to TAGM 4046 Recommended Soil Clean-up Objectives. As part of this BCP Application a supplemental summary table was created which compared the data to 6NYCRR Part 375 Unrestricted Use Soil Clean-up Objectives. The discussion of that table is presented **Site Eligibility Factors *Nature and Extent of Known or Suspected Contamination and Exceedances of Standards*** of this Section
- Information presented in the report prepared by LCS revealed that gasoline-related VOCs and to some extent SVOCs were detected at location BH-1 in a sample representative of the 10 foot to 12 foot depth interval. LCS compared the results to NYSDEC TAGM 4046 Recommended Soil Clean-up Objectives (RSCO) and found that n-propylbenzene (reported concentration of 7,000 ug/kg) and m,p-xylene (reported concentration of 2,100 ug/kg) exceeded their respective RSCOs of 3,700 ug/kg and 1,200 ug/kg. With regard to SVOCs, benzo(a)pyrene reported at 92 ug/kg exceeded the 61 ug/kg RSCO for that compound.
- SVOCs exceeding their respective RSCOs were also present in location BH-23, in the 2 foot to 4 foot sample depth interval. Those compounds were; benzo(a)anthracene 4,600 ug/kg (RSCO 224 ug/l); benzo(a)pyrene 4,400 ug/kg (RSCO 61 ug/kg); benzo(b)fluoranthene 5,400 ug/kg (RSCO 220 ug/l) and benzo(k)fluoranthene 1,500 ug/kg (RSCO 220 ug/l).
- Subsequent to completion of the investigation, the NYSDEC Spill Hotline was notified which resulted in Spill File Number 05-10194 being issued to the event. On January 30, 2006, NYSDEC Region 7 issued a letter stating that no further remedial actions were required. Given a spill was reported to NYSDEC which was eventually "closed without further action" would qualify this event as a Historical Recognized Environmental Condition as defined by ASTM E-1527-05.

Tank Inspection Reports

The City of Auburn Fire Department searched their files for historic fuel tank records associated with the site addresses and provided *Tank Inspection Reports* that indicate:

- On February 19, 1969 five gasoline tanks (one 1,000-gallon and four 2,000-gallon) were removed from 70 State Street by Mr. Robert McNabb;
- On August 11, 1969, Blake Pontiac-Buick maintained one 1,000-gallon gasoline tank at 35 Water Street; and
- On June 8, 1971 four 4,000-gallon gasoline tanks were identified as “Temporarily Out of Service” at 70 State Street. The owner was shown as Donald L. Elliott.

No further information concerning the removal of the four tanks classified as “Temporarily Out-of-Service” was found at the City of Auburn Fire Department.

October 1974 Fire

During the course of assembling this BCP Application, it was learned that a fire occurred on October 10, 1974. Further information concerning that event was obtained by reading microfiche records of the Auburn Citizen Newspaper at the City of Auburn Public Library. Although an actual print of the microfiche image could not be made due to a malfunctioning printer, notes concerning the content of the article were made and are presented below:

The account of the fire was in the October 10, 1974 edition of the Auburn Citizen newspaper, as the fire started around 4:45 AM on that day. According to the article, the fire started in the back of the Rondina warehouse building, which had formerly been the Burtis Auditorium. That auditorium was claimed at one time to have the biggest stage between New York City and Buffalo. The newspaper stated it was a four-alarm fire and surrounding volunteer units were called in to assist. Rondina's delivery truck was parked inside the warehouse and was destroyed. Other businesses/organizations affected were:

- Rondina Offices and Rondina Research and Development Corp. - in warehouse building - destroyed, an experimental car was saved.
- Rondina's Store and Showroom - 23 Water Street - medium damage.
- Onondaga Coach - 35 Water Street (rear) - bus station and garage ruined; they got the buses out.
- Fraternal Order of the Eagles Building - 37 Water Street - destroyed.
- Fabric Center Building - adjoining building on Water Street - second floor destroyed - building subsequently demolished.
- HR Wait warehouse - next door (no address given) - damaged.

The article referred to fuel tanks behind the warehouse building that were able to be protected. On October 11, 1974, a crane was brought in to knock down remaining portions of the Rondina warehouse and Fabric Center building. No further information was reported concerning the fuel tanks behind the warehouse building.

Summary of Historical Land Use

Historical land use and business occupancy information within the proposed site was obtained via a series of Sanborn Fire Insurance Maps compiled by Environmental Data Resources of Milford Connecticut and our review of historic City of Auburn Directories located within the City of Auburn Library. The intent of our document review was to develop a history of land use and, summarize information that has the potential to be associated with or the origin of a Suspect Recognized Environmental Condition (REC). A REC is defined by the American Society of Testing and Materials (ASTM) E-1527-05 *Standard Practice for Environmental Site Assessment Process*, as: “*The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water or surface water of the property.*”

Annotated Sanborn Fire Insurance Maps

Eight maps (1886, 1892, 1998, 1904, 1949, 1955, 1967, and 1972) compiled by Environmental Data Resources were reviewed to identify those business occupancies that typically would be associated with the use of petroleum products and solvents. Also, review of the mapping was anticipated to yield information pertaining to the type of fuel used to heat the structures occupied by the various businesses. In some instances there was a mention of a coal fired boiler, however, there was no information that would help confirm or deny the use of fuel oil subsequent to the replacement of coal as the fuel of choice. The other item of note is the presence of a rail line parallel to the Owasco Lake Outlet. Given the position of this alignment, it is surmised that rail served those businesses along Water Street that were bounded by the Owasco Lake Outlet.

Each map was annotated by C&S to better illustrate the nature and location of businesses within and adjoining the proposed project site. A summary of noteworthy items is follows below.

1886 Map

Water Street between Dill Street and State Street

- Rail line parallel to Owasco River (Creek/Outlet)
- No. 15 Dye Works
- No. 21-19 Wagon Storage and Painting
- No. 29 Carriage Shop, Storage and Painting

Dill Street between Water Street and State Street

- No. 10-12 Paint Shop (Wooden Sleigh Factory)

State Street between Water Street and Dill Street-Opposite of Proposed Project Site

- No. 59 Electro Plate

1892 Map

Water Street between Dill Street and State Street

- Rail line parallel to Owasco River (Creek/Outlet)
- No. 15 Dye Works
- No. 21-19 Wagon Storage and Painting
- No. 29 Carriage Shop, Storage and Painting
- No.39 Steam Dyeing
- No.18 Shoe Factory
- No. 32 Junk Shop

- Behind No. 32 “G.O. Colwell Brass Foundry”

Dill Street between Water Street and State Street

- No. 11-19 Two Paint Shops (Carriage Factory)

1898 Map

Water Street between Dill Street and State Street

- Rail line parallel to Owasco River (Creek/Outlet)
- No. 15 Dye Works
- No. 21-19 Wagon Storage and Painting
- No. 29 Carriage Shop, Storage and Painting
- No.39 Steam Dyeing
- No.18 Finishing and Painting (Wagon and Sleigh Factory)
- No.30 Junk
- No.32 Junk Shop

Dill Street between Water Street and State Street

- No. 11-19 Two Paint Shops (Carriage Factory)

1904 Map

Water Street between Dill Street and State Street

- Rail line parallel to Owasco River (Creek/Outlet)
- No. 15 Dye Works
- No.29-29 ½ Junk
- No.18 Machine Shop
- No.22-24 Leather and Brass Manufacturing Company

Dill Street between Water Street and State Street - Opposite of Proposed Project Site

- No.8 Dye Works

State Street from Corner of Water Street to Dill Street

- No.72 Painting

State Street between Water Street and Dill Street- Opposite of Proposed Project Site

- No. 59 Cleaning and Pressing

1949 Map

Water Street between Dill Street and State Street

- Rail line parallel to Owasco River(Creek/Outlet)
- No. 19-27 Flour, Feed , Seed & Farm Supplies
- No. 41 Auto Sales and Service
- No.12-14 Auto Repair
- No. 20-24 Auto Sales & Service

Dill Street between Water Street and State Street

- No. 5 Machine Shop
- No.7-9 Auto Repair
- No.25 Auto Repair

Dill Street between Water Street and State Street-Opposite of Proposed Project Site

- No.14-18 Filling Station- Six Gasoline Tanks Shown

State Street from Corner of Water Street to Dill Street

- No. 70 Filling Station
- No. 54 Dry Cleaning
- No. 52 Machine Shop
- No. 50 Paint Store
- No. 46 Paint Store
- No. 36 Printing and Sign Shop
- No. 30 Paint Store

State Street between Water Street and Dill Street- Opposite of Proposed Project Site

- No. 43 Auto Parking-Two Gasoline Tanks Shown

1955 Map

Water Street between Dill Street and State Street

- Rail line parallel to Owasco River(Creek/Outlet)
- No.12-14 Auto Repair
- No.41Rear Shop

Dill Street between Water Street and State Street

- No. 5 Machine Shop
- No.7-9 Auto Repair

Dill Street between Water Street and State Street-Opposite of Proposed Project Site

- No.14-18 Filling Station

State Street from Corner of Water Street to Dill Street

- No. 70 Filling Station
- No. 46 Paint Store
- No. 38 Dry Cleaner
- No. 36 Printing and Sign Shop

1967 Map

Water Street between Dill Street and State Street

- Rail line parallel to Owasco River (Creek/Outlet)
- No.29-31 Auto Sales and Service
- No. 41 Bus Station
- No.12-14 Auto Repair
- No. 20-24 Auto Sales & Service
- No. 26 Used Auto Sales

Dill Street between Water Street and State Street

- No. 5 Machine Shop
- No.7-9 Auto Repair

Dill Street between Water Street and State Street-Opposite of Proposed Project Site

- No.14-18 Filling Station

State Street from Corner of Water Street to Dill Street

- No. 38 Dry Cleaner
- No. 36 Printing and Sign Shop

State Street between Water Street and Dill Street- Opposite of Proposed Project Site

- No. 27 Dry Cleaning

1972 Map

Water Street between Dill Street and State Street

- Rail line parallel to Owasco River (Creek/Outlet)
- No.29-31 Auto Sales and Service
- No.12-14 Auto Repair
- No. 26 Used Auto Sales

Dill Street between Water Street and State Street

- No. 5 Machine Shop
- No.7-9 Auto Repair
- No. 25 Printer -The Citizen Advertiser

Dill Street between Water Street and State Street-Opposite of Proposed Project Site

- No.14-18 Filling Station

State Street between Water Street and Dill Street- Opposite of Proposed Project Site

- No. 27 Dry Cleaning

Historic City of Auburn Directories

The information illustrated on the historic Sanborn Fire Insurance Maps is complimented by the review of historic street directories for the City of Auburn. Summary tables showing the location, nature of businesses and year of documented operation are shown in the attachment following this narrative. Information presented on the tables is consistent with that shown on the Sanborn Maps. In addition, the directories disclosed the presence of the following businesses:

Water Street

- Dyeing and Cleaning (No.3; 1925)
- Dyeing/Pressing (No. 5; 1925,1930)
- Cleaner/Hat Cleaner (No.5; 1935,1940,1945)
- Paint/Varnish Store (No. 9 ½; 1930)

- Tire Shop (No.17; 1925)
- Printer (No.5-No.9; 1925-1940)
- Dry Cleaner (No. 41; 1970)
- Farm Implements Dealer (No.38; 1940)
- Sign Painter (No.31-39; 1930)

Dill Street

- Battery Service (No.11-No.15; 1935,1940)
- Cap & Hat Manufacturer (No.17; 1925)
- Printer (No.21; 1920,1935)

State Street

- Dry Cleaning businesses at three different addresses: No. 38 (1965), No. 48 ½ (1935 and 1940) and No. 54(1945 and 1950)
- Service Station/Gas Station (No.70; 1920,1940,1945,1950 and 1975)

Conclusions

Historical land use documentation cited above has revealed business occupancies that would typically be associated with operations or infrastructure that could be the origin of Suspect Recognized Environmental Condition as summarized below

Feed, Seed/Farm Supply Store primarily along Water Street

- Storage for sale of pesticides, herbicides, and petroleum products. Potential for releases of such products via spills and leaks. The use of pesticides to protect flour, feed, and seeds from vectors would be expected. Type of fuel to heat the building is unknown as such there is a potential for previous underground/aboveground storage tanks for heating fuel used on the premises. Also there is a potential for tanks associated with bulk sale of petroleum products. Since the eastern side of the property is also the location of a rail spur there is potential for releases to have occurred during off-loading of goods. Given the backside (eastern side) of the building (bounded by the Owasco Outlet and rail spur) is hidden from view, “out the back door” disposal may have occurred.

Auto Repair Shops/Machine Shops/Auto Dealer Sales and Repair: Various locations on Water Street Dill Street and State Street

- Typical operations may include use and storage of petroleum products and possibly chlorinated solvents (degreasers). Type of fuel to heat the building is unknown as such there is a potential for previous underground/aboveground storage tanks for heating fuel used on the premises. Also there is a potential for tanks associated with storage of lube oil and used motor oil. Given the nature of the business there is a potential for releases of product from tanks or overfill of vehicles to have occurred. The presence or absence of a dry well at the facility is unknown.

Dry Cleaning Operations: Located on State Street and Water Street.

- Dry cleaning operations, depending on the time of operation may have used “Stoddard Solvent” (a petroleum distillate) with naphtha or a chlorinated solvent such as carbon tetrachloride prior to or around 1945. After 1945, the dry cleaning industry shifted to the use of tetrachloroethene. Releases such as drips or vapor emissions from dry cleaning equipment and on-site disposal of distillation sludges and spent solvent may have occurred.

Gasoline Filling Station – 70 State Street

- Underground storage tanks, fuel conveyance lines and dispensers are all associated with gasoline filling stations. Typical operations may include use and storage of petroleum products and possibly chlorinated solvents (degreasers). Type of fuel to heat the building is unknown as such there is a potential for previous underground/aboveground storage tanks for heating fuel used on the premises. Also there is a potential for tanks associated with storage of lube oil and used motor oil. Given the nature of the business there is a potential for releases of product from tanks or overfill of vehicles to have occurred. The presence or absence of a dry well at the facility is unknown.

Printing and Sign Shop/Sign Painter- State Street, Dill Street, Water Street

- These businesses may have used solvent-based inks and paints which, depending on the volume of work, may have been stored in containers larger than one gallon. Cleaning of equipment would likely require the use of petroleum-based solvent such as naphtha or other products similar to mineral spirits or Stoddard Solvent. Type of fuel to heat the building is unknown as such there is a potential for previous underground/aboveground storage tanks for heating fuel used on the premises.

Rail Line/Spur Parallel to Owasco Lake Outlet

- The rail spur shown on the various historic maps apparently served those businesses along Water Street which were bounded by the Owasco Lake Outlet. Given the timeframe the rail line was constructed and apparently operated, there is potential for soil contamination from railroad ties dipped in an arsenic solution, arsenic containing herbicides, and arsenic-containing slag used as railroad bed fill. Lubricating oil and diesel may have that dripped from locomotives. Other sources of contaminants associated with historic railroad operation may include coal ash and creosote from ties.

SITE ELIGIBILITY FACTORS

Documentation presented in this Section VII Property Environmental History has been assembled to satisfy key Site Eligibility Factors utilized by NYSDEC to determine if a site should be placed into the Brownfield Cleanup Program. These key factors include:

Nature and Extent of Known or Suspected Contamination and Exceedances of Standards

Data from the subsurface investigation focused on the former gasoline station at 70 State Street. That investigation did find evidence of petroleum hydrocarbons at one location. As shown on the summary table created from the laboratory results presented in the Limited and Focused Subsurface Soil Investigation, 76 State Street and 41-45 Water Street, Auburn New York, prepared by LCS Inc., dated December 7, 2005 the concentration of:

- Volatile organic compounds commonly associated with gasoline including ethylbenzene; n-propopylbenzene; 1,2,4-trimethylbenzene and, m&p-xylene exceed 6 NYCRR Part 375 Unrestricted Soil Cleanup Objectives.
- Semivolatile organic compounds benzo[a] anthracene; benzo[a]pyrene and, benzo[b]fluoranthene exceeded their respective Part 375 Unrestricted Soil Cleanup Objectives.
- Mercury was detected in one sample that exceeded Part 375 Unrestricted Soil Cleanup Objectives.

However, historic information presented in this Section indicates that there have been various enterprises that can be associated with the soil and groundwater contamination, and possibly soil vapor concerns that have yet to be discovered. Additionally, the position of the proposed project site relative to the Owasco Lake Outlet indicates that local groundwater migrates towards this water course. Given the location of the proposed project site and the apparent direction of groundwater movement, contaminants which may have originated at those operations situated along State Street and Dill Street (southwest and south of the proposed project site, respectively) may have potentially been transported beneath and through the site. In essence the proposed project site is the potential receiver of groundwater contaminants which may have originated from previous off-site and upgradient locations. The evaluation of such potential concerns would be incorporated into a remedial investigation.

Historic Fill and Prior Industrial Operations

The historic Sanborn Fire Insurance Maps attached to this Section illustrate the presence of multiple adjoining buildings with various individual occupants. The nature of these structures is typical for many urban areas like the City of Auburn. As documented in this Section, a fire occurred in 1974, which destroyed many of the structures that were once a part of the proposed project site. Since the actual construction of those former structures is unknown, (full/partial basement versus slab on grade) and a comprehensive site investigation has not occurred, there is a potential for a variety of fill to be present within the former foundation footprint of those buildings that were destroyed by the fire.

As indicated in the review of historic Sanborn Maps and City of Auburn Directories, there have been primarily commercial retail enterprises with several small manufacturing operations, which over the course of time evolved to commercial and retail type operations. Each one of the businesses located within, adjoining the proposed project site generated a waste stream that was specific to the operation. However, the volume and actual nature of the wastes generated, and

how the waste was managed is unknown. Although the category of wastes generated from the businesses identified in this Section would be expected to include petroleum, chlorinated solvents and metals.

Abandoned Site, Unattractive for Redevelopment or Reuse, The Perception of Contamination

The proposed project site is situated in a Central Commercial zoning classification within the Auburn City limits and is situated between the east and west bound lanes of NYS Route 5 and 20. The site is relatively small (2.6 acres) and irregular in shape and is bisected by a dead end city street right of way. The building structures existing on the site are as follows: 1.) vacant 13,000 sf single story structure; 2.) 45,000 sf three story structure originally constructed in 1930. The age and condition of the existing structures, especially 72 State Street (New Shanghai), are not attractive candidates for re-use of the existing structures. The historical uses at the subject properties increase the risk of environmental contamination and represent a deterrent to re-development.

An Economically Distressed Area/Depressed Property Values

The general condition of the properties over the last ten (10) years has been steady deterioration. Absent a master plan for demolition and re-development these properties will continue to depress property values in the immediate vicinity of the site, and have the potential to be a very visible eyesore from the major east/west transportation corridor through the City of Auburn.

**SUBSECTION 6A – LIST OF PREVIOUS
OWNERS**

**SUBSECTION 6B – PREVIOUS
OPERATORS**

Brownfield Cleanup Application

Auburn Community Hotel Project

BCP No. C706017

Section VII Property's Environmental History

Subsection 6 a. List of Previous Owners

The information provided in response to Section VII , subsection 6 a List of Previous Owners as shown on the following pages , was obtained from the following Abstracts of Title ;

25 – 27 Water Street - Stewart Title Insurance Company, updated as of 3/1/2010;

76 State Street & 41-45 Water Street - Owasco Abstract Corp., updated as of 10/21/2008;

72 State Street – Stewart Title Insurance Company, updated as of 3/3/2010.

**BROWNFIELD CLEANUP APPLICATION
AUBURN COMMUNITY HOTEL PROJECT
BCP NO. C706017**

Section VII. Property's Environmental History

Subsection 6a. List of Previous Owners

Tax Parcel ID	Current Owner	Address	Years	Source	Related Party to Requestor
Address					
115.52-1-84 25 - 27 Water St.	Michael W. Kazanivsky 50 Perrine St. Auburn, NY 13021 315-730-5498	25-27 Water St.	1998 to present	Deed	No
Previous Owners					
	Peter A & Marlyn Salato 236 Genesee St. Cayuga, NY 13034	25-27 Water St.	1992 to 1998	Deed	No
	Gen West Property Associates 79 Columbus St. Auburn, NY 13021	25-27 Water St.	1990 to 1992	Deed	No
	Ivar Jonson and Peter N. Brown 420 West Seneca St. Ithaca, NY 14850	25-27 Water St.	1985 to 1990	Deed	No
	H.R. Wait Company, Inc. 77 Genesee St, Auburn, NY 13021	25-27 Water St.	1955 to 1985	Deed	No
	George J. Nicht Auburn, NY Mary J. Nicht Auburn, NY	25-27 Water St.	1929 to 1954 1927 to 1929	Deed	No
	George C. Buell & Company, Inc. Rochester, NY	25-27 Water St.	1923 to 1927	Deed	No

**BROWNFIELD CLEANUP APPLICATION
AUBURN COMMUNITY HOTEL PROJECT
BCP NO. C706017**

Section VII. Property's Environmental History

Subsection 6a. List of Previous Owners

Tax Parcel ID Address	Current Owner	Address	Years	Source	Related Party to Requestor
115.52-1-71 & 82 76 State Street	T&K Lumber Company Inc. P.O. Box 1280 Elbridge, NY 13060 315-689-3005	76 State St. 41-45 Water St	2006 to present	Deed	No
Previous Owners					
	Rondina Properties, Inc. P.O. Box 1881 Auburn, NY 13201	36,38,40,42 Water St.	1957 to 2006	Deed	No
	Getty Oil Company successor to Tidewater Oil Co.		1967	Deed	No
	Tidewater Oil Company, Inc.		1965 to 1967	Deed	No
	Tide Water Realty Company, Inc. Wilmington Delaware		1956 to 1965	Deed	No
	Francis and Paul Murphy Auburn, NY		1946 to 1956	Deed	No
	Fred Rondina 188 North St. Auburn, NY		1939 to 1957	Deed	No

**BROWNFIELD CLEANUP APPLICATION
AUBURN COMMUNITY HOTEL PROJECT
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Tax Parcel ID Address	Current Owner	Address	Years	Source	Related Party to Requestor
115.52-1-71 & 82 76 State Street (Cont'd)	Upstate Amusement Company Inc. Gloversville, NY		1927 to 1952	Deed	No
	Auburn Auditorium Inc. Manhattan, NY		1921 to 1939	Deed	No

**BROWNFIELD CLEANUP APPLICATION
AUBURN COMMUNITY HOTEL PROJECT
BCP NO. C706017**

Section VII. Property's Environmental History

Subsection 6a. List of Previous Owners

Tax Parcel ID Address	Current Owner	Address	Years	Source	Related Party to Requestor
115.52 -1- 70 72 State Street	Jing Xi Jiang 72 State St. Auburn, NY 13021 315-253-8885	72 State St.	2002 to present	Deed	None
	Previous Owners Rondina Properties, Inc. P.O Box 1881 Auburn, NY 13021	72 State St	1973 to 2002	Deed	None
	Rondina Inc. 60 State Street Auburn, NY	28 - 34 Water St.	1972 to 1973	Deed	None
	L. Gordon Wallace 32 Water St. Auburn, NY	28-34 Water St.	1925 to 1972	Deed	None
	Michael & Mary Chowaney 243 Owasco Rd Owasco, NY	54 State	1951 to 1962	Deed	None
	Mortimer Cohen 34 Franklin St Auburn, NY	50 -52 State	1919 to 1961	Deed	None

**BROWNFIELD CLEANUP APPLICATION
AUBURN COMMUNITY HOTEL PROJECT
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Tax Parcel ID Address	Current Owner	Address	Years	Source	Related Party to Requestor
115.52 -1- 70 72 State Street (Cont'd)	Fred Rondina 188 North St Auburn, NY	36 38 40 42 Water St.	1945 to 1957	Deed	None
	Fred & Rose Rondina 188 North Street Auburn, NY	58 - 66 State 44 & 46 Water St.	1923 to 1957	Deed	None
	Clarence Barbar & Edward Ramsay Auburn, NY	28 - 30 Water St.	1924 to 1931	Deed	None
	Frank L. Durbin Town of Wolcott, NY	32 - 34 Water St	1922 to 1925	Deed	None

**BROWNFIELD CLEANUP APPLICATION
AUBURN COMMUNITY HOTEL PROJECT
BCP NO. C706017
SECTION VII PROPERTY'S ENVIRONMENTAL HISTORY
SUBSECTION 6B PREVIOUS OPERATORS**

The summary presented below was created through a review of historic City of Auburn Directories located within the local history collection at the Seymour Public Library, 176-178 Genesee Street, Auburn New York. The review and summary focuses on those businesses that would be typically associated with a suspect Recognized Environmental Condition such as auto dealers, repair shops, machine shops, dry cleaners, printers, sign painters, agricultural supply stores. The exception to this was the identification of those addresses occupied by Fred B. Rondina, who was one of the significant business operator (home furnishings) and property owner within the proposed BCP parcel.

Directory Year & Street Address	Business Name	Related Party To Requestor
1920		
<i>Dill Street</i>		
7 – 9	Neese Brothers Garage	None
11 – 15	Empire Gas & Electric – Shop	None
19	Lewis E. Springer – Autos	None
21	William A. Schict – Printer	
23	John F. Soyner - Autos	None
<i>State Street</i>		
46 ³ / ₄	George R. Lucas – Photographer	None
72	Cole & Welch – Auto Radiator Repairers	None
<i>Water Street</i>		
5	Welch's Dyeing and Cleaning Works	None
9	Cayuga Co. News Co. Economy Double Time Co.	None None
19 – 21	Joseph LaBreak – Garage	None
23 – 23 ¹ / ₂	A.J. Nicht Seeds and Feeds, Henty Mfg. Co.	None
35 - 39	Auburn Motors, Inc.	None
1925		
<i>Dill Street</i>		
5 – 7 – 9	Neese Bros, Garford – Trucks Nessel & Burt – Garage	None
11 - 15	Empire Gas & Electric Co., - Shop	None
17	Auburn Cap & Hat Mfg. Co.	None
19	Marshall Nash Motors – Automobiles	None
23 - 25	John F. Stoner - Automobiles	None
<i>State Street</i>		
Even Side	No Noteworthy Businesses	None
<i>Water Street</i>		
3	Robert T. Crayton – Dyeing and Cleaning	None
5	Muldoons Cleaning & Dyeing Works	None

Directory Year & Street Address	Business Name	Related Party To Requestor
<i>Water Street (Cont'd)</i>		
5 - 9	The Fenton Press	None
	The Finger Lakes Topics – Newspaper	None
9 ½	Economy Double Tire Co.	None
17	Harry's Tire Shop – Tires and Vulcanizing	None
19	Joseph LaBreck – Garage	None
23 – 23 ½	George J. Nicht Seeds & Feeds	None
	Henty Mfg. Co. – Poultry Feeds	None
29	Holmes Bottling Works	None
	Wall & Heverin – Bottlers	None
35 – 37	Frank L. Durbin, Oakland – Cars	None
1930		
<i>Dill Street</i>		
5 – 7 – 9	Neese Bros. - Garage	None
	Neesel & Burt – Garage	
11 - 15	Empire Gas & Electric Co., - Shop	None
19	Davis Nash Co. – Automobiles	None
	John E. Stoner – Automobiles Storage	None
23 - 25	John F. Stoner - Automobiles	None
<i>State Street</i>		
36 ½	John Carrington – Sign Painter	None
58 – 60	Fred Rondina – Furniture	None
<i>Water Street</i>		
5	Muldoon's Cleaning Dyeing & Pressing Works	None
	Syracuse Post Standard, Auburn Branch	None
5 – 9	The Fenton Press – Printers	None
9 ½	Auburn Paint & Varnish Co.	None
14	Neese Bros. Garage	None
19 – 21	James A. Burke – Automobiles	None
22	George H. Ward – Automobiles	None
23 – 23 ½	George J. Nicht Seeds & Feeds – Flour & Feed	None
	Henty Mfg. Co. – Poultry Supplies	None
25 – 27	R.A. Hudson Co., Inc. – Toilet Preparations	None
26	Lyons & Graney – Auto Tires	None
28	C.E. Barber & Co. – Agricultural Implements	None
29	Holmes Bottling Works	None
	Wall & Havlin Bottlers	None
31 – 39	Edward J. Quigley – Sign Painter	None
32 – 34	Gordon L. Wallace – Used Automobiles & Accessories	None
33	Water H. Mack – Metal Weather Strips	None
35 – 37	Frank L. Durbin – Automobiles	None
36 – 38	Frank L. Durbin – Automobiles	None
41 – 43	Northway Chevrolet Co. – Used Car Dept.	None
42	Fred Rodina – Furniture	None

Directory Year & Street Address	Business Name	Related Party To Requestor
<i>State Street (Cont'd)</i>		
45	A.C. Groot – Service Station	None
70	Groot Parking Station	None
72	Vincent A. Cole – Radiator Repair	None
1935		
<i>Dill Street</i>		
5 – 7 – 9	Nessel & Burt Garage	None
	Neese Bros. Garage	None
11 – 15	Auburn Battery Service Co.	None
21	The Citizen – Advertiser – Publisher	None
23	Briggs Motors	None
25	Auburn & Syracuse Auto Express	None
	George H. Lester – Storage Batteries	None
<i>State Street</i>		
28 (2 nd Floor)	Clifford P. Ulings – Sign Painter	None
34 – 36 (2 nd Floor)	John W. Carrington – Sign Painter	None
46 ½	George R. Licas – Photographer	None
48 ½	Carmelo Carnicelli – Dry Cleaner	None
54	Fred Rondina – Stoves	None
58 – 60	Fred Rondina – Furniture	None
72	Groot Parking Station	None
<i>Water Street</i>		
5	Auburn Cleaners	None
	Syracuse Post Standard Auburn Branch	None
7	The Fenton Press	None
	Parker Tires Sales	None
14	Neese Bros. Garage	None
19	Faith Bros. – Autos	None
22	George H. Ward – Autos	None
23	George J. Nicht Seeds & Feeds – Flour & Feed	None
	Henty Mfg. Co. – Poultry Supplies	None
29	Holmes Bottling Works	None
	Wall & Heverin – Bottles	None
31 (2 nd Floor)	Edward J. Quigley – Sign Painter	None
32	Gordon L. Wallace – Autos	None
36	Richard Gaskin – Auto Laundry	None
38	Albert A. Stanley – Auto Repair	None
41	Northway Chevrolet Co. – Used Car Dept.	None
45	Groot Parking Station	None
1940		
<i>Dill Street</i>		
5 – 7 – 9	Nessel & Burt – Garage	None
	Neese Bros. Garage	None
11	Auburn Battery Service Co.	None
25	Auburn & Syracuse Auto Express	None
	George H. Lester – Storage Batteries	None

Directory Year & Street Address	Business Name	Related Party To Requestor
<i>State Street</i>		
38	Clifford P. Ulings – Sign Painter	None
48 ½	Matteo S. Carnicelli – Dry Cleaner	None
54	Fred Rondina – Stoves	None
72	Groot Parking & Service Station	None
<i>Water Street</i>		
14	Neese Bros. – Garage	None
19	Northway Chevrolet Co. – Used Car Dept.	None
22	George W. Ward – Autos	None
23	George J. Nicht Seeds & Feeds – Flour & Feed Henty Mfg. Co. – Poultry Supplies	None None
29	Holmes Bottling Works Wall & Heverin – Bottles	None None
33	Koenig Coal Co.	None
35 – 39	Rondina Inc. – Storage	None
36	LaDouce & Prine – Auto Body Repairs	None
38	T.R. Atkins & Son – Farm Machinery	None
41	Rondina, Inc. – Storage	None
45	Groot Parking Station	None
1945		
<i>Dill Street</i>		
5 – 7 – 9	Nessel & Burt – Garage Neese Bros. – Garage	None None
19	Byrne Book Bindery	None
<i>State Street</i>		
38 (2 nd Floor)	Clifford P. Ulings – Sign Painter	None
54	ABC Clearners	None
58 – 64	Fred Rodina – Furniture	None
66	Manro & Hugg – Coal Dealers	None
72	Groot Parking & Service Station	None
<i>Water Street</i>		
5	Carl W. Covert – Hat Cleaner	None
16	Neese Bros. Garage	None
18	Central Building Corp.	None
22	George H. Ward – Autos	None
23	George J. Nicht Seeds & Feeds – Flour & Feed Henty Mfg. Co. – Poultry Supplies	None None
29	Holmes Bottling Works Wall & Heverin – Bottles	None None
35 – 39	Rondina, Inc. – Storage	None
41	Rondina, Inc. – Storage	None
45	Groot Parking Station	None
1950		
<i>Dill Street</i>		
5 – 7 – 9	Neesel & Burt Garage – Phone 2 – 1341 Neese Bros. – Garage – Phone 2 – 1341	None None

Directory Year & Street Address	Business Name	Related Party To Requestor
<i>Dill Street (Cont'd)</i>		
11	Rondina Furniture Co.	None
19	Byrne Book Bindery – Phone 3-3621	None
25	Sear’s Auto Service – Auto Repair - Phone 3-3312	None
<i>State Street</i>		
36	Clifford P. Ulings – Sign Painter	None
46 ½	Cayuga Wall Paper & Paint Co. – Wallpaper & Paints – Phone 2-1332	None
52	F&M Machine Shop	None
54	ABC Cleaners – Phone 2-5851	None
58 – 64	Fred Rondina – Furniture – Phone 3-7461	None
66	Manro & Hugg – Coal Dealers – Phone 2-3731	None
72	Murphy Bros. Parking & Gas Station – Phone 4205	None
<i>Water Street</i>		
16	Neese Bros. – Garage	None
18	Central Bottling Co. – Phone 3-3041	None
22	George H. Ward – Autos – Phone 3-9051	None
23	George J. Nicht Seeds & Feeds – Flour & Feed – Phone 2-5632	None
23	Henty Mfg. Co. – Poultry Supplies – Phone 2-0451	None
29	Holmes Bottling Works – Phone 2-0451 Nesbitt Bottling Co. – Phone 2-0451 Wall & Heverin – Bottles	None None None
35 – 39	Rondina, Inc. – Storage	None
36 – 42	Rondina Furniture Co.	None
41 – 43	Ramsey Motors – Phone 2-2851	None
45	Murphy Bros. Parking & Gas Station Phone 2-9837	None
1955	The 1950 City Directory only provided addresses and names with no identification of business type or name	
1960		
<i>Dill Street</i>		
5	Neese Bros. Garage – Phone 2-1341	None
<i>State Street</i>		
36	Clifford P. Ulings – Sign Painter	None
38	ABC Tailors & Cleaners – Phone 2-5851	None
46	Cayuga Wall Paper & Paint Co. – Wallpaper & Paints – Phone 2-1332	None
60	Fred Rondina – Furniture – Phone 3-7461	None
66	Manro & Hugg – Coal Dealers – Phone 2-3731	None
72	Murphy Bros. Parking & Gas Station – Phone 2-5362	None
<i>Water Street</i>		
16	Neese Bros. Garage	None
22	George H. Ward – Autos – Phone 3-7268	None
23	Nicht’s Seeds & Feed Store – Phone 2-5632	None

Directory Year & Street Address	Business Name	Related Party To Requestor
<i>Water Street (Cont'd)</i>		
26	Ward's Used Car Lot	None
33	Paul Pontiac Used Car Lot	None
35	Paul Pontiac – Auto Dealers – Phone 2-7271	None
36 – 42	Fred Rondina Inc. – Furniture Store	None
37	Rondina Inc. – Phone 2-9260	None
1965		
<i>Dill Street</i>		
5	Neese Bros. Garage – Phone 2-1341	None
<i>State Street</i>		
36	Ulings Neon Signs – Pntr & Mfrs. – Phone 2-4136	None
38	ABC Tailors & Cleaners – Phone 2-5851	None
56	Rondina, Inc. – Storage	None
58	Rondina, Inc. – Showroom	None
60	Rondina, Inc. Furniture Dealer – Phone 2-7526	None
66	Rondina, Inc. – Storage	None
<i>Water Street</i>		
16	Neese Bros. Garage	None
22	George H. Ward – Autos – Phone 3-7268	None
23	Nicht's Seeds, Feed & Pet Store – Phone 2-5621	None
26	Ward's Used Car Lot	None
35	Blake Pontiac-Buick, Inc. – Phone 3-8413	None
36	Fred B. Rondina, Inc. (side entrance)	None
37	Rondina, Inc. – Floor Covering Dept.	None
1970		
<i>Dill Street</i>		
5	Neese Brothers Garage, Inc. – Auto Repair & Machine Shop – Phone 252-1341	None
<i>State Street</i>		
52	Rondina, Inc. – Storage	None
56	Rondina, Inc. – Store	None
58	Rondina, Inc. – Showroom	None
60	Rondina, Inc. – Furniture Dealer – Phone 252-7526	None
66	Rondina, Inc. – Storage	None
<i>Water Street</i>		
16	Neese Bros. – Garage (rear entrance) Phone 252-1341	None
22	George H. Ward & Son, Inc. Automobile Dealers – Phone 252-7268	None
23	Nicht's Seeds, Feed & Pet Store – Phone 252-5621	None
26	George H. Ward, Inc. - Used Car Lot	None
35	Fred B. Rondina, Inc. – Floor Covering	None
35	Auburn Transit Corp. – Bus Line Phone 253-7221 Onondaga Coach Ticket Office – Bus Terminal – Phone 253-7051	None None

Directory Year & Street Address	Business Name	Related Party To Requestor
Water Street (Cont'd)		
36	Fred B. Rondina, Inc. – (Side Entrance)	None
37	Fred B. Rondina, Inc. – (Floor Covering Dept.)	None
41	Parker’s Express Delivery Service – Phone 252-2351	None
	Greyhound Line East Ticket Office - Bus Terminal - Phone 253-7051	None
	Onondaga Coach Ticket Office – Bus Terminal – Phone 253-7051	None
	ABC Cleaners & Tailors – Phone 252-5851	None
1975		
Dill Street	No Noteworthy Listings on Odd Numbered Side of Street	
State Street		
60	Rondina, Inc. – Furniture Dealer – Phone 252-7526 Rondina Properties, Inc. – Rental Service – Phone 252-7526	None None
70	Joe Verillo’s Service Station – Phone 252-9738 Onondaga Coach	None None
Water Street		
28	Fred B. Rondina, Inc. – Phone 252-7526	None
1980		
Dill Street	No Noteworthy Listings on Odd Numbered Side of Street	
State Street		
60	Rondina, Inc. – Furniture Dealer – Phone 252-7526 Rondina Properties, Inc. – Rental Service – Phone 252-7526	None None
70	Vacant	None
Water Street		
No Listing for Water Street		
1985		
Dill Street	No Noteworthy Listings on Odd Numbered Side of Street	
State Street		
60	Rondina, Inc. – Furniture Dealer – Phone 252-7526 Rondina Properties, Inc. – Rental Service – Phone 252-7526	None None
Water Street		
No Listing for Water Street		
1990		
Dill Street	No Noteworthy Listings on Odd Numbered Side of Street	
State Street		
60	Rondina, Inc. – Furniture Dealer – Phone 252-7526 Rondina Properties, Inc. – Rental Service – Phone 252-7526	None None
Water Street		
No Listing for Water Street		
1995		
Dill Street	No Noteworthy Listings on Odd Numbered Side of Street	

Directory Year & Street Address	Business Name	Related Party To Requestor
<i>State Street</i>		
60	Rondina, Inc. – Furniture Dealer – Phone 252-7526 Rondina Properties, Inc. – Rental Service – Phone 252-7526	None None
<i>Water Street</i>	No Listing for Water Street	
2000		
<i>Dill Street</i>	No Listing For Dill Street	
<i>State Street</i>	No Listing for Even Numbered Side of Streets	
<i>Water Street</i>	No Listing for Water Street	
2009		
<i>Dill Street</i>	No Listing For Dill Street	
<i>State Street</i>	No Listing for Even Numbered Side of Street	
<i>Water Street</i>	No Listing for Water Street	

LCS INC.

Environmental and Real Estate Consultants

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FAX: 716.845.6164
www.lenderconsulting.com

October 13, 2005

Mr. Tim McLoughlin
First Niagara Bank
115 Genesee Street
Auburn, New York 13021

RE: LCS Project # 05S1933.28 EAQUICK/ASTM E1528-00 TRANSACTION SCREEN
ENVIRONMENTAL REVIEW FOR THE REAL PROPERTY IDENTIFIED AS:

T & K Lumber Company, Inc.
76 State Street and 41-45 Water Street
Auburn, New York

Dear Mr. McLoughlin:

INTRODUCTION

Lender Consulting Services, Inc. (LCS) has prepared an Environmental Review (EA Quick/Transaction Screen) pursuant to the guidelines included within the First Niagara Bank policies for the referenced real property. The purpose of this assessment was to identify recognized environmental conditions (RECs), as defined in the appendix of this report. It is understood that this assessment was completed as part of the environmental due diligence associated with the proposed financing of the subject property.

This assessment consisted of the following elements:

A. Completion of the ASTM Environmental Site Assessment Transaction Screen Questionnaire by interviewing the representative of the current owner or occupant (if available).

B. Records research at the federal and state level consisting of the review of selected environmental databases equivalent to the ASTM E1528-00. The regulatory information, as required by the ASTM Transaction Screen Process standard, was provided by Environmental Data Resources, Inc. (EDR), in a report obtained by LCS and dated September 13, 2005. The EDR-Summary Report, which summarizes the databases used and the radii research, is included as an attachment to this report.

C. Historical research of historic fire insurance maps or consultation with the local fire department or other local agency to assess the subject property historical uses, equivalent to that required by the ASTM E1528-00. Such was provided by EDR in a report purchased by LCS and dated September 19, 2005. The EDR Fire Insurance Map Abstract, which summarizes the historical research, if available, is included as an attachment to this report.

D. Site reconnaissance by LCS conducted on September 8, 2005.

This report is subject to certain limitations that follow this letter.

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PENNSYLVANIA

BALTIMORE
MARYLAND

SALISBURY
MARYLAND

CLEVELAND
OHIO

REPORT FINDINGS

Based on the elements of the investigation as set forth above, LCS reports the following regarding the subject property.

OWNER/OPERATOR INTERVIEW:

According to Mr. William Rondina of Rondina Properties, Inc., representing the owner/operator of the subject property, the subject property, addressed at 76 State Street, was historically utilized as a gasoline station approximately 40 years ago. He also indicated that an adjoining property has historically been utilized as an opera theatre and equipment storage facility. Furthermore, Mr. Rondina indicated that there have been previously underground storage tanks (USTs) and/or aboveground storage tanks (ASTs) located on the subject property. A copy of the questionnaire is attached.

REGULATORY INFORMATION:

No sites of potential concern were identified by EDR within their appropriate radii, other than those identified below. Any sites unplotable by EDR were also reviewed, to the extent practical based on property names and addresses, to determine whether they are also present within their appropriate radii.

In addition, LCS has submitted a Freedom of Information Legislation (FOIL) request to the local office of the New York State Department of Environmental Conservation (NYSDEC) (see attached). **As of the date on this report, LCS has not received a response.** Any response information that would alter or affect the findings and conclusions of this report will be forwarded as an addendum to this report when it is received by LCS.

Database ¹	Radius Searched (mi.)	Site Identified?	No. Sites w/in Search Radius	Comments
CORRACTS	1	N	2	See Note 1 below
RCRA Generator	0.25	N	9	See Note 2 below
LTANK*	0.5	N	11	See Note 3 below
Historical LTANK	0.5	N	8	See Note 3 below
UST	0.25	N	7	See Note 2 below
Spills*	0.5	N	3	See Note 3 below
NY Historical Spills	0.125	N	2	See Note 3 below
Coal Gas	1	N	1	See Note 4 below

* It should be noted that EDR also includes these spills in historic LTANK and historic NY Spills databases

Note 1: There are two Resource Conservation and Recovery Act (RCRA) Corrective Action Listed Sites (CORRACTS) located within a one-mile radius of the subject property. The closest such site is located over one-eighth mile from the subject property and has a medium corrective action priority.

Note 2: Neither the subject property nor adjacent sites were identified, thus reducing this concern.

¹ See attached EDR report for definitions of databases.

REGULATORY INFORMATION (continued):

Note 3: There are 11 NYSDEC listed spill sites attributed to leaking tanks (LTANKs) located within a one-half mile radius of the subject property. While not required under the ASTM standard, EDR has indicated that there are three additional spills not attributed to LTANKs located within a one-eighth mile radius of the subject property. Neither the subject property nor adjacent sites were identified. Of these 14 spill sites, ten spills are located within a one-quarter mile radius of the subject property and are all considered either "inactive" or "closed" by the NYSDEC. [A status of "closed" indicates the spill was remediated and the NYSDEC file closed with no further remediation required. A status of "inactive" indicates the contamination may remain at the subject property but no further remediation is required.]

Note 4: This site is located over one-eighth mile from the subject property, thus reducing this concern.

HISTORICAL INFORMATION:

EDR provided, and LCS reviewed, historical maps dating 1886, 1892, 1898, 1904, 1949, 1955, 1967, and 1972 (see attached). Based on those maps, the subject property has been identified as being developed with a restaurant in at least 1886, a meat shop from at least 1892 through at least 1898, and a storefront from at least 1904 through at least 1972.

According to the site contact, the existing subject structure was constructed in 1960.

According to a telephone interview with Mr. Lane Pausley of the City of Auburn Code Enforcement Office conducted on September 9, 2005, there are no recognized environmental concerns associated with the subject property. Mr. Pausley indicated that the subject property has historically been utilized commercially.

According to information obtained through real-info.com, the subject property, SBL Nos. 115.52-1-71 and -82, measures 1.51 acres. The subject property is currently owned by Rondina Properties. No past owners were identified in these records. The subject property is recorded as being supplied with all public utilities, including municipal sewer, water, natural gas, and electric. Records also indicate that the subject property is developed with a 13,822 square foot multi-occupant structure that was constructed in 1960. There was no indication of historic heating systems or previous site development.

The subject property is included on the Auburn Quadrangle Topographic Map dated 1954, photograph-revised 1978 (attached). Due to the extensive development in the area of the subject property, individual structures are not indicated on this map.

Historic topographic maps available through historical.maptech.com were reviewed for additional information regarding the subject property. The subject property is included on the Auburn Northeast Historic Quadrangle Topographic Maps dated 1899 (surveyed 1896) and 1956 (surveyed 1942; aerial photographs 1954 and 1956). These maps indicate that the subject property was developed with railroad tracks in at least 1899 and 1956. Due to the extensive development in the area of the subject property, individual structures are not indicated on the 1956 map.

SITE RECONNAISSANCE:

LCS did not note any significant environmental concerns during its site reconnaissance. **LCS did not inspect the roof of the subject structure as it was not readily accessible.** The site investigation was conducted by Mr. Daniel Crandall, Environmental Technician for LCS. LCS was accompanied by Mr. Ed Dugan, who identified property boundaries and provided access to the subject property. A copy of the Site Condition Report is attached.

CONCLUSION

Based on the information contained in this report, LCS concludes the following about the subject property.

1) Further investigation to assess potential contamination at the subject property is warranted. Based on LCS' experience and the information obtained as part of this study, LCS did identify issues that would prevent this property from being taken as collateral vis-à-vis environmental conditions. According to the site contact, the subject property addressed at 76 State Street was utilized as a gasoline station approximately 40 years ago. As such, additional information is required regarding the potential negative environmental impact associated with such on-site operations. Specifically, this would include information regarding the removal and/or closure of UST(s) usually associated with such operations.

Unless sufficient documentation is available, a subsurface (Phase II) investigation is warranted to assess whether the UST(s) remain on-site and/or to assess the on-site environmental conditions on the subject property due to the presence of the UST(s).

The cost estimate for such a subsurface investigation ranges from \$4,000 to \$5,000.

Railroad tracks were noted on the historical topographic maps reviewed by LCS. LCS' experience suggests that localized areas of environmental impact are often encountered along railroad tracks. As such, caution should be taken during any future site work/excavation along these railroad tracks relative to the potential presence of such concerns

2) A full asbestos inspection was not completed. Based on LCS' limited observations, as suspected asbestos-containing materials (ACMs) were not friable or greatly damaged, the materials can remain in-place. However, should significant renovations or demolition be anticipated, state and federal regulations require an asbestos survey and proper handling and disposal of ACMs. If such renovations or demolition is anticipated, costs for addressing ACMs should be provided in any project estimates.

3) A full lead-based paint inspection was not completed. Based on LCS' limited observations, suspect lead-based paint surfaces were not considered to be peeling or chipping at the time of the site investigation. However, caution is recommended if renovations and/or remodeling of this facility is to take place. Although the on-site operations are not residential in nature, worker safety should be considered during any future site renovations or demolition.

4) A full mold inspection was not completed. Based on LCS' limited observations, there was no visible evidence of mold and mold related odors detected at the time of the site reconnaissance. It should be noted that molds can grow in hidden areas not observed during LCS' site reconnaissance. Of particular concern would be areas that experience water damage and areas of high humidity. Caution should be taken following any water releases within the subject structure. Such water releases should be addressed immediately to help prevent the formation of the mold spores. Visual evidence of mold should be addressed immediately. It is recommended that professional remediation contractors be hired to properly address such issues.

This report constitutes the findings of LCS' review conducted for the referenced subject property and as identified by First Niagara Bank and reviewed by those listed below. This report is the subjective opinion of LCS prepared for the exclusive use of First Niagara Bank. LCS assumes no responsibility for the use of this report by any other party and/or for any other purpose other than intended.

Should you have any questions relative to this report, please contact Mr. Benjamin Bremer, the LCS Manager associated with this project.

Sincerely,



Andrew J. Kucserik, CPG, PG
Environmental Professional



Mary Facklam
Vice President, Due Diligence Services

APPENDIX

We have prepared this report for the exclusive use of First Niagara Bank. LCS' liability is limited to use by this client for a period of one year. Use by any other party is strictly prohibited except by authorization in writing from this consultant. LCS accepts no liability for others' use of this report. A copy of this report is given to the borrower as a courtesy only; use or reliance upon this report by the borrower is in making a decision to purchase this property is not permitted.

This **EAQuick/ENVIRONMENTAL SITE ASSESSMENT TRANSACTION SCREEN, ASTM E1528-00** is not to be considered as an environmental audit of the subject property, a Phase I Environmental Site Assessment as defined by ASTM E1527, or a complete environmental investigation of the subject site. This report is subject to the limitations identified by that standard. The scope of work completed was consistent with the ASTM 1528-00 standard and/or as modified by the client.

The client requested and ordered this EA Quick/Transaction Screen based on their knowledge of the site. Therefore, LCS assumes no liability in the selection of the appropriate level of due diligence for this property.

The Transaction Screen Environmental Site Assessment is intended to identify RECs in connection with the subject property and to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a subject property. It should not be used by the parties hereto as a decision tool in purchasing the property or to seek shelter under the innocent landowner defense of CERCLA. Under CERCLA and Brownfield amendments promulgated in January 2002, an ASTM Phase I Environmental Site Assessment, ASTM E1527-00, is the only acceptable standard for the practice of environmental due diligence in seeking protection under the innocent landowners defense.

"Recognized Environmental Condition" is defined by the ASTM standard as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum products into structures on the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to the public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions."

This EA Quick/Transaction Screen was completed in general accordance with ASTM 1528-00. No sampling or analyses of materials, including soil, water, air, building materials, etc., were obtained as part of this assessment unless otherwise noted. LCS neither accepts, assumes nor warrants responsibility for the nature or toxicity of such substances.

LCS neither implies, warrants, guarantees nor accepts liability relative to the environmental conditions at the site regarding.

- 1) Site specific practices and/or disposal methods of the past or future owners.
- 2) The presence of asbestos, lead containing materials, or radon, and/or the environmental impact of such substances on the subject site or building(s) and structure(s) on the subject site other than those observed during the site reconnaissance and documented within the report.
- 3) Adjacent property owners, their environmental practices, and/or impact of such properties and practices on the subject site other than those identified within the database reports and/or observed by those performing the site inspection of the subject property.

APPENDIX (continued)

4) Unreported spills.

5) Practices, waste disposal, environmental concerns, and/or modifications to waste site indexes after the date of this report.

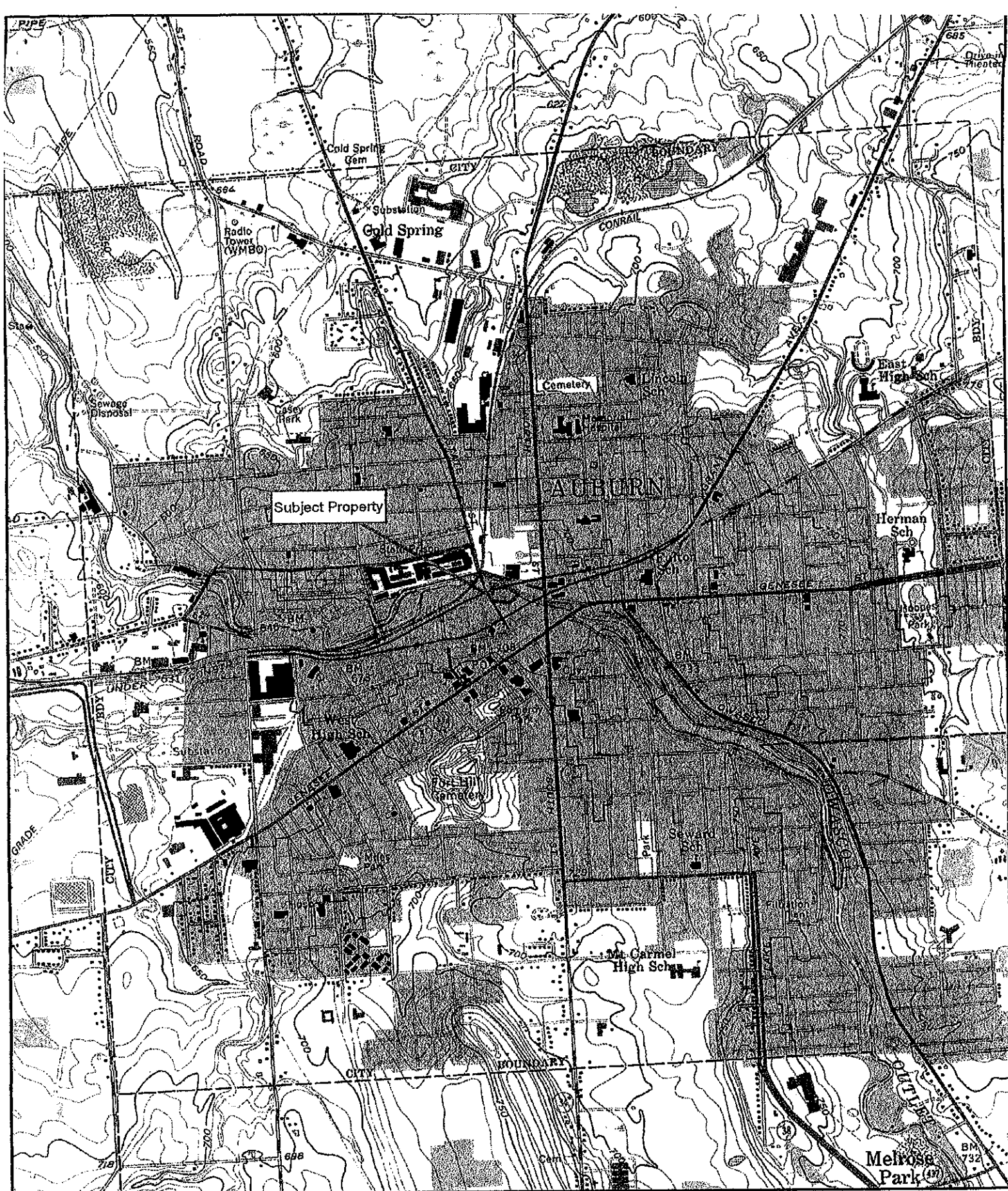
6) Site groundwater or soil quality.

This report was prepared using data, information, and references available from federal, state, and local governmental agencies and information supplied by knowledgeable parties, relying in large part on owner or occupant interviews. LCS neither assumes nor accepts any liability for the completeness or accuracy of information gained from these sources or for any misstatements or misrepresentation of facts from parties interviewed during this process.

Observations made at the time of the site reconnaissance are contained herein. LCS cannot be held responsible for omissions as a result of any changes made to the subject property after the date of the site investigation.

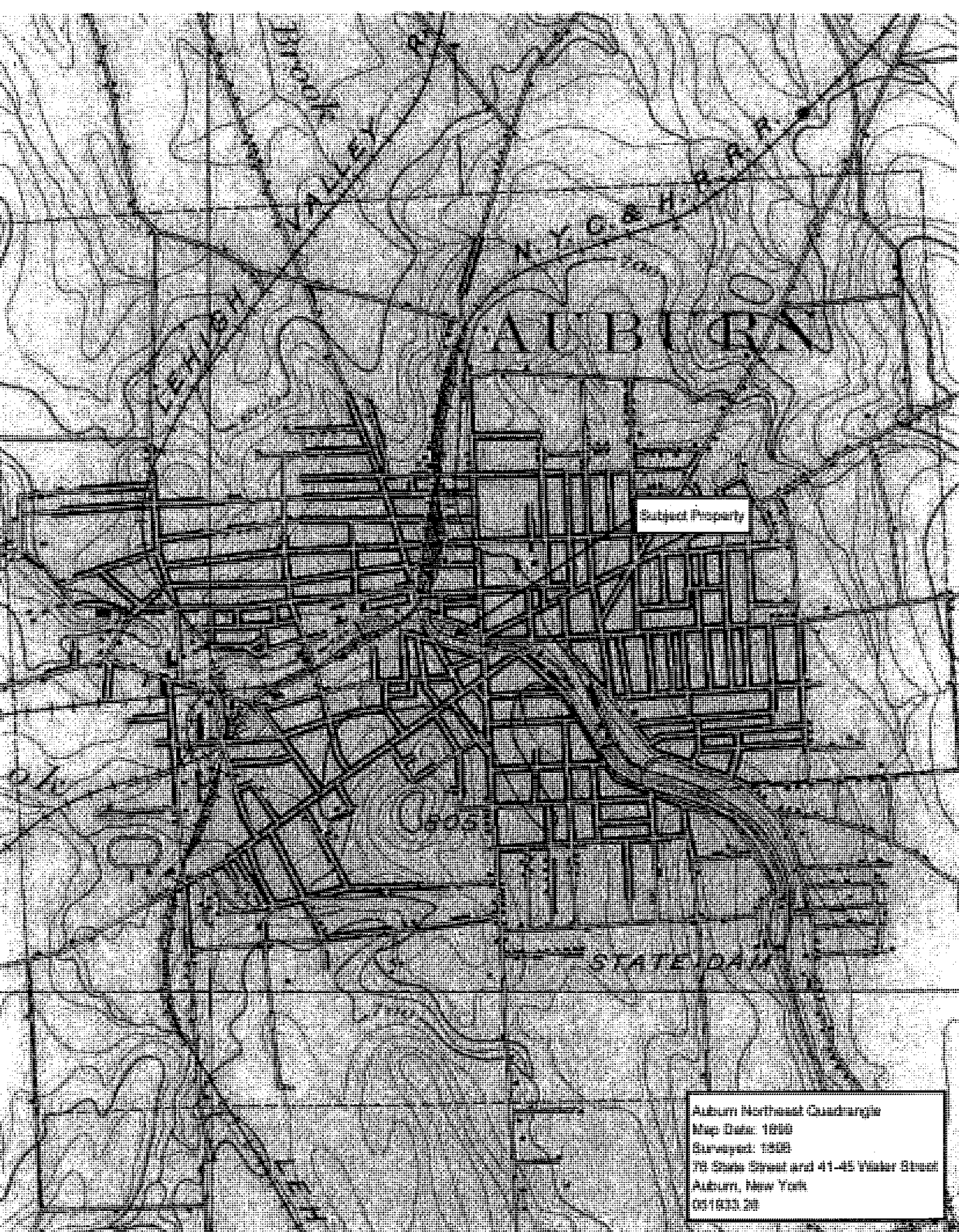
Areas of the site where access was limited, obstructed, or denied are mentioned herein and LCS renders no opinion as to the presence or absence of recognized environmental conditions, hazardous materials, or potential environmental liability associated with such. According to ASTM, asphalt pavement is considered a limitation.

The loan officer and the owner/borrower answered the ASTM Questionnaire. LCS neither accepts, assumes, implies nor warrants any liability for the accuracy, truthfulness, and completeness of the answers contained therein except as observed by LCS personnel during its site reconnaissance.



Name: AUBURN
 Date: 9/13/2005
 Scale: 1 inch equals 2000 feet

Location: 042° 55' 58.73" N 076° 34' 8.31" W
 Caption: 05S1933.28 76 State St
 1954 Photo Revised 1978



Auburn Northeast Courthouse
Map Date: 1886
Surveyed: 1886
78 State Street and 41-45 Winter Street
Auburn, New York
051633.20

6. Transaction Screen Questionnaire

6.1 **Persons to Be Questioned**—The following questions should be asked of (1) the current owner of the property, (2) any major occupant of the property or, if the property does not have any major occupants, at least 10 % of the occupants of the property, and (3) in addition to the current owner and the occupants identified in (2), any occupant likely to be using, treating, generating, storing, or disposing of hazardous substances or petroleum products on or from the property. A major occupant is any occupant using at least 40 % of the leasable area of the property

or any anchor tenant when the property is a shopping center. In a multifamily property containing both residential and commercial uses, the preparer does not need to ask questions of the residential occupants. The preparer should ask each person to answer all questions to the best of the respondent's actual knowledge and in good faith. When completing the site visit column, the preparer should be sure to observe the property and any buildings and other structures on the property. The guide provides further details on the appropriate use of this questionnaire.

Description of Site: Address:

T & K Hardware
76 State St.
Auburn, NY

Question	Owner			Occupants (if applicable)			Observed During Site Visit
1a. Is the property used for an industrial use?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
1b. Is any adjoining property used for an industrial use?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
2a. Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
2b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for an industrial use in the past?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
4a. Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
4b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
6a. Are there currently any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
7a. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No

* Unk = "unknown" in response

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This document is an excerpt of E 1528-00, Standard Practice for Environmental Site Assessments: Transaction Screen Process, which is under the jurisdiction of ASTM Committee E51 on Environmental Assessment and is the direct responsibility of Subcommittee E50.02 on Commercial Real Estate Transactions. This standard is subject to revision at any time by the responsible technical committee. It is the responsibility of the user to consult the full standard for the latest information. For the complete standard, see ASTM Customer Service at (610) 681-4000.

Question	Owner			Occupants (if applicable)			Observed During Site Visit
7b. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that is of an unknown origin?	Yes	No	Unk	Yes	No	Unk	Yes <u>No</u>
8a. Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes	No	Unk	Yes	No	Unk	Yes <u>No</u>
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes	No	Unk	Yes	No	Unk	Yes <u>No</u>
9a. Is there currently any stained soil on the property?	Yes	No	Unk	Yes	No	Unk	Yes <u>No</u>
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the property?	Yes	No	Unk	Yes	No	Unk	Yes <u>No</u>
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the property? <u>1 250 gal AST - WATER</u>	Yes	No	Unk	Yes	No	Unk	<u>Yes</u> No
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property?	Yes	No	Unk	Yes	No	Unk	Yes <u>No</u>
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Yes	No	Unk	Yes	No	Unk	Yes <u>No</u>
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Yes	No	Unk	Yes	No	Unk	Yes <u>No</u>
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property?	Yes	No	Unk	Yes	No	Unk	Yes <u>No</u>
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or (foul) odors, associated with any flooring drains, walls, ceilings or exposed grounds on the property?	Yes	No	Unk	Yes	No	Unk	Yes <u>No</u>
13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	Yes	No	Unk	Yes	No	Unk	Yes No <u>NA</u>
13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?	Yes	No	Unk	Yes	No	Unk	Yes No
14. Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk	
15a. Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk	
15b. Has the owner or occupant of the property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk	
15c. Has the owner or occupant of the property been informed of the past existence of environmental violations with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk	
15d. Has the owner or occupant of the property been informed of the current existence of environmental violations with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk	
16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?	Yes	No	Unk	Yes	No	Unk	

Question	Owner			Occupants (if applicable)			Observed During Site Visit
17. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?	Yes	No	Unk	Yes	No	Unk	
18a. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
18b. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
19. Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the property?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No

Government Records/Historical Sources Inquiry
(See guide, Section 10 of ASTM Practice E 1528-00)

21. Do any of the following Federal government record systems list the property or any property within the search distance noted below:

Approximate Minimum Search Distance,
miles (kilometers)

Federal NPL site list	1.0 (1.6)	Yes	<input checked="" type="radio"/> No
Federal CERCLIS list	0.5 (0.8)	Yes	<input checked="" type="radio"/> No
Federal CERCLIS NFRAP site list	property and adjoining properties	Yes	<input checked="" type="radio"/> No
Federal RCRA CORRACTS facilities list	1.0 (1.6)	<input checked="" type="radio"/> Yes	No
Federal RCRA non-CORRACTS TSD facilities list	0.5 (0.8)	Yes	<input checked="" type="radio"/> No
Federal RCRA generators list	property and adjoining properties	Yes	<input checked="" type="radio"/> No
Federal ERNS list	property only	Yes	<input checked="" type="radio"/> No

22. Do any of the following state record systems list the property or any property within the search distance noted below:

Approximate Minimum Search Distance,
miles (kilometers)

State lists of hazardous waste sites identified for investigation or remediation:			
State — Equivalent NPL	1.0 (1.6)	Yes	<input checked="" type="radio"/> No
State — Equivalent CERCLIS	0.5 (0.8)	Yes	<input checked="" type="radio"/> No
State landfill and/or solid waste disposal site lists	0.5 (0.8)	Yes	<input checked="" type="radio"/> No
State leaking UST lists	0.5 (0.8)	<input checked="" type="radio"/> Yes	No
State registered UST lists	property and adjoining properties	Yes	<input checked="" type="radio"/> No

23. Based upon a review of fire insurance maps 10.3.1.3 or consultation with the local fire department serving the property, all as specified in the guide, are any buildings or other improvements on the property or on an adjoining property identified as having been used for an industrial use or uses likely to lead to contamination of the property?

Yes ☒ No

According to the property owner, the subject property was formerly used as a gasoline station.

The preparer of the transaction screen questionnaire must complete and sign the following. (For definition of preparer and user, see 5.3 or 3.3.28 of ASTM Practice E 1528-00.)

The Owner questionnaire was completed by:

Name _____
Title _____
Firm _____
Address _____
Phone number _____
Date _____
Preparer's relationship to site _____
Preparer's relationship to user (for example, principal, employee, agent, consultant) _____

The Occupant questionnaire was completed by:

Name _____
Title _____
Firm _____
Address _____
Phone number _____
Date _____
Preparer's relationship to site _____
Preparer's relationship to user (for example, principal, employee, agent, consultant) _____

The Site Visit questionnaire was completed by:

Name David Crandall
Title Env. Tech.
Firm LCS INC
Address 120 E. Washington St. Ste 205
Syracuse, NY 13202
Phone number 315-473-9437
Date 9/16/05
Preparer's relationship to site Env. Consultant
Preparer's relationship to user (for example, principal, employee, agent, consultant) _____

The Government Records and Historical Sources Inquiry questionnaire was completed by:

Name _____
Title _____
Firm _____
Address _____
Phone number _____
Date _____
Preparer's relationship to site _____
Preparer's relationship to user (for example, principal, employee, agent, consultant) _____

User's relationship to the site (for example, owner, prospective purchaser, lender, etc.)

If the preparer(s) is different from the user, complete the following:

Name of User _____
User's address _____
User's phone number _____

Copies of the completed questionnaires have been filed at:

Copies of the completed questionnaires have been mailed or delivered to:

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Signature [Signature]
Date 9/16/05
Signature _____
Date _____
Signature _____
Date _____

LCS, INC.
SITE CONDITION REPORT

PROJ. # 0551933.27 DATE 9/4/83 EMPLOYEE NAME(s) DC
 PERSONS PRESENT/TITLES Ed Dugan - manager Yrs. associated w/site 3
 Yrs. associated w/site _____
 LIMITATIONS: _____
 Roof Inspected? (circle) Yes/No
 SITE INSPECTION INCLUDED: TV & Out

General Site Information	
Name of Site	<u>T & K Hardware</u>
Site Address	<u>78 State St.</u>
Municipality, County, State	<u>Auburn Cayuga NY</u>
Fronting Streets	<u>Rt 20 (W) & Water St (S)</u>
Site Size (acres)	<u>2.1</u>
Site Topography (circle)	<u>Level at grade</u> % Slope (N/S/E/W) _____
Nearest Water Body	<u>Owasco Creek N.W.</u>
Exterior Conditions/ Improvements (circle all that apply)	Outbuildings (#/type) <u>3 sheds on display</u> Asphalt Parking areas <u>Green areas</u> <u>Trees</u> Landscaping Concrete sidewalks
Locality (circle)	<u>Urban</u> Suburban Rural
Area Development (circle)	Highly <u>Moderately</u> Lightly
Area Character (circle all that apply)	Industrial <u>Commercial</u> Residential Agricultural Wooded Fallow
Grounds (circle all that apply)	Fill material (type/location) _____ Dead/stressed vegetation (amt/location) _____ Debris/dumping (type/location) _____ Storm drains (location/discharge to) _____

DESCRIPTION OF CURRENT ON-SITE OPERATIONS:

CURRENT TENANTS INCLUDE:
T & K Hardware

ACCORDING TO THE SITE CONTACT, PAST ON-SITE OPERATIONS INCLUDED (including current building and previously): _____

ACCORDING TO THE SITE CONTACT, HISTORIC TENANTS INCLUDED: _____

STRUCTURES

TOTAL NO. OF BUILDINGS ON-SITE: 1

Building Information	
Building Name	<u>T.H.K.</u>
Square Footage of Building(s)	<u>21380</u>
No. Stories	<u>1</u>
Building Use(s)/Operations	<u>Hardware Store</u>
Heating System	<u>Gas F.A.</u>
Building Construction Date	<u>1960</u>
Utilities Provided	<u>All Public</u>
Water source (circle)	<input checked="" type="radio"/> Municipal <input type="radio"/> Private
Sanitary System (circle)	<input checked="" type="radio"/> Municipal <input type="radio"/> Private (septic)
Heat Source	<u>Nat Gas</u>
Basement (circle)	<input type="radio"/> Full <input type="radio"/> Partial <input checked="" type="radio"/> None
Building Condition (circle)	<input checked="" type="radio"/> Excellent <input type="radio"/> Good <input type="radio"/> Fair <input type="radio"/> Poor
Building Envelope (circle)	<input checked="" type="radio"/> Block <input type="radio"/> Poured Concrete <input type="radio"/> Steel <input type="radio"/> Wood <input type="radio"/> Brick
Siding (circle)	<input checked="" type="radio"/> Wood <input type="radio"/> Aluminum <input type="radio"/> Vinyl <input type="radio"/> Asbestos <input type="radio"/> Transite <input type="radio"/> Brick
Roof (circle)	<input checked="" type="radio"/> Flat <input type="radio"/> Peaked <input type="radio"/> Flashings <input type="radio"/> Mansard
Floor drains (circle)	<input checked="" type="radio"/> No <input type="radio"/> Yes (location) _____
Sump pump (circle)	<input checked="" type="radio"/> No <input type="radio"/> Yes (location) _____
	Discharge to: _____
	Discharge to: _____

NOTES:

- Ext. ~ 1 250 gal. Plast tank w/ water (portable in cage)
- Blue Rhino LP 20 pound tank ckg w/ 15 tanks (trade-in)
- Int 12x12 FT, 2x4 CT, cone base, water/drywall
- general Hardware store, stores paint, tar, cleaners etc in bag & less cans.
- Gas furnace used occasionally in lumber yard
- Area of Elder
- After Heat/Cooling Rack logs in 1st

UTILITIES: (circle) NAT. GAS ELECTRIC TELEPHONE
 SEWER (circle): MUNICIPAL Connection date: _____
 PRIVATE SEPTIC/ Date of last passed percolation test: _____
 WATER (circle): MUNICIPAL WELL (location) _____
 EVIDENCE OF FORMER HEATING SYSTEM? (circle) NO YES, TYPE _____
 EVIDENCE OF FORMER SEPTIC SYSTEM? (circle) NO YES, LOCATION _____
 DRYWELLS/INJECTION WELLS:
 LOCATIONS: _____ DEPTH: _____
 USE OF WELL: _____ SAMPLE RESULTS: _____

PCBs:

Suspect PCB Container	#/Location	Owner	Evidence of Leaks (Y/N)	Labeled (Y/N)
Transformer (pole-mounted)				
Transformer (pad-mounted)				
Lifts				
Elevators				
Fluorescent lights	Throver/mob	-		

BULK STORAGE TANKS:

Total # USTs on-site: 1

Total # ASTs on-site: 1

(If more than three tanks on-site, add information to notes.)

Characteristics	Tank #1	Tank #2	Tank #3
AST/UST	AST		
Location	N of Bldg.		
Registered/Permitted (Dates)	-		
Date of Last Test	-		
Capacity	250		
Product	Water		
Single/Double Walled	Single		
Age	-		
Type of Monitoring System	-		
Any releases/spills?	-		
Status (circle)	Active Inactive/Not in-use Closed	Active Inactive/Not in-use Closed	Active Inactive/Not in-use Closed

DOCUMENTATION AVAILABLE? (circle) NO YES (OBTAIN COPIES)

EVIDENCE OF ADDITIONAL USTs (VENT PIPES/FILL PORTS, ETC.; LOCATION):

WERE ANY USTs EXCAVATED FROM or FILLED IN-PLACE ON PROPERTY?

DATE: _____

CONTRACTOR NAME: _____

DOCUMENTATION AVAILABLE (analytical results/disposal receipts): _____

STAINED, STRESSED, DEAD VEGETATION/SURFACES: _____

LEAD:

Material/surface	Location	Approx. Quantity of Damaged Materials
Walls	throughout	~
Ceilings		
Pipes, soldering		

ANY PREVIOUS LBP TESTING CONDUCTED ON-SITE? ☒ NO ☐ YES
IF SO, OBTAIN COPY OF RESULTS

ASBESTOS: Year Built 1960

Materials	Sizes/ Location	Condition	Approx. Quantity of Damaged Materials
Ceiling Tiles	2x4 - throughout	good	~
Drywall and plaster	throughout	good	~
Floor tiles	12x12 through	good	~
Roofing felts and/or materials			
HVAC system insulating materials			

ODORS: (circle)

SOLVENTS NATURAL GAS PETROLEUM OTHER
VISIBLE SPILL/LEAK UNKNOWN ORIGIN

SUSPECT MOLD:

Location	Approximate Quantity

IS THERE EVIDENCE OF MOISTURE AND/OR MUSTY ODORS? ☒ NO ☐ YES
IF SO, WHERE? _____

Did LCS observe evidence of significant amounts of suspected mold growth within the subject building? If so, what type of material was impacted and the square footage of that impact?

No ☒ Yes ☐ Explain: _____

Did LCS note any moldy odors within the subject building?

No ☒ Yes ☐ Explain: _____

Did LCS observe evidence of ponding on the roof of the subject building?

No ☒ Yes ☐ Explain: _____

Did LCS observe evidence of excessive patching on the roof of the subject building?

No ☒ Yes ☐ Explain: _____

Did LCS observe any water staining, standing water or discoloration on any walls, floors, ceilings or other building materials? If so, what type of material was impacted and the square footage of that impact?

No ☒ Yes ☐ Explain: _____

SUSPECT MOLD (continued):

Did LCS observe any evidence of flooding, plumbing/sewer leaks, roof/window leaks, groundwater intrusion or discharge of a sprinkler system within the subject building?

No ☒ Yes ☐ Explain: _____

Did LCS observe any areas of high humidity (e.g., indoor pools, spas, whirlpools, saunas, decorative fountains) located within the subject building? If so, was there any evidence of water staining or standing water within such areas?

No ☒ Yes ☐ Explain: _____

Did LCS observe any heat exchangers/cooling towers within any mechanical areas of the subject building? If so, was there any evidence of water staining or standing water within such areas?

No ☒ Yes ☐ Explain: _____

PERMITS (IF YES, OBTAIN COPIES): (circle)

NPDES/SPDES _____ RCRA _____ HAZ. WASTE _____ SEWER DISCHARGE _____
AIR/EMISSIONS _____ OTHER _____

HAZARDOUS MATERIALS:

Material	Source/Process	Storage Container/Location	Approx. Quantity On Site	Condition
Paints, solvents, cleaners	for sale	5 gal & less cans	~ 1000 gal Total	Good

stored for sale in storage and pallet in lumber yard

ADEQUATE STORAGE PRACTICES? (circle) NO YES (Add comments if no.)

MSDS'S (circle) NO YES (COPIES OR REVIEWED ON-SITE)
HAZARD COMMUNICATION PROGRAM? NO YES

55-GALLON DRUMS/BARRELS OTHER CONTAINERS:

LIST AMOUNT, CONTENTS, LOCATION, LABELED, CONDITION:

WASTES:

Material	Source/Process	Storage Container/Location	Approx. Quantity On Site	Condition	Transporter
Solid	Gen'l	Dump. to N	1	Good	Appleton
Recycling	Cardboard	Dumpster to N	1	Good	Appleton
Waste oil					

Obtain copies of disposal receipts, if available.

DRY CLEANERS:

CURRENT MACHINE TYPE?

AGE OF CURRENT MACHINE?

FORMER MACHINE TYPE?

HOW LONG HAS DRY CLEANING BEEN CONDUCTED ON-SITE?

FILM DEVELOPING/X-RAYS:

SILVER RECOVERY SYSTEM IN PLACE? NO YES

LEAD LINED WALLS FOR X-RAY ROOMS? NO YES

ADJACENT PROPERTIES:

List names and type of operations adjacent and next adjacent to subject property.

Direction	Current Use	Apparent Past Use	Comments/Concerns
North (address)	wooded / vacant (common)		
South (address)	New Shanghai	Restaurant / store	
East (address)	wooded		
West (address)	Hermitronics Security / CA. weightless. 53 Water St.		

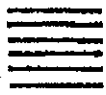
GENERATORS:

(firing source?)

COMPRESSORS::

(releases?)

ADDITIONAL NOTES:



LCS, INC.

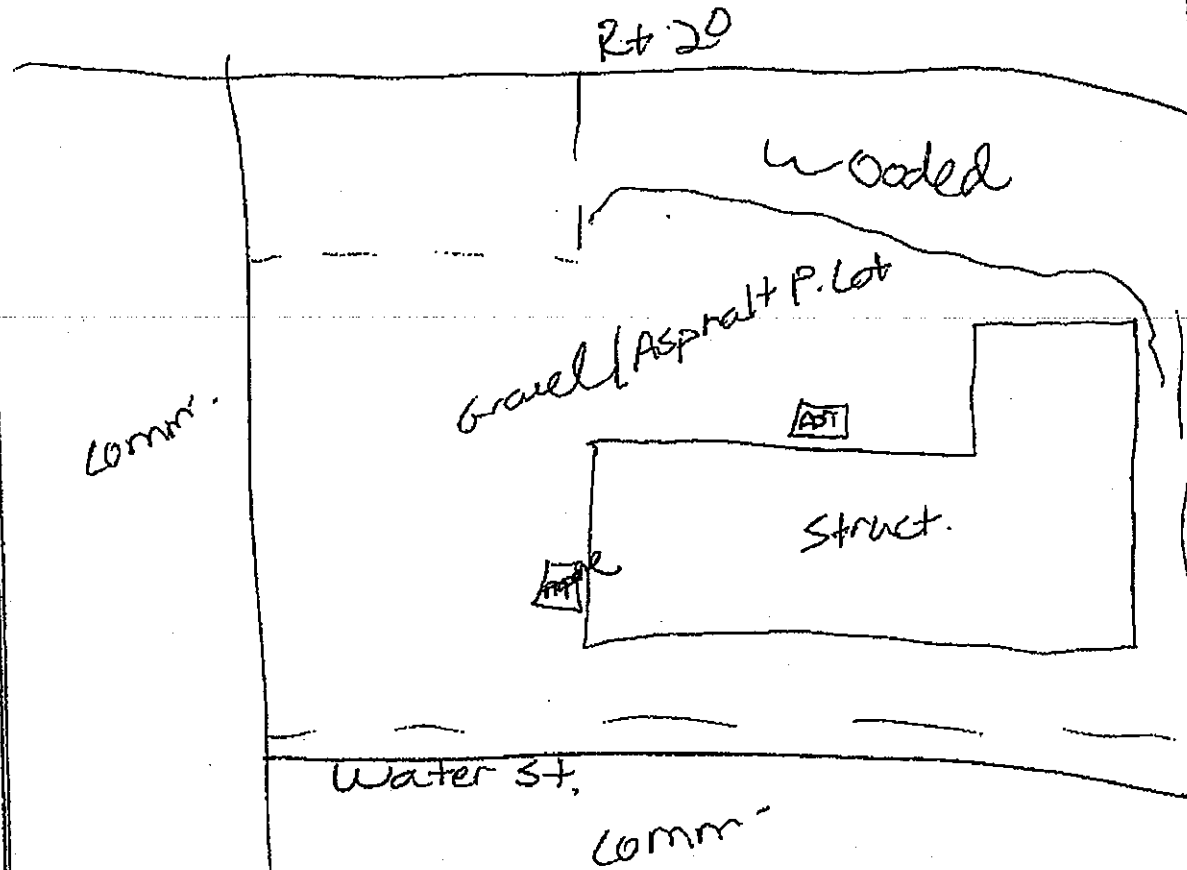
Environmental and Real Estate Consultants

Project Number: 0551933-28

Project Location: 76 State St

Date: 9/2/05

Site Sketch



Notes:

↑
N



EDR[®] Environmental
Data Resources Inc

The EDR-Summary™ Report

T and K Hardware
76 State Street
Auburn, NY 13021

Lat: 42.9337 Long: 76.5693

Inquiry Number: 1509474.1s

September 13, 2005

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06460

Nationwide Customer Service

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

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

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GOVERNMENT FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FEDERAL ASTM STANDARD								
NPL		1,000	0	0	0	0	NR	0
Proposed NPL		1,000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CONTRACTS		1,000	0	1	0	1	NR	2
RCRA TSD		0.500	0	0	0	NR	NR	0
RCRA Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRA Sm. Quan. Gen.		0.250	0	9	NR	NR	NR	9
ERIS	TP		NR	NR	NR	NR	NR	0
STATE ASTM STANDARD								
State Haz. Waste		1,000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LTANKS		0.500	0	7	4	NR	NR	11
UST		0.250	1	6	NR	NR	NR	7
OBS UST		0.250	0	0	NR	NR	NR	0
MOSF UST		0.250	0	0	NR	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
SWTIRE		0.500	0	0	0	NR	NR	0
SWRCY		0.500	0	0	0	NR	NR	0
FEDERAL ASTM SUPPLEMENTAL								
Deleted NPL		1,000	0	0	0	0	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
HMIRS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
MINES	TP		NR	NR	NR	NR	NR	0
NPL Licns	TP		NR	NR	NR	NR	NR	0
PAOS	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV		1,000	0	0	0	0	NR	0
FUDS		1,000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
GDI		0.500	0	0	0	NR	NR	0
DDO		1,000	0	0	0	0	NR	0
RAIATS	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
STATE OR LOCAL ASTM SUPPLEMENTAL								
HSWDS		0.500	0	0	0	NR	NR	0

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GOVERNMENT FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR PROPRIETARY HISTORICAL DATABASES								
AST	TP		NR	NR	NR	NR	NR	0
CBS AST	TP		NR	NR	NR	NR	NR	0
MOSF AST		0.500	0	0	0	NR	NR	0
NY Spills		0.125	3	NR	NR	NR	NR	3
NY Hist Spills		0.125	2	NR	NR	NR	NR	2
DEL SHWS		1,000	0	0	0	0	NR	0
HIST LTANKS		0.500	0	4	4	NR	NR	8
DRYCLEANERS		0.250	0	0	NR	NR	NR	0
ENG CONTROLS		0.500	0	0	0	NR	NR	0
ARB	TP		NR	NR	NR	NR	NR	0
SPDES	TP		NR	NR	NR	NR	NR	0
BROWNFIELDS DATABASES								
Coal Gas		1,000	0	1	0	0	NR	1
US BROWNFIELDS								
US INST CONTROL		0.500	0	0	0	NR	NR	0
Brownfields		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
INST CONTROL		0.500	0	0	0	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

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GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that the EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

National Priorities List (Superfund): The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographs Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 07/01/05
Date Made Active in EDR: 06/20/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 08/03/05
Elapsed ASTM days: 19
Date of Last EDR Contact: 08/03/05

NPL Site Boundaries

Source:

EPA's Environmental Photographs Interpretation Center (EPIC)

Telephone: 202-554-7333

EPA Region 1

Telephone: 617-918-1143

EPA Region 3

Telephone: 215-814-5418

EPA Region 4

Telephone: 404-562-8303

EPA Region 5

Telephone: 214-658-6559

EPA Region 8

Telephone: 303-312-4744

Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: N/A

Date of Government Version: 06/27/05
Date Made Active in EDR: 05/16/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 05/04/05
Elapsed ASTM days: 12
Date of Last EDR Contact: 08/03/05

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS compiles data on potentially hazardous waste sites that have been reported to the USCPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to be on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 06/27/05
Date Made Active in EDR: 08/17/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 07/22/05
Elapsed ASTM days: 25
Date of Last EDR Contact: 07/22/05

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of productive urban sites.

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GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/17/05
Date Made Active in EDR: 08/17/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 06/20/05
Elapsed ASTM days: 18
Date of Last EDR Contact: 06/20/05

CORRECTS: Corrective Action Report

Source: EPA

Telephone: 800-424-9346

CORRECTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 08/26/05
Date Made Active in EDR: 06/08/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 07/05/05
Elapsed ASTM days: 34
Date of Last EDR Contact: 06/08/05

RCRA: Resource Conservation and Recovery Act Information

Source: EPA

Telephone: 800-424-9346

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. EDR's treat, store, or dispose of the waste.

Date of Government Version: 05/20/05
Date Made Active in EDR: 06/09/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 05/24/05
Elapsed ASTM days: 16
Date of Last EDR Contact: 09/20/05

ERMS: Emergency Response Notification System

Source: National Response Center, United States Coast Guard

Telephone: 202-250-2342

Emergency Response Notification System. ERMS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/04
Date Made Active in EDR: 03/04/05
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/27/05
Elapsed ASTM days: 56
Date of Last EDR Contact: 07/29/05

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/ATIS

Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures data from two groups: Large Quantity Generators (LQGs) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/03
Database Release Frequency: Biennially

Date of Last EDR Contact: 05/17/05
Date of Next Scheduled EDR Contact: 05/12/05

DELISTED NPL: National Priority List Deletions

Source: EPA

Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425 (c), sites may be deleted from the NPL where no further response is appropriate.

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GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/01/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/03/05
Date of Next Scheduled EDR Contact: 10/31/05

FINDS: Facility Inventory System and Facility Registry System

Source: EPA

Telephone: (212) 637-2000

Facility Index System. FINDS contains both facility information and "pointers" to other sources that contain more data. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerospace Information Retrieval System), DOCKLET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKLET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 07/17/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/05/05
Date of Next Scheduled EDR Contact: 10/31/05

HMRB: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation

Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMRB contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/27/05
Database Release Frequency: Annually

Date of Last EDR Contact: 07/22/05
Date of Next Scheduled EDR Contact: 10/17/05

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission

Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/14/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/05/05
Date of Next Scheduled EDR Contact: 10/31/05

MINES: Mined Material Index File

Source: Department of Labor, Mine Safety and Health Administration

Telephone: 202-231-5959

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/13/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/27/05
Date of Next Scheduled EDR Contact: 09/26/05

NPL LIENS: Federal Superfund Liens

Source: EPA

Telephone: 202-564-4267

Federal Superfund Liens. Under the authority granted the USCPA by the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, the USCPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USCPA compiles a listing of fee notices of Superfund Liens.

Date of Government Version: 10/15/01
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 08/22/05
Date of Next Scheduled EDR Contact: 11/21/05

PAIS: PCB Activity Database System

Source: EPA

Telephone: 202-564-2887

PCB Activity Database. PAIS identifies generators, transporters, commercial stores and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/30/05
Database Release Frequency: Annually

Date of Last EDR Contact: 08/25/05
Date of Next Scheduled EDR Contact: 11/07/05

DDI: Department of Defense Sites

Source: USGS

Telephone: 703-892-8801

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 10/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/08/05
Date of Next Scheduled EDR Contact: 11/07/05

UMTRA: Uranium Mill Tailings Sites

Source: Department of Energy

Telephone: 800-845-0011

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low, however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized. In 1978, 24 inactive uranium mill tailings sites in Oregon, Idaho, Wyoming, Utah, Colorado, New Mexico, Texas, North Dakota, South Dakota, Pennsylvania, and on Navajo and Hopi tribal lands, were targeted for cleanup by the Department of Energy.

Date of Government Version: 12/18/04
Database Release Frequency: Varies

Date of Last EDR Contact: 07/05/05
Date of Next Scheduled EDR Contact: 09/19/05

ODI: Open Dump Inventory

Source: Environmental Protection Agency

Telephone: 800-424-9346

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subpart D criteria.

Date of Government Version: 06/08/05
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 05/23/05
Date of Next Scheduled EDR Contact: N/A

FUDS: Formerly Used Defense Sites

Source: U.S. Army Corps of Engineers

Telephone: 202-552-4285

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/11/04
Database Release Frequency: Varies

Date of Last EDR Contact: 06/26/05
Date of Next Scheduled EDR Contact: 10/03/05

INDIAN RESERV: Indian Reservations

Source: USGS

Telephone: 202-268-3710

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 10/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/09/05
Date of Next Scheduled EDR Contact: 11/07/05

US ENO CONTROLS: Engineering Controls Sites List

Source: Environmental Protection Agency

Telephone: 703-603-6587

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, banking, foundations, liners, and treatment methods to create pathway limitation for regulated substances to enter environmental media or affect human health.

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GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/19/05
Database Release Frequency: Varies

Date of Last EDR Contact: 07/03/05
Date of Next Scheduled EDR Contact: 10/03/05

RAATS: RCRA Administrative Action Tracking System

SPWDC, EPA

Telephone: 202-564-4104
RCRA Administrative Action Tracking System: RAATS contains records based on enforcement actions issued under RCRA pertaining to major violations and includes administrative and civil actions brought by the EPA. For administrative actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/06/05
Date of Next Scheduled EDR Contact: 09/03/05

TRIS: Toxic Chemical Release Inventory System

Source: EPA

Telephone: 202-565-0200
Toxic Release Inventory System: TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/03
Database Release Frequency: Annually

Date of Last EDR Contact: 07/13/05
Date of Next Scheduled EDR Contact: 09/19/05

TSCA: Toxic Substances Control Act

Source: EPA

Telephone: 202-260-5551
Toxic Substances Control Act: TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant size.

Date of Government Version: 12/31/02
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 07/18/05
Date of Next Scheduled EDR Contact: 10/17/05

FTB INSP: FIFRA TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA

Telephone: 202-566-1567
Date of Government Version: 07/15/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/28/05
Date of Next Scheduled EDR Contact: 09/18/05

SBTS: Section 7 Tracking Systems

Source: EPA

Telephone: 202-564-4203
Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (29 Stat. 870) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/03
Database Release Frequency: Annually

Date of Last EDR Contact: 07/18/05
Date of Next Scheduled EDR Contact: 10/17/05

FTTS: FIFRA TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-566-1567
FIFRA tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/15/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/20/05
Date of Next Scheduled EDR Contact: 09/16/05

STATE OF NEW YORK ASTM STANDARD RECORDS

SHWS: Inactive Hazardous Waste Disposal Sites in New York State
Source: Department of Environmental Conservation

Telephone: 518-402-9522
Relisted to the State Superfund Program, the Inactive Hazardous Waste Disposal Site Remedial Program is the cleanup program for inactive hazardous waste sites and now includes hazardous substance sites.

Date of Government Version: 06/20/05
Date Made Active at EDR: 07/11/05
Database Release Frequency: Annually

Date of Data Arrival at EDR: 06/23/05
Elapsed ASTM days: 28
Date of Last EDR Contact: 06/03/05

SWWFL: Facility Register

Source: Department of Environmental Conservation

Telephone: 518-402-9551
Solid Waste Facilities/Landfill Sites: SWWFL type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 07/13/05
Date Made Active at EDR: 09/01/05
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 08/01/05
Elapsed ASTM days: 31
Date of Last EDR Contact: 08/01/05

LTANKS: Spills Information Database

Source: Department of Environmental Conservation

Telephone: 518-402-9549
Leaking Storage Tank Incident Reports: These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills.

Date of Government Version: 03/18/05
Date Made Active at EDR: 05/12/05
Database Release Frequency: Varies

Date of Data Arrival at EDR: 05/20/05
Elapsed ASTM days: 14
Date of Last EDR Contact: 07/25/05

UST: Petroleum Bulk Storage (PBS) Database

Source: Department of Environmental Conservation

Telephone: 518-402-9549
Facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons.

Date of Government Version: 01/01/02
Date Made Active at EDR: 03/22/02
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 07/20/02
Elapsed ASTM days: 38
Date of Last EDR Contact: 07/25/05

CBS UST: Chemical Bulk Storage Database

Source: NYSDDEC

Telephone: 518-402-9549
Facilities that store regulated hazardous substances in underground tanks of any size.

Date of Government Version: 01/01/02
Date Made Active at EDR: 03/22/02
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 03/20/02
Elapsed ASTM days: 30
Date of Last EDR Contact: 07/25/05

MOSEF UST: Major On Storage Facilities Database

Source: NYSDDEC

Telephone: 518-402-9549
Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/01/02
Date Made Active at EDR: 03/22/02
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 03/20/02
Elapsed ASTM days: 30
Date of Last EDR Contact: 07/25/05

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GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/01/02
Date Made Active at EDR: 03/22/02
Database Release Frequency: Varies

Date of Data Arrival at EDR: 02/20/02
Elapsed ASTM days: 30
Date of Last EDR Contact: 07/25/05

VCP: Voluntary Cleanup Agreements

Source: Department of Environmental Conservation

Telephone: 518-402-9711
New York established its Voluntary Cleanup Program (VCP) to address the environmental, legal and financial barriers that often hinder the redevelopment and reuse of contaminated properties. The Voluntary Cleanup Program was developed to encourage private sector cleanup of brownfields by enabling parties to remediate sites using private rather than public funds and to reduce the development pressures on "greenfield" sites.

Date of Government Version: 06/20/05
Date Made Active at EDR: 06/11/05
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 06/04/05
Elapsed ASTM days: 7
Date of Last EDR Contact: 06/03/05

SWRCV: Registered Recycling Facility List

Source: Department of Environmental Conservation

Telephone: 518-402-8705
A listing of recycling facilities.

Date of Government Version: 05/15/05
Date Made Active at EDR: 09/01/05
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 08/16/05
Elapsed ASTM days: 15
Date of Last EDR Contact: 08/15/05

SWTIRE: Registered Waste Site Storage & Facility List

Source: Department of Environmental Conservation

Telephone: 518-402-8694

Date of Government Version: 04/01/04
Date Made Active at EDR: 06/29/04
Database Release Frequency: Annually

Date of Data Arrival at EDR: 05/19/04
Elapsed ASTM days: 37
Date of Last EDR Contact: 06/19/05

STATE OF NEW YORK ASTM SUPPLEMENTAL RECORDS

SHWDS: Hazardous Substance Waste Disposal Site Inventory

Source: Department of Environmental Conservation

Telephone: 518-402-9564
The list includes any known or suspected hazardous substance waste disposal sites. Also included are sites deleted from the Registry of Inactive Hazardous Waste Disposal Sites and non-Registry sites that U.S. EPA Preliminary Assessment (PA) reports or Site Investigation (SI) reports were prepared. Hazardous Substance Waste Disposal Sites are eligible to be Superfund sites now that the New York State Superfund has been reauthorized and changed. This means that the study inventory has served its purpose and will no longer be maintained as a separate entity. The last version of the study inventory is frozen in time. The sites on the study will not automatically be made Superfund sites, rather each site will be further evaluated for listing on the Registry. So sometime they will be added to the registry or not.

Date of Government Version: 09/01/02
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 05/11/05
Date of Next Scheduled EDR Contact: 08/29/05

AST: Petroleum Bulk Storage

Source: Department of Environmental Conservation

Telephone: 518-402-9549
Registered Aboveground Storage Tanks
Date of Government Version: 01/01/02
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 07/25/05
Date of Next Scheduled EDR Contact: 10/24/05

CBS AST: Chemical Bulk Storage Database

Source: NYSDDEC

Telephone: 518-402-9549
Facilities that store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/01/02
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 07/25/05
Date of Next Scheduled EDR Contact: 10/24/05

MOSEF AST: Major On Storage Facilities Database

Source: NYSDDEC

Telephone: 518-402-9549
Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/01/02
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 07/25/05
Date of Next Scheduled EDR Contact: 10/24/05

SPILLS: Spills Information Database

Source: Department of Environmental Conservation

Telephone: 518-402-9549
Data collected on spills reported to NYSDDEC as required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 813.8 (from PBS reg.) or 6 NYCRR Section 595.2 (from CBS reg.). It includes spills active as of April 1, 1985, as well as spills occurring since this date.

Date of Government Version: 05/15/05
Database Release Frequency: Varies

Date of Last EDR Contact: 07/25/05
Date of Next Scheduled EDR Contact: 10/24/05

NYST SPILLS: SPILLS Database

Source: Department of Environmental Conservation

Telephone: 518-402-9549
This database contains records of chemical and petroleum spill incidents. Under State law, petroleum and hazardous chemical spills that can impact the waters of the state must be reported by the spiller (ind. in some cases, by anyone who has knowledge of the spill). In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes spills that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY SPILLS database, Department of Environmental Conservation.

Date of Government Version: 01/01/02
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 07/07/05
Date of Next Scheduled EDR Contact: N/A

DEL SHWS: Deleted Registry Sites

Source: Department of Environmental Conservation

Telephone: 518-402-9522
A database listing of sites deleted from the Registry of Inactive Hazardous Waste Disposal Sites.

Date of Government Version: 03/18/05
Database Release Frequency: Annually

Date of Last EDR Contact: 08/03/05
Date of Next Scheduled EDR Contact: 09/12/05

HIST LTANKS: Listing of Leaking Storage Tanks

Source: Department of Environmental Conservation

Telephone: 518-402-9549
A listing of leaking underground and aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills. In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes spills that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY LTANKS database, Department of Environmental Conservation.

Date of Government Version: 01/01/02
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 07/07/05
Date of Next Scheduled EDR Contact: N/A

DRYCLEANERS: Registered Drycleaners

Source: Department of Environmental Conservation

Telephone: 518-402-8403
A listing of all registered drycleaning facilities.

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TABLE OF CONTENTS

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

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Summary of facility filings including a review of the following areas: waste management, waste disposal, multi-media issues, and Superfund liability.	
Section 2: Facility Detail Reports	Page 4
All available detailed information from databases where sites are identified.	
Section 3: Databases Searched and Update Information.	Page 6
Name, source, update dates, contact phone number and description of each of the databases searched for this report.	

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

EDR Site ReportTM

114 STATE STREET
AUBURN, NY

Inquiry Number:

September 28, 2005



The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06460

Nationwide Customer Service

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

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SECTION 1: FACILITY SUMMARY

AREA	FACILITY	FACILITY 1 114 STATE STREET AUBURN, NY EDR ID #5164646041
WASTE MANAGEMENT		
Facility generates hazardous waste (RCRA)	NO	
Facility stores, stores, or disposes of hazardous waste on-site (RCRA/MSD)	NO	
Facility has received Notices of Violations (RCRA/MSD)	NO	
Facility has been subject to RCRA administrative actions (RCRA/MSD)	NO	
Facility has been subject to corrective actions (CORRECT)	NO	
Facility handles PCBs (PCBs)	NO	
Facility uses radioactive material (MLTS)	NO	
Facility manages regulated aboveground storage tanks (AST)	NO	
Facility manages regulated underground storage tanks (UST)	NO	
Facility has reported leaking underground storage tank releases (LUST)	NO	
Facility has reported emergency releases to the soil (ERNS)	NO	
Facility has reported hazardous material incidents to DOT (DMHS)	NO	
WASTE DISPOSAL		
Facility is a Superfund Site (MFL)	NO	
Facility has a known or suspected abandoned, inactive or uncompleted hazardous waste site (CERCLA)	NO	
Facility has a reported Superfund Lien on it (CERCLA)	NO	
Facility is listed as a state hazardous waste site (SHWS)	NO	
Facility has disposed of solid waste on-site (SWFAP)	NO	
MULTIMEDIA		
Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TIS)	NO	
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (FIFRA)	NO	
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO	
Facility has inspections under FIFRA, TSCA or EPCRA (FIFRA)	NO	
Facility is listed in EPA's index system (FINDS)	NO	
Facility is listed in a county/local unique database (LOCAL)	YES - p4	
POTENTIAL SUPERFUND LIABILITY		
Facility has a listed potentially responsible parties PRP	NO	
TOTAL (YES)	1	

SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility is listed in a county/local unique database

DATABASE: State/County (LOCAL)

114 STATE STREET
AUBURN, NY
EDR ID #5164646041

Database: NY SPILLS

SPILLS:
DER Facility ID: 136108
Site ID: 153749
Spill Number: 9703365
Investigator: MENASH
Caller Name: ROBERT YESSON
Caller Phone: (315) 233-4031
Notifier Name: NYS CORRECTIONAL IN AUBURN
Notifier Phone: (315) 233-4401
Spill Date: 06/17/97
Facility Address: Not reported
Facility Type: ER
Referred To: Not reported
Remediation Phase: 0
Program Number: 9703365
Spill Cause: UNKNOWN
Water Affected: ONYCHO LAKE OUTLET
Contact Name: CALLER
Spill Number: 9703365
Spill Date: 06/17/97
Spill Company: CHANDRICKA PATEL
Spill Address: 255 GRANT AV
AUBURN, NY 13021
Spill County: 001
Spill Class: Known release with minimal potential for fire or hazard. DEC Response: Waiting Responsible Party. Corrective action taken.
Spill Closed Date: 09/10/97
Cleanup Ceased: / /
Law Inspection: / /
Recommended Penalty: Not reported
UST Trunk: False
Spill Release Last Update: 06/17/97
Date Spill Entered in Computer Data File: 06/17/97
Material ID: Not reported
Operable Unit: Not reported
Operable Unit ID: Not reported
Material Code: Not reported
Material Name: Not reported
Case No.: Not reported
Material F.A.: Not reported
Quantity: Not reported
Units: Not reported
Recovered: Not reported
Resource Affected - Soil: Not reported
Resource Affected - Air: Not reported
Resource Affected - Indoor Air: Not reported
Resource Affected - Groundwater: Not reported
Resource Affected - Surface Water: Not reported
Resource Affected - Drinking Water: Not reported
Resource Affected - Sewer: Not reported
Resource Affected - Impervious Surface: Not reported
Cryptone: Not reported
DEC Remarks: Prior to Sept. 2004 data translation this spill Load DEC File was "NN"
Remark: SMALL AMOUNT OF GROUND SEEPAGE CAUSED SMALL AMOUNT OF PRODUCT TO GO INTO LAKE ONYCHO. CALLER STATES APPROX 1 YEAR AGO A BOOM WAS SET UP TO CATCH THIS PROBLEM BUT UNABLE TO LOCATE BOOM TO LOCATE SOURCE AS BOOM MAY HAVE WASHED AWAY. SPILLER IS OWNER OF PROPERTY AND THE SUBU IS STAYING AT THE GRANT HOTEL.

Database: NY HIST SPILLS

HIST SPILLS:
Spill Number: 9703365
Investigator: MN
Caller Name: Not reported
Caller Phone: Not reported
Notifier Name: Not reported
Region of Spill: 7
SWIS: 05
Caller Agency: Not reported
Caller Extension: Not reported
Notifier Agency: Not reported

SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

MULTIMEDIA

TRIS: Toxic Chemical Release Inventory System
Source: EPA
Telephone: 202-566-0250
Toxic Release Inventory System: TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.
Date of Government Version: 12/31/2003
Database Release Frequency: Annually
Date of Last EDR Contact: 07/18/2005
Date of Next Scheduled Update: 09/19/2005

STSE: Section 7 Tracking Systems

Source: EPA
Telephone: 202-564-4203
Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (22 Stat. 876) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.
Date of Government Version: 12/31/2003
Database Release Frequency: Annually
Date of Last EDR Contact: 07/18/2005
Date of Next Scheduled Update: 10/17/2005

TSCA: Toxic Substances Control Act

Source: EPA
Telephone: 202-290-5571
Toxic Substances Control Act: TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.
Date of Government Version: 12/31/2002
Database Release Frequency: N/A
Date of Last EDR Contact: 07/18/2005
Date of Next Scheduled Update: 10/17/2005

FTS: FIFRA/TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Pesticides, Pesticides and Toxic Substances
Telephone: 202-566-1667
FIFRA tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.
Date of Government Version: 07/15/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 06/20/2005
Date of Next Scheduled Update: 09/19/2005

FTS WSP: FIFRA/TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA
Telephone: 202-566-1667
Date of Government Version: 07/15/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 06/20/2005
Date of Next Scheduled Update: 09/19/2005

ENG CONTROLS: Engineering Controls Sites List

Source: Environmental Protection Agency
Telephone: 103-603-8867
A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create physical division for regulated substances to enter environmental media of offsite human health.
Date of Government Version: 01/10/2005
Database Release Frequency: Varies
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/03/2005

INST CONTROL: Sites with Institutional Controls

Source: Environmental Protection Agency
Telephone: 103-603-8867
A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements. Intended to prevent exposure to contaminants remaining on site. Once restrictions are generally required as part of the institutional controls.
Date of Government Version: 01/10/2005
Database Release Frequency: Varies
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/03/2005

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

FINDS: Facility Index System/Facility Registry System

Source: EPA
Telephone: Not reported
Facility Index System: FINDS contains both facility information and "pointers" to other sources that contain more detail. EDR includes the following FINDS databases in its report: PCB (Polymers Compliance System), AURS (Automated Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facility Information System), STATE (State Environmental Laws and Statutes), and PAUS (PCA Activity Data System).
Date of Government Version: 07/15/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/03/2005

NY SPDES: State Pollutant Discharge Elimination System

Source: Department of Environmental Conservation
Telephone: 518-402-3713
New York State has a state program which has been approved by the United States Environmental Protection Agency for the control of wastewater and stormwater discharge in accordance with the Clean Water Act. Under New York State law the program is known as the State Pollutant Discharge Elimination System (SPDES) and is broader in scope than that required by the Clean Water Act in that it controls point source discharges to groundwater as well as surface waters.
Date of Government Version: 03/31/2005
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 06/06/2005
Date of Next Scheduled Update: 11/07/2005

NY AIRS: Air Emissions Data

Source: Department of Environmental Conservation
Telephone: 518-402-3452
Date of Government Version: 12/31/2002
Database Release Frequency: Annually
Date of Last EDR Contact: 08/23/2005
Date of Next Scheduled Update: 11/21/2005

NY DRY CLEAN: Registered Drycleaners

Source: Department of Environmental Conservation
Telephone: 518-402-3403
A listing of all registered drycleaning facilities.
Date of Government Version: 06/15/2004
Database Release Frequency: Varies
Date of Last EDR Contact: 05/21/2004
Date of Next Scheduled Update: 05/21/2004

NY DELISTED HWS: Deleted Registry Sites

Source: Department of Environmental Conservation
Telephone: 518-402-3672
A database listing of sites deleted from the Registry of Inactive Hazardous Waste Disposal Sites.
Date of Government Version: 05/16/2005
Database Release Frequency: Annually
Date of Last EDR Contact: 08/03/2005
Date of Next Scheduled Update: 06/17/2005

NY LTANKS: Spills Information Database

Source: Department of Environmental Conservation
Telephone: 518-402-3549
Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 01/01 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills.
Date of Government Version: 08/15/2005
Database Release Frequency: Varies
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/27/2005

NY HIST LTANKS: Listing of Leaking Storage Tanks

Source: Department of Environmental Conservation
Telephone: 518-402-3549
A listing of leaking underground and aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills. In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY LTANKS database, Department of Environmental Conservation.
Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/07/2005
Date of Next Scheduled Update: 07/07/2005

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

NY BROWNFIELDS: Brownfields Site List

Source: Department of Environmental Conservation
Telephone: 518-402-3784
A Brownfield is any real property where redevelopment or re-use may be complicated by the presence or potential presence of a hazardous waste, petroleum, pollutant, or contaminant.
Date of Government Version: 06/20/2005
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 06/03/2005
Date of Next Scheduled Update: 09/19/2005

NY SPILLS: Spills Information Database

Source: Department of Environmental Conservation
Telephone: 518-402-3549
Data collected on spills reported to NYDEC as required by one or more of the following: Article 12 of the Navigation Law, E NYDEC Section 619.8 (from PDS regs), and 6 NYDEC Section 595.2 (from CDS regs). It includes spills active as of April 1, 1988, as well as spills occurring since that date.
Date of Government Version: 06/15/2005
Database Release Frequency: Varies
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/24/2005

NY HIST SPILLS: SPILLS Database

Source: Department of Environmental Conservation
Telephone: 518-402-3549
This database contains records of chemical and petroleum spill incidents. Under State law, petroleum and hazardous chemical spills that can impact the waters of the state must be reported by the spiller (one, in some cases, by anyone who has knowledge of the spill). In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY SPILLS database, Department of Environmental Conservation.
Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 07/05/2005

NY CORTLAND AST: Cortland County Storage Tank Listing

Source: Cortland County Health Department
Telephone: 607-753-5035
Date of Government Version: 05/09/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 05/31/2005
Date of Next Scheduled Update: 05/29/2005

NY CORTLAND UST: Cortland County Storage Tank Listing

Source: Cortland County Health Department
Telephone: 607-753-5035
Date of Government Version: 05/09/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 05/31/2005
Date of Next Scheduled Update: 05/29/2005

NY NASSAU AST: Registered Tank Database

Source: Nassau County Health Department
Telephone: 518-571-3314
Date of Government Version: 05/21/2003
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 08/01/2005
Date of Next Scheduled Update: 10/31/2005

NY NASSAU UST: Registered Tank Database

Source: Nassau County Health Department
Telephone: 518-571-3314
Date of Government Version: 05/21/2003
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 08/01/2005
Date of Next Scheduled Update: 10/31/2005

NY ROCKLAND AST: Petroleum Bulk Storage Database

Source: Rockland County Health Department
Telephone: 814-364-2805
Date of Government Version: 07/21/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/03/2005

SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

NY ROCKLAND UST: Petroleum Bulk Storage Database

Source: Rockland County Health Department
Telephone: 814-364-2805
Date of Government Version: 07/21/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/03/2005

NY SUFFOLK AST: Storage Tank Database

Source: Suffolk County Department of Health Services
Telephone: 631-854-2571
Date of Government Version: 04/16/2004
Database Release Frequency: Annually
Date of Last EDR Contact: 06/02/2005
Date of Next Scheduled Update: 06/29/2005

NY SUFFOLK UST: Storage Tank Database

Source: Suffolk County Department of Health Services
Telephone: 631-854-2571
Date of Government Version: 04/16/2004
Database Release Frequency: Annually
Date of Last EDR Contact: 06/02/2005
Date of Next Scheduled Update: 06/29/2005

NY CBS UST: Chemical Bulk Storage Database

Source: NYDEC
Telephone: 518-402-3549
Facilities that store regulated hazardous substances in underground tanks of any size.
Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/24/2005

NY CBS AST: Chemical Bulk Storage Database

Source: NYDEC
Telephone: 518-402-3549
Facilities that store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, either in underground tanks of any size.
Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/24/2005

NY MOSP UST: Major Oil Storage Facilities Database

Source: NYDEC
Telephone: 518-402-3549
Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.
Date of Government Version: 01/01/2002
Database Release Frequency: Varies
Date of Last EDR Contact: 07/29/2005
Date of Next Scheduled Update: 10/24/2005

NY MOSP AST: Major Oil Storage Facilities Database

Source: NYDEC
Telephone: 518-402-3549
Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.
Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/29/2005
Date of Next Scheduled Update: 10/24/2005

NY KSWDB: Hazardous Substance Waste Disposal Site Inventory

Source: Department of Environmental Conservation
Telephone: 518-402-8564
The list includes any known or suspected hazardous substance waste disposal sites. Also included are sites deleted from the Registry of Inactive Hazardous Waste Disposal Sites and non-Registry sites that U.S. EPA Final Remedial Assessment (FRA) reports or Site Investigation (SI) reports were prepared. Hazardous Substance Waste Disposal Sites are eligible to be Superfund sites now that the New York State Superfund has been reauthorized and changed. This means that the study inventory has served its purpose and will no longer be maintained as a separate entity. The last version of the study inventory is frozen in time. The sites on the study will not automatically be made Superfund sites, rather each site will be further evaluated for listing on the Registry. So over time they will be added to the registry or not.
Date of Government Version: 09/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 05/21/2005
Date of Next Scheduled Update: 06/29/2005

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

NY MANIFEST: Facility and Manifest Data
Source: Department of Environmental Conservation
Telephone: 518-402-8851
Address: A document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.
Date of Government Version: 05/27/2005
Database Release Frequency: Annually
Date of Last EDR Contact: 08/22/2005
Date of Next Scheduled Update: 08/29/2005

NY MANIFEST: Facility and Manifest Data
Source: NYSDDEC
Telephone: 518-457-6885
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. (C) Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

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POTENTIAL SUPERFUND LIABILITY

PRP: Potentially Responsible Parties
Source: EPA
Telephone: 202-564-8064
A listing of verified Potentially Responsible Parties
Date of Government Version: 06/08/2005
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/06/2005
Date of Next Scheduled Update: 10/03/2005



EDR Site Report™

KITTY LITTER CLEANUP
46 GENESEE ST
AUBURN, NY

Inquiry Number:

September 28, 2005

**The Standard in
Environmental Risk
Management Information**

440 Wheelers Farms Road
Milford, Connecticut 06460

Nationwide Customer Service

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

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TABLE OF CONTENTS

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

Section 1: Facility Summary Page 3

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

Section 2: Facility Detail Reports Page 4

All available detailed information from databases where sites are identified.

Section 3: Databases Searched and Update Information Page 7

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

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

SECTION 1: FACILITY SUMMARY

AREA	FACILITY	FACILITY 1 KITTY LITTER CLEANUP 46 GENESEE ST AUBURN, NY EDR ID: 1510518742
WASTE MANAGEMENT	Facility generates hazardous waste (RCRA)	NO
	Facility treats, stores, or disposes of hazardous waste on site (RCRA/TSD)	NO
	Facility has received Notices of Violations (RCRA/NOV)	NO
	Facility has been subject to RCRA administrative actions (RAATS)	NO
	Facility has been subject to corrective actions (CORRAGTS)	NO
	Facility handles PCBs (PACB)	NO
	Facility uses radioactive materials (MLTS)	NO
	Facility manages regulated above-ground storage tanks (AST)	NO
	Facility manages regulated underground storage tanks (UST)	NO
	Facility has reported leaking underground storage tank incidents (LUST)	NO
	Facility has reported emergency releases to the soil (ERNS)	NO
	Facility has reported hazardous material incidents to DOT (HMIS)	NO
WASTE DISPOSAL	Facility is a Superfund Site (NPL)	NO
	Facility has a known or suspected abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
	Facility has a reported Superfund Lien on a (LENS)	NO
	Facility is listed as a state hazardous waste site (SHWS)	NO
	Facility has disposed of solid waste on-site (SWTFF)	NO
MULTIMEDIA	Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 312 (TSES)	NO
	Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTF)	NO
	Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
	Facility has registrations under FIFRA, TSCA or EPCRA (TTTS)	NO
	Facility is listed in EPA's Index system (FANDS)	NO
	Facility is listed in a county/local unique database (LOCAL)	YES - pt
POTENTIAL SUPERFUND LIABILITY	Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)		1

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

MLTB: Material Licensing Tracking System
Source: Nuclear Regulatory Commission
Telephone: 301-415-7189
MLTB is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.
Date of Government Version: 07/14/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/04/2005

NY AST: Petroleum Bulk Storage
Source: Department of Environmental Conservation
Telephone: 518-402-5549
Registered Aboveground Storage Tanks.
Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY UST: Petroleum Bulk Storage (PBS) Database
Source: Department of Environmental Conservation
Telephone: 518-402-5549
Facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons.
Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

ERNS: Emergency Response Notification System
Source: National Response Center, United States Coast Guard
Telephone: 202-260-1342
Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.
Date of Government Version: 12/31/2004
Database Release Frequency: Annually
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

HMIRS: Hazardous Materials Incident Reporting System
Source: U.S. Department of Transportation
Telephone: 202-366-4555
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.
Date of Government Version: 06/27/2005
Database Release Frequency: Annually
Date of Last EDR Contact: 07/22/2005
Date of Next Scheduled Update: 10/17/2005

WASTE DISPOSAL
NPL: National Priority List
Source: EPA
Telephone: Not reported
National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.
Date of Government Version: 07/01/2005
Date Made Active at EDR: 08/23/2005
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 08/03/2005
Elapsed ASTM Days: 19
Date of Last EDR Contact: 08/03/2005

PROPOSED NPL: Proposed National Priority List Sites
Source: EPA
Telephone: Not reported
Date of Government Version: 04/27/2005
Date Made Active at EDR: 05/18/2005
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 05/04/2005
Elapsed ASTM Days: 12
Date of Last EDR Contact: 06/05/2005

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

MULTIMEDIA
TRIS: Toxic Chemical Release Inventory System
Source: EPA
Telephone: 202-566-0250
Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.
Date of Government Version: 12/31/2003
Database Release Frequency: Annually
Date of Last EDR Contact: 07/12/2005
Date of Next Scheduled Update: 07/12/2005

68TS: Section 7 Tracking Systems
Source: EPA
Telephone: 202-564-4203
Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (22 USC, 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the type and amounts of pesticides, active ingredients and coactive being produced, and those having been produced and sold or distributed in the past year.
Date of Government Version: 12/31/2003
Database Release Frequency: Annually
Date of Last EDR Contact: 07/18/2005
Date of Next Scheduled Update: 10/17/2005

TSCA: Toxic Substances Control Act
Source: EPA
Telephone: 202-280-3921
Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.
Date of Government Version: 12/31/2002
Database Release Frequency: N/A
Date of Last EDR Contact: 07/15/2005
Date of Next Scheduled Update: 10/17/2005

FTTS: FIFRA/TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.
Date of Government Version: 07/15/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 06/20/2005
Date of Next Scheduled Update: 09/19/2005

FTTS INSP: FIFRA/TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
Source: EPA
Telephone: 202-566-1667
Date of Government Version: 07/15/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 06/20/2005
Date of Next Scheduled Update: 09/19/2005

ENG CONTROLS: Engineering Controls Sites List
Source: Environmental Protection Agency
Telephone: 703-603-8567
A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, leach, and treatment methods to create pathway elimination for regulated substances to either environmental media or direct human health.
Date of Government Version: 07/15/2005
Database Release Frequency: Varies
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/03/2005

INST CONTROL: Sites with Institutional Controls
Source: Environmental Protection Agency
Telephone: 703-603-8567
A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contamination remaining on site. Deed restrictions are generally required as part of the institutional controls.
Date of Government Version: 07/15/2005
Database Release Frequency: Varies
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/03/2005

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

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DELISTED NPL: National Priority List Delineations
Source: EPA
Telephone: Not reported
The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.428 (e), sites may be deleted from the NPL where no further response is appropriate.
Date of Government Version: 07/01/2005
Date Made Active at EDR: 06/22/2005
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 08/03/2005
Elapsed ASTM Days: 19
Date of Last EDR Contact: 08/03/2005

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System
Source: EPA
Telephone: 703-413-0223
CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to be on the National Priorities List (NPL) and a sites which are in the screening and assessment phase for possible inclusion on the NPL.
Date of Government Version: 06/27/2005
Date Made Active at EDR: 08/17/2005
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 07/22/2005
Elapsed ASTM Days: 20
Date of Last EDR Contact: 07/22/2005

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned
Source: EPA
Telephone: 703-413-0223
As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to the unreported barrier to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.
Date of Government Version: 05/17/2005
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 06/20/2005
Date of Next Scheduled Update: 09/19/2005

NPL LIENS: Federal Superfund Liens
Source: EPA
Telephone: 202-564-4267
Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.
Date of Government Version: 10/15/1991
Date Made Active at EDR: 03/20/1994
Database Release Frequency: No Update Planned
Date of Data Arrival at EDR: 02/02/1994
Elapsed ASTM Days: 88
Date of Last EDR Contact: 08/22/2005

NY SHWS: Inactive Hazardous Waste Disposal Sites in New York State
Source: Department of Environmental Conservation
Telephone: 518-402-9922
Related to the State Superfund Program, the Inactive Hazardous Waste Disposal Site Remedial Program is the cleanup program for inactive hazardous waste sites and now includes hazardous substance sites.
Date of Government Version: 06/03/2005
Database Release Frequency: Annually
Date of Last EDR Contact: 06/03/2005
Date of Next Scheduled Update: 05/12/2006

NY SWFLF: Facility Register
Source: Department of Environmental Conservation
Telephone: 518-457-3051
Solid Waste Facility/Landfill Sites. SWFLF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may include active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.
Date of Government Version: 07/13/2005
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 08/01/2005
Date of Next Scheduled Update: 10/31/2005

FINDS: Facility Index System/Facility Registry System
Source: EPA
Telephone: Not reported
Facility Index System. FINDS contains both facility information and "pointers" to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCB (Polymers Compliance System), AIRS (Airborne Information Retrieval System), DOCKET (Erdington Docket used to manage waste disposal facilities or landfills for all environmental matters), FURS (Federal and back information on child/childhood enforcement cases for all environmental matters), STATE (State Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental matters), FFS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).
Date of Government Version: 07/11/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/03/2005

NY SPDES: State Pollutant Discharge Elimination System
Source: Department of Environmental Conservation
Telephone: 518-402-8233
New York State has a state program which has been approved by the United States Environmental Protection Agency for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Under New York State law the program is known as the State Pollutant Discharge Elimination System (SPDES) and is broader in scope than that required by the Clean Water Act in that it controls point source discharges to groundwaters as well as surface waters.
Date of Government Version: 05/21/2005
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 08/08/2005
Date of Next Scheduled Update: 11/07/2005

NY AIRS: Air Emissions Data
Source: Department of Environmental Conservation
Telephone: 518-402-8452
Date of Government Version: 12/01/2002
Database Release Frequency: Annually
Date of Last EDR Contact: 06/22/2005
Date of Next Scheduled Update: 11/21/2005

NY DRY CLEAN: Registered Drycleaners
Source: Department of Environmental Conservation
Telephone: 518-402-8403
A listing of all registered drycleaning facilities.
Date of Government Version: 06/15/2004
Database Release Frequency: Varies
Date of Last EDR Contact: 05/21/2004
Date of Next Scheduled Update: 05/21/2004

NY DELISTED HWS: Deleted Registry Sites
Source: Department of Environmental Conservation
Telephone: 518-402-9922
A database listing of sites deleted from the Registry of Inactive Hazardous Waste Disposal Sites.
Date of Government Version: 05/19/2005
Database Release Frequency: Annually
Date of Last EDR Contact: 06/03/2005
Date of Next Scheduled Update: 09/12/2005

NY LTANKS: Spills Information Database
Source: Department of Environmental Conservation
Telephone: 518-402-5549
Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 01/01/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The sources of the incidents are tank test failures, tank failures or tank overfills. In 2002, the Department of Environmental Conservation stopped printing updates to its original Spills Information Database. This database includes data that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY LTANKS database, Department of Environmental Conservation.
Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/07/2005
Date of Next Scheduled Update: 07/07/2005

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SECTION 1: FACILITY SUMMARY

The EDR-Site ReportTM is a comprehensive presentation of government filings on a facility identified in a search of over 4 million government records from more than 800 federal, state and local environmental databases. The report is divided into three sections:

Section 1: Facility Summary	Page 3
Summary of facility filings including a review of the following areas: waste management, waste disposal, multi-media issues, and Superfund liability.	
Section 2: Facility Detail Reports	Page 4
All available detailed information from databases where sites are identified.	
Section 3: Databases Searched and Update Information	Page 5
Name, source, update dates, contact phone number and description of each of the databases searched for this report.	

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

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SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility is listed in a county/local unique database

DATABASE: State/County (LOCAL)

PHONEBK BUILDING
2 SOUTH STREET
ALBANY, NY
EDR ID #S105997810

Databases: LTANKS

LTANKS:
SP# Number: 0260069 Region of Sp#: 7
SP# ID: 0260069 DEN Facility ID: 228154
SP# Date: 01/07/03 CID: 26
Notified To: Not reported Reported to Dept: 01/07/03
Waste Affected: Not reported DEC Region: 7
SP# Cause: TANK FAILURE Spill Source: COMMERCIAL VEHICLE
Facility Address 2 Not reported Facility Type: Not reported
Investigator: BFMATTHE SVNS: 0601
Call Name: ANNUAL Call Agency: CALYUDA COUNTY FIRE
Call Phone: (315) 253-4913 Call Extension: Not reported
Notified Name: SAME Notified Agency: Not reported
Notified Phone: Not reported Notified Extension: Not reported
Spiller Contact: Not reported Spiller Phone: Not reported
Spiller Company: Not reported
Spiller Address: "Update", ZZ
Spiller County: 001
Spill Class: Known release that creates potential for fire or hazard, DEC Response.
Willing Responsible Party, Corrective action taken.
Spill Closed DL: 02/09/03
Spill Notified: AFFECTED PERSONS
Cleanup Closed: 11
Last Inspection: 11
Cleanup Meet Standard: True Penalty Not Recommended
Recommendation Penalty: False
UST Involvement: 0
Spill Rec'd Last Update: 10/10/03
Date Spill Entered in Computer (Use F#): 01/07/03
Remediation Phase: 0
Program Number: 0260069
Material ID: 510134
Overfill Unit: 01
Operable Unit ID: 884788
Material Code: 0001
Material Name: FZ Fuel Oil
Case No.: Not reported
Material FA: Petroleum
Quantity: 0
Units: 0
Recognized: No
Resource Affected - Soil: Yes
Resource Affected - Air: No
Resource Affected - Indoor Air: No
Resource Affected - Groundwater: No
Resource Affected - Surface Water: No
Resource Affected - Drinking Water: No
Resource Affected - Sewer: No
Resource Affected - Impervious Surface: No
Drainage: False
Tank Test: Not reported
Spill Tank Test: Not reported
Tank Number: Not reported
Tank Size: Not reported
Test Method: Not reported
Leak Rate: Not reported
Gross Fail: Not reported
Modified By: Not reported
Last Modified: Not reported
Test Method: Not reported
DEC Remarks: Prior to Sept. 2004 data translation this Spill Lead DEC Field was "BM"
Spill Cause: FUEL OIL FUMES IN BASEMENT OF BUILDING. UNDERGROUND FUEL OIL TANK LOCATED OUTSIDE IN PARKING LOT APPEARS TO BE LEAKING INTO BUILDING.

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AREA	FACILITY	FACILITY 1 PHONEBK BLDG 2 SOUTH STREET ALBANY, NY EDR ID #S105997810
WASTE MANAGEMENT		
Facility generates hazardous waste (RCRA)		NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSDF)		NO
Facility has received Notices of Violations (RCRA/NOV)		NO
Facility has been subject to RCRA administrative actions (RAATS)		NO
Facility has been subject to corrective actions (CORRECTS)		NO
Facility handles PCBs (PADS)		NO
Facility uses radioactive materials (MLTS)		NO
Facility manages registered aboveground storage tanks (AST)		NO
Facility manages registered underground storage tanks (UST)		NO
Facility has reported leaking underground storage tank incidents (LUST)		NO
Facility has reported emergency releases to the soil (ERNS)		NO
Facility has reported hazardous material incidents to DOT (HMRIS)		NO
WASTE DISPOSAL		
Facility is a Superfund Site (NPL)		NO
Facility has a known or suspected abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)		NO
Facility has reported Superfund clean up (RENS)		NO
Facility is listed as a solid hazardous waste site (SRWS)		NO
Facility has disposed of solid waste on-site (SWOLF)		NO
MULTIMEDIA		
Facility uses toxic chemicals and has notified EPA under EPCRA Title III, Section 313 (TSLI)		NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SST)		NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)		NO
Facility has inspections under FIFRA, TSCA or EPCRA (TTS)		NO
Facility is listed in EPA's list system (FINDS)		NO
Facility is listed in a county/local unique database (LOCAL)		YES - pt
POTENTIAL SUPERFUND LIABILITY		
Facility has a list of potentially responsible parties (PRP)		NO
TOTAL (YES)		1

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

To maintain currency of the following federal, state and local databases, EDR contacts the appropriate government agency on a monthly or quarterly basis as required.

Elapsed ASTM days: Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standards.

WASTE MANAGEMENT

RCRA: Resource Conservation and Recovery Act Information

Source: EPA

Telephone: 800-424-9348

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data reporting and reporting status of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQG) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator of site to a facility that can recycle, treat, store, or dispose of the waste. TSD's treat, store, or dispose of the waste.

Date of Government Version: 05/29/2005
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/23/2005
Date of Next Scheduled Update: 10/24/2005

BRIS: Biennial Reporting System

Source: EPA/RAATS

Telephone: 800-424-9348

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRIS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2003
Database Release Frequency: Biennially

Date of Last EDR Contact: 06/17/2005
Date of Next Scheduled Update: 06/12/2005

RAATS: RCRA Administrative Action Tracking System

Source: EPA

Telephone: 800-564-4104

RCRA Administrative Action Tracking System: RAATS contains records based on enforcement actions issued under RCRA pertaining to major violations and include administrative and civil actions brought by the EPA. For administrative actions after September 30, 1995, data only in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/08/2005
Date of Next Scheduled Update: 06/03/2005

CORRECTS: Corrective Action Report

Source: EPA

Telephone: 800-424-9348

CORRECTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/25/2005
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/25/2005
Date of Next Scheduled Update: 09/03/2005

PADS: PCB Activity Database System

Source: EPA

Telephone: 800-564-4887

PCB Activity Database: PADS identifies generators, transporters, commercial stores and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 03/29/2005
Database Release Frequency: Annually

Date of Last EDR Contact: 08/25/2005
Date of Next Scheduled Update: 11/07/2005

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

NY BROWNFIELD: Brownfields Site List
Source: Department of Environmental Conservation
Telephone: 518-402-8784
A Brownfield is any real property where redevelopment or re-use may be complicated by the presence or potential presence of a hazardous waste, petroleum, polutant, or contaminant.
Date of Government Version: 06/20/2005
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 06/03/2005
Date of Next Scheduled Update: 09/12/2005

NY SPILLS: Spills Information Database
Source: Department of Environmental Conservation
Telephone: 518-402-8549
Data collected on spills reported to NYSDEC as required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from PBS logs), or 6 NYCRR Section 595.2 (from CBS logs). It includes spills active as of April 1, 1986, as well as spills occurring since this date.
Date of Government Version: 06/15/2005
Database Release Frequency: Varies
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY HIST SPILLS: SPILLS Database
Source: Department of Environmental Conservation
Telephone: 518-402-8549
This database contains records of chemical and petroleum spill incidents. Under State law, petroleum and hazardous chemical spills that can impact the waters of the state must be reported by the spiller (and, in some cases, by anyone who has knowledge of the spill). In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes data that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY SPILLS database, Department of Environmental Conservation.
Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/07/2005
Date of Next Scheduled Update:

NY CORTLAND AST: Cortland County Storage Tank Listing
Source: Cortland County Health Department
Telephone: 607-753-5035
Date of Government Version: 06/20/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 09/31/2005
Date of Next Scheduled Update: 06/29/2005

NY CORTLAND UST: Cortland County Storage Tank Listing
Source: Cortland County Health Department
Telephone: 607-753-5035
Date of Government Version: 06/20/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 05/31/2005
Date of Next Scheduled Update: 06/29/2005

NY NASSAU AST: Registered Tank Database
Source: Nassau County Health Department
Telephone: 516-571-3314
Date of Government Version: 05/21/2003
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 08/01/2005
Date of Next Scheduled Update: 10/31/2005

NY NASSAU UST: Registered Tank Database
Source: Nassau County Health Department
Telephone: 516-571-3314
Date of Government Version: 05/21/2003
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 06/01/2005
Date of Next Scheduled Update: 10/31/2005

NY ROCKLAND AST: Petroleum Bulk Storage Database
Source: Rockland County Health Department
Telephone: 914-364-2805
Date of Government Version: 07/27/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/03/2005

SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

NY ROCKLAND UST: Petroleum Bulk Storage Database
Source: Rockland County Health Department
Telephone: 914-364-2805
Date of Government Version: 07/27/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/03/2005

NY SUFFOLK AST: Storage Tank Database
Source: Suffolk County Department of Health Services
Telephone: 631-584-2511
Date of Government Version: 04/15/2004
Database Release Frequency: Annually
Date of Last EDR Contact: 06/02/2005
Date of Next Scheduled Update: 06/29/2005

NY SUFFOLK UST: Storage Tank Database
Source: Suffolk County Department of Health Services
Telephone: 631-584-2511
Date of Government Version: 04/15/2004
Database Release Frequency: Annually
Date of Last EDR Contact: 06/02/2005
Date of Next Scheduled Update: 06/29/2005

NY CSB UST: Chemical Bulk Storage Database
Source: NYSDEC
Telephone: 518-402-8549
Facilities that store regulated hazardous substances in underground tanks of any size
Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY CSB AST: Chemical Bulk Storage Database
Source: NYSDEC
Telephone: 518-402-8549
Facilities that store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size
Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY MOSBY UST: Major Oil Storage Facilities Database
Source: NYSDEC
Telephone: 518-402-8549
Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.
Date of Government Version: 01/01/2002
Database Release Frequency: Varies
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY MOSBY AST: Major Oil Storage Facilities Database
Source: NYSDEC
Telephone: 518-402-8549
Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.
Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY HSWDS: Hazardous Substance Waste Disposal Site Inventory
Source: Department of Environmental Conservation
Telephone: 518-402-8554
The list includes any known or suspected hazardous substance waste disposal sites. Also included are sites deleted from the Registry of Inactive Hazardous Waste Disposal Sites and non-Registry sites that U.S. EPA Preliminary Assessment (PA) reports or Site Investigation (SI) reports were prepared. Hazardous Substance Waste Disposal Sites are eligible to be Superfund sites now that the New York State Superfund has been eliminated as a separate entity. The last version of the study inventory is frozen in time. The sites on the study will not automatically be made Superfund sites, rather each site will be further evaluated for listing on the Registry. So over time they will be added to the registry or not.
Date of Government Version: 05/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 05/31/2005
Date of Next Scheduled Update: 06/29/2005

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

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NY MANIFEST: Facility and Manifest Data
Source: Department of Environmental Conservation
Telephone: 518-402-8551
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.
Date of Government Version: 05/27/2005
Database Release Frequency: Annually
Date of Last EDR Contact: 06/02/2005
Date of Next Scheduled Update: 06/29/2005

NY MANIFEST: Facility and Manifest Data
Source: NYSDEC
Telephone: 518-402-8555
Facility and manifest data, Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.
Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. (C) Copyright 1993 Real Property Scan, Inc. For a technical description of and types of hazards which may be found at such sites, contact your EDR customer service representative.

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POTENTIAL SUPERFUND LIABILITY

PRP: Potentially Responsible Parties

Source: EPA
Telephone: 202-584-4064
A listing of verified Potentially Responsible Parties

Date of Government Version: 06/09/2005
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/06/2005
Date of Next Scheduled Update: 10/03/2005

EDR Site Report™

Inquiry Number:

September 28, 2005

PHONEIX BUILDING
2 SOUTH ST
AUBURN, NY



The Standard in
Environmental Risk
Management Information

440 Wheelers Farms Road
Milford, Connecticut 06460

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-8802
Internet: www.edrnet.com

SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

MLTS: Material Licensing Tracking System
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.
Date of Government Version: 07/14/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/03/2005

NY AST: Petroleum Bulk Storage
Source: Department of Environmental Conservation
Telephone: 518-402-5849
Registered Aboveground Storage Tanks.
Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY UST: Petroleum Bulk Storage (P&S) Database
Source: Department of Environmental Conservation
Telephone: 518-402-5549
Facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons.
Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

ERNS: Emergency Response Notification System
Source: National Response Center, United States Coast Guard
Telephone: 202-240-3342
Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.
Date of Government Version: 12/01/2004
Database Release Frequency: Annually
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

HMIRS: Hazardous Materials Information Reporting System
Source: U.S. Department of Transportation
Telephone: 202-366-3345
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.
Date of Government Version: 06/27/2005
Database Release Frequency: Annually
Date of Last EDR Contact: 07/27/2005
Date of Next Scheduled Update: 10/17/2005

WASTE DISPOSAL

NPL: National Priority List
Source: EPA
Telephone: Not reported
National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL sites boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.
Date of Government Version: 07/01/2005
Date of Data Arrival at EDR: 06/03/2005
Date of Last EDR Contact: 06/03/2005
Database Release Frequency: Quarterly

PROPOSED NPL: Proposed National Priority List Sites
Source: EPA
Telephone: Not reported
Date of Government Version: 04/27/2005
Date of Data Arrival at EDR: 05/04/2005
Date of Last EDR Contact: 06/03/2005
Database Release Frequency: Quarterly

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

MULTIMEDIA

TRIS: Toxic Chemical Release Inventory System
Source: EPA
Telephone: 202-566-0350
Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.
Date of Government Version: 12/1/2003
Database Release Frequency: Annually
Date of Last EDR Contact: 07/12/2005
Date of Next Scheduled Update: 09/18/2005

SBTS: Section 7 Tracking Systems
Source: EPA
Telephone: 202-566-4203
Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (21 Stat. 859) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.
Date of Government Version: 12/1/2003
Database Release Frequency: Annually
Date of Last EDR Contact: 07/12/2005
Date of Next Scheduled Update: 10/17/2005

TSCA: Toxic Substances Control Act
Source: EPA
Telephone: 202-290-5521
Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.
Date of Government Version: 12/1/2002
Database Release Frequency: N/A
Date of Last EDR Contact: 07/18/2005
Date of Next Scheduled Update: 10/17/2005

FTTS: FIFRA TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1857
FTTS tracks administrative cases into pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.
Date of Government Version: 07/15/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 06/30/2005
Date of Next Scheduled Update: 09/19/2005

FTTS WSP: FIFRA TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
Source: EPA
Telephone: 202-566-1887
Date of Government Version: 07/15/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 06/30/2005
Date of Next Scheduled Update: 09/19/2005

ENG CONTROLS: Engineering Controls Sites List
Source: Environmental Protection Agency
Telephone: 100-603-4887
A listing of sites with engineering controls in place. Engineering controls include various forms of caps, baffling, foundations, berms, and treatment methods to create pathway elimination for regulated substances to enter environmental media or affect human health.
Date of Government Version: 01/19/2005
Database Release Frequency: Varies
Date of Last EDR Contact: 07/03/2005
Date of Next Scheduled Update: 10/23/2005

INST CONTROL: Sites with Institutional Controls
Source: Environmental Protection Agency
Telephone: 703-603-8367
A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. These restrictions are generally required as part of the institutional controls.
Date of Government Version: 01/19/2005
Database Release Frequency: Varies
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/03/2005

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

DELISTED NPL: National Priority List Databases
Source: EPA
Telephone: Not reported
The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to identify sites from the NPL. In accordance with 43 CFR 300.425(a), sites may be deleted from the NPL when no further response is appropriate.
Date of Government Version: 07/01/2005
Date of Data Arrival at EDR: 06/22/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 06/03/2005
Date of Next Scheduled Update: 08/03/2005

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System
Source: EPA
Telephone: 703-413-0223
CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to be on the National Priorities List (NPL), and sites which are in the screening and assessment phase for possible inclusion on the NPL.
Date of Government Version: 06/27/2005
Date of Data Arrival at EDR: 07/23/2005
Date of Last EDR Contact: 07/22/2005
Database Release Frequency: Quarterly

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned
Source: EPA
Telephone: 703-413-0223
As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL designation. EPA has removed approximately 25,000 NFRAP sites to fit the unknown barriers to the redevelopment of these properties and has archived them as historical records so EPA does not necessarily repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.
Date of Government Version: 05/17/2005
Date of Data Arrival at EDR: 06/20/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 06/19/2005
Date of Next Scheduled Update: 09/19/2005

NPL LIENS: Federal Superfund Liens
Source: EPA
Telephone: 202-564-4757
Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA completes a listing of filed notices of Superfund Liens.
Date of Government Version: 12/15/1991
Date of Data Arrival at EDR: 02/02/1994
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 06/22/2005

NY SHWS: Inactive Hazardous Waste Disposal Sites in New York State
Source: Department of Environmental Conservation
Telephone: 518-402-9672
Retired to as the State Superfund Program, the Inactive Hazardous Waste Disposal Site Remedial Program is the cleanup program for inactive hazardous waste sites and now includes hazardous substance sites.
Date of Government Version: 06/20/2005
Database Release Frequency: Annually
Date of Last EDR Contact: 06/03/2005
Date of Next Scheduled Update: 09/12/2005

NY SWFL: Facility Register
Source: Department of Environmental Conservation
Telephone: 518-457-2001
Solid Waste Facilities/Landfill Sites. SWFL type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.
Date of Government Version: 07/13/2005
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 06/01/2005
Date of Next Scheduled Update: 10/21/2005

FINOS: Facility Index System/Field Registry System
Source: EPA
Telephone: Not reported
Facility Index System. FINOS contains both facility information and "pointers" to other sources that contain more detail. EDR includes the following FINOS databases in its report: PCS (Permit Compliance System), AIRS (Airborne Information National System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Crude Oil Docket System used to track criminal enforcement actions for all environmental statutes), FFS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PAQS (PAC Activity Data System).
Date of Government Version: 03/11/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/19/2005

NY SPOES: State Pollutant Discharge Elimination System
Source: Department of Environmental Conservation
Telephone: 518-402-9233
New York State has a state program which has been approved by the United States Environmental Protection Agency for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Under New York State law the program is known as the State Pollutant Discharge Elimination System (SPOES) and is located in areas that are listed by the Clean Water Act in that it controls point source discharges to groundwater as well as surface waters.
Date of Government Version: 06/11/2005
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 06/08/2005
Date of Next Scheduled Update: 11/07/2005

NY AIRS: Air Emissions Data
Source: Department of Environmental Conservation
Telephone: 518-402-9452
Date of Government Version: 12/01/2002
Database Release Frequency: Annually
Date of Last EDR Contact: 06/22/2005
Date of Next Scheduled Update: 10/17/2005

NY DRY CLEAN: Registered Drycleaners
Source: Department of Environmental Conservation
Telephone: 518-402-6403
A listing of all registered drycleaning facilities.
Date of Government Version: 06/15/2004
Database Release Frequency: Varies
Date of Last EDR Contact: 06/21/2004
Date of Next Scheduled Update:

NY DELISTED NPL: Deleted Registry Sites
Source: Department of Environmental Conservation
Telephone: 518-402-9822
A database listing of sites deleted from the Registry of Inactive Hazardous Waste Disposal Sites.
Date of Government Version: 05/16/2005
Database Release Frequency: Annually
Date of Last EDR Contact: 06/03/2005
Date of Next Scheduled Update: 09/12/2005

NY LTANKS: Spill Information Database
Source: Department of Environmental Conservation
Telephone: 518-402-9449
Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/91 through the most recent update. They can be used to identify underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills. In 2002, the Department of Environmental Conservation stopped providing updates to its original Spill Information Database. This database includes data that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY LTANKS database, Department of Environmental Conservation.
Date of Government Version: 08/19/2005
Database Release Frequency: Varies
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY HST LTANKS: Listing of Leaking Storage Tanks
Source: Department of Environmental Conservation
Telephone: 518-402-9449
A listing of leaking underground and aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills. In 2002, the Department of Environmental Conservation stopped providing updates to its original Spill Information Database. This database includes data that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY LTANKS database, Department of Environmental Conservation.
Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/07/2005
Date of Next Scheduled Update:

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SECTION 1: FACILITY SUMMARY

The EDR Site Report™ is a comprehensive presentation of government filings on a facility identified in a search of over 4 million government records from more than 800 federal, state and local environmental databases. The report is divided into three sections:

Section 1: Facility Summary Page 3

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

Section 2: Facility Detail Reports Page 4

All available detailed information from databases where sites are identified.

Section 3: Databases Searched and Update Information Page 6

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

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

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SECTION 2: FACILITY DETAIL REPORTS

SECTION 2: FACILITY DETAIL REPORTS

...Continued...

MULTIMEDIA

Facility is listed in a county/local unique database

DATABASE: State/County (LOCAL)

RD 6 AUBURN
RD #6 NORTH STREET
AUBURN, NY
EDR ID #3101174466

Database: LTANKS

LTANKS:
Spill Number: 8403302
Facility ID: 8403302
Site ID: 62566
Spill Date: 06/07/94
Reported To: Not reported
Water Affected: Not reported
Spill Cause: TANK TEST FAILURE
Facility Address 2: Not reported
Investigator: MENASH
Caller Name: DALE WRIGHTMAN
Caller Phone: (315) 454-4435
Notifier Name: Not reported
Notifier Phone: Not reported
Spiller Contact: Not reported
Spiller: Not reported
Spiller Company: PAUL F VITALE CONSTR
Spiller Address: RD #5
AUBURN, NY
Spiller County: 001
Spill Class: Known release with minimal potential for fire or hazard, DEC Response.
Spill Closed Dr: 09/18/94
Spill Notifier: TANK TESTER
Cleanup Ceased: 09/18/94
Last Inspection: / /
Cleanup Meets Standard: True
Recommended Penalty: True
UST Involvement: True
Spill Record Last Update: 09/18/94
Date Spill Entered in Computer Data File: 07/06/94
Remediation Phase: 0
Program Number: 8403302
Material ID: 383471
Operable Unit: 01
Operable Unit ID: 937189
Material Code: 0008
Material Name: Diesel
Case No: Not reported
Material FA: Not reported
Quantity: 0
Units: Not reported
Receives: No
Resource Affected - Soil: Yes
Resource Affected - Air: No
Resource Affected - Inland Air: No
Resource Affected - Groundwater: No
Resource Affected - Surface Water: No
Resource Affected - Drinking Water: No
Resource Affected - Sewer: No
Resource Affected - Improvised Surface: No
Oxygenate: False
Tank Test: Not reported
Tank Number: Not reported
Tank Size: Not reported
Test Method: Not reported
Leak Rate: Not reported
Gross Fail: Not reported
Modified By: Not reported
Last Modified: Not reported
Test Method: Not reported
DEC Remarks: [Prior to Spill, 2006 data inspection this spill Lead DEC File was "M"
ER 6/8/94, FAILED DUE TO LOOSE FITTING AT FILL TUBE. RETESTED AUG. 9,
1994. 2 TANKS MANHOLED TOGETHER. PASSED
Database: HIST LTANKS

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AREA	FACILITY	FACILITY 1 RD 6 AUBURN RD #6 NORTH STREET AUBURN, NY EDR ID #3101174466
WASTE MANAGEMENT	Facility generates hazardous waste (RCRA)	NO
	Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSDF)	NO
	Facility has received Notices of Violations (NOVAs)	NO
	Facility has been subject to RCRA administrative actions (RAATS)	NO
	Facility has been subject to corrective actions (CORRECTS)	NO
	Facility handles PCBs (PACB)	NO
	Facility uses radioactive materials (ULTR)	NO
	Facility manages registered aboveground storage tanks (AST)	NO
	Facility manages registered underground storage tanks (UST)	NO
	Facility has reported leaking underground storage tank incidents (LUST)	NO
	Facility has reported emergency releases to the soil (ERMS)	NO
	Facility has reported hazardous material incidents to DOT (HOURS)	NO
WASTE DISPOSAL	Facility is a Superfund Site (SPL)	NO
	Facility has a known or suspected abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
	Facility has a reported Superfund Lien on file (LENS)	NO
	Facility is listed as a state hazardous waste site (SHWS)	NO
	Facility has disposed of solid waste on-site (SWTRF)	NO
MULTIMEDIA	Facility uses toxic chemicals and has notified EPA under EPCRA Title III Section 313 (TIS)	NO
	Facility produces pesticides and has notified EPA under Section 1 of FIFRA (PST)	NO
	Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
	Facility has inspections under FIFRA, TSCA or EPCRA (TIS)	NO
	Facility is listed in EPA's end use system (FINDS)	NO
	Facility is listed in a county/local unique database (LOCAL)	YES - p4
	POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties (PRP)	NO
	TOTAL (YES)	1

HIST LTANKS:
Spill Number: 8403302
Spill Date: 06/07/94 12:45
Water Affected: Not reported
Resource Affected: On Land
Spill Cause: Tank Test Failure
Facility Contact: Not reported
Investigator: Not reported
Caller Name: Not reported
Caller Phone: Not reported
Notifier Name: Not reported
Notifier Phone: Not reported
Spiller Contact: Not reported
Spiller: PAUL F VITALE CONSTR
Spiller Address: RD #6
AUBURN, NY
Spill Class: Known release with minimal potential for fire or hazard, DEC Response.
Spill Closed Dr: 09/18/94
Spill Notifier: Tank Tester
Cleanup Ceased: 09/18/94
Last Inspection: / /
Cleanup Meets Standard: True
Recommended Penalty: True
UST Involvement: True
Spill Record Last Update: 09/18/94
Investigation Complete: / /
Corrective Action Plan Submitted: / /
Date Spill Entered in Computer Data File: 07/06/94
Date Region Sent Summary to Central Office: / /
Tank Test: Not reported
Tank Number: Not reported
Test Method: Not reported
Capacity of Filled Tank: Not reported
Leak Rate Filled Tank: Not reported
Gross Leak Rate: Not reported
Material:
Material Class Type: 1
Quantity Spilled: 0
Units: Not reported
Unknown Qty Spilled: No
Quantity Recovered: 0
Unknown Qty Recovered: False
Material: DIESEL
Class Type: Petroleum
Chem Abstract Service Number: DIESEL
Last Date: 07/02/94
Num Times Material Entry in File: 10625
DEC Remarks: Not reported
Spill Cause: ER 6/8/94, FAILED DUE TO LOOSE FITTING AT FILL TUBE. RETESTED AUG. 9, 1994. 2 TANKS MANHOLED TOGETHER. PASSED.

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

FINDS: Facility Index System/Facility Registry System
Source: EPA
Telephone: Not Reported
Facility Index System: FINDS contains both facility information and "pointers" to other sources that contain more detail. EDR includes the following FINDS databases in this report: PDS (Permit Compliance System), AIRS (Airborne Information Retrieval System), DDOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Civil Docket System used to track criminal enforcement actions for all environmental statutes), FTSB (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).
Date of Government Version: 07/01/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/03/2005

NY SPDES: State Pollutant Discharge Elimination System
Source: Department of Environmental Conservation
Telephone: 518-402-8333
New York State has a state program which has been approved by the United States Environmental Protection Agency for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Under New York State law the program is known as the State Pollutant Discharge Elimination System (SPDES) and is broader in scope than that required by the Clean Water Act in that it controls point source discharges to groundwaters as well as surface waters.
Date of Government Version: 05/31/2005
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 08/09/2005
Date of Next Scheduled Update: 11/07/2005

NY AIRS: Air Emissions Data
Source: Department of Environmental Conservation
Telephone: 518-402-8402
Date of Government Version: 12/31/2002
Database Release Frequency: Annually
Date of Last EDR Contact: 08/22/2005
Date of Next Scheduled Update: 11/21/2005

NY DRY CLEAN: Registered Drycleaners
Source: Department of Environmental Conservation
Telephone: 518-402-8403
A listing of all registered drycleaning facilities.
Date of Government Version: 06/15/2004
Database Release Frequency: Varies
Date of Last EDR Contact: 05/21/2004
Date of Next Scheduled Update: Varies

NY DELISTED HWS: Deleted Regulatory Sites
Source: Department of Environmental Conservation
Telephone: 518-402-8672
A database listing of sites deleted from the Registry of Inactive Hazardous Waste Disposal Sites.
Date of Government Version: 05/16/2005
Database Release Frequency: Annually
Date of Last EDR Contact: 06/03/2005
Date of Next Scheduled Update: 09/12/2005

NY LTRANKS: Spills Information Database
Source: Department of Environmental Conservation
Telephone: 518-402-8549
Leaking Storage Tank Incident Reports: These reports contain an inventory of reported leaking storage tank incidents reported from 4/78 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills.
Date of Government Version: 05/15/2005
Database Release Frequency: Varies
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/21/2005

NY HIST LTRANKS: Listing of Leaking Storage Tanks
Source: Department of Environmental Conservation
Telephone: 518-402-8549
A listing of leaking underground and aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills. In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes files that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY LTRANKS database, Department of Environmental Conservation.
Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/07/2005
Date of Next Scheduled Update: Varies

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

NY BROWNFIELDS: Brownfields Site List
Source: Department of Environmental Conservation
Telephone: 518-402-9784
A database of any real property where redevelopment or re-use may be complicated by the presence or potential presence of a hazardous waste, petroleum, petroleum, or equivalent.
Date of Government Version: 06/20/2005
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 06/03/2005
Date of Next Scheduled Update: 09/12/2005

NY SPILLS: Spills Information Database
Source: Department of Environmental Conservation
Telephone: 518-402-9549
Data collected on spills reported to NYDEC as required by one or more of the following: Article 12 of the Navigation Law, § NYDEC Section 613.3 (from PDS reg), or § NYDEC Section 655.2 (from CDS reg). It includes spills active as of April 1, 1985, as well as spills occurring since that date.
Date of Government Version: 08/15/2005
Database Release Frequency: Varies
Date of Last EDR Contact: 07/29/2005
Date of Next Scheduled Update: 10/24/2005

NY HIST SPILLS: SPILLS Database
Source: Department of Environmental Conservation
Telephone: 518-402-9549
This database contains records of chemical and petroleum spill incidents. Under State law, petroleum and hazardous chemical spills that can impact the waters of the state must be reported by the spiller (and, in some cases, by anyone who has knowledge of the spill). In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes files that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY SPILLS database, Department of Environmental Conservation.
Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/01/2005
Date of Next Scheduled Update: Varies

NY CORTLAND AST: Cortland County Storage Tank Listing
Source: Cortland County Health Department
Telephone: 607-753-5025
Date of Government Version: 06/30/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 05/11/2005
Date of Next Scheduled Update: 06/29/2005

NY CORTLAND UST: Cortland County Storage Tank Listing
Source: Cortland County Health Department
Telephone: 607-753-5025
Date of Government Version: 06/30/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 05/11/2005
Date of Next Scheduled Update: 06/29/2005

NY NASSAU AST: Registered Tank Database
Source: Nassau County Health Department
Telephone: 516-571-3314
Date of Government Version: 05/21/2003
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 05/01/2005
Date of Next Scheduled Update: 10/21/2005

NY NASSAU UST: Registered Tank Database
Source: Nassau County Health Department
Telephone: 516-571-3314
Date of Government Version: 05/21/2003
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 05/01/2005
Date of Next Scheduled Update: 10/21/2005

NY ROCKLAND AST: Petroleum Bulk Storage Database
Source: Rockland County Health Department
Telephone: 914-364-2065
Date of Government Version: 07/27/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 07/03/2005
Date of Next Scheduled Update: 10/03/2005

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

NY ROCKLAND UST: Petroleum Bulk Storage Database
Source: Rockland County Health Department
Telephone: 914-364-2065
Date of Government Version: 07/27/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 07/03/2005
Date of Next Scheduled Update: 10/03/2005

NY SUFFOLK AST: Storage Tank Database
Source: Suffolk County Department of Health Services
Telephone: 631-854-2521
Date of Government Version: 04/16/2004
Database Release Frequency: Annually
Date of Last EDR Contact: 06/03/2005
Date of Next Scheduled Update: 08/29/2005

NY SUFFOLK UST: Storage Tank Database
Source: Suffolk County Department of Health Services
Telephone: 631-854-2521
Date of Government Version: 04/16/2004
Database Release Frequency: Annually
Date of Last EDR Contact: 06/03/2005
Date of Next Scheduled Update: 08/29/2005

NY CBS AST: Chemical Bulk Storage Database
Source: NYDEC
Telephone: 518-402-9549
Facilities that store regulated hazardous substances in underground tanks of any size.
Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY CBS UST: Chemical Bulk Storage Database
Source: NYDEC
Telephone: 518-402-9549
Facilities that store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size.
Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY MOSF UST: Major Oil Storage Facilities Database
Source: NYDEC
Telephone: 518-402-9549
Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.
Date of Government Version: 01/01/2002
Database Release Frequency: Varies
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY MOSF AST: Major Oil Storage Facilities Database
Source: NYDEC
Telephone: 518-402-9549
Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.
Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY HSWS: Hazardous Substance Waste Disposal Site Inventory
Source: Department of Environmental Conservation
Telephone: 518-402-9554
The list includes any known or suspected hazardous substance waste disposal sites. Also included are sites deleted from the Registry of Inactive Hazardous Waste Disposal Sites and non-Registry sites that U.S. EPA Preliminary Assessment (PA) reports or Site Investigation (SI) reports were prepared. Hazardous Substance Waste Disposal Sites are eligible to be Superfund sites now that the New York State Superfund has been reauthorized and changed. This means that the study inventory has a new purpose and will no longer be maintained as a separate entity. The list version of the study inventory is frozen in time. The sites on the study will not automatically be made Superfund sites, rather each site will be further evaluated for listing on the Registry. Site overviews will be added to the registry or not.
Date of Government Version: 09/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 05/31/2005
Date of Next Scheduled Update: 06/29/2005

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

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NY MANIFEST: Facility and Manifest Data
Source: Department of Environmental Conservation
Telephone: 518-402-8551
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.
Date of Government Version: 05/27/2005
Database Release Frequency: Annually
Date of Last EDR Contact: 06/02/2005
Date of Next Scheduled Update: 06/29/2005

NY MANIFEST: Facility and Manifest Data
Source: NYDEC
Telephone: 518-402-8551
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.
Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. (© Copyright 1995 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

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POTENTIAL SUPERFUND LIABILITY

PRP: Potentially Responsible Parties
Source: EPA
Telephone: 800-584-6064
A listing of verified Potentially Responsible Parties
Date of Government Version: 06/08/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 07/06/2005
Date of Next Scheduled Update: 10/03/2005

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...Continued...

Region of Split: 7
Reported to Dept: 09/08/94 14:00
Split Source: Other Non Commercial/Industrial

Facility Tele: Not reported
SWIS: 05
Caller Agency: Not reported
Caller Extension: Not reported
Notifier Agency: Not reported
Notifier Extension: Not reported
Splitter Phone: Not reported

To maintain currency of the following federal, state and local databases, EDR contacts the appropriate government agency on a monthly or quarterly basis as required.

Expedited ASTM days: Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standard.

RCRIS: Resource Conservation and Recovery Act Information

Source: EPA
Telephone: 800-424-9348
 RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and Reporting of Releases of Hazardous Substances (HSRW) of 1980. RCRAInfo replaces the data reporting and record keeping activities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites which generate, transport, store, treat, or dispose of hazardous waste as defined by RCRA. RCRAInfo includes the Reporting and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQs) generate less than 1,000 kilograms (kg) of hazardous waste per month. Very small quantity generators (VSQs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste, per month. These generators are individual facilities, not an entire company. The generator often ships to a facility that can recycle, treat, store, or dispose of the waste. TSD's are treatment, storage, and disposal units.

Date of Government Version:	06/29/2005	Date of Last EIR Change:	06/29/2005
Database Release Frequency:	Quarterly	Date of Next Scheduled Update:	12/20/2005

BRB: Biennial Reporting System
Source: EPA/M115
Telephone: 800-424-9346
The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRB captures defined data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2003 Database Release Frequency: Biannually	Date of Last EDR Contact: 08/17/2005 Date of Next Scheduled Update: 09/12/2005
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RAATS: RCRA Administrative Action Tracking System
Source: EPA
Telephone: 202-564-4104

RCRA Administrative Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administrative actions, the last update was December 30, 1995, data entered in the RAATS database is discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1993
Database Release Frequency: N/A
Not Under Planned

Date of Last EDR Contact: 08/06/2005
Date of Last Record Update: N/A
RAATS005

CORRACTS: Corrective Action Report
 Source: EPA
 Telephone: 800-424-9345
 CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.
 Date of Government Version: 06/18/2005
 Database Release Frequency: Quarterly
 Date of Last EDR Contact: 06/05/2005
 Date of Next Scheduled Update: 09/05/2005

PADS: PCB Activity Database System
Source: EPA
Telephone: 202-584-3887
PCB Activity Database, PADS identifies generators, transporters, commercial stockers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 03/30/2005	Date of Last EDR Contact: 08/25/2005
Database Release Frequency: Annually	Date of Next Scheduled Update: 11/02/2005

...Continued...

WASTE DISPOSAL

NPL: National Priority List
Source: EPA
Telephone: Not reported
National Priorities List (Superfund): The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass releases from any chemical. As such, EPA provides financial coverage for over 1,000 NPL sites identified previously by EPA's Environmental Response System, Interpretation Center (ERIC) and regional EPA offices.

Date of Government Version: 07/01/2005	Date of Data Arrival at ERD: 08/30/2005
Date Made Active at LDR: 04/22/2005	Elapsed ASTM Days: 19
Database File Name: Frequency_Quantity	Date of Last NPL Contact: none/not

PROPOSED HPL: Proposed National Priority List Sites
Source: EPA
Telephone: Not reported

Date of Government Version: 04/27/2005
Date Made Active at EDR: 05/16/2005
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 05/04/2005
Elapsed ASTM Days: 12
Date of Last EDR Contact: 04/05/2005

...Continued...

DELISTED NPL: National Priority List Deletions
Source: EPA
Telephone: Not reported
The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.426 (g), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 07/02/2005	Date of Data Arrival at EOR: 06/03/2005
Site Made Active at EOR: 06/22/2005	Elapsed ASTM Dates: 26
Database Release Frequency: Quarterly	Date of Last EOR Contact: 06/03/2005

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System
Source: EPA
Telephone: 703-415-0273
CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed or on or on the National Priority List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 06/27/2005	Date of Data Arrival at EOR: 07/22/2005
Site Made Active at EOR: 06/17/2005	Elapsed ASTM Dates: 26
Database Release Frequency: Quarterly	Date of Last EOR Contact: 07/22/2005

CECLIS INFRAP: CERCLIS No Further Remedial Action Planned
Source: EPA
Reference: 703-413-0223

As of February 1995, CERCLIS sites assigned "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was detected, contamination without the need for the site to be placed on the NPL, or the contamination was not serious enough to require further investigation. In addition, if the site is on the NPL, EPA has removed approximately 25,000 NFRAP sites to lift the unnecessary barriers to the redevelopment of these properties and the surrounding areas as indicated on the NPL. EPA does not necessarily restrict investigations in the future. This policy change is part of the EPA's Brownfields Remediation Program to help cities, states, private investors and affected citizens to promote economic redevelopment of underused urban sites.

Date of Government Version: 05/17/2005
Database Generated Frequency: Quarterly

Date of Last EPCRA Contact: 06/20/2005
Date of Last Significant Release: 06/20/2005

NPL LIENS: Federal Superfund Liens
Source: EPA
Telephone: 202-964-4027
Federal Superfund Liens Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action costs before or when land property owner receives notification of potential liability. USEPA completes a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Date of Data Arrival at EDR: 02/02/1994
Date Made Active at EDR: 01/19/91	Elapsed AS/IA Days: 84
Database Release Frequency: No Update Planned	Date of Last EDR Contact: 06/27/2005

NY SHWS: Inactive Hazardous Waste Disposal Sites in New York State
Source: Department of Environmental Conservation
Telephone: 516-402-9552
Related to: the State Superfund Program, the Inactive Hazardous Waste Disposal Site Remedial Program is the cleanup program for inactive hazardous waste sites and now includes hazardous substance sites

Date of Government Version: 06/20/2005	Date of Last EDH Contact: 06/03/2005
Database Release Frequency: Annually	Date of Next Scheduled Update: 10/13/2005

NY SWIFTS: Facility Register
Source: Department of Environmental Conservation
Telephone: 518-457-2051
Solid Waste Facilities and Landfills Sites. SWIFT type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4006 criteria for solid waste landfills or disposal sites.
Date of Government Version: 07/13/2005
Database Release Frequency: Semi-Annually
Date of Last EDW Contact: 08/01/2005
Date of Next Scheduled Update: 1/01/2006

SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

NY MANIFEST: Facility and Manifest Data
 Source: Department of Environmental Conservation
 Telephone: 518-402-8851
 Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.
 Date of Government Version: 05/27/2005
 Database Release Frequency: Annually
 Date of Last EDR Contact: 09/02/2005
 Date of Next Scheduled Update: 06/29/2006

NY MANIFEST: Facility and Manifest Data
 Source: NYDEC
 Telephone: 518-457-6585
 Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. (C) Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

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POTENTIAL SUPERFUND LIABILITY

PRP: Potentially Responsible Parties
 Source: EPA
 Telephone: 202-564-6064
 A listing of verified Potentially Responsible Parties.
 Date of Government Version: 06/06/2005
 Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/06/2005
 Date of Next Scheduled Update: 10/03/2005

EDR Site Report™

SUBWAY RESTAURANT
 76 NORTH STREET
 AUBURN, NY

Inquiry Number:

September 28, 2005



**The Standard in
 Environmental Risk
 Management Information**

440 Wheelers Farms Road
 Milford, Connecticut 06460

Nationwide Customer Service

Telephone: 1-800-352-0050
 Fax: 1-800-231-8802
 Internet: www.edrnet.com

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TABLE OF CONTENTS

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

Section 1: Facility Summary Page 3

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

Section 2: Facility Detail Reports Page 4

All available detailed information from databases where sites are identified.

Section 3: Databases Searched and Update Information Page 6

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

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

SECTION 1: FACILITY SUMMARY

AREA	FACILITY: 1 SUBWAY RESTAURANT 76 NORTH STREET AUBURN, NY EDR ID #5140385501
WASTE MANAGEMENT	
Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on site (RCRA/TSDF)	NO
Facility has received Notices of Violations (RCRA/VOL)	NO
Facility has been subject to RCRA administrative actions (RCRA/TS)	NO
Facility has been subject to corrective actions (CORR/ACTS)	NO
Facility handles PCBs (PACB)	NO
Facility uses radioactive materials (NRLS)	NO
Facility manages regulated aboveground storage tanks (AST)	NO
Facility manages regulated underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ER/SL)	NO
Facility has reported hazardous material incidents to DOT (HAZMAT)	NO
WASTE DISPOSAL	
Facility is a Superfund Site (SPL)	NO
Facility has a known or suspected abandoned, inactive or uncharacterized hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on a (SPL/NS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWFALP)	NO
MULTIMEDIA	
Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTB)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTIS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/city unique database (LOCAL)	YES - pd
POTENTIAL SUPERFUND LIABILITY	
Facility has a list of potentially responsible parties (PRP)	NO
TOTAL (YES)	1

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

DELISTED NPL: National Priority List Docketings

Source: EPA
Telephone: Not reported
The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425 (e), sites may be deleted from the NPL when no further response is appropriate.
Date of Government Version: 07/01/2005
Date Made Active at EDR: 08/22/2005
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 08/03/2005
Elapsed ASTM Days: 19
Date of Last EDR Contact: 08/03/2005

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA
Telephone: 703-413-0223
CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons. Pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), CERCLIS contains sites which are either proposed to be on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.
Date of Government Version: 08/17/2005
Date Made Active at EDR: 08/17/2005
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 07/22/2005
Elapsed ASTM Days: 26
Date of Last EDR Contact: 07/22/2005

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA
Telephone: 703-413-0223
As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to the unlisted barriers to the redevelopment of these properties and has archived them in historical records so EPA does not necessarily repeat the investigations in the future. This policy change is part of the EPA's Unleashes Redevelopment Program to help clean, abate, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.
Date of Government Version: 05/17/2005
Date of Data Arrival at EDR: 05/20/2005
Database Release Frequency: Quarterly
Date of Next Scheduled Update: 05/19/2005

NPL LIENS: Federal Superfund Liens

Source: EPA
Telephone: 202-564-4287
Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.
Date of Government Version: 10/15/1991
Date Made Active at EDR: 03/20/1994
Database Release Frequency: No Update Planned
Date of Data Arrival at EDR: 02/02/1994
Elapsed ASTM Days: 58
Date of Last EDR Contact: 08/22/2005

NY SHWIS: Inactive Hazardous Waste Disposal Sites in New York State

Source: Department of Environmental Conservation
Telephone: 518-402-8933
Referred to as the State Superfund Program, the Inactive Hazardous Waste Disposal Site Remedial Program is the cleanup program for inactive hazardous waste sites and now includes hazardous substance sites.
Date of Government Version: 06/20/2005
Date of Data Arrival at EDR: 06/03/2005
Database Release Frequency: Annually
Date of Next Scheduled Update: 09/12/2005

NY SHWILF: Facility Register

Source: Department of Environmental Conservation
Telephone: 518-402-8933
Solid Waste Facilities and/or Sites. SHWILF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.
Date of Government Version: 07/15/2005
Date of Data Arrival at EDR: 08/01/2005
Database Release Frequency: Semi-Annually
Date of Next Scheduled Update: 10/31/2005

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

MULTIMEDIA

TRIS: Toxic Chemical Release Inventory System
Source: EPA
Telephone: 202-564-0250
Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.
Date of Government Version: 12/01/2003
Database Release Frequency: Annually
Date of Last EDR Contact: 07/18/2005
Date of Next Scheduled Update: 05/19/2005

EBTS: Section 7 Tracking Systems

Source: EPA
Telephone: 202-564-4903
Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act (as amended (92 Stat. 875) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.
Date of Government Version: 12/01/2003
Database Release Frequency: Annually
Date of Last EDR Contact: 07/18/2005
Date of Next Scheduled Update: 10/17/2005

TSCA: Toxic Substances Control Act

Source: EPA
Telephone: 202-260-5321
Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.
Date of Government Version: 12/01/2002
Database Release Frequency: N/A
Date of Last EDR Contact: 07/18/2005
Date of Next Scheduled Update: 10/17/2005

FTIS: FIFRA/TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-565-1687
FTIS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPA/Office of Emergency Planning and Community Right-to-Know Act. To maintain currency, EDR contacts the Agency on a quarterly basis.
Date of Government Version: 07/18/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 06/20/2005
Date of Next Scheduled Update: 09/19/2005

FTIS HSP: FIFRA/TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-565-1687
Date of Government Version: 07/18/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 06/20/2005
Date of Next Scheduled Update: 09/19/2005

ENG CONTROL: Engineering Controls Sites List

Source: Environmental Protection Agency
Telephone: 703-603-8567
A listing of sites with engineering controls in place. Engineering controls include various forms of caps, belling, landfills, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or affect human health.
Date of Government Version: 01/10/2005
Database Release Frequency: Varies
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/03/2005

IHS CONTROL: Sites with Institutional Controls

Source: Environmental Protection Agency
Telephone: 703-603-8567
A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as deed restrictions, easements, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.
Date of Government Version: 01/10/2005
Database Release Frequency: Varies
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/03/2005

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

FINOS: Facility Index System/Facility Registry System

Source: EPA
Telephone: Not reported
Facility Index System. FINOS contains both facility information and "pointers" to other sources that contain more detail. EDR includes the following FINOS databases: the report PCS (Plant Compliance System), AIRS (Air Emissions Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil justice enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Critical Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PDB Activity Data System).
Date of Government Version: 07/15/2005
Date of Data Arrival at EDR: 07/05/2005
Database Release Frequency: Quarterly
Date of Next Scheduled Update: 10/03/2005

NY SPDES: State Pollutant Discharge Elimination System

Source: Department of Environmental Conservation
Telephone: 518-402-8933
New York State has a state program which has been approved by the United States Environmental Protection Agency for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Under New York State law the program is known as the State Pollutant Discharge Elimination System (SPDES) and is broader in scope than that required by the Clean Water Act in that it controls point source discharges to groundwaters as well as surface waters.
Date of Government Version: 08/01/2005
Date of Data Arrival at EDR: 08/08/2005
Database Release Frequency: No Update Planned
Date of Next Scheduled Update: 11/07/2005

NY AIRS: Air Emissions Data

Source: Department of Environmental Conservation
Telephone: 518-402-8452
Date of Government Version: 12/01/2002
Database Release Frequency: Annually
Date of Last EDR Contact: 06/22/2005
Date of Next Scheduled Update: 11/01/2005

NY DRY CLEAN: Registered Drycleaners

Source: Department of Environmental Conservation
Telephone: 518-402-8403
A listing of all registered drycleaning facilities.
Date of Government Version: 06/15/2004
Database Release Frequency: Varies
Date of Last EDR Contact: 05/12/2004
Date of Next Scheduled Update:

NY DELISTED HWS: Dockets Registry Sites

Source: Department of Environmental Conservation
Telephone: 518-402-9672
A database listing of sites deleted from the Registry of Inactive Hazardous Waste Disposal Sites.
Date of Government Version: 05/16/2005
Date of Data Arrival at EDR: 06/03/2005
Database Release Frequency: Annually
Date of Next Scheduled Update: 09/12/2005

NY LTAHKS: Spills Information Database

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Leaking Storage Tank Incident Reports. These reports contain an inventory of reported leaking storage tank incidents reported from 4/1/88 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills.
Date of Government Version: 08/15/2005
Database Release Frequency: Varies
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/03/2005

NY HIST LTAHKS: Listing of Leaking Storage Tanks

Source: Department of Environmental Conservation
Telephone: 518-402-9549
A listing of leaking underground and aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills. In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes files that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY LTAHKS database, Department of Environmental Conservation.
Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/07/2005
Date of Next Scheduled Update:

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

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NY BROWNFIELDS: Brownfields Site List

Source: Department of Environmental Conservation
Telephone: 518-402-9318
A Brownfield is any real property where development or re-use may be complicated by the presence or potential presence of a hazardous waste, petroleum, pollutant, or contaminant.
Date of Government Version: 06/03/2005
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 06/03/2005
Date of Next Scheduled Update: 09/12/2005

NY SPILLS: Spills Information Database

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Data collected on spills reported to NYSDC as required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 813.8 (from PBS reg), or 6 NYCRR Section 563.2 (from CBS reg). It includes spills active as of April 1, 1988, as well as spills occurring since that date.
Date of Government Version: 06/15/2005
Database Release Frequency: Varies
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/02/2005

NY HIST SPILLS: SPILLS Database

Source: Department of Environmental Conservation
Telephone: 518-402-9349
This database contains records of chemical and petroleum spill incidents. Under State law, petroleum and hazardous chemical spills that can impact the waters of the state must be reported by the spiller (only, in some cases, by anyone who has knowledge of the spill). In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes files that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY SPILLS database, Department of Environmental Conservation.
Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/07/2005
Date of Next Scheduled Update:

NY CORTLAND AST: Cortland County Storage Tank Listing

Source: Cortland County Health Department
Telephone: 607-753-5035
Date of Government Version: 06/20/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 05/12/2005
Date of Next Scheduled Update: 05/22/2005

NY CORTLAND UST: Cortland County Storage Tank Listing

Source: Cortland County Health Department
Telephone: 607-753-5035
Date of Government Version: 06/20/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 05/12/2005
Date of Next Scheduled Update: 05/22/2005

NY NASSAU AST: Registered Tank Database

Source: Nassau County Health Department
Telephone: 516-371-3314
Date of Government Version: 05/21/2003
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 08/01/2005
Date of Next Scheduled Update: 10/31/2005

NY NASSAU UST: Registered Tank Database

Source: Nassau County Health Department
Telephone: 516-371-3314
Date of Government Version: 05/21/2003
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 08/01/2005
Date of Next Scheduled Update: 10/31/2005

NY ROCKLAND AST: Petroleum Bulk Storage Database

Source: Rockland County Health Department
Telephone: 914-384-7605
Date of Government Version: 07/27/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/03/2005

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SECTION 1: FACILITY SUMMARY

AREA	FACILITY
	FACILITY 1 AUBURN CORRECTIONAL FAC. 135 STATE ST AUBURN, NY EDR ID #5102166474
WASTE MANAGEMENT	
Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on site (RCRA/TSDF)	NO
Facility has received wastes of Volatiles (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RCRA/TS)	NO
Facility has been subject to corrective actions (CORRECT)	NO
Facility handles PCBs (PCBS)	NO
Facility uses radioactive material (MITS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERMS)	NO
Facility has reported hazardous material incidents to DOT (HMRB)	NO
WASTE DISPOSAL	
Facility is a Superfund Site (NPL)	NO
Facility has a known or suspected abandoned, inactive or uncontrolled hazardous waste site (CERCLA)	NO
Facility has a reported Superfund incident (UEHS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on site (SWTAF)	NO
MULTIMEDIA	
Facility uses toxic chemicals and has notified EPA under EPCRA Title III, Section 313 (TIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (ESTB)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has operations under FIFRA, TSCA or EPCRA (FTTB)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	YES - p1
POTENTIAL SUPERFUND LIABILITY	
Facility has a third potentially responsible party (PRP)	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility is listed in a county/local unique database

DATABASE: State/County (LOCAL)

AUBURN CORRECTIONAL FAC.
135 STATE ST
AUBURN, NY
EDR ID #5102166474

Database: NY SPILLS

SPILLS:			
DER Facility ID:	163459	CID:	Not reported
Site ID:	198204	Region of Spill:	7
Spill Number:	8906753	SWIS:	0601
Investigator:	GREGG	Caller Agency:	AUBURN PRISON
Caller Name:	JOE CONVERY	Caller Extension:	Not reported
Caller Phone:	(315) 253-8401	Notifier Agency:	Not reported
Notifier Name:	Not reported	Notifier Extension:	Not reported
Notifier Phone:	Not reported	Reported to Dept:	10/05/99
Spill Date:	10/05/99		
Facility Address 2:	Not reported		
Facility Type:	ER	DEC Region:	7
Reflected To:	Not reported		
Remediation Phase:	0		
Program Number:	8906753		
Spill Cause:	EQUIPMENT FAILURE	Spill Source:	INSTITUTIONAL, EDUCATIONAL, GOV., OTHER
Water Affected:	Not reported	Facility Type:	Not reported
Contact Name:	Not reported		
Spill Number:	RESPONSIBLE PARTY		
Spiller:	Not reported		
Spiller Company:	NEW YORK STATE CORRECTION		
Spiller Address:	SAME		
Spiller County:	001		
Spill Class:	Not reported		
Spill Closed Dt:	10/10/99		
Cleanup Reason:	10/10/99	Cleanup Meets Std:	True
Last Inspection:	11		
Recommended Penalty:	Penalty Not Recommended		
UST Test:	False		
Spill Record Last Update:	12/02/03		
Date Spill Entered in Computer Data File:	11		
Material			
Material ID:	447165		
Operable Unit:	01		
Operable Unit ID:	931981		
Material Code:	0001		
Material Name:	#2 Fuel Oil		
Case No.:	Not reported		
Material FA:	Petroleum		
Quantity:	0		
Units:	0		
Recovered:	No		
Resource Affected - Soil:	Yes		
Resource Affected - Air:	No		
Resource Affected - Indoor Air:	No		
Resource Affected - Groundwater:	No		
Resource Affected - Surface Water:	No		
Resource Affected - Drinking Water:	No		
Resource Affected - Sewer:	No		
Resource Affected - Impervious Surface:	No		
Organics:	False		
DEC Remarks:	Prior to Sept. 2004 data translation this spill Lead DEC Field was "IG".		
Remarks:	SPILL CONTAINED ON SOIL. AREA EXCAVATED. NO ENVIRONMENTAL PROBLEM.		

Database: NY HIST SPILLS

HIST SPILLS:			
Spill Number:	8906753	Region of Spill:	7
Investigator:	TG	SWIS:	05
Caller Name:	Not reported	Caller Agency:	Not reported
Caller Phone:	Not reported	Caller Extension:	Not reported
Notifier Name:	Not reported	Notifier Agency:	Not reported
Notifier Phone:	Not reported	Notifier Extension:	Not reported
Spill Date:	10/05/1999 10:45	Reported to Dept:	10/05/99 12:30
Spill Cause:	Equipment Failure	Resource Affected:	On Land
Water Affected:	Not reported	Spill Source:	Other Non Commercial/Industrial
Facility Contact:	Not reported	Facility Type:	Not reported

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SECTION 2: FACILITY DETAIL REPORTS

...Continued...

Spill Notifier:	Responsible Party	PBS Number:	Not reported
Spiller Contact:	Not reported	Spiller Phone:	Not reported
Spiller:	NEW YORK STATE CORRECTION		
Spiller Address:	SAME		
DEC Remarks:	Not reported		
Remark:	SPILL CONTAINED ON SOIL. AREA EXCAVATED. NO ENVIRONMENTAL PROBLEM.		
Spill Class:	Not reported		
Material:			
Material Class Type:	1		
Quantity Spilled:	0		
Units:	Gallons		
Unknown Qty Spilled:	0		
Quantity Recovered:	0		
Unknown Qty Recovered:	False		
Material:	#2 FUEL OIL		
Class Type:	Petroleum		
Chem Abstract Service Number:	#2 FUEL OIL		
Last Date:	12/07/1994		
Num Times Material Entry in File:	244		
Spill Closed Dt:	10/10/99		
Cleanup Reason:	10/10/99		
Last Inspection:	11	Cleanup Meets Std:	True
Recommended Penalty:	Penalty Not Recommended		
Spiller Cleanup Dir:	11	Enforcement Date:	11
Investigation Complete:	False	UST Involvement:	False
Spill Record Last Update:	False		
Corrective Action Plan Submitted:	11		
Date Spill Entered in Computer Data File:	11/05/99		
Date Region Sent Summary to Central Office:	11		

Database: LTANKS

LTANKS:			
Spill Number:	8605540	Region of Spill:	7
Facility ID:	8605540	DER Facility ID:	163459
Site ID:	198205	CID:	365
Spill Date:	07/30/98	Reported to Dept:	07/30/98
Reflected To:	Not reported	DEC Region:	7
Water Affected:	Not reported	Spill Source:	INSTITUTIONAL, EDUCATIONAL, GOV., OTHER
Spill Cause:	TANK FAILURE		
Facility Address 2:	Not reported	Facility Type:	(315) 253-8401
Investigator:	MENASH	SWIS:	0601
Caller Name:	HALLIE VITOLO	Caller Agency:	TREE ORGANIZATION
Caller Phone:	(203) 740-5200	Caller Extension:	224
Notifier Name:	ON SITE PERSONNEL	Notifier Agency:	Not reported
Notifier Phone:	Not reported	Notifier Extension:	Not reported
Spiller Contact:	CALLER	Spiller Phone:	(203) 740-5200 Ext. 224
Spiller:	PETER SNOW		
Spiller Company:	NYCS OGS		
Spiller Address:	22		
Spiller County:	001		
Spill Class:	Possible release with minimal potential for fire or hazard or Known release with no damage, DEC Response, Willing Responsible Party, Corrective action taken.		
Spill Closed Dt:	09/09/98		
Spill Notifier:	OTHER		
Cleanup Reason:	11		
Last Inspection:	11		
Cleanup Meets Standard:	False		
Recommended Penalty:	Penalty Not Recommended		
UST Involvement:	True		
Spill Record Last Update:	09/30/98		
Date Spill Entered in Computer Data File:	07/30/98		
Investigation Phase:	0		
Program Number:	8605540		
Material ID:	345262		
Operable Unit:	01		
Operable Unit ID:	0130084		
Material Code:	0009		
Material Name:	Gasoline		
Case No.:	Not reported		
Material FA:	Petroleum		
Quantity:	0		
Units:	G		
Recovered:	0		
Resource Affected - Soil:	No		
Resource Affected - Air:	No		
Resource Affected - Indoor Air:	No		
Resource Affected - Groundwater:	No		
Resource Affected - Surface Water:	No		
Resource Affected - Drinking Water:	No		
Resource Affected - Sewer:	No		
Resource Affected - Impervious Surface:	No		

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SECTION 2: FACILITY DETAIL REPORTS

...Continued...

Origin:	False		
Tank Test:	Not reported		
Spill Tank Test:	Not reported		
Tank Number:	Not reported		
Tank Size:	Not reported		
Test Method:	Not reported		
Leak Rate:	Not reported		
Gross Flow:	Not reported		
Modified By:	Not reported		
Last Modified:	Not reported		
Test Method:	Not reported		
DEC Remarks:	Prior to Sept. 2004 data translation this spill Lead DEC Field was "MH".		
Spill Cause:	Tank failure or underground piping failure appears to have caused spill; soil is being excavated now, chemical spill		
Database: HIST LTANKS			
HIST LTANKS:			
Spill Number:	8605540	Region of Spill:	7
Spill Date:	07/30/1998 12:00	Reported to Dept:	07/30/98 15:30
Water Affected:	Not reported	Spill Source:	Other Non Commercial/Industrial
Resource Affected:	On Land		
Spill Cause:	Tank Failure		
Facility Contact:	PETER SNOW	Facility Type:	(315) 253-8401
Investigator:	MAN	SWIS:	05
Caller Name:	Not reported	Caller Agency:	Not reported
Caller Phone:	Not reported	Caller Extension:	Not reported
Notifier Name:	Not reported	Notifier Agency:	Not reported
Notifier Phone:	Not reported	Notifier Extension:	Not reported
Spiller Contact:	CALLER	Spiller Phone:	(203) 740-5200 Ext. 224
Spiller:	NYCS OGS		
Spiller Address:	22		
Spill Class:	Possible release with minimal potential for fire or hazard or known release with no damage, DEC Response, Willing Responsible Party, Corrective action taken.		
Spill Closed Dt:	09/09/98		
Spill Notifier:	Other		
Cleanup Reason:	11	PBS Number:	Not reported
Last Inspection:	11		
Recommended Penalty:	Penalty Not Recommended		
Spiller Cleanup Date:	11		
Investigation Complete:	11		
UST Involvement:	True		
Spill Record Last Update:	09/30/98		
Corrective Action Plan Submitted:	11		
Date Spill Entered in Computer Data File:	07/30/98		
Date Region Sent Summary to Central Office:	11		
Tank Test:	Not reported		
Spill Number:	Not reported		
Tank Number:	Not reported		
Test Method:	Not reported		
Capacity of Filled Tank:	Not reported		
Leak Rate Filled Tank:	Not reported		
Gross Leak Rate:	Not reported		
Material:			
Material Class Type:	1		
Quantity Spilled:	0		
Units:	Gallons		
Unknown Qty Spilled:	No		
Quantity Recovered:	0		
Unknown Qty Recovered:	True		
Material:	GASOLINE		
Class Type:	Petroleum		
Chem Abstract Service Number:	GASOLINE		
Last Date:	09/28/1994		
Num Times Material Entry in File:	2139		
Spill Cause:	Possible release with minimal potential for fire or hazard or known release with no damage, DEC Response, Willing Responsible Party, Corrective action taken.		

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

FINDS: Facility Index System/Facility Registry System

Source: EPA
Telephone: Not reported
Facility Index System: FINDS contains both facility information and "pointers" to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCBs (Polychlorinated Biphenyls), AIRS (Airborne Information Review System), DOCKET (Enforcement Docket used to manage and track information on civil/judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement cases for all environmental statutes), FDIS (Federal Facility Information System), STATE (State Environmental Laws and Statutes), and PADES (PCB Activity Data System).

Date of Government Version: 07/1/2005
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/03/2005

NY SPDES: State Pollutant Discharge Elimination System

Source: Department of Environmental Conservation
Telephone: 518-402-8333
New York State has a state program which has been approved by the United States Environmental Protection Agency for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Under New York State law this program is known as the State Pollutant Discharge Elimination System (SPDES) and is broader in scope than that required by the Clean Water Act in that it controls point source discharges to groundwater as well as surface waters.

Date of Government Version: 05/17/2005
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 08/08/2005
Date of Next Scheduled Update: 11/07/2005

NY AIRS: Air Emissions Data

Source: Department of Environmental Conservation
Telephone: 518-402-8402
Date of Government Version: 12/15/2002
Database Release Frequency: Annually

Date of Last EDR Contact: 08/27/2005
Date of Next Scheduled Update: 11/2/2005

NY DRY CLEAN: Regulated Drycleaners

Source: Department of Environmental Conservation
Telephone: 518-402-8403
A listing of all regulated drycleaning facilities.

Date of Government Version: 06/19/2004
Database Release Frequency: Varies

Date of Last EDR Contact: 05/21/2004
Date of Next Scheduled Update: 11/07/2004

NY DELISTED HWS: Deletion Registry Sites

Source: Department of Environmental Conservation
Telephone: 518-402-9622
A database listing of sites deleted from the Registry of Inactive Hazardous Waste Disposal Sites.

Date of Government Version: 05/16/2005
Database Release Frequency: Annually

Date of Last EDR Contact: 06/03/2005
Date of Next Scheduled Update: 09/13/2005

NY LTANKS: Spills Information Database

Source: Department of Environmental Conservation
Telephone: 518-402-8540
Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 1978 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills.

Date of Government Version: 08/15/2005
Database Release Frequency: Varies

Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY HSTLTANKS: Listing of Leaking Storage Tanks

Source: Department of Environmental Conservation
Telephone: 518-402-8549
A listing of leaking underground and aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills. In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes files that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY LTANKS database. Department of Environmental Conservation.

Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 07/07/2005
Date of Next Scheduled Update: 10/24/2005

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

NY ROCKLAND UST: Petroleum Bulk Storage Database

Source: Rockland County Health Department
Telephone: 914-364-7601
Date of Government Version: 07/27/2005
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/03/2005

NY SUFFOLK AST: Storage Tank Database

Source: Suffolk County Department of Health Services
Telephone: 631-864-2071
Date of Government Version: 04/16/2004
Database Release Frequency: Annually

Date of Last EDR Contact: 06/09/2005
Date of Next Scheduled Update: 08/29/2005

NY SUFFOLK UST: Storage Tank Database

Source: Suffolk County Department of Health Services
Telephone: 631-864-2071
Date of Government Version: 04/16/2004
Database Release Frequency: Annually

Date of Last EDR Contact: 06/09/2005
Date of Next Scheduled Update: 08/29/2005

NY CBS UST: Chemical Bulk Storage Database

Source: NYDEC
Telephone: 518-402-8549
Facilities that store regulated hazardous substances in underground tanks of any size.

Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY CBS AST: Chemical Bulk Storage Database

Source: NYDEC
Telephone: 518-402-8549
Facilities that store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, or in underground tanks of any size.

Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY MOSF UST: Major Oil Storage Facilities Database

Source: NYDEC
Telephone: 518-402-8549
Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/01/2002
Database Release Frequency: Varies

Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY MOSF AST: Major Oil Storage Facilities Database

Source: NYDEC
Telephone: 518-402-8549
Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY HSWDS: Hazardous Substance Waste Disposal Site Inventory

Source: Department of Environmental Conservation
Telephone: 518-402-8584
The list includes any known or suspected hazardous substance waste disposal sites. Also included are sites selected from the Registry of Inactive Hazardous Waste Disposal Sites and non-Registry sites that U.S. EPA (Environmental Assessment) (EA) reports or Site Investigation (SI) reports were prepared. Hazardous Substance Waste Disposal Sites are eligible to be Superfund sites now that the New York State Superfund has been refinanced and changed. This means that the study inventory has served its purpose and will no longer be maintained as a separate entity. The last version of the study inventory is frozen in time. The sites on the study will not automatically be made Superfund sites, rather each site will be further evaluated for listing on the Registry. So overtime they will be added to the registry or not.

Date of Government Version: 05/01/2002
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 08/31/2005
Date of Next Scheduled Update: 06/29/2005

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

NY BROWNFIELD: Brownfields Site List

Source: Department of Environmental Conservation
Telephone: 518-402-8764
A Brownfield is any real property where redevelopment or re-use may be complicated by the presence or potential presence of a hazardous waste, petroleum, or contaminant.

Date of Government Version: 06/20/2005
Database Release Frequency: Semi-annually

Date of Last EDR Contact: 06/03/2005
Date of Next Scheduled Update: 09/13/2005

NY SPILLS: Spills Information Database

Source: Department of Environmental Conservation
Telephone: 518-402-8549
Data collected on spills reported to NYDEC as required by one or more of the following: Article 12 of the Navigation Law, § 8 NYCRR Section 613.8 (from RGS logs), or § 8 NYCRR Section 613.2 (from CDS logs). It includes spill events as of April 1, 1996, as well as spills occurring since that date.

Date of Government Version: 08/15/2005
Database Release Frequency: Varies

Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY HST SPILLS: SPILLS Database

Source: Department of Environmental Conservation
Telephone: 518-402-8549
This database contains records of chemical and petroleum spill incidents. Under State law, petroleum and hazardous chemical spills that can impact the waters of the state must be reported by the spiller (and, in some cases, by anyone who has knowledge of the spill). In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes files that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY SPILLS database. Department of Environmental Conservation.

Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 07/07/2005
Date of Next Scheduled Update: 10/24/2005

NY CORTLAND AST: Cortland County Storage Tank Listing

Source: Cortland County Health Department
Telephone: 607-753-5035
Date of Government Version: 08/02/2005
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/13/2005
Date of Next Scheduled Update: 08/29/2005

NY CORTLAND UST: Cortland County Storage Tank Listing

Source: Cortland County Health Department
Telephone: 607-753-5035
Date of Government Version: 06/30/2005
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/13/2005
Date of Next Scheduled Update: 08/29/2005

NY HASSEAU AST: Registered Tank Database

Source: Nassau County Health Department
Telephone: 516-571-3314
Date of Government Version: 05/21/2003
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 04/01/2005
Date of Next Scheduled Update: 10/1/2005

NY HASSEAU UST: Registered Tank Database

Source: Nassau County Health Department
Telephone: 516-571-3314
Date of Government Version: 05/21/2003
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 04/01/2005
Date of Next Scheduled Update: 10/1/2005

NY ROCKLAND AST: Petroleum Bulk Storage Database

Source: Rockland County Health Department
Telephone: 914-364-2605
Date of Government Version: 07/27/2005
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/03/2005

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

NY MANIFEST: Facility and Manifest Data

Source: Department of Environmental Conservation
Telephone: 518-402-8557
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 05/27/2005
Database Release Frequency: Annually

Date of Last EDR Contact: 06/02/2005
Date of Next Scheduled Update: 05/29/2005

NY MANIFEST: Facility and Manifest Data

Source: NYDEC
Telephone: 518-437-6553
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. (C) Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

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POTENTIAL SUPERFUND LIABILITY

PRP: Potentially Responsible Parties
Source: EPA
Telephone: 202-564-5064
A listing of verified Potentially Responsible Parties.

Date of Government Version: 06/06/2005
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/06/2005
Date of Next Scheduled Update: 10/03/2005

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SECTION 2: FACILITY DETAIL REPORTS

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WASTE MANAGEMENT

Facility Has Received Notices of Violations

DATABASE: Resource Conservation and Recovery Information (RCRAInfo)

AUBURN PLASTICS INC
24 MCMASTER ST
AUBURN, NY 13021
EOR ID #1000427252

Regulation Violated:	Not reported
Area of Violation:	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)
Date Violation Determined:	11/01/1989
Actual Date Achieved Compliance:	12/25/1989
Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	12/26/1989
Regulation Violated:	Not reported
Area of Violation:	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)
Date Violation Determined:	03/01/1989
Actual Date Achieved Compliance:	12/20/1989
Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	01/15/1989
Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	06/13/1989

COMPLIANCE AND ENFORCEMENT SUMMARY

Responsible Agency:	State
Compliance Evaluation Inspection	Evaluation Date: 11/20/1989
Compliance Evaluation Inspection	Evaluation Date: 05/30/1988
Compliance Evaluation Inspection	Evaluation Date: 06/30/1987

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SECTION 2: FACILITY DETAIL REPORTS

...Continued...

MULTIMEDIA

Facility is listed in EPA's Index system

DATABASE: Facility Index System (FINDS)

AUBURN PLASTICS INC
24 MCMASTER ST
AUBURN, NY 13021
EOR ID #1000427252

This site is listed in the Federal FINDS database. The FINDS database may contain references to reports from government databases included elsewhere in the report. Please note: the FINDS database may also contain references to out of date records formerly associated with the site.

Registry ID: 110000616450
Facility Name: AUBURN PLASTICS INCORPORATED
Facility Address: 24 MCMASTER ST
AUBURN, NY 13021
Facility County: CATTARAUGUS
Facility EPA Region: 02
US Fed Gov Facility: No
Indian Tribal Land: Not reported
Alternative Facility Names:
AUBURN PLASTICS INC

EPA Records Indicate Facility is Listed in:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

Facility SIC Codes: Not reported

Facility NAICS Codes: Not reported

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SECTION 2: FACILITY DETAIL REPORTS

...Continued...

WASTE MANAGEMENT

Facility has been subject to corrective actions

DATABASE: Corrective Actions (CORRACTS)

AUBURN PLASTICS INC
24 MCMASTER ST
AUBURN, NY 13021
EOR ID #1000427252

EPA ID:	NYD010778569
Region:	2
Area Name:	SITEWIDE
Actual Date:	03/20/1995
Corrective Action:	CA050 - RFA Completed
2002 NAICS Title:	Not Reported
EPA ID:	NYD010778569
Region:	2
Area Name:	SITEWIDE
Actual Date:	03/20/1995
Corrective Action:	CA070 - RFA Determination Of Need For An RFI, RFI Is Not Necessary
2002 NAICS Title:	Not Reported
EPA ID:	NYD010778569
Region:	2
Area Name:	SITEWIDE
Actual Date:	06/05/1993
Corrective Action:	CA073 - CA Prioritization, Facility or area was assigned a high corrective action priority
2002 NAICS Title:	Not Reported
EPA ID:	NYD010778569
Region:	2
Area Name:	SITEWIDE
Actual Date:	01/12/2004
Corrective Action:	CA073 - CA Prioritization, Facility or area was assigned a medium corrective action priority
2002 NAICS Title:	Not Reported
EPA ID:	NYD010778569
Region:	2
Area Name:	SITEWIDE
Actual Date:	03/20/1995
Corrective Action:	CA210 - CA Responsibility Referred To A Non-RCRA Federal Authority, Corrective Action referred to another non-RCRA Federal Authority
2002 NAICS Title:	Not Reported
EPA ID:	NYD010778569
Region:	2
Area Name:	SITEWIDE
Actual Date:	03/20/1995
Corrective Action:	CA220 - Stabilization Measures Evaluation, This facility is not amenable to stabilization activity at the present time for reasons other than (1) it appears to be technically, financially or inoperable (HF) or (2) there is a lack of technical information (HI). Reasons for this conclusion may be the status of, closure at the facility, the degree of risk, timing considerations, the status of corrective action work at the facility, or other, administrative considerations
2002 NAICS Title:	Not Reported
EPA ID:	NYD010778569
Region:	2
Area Name:	SITEWIDE
Actual Date:	03/20/1995
Corrective Action:	CA220 - Stabilization Measures Evaluation, This facility is not amenable to stabilization activity at the present time for reasons other than (1) it appears to be technically, financially or inoperable (HF) or (2) there is a lack of technical information (HI). Reasons for this conclusion may be the status of, closure at the facility, the degree of risk, timing considerations, the status of corrective action work at the facility, or other, administrative considerations
2002 NAICS Title:	Not Reported

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

To maintain currency of the following federal, state and local databases, EOR contacts the appropriate government agency on a monthly or quarterly basis as required.

Elapsed ASTM days: Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standard.

WASTE MANAGEMENT

RCRIS: Resource Conservation and Recovery Act Information

Source: EPA
Telephone: 800-424-9346
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting obligations of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 09/20/2005
Database Release Frequency: Quarterly
Date of Last EOR Contact: 06/23/2005
Date of Next Scheduled Update: 10/24/2005

BRS: Biennial Reporting System

Source: EPA/ASTIS
Telephone: 800-424-9346
The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/12/2003
Database Release Frequency: Biennially
Date of Last EOR Contact: 06/17/2005
Date of Next Scheduled Update: 09/12/2005

RAATS: RCRA Administrative Action Tracking System

Source: EPA
Telephone: 202-564-4104
RCRA Administrative Action Tracking System, RAATS contains records based on enforcement actions issued under RCRA pertaining to major violations and administrative and civil actions brought by the EPA. For administrative actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical record. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Database Release Frequency: No Update Planned
Date of Last EOR Contact: 06/04/2005
Date of Next Scheduled Update: 06/05/2005

CORRACTS: Corrective Action Report

Source: EPA
Telephone: 800-424-9346
CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/28/2005
Database Release Frequency: Quarterly
Date of Last EOR Contact: 06/05/2005
Date of Next Scheduled Update: 09/05/2005

PADS: PCB Activity Database System

Source: EPA
Telephone: 202-564-3887
PCB Activity Database, PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 03/30/2005
Database Release Frequency: Annually
Date of Last EOR Contact: 08/22/2005
Date of Next Scheduled Update: 11/07/2005

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

NY BROWNFIELD: Brownfields Site List
Source: Department of Environmental Conservation
Telephone: 518-402-9544
A Brownfield is any real property where redevelopment or re-use may be complicated by the presence or potential presence of a hazardous waste, petroleum, petroleum, or contaminant.
Date of Government Version: 06/29/2005
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 06/03/2005
Date of Next Scheduled Update: 09/12/2005

NY SPILLS: Spills Information Database
Source: Department of Environmental Conservation
Telephone: 518-402-9544
Data collected on spills reported to NYSDDEC as required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.6 (from PDS logs), or 6 NYCRR Section 665.2 (from CBS logs). It includes spills active as of April 1, 1998, as well as spills occurring since this date.
Date of Government Version: 08/19/2005
Database Release Frequency: Varies
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY HIST SPILLS: SPILLS Database
Source: Department of Environmental Conservation
Telephone: 518-402-9544
This database contains records of chemical and petroleum spill incidents. Under State law, petroleum and hazardous chemical spills that can impact the waters of the state must be reported by the spiller (and, in some cases, by anyone who has knowledge of the spill). In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database houses facts that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY SPILLS database. Department of Environmental Conservation.
Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/01/2005
Date of Next Scheduled Update:

NY CORTLAND A87: Cortland County Storage Tank Listing
Source: Cortland County Health Department
Telephone: 607-753-5055
Date of Government Version: 06/30/2003
Database Release Frequency: Quarterly
Date of Last EDR Contact: 05/31/2005
Date of Next Scheduled Update: 06/29/2005

NY CORTLAND U87: Cortland County Storage Tank Listing
Source: Cortland County Health Department
Telephone: 607-753-5055
Date of Government Version: 06/30/2003
Database Release Frequency: Quarterly
Date of Last EDR Contact: 05/31/2005
Date of Next Scheduled Update: 06/29/2005

NY NASSAU A87: Registered Tank Database
Source: Nassau County Health Department
Telephone: 516-571-3314
Date of Government Version: 05/21/2003
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 08/01/2005
Date of Next Scheduled Update: 10/01/2005

NY NASSAU U87: Registered Tank Database
Source: Nassau County Health Department
Telephone: 516-571-3314
Date of Government Version: 05/21/2003
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 08/01/2005
Date of Next Scheduled Update: 10/01/2005

NY ROCKLAND A87: Petroleum Bulk Storage Database
Source: Rockland County Health Department
Telephone: 914-364-2605
Date of Government Version: 07/27/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/03/2005

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

NY ROCKLAND U87: Petroleum Bulk Storage Database
Source: Rockland County Health Department
Telephone: 914-364-2605
Date of Government Version: 07/27/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/03/2005

NY SUFFOLK A87: Storage Tank Database
Source: Suffolk County Department of Health Services
Telephone: 631-854-2521
Date of Government Version: 04/16/2004
Database Release Frequency: Annually
Date of Last EDR Contact: 06/02/2005
Date of Next Scheduled Update: 06/29/2005

NY SUFFOLK U87: Storage Tank Database
Source: Suffolk County Department of Health Services
Telephone: 631-854-2521
Date of Government Version: 04/16/2004
Database Release Frequency: Annually
Date of Last EDR Contact: 06/02/2005
Date of Next Scheduled Update: 06/29/2005

NY CBS U87: Chemical Bulk Storage Database
Source: NYSDDEC
Telephone: 518-402-9544
Facilities that store regulated hazardous substances in underground tanks of any size
Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY CBS A87: Chemical Bulk Storage Database
Source: NYSDDEC
Telephone: 518-402-9544
Facilities that store regulated hazardous substances in aboveground tanks with capacities of 165 gallons or greater, and/or in underground tanks of any size.
Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY MOSF U87: Major Oil Storage Facilities Database
Source: NYSDDEC
Telephone: 518-402-9544
Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.
Date of Government Version: 01/01/2002
Database Release Frequency: Varies
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY MOSF A87: Major Oil Storage Facilities Database
Source: NYSDDEC
Telephone: 518-402-9544
Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.
Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY HSWS: Hazardous Substance Waste Disposal Site Inventory
Source: Department of Environmental Conservation
Telephone: 518-402-9544
The list includes any known or suspected hazardous substance waste disposal sites. Also included are sites deleted from the Registry of Inactive Hazardous Waste Disposal Sites and non-Registry sites that U.S. EPA Preliminary Assessment (PA) reports or Site Investigation (SI) reports were prepared. Hazardous Substance Waste Disposal Sites are eligible to be Superfund sites now that the New York State Superfund has been reauthorized and changed. This means that the study inventory has served its purpose and will no longer be maintained as a separate entity. The last version of the study inventory is frozen in time. The sites on the study will not automatically be made Superfund sites, rather each site will be further evaluated for listing on the Registry. So overdue they will be added to the registry or not.
Date of Government Version: 06/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 05/31/2005
Date of Next Scheduled Update: 06/29/2005

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

NY MANIFEST: Facility and Manifest Data
Source: Department of Environmental Conservation
Telephone: 518-402-9544
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.
Date of Government Version: 06/27/2005
Database Release Frequency: Annually
Date of Last EDR Contact: 06/07/2005
Date of Next Scheduled Update: 06/29/2005

NY MANIFEST: Facility and Manifest Data
Source: NYSDDEC
Telephone: 518-402-9544
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.
Date of Government Version: 06/08/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 07/09/2005
Date of Next Scheduled Update: 10/03/2005

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. (C) Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

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POTENTIAL SUPERFUND LIABILITY

PRP: Potentially Responsible Parties

Source: EPA

Telephone: 202-564-6064

A listing of verified Potentially Responsible Parties

Date of Government Version: 06/08/2005

Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/09/2005

Date of Next Scheduled Update: 10/03/2005

The EDR-Fire Insurance Map

Abstract

T and K Hardware
76 State Street
Auburn, NY 13021

September 15, 2005

Inquiry Number: 1509474-2



The Standard In Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06460

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802

TABLE OF CONTENTS

SECTION 1: FACILITY SUMMARY

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

Section 1: Facility Summary	Page 3
Summary of facility filings including a review of the following areas: waste management, waste disposal, multi-media issues, and Superfund liability.	
Section 2: Facility Detail Reports	Page 4
All available detailed information from databases where sites are identified.	
Section 3: Databases Searched and Update Information	Page 6
Name, source, update dates, contact phone number and description of each of the databases searched for this report.	

Thank you for your business.
Please contact EDR at 1-800-353-0050
with any questions or comments.

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SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility is listed in a county/local unique database

DATABASE: State/County (LOCAL)

STATE & GARDEN STREETS
STATE / GARDEN STREETS
AUBURN, NY
EDR ID #310216011

Database: NY SPILLS

SPI#s:
Q# Facility ID: 163723
Site ID: 169580
SP# Number: 8504764
Investigator: GSCURLEY
Caller Name: Not reported
Caller Phone: Not reported
Notifier Name: Not reported
Notifier Phone: Not reported
SP# Date: 10/25/88
Facility Address: 2 Not reported
Facility Type: ER
Related To: Not reported
Remediation Phase: 0
Program Number: 8504764
SP# Cause: UNKNOWN
Water Affected: OWASCO OUTLET
Contact Name: Not reported
SP# Incident: POLICE DEPARTMENT
SP#er: Not reported
SP#er Company: UNKNOWN
SP#er Address: NY
SP#er County: 999
SP# Cause: Not reported
SP# Closed On: 06/28/89
Cleanup Ceased: 12/07/88
Last Inspection: / /
Recommended Penalty: / /
UST Treat: False
SP# Record Last Update: 06/07/89
Data SP# Entered in Computer Data File: 10/20/88
Material ID: 433894
Operable Unit: 01
Operable Unit ID: 021758
Material Code: 0022
Material Name: Heavy Oil/Used Oil (Not Fuel)
Case No.: Not reported
Material FA: Petroleum
Quantity: 0
Units: Not reported
Recovered: No
Resource Affected - Sp: No
Resource Affected - Air: No
Resource Affected - Inland Aq: No
Resource Affected - Groundwater: No
Resource Affected - Surface Water: Yes
Resource Affected - Drinking Wtr: No
Resource Affected - Sewer: No
Resource Affected - Impervious Surface: No
Organic: False

DEC Remarks: Prior to Sept. 2004 data translation this SP# Lead DEC File was "CC".
/ / THIS CONDITION HAS OCCURRED TWICE BEFORE. STORM LINEWALL HAVE
TO BE CHECKED UNTIL SOURCE IS FOUND. 12/07/88; UNABLE TO LOCATE SOURCE
OF ILLEGAL DUMPING INTO STORM S
EVER. 08/28/85: This is additional information about material spilled
from the translation of the old SP# file: POSSIBLE SOLVENT.
HEAVY DISCHARGE, BUT NOT CONSTANT, COMING FROM STORM SEWER. POSSIBLE
3-4 POINTS OF ORIGIN.

Database: NY HIST SPILLS

HIST SP#s:
SP# Number: 8504764
Investigator: CC
Caller Name: Not reported
Caller Phone: Not reported
Notifier Name: Not reported
Region of Spill: 2
SP#s: 01
Caller Agency: Not reported
Caller Extension: Not reported
Notifier Agency: Not reported

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SECTION 2: FACILITY DETAIL REPORTS

...Continued...

Notifier Phone: Not reported
SP# Date: 10/25/88 14:45
SP# Cause: Unknown
Water Affected: OWASCO OUTLET
Facility Contact: Not reported
SP# Notifier: Police Department
SP#er Contact: Not reported
SP#er: UNKNOWN
SP#er Address: Not reported
DEC Remarks: / / THIS CONDITION HAS OCCURRED TWICE BEFORE. STORM LINEWALL HAVE
TO BE CHECKED UNTIL SOURCE IS FOUND. 12/07/88; UNABLE TO LOCATE SOURCE
OF ILLEGAL DUMPING INTO STORM SEWER. 09/28/85: This is additional
information about material spilled
from the translation of the old SP# file: POSSIBLE SOLVENT.
HEAVY DISCHARGE, BUT NOT CONSTANT, COMING FROM STORM SEWER. POSSIBLE
3-4 POINTS OF ORIGIN.
Remark: Not reported
SP# Cause: Material
Material Class Type: 1
Quantity Spilled: 0
Units: Not reported
Unknown Qty Spilled: No
Quantity Recovered: 0
Unknown Qty Recovered: False
Material: WASTE OIL
Class Type: Petroleum
Chem Abstract Service Number: WASTE OIL
Last Date: 06/21/994
Num Times Material Entry in File: 06/21/994
SP# Closed On: 04/28/89
Cleanup Ceased: 12/07/88
Last Inspection: / /
Recommended Penalty: / /
SP#er Cleanup DU: / /
Investigation Complete: / /
SP# Record Last Update: 06/07/89
Is Updated: False
Corrective Action Plan Submitted: / /
Data SP# Entered in Computer Data File: 10/20/88
Date Region Sent Summary to Central Office: 12/07/88
Notifier Extension: Not reported
Reported to Dept: 10/25/88 14:45
Resource Affected: Surface Water
SP# Source: Unknown
Facility Type: Not reported
PBB Number: Not reported
SP#er Phone: Not reported

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

FINDS: Facility Index System/Registry System
Source: EPA
Telephone: Not Reported
Facility Index System (FINDS) contains both facility information and "pointers" to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), ARIS (Automated Information Retrieval System), DOCKET I (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET I (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFD (Federal Facility Information System), STATE (State Environmental Laws and Statutes), and PAOS (PACIS Active Site System).

Date of Government Version: 07/1/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/03/2005

NY SPDES: State Pollutant Discharge Elimination System
Source: Department of Environmental Conservation
Telephone: 518-402-8333
New York State has a state program which has been approved by the United States Environmental Protection Agency for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Under New York State law the program is known as the State Pollutant Discharge Elimination System (SPDES) and is broader in scope than that required by the Clean Water Act in that it controls point source discharges to groundwater as well as surface waters.

Date of Government Version: 09/1/2005
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 06/08/2005
Date of Next Scheduled Update: 11/07/2005

NY ARS: Air Emissions Data
Source: Department of Environmental Conservation
Telephone: 518-402-8452
Date of Government Version: 12/1/2002
Database Release Frequency: Annually
Date of Last EDR Contact: 06/22/2005
Date of Next Scheduled Update: 11/21/2005

NY DRY CLEAN: Registered Drycleaners
Source: Department of Environmental Conservation
Telephone: 518-402-8403
A listing of all registered drycleaning facilities.

Date of Government Version: 06/15/2004
Database Release Frequency: Varies
Date of Last EDR Contact: 05/21/2004
Date of Next Scheduled Update:

NY DELISTED HWS: Delisted Registry Sites
Source: Department of Environmental Conservation
Telephone: 518-402-9022
A database listing of sites deleted from the Registry of Inactive Hazardous Waste Disposal Sites.

Date of Government Version: 03/1/2005
Database Release Frequency: Annually
Date of Last EDR Contact: 06/03/2005
Date of Next Scheduled Update: 09/12/2005

NY LTANKS: Spills Information Database
Source: Department of Environmental Conservation
Telephone: 518-402-8549
Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/88 through the most recent update. They can be other leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills.

Date of Government Version: 06/15/2005
Database Release Frequency: Varies
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY HIST LTANKS: Listing of Leaking Storage Tanks
Source: Department of Environmental Conservation
Telephone: 518-402-8549
A listing of leaking underground and aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills. In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes tanks that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY LTANKS database. Department of Environmental Conservation.

Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/07/2005
Date of Next Scheduled Update:

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

NY BROWNFIELD: Brownfields Site List
Source: Department of Environmental Conservation
Telephone: 518-402-8774
A Brownfield is any real property where redevelopment or re-use may be complicated by the presence or potential presence of a hazardous waste, petroleum, petroleum, petroleum, or contaminant.

Date of Government Version: 06/29/2005
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 06/03/2005
Date of Next Scheduled Update: 09/12/2005

NY SPILLS: Spills Information Database
Source: Department of Environmental Conservation
Telephone: 518-402-8549
Data collected on spills reported to NYDEC as required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 813.8 (from PUS reqs), or 6 NYCRR Section 859.2 (from CDS reqs). It includes spills active as of April 1, 1998, as well as spills occurring since this date.

Date of Government Version: 06/15/2005
Database Release Frequency: Varies
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY HIST SPILLS: SPILLS Database
Source: Department of Environmental Conservation
Telephone: 518-402-8549
This database contains records of chemical and petroleum spill incidents. Under State law, petroleum and hazardous chemical spills that can impact the waters of the state must be reported by the spiller (and, in some cases, by anyone who has knowledge of the spill). In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes tanks that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY SPILLS database. Department of Environmental Conservation.

Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/01/2005
Date of Next Scheduled Update:

NY CORTLAND AST: Cortland County Storage Tank Listing
Source: Cortland County Health Department
Telephone: 607-753-9055
Date of Government Version: 06/30/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 05/31/2005
Date of Next Scheduled Update: 08/29/2005

NY CORTLAND UST: Cortland County Storage Tank Listing
Source: Cortland County Health Department
Telephone: 607-753-9055
Date of Government Version: 06/30/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 05/31/2005
Date of Next Scheduled Update: 08/29/2005

NY HASSEAU AST: Registered Tank Database
Source: Nassau County Health Department
Telephone: 516-571-3314
Date of Government Version: 05/21/2003
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 06/01/2005
Date of Next Scheduled Update: 10/12/2005

NY HASSEAU UST: Registered Tank Database
Source: Nassau County Health Department
Telephone: 516-571-3314
Date of Government Version: 05/21/2003
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 06/01/2005
Date of Next Scheduled Update: 10/12/2005

NY ROCKLAND AST: Petroleum Bulk Storage Database
Source: Rockland County Health Department
Telephone: 914-364-2695
Date of Government Version: 07/27/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/03/2005

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

NY ROCKLAND UST: Petroleum Bulk Storage Database
Source: Rockland County Health Department
Telephone: 914-364-2695
Date of Government Version: 07/27/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 07/05/2005
Date of Next Scheduled Update: 10/03/2005

NY SUFFOLK AST: Storage Tank Database
Source: Suffolk County Department of Health Services
Telephone: 631-864-2371
Date of Government Version: 04/15/2004
Database Release Frequency: Annually
Date of Last EDR Contact: 06/02/2005
Date of Next Scheduled Update: 08/29/2005

NY SUFFOLK UST: Storage Tank Database
Source: Suffolk County Department of Health Services
Telephone: 631-864-2371
Date of Government Version: 04/15/2004
Database Release Frequency: Annually
Date of Last EDR Contact: 06/02/2005
Date of Next Scheduled Update: 08/29/2005

NY CBS UST: Chemical Bulk Storage Database
Source: NYDEC
Telephone: 518-402-8549
Facilities that store regulated hazardous substances in underground tanks of any size.

Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY CBS AST: Chemical Bulk Storage Database
Source: NYDEC
Telephone: 518-402-8549
Facilities that store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size.

Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY MOSF UST: Major Oil Storage Facilities Database
Source: NYDEC
Telephone: 518-402-8549
Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/01/2002
Database Release Frequency: Varies
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

NY MOSF AST: Major Oil Storage Facilities Database
Source: NYDEC
Telephone: 518-402-8549
Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/01/2002
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 07/25/2005
Date of Next Scheduled Update: 10/24/2005

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

NY MANIFEST: Facility and Manifest Data
Source: Department of Environmental Conservation
Telephone: 518-402-8651
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 05/27/2005
Database Release Frequency: Annually
Date of Last EDR Contact: 06/02/2005
Date of Next Scheduled Update: 08/29/2005

NY MANIFEST: Facility and Manifest Data
Source: NYDEC
Telephone: 518-402-8651
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. (C) Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

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POTENTIAL SUPERFUND LIABILITY

PRP: Potentially Responsible Parties
Source: EPA
Telephone: 800-368-6064
A listing of verified Potentially Responsible Parties.

Date of Government Version: 06/05/2005
Database Release Frequency: Quarterly
Date of Last EDR Contact: 07/06/2005
Date of Next Scheduled Update: 10/03/2005

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EDR® Environmental
Data Resources Inc.

"Linking Technology with Tradition"®

Sanborn® Map Report

Ship To: H Ankrah
LCS, Inc
232 Delaware Avenue
Buffalo, NY 14202

Order Date: 9/19/2005 **Completion Date:** 9/19/2005

Inquiry #: 1514141.2

P.O. #: 05M1992.24

Site Name: Richards Auto

Address: 8976, 8994 and 8996 Ocean Hwy

City/State: Westover, MD 21871

Customer Project: 05M1993.24

2014000ERK 716-845-6145

Cross Streets:

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

NO COVERAGE

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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716.845.6145
FAX: 716.845.6164
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September 12, 2005

Ms. Marsha Rozelle
Regional Citizen Participation Specialist
NYS Department of Environmental Conservation
615 Erie Boulevard West
Syracuse, New York 13204

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OHIO

RE: Records Review Request 05S1933.28

Dear Ms. Rozelle,

Our firm is performing an Environmental Assessment of a real property located within the jurisdiction of NYSDEC Region 7. Under the Freedom of Information Law (FOIL), I am writing to request that a review be made of NYSDEC Region 7 department records, which are relevant to the purpose of this Phase I Audit. Please forward this FOIL request to the following NYSDEC departments for review of department records, if available with regards to the subject site or facility(s) (referenced below) and adjacent properties.

- 1) Regulatory Services - permits and registrations (active and inactive).
- 2) Law Enforcement/Legal Affairs/Env. Enforcement - complaint/notice of violation files, legal proceedings.
- 3) Solid and Hazardous Waste - site files for active and inactive sites.
- 4) RCRA
- 5) Petroleum Bulk Storage - tank closure reports, registered facilities.
- 6) Air/Water Division - air and water quality issues/violations.
- 7) NYSDEC Site Inspection Reports.
- 8) Spills Division - record of petroleum/chemical releases.

SUBJECT PROPERTY DATA:

SITE NAME:

STREET ADDRESS:

MUNICIPALITY:

COUNTY:

CURRENT OWNER:

PAST OWNER:

PAST USE:

PRESENT USE:

Size:

SBL#:

76 State St

Auburn

Cayuga

Rondina Properties Inc

Unknown

Retail hardware Store


Retail

.33 acres

115.52-1-71

If you have any questions regarding this request for information, please contact our office. The information that you provide is greatly appreciated.

Sincerely,


Amy Garci
Account Executive

LCS, INC.
MUNICIPAL INFORMATION

PROJECT#: 0551433.28

MUNICIPALITY (Identify Village/Town/City): C. of Auburn

ADDRESS (Identify all potential addresses): 76 State St. & 41-45 Water St.

Office: Assessment

Date: _____

*obtain copy of tax map

SBL #/Tax Parcel #:

Owner: Rondma Properties / Rondma Properties

Past owner(s): _____

Size: .33 / .33

Utilities: All Public / All Public

Additional info.: Vacant Land / Bl 1960

13822 st
improvements ~ Gen. Remod.
96/2002
improve masonry ~ 1998

Office: Building/Code Enforcement Department

Date: 9/9/03

FOIA subm. 9/9.

*Review permits, complaints, violations, records of historic heating systems, etc.

Office: _____

Date: _____

*Use this section for any additional or as extra for sections above.

LCS, INC.
MUNICIPAL INTERVIEW

PROJECT#: 0551933.28

MUNICIPALITY: C. of Auburn
(Identify Village/Town/City)

ADDRESS: 26 State, 445 water.
(Identify all potential addresses)

INTERVIEWS:

Office: Building Inspector/Code Enforcement Officer

Personnel: Lane Pansley

Title:

Date: 9/9/05

Are you aware of any violations, complaints or other records that would indicate recognized environmental conditions at the site? N

Are you aware of any industrial use or uses likely to lead to contamination of the subject property? N

When was the subject property connected to municipal sewer? Upon Cons.

What is the history of the subject structure and/or property?

Comm. Prop.

Office: Fire Department

Personnel:

Date:

Are you aware of any violations, complaints or other records that would indicate recognized environmental conditions at the site?

Are you aware of any industrial use or uses likely to lead to contamination of the subject property?

Have you informed of the storage of hazardous/regulated materials on-site in regards to Records of Emergency Notification under SARA Title III?

CITY OF AUBURN
APPLICATION FOR PUBLIC ACCESS TO RECORDS

I HEREBY APPLY TO INSPECT THE FOLLOWING RECORD(S):

Environmental Records (tanks spills, violations) Assoc.
with 76 State St./41-45 Water St

DAVE CRANDALL
APPLICANT NAME (PLEASE PRINT)

9.9.05
DATE

[Signature]
APPLICANT SIGNATURE

315-473-9438
PHONE NUMBER

LCS, Inc.

REPRESENTING

LCS, Inc. 120 E. Washington St Ste 205
MAILING ADDRESS Syracuse, NY 13202

FOR AGENCY USE ONLY

- ☐ APPROVED
- ☐ DENIED
- ☐ Record of which this agency is Legal Custodian cannot be found.
- ☐ Record is not maintained by this Agency.

NOTICE: YOU HAVE A RIGHT TO APPEAL A DENIAL OF THIS APPLICATION TO THE HEAD OF THIS AGENCY

JOHN L. SALOMONE, CITY MANAGER, 24 SOUTH STREET, AUBURN, NY 13021

WHO MUST FULLY EXPLAIN THE REASON(S) FOR SUCH DENIAL IN WRITING WITHIN SEVEN (7) DAYS OF RECEIPT OF THIS APPEAL.

I HEREBY APPEAL:

SIGNATURE

DATE



realRecord™

OWNERSHIP INFORMATION

RONDINA PROPERTIES INC
76 STATE ST
AUBURN NY 13021-3438

PARCEL NO: 115.52-1-71

Mail: PO BOX 1881
AUBURN NY 13021-1055

PHONE NUMBER:**COUNTY:** CAYUGA**PROPERTY CLASS:** 330-VACANT COMM LAND**CENSUS TRACT:** 0419.00**SALE INFORMATION**

Sale Date		Price \$	0	Deed Date	
Arms Length	N	Libre	362	Page	203
Seller		Buyer		# Total Parcels	
		Personal Property			

SALE HISTORY**PRICE****DATE****SELLER**

No sale history in database for this parcel.

STRUCTURAL INFORMATION**LOT INFORMATION****TAX INFORMATION**

Square Feet	0	Lot Size Dim.:	83.60x172.07	Tax ID#	115.52-1-71
Sqft. 1st Floor		Zoning	C2	Assessed Value \$	39,500
Sqft. 2nd Floor		Nbhd Code	01107	Land Assesment \$	39,500
Fin. Basement Sqft.		School District	050100 - AUBURN	School Tax \$	818
Year Built	0	Lot Size Acres	0.33	County/Town Tax \$	421
Bldg Style		Desirability	SUPERIOR	City/Village Tax \$	549
# Units	1	Water Front	NO	Total Tax \$	1,788
# Storiles	0.00	Sewer	COMM/PUBLIC	Full Tax Value \$	42,183
# Baths	0.00	Water	COMM/PUBLIC	Equalization Rate	0.94
# Bedrooms		Utilities	ELECTRIC	Prior Tax ID#	
# Fireplaces		Nbhd. Rating		Full Land Value \$	42,183
# Kitchens		Nbhd. Type			
Garage Type		# Res. Sites	0		
Garage Bays		# Comm. Sites	1		
Cooling Detail	NONE	Swls Code	050100		
Heat Type					
Exterior					
Condition					
Basement Type					

*The calculated tax amounts are not exact. No special district tax amounts have been included. Taxes should be verified directly from the local tax collector.

Updated:06/10/2005 4:48 pm

EXEMPTIONS:**IMPROVEMENTS:**

(1) SIGN-DOUBLE METAL, BUILT 2002, 60 SQFT
 (1) SIGN-DOUBLE METAL, BUILT 2002, 60 SQFT

Note: Display Indicates first residential site and up to four improvements.

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OWNERSHIP INFORMATION

PROPERTIES RONDINAS
41 WATER ST
AUBURN NY 13021-3609

PARCEL NO: 115.52-1-82

Mail: PO BOX 1881
 AUBURN NY 13021-1055

PHONE NUMBER:**COUNTY:** CAYUGA

PROPERTY CLASS: 485-MUL-OCCUPANT
 STRUCT

CENSUS TRACT: 0419.00**SALE INFORMATION**

Sale Date		Price \$	0	Deed Date	
Arms Length	N	Libre	485	Page	189
Seller		Buyer		# Total Parcels	
		Personal Property			

SALE HISTORY	PRICE	DATE	SELLER
--------------	-------	------	--------

No sale history in database for this parcel.

STRUCTURAL INFORMATION

Square Feet 13,822
Sqft. 1st Floor
Sqft. 2nd Floor
Fin. Basement Sqft.
Year Built 1960
Bldg Style
Units 1
Stories 1.00
Baths 0.00
Bedrooms
Fireplaces
Kitchens
Garage Type
Garage Bays
Cooling Detail NONE
Heat Type
Exterior
Condition FAIR
Basement Type

LOT INFORMATION

Lot Size Dim.: 253.00x203.62
Zoning C2
Nbhd Code 01107
School District 050100 - AUBURN
Lot Size Acres 1.18
Desirability SUPERIOR
Water Front NO
Sewer COMM/PUBLIC
Water COMM/PUBLIC
Utilities GAS & ELECTRIC
Nbhd. Rating
Nbhd. Type
Res. Sites 0
Comm. Sites 1
Swis Code 050100

TAX INFORMATION

Tax ID# 115.52-1-82
Assessed Value \$ 256,100
Land Assesment \$ 50,700
School Tax \$ 5,303
County/Town Tax \$ 2,730
City/Village Tax \$ 3,562
Total Tax \$ 11,596
Full Tax Value \$ 273,494
Equalization Rate 0.94
Prior Tax ID#
Full Land Value \$ 54,144

*The calculated tax amounts are not exact. No special district tax amounts have been included. Taxes should be verified directly from the local tax collector.

Updated:06/10/2005 4:48 pm

EXEMPTIONS:**IMPROVEMENTS:**

Note: Display indicates first residential site and up to four improvements.

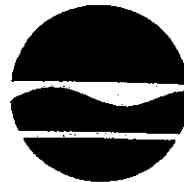
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**New York State Department of Environmental Conservation
Spill Prevention and Response, Region 7**

615 Erie Boulevard West, Syracuse, New York 13204-2400

Phone: (315) 426-7519 • FAX: (315) 426-2653

Website: www.dec.state.ny.us



Denise M. Sheehan
Commissioner

January 30, 2006

Mr. Ben Bremer
LCS, Inc.
120 East Washington Street
Suite 205
Syracuse, New York 13202

Re: Spill No. 05-10194
State Street & Water Street, Auburn, NY

Dear Mr. Bremer:

In an e-mail dated January 24, 2006, you requested the New York State Department of Environmental Conservation (the Department) to make a determination that you have completed all required remedial activities with regard to the referenced petroleum spill site.

The Department has reviewed the records and data submitted by you regarding cleanup actions at the above referenced petroleum spill site. These records included, but were not limited to, LCS, Inc. Limited and Focused Subsurface Soil Investigation Report dated December 7, 2005. Based on such review, the Department has determined that you have completed the necessary cleanup and removal actions, and no further remedial activities are necessary.

Nothing contained herein shall be construed as barring, diminishing, or in any way limiting the Department's authority under the Navigation Law or the Environmental Conservation Law, including the authority to require additional remedial work, if necessary.

Should you have any questions concerning this matter, please contact Michael Nash of the Spill Response Staff at (315) 426-7522.

Sincerely,

Richard J. Brazell, P.E.
Regional Spill Engineer

RJB/cr

LCS INC.

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December 7, 2005

Mr. Tim McLoughlin
First Niagara Bank
115 Genesee Street
Auburn, New York 13021

Re: Limited and Focused Subsurface Soil Investigation
76 State Street and 41-45 Water Street
Auburn, New York
LCS Project # 05S1933.22
Spill Number 05-10194

Dear Mr. McLoughlin:

As you are aware, LCS completed an EAQuick Transaction Screen Process Environmental Site Assessment (ESA) report, dated October 13, 2005. Through that study LCS identified the following potential issue warranting intrusive study at this time.

- According to the site contact, the subject property, addressed at 76 State Street, was historically a gasoline station approximately 40 years ago.

In accordance with our proposal dated October 13, 2005, LCS completed additional historical research on the subject. Such included a review of historical street directories. Through that review, LCS identified the following as potential additional issues also warranting intrusive study at this time.

- According to the historical street directories the portion of the subject property addressed on State Street previously included Murphy Bros. Parking/Gas Station (1951 through at least 1960) and Groot Parking Station/Service Station (1936 through at least 1943). Additionally, according to these directories, the portion of the subject property addressed on Water Street previously included the following operations: Auburn Transit/Greyhound/Onondaga Coach and ABC Cleaners (at least 1971); Blake Pontiac Buick (in at least 1966); Paul Pontiac (in at least 1960); Rumsey Motors (in at least 1951); Murphy Bros. Parking/Gas Station (in at least 1951); and, Groot Parking Station/Service Station (1936 through at least 1943).

At your request, LCS completed a subsurface investigation at the subject property. This investigation consisted of 24 test borings. Selected soil samples were submitted for laboratory analysis. Due to the discovery of petroleum-impacted soils, as required by law, the New York State Department of Environmental Conservation (NYSDEC) was notified and spill number 05-10194 was assigned to the site.

The following is a summary of the methods and results of the investigation.

Methods of Investigation

Intrusive Investigation

Boreholes BH1 through BH24 were completed in the readily accessible areas of the subject property. A truck-mounted percussion and hydraulically driven drive system was used to advance an approximate 1.5-inch diameter, approximate 48 inch long macro-core sampler into the soil for each of the boreholes. Soil samples were generally collected within each borehole continuously from the ground surface to between approximately 8 and 16 feet below the ground surface (ft. bgs). Any downhole equipment was decontaminated with an Alconox and water wash and tap water rinse between boreholes. The cutting shoes were decontaminated in a similar manner between collection of each sample.

The physical characteristics of all soil samples were classified using the Unified Soil Classification System (USCS) (Visual-Manual Method) and placed in separate sealable containers to allow any vapors to accumulate in the headspace. After several minutes, the container was opened slightly and total VOC concentrations in air within the sample container were measured using a photoionization detector (PID) calibrated in accordance with manufacturer's specifications. [The PID is designed to detect volatile organic compounds (VOCs), such as those associated with petroleum and some solvents.] The results of this screening are included in the attached boring and logs. Based on field observations and/or screening results, soils were selected for laboratory analysis (see below).

Sample Analysis

Following labeling of the laboratory-supplied sample containers, 12 soil samples selected for analysis were placed on ice. The soil samples were then submitted, under standard chain-of-custody, to a New York State Department of Health (NYSDOH) approved laboratory, for analysis for STARS VOCs plus 10 TICS, STARS semi-volatile organic compounds (SVOCs) plus 20 TICS, Target Compound List (TCL) VOCs, TCL SVOCs and RCRA metals, in accordance with United States Environmental Protection Agency (USEPA) SW-846 methods. These test methods are typically requested by the NYSDEC for investigations such as this. The following summarizes the analytical testing performed and their respective sample locations:

Sample Location	Analytical Testing Performed
BH1 (10-12 ft. bgs)	8260 STARS List+10 TICs, 8270 STARS List+20 TICs
BH2 (10-12 ft. bgs)	8260 STARS List+10 TICs
BH5 (0-2 ft. bgs)	8260 TCL, 8270 TCL
BH6 (4-6 ft. bgs)	8260 STARS List+10 TICs, 6000/7471
BH7 (10-12 ft. bgs)	8260 STARS List+10 TICs
BH8 (10-12 ft. bgs)	8260 STARS List+10 TICs, 8270 STARS List+20 TICs
BH9 (0-2 ft. bgs)	8260 TCL, 8270 TCL
BH15 (2-4 ft. bgs)	8260 STARS List+10 TICs, 6000/7471
BH20 (2-4 ft. bgs)	8260 TCL, 8270 TCL, 6000/7471
BH21 (2-4 ft. bgs)	8260 TCL, 8270 TCL, 6000/7471
BH22 (0-2 ft. bgs)	8260 TCL, 8270 TCL
BH23 (2-4 ft. bgs)	8260 TCL, 8270 TCL

8260 = Volatile Organic Compounds
8270 Semi-volatile Organic Compounds
6000/7471 = RCRA Metals
TICs = Tentatively Identified Compounds
STARS = Spill Technology and Remediation Series
TCL = Target Compound List

Results of Field Investigation

Twenty four boreholes (BH1 through BH24) were completed in the areas of concern. A total of 149 soil samples were collected for geologic description. Each borehole generally encountered gravelly sand, gravelly clayey sand and fill materials to depths of approximately 11 ft. bgs. Apparent native soils comprised of gravelly sand, sandy clay, gravelly sandy clay and gravelly clayey sand were noted beneath the fill materials. Groundwater was encountered on-site within 10 of the 24 test borings boreholes between approximately 11 and 13 ft. bgs.

PID measurements were above ambient air background levels (i.e. 0.0 parts per million (ppm)) in 25 of the 149 samples collected. PID measurements ranged from 0.0 ppm (various locations) to 110 ppm (BH8 10-12 ft. bgs). Suspect petroleum-type odors were noted within BH1 (11-14.5 ft. bgs), BH2 (11.5-13 ft. bgs), BH7 (11-14 ft. bgs) and BH8 (11-14 ft. bgs). Such field measurements are generally indicative of some petroleum impact. Refer to the attached subsurface logs for soil classification for each sample interval, field observations and PID measurements.

Analytical Testing Results

The soil samples collected and analyzed detected the following analytes. The respective concentrations as well as applicable regulatory guidance values are also listed for comparison. Analytes not detected are not shown.

VOC SOIL DATA - SW-846 METHOD 8260 STARS + 10 TICs

LCS Sample	BH1 (10'-12')	BH2 (10'-12')	BH6 (4'-6')	BH7 (10'-12')	BH8 (10'-12')	TAGM Recommended Soil
Date Sampled	11/8/2005	11/8/2005	11/8/2005	11/8/2005	11/8/2005	Cleanup Objectives
Units	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg
1,2,4-Trimethylbenzene	2,600 E	<5.9	<6	<6.1	<5.9	10,000*
1,3,5-Trimethylbenzene	3,000	<5.9	<6	<6.1	<5.9	3,300
n-Butylbenzene	2,100	<5.9	<6	<6.1	<5.9	10,000*
sec-Butylbenzene	1,600	<5.9	<6	10	<5.9	10,000*
Ethylbenzene	2,300	<5.9	<6	<6.1	<5.9	5,500
Isopropylbenzene	1,700	<5.9	<6	<6.1	<5.9	2,300
p-Isopropyltoluene	700	<5.9	<6	<6.1	<5.9	10,000*
Naphthalene	1,300	<29	<30	<30	<29	13,000*
n-Propylbenzene	7,000	<5.9	<6	<6.1	<5.9	3,700
m,p-Xylene	2,100	<12	<12	<12	<12	1,200**
TICs	144,438 J	0	0	5,486 J	0	10,000*

ug/kg = micrograms per kilogram

TAGM Recommended Soil Cleanup Objectives = Division Technical and Administrative Guidance Memorandum No. 4046

(TAGM 4046): Determination of Soil Cleanup Objectives and Cleanup Levels and addendum (August, 2001)

E = Identifies compounds whose concentrations exceed the calibration range of the instrument for that particular analysis

J = Indicates an estimated value

* = As per TAGM 4046 individual and sum of VOCs not listed, Tentatively Identified Compounds (TICs) must be < or = 10,000ug/kg

** = As per TAGM 4046 the sum of m,p and o-xylenes must not exceed 1,200 ug/kg.

█ = Analyte Detected above Recommended Soil Cleanup Objectives.

VOC SOIL DATA - SW-846 METHOD 8260 TCL

LCS Sample	BH5 (0'-2')	BH9 (0'-2')	BH20 (2'-4')	BH21 (2'-4')	BH22 (0'-2')	BH23 (2'-4')	TAGM Recommended Soil
Date Sampled	11/8/2005	11/8/2005	11/9/2005	11/9/2005	11/9/2005	11/9/2005	Cleanup Objectives
Units	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg
Methylcyclohexane	<6.0	<5.5	6.0	<5.9	<5.4	<6.2	NL
TICs	0	9 J	139 J	0	0	0	10,000*

ug/kg = micrograms per kilogram

TAGM Recommended Soil Cleanup Objectives = Division Technical and Administrative Guidance Memorandum No. 4046

(TAGM 4046): Determination of Soil Cleanup Objectives and Cleanup Levels and addendum (August, 2001)

NL = Not Listed

J = Indicates an estimated value

* = As per TAGM 4046 individual and sum of VOCs not listed, Tentatively Identified Compounds (TICs) must be < or = 10,000mg/kg

SVOC SOIL DATA - SW-846 METHOD 8270 STARS + 20 TICs

LCS Sample	BH1 (10'-12')	BH8 (10'-12')	TAGM Recommended Soil Cleanup Objectives
Date Sampled	11/8/2005	11/8/2005	
Units	ug/kg	ug/kg	ug/kg
Benzo(a)anthracene	98	110	224 or MDL
Benzo(a)pyrene	92	110	61 or MDL
Benzo(b)fluoranthene	170	230	220 or MDL
Benzo(g,h,i)perylene	46	44	50,000***
Benzo(k)fluoranthene	200	<39	220 or MDL
Chrysene	120	130	400
Fluoranthene	250	190	50,000***
Indeno(1,2,3-cd)pyrene	44	45	3,200
Phenanthrene	130	100	50,000***
Pyrene	200	180	50,000***
TICs	2,630 J	3,980 J	500,000***

ug/kg = micrograms per kilogram

TAGM Recommended Soil Cleanup Objectives = Division Technical and Administrative Guidance Memorandum No. 4046 (TAGM 4046): Determination of Soil Cleanup Objectives and Cleanup Levels and addendum (August, 2001)

MDL = Method Detection Limit

*** = Total Semi-VOCs < 500,000 ug/kg, and individual SVOCs < 50,000 ug/kg

J = Indicates an estimated value.

█ = Analyte Detected above Recommended Soil Cleanup Objectives.

SVOC SOIL DATA - SW-846 METHOD 8270 TCL

LCS Sample	BH5 (0'-2')	BH9 (0'-2')	BH20 (2'-4')	BH21 (2'-4')	BH22 (0'-2')	BH23 (2'-4')	TAGM Recommended Soil Cleanup Objectives
Date Sampled	11/8/2005	11/8/2005	11/9/2005	11/9/2005	11/9/2005	11/9/2005	
Units	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg
Anthracene	<400	<3,600	<3,800	<390	<3,600	1,200	50,000***
Benzo(a)anthracene	<400	<3,600	<3,800	<390	<3,600	4,600	224 or MDL
Benzo(a)pyrene	<400	<3,600	<3,800	<390	<3,600	4,400	61 or MDL
Benzo(b)fluoranthene	<400	<3,600	<3,800	<390	<3,600	5,400	220 or MDL
Benzo(g,h,i)perylene	<400	<3,600	<3,800	<390	<3,600	690	50,000***
Benzo(k)fluoranthene	<400	<3,600	<3,800	<390	<3,600	410	220 or MDL
Carbazole	<400	<3,600	<3,800	<390	<3,600	530	NL
Fluoranthene	<400	<3,600	<3,800	<390	<3,600	9,800	50,000***
Fluorene	<400	<3,600	<3,800	<390	<3,600	450	50,000***
Indeno(1,2,3-cd)pyrene	<400	<3,600	<3,800	<390	<3,600	770	3,200
Phenanthrene	<400	<3,600	<3,800	<390	<3,600	5,200	50,000***
Pyrene	<400	<3,600	<3,800	<390	<3,600	8,900	50,000***

ug/kg = micrograms per kilogram

TAGM Recommended Soil Cleanup Objectives = Division Technical and Administrative Guidance Memorandum No. 4046 (TAGM 4046): Determination of Soil Cleanup Objectives and Cleanup Levels and addendum (August, 2001)

NL = Not Listed

MDL = Method Detection Limit

achieving the detection limit will be considered acceptable for meeting the Guidance Value or standard

*** = Total Semi-VOCs < 500,000 ug/kg, and Individual SVOCs < 50,000

█ = Analyte Detected above Recommended Soil Cleanup Objectives

METALS SOIL DATA - SW-846 METHOD 6010/7471

LCS Sample	BH6 (4'-6')	BH15 (2'-4')	BH20 (2'-4')	BH21 (2'-4')	Eastern USA Background Concentrations	NYSDEC Guidance Value
Date Sampled	11/8/2005	11/8/2005	11/9/2005	11/9/2005		
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Arsenic - Total	9.8	<1	2.8	5.1	3-12**	7.5 or SB
Barium - Total	93	120	140	57	15-600	300 or SB
Cadmium - Total	1.2	0.45	0.36	0.32	0.1-1	1 or SB
Chromium - Total	9.8	9.7	10	6.4	1.5-40**	10 or SB
Lead - Total	53	9.8	64	100	***	SB***
Mercury - Total	0.17	0.048	0.070	0.34	0.001-0.2	0.1
Silver - Total	<3.0	0.83	0.67	<0.59	NA	SB

mg/kg = milligrams per kilogram

NYSDEC Guidance Values = Division Technical and Administrative Guidance Memorandum No. 4046

(TAGM) 4046): Determination of Soil Cleanup Objectives and Cleanup Levels (August, 2001)

SB = Site Background Levels

NA = Not Available

* = Indicates analysis is not within the quality control limits.

** = New York State Background

*** = Background levels for lead vary widely. Average levels in undeveloped, rural areas may range from 4-61ppm. Average background levels in metropolitan or suburban areas, or near highways, typically range from 200-500ppm.

█ = Analyte detected above Eastern USA and Recommended Soil Cleanup Objectives

Conclusion

Based on the analytical results of this investigation, petroleum-related VOCs and SVOCs were detected at concentrations above commonly applied NYSDEC recommended soil clean-up objectives as set forth with the TAGM 4046, revised August 2001. These exceedances were identified within samples collected and analyzed from test borings BH1, BH8 and BH23. BH1 and BH8 are proximate the former gasoline station; the source of impact of BH23 could be either the former gasoline station or the former automotive service facility. The extent of the soil impact is not known at this time.

Three metals were detected at concentrations slightly above commonly applied NYSDEC recommended soil clean-up objectives and Eastern USA soil background levels as set forth with the TAGM 4046, revised August 2001 within BH6, BH15, BH20 and BH21. The extent of the metals impact is also unknown. Based on LCS' experience and the concentrations detected, LCS would not expect that these compounds pose a significant concern as they are typical for sites with a similar history.

As previously noted, due to the discovery of petroleum-impacted soils, as required by law, the NYSDEC was notified and spill number 05-10194 was assigned to the site.

This report is subject to the limitations contained within the appendix of this report.

Recommendation

This report should be forwarded to the NYSDEC for review. Based on the apparent limited impact and concentrations present, LCS would request that the NYSDEC make the spill "inactive," indicating that while minor impact is present, no further study or remediation is warranted at this time. However, this determination must be made by the NYSDEC.

It should be noted that LCS did not observe any evidence of any historic underground storage tanks (USTs) during the intrusive investigation; however, if encountered during any future site development, utility work, etc., such should be properly addressed.

Thank you for allowing LCS to service your environmental needs. If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,

 *Benjamin Bremer*

Benjamin Bremer
Manager, Central New York
Environmental Scientist

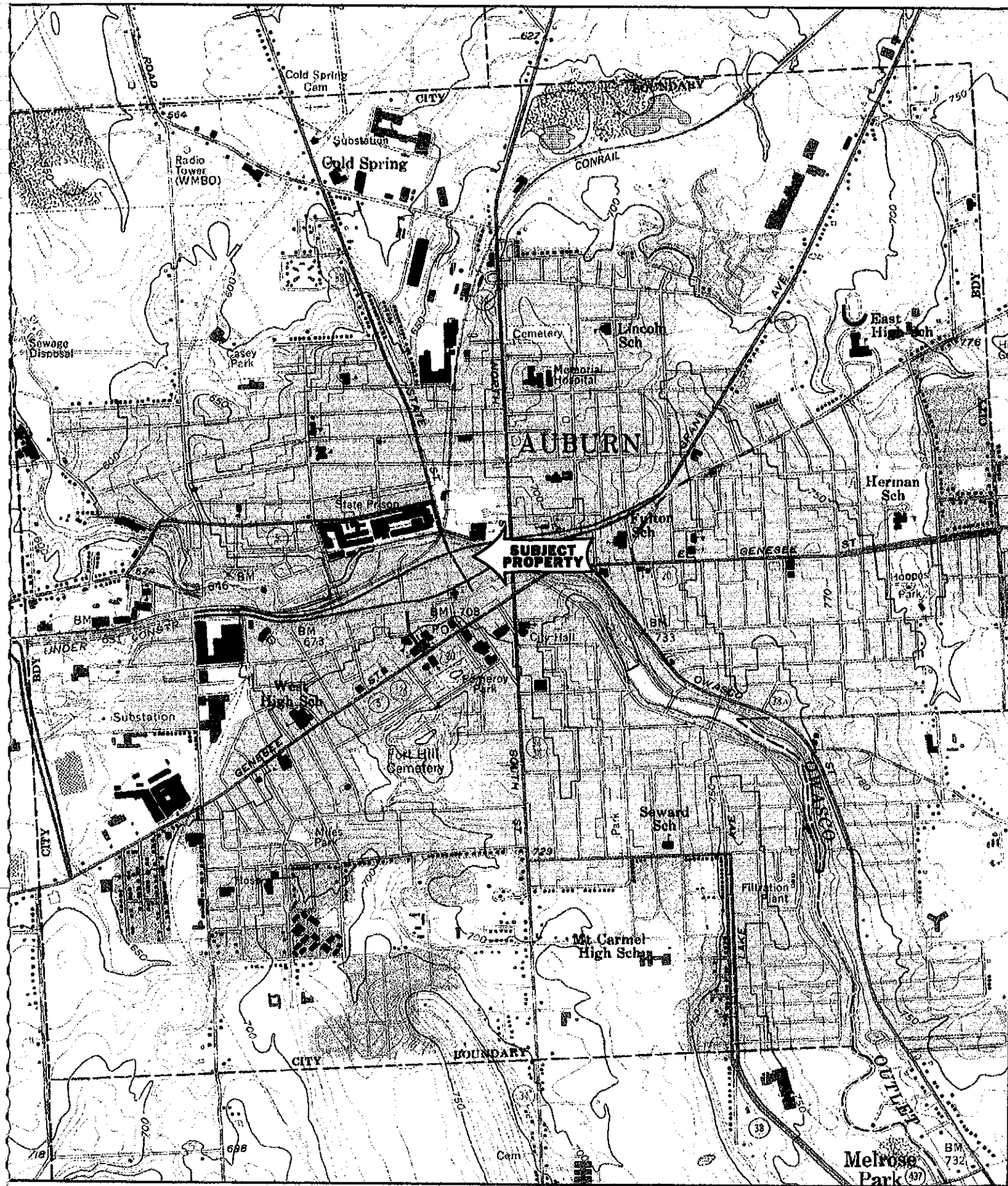
Reviewed by:

 *Doug Reid*

Doug Reid
VP, Environmental Services
Environmental Scientist

Attachments

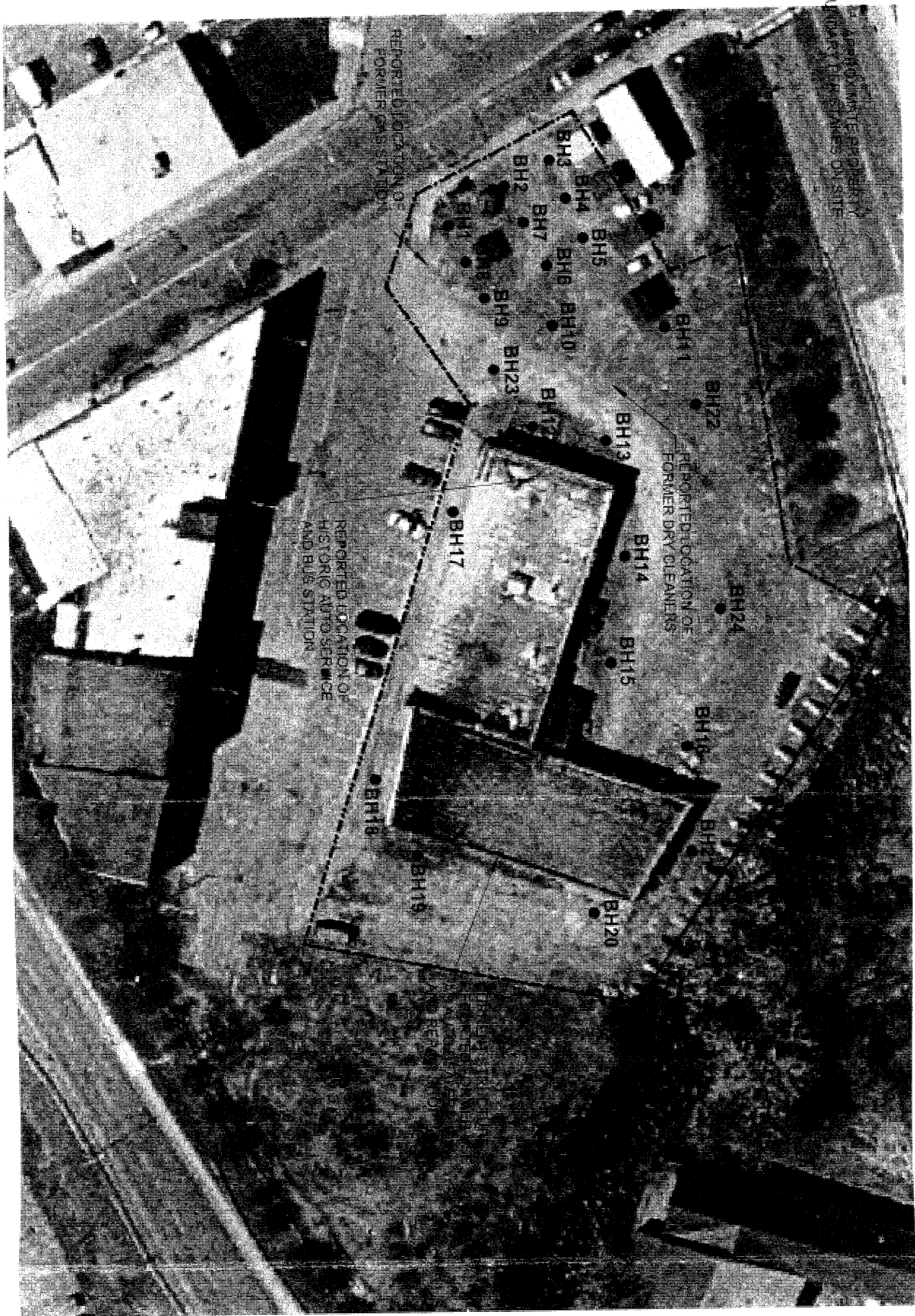
SITE LOCATION MAP



Name: AUBURN
 Date: 12/7/2005
 Scale: 1 inch equals 2000 feet

Location: 042° 55' 53.8" N 076° 33' 59.9" W
 Caption: Figure 1: Site Location map

[illegible]



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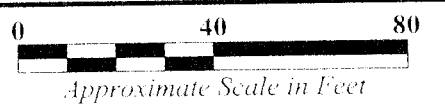
LCS INC.

FIGURE 2- SITE INVESTIGATION PLAN

76 STATE STREET AND
 41-45 WATER STREET
 AUBURN, NY

Drawn by: DCC

Checked by: BFB



LCS Project # 05S1933.22

[illegible]

SUBSURFACE LOG

PROJECT/ LOCATION: 76 State St. and 41-45 Water St., Auburn, NY PROJECT No. 05S1933.22

CLIENT: First Niagara Bank WELL/BORING No BH1

DATE STARTED: 11/8/05 DATE COMPLETED: 11/8/05 RECORDED BY: DC

GROUNDWATER DEPTH WHILE DRILLING: ~12.5 ft. bgs AFTER COMPLETION: NA

WEATHER: 50F – Partly Sunny DRILL RIG: Geoprobe DRILLER: BMS Drilling

DRILL SIZE/TYPE: Macro-core SAMPLE HAMMER: WEIGHT NA FALL NA

[illegible]

NOTES NA = Not Applicable
ft. bgs = feet below ground surface

Fill to ~ 3.5 ft. bgs

Petroleum-type odors ~11-14.5 ft. bgs

*SS - SPLIT-SPOON SAMPLE U - UNDISTURBED TUBE P - PISTON TUBE C - CORE

SUBSURFACE LOG

DRILL SIZE/TYPE: Macro-core SAMPLE HAMMER: WEIGHT NA FALL NA

NOTES	NA = Not Applicable	Fill to ~ 5 ft. bgs
	ft. bgs = feet below ground surface	Petroleum-type odors ~11.5-13 ft. bgs

*SS - SPLIT-SPOON SAMPLE U - UNDISTURBED TUBE P - PISTON TUBE C - CORE



SUBSURFACE LOG

DRILL SIZE/TYPE: Macro-core SAMPLE HAMMER: WEIGHT NA FALL NA

[illegible]

Petroleum-type odors – NA

*SS - SPLIT-SPOON SAMPLE U - UNDISTURBED TUBE P - PISTON TUBE C - CORE

LCS Inc.

SUBSURFACE LOG

PROJECT/ LOCATION: 76 State St. and 41-45 Water St., Auburn, NY PROJECT No. 05S1933.22

CLIENT: First Niagara Bank WELL/BORING No. BH4

DATE STARTED: 11/8/05 DATE COMPLETED: 11/8/05 RECORDED BY: DC

GROUNDWATER DEPTH WHILE DRILLING: ~11.5 ft. bgs AFTER COMPLETION: NA

WEATHER: 50F – partly sunny DRILL RIG: Geoprobe DRILLER: BMS Drilling

DRILL SIZE/TYPE:	Macro-core	SAMPLE HAMMER: WEIGHT	NA	FALL	NA
------------------	------------	-----------------------	----	------	----

[illegible]

NOTES **NA = Not Applicable**

Fill to ~ 2.5 ft. bgs

ft. bgs = feet below ground surface

Petroleum-type odors – NA

*SS - SPLIT-SPOON SAMPLE

U - UNDISTURBED TUBE

P - PISTON TUBE

C - CORE



SUBSURFACE LOG

DRILL SIZE/TYPE: Macro-core SAMPLE HAMMER: WEIGHT NA FALL NA

NOTES	NA = Not Applicable	Fill to ~ 2 ft. bgs
	ft. bgs = feet below ground surface	Petroleum-type odors - NA
	*SS - SPLIT-SPOON SAMPLE	U - UNDISTURBED TUBE
		P - PISTON TUBE
		C - CORE



PROJECT/ LOCATION:	76 State St. and 41-45 Water St., Auburn, NY		PROJECT No.	05S1933.22	
CLIENT:	First Niagara Bank		WELL/BORING No.	BH6	
DATE STARTED:	11/8/05	DATE COMPLETED:	11/8/05	RECORDED BY:	DC
GROUNDWATER DEPTH WHILE DRILLING:	NA		AFTER COMPLETION:	NA	
WEATHER:	50F – partly sunny	DRILL RIG:	Geoprobe	DRILLER:	BMS Drilling
DRILL SIZE/TYPE:	Macro-core	SAMPLE HAMMER:	WEIGHT	NA	FALL NA

NOTES NA = Not Applicable Fill to ~ 4.5 ft. bgs
ft. bgs = feet below ground surface Petroleum-type odors – NA

*SS - SPLIT-SPOON SAMPLE U - UNDISTURBED TUBE P - PISTON TUBE C - CORE



PROJECT/ LOCATION:	76 State St. and 41-45 Water St., Auburn, NY		PROJECT No.	05S1933.22	
CLIENT:	First Niagara Bank		WELL/BORING No.	BH7	
DATE STARTED:	11/8/05	DATE COMPLETED:	11/8/05	RECORDED BY:	DC
GROUNDWATER DEPTH WHILE DRILLING:	~12 ft. bgs		AFTER COMPLETION:	NA	
WEATHER:	50F – partly sunny	DRILL RIG:	Geoprobe	DRILLER:	BMS Drilling
DRILL SIZE/TYPE:	Macro-core	SAMPLE HAMMER: WEIGHT	NA	FALL	NA

NOTES	NA = Not Applicable	Fill to ~ 4.5 ft. bgs
	ft. bgs = feet below ground surface	Petroleum-type odors ~11-14 ft. bgs
	*SS - SPLIT-SPOON SAMPLE	U - UNDISTURBED TUBE P - PISTON TUBE C - CORE

LCS Inc.

SUBSURFACE LOG

PROJECT/ LOCATION:	76 State St. and 41-45 Water St. Auburn, NY		PROJECT No.	05S1933.22	
CLIENT:	First Niagara Bank		WELL/BORING No.	BH8	
DATE STARTED:	11/8/05	DATE COMPLETED:	11/8/05	RECORDED BY:	DC
GROUNDWATER DEPTH WHILE DRILLING:	~12.5 ft. bgs		AFTER COMPLETION:	NA	
WEATHER:	50F – partly sunny	DRILL RIG:	Geoprobe	DRILLER:	BMS Drilling
DRILL SIZE/TYPE:	Macro-core	SAMPLE HAMMER:	WEIGHT	NA	FALL NA

[illegible]

NOTES NA = Not Applicable
ft. bgs = feet below ground surface

Petroleum-type odors ~11-14 ft. bgs

*SS - SPLIT-SPOON SAMPLE U - UNDISTURBED TUBE P - PISTON TUBE C - CORE

LCS Inc.

SUBSURFACE LOG

PROJECT/ LOCATION: 76 State St. and 41-45 Water St. Auburn, NY PROJECT No. 05S1933.22

CLIENT: First Niagara Bank WELL/BORING No. BH9

DATE STARTED: 11/8/05 DATE COMPLETED: 11/8/05 RECORDED BY: DC

GROUNDWATER DEPTH WHILE DRILLING: NA AFTER COMPLETION: NA

WEATHER: 50F - partly sunny DRILL RIG: Geoprobe DRILLER: BMS Drilling

DRILL SIZE/TYPE: Macro-core SAMPLE HAMMER: WEIGHT NA FALL NA

[illegible]

NOTES NA = Not Applicable

ft. bgs = feet below ground surface

Fill to ~ 11 ft. bgs

Petroleum-type odors – NA

*SS - SPLIT-SPOON SAMPLE U - UNDISTURBED TUBE P - PISTON TUBE C - CORE

LCS Inc.

SUBSURFACE LOG

PROJECT/LOCATION: 76 State St. and 41-45 Water St. Auburn, NY PROJECT No. 05S1933.22

CLIENT: First Niagara Bank WELL/BORING No. BH10

DATE STARTED: 11/8/05 DATE COMPLETED: 11/8/05 RECORDED BY: DC

GROUNDWATER DEPTH WHILE DRILLING: NA AFTER COMPLETION: NA

WEATHER: 50F - partly sunny DRILL RIG: Geoprobe DRILLER: BMS Drilling

DRILL SIZE/TYPE:	Macro-core	SAMPLE HAMMER: WEIGHT	NA	FALL	NA
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[illegible]

NOTES NA = Not Applicable

ft. bgs = feet below ground surface

Fill to ~ 4.5 ft. bgs

Petroleum-type odors – NA

*SS - SPLIT-SPOON SAMPLE U - UNDISTURBED TUBE P - PISTON TUBE C - CORE



SUBSURFACE LOG

DRILL SIZE/TYPE: Macro-core SAMPLE HAMMER: WEIGHT NA FALL NA

NOTES	NA = Not Applicable	Fill to ~ 10.5 ft. bgs
	ft. bgs = feet below ground surface	Petroleum-type odors -- NA
	*SS - SPLIT-SPOON SAMPLE	U - UNDISTURBED TUBE
		P - PISTON TUBE
		C - CORE

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LCS Inc.

SUBSURFACE LOG

PROJECT/ LOCATION: 76 State St. and 41-45 Water St. Auburn, NY PROJECT No. 05S1933.22
 CLIENT: First Niagara Bank WELL/BORING No. BH13
 DATE STARTED: 11/8/05 DATE COMPLETED: 11/8/05 RECORDED BY: DC
 GROUNDWATER DEPTH WHILE DRILLING: NA AFTER COMPLETION: NA
 WEATHER: 50F -- partly sunny DRILL RIG: Geoprobe DRILLER: BMS Drilling
 DRILL SIZE/TYPE: Macro-core SAMPLE HAMMER: WEIGHT NA FALL NA

Sample No.	PID/HNu Reading (ppm)	Depth (Feet)	Type	Blows/6"	N	Recovery (Inches)	Material Classification and Description (Unified Soil Classification System-Visual Manual Method)
1	0.0	0-2	U	-	-	18	0-11.0ft: Brown gravelly sand (fine, medium dense, moist) 11.0-12.0ft: Brown gravelly sandy clay (low plasticity, medium stiff, moist) End of borehole
2	0.0	2-4	U	-	-	18	
3	0.0	4-6	U	-	-	13	
4	0.0	6-8	U	-	-	13	
5	0.0	8-10	U	-	-	9	
6	0.0	10-12	U	-	-	9	

NOTES NA = Not Applicable Fill to ~ 11 ft. bgs
 ft. bgs = feet below ground surface Petroleum-type odors -- NA

*SS - SPLIT-SPOON SAMPLE U - UNDISTURBED TUBE P - PISTON TUBE C - CORE

SUBSURFACE LOG

PROJECT/LOCATION: 76 State St. and 41-45 Water St. Auburn, NY PROJECT No. 05S1933.22
 CLIENT: First Niagara Bank WELL/BORING No. BH15
 DATE STARTED: 11/8/05 DATE COMPLETED: 11/8/05 RECORDED BY: DC
 GROUNDWATER DEPTH WHILE DRILLING: NA AFTER COMPLETION: NA
 WEATHER: 50F – partly sunny DRILL RIG: Geoprobe DRILLER: BMS Drilling
 DRILL SIZE/TYPE: Macro-core SAMPLE HAMMER: WEIGHT NA FALL NA

Sample No.	PID/HNu Reading (ppm)	Depth (Feet)	Type *	Blows/6"	N	Recovery (Inches)	Material Classification and Description (Unified Soil Classification System-Visual Manual Method)
1	0.0	0-2	U	-	-	14	0-10.5ft: Brown gravelly sand (fine, medium dense, moist) 10.5-12.0ft: Brown gravelly sandy clay (low plasticity, medium stiff, moist) End of borehole
2	0.0	2-4	U	-	-	14	
3	0.0	4-6	U	-	-	16	
4	0.0	6-8	U	-	-	16	
5	0.0	8-10	U	-	-	10	
6	0.0	10-12	U	-	-	10	

NOTES NA = Not Applicable Fill to ~ 10.5 ft. bgs
 ft. bgs = feet below ground surface Petroleum-type odors – NA

*SS - SPLIT-SPOON SAMPLE U - UNDISTURBED TUBE P - PISTON TUBE C – CORE

LCS Inc.

SUBSURFACE LOG

PROJECT/LOCATION: 76 State St. and 41-45 Water St. Auburn, NY PROJECT No. 05S1933.22

CLIENT: First Niagara Bank WELL/BORING No. BH16

DATE STARTED: 11/8/05 DATE COMPLETED: 11/8/05 RECORDED BY: DC

GROUNDWATER DEPTH WHILE DRILLING: NA AFTER COMPLETION: NA

WEATHER: 50F - partly sunny DRILL RIG: Geoprobe DRILLER: BMS Drilling

DRILL SIZE/TYPE: Macro-core SAMPLE HAMMER: WEIGHT NA FALL NA

[illegible]

NOTES NA = Not Applicable

ft. bgs = feet below ground surface

Fill to ~ 7.5 ft, bgs

Petroleum-type odors – NA

*SS - SPLIT-SPOON SAMPLE U - UNDISTURBED TUBE P - PISTON TUBE C - CORE

CLIENT: First Niagara Bank WELL/BORING No. 8H17

GROUNDWATER DEPTH WHILE DRILLING: NA AFTER COMPLETION: NA

WEATHER: 35F - rain DRILL RIG: Geoprobe DRILLER: BMS Drilling

DRILL SIZE/TYPE: Macro-core SAMPLE HAMMER: WEIGHT NA FALL NA

Sample No.	PID/HNu Reading (ppm)	Depth (Feet)	Type *	Blows/6"	N	Recovery (Inches)	Material Classification and Description (Unified Soil Classification System-Visual Manual Method)
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[illegible]

Fill to ~ 11.5 ft. bgs

Petroleum-type odors – NA

*SS - SPLIT-SPOON SAMPLE U - UNDISTURBED TUBE P - PISTON TUBE C - CORE



SUBSURFACE LOG

PROJECT/ LOCATION: 76 State St. and 41-45 Water St. Auburn, NY PROJECT No. 05S1933.22

CLIENT: First Niagara Bank WELL/BORING No. BH18

DATE STARTED: 11/9/05 DATE COMPLETED: 11/9/05 RECORDED BY: DC

GROUNDWATER DEPTH WHILE DRILLING: NA AFTER COMPLETION: NA

WEATHER: 35F - rain DRILL RIG: Geoprobe DRILLER: BMS Drilling

DRILL SIZE/TYPE: Macro-core SAMPLE HAMMER: WEIGHT NA FALL NA

[illegible]

NOTES NA = Not Applicable

ft. bgs = feet below ground surface

Fill to ~ 8.5 ft. bgs

Petroleum-type odors – NA

*SS - SPLIT-SPOON SAMPLE U - UNDISTURBED TUBE P - PISTON TUBE C - CORE

SUBSURFACE LOG

PROJECT/ LOCATION: 76 State St. and 41-45 Water St. Auburn, NY PROJECT No. 05S1933.22
 CLIENT: First Niagara Bank WELL/BORING No. BH19
 DATE STARTED: 11/9/05 DATE COMPLETED: 11/9/05 RECORDED BY: DC
 GROUNDWATER DEPTH WHILE DRILLING: NA AFTER COMPLETION: NA
 WEATHER: 35F - rain DRILL RIG: Geoprobe DRILLER: BMS Drilling
 DRILL SIZE/TYPE: Macro-core SAMPLE HAMMER: WEIGHT NA FALL NA

Sample No.	PID/HNu Reading (ppm)	Depth (Feet)	Type	Blows/6"	N	Recovery (Inches)	Material Classification and Description (Unified Soil Classification System-Visual Manual Method)
1	0.0	0-2	U	-	-	14	0-11.5ft: Brown gravelly sand (fine, medium dense, moist) 11.5-12.0ft: Brown gravelly sandy clay (low plasticity, medium stiff, moist) End of borehole
2	0.0	2-4	U	-	-	14	
3	0.0	4-6	U	-	-	13	
4	0.0	6-8	U	-	-	13	
5	0.0	8-10	U	-	-	22	
6	0.0	10-12	U	-	-	22	

NOTES NA = Not Applicable Fill to ~ 11.5 ft. bgs
 ft. bgs = feet below ground surface Petroleum-type odors - NA

*SS - SPLIT-SPOON SAMPLE U - UNDISTURBED TUBE P - PISTON TUBE C - CORE



PROJECT/ LOCATION:	76 State St. and 41-45 Water St. Auburn, NY		PROJECT No.	05S1933.22	
CLIENT:	First Niagara Bank		WELL/BORING No.	BH20	
DATE STARTED:	11/9/05	DATE COMPLETED:	11/9/05	RECORDED BY:	DC
GROUNDWATER DEPTH WHILE DRILLING:	NA	AFTER COMPLETION:	NA		
WEATHER:	35F - rain	DRILL RIG:	Geoprobe	DRILLER:	BMS Drilling
DRILL SIZE/TYPE:	Macro-core	SAMPLE HAMMER: WEIGHT	NA	FALL	NA

[illegible]

NOTES NA = Not Applicable
ft. bgs = feet below ground surface

Petroleum-type odors – NA

*SS - SPLIT-SPOON SAMPLE U - UNDISTURBED TUBE P - PISTON TUBE C - CORE

LCS Inc.

SUBSURFACE LOG

PROJECT/ LOCATION: 76 State St. and 41-45 Water St. Auburn, NY PROJECT No. 05S1933.22

CLIENT: First Niagara Bank WELL/BORING No. BH21

DATE STARTED: 11/9/05 DATE COMPLETED: 11/9/05 RECORDED BY: DC

GROUNDWATER DEPTH WHILE DRILLING: ~11 ft. bgs AFTER COMPLETION: NA

WEATHER: 35F – rain DRILL RIG: Geoprobe DRILLER: BMS Drilling

DRILL SIZE/TYPE: Macro-core SAMPLE HAMMER: WEIGHT NA FALL NA

[illegible]

NOTES NA = Not Applicable

ft. bgs = feet below ground surface

Fill to ~ 10.5 ft. bgs

Petroleum-type odors – NA

*SS - SPLIT-SPOON SAMPLE U - UNDISTURBED TUBE P - PISTON TUBE C - CORE

SUBSURFACE LOG

CLIENT: First Niagara Bank WELL/BORING No. BH22

GROUNDWATER DEPTH WHILE DRILLING: ~11.5 ft. bgs AFTER COMPLETION: NA

DRILL SIZE/TYPE: Macro-core SAMPLE HAMMER: WEIGHT NA FALL NA

[illegible]

Fill to ~ 11 ft. bgs
Petroleum-type odors -- NA

*SS - SPLIT-SPOON SAMPLE U - UNDISTURBED TUBE P - PISTON TUBE C - CORE



PROJECT/ LOCATION:	76 State St. and 41-45 Water St. Auburn, NY		PROJECT No.	05S1933.22	
CLIENT:	First Niagara Bank		WELL/BORING No.	BH23	
DATE STARTED:	11/9/05	DATE COMPLETED:	11/9/05	RECORDED BY:	DC
GROUNDWATER DEPTH WHILE DRILLING:	NA	AFTER COMPLETION:	NA		
WEATHER:	35F – rain	DRILL RIG:	Geoprobe	DRILLER:	BMS Drilling
DRILL SIZE/TYPE:	Macro-core	SAMPLE HAMMER:	WEIGHT	NA	FALL NA

NOTES NA = Not Applicable Fill to ~ 5.5 ft. bgs
ft. bgs = feet below ground surface Petroleum-type odors – NA

*SS - SPLIT-SPOON SAMPLE U - UNDISTURBED TUBE P - PISTON TUBE C - CORE

ANALYTICAL RESULTS

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ENVIRONMENTAL SCIENCE CORP.

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Est. 1970

REPORT OF ANALYSIS

November 28, 2005

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

Date Received : November 11, 2005
Description : 76 State St./41-45 Water St.- Auburn, NY
Sample ID : BH-1 10-12 FT
Collected By : David Crandall
Collection Date : 11/08/05 09:00

ESC Sample # : L222099-01

Site ID :

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
Total Solids	86.9		%	2540G	11/17/05	1
Benzene	BDL	0.23	mg/kg	8260B	11/16/05	200
n-Butylbenzene	2.1	0.23	mg/kg	8260B	11/16/05	200
sec-Butylbenzene	1.6	0.23	mg/kg	8260B	11/16/05	200
tert-Butylbenzene	BDL	0.23	mg/kg	8260B	11/16/05	200
Ethylbenzene	2.3	0.23	mg/kg	8260B	11/16/05	200
Isopropylbenzene	1.7	0.23	mg/kg	8260B	11/16/05	200
p-Isopropyltoluene	0.70	0.23	mg/kg	8260B	11/16/05	200
Methyl tert-butyl ether	BDL	0.23	mg/kg	8260B	11/16/05	200
Naphthalene	1.3	1.2	mg/kg	8260B	11/16/05	200
n-Propylbenzene	7.0	0.23	mg/kg	8260B	11/16/05	200
1,2,4-Trimethylbenzene	26.	0.23	mg/kg	8260B	11/16/05	200
1,3,5-Trimethylbenzene	3.0	0.23	mg/kg	8260B	11/16/05	200
Toluene	BDL	0.23	mg/kg	8260B	11/16/05	200
o-Xylene	BDL	0.23	mg/kg	8260B	11/16/05	200
m&p-Xylenes	2.1	0.46	mg/kg	8260B	11/16/05	200
Surrogate Recovery						
Toluene-d8	97.		% Rec.	8260B	11/16/05	200
Dibromofluoromethane	91.		% Rec.	8260B	11/16/05	200
4-Bromofluorobenzene	100		% Rec.	8260B	11/16/05	200
Polynuclear Aromatic Hydrocarbons						
Anthracene	BDL	0.038	mg/kg	8270C	11/15/05	1
Acenaphthene	BDL	0.038	mg/kg	8270C	11/15/05	1
Benzo(a)anthracene	0.098	0.038	mg/kg	8270C	11/15/05	1
Benzo(a)pyrene	0.092	0.038	mg/kg	8270C	11/15/05	1
Benzo(b)fluoranthene	0.17	0.038	mg/kg	8270C	11/15/05	1
Benzo(g,h,i)perylene	0.046	0.038	mg/kg	8270C	11/15/05	1
Benzo(k)fluoranthene	0.20	0.038	mg/kg	8270C	11/15/05	1
Chrysene	0.12	0.038	mg/kg	8270C	11/15/05	1
Dibenz(a,h)anthracene	BDL	0.038	mg/kg	8270C	11/15/05	1
Fluoranthene	0.25	0.038	mg/kg	8270C	11/15/05	1
Fluorene	BDL	0.038	mg/kg	8270C	11/15/05	1
Indeno(1,2,3-cd)pyrene	0.044	0.038	mg/kg	8270C	11/15/05	1
Phenanthrene	0.13	0.038	mg/kg	8270C	11/15/05	1
Pyrene	0.20	0.038	mg/kg	8270C	11/15/05	1
Surrogate Recovery						

Results listed are dry weight basis.

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

AIHA - 100789, AL - 40660, CA - I-2327, CT- PH-0197, FL - E87487, GA - 923, IN - C-TN-01
KY - 90010, KYUST - 0016, NC - ENV375, DW21704, ND - R-140, SC - 84004, TN - 2006, VA - 00109, WV - 233
AZ - 0612, MN - 047-999-395, NY - 11742, NJ - 81002, WI - 998093910

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ENVIRONMENTAL SCIENCE CORP.

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Tax I.D. 62-0814289

Est. 1970

REPORT OF ANALYSIS

November 28, 2005

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

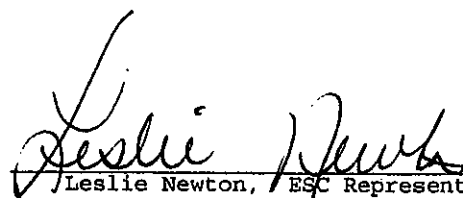
Date Received : November 11, 2005
Description : 76 State St./41-45 Water St.- Auburn, NY
Sample ID : BH-1 10-12 FT
Collected By : David Crandall
Collection Date : 11/08/05 09:00

ESC Sample # : L222099-01

Site ID :

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
Nitrobenzene-d5	62.		% Rec.	8270C	11/15/05	1
2-Fluorobiphenyl	72.		% Rec.	8270C	11/15/05	1
p-Terphenyl-d14	66.		% Rec.	8270C	11/15/05	1


Leslie Newton, ESC Representative

Results listed are dry weight basis.

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

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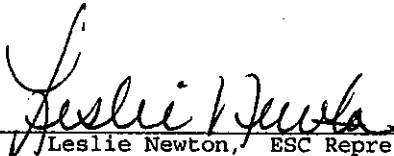
Date Received : November 11, 2005
Description : 76 State St./41-45 Water St.- Auburn, NY
Sample ID : BH-2 10-12 FT
Collected By : David Crandall
Collection Date : 11/08/05 09:30

ESC Sample # : L222099-02

Site ID :

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
Total Solids	85.3		%	2540G	11/17/05	1
Benzene	BDL	0.0059	mg/kg	8260B	11/16/05	5
n-Butylbenzene	BDL	0.0059	mg/kg	8260B	11/16/05	5
sec-Butylbenzene	BDL	0.0059	mg/kg	8260B	11/16/05	5
tert-Butylbenzene	BDL	0.0059	mg/kg	8260B	11/16/05	5
Ethylbenzene	BDL	0.0059	mg/kg	8260B	11/16/05	5
Isopropylbenzene	BDL	0.0059	mg/kg	8260B	11/16/05	5
p-Isopropyltoluene	BDL	0.0059	mg/kg	8260B	11/16/05	5
Methyl tert-butyl ether	BDL	0.0059	mg/kg	8260B	11/16/05	5
Naphthalene	BDL	0.029	mg/kg	8260B	11/16/05	5
n-Propylbenzene	BDL	0.0059	mg/kg	8260B	11/16/05	5
1,2,4-Trimethylbenzene	BDL	0.0059	mg/kg	8260B	11/16/05	5
1,3,5-Trimethylbenzene	BDL	0.0059	mg/kg	8260B	11/16/05	5
Toluene	BDL	0.0059	mg/kg	8260B	11/16/05	5
o-Xylene	BDL	0.0059	mg/kg	8260B	11/16/05	5
m&p-Xylenes	BDL	0.012	mg/kg	8260B	11/16/05	5
Surrogate Recovery						
Toluene-d8	98.		% Rec.	8260B	11/16/05	5
Dibromofluoromethane	110		% Rec.	8260B	11/16/05	5
4-Bromofluorobenzene	91.		% Rec.	8260B	11/16/05	5


Leslie Newton, ESC Representative

Results listed are dry weight basis.

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

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REPORT OF ANALYSIS

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

November 28, 2005

Date Received : November 11, 2005
Description : 76 State St./41-45 Water St.- Auburn, NY
Sample ID : BH-5 0-2 FT
Collected By : David Crandall
Collection Date : 11/08/05 11:00

ESC Sample # : L222099-03

Site ID :

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
Total Solids	82.9		%	2540G	11/17/05	1
Volatile Organics						
Acetone	BDL	0.15	mg/kg	8260B	11/16/05	5
Benzene	BDL	0.0060	mg/kg	8260B	11/16/05	5
Bromochloromethane	BDL	0.0060	mg/kg	8260B	11/16/05	5
Bromodichloromethane	BDL	0.0060	mg/kg	8260B	11/16/05	5
Bromoform	BDL	0.0060	mg/kg	8260B	11/16/05	5
Bromomethane	BDL	0.0060	mg/kg	8260B	11/16/05	5
Carbon disulfide	BDL	0.0060	mg/kg	8260B	11/16/05	5
Carbon tetrachloride	BDL	0.0060	mg/kg	8260B	11/16/05	5
Chlorobenzene	BDL	0.0060	mg/kg	8260B	11/16/05	5
Chlorodibromomethane	BDL	0.0060	mg/kg	8260B	11/16/05	5
Chloroethane	BDL	0.0060	mg/kg	8260B	11/16/05	5
Chloroform	BDL	0.030	mg/kg	8260B	11/16/05	5
Chloromethane	BDL	0.0060	mg/kg	8260B	11/16/05	5
Cyclohexane	BDL	0.0060	mg/kg	8260B	11/16/05	5
1,2-Dibromo-3-Chloropropane	BDL	0.0060	mg/kg	8260B	11/16/05	5
1,2-Dibromoethane	BDL	0.0060	mg/kg	8260B	11/16/05	5
Dichlorodifluoromethane	BDL	0.0060	mg/kg	8260B	11/16/05	5
1,1-Dichloroethane	BDL	0.0060	mg/kg	8260B	11/16/05	5
1,2-Dichloroethane	BDL	0.0060	mg/kg	8260B	11/16/05	5
1,2-Dichlorobenzene	BDL	0.0060	mg/kg	8260B	11/16/05	5
1,3-Dichlorobenzene	BDL	0.0060	mg/kg	8260B	11/16/05	5
1,4-Dichlorobenzene	BDL	0.0060	mg/kg	8260B	11/16/05	5
1,1-Dichloroethene	BDL	0.0060	mg/kg	8260B	11/16/05	5
cis-1,2-Dichloroethene	BDL	0.0060	mg/kg	8260B	11/16/05	5
trans-1,2-Dichloroethene	BDL	0.0060	mg/kg	8260B	11/16/05	5
1,2-Dichloropropane	BDL	0.0060	mg/kg	8260B	11/16/05	5
cis-1,3-Dichloropropene	BDL	0.0060	mg/kg	8260B	11/16/05	5
trans-1,3-Dichloropropene	BDL	0.0060	mg/kg	8260B	11/16/05	5
Ethylbenzene	BDL	0.0060	mg/kg	8260B	11/16/05	5
2-Hexanone	BDL	0.060	mg/kg	8260B	11/16/05	5
Isopropylbenzene	BDL	0.060	mg/kg	8260B	11/16/05	5
2-Butanone (MEK)	BDL	0.060	mg/kg	8260B	11/16/05	5
Methyl Acetate	BDL	0.12	mg/kg	8260B	11/16/05	5
Methyl Cyclohexane	BDL	0.0060	mg/kg	8260B	11/16/05	5
Methylene Chloride	BDL	0.030	mg/kg	8260B	11/16/05	5

Results listed are dry weight basis.

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

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Est. 1970

REPORT OF ANALYSIS

November 28, 2005

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

Date Received : November 11, 2005
Description : 76 State St./41-45 Water St.- Auburn, NY

Sample ID : BH-5 0-2 FT

Collected By : David Crandall
Collection Date : 11/08/05 11:00

ESC Sample # : L222099-03

Site ID :

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
4-Methyl-2-pentanone (MIBK)	BDL	0.060	mg/kg	8260B	11/16/05	5
Methyl tert-butyl ether	BDL	0.0060	mg/kg	8260B	11/16/05	5
Styrene	BDL	0.0060	mg/kg	8260B	11/16/05	5
1,1,2,2-Tetrachloroethane	BDL	0.0060	mg/kg	8260B	11/16/05	5
Tetrachloroethene	BDL	0.0060	mg/kg	8260B	11/16/05	5
Toluene	BDL	0.030	mg/kg	8260B	11/16/05	5
1,2,3-Trichlorobenzene	BDL	0.0060	mg/kg	8260B	11/16/05	5
1,2,4-Trichlorobenzene	BDL	0.0060	mg/kg	8260B	11/16/05	5
1,1,1-Trichloroethane	BDL	0.0060	mg/kg	8260B	11/16/05	5
1,1,2-Trichloroethane	BDL	0.0060	mg/kg	8260B	11/16/05	5
Trichloroethene	BDL	0.0060	mg/kg	8260B	11/16/05	5
Trichlorofluoromethane	BDL	0.0060	mg/kg	8260B	11/16/05	5
1,1,2-Trichloro-1,2,2-trifluoro	BDL	0.0060	mg/kg	8260B	11/16/05	5
Vinyl chloride	BDL	0.0060	mg/kg	8260B	11/16/05	5
Xylenes, Total	BDL	0.018	mg/kg	8260B	11/16/05	5
Surrogate Recovery						
Toluene-d8	99.		% Rec.	8260B	11/16/05	5
Dibromofluoromethane	100		% Rec.	8260B	11/16/05	5
4-Bromofluorobenzene	91.		% Rec.	8260B	11/16/05	5
TCL Base/Neutral Extractables						
Acenaphthene	BDL	0.40	mg/kg	8270C	11/16/05	1
Acenaphthylene	BDL	0.40	mg/kg	8270C	11/16/05	1
Acetophenone	BDL	0.40	mg/kg	8270C	11/16/05	1
Anthracene	BDL	0.40	mg/kg	8270C	11/16/05	1
Atrazine	BDL	0.40	mg/kg	8270C	11/16/05	1
Benzaldehyde	BDL	0.40	mg/kg	8270C	11/16/05	1
Benzo(a)anthracene	BDL	0.40	mg/kg	8270C	11/16/05	1
Benzo(b)fluoranthene	BDL	0.40	mg/kg	8270C	11/16/05	1
Benzo(k)fluoranthene	BDL	0.40	mg/kg	8270C	11/16/05	1
Benzo(g,h,i)perylene	BDL	0.40	mg/kg	8270C	11/16/05	1
Benzo(a)pyrene	BDL	0.40	mg/kg	8270C	11/16/05	1
Biphenyl	BDL	0.40	mg/kg	8270C	11/16/05	1
Bis(2-chloroethoxy)methane	BDL	0.40	mg/kg	8270C	11/16/05	1
Bis(2-chloroethyl)ether	BDL	0.40	mg/kg	8270C	11/16/05	1
Bis(2-chloroisopropyl)ether	BDL	0.40	mg/kg	8270C	11/16/05	1
4-Bromophenyl-phenylether	BDL	0.40	mg/kg	8270C	11/16/05	1
Caprolactam	BDL	0.40	mg/kg	8270C	11/16/05	1

Results listed are dry weight basis.

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

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REPORT OF ANALYSIS

Mr. Doug Reid
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PO Box 406
Buffalo, NY 14205

November 28, 2005

Date Received : November 11, 2005
Description : 76 State St./41-45 Water St.- Auburn, NY

ESC Sample # : L222099-03

Sample ID : BH-5 0-2 FT

Site ID :

Collected By : David Crandall
Collection Date : 11/08/05 11:00

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
Carbazole	BDL	0.40	mg/kg	8270C	11/16/05	1
4-Chloroaniline	BDL	0.40	mg/kg	8270C	11/16/05	1
2-Chloronaphthalene	BDL	0.40	mg/kg	8270C	11/16/05	1
4-Chlorophenyl-phenylether	BDL	0.40	mg/kg	8270C	11/16/05	1
Chrysene	BDL	0.40	mg/kg	8270C	11/16/05	1
Dibenz(a,h)anthracene	BDL	0.40	mg/kg	8270C	11/16/05	1
Dibenzofuran	BDL	0.40	mg/kg	8270C	11/16/05	1
3,3-Dichlorobenzidine	BDL	0.40	mg/kg	8270C	11/16/05	1
2,4-Dinitrotoluene	BDL	0.40	mg/kg	8270C	11/16/05	1
2,6-Dinitrotoluene	BDL	0.40	mg/kg	8270C	11/16/05	1
Fluoranthene	BDL	0.40	mg/kg	8270C	11/16/05	1
Fluorene	BDL	0.40	mg/kg	8270C	11/16/05	1
Hexachlorobenzene	BDL	0.40	mg/kg	8270C	11/16/05	1
Hexachloro-1,3-butadiene	BDL	0.40	mg/kg	8270C	11/16/05	1
Hexachlorocyclopentadiene	BDL	0.40	mg/kg	8270C	11/16/05	1
Hexachloroethane	BDL	0.40	mg/kg	8270C	11/16/05	1
Indeno(1,2,3-cd)pyrene	BDL	0.40	mg/kg	8270C	11/16/05	1
Isophorone	BDL	0.40	mg/kg	8270C	11/16/05	1
2-Methylnaphthalene	BDL	0.40	mg/kg	8270C	11/16/05	1
Naphthalene	BDL	0.40	mg/kg	8270C	11/16/05	1
2-Nitroaniline	BDL	0.40	mg/kg	8270C	11/16/05	1
3-Nitroaniline	BDL	0.40	mg/kg	8270C	11/16/05	1
4-Nitroaniline	BDL	0.40	mg/kg	8270C	11/16/05	1
Nitrobenzene	BDL	0.40	mg/kg	8270C	11/16/05	1
n-Nitrosodiphenylamine	BDL	0.40	mg/kg	8270C	11/16/05	1
n-Nitrosodi-n-propylamine	BDL	0.40	mg/kg	8270C	11/16/05	1
Phenanthrene	BDL	0.40	mg/kg	8270C	11/16/05	1
Benzylbutyl phthalate	BDL	0.40	mg/kg	8270C	11/16/05	1
Bis(2-ethylhexyl)phthalate	BDL	0.40	mg/kg	8270C	11/16/05	1
Di-n-butyl phthalate	BDL	0.40	mg/kg	8270C	11/16/05	1
Diethyl phthalate	BDL	0.40	mg/kg	8270C	11/16/05	1
Dimethyl phthalate	BDL	0.40	mg/kg	8270C	11/16/05	1
Di-n-octyl phthalate	BDL	0.40	mg/kg	8270C	11/16/05	1
Pyrene	BDL	0.40	mg/kg	8270C	11/16/05	1
1,2,4,5-Tetrachlorobenzene	BDL	0.40	mg/kg	8270C	11/16/05	1
TCL Acid Extractables						
4-Chloro-3-methylphenol	BDL	0.40	mg/kg	8270C	11/16/05	1
2-Chlorophenol	BDL	0.40	mg/kg	8270C	11/16/05	1

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Buffalo, NY 14205

November 28, 2005

Date Received : November 11, 2005
Description : 76 State St./41-45 Water St.- Auburn, NY
Sample ID : BH-5 0-2 FT
Collected By : David Crandall
Collection Date : 11/08/05 11:00

ESC Sample # : L222099-03

Site ID :

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
2-Methylphenol	BDL	0.40	mg/kg	8270C	11/16/05	1
3&4-methyl phenol	BDL	0.40	mg/kg	8270C	11/16/05	1
2,4-Dichlorophenol	BDL	0.40	mg/kg	8270C	11/16/05	1
2,4-Dimethylphenol	BDL	0.40	mg/kg	8270C	11/16/05	1
4,6-Dinitro-2-methylphenol	BDL	0.40	mg/kg	8270C	11/16/05	1
2,4-Dinitrophenol	BDL	0.40	mg/kg	8270C	11/16/05	1
2-Nitrophenol	BDL	0.40	mg/kg	8270C	11/16/05	1
4-Nitrophenol	BDL	0.40	mg/kg	8270C	11/16/05	1
Pentachlorophenol	BDL	0.40	mg/kg	8270C	11/16/05	1
Phenol	BDL	0.40	mg/kg	8270C	11/16/05	1
2,4,5-Trichlorophenol	BDL	0.40	mg/kg	8270C	11/16/05	1
2,4,6-Trichlorophenol	BDL	0.40	mg/kg	8270C	11/16/05	1
Surrogate Recovery						
Nitrobenzene-d5	84.		% Rec.	8270C	11/16/05	1
2-Fluorobiphenyl	91.		% Rec.	8270C	11/16/05	1
p-Terphenyl-d14	110		% Rec.	8270C	11/16/05	1
Phenol-d5	89.		% Rec.	8270C	11/16/05	1
2-Fluorophenol	78.		% Rec.	8270C	11/16/05	1
2,4,6-Tribromophenol	120		% Rec.	8270C	11/16/05	1

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REPORT OF ANALYSIS

November 28, 2005

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

Date Received : November 11, 2005
Description : 76 State St./41-45 Water St.- Auburn, NY

Sample ID : BH-6 4-6 FT

Collected By : David Crandall
Collection Date : 11/08/05 11:15

ESC Sample # : L222099-04

Site ID :

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
Total Solids	82.6		%	2540G	11/17/05	1
Mercury	0.17	0.024	mg/kg	7471	11/17/05	1
Arsenic	9.8	1.2	mg/kg	6010B	11/18/05	1
Barium	93.	0.30	mg/kg	6010B	11/18/05	1
Cadmium	1.2	0.30	mg/kg	6010B	11/18/05	1
Chromium	9.8	0.60	mg/kg	6010B	11/18/05	1
Lead	53.	0.30	mg/kg	6010B	11/18/05	1
Selenium	BDL	6.0	mg/kg	6010B	11/18/05	5
Silver	BDL	3.0	mg/kg	6010B	11/18/05	5
Benzene	BDL	0.0060	mg/kg	8260B	11/16/05	5
n-Butylbenzene	BDL	0.0060	mg/kg	8260B	11/16/05	5
sec-Butylbenzene	BDL	0.0060	mg/kg	8260B	11/16/05	5
tert-Butylbenzene	BDL	0.0060	mg/kg	8260B	11/16/05	5
Ethylbenzene	BDL	0.0060	mg/kg	8260B	11/16/05	5
Isopropylbenzene	BDL	0.0060	mg/kg	8260B	11/16/05	5
p-Isopropyltoluene	BDL	0.0060	mg/kg	8260B	11/16/05	5
Methyl tert-butyl ether	BDL	0.0060	mg/kg	8260B	11/16/05	5
Naphthalene	BDL	0.030	mg/kg	8260B	11/16/05	5
n-Propylbenzene	BDL	0.0060	mg/kg	8260B	11/16/05	5
1,2,4-Trimethylbenzene	BDL	0.0060	mg/kg	8260B	11/16/05	5
1,3,5-Trimethylbenzene	BDL	0.0060	mg/kg	8260B	11/16/05	5
Toluene	BDL	0.0060	mg/kg	8260B	11/16/05	5
o-Xylene	BDL	0.0060	mg/kg	8260B	11/16/05	5
m&p-Xylenes	BDL	0.012	mg/kg	8260B	11/16/05	5
Surrogate Recovery						
Toluene-d8	99.		% Rec.	8260B	11/16/05	5
Dibromofluoromethane	110		% Rec.	8260B	11/16/05	5
4-Bromofluorobenzene	91.		% Rec.	8260B	11/16/05	5

Results listed are dry weight basis.

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

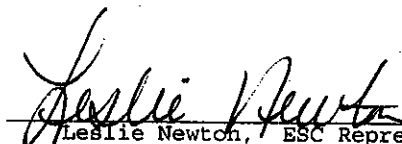
AIHA - 100789, AL - 40660, CA - I-2327, CT- PH-0197, FL - E87487, GA - 923, IN - C-TN-01
KY - 90010, KYUST - 0016, NC - ENV375, DW21704, ND - R-140, SC - 84004, TN - 2006, VA - 00109, WV - 233
AZ - 0612, MN - 047-999-395, NY - 11742, NJ - 81002, WI - 998093910

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Reported: 11/18/05 14:00 Printed: 11/28/05 15:28


Leslie Newton, ESC Representative



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Est. 1970

REPORT OF ANALYSIS

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

November 28, 2005

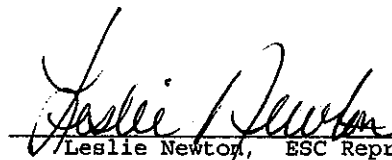
Date Received : November 11, 2005
Description : 76 State St./41-45 Water St.- Auburn, NY
Sample ID : BH-7 10-12 FT
Collected By : David Crandall
Collection Date : 11/08/05 11:40

ESC Sample # : L222099-05

Site ID :

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
Total Solids	81.8		%	2540G	11/17/05	1
Benzene	BDL	0.0061	mg/kg	8260B	11/16/05	5
n-Butylbenzene	BDL	0.0061	mg/kg	8260B	11/16/05	5
sec-Butylbenzene	0.010	0.0061	mg/kg	8260B	11/16/05	5
tert-Butylbenzene	BDL	0.0061	mg/kg	8260B	11/16/05	5
Ethylbenzene	BDL	0.0061	mg/kg	8260B	11/16/05	5
Isopropylbenzene	BDL	0.0061	mg/kg	8260B	11/16/05	5
p-Isopropyltoluene	BDL	0.0061	mg/kg	8260B	11/16/05	5
Methyl tert-butyl ether	BDL	0.0061	mg/kg	8260B	11/16/05	5
Naphthalene	BDL	0.030	mg/kg	8260B	11/16/05	5
n-Propylbenzene	BDL	0.0061	mg/kg	8260B	11/16/05	5
1,2,4-Trimethylbenzene	BDL	0.0061	mg/kg	8260B	11/16/05	5
1,3,5-Trimethylbenzene	BDL	0.0061	mg/kg	8260B	11/16/05	5
Toluene	BDL	0.0061	mg/kg	8260B	11/16/05	5
o-Xylene	BDL	0.0061	mg/kg	8260B	11/16/05	5
m&p-Xylenes	BDL	0.012	mg/kg	8260B	11/16/05	5
Surrogate Recovery						
Toluene-d8	100		% Rec.	8260B	11/16/05	5
Dibromofluoromethane	110		% Rec.	8260B	11/16/05	5
4-Bromofluorobenzene	140		% Rec.	8260B	11/16/05	5


Leslie Newton, ESC Representative

Results listed are dry weight basis.

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

AIHA - 100789, AL - 40660, CA - I-2327, CT- PH-0197, FL - E87487, GA - 923, IN - C-TN-01
KY - 90010, KYUST - 0016, NC - ENV375, DW21704, ND - R-140, SC - 84004, TN - 2006, VA - 00109, WV - 233
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REPORT OF ANALYSIS

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

November 28, 2005

Date Received : November 11, 2005
Description : 76 State St./41-45 Water St.- Auburn, NY
Sample ID : BH-8 10-12 FT
Collected By : David Crandall
Collection Date : 11/08/05 12:20

ESC Sample # : L222099-06

Site ID :

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
Total Solids	84.9		%	2540G	11/17/05	1
Benzene	BDL	0.0059	mg/kg	8260B	11/16/05	5
n-Butylbenzene	BDL	0.0059	mg/kg	8260B	11/16/05	5
sec-Butylbenzene	BDL	0.0059	mg/kg	8260B	11/16/05	5
tert-Butylbenzene	BDL	0.0059	mg/kg	8260B	11/16/05	5
Ethylbenzene	BDL	0.0059	mg/kg	8260B	11/16/05	5
Isopropylbenzene	BDL	0.0059	mg/kg	8260B	11/16/05	5
p-Isopropyltoluene	BDL	0.0059	mg/kg	8260B	11/16/05	5
Methyl tert-butyl ether	BDL	0.0059	mg/kg	8260B	11/16/05	5
Naphthalene	BDL	0.029	mg/kg	8260B	11/16/05	5
n-Propylbenzene	BDL	0.0059	mg/kg	8260B	11/16/05	5
1,2,4-Trimethylbenzene	BDL	0.0059	mg/kg	8260B	11/16/05	5
1,3,5-Trimethylbenzene	BDL	0.0059	mg/kg	8260B	11/16/05	5
Toluene	BDL	0.0059	mg/kg	8260B	11/16/05	5
o-Xylene	BDL	0.0059	mg/kg	8260B	11/16/05	5
m&p-Xylenes	BDL	0.012	mg/kg	8260B	11/16/05	5
Surrogate Recovery						
Toluene-d8	95.		% Rec.	8260B	11/16/05	5
Dibromofluoromethane	97.		% Rec.	8260B	11/16/05	5
4-Bromofluorobenzene	96.		% Rec.	8260B	11/16/05	5
Polynuclear Aromatic Hydrocarbons						
Anthracene	BDL	0.039	mg/kg	8270C	11/15/05	1
Acenaphthene	BDL	0.039	mg/kg	8270C	11/15/05	1
Benzo(a)anthracene	0.11	0.039	mg/kg	8270C	11/15/05	1
Benzo(a)pyrene	0.11	0.039	mg/kg	8270C	11/15/05	1
Benzo(b)fluoranthene	0.23	0.039	mg/kg	8270C	11/15/05	1
Benzo(g,h,i)perylene	0.044	0.039	mg/kg	8270C	11/15/05	1
Benzo(k)fluoranthene	BDL	0.039	mg/kg	8270C	11/15/05	1
Chrysene	0.13	0.039	mg/kg	8270C	11/15/05	1
Dibenz(a,h)anthracene	BDL	0.039	mg/kg	8270C	11/15/05	1
Fluoranthene	0.19	0.039	mg/kg	8270C	11/15/05	1
Fluorene	BDL	0.039	mg/kg	8270C	11/15/05	1
Indeno(1,2,3-cd)pyrene	0.045	0.039	mg/kg	8270C	11/15/05	1
Phenanthrene	0.10	0.039	mg/kg	8270C	11/15/05	1
Pyrene	0.18	0.039	mg/kg	8270C	11/15/05	1
Surrogate Recovery						

Results listed are dry weight basis.

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

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AZ -0612, MN - 047-999-395, NY - 11742, NJ - 81002, WI - 998093910

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Est. 1970

REPORT OF ANALYSIS

November 28, 2005

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205


Date Received : November 11, 2005
Description : 76 State St./41-45 Water St.- Auburn, NY
Sample ID : BH-8 10-12 FT
Collected By : David Crandall
Collection Date : 11/08/05 12:20

ESC Sample # : L222099-06

Site ID :

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
Nitrobenzene-d5	62.		% Rec.	8270C	11/15/05	1
2-Fluorobiphenyl	72.		% Rec.	8270C	11/15/05	1
p-Terphenyl-d14	72.		% Rec.	8270C	11/15/05	1


Leslie Newton, ESC Representative

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BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

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November 28, 2005

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

Date Received : November 11, 2005
Description : 76 State St./41-45 Water St.- Auburn, NY

Sample ID : BH-9 0-2 FT

Collected By : David Crandall
Collection Date : 11/08/05 12:50

ESC Sample # : L222099-07

Site ID :

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
Total Solids	91.1		%	2540G	11/17/05	1
Volatile Organics						
Acetone	BDL	0.14	mg/kg	8260B	11/16/05	5
Benzene	BDL	0.0055	mg/kg	8260B	11/16/05	5
Bromochloromethane	BDL	0.0055	mg/kg	8260B	11/16/05	5
Bromodichloromethane	BDL	0.0055	mg/kg	8260B	11/16/05	5
Bromoform	BDL	0.0055	mg/kg	8260B	11/16/05	5
Bromomethane	BDL	0.0055	mg/kg	8260B	11/16/05	5
Carbon disulfide	BDL	0.0055	mg/kg	8260B	11/16/05	5
Carbon tetrachloride	BDL	0.0055	mg/kg	8260B	11/16/05	5
Chlorobenzene	BDL	0.0055	mg/kg	8260B	11/16/05	5
Chlorodibromomethane	BDL	0.0055	mg/kg	8260B	11/16/05	5
Chloroethane	BDL	0.0055	mg/kg	8260B	11/16/05	5
Chloroform	BDL	0.027	mg/kg	8260B	11/16/05	5
Chloromethane	BDL	0.0055	mg/kg	8260B	11/16/05	5
Cyclohexane	BDL	0.0055	mg/kg	8260B	11/16/05	5
1,2-Dibromo-3-Chloropropane	BDL	0.0055	mg/kg	8260B	11/16/05	5
1,2-Dibromoethane	BDL	0.0055	mg/kg	8260B	11/16/05	5
Dichlorodifluoromethane	BDL	0.0055	mg/kg	8260B	11/16/05	5
1,1-Dichloroethane	BDL	0.0055	mg/kg	8260B	11/16/05	5
1,2-Dichloroethane	BDL	0.0055	mg/kg	8260B	11/16/05	5
1,2-Dichlorobenzene	BDL	0.0055	mg/kg	8260B	11/16/05	5
1,3-Dichlorobenzene	BDL	0.0055	mg/kg	8260B	11/16/05	5
1,4-Dichlorobenzene	BDL	0.0055	mg/kg	8260B	11/16/05	5
1,1-Dichloroethene	BDL	0.0055	mg/kg	8260B	11/16/05	5
cis-1,2-Dichloroethene	BDL	0.0055	mg/kg	8260B	11/16/05	5
trans-1,2-Dichloroethene	BDL	0.0055	mg/kg	8260B	11/16/05	5
1,2-Dichloropropane	BDL	0.0055	mg/kg	8260B	11/16/05	5
cis-1,3-Dichloropropene	BDL	0.0055	mg/kg	8260B	11/16/05	5
trans-1,3-Dichloropropene	BDL	0.0055	mg/kg	8260B	11/16/05	5
Ethylbenzene	BDL	0.0055	mg/kg	8260B	11/16/05	5
2-Hexanone	BDL	0.055	mg/kg	8260B	11/16/05	5
Isopropylbenzene	BDL	0.055	mg/kg	8260B	11/16/05	5
2-Butanone (MEK)	BDL	0.055	mg/kg	8260B	11/16/05	5
Methyl Acetate	BDL	0.11	mg/kg	8260B	11/16/05	5
Methyl Cyclohexane	BDL	0.0055	mg/kg	8260B	11/16/05	5
Methylene Chloride	BDL	0.027	mg/kg	8260B	11/16/05	5

Results listed are dry weight basis.

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

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REPORT OF ANALYSIS

November 28, 2005

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

Date Received : November 11, 2005
Description : 76 State St./41-45 Water St.- Auburn, NY

Sample ID : BH-9 0-2 FT

Collected By : David Crandall
Collection Date : 11/08/05 12:50

ESC Sample # : L222099-07

Site ID :

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
4-Methyl-2-pentanone (MIBK)	BDL	0.055	mg/kg	8260B	11/16/05	5
Methyl tert-butyl ether	BDL	0.0055	mg/kg	8260B	11/16/05	5
Styrene	BDL	0.0055	mg/kg	8260B	11/16/05	5
1,1,2,2-Tetrachloroethane	BDL	0.0055	mg/kg	8260B	11/16/05	5
Tetrachloroethene	BDL	0.0055	mg/kg	8260B	11/16/05	5
Toluene	BDL	0.027	mg/kg	8260B	11/16/05	5
1,2,3-Trichlorobenzene	BDL	0.0055	mg/kg	8260B	11/16/05	5
1,2,4-Trichlorobenzene	BDL	0.0055	mg/kg	8260B	11/16/05	5
1,1,1-Trichloroethane	BDL	0.0055	mg/kg	8260B	11/16/05	5
1,1,2-Trichloroethane	BDL	0.0055	mg/kg	8260B	11/16/05	5
Trichloroethene	BDL	0.0055	mg/kg	8260B	11/16/05	5
Trichlorofluoromethane	BDL	0.0055	mg/kg	8260B	11/16/05	5
1,1,2-Trichloro-1,2,2-trifluoro	BDL	0.0055	mg/kg	8260B	11/16/05	5
Vinyl chloride	BDL	0.0055	mg/kg	8260B	11/16/05	5
Xylenes, Total	BDL	0.016	mg/kg	8260B	11/16/05	5
Surrogate Recovery						
Toluene-d8	96.		% Rec.	8260B	11/16/05	5
Dibromofluoromethane	95.		% Rec.	8260B	11/16/05	5
4-Bromofluorobenzene	94.		% Rec.	8260B	11/16/05	5
TCL Base/Neutral Extractables						
Acenaphthene	BDL	3.6	mg/kg	8270C	11/16/05	10
Acenaphthylene	BDL	3.6	mg/kg	8270C	11/16/05	10
Acetophenone	BDL	3.6	mg/kg	8270C	11/16/05	10
Anthracene	BDL	3.6	mg/kg	8270C	11/16/05	10
Atrazine	BDL	3.6	mg/kg	8270C	11/16/05	10
Benzaldehyde	BDL	3.6	mg/kg	8270C	11/16/05	10
Benzo(a)anthracene	BDL	3.6	mg/kg	8270C	11/16/05	10
Benzo(b)fluoranthene	BDL	3.6	mg/kg	8270C	11/16/05	10
Benzo(k)fluoranthene	BDL	3.6	mg/kg	8270C	11/16/05	10
Benzo(g,h,i)perylene	BDL	3.6	mg/kg	8270C	11/16/05	10
Benzo(a)pyrene	BDL	3.6	mg/kg	8270C	11/16/05	10
Biphenyl	BDL	3.6	mg/kg	8270C	11/16/05	10
Bis(2-chlorethoxy)methane	BDL	3.6	mg/kg	8270C	11/16/05	10
Bis(2-chloroethyl)ether	BDL	3.6	mg/kg	8270C	11/16/05	10
Bis(2-chloroisopropyl)ether	BDL	3.6	mg/kg	8270C	11/16/05	10
4-Bromophenyl-phenylether	BDL	3.6	mg/kg	8270C	11/16/05	10
Caprolactam	BDL	3.6	mg/kg	8270C	11/16/05	10

Results listed are dry weight basis.

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

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REPORT OF ANALYSIS

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

November 28, 2005

Date Received : November 11, 2005
Description : 76 State St./41-45 Water St.- Auburn, NY

ESC Sample # : L222099-07

Sample ID : BH-9 0-2 FT

Site ID :

Collected By : David Crandall
Collection Date : 11/08/05 12:50

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
Carbazole	BDL	3.6	mg/kg	8270C	11/16/05	10
4-Chloroaniline	BDL	3.6	mg/kg	8270C	11/16/05	10
2-Chloronaphthalene	BDL	3.6	mg/kg	8270C	11/16/05	10
4-Chlorophenyl-phenylether	BDL	3.6	mg/kg	8270C	11/16/05	10
Chrysene	BDL	3.6	mg/kg	8270C	11/16/05	10
Dibenz(a,h)anthracene	BDL	3.6	mg/kg	8270C	11/16/05	10
Dibenzofuran	BDL	3.6	mg/kg	8270C	11/16/05	10
3,3-Dichlorobenzidine	BDL	3.6	mg/kg	8270C	11/16/05	10
2,4-Dinitrotoluene	BDL	3.6	mg/kg	8270C	11/16/05	10
2,6-Dinitrotoluene	BDL	3.6	mg/kg	8270C	11/16/05	10
Fluoranthene	BDL	3.6	mg/kg	8270C	11/16/05	10
Fluorene	BDL	3.6	mg/kg	8270C	11/16/05	10
Hexachlorobenzene	BDL	3.6	mg/kg	8270C	11/16/05	10
Hexachloro-1,3-butadiene	BDL	3.6	mg/kg	8270C	11/16/05	10
Hexachlorocyclopentadiene	BDL	3.6	mg/kg	8270C	11/16/05	10
Hexachloroethane	BDL	3.6	mg/kg	8270C	11/16/05	10
Indeno(1,2,3-cd)pyrene	BDL	3.6	mg/kg	8270C	11/16/05	10
Isophorone	BDL	3.6	mg/kg	8270C	11/16/05	10
2-Methylnaphthalene	BDL	3.6	mg/kg	8270C	11/16/05	10
Naphthalene	BDL	3.6	mg/kg	8270C	11/16/05	10
2-Nitroaniline	BDL	3.6	mg/kg	8270C	11/16/05	10
3-Nitroaniline	BDL	3.6	mg/kg	8270C	11/16/05	10
4-Nitroaniline	BDL	3.6	mg/kg	8270C	11/16/05	10
Nitrobenzene	BDL	3.6	mg/kg	8270C	11/16/05	10
n-Nitrosodiphenylamine	BDL	3.6	mg/kg	8270C	11/16/05	10
n-Nitrosodi-n-propylamine	BDL	3.6	mg/kg	8270C	11/16/05	10
Phenanthrene	BDL	3.6	mg/kg	8270C	11/16/05	10
Benzylbutyl phthalate	BDL	3.6	mg/kg	8270C	11/16/05	10
Bis(2-ethylhexyl)phthalate	BDL	3.6	mg/kg	8270C	11/16/05	10
Di-n-butyl phthalate	BDL	3.6	mg/kg	8270C	11/16/05	10
Diethyl phthalate	BDL	3.6	mg/kg	8270C	11/16/05	10
Dimethyl phthalate	BDL	3.6	mg/kg	8270C	11/16/05	10
Di-n-octyl phthalate	BDL	3.6	mg/kg	8270C	11/16/05	10
Pyrene	BDL	3.6	mg/kg	8270C	11/16/05	10
1,2,4,5-Tetrachlorobenzene	BDL	3.6	mg/kg	8270C	11/16/05	10
TCL Acid Extractables						
4-Chloro-3-methylphenol	BDL	3.6	mg/kg	8270C	11/16/05	10
2-Chlorophenol	BDL	3.6	mg/kg	8270C	11/16/05	10

Results listed are dry weight basis.

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

AIHA - 100789, AL - 40660, CA - I-2327, CT - PH-0197, FL - E87487, GA - 923, IN - C-TN-01
KY - 90010, KYUST - 0016, NC - ENV375, DW21704, ND - R-140, SC - 84004, TN - 2006, VA - 00109, WV - 233
AZ - 0612, MN - 047-999-395, NY - 11742, NJ - 81002, WI - 998093910

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Tax I.D. 62-0814289

Est. 1970

REPORT OF ANALYSIS

November 28, 2005

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

Date Received : November 11, 2005
Description : 76 State St./41-45 Water St. - Auburn, NY
Sample ID : BH-9 0-2 FT
Collected By : David Crandall
Collection Date : 11/08/05 12:50

ESC Sample # : L222099-07

Site ID :

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
2-Methylphenol	BDL	3.6	mg/kg	8270C	11/16/05	10
3&4-methyl phenol	BDL	3.6	mg/kg	8270C	11/16/05	10
2,4-Dichlorophenol	BDL	3.6	mg/kg	8270C	11/16/05	10
2,4-Dimethylphenol	BDL	3.6	mg/kg	8270C	11/16/05	10
4,6-Dinitro-2-methylphenol	BDL	3.6	mg/kg	8270C	11/16/05	10
2,4-Dinitrophenol	BDL	3.6	mg/kg	8270C	11/16/05	10
2-Nitrophenol	BDL	3.6	mg/kg	8270C	11/16/05	10
4-Nitrophenol	BDL	3.6	mg/kg	8270C	11/16/05	10
Pentachlorophenol	BDL	3.6	mg/kg	8270C	11/16/05	10
Phenol	BDL	3.6	mg/kg	8270C	11/16/05	10
2,4,5-Trichlorophenol	BDL	3.6	mg/kg	8270C	11/16/05	10
2,4,6-Trichlorophenol	BDL	3.6	mg/kg	8270C	11/16/05	10
Surrogate Recovery						
Nitrobenzene-d5	99.		% Rec.	8270C	11/16/05	10
2-Fluorobiphenyl	95.		% Rec.	8270C	11/16/05	10
p-Terphenyl-d14	100		% Rec.	8270C	11/16/05	10
Phenol-d5	120		% Rec.	8270C	11/16/05	10
2-Fluorophenol	110		% Rec.	8270C	11/16/05	10
2,4,6-Tribromophenol	140		% Rec.	8270C	11/16/05	10

Leslie Newton, ESC Representative

Results listed are dry weight basis.

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

AIHA - 100789, AL - 40660, CA - I-2327, CT- PH-0197, FL - E87487, GA - 923, IN - C-TN-01
KY - 90010, KYUST - 0016, NC - ENV375, DW21704, ND - R-140, SC - 84004, TN - 2006, VA - 00109, WV - 233
AZ -0612, MN - 047-999-395, NY - 11742, NJ - 81002, WI - 998093910

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Reported: 11/18/05 14:00 Printed: 11/28/05 15:28



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Tax I.D. 62-0814289

Est. 1970

REPORT OF ANALYSIS

November 28, 2005

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

Date Received : November 11, 2005
Description : 76 State St./41-45 Water St.- Auburn, NY

Sample ID : BH-15 2-4 FT

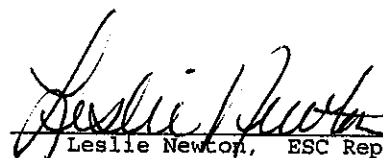
Collected By : David Crandall
Collection Date : 11/08/05 16:10

ESC Sample # : L222099-08

Site ID :

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
Total Solids	95.4		%	2540G	11/17/05	1
Mercury	0.048	0.021	mg/kg	7471	11/14/05	1
Arsenic	BDL	1.0	mg/kg	6010B	11/15/05	1
Barium	120	0.26	mg/kg	6010B	11/15/05	1
Cadmium	0.45	0.26	mg/kg	6010B	11/15/05	1
Chromium	9.7	0.52	mg/kg	6010B	11/15/05	1
Lead	9.8	0.26	mg/kg	6010B	11/15/05	1
Selenium	BDL	1.0	mg/kg	6010B	11/16/05	1
Silver	0.83	0.52	mg/kg	6010B	11/16/05	1


Leslie Newton, ESC Representative

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BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

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REPORT OF ANALYSIS

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

November 28, 2005

Date Received : November 11, 2005
Description : 76 State St./41-45 Water St.- Auburn, NY
Sample ID : BH-20 2-4 FT
Collected By : David Crandall
Collection Date : 11/09/05 09:40

ESC Sample # : L222099-09

Site ID :

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
Total Solids	86.9		%	2540G	11/17/05	1
Mercury	0.070	0.023	mg/kg	7471	11/14/05	1
Arsenic	2.8	1.2	mg/kg	6010B	11/15/05	1
Barium	140	0.29	mg/kg	6010B	11/15/05	1
Cadmium	0.36	0.29	mg/kg	6010B	11/15/05	1
Chromium	10.	0.58	mg/kg	6010B	11/15/05	1
Lead	64.	0.29	mg/kg	6010B	11/17/05	1
Selenium	BDL	1.2	mg/kg	6010B	11/17/05	1
Silver	0.67	0.58	mg/kg	6010B	11/17/05	1
Volatile Organics						
Acetone	BDL	0.14	mg/kg	8260B	11/17/05	5
Benzene	BDL	0.0058	mg/kg	8260B	11/17/05	5
Bromochloromethane	BDL	0.0058	mg/kg	8260B	11/17/05	5
Bromodichloromethane	BDL	0.0058	mg/kg	8260B	11/17/05	5
Bromoform	BDL	0.0058	mg/kg	8260B	11/17/05	5
Bromomethane	BDL	0.0058	mg/kg	8260B	11/17/05	5
Carbon disulfide	BDL	0.0058	mg/kg	8260B	11/17/05	5
Carbon tetrachloride	BDL	0.0058	mg/kg	8260B	11/17/05	5
Chlorobenzene	BDL	0.0058	mg/kg	8260B	11/17/05	5
Chlorodibromomethane	BDL	0.0058	mg/kg	8260B	11/17/05	5
Chloroethane	BDL	0.0058	mg/kg	8260B	11/17/05	5
Chloroform	BDL	0.029	mg/kg	8260B	11/17/05	5
Chloromethane	BDL	0.0058	mg/kg	8260B	11/17/05	5
Cyclohexane	BDL	0.0058	mg/kg	8260B	11/17/05	5
1,2-Dibromo-3-Chloropropane	BDL	0.0058	mg/kg	8260B	11/17/05	5
1,2-Dibromoethane	BDL	0.0058	mg/kg	8260B	11/17/05	5
Dichlorodifluoromethane	BDL	0.0058	mg/kg	8260B	11/17/05	5
1,1-Dichloroethane	BDL	0.0058	mg/kg	8260B	11/17/05	5
1,2-Dichloroethane	BDL	0.0058	mg/kg	8260B	11/17/05	5
1,2-Dichlorobenzene	BDL	0.0058	mg/kg	8260B	11/17/05	5
1,3-Dichlorobenzene	BDL	0.0058	mg/kg	8260B	11/17/05	5
1,4-Dichlorobenzene	BDL	0.0058	mg/kg	8260B	11/17/05	5
1,1-Dichloroethene	BDL	0.0058	mg/kg	8260B	11/17/05	5
cis-1,2-Dichloroethene	BDL	0.0058	mg/kg	8260B	11/17/05	5

Results listed are dry weight basis.

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

AIHA - 100789, AL - 40660, CA - I-2327, CT- PH-0197, FL - E87487, GA - 923, IN - C-TN-01
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Tax I.D. 62-0814289

Est. 1970

REPORT OF ANALYSIS

November 28, 2005

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

Date Received : November 11, 2005
Description : 76 State St./41-45 Water St. - Auburn, NY
Sample ID : BH-20 2-4 FT
Collected By : David Crandall
Collection Date : 11/09/05 09:40

ESC Sample # : L222099-09

Site ID :

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
trans-1,2-Dichloroethene	BDL	0.0058	mg/kg	8260B	11/17/05	5
1,2-Dichloropropane	BDL	0.0058	mg/kg	8260B	11/17/05	5
cis-1,3-Dichloropropene	BDL	0.0058	mg/kg	8260B	11/17/05	5
trans-1,3-Dichloropropene	BDL	0.0058	mg/kg	8260B	11/17/05	5
Ethylbenzene	BDL	0.0058	mg/kg	8260B	11/17/05	5
2-Hexanone	BDL	0.058	mg/kg	8260B	11/17/05	5
Isopropylbenzene	BDL	0.058	mg/kg	8260B	11/17/05	5
2-Butanone (MEK)	BDL	0.058	mg/kg	8260B	11/17/05	5
Methyl Acetate	BDL	0.12	mg/kg	8260B	11/17/05	5
Methyl Cyclohexane	0.0060	0.0058	mg/kg	8260B	11/17/05	5
Methylene Chloride	BDL	0.029	mg/kg	8260B	11/17/05	5
4-Methyl-2-pentanone (MIBK)	BDL	0.058	mg/kg	8260B	11/17/05	5
Methyl tert-butyl ether	BDL	0.0058	mg/kg	8260B	11/17/05	5
Styrene	BDL	0.0058	mg/kg	8260B	11/17/05	5
1,1,2,2-Tetrachloroethane	BDL	0.0058	mg/kg	8260B	11/17/05	5
Tetrachloroethene	BDL	0.0058	mg/kg	8260B	11/17/05	5
Toluene	BDL	0.029	mg/kg	8260B	11/17/05	5
1,2,3-Trichlorobenzene	BDL	0.0058	mg/kg	8260B	11/17/05	5
1,2,4-Trichlorobenzene	BDL	0.0058	mg/kg	8260B	11/17/05	5
1,1,1-Trichloroethane	BDL	0.0058	mg/kg	8260B	11/17/05	5
1,1,2-Trichloroethane	BDL	0.0058	mg/kg	8260B	11/17/05	5
Trichloroethene	BDL	0.0058	mg/kg	8260B	11/17/05	5
Trichlorofluoromethane	BDL	0.0058	mg/kg	8260B	11/17/05	5
1,1,2-Trichloro-1,2,2-trifluoro	BDL	0.0058	mg/kg	8260B	11/17/05	5
Vinyl chloride	BDL	0.0058	mg/kg	8260B	11/17/05	5
Xylenes, Total	BDL	0.017	mg/kg	8260B	11/17/05	5
Surrogate Recovery						
Toluene-d8	91.		% Rec.	8260B	11/17/05	5
Dibromofluoromethane	87.		% Rec.	8260B	11/17/05	5
4-Bromofluorobenzene	90.		% Rec.	8260B	11/17/05	5
TCL Base/Neutral Extractables						
Acenaphthene	BDL	3.8	mg/kg	8270C	11/16/05	10
Acenaphthylene	BDL	3.8	mg/kg	8270C	11/16/05	10
Acetophenone	BDL	3.8	mg/kg	8270C	11/16/05	10
Anthracene	BDL	3.8	mg/kg	8270C	11/16/05	10
Atrazine	BDL	3.8	mg/kg	8270C	11/16/05	10
Benzaldehyde	BDL	3.8	mg/kg	8270C	11/16/05	10

Results listed are dry weight basis.

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

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KY - 90010, KYUST - 0016, NC - ENV375, DW21704, ND - R-140, SC - 84004, TN - 2006, VA - 00109, WV - 233
AZ - 0612, MN - 047-999-395, NY - 11742, NJ - 81002, WI - 998093910

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Tax I.D. 62-0814289

Est. 1970

REPORT OF ANALYSIS

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

November 28, 2005

Date Received : November 11, 2005
Description : 76 State St./41-45 Water St.- Auburn, NY
Sample ID : BH-20 2-4 FT
Collected By : David Crandall
Collection Date : 11/09/05 09:40

ESC Sample # : L222099-09

Site ID :

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
Benzo(a)anthracene	BDL	3.8	mg/kg	8270C	11/16/05	10
Benzo(b)fluoranthene	BDL	3.8	mg/kg	8270C	11/16/05	10
Benzo(k)fluoranthene	BDL	3.8	mg/kg	8270C	11/16/05	10
Benzo(g,h,i)perylene	BDL	3.8	mg/kg	8270C	11/16/05	10
Benzo(a)pyrene	BDL	3.8	mg/kg	8270C	11/16/05	10
Biphenyl	BDL	3.8	mg/kg	8270C	11/16/05	10
Bis(2-chlorethoxy)methane	BDL	3.8	mg/kg	8270C	11/16/05	10
Bis(2-chloroethyl)ether	BDL	3.8	mg/kg	8270C	11/16/05	10
Bis(2-chloroisopropyl)ether	BDL	3.8	mg/kg	8270C	11/16/05	10
4-Bromophenyl-phenylether	BDL	3.8	mg/kg	8270C	11/16/05	10
Caprolactam	BDL	3.8	mg/kg	8270C	11/16/05	10
Carbazole	BDL	3.8	mg/kg	8270C	11/16/05	10
4-Chloroaniline	BDL	3.8	mg/kg	8270C	11/16/05	10
2-Chloronaphthalene	BDL	3.8	mg/kg	8270C	11/16/05	10
4-Chlorophenyl-phenylether	BDL	3.8	mg/kg	8270C	11/16/05	10
Chrysene	BDL	3.8	mg/kg	8270C	11/16/05	10
Dibenz(a,h)anthracene	BDL	3.8	mg/kg	8270C	11/16/05	10
Dibenzofuran	BDL	3.8	mg/kg	8270C	11/16/05	10
3,3-Dichlorobenzidine	BDL	3.8	mg/kg	8270C	11/16/05	10
2,4-Dinitrotoluene	BDL	3.8	mg/kg	8270C	11/16/05	10
2,6-Dinitrotoluene	BDL	3.8	mg/kg	8270C	11/16/05	10
Fluoranthene	BDL	3.8	mg/kg	8270C	11/16/05	10
Fluorene	BDL	3.8	mg/kg	8270C	11/16/05	10
Hexachlorobenzene	BDL	3.8	mg/kg	8270C	11/16/05	10
Hexachloro-1,3-butadiene	BDL	3.8	mg/kg	8270C	11/16/05	10
Hexachlorocyclopentadiene	BDL	3.8	mg/kg	8270C	11/16/05	10
Hexachloroethane	BDL	3.8	mg/kg	8270C	11/16/05	10
Indeno(1,2,3-cd)pyrene	BDL	3.8	mg/kg	8270C	11/16/05	10
Isophorone	BDL	3.8	mg/kg	8270C	11/16/05	10
2-Methylnaphthalene	BDL	3.8	mg/kg	8270C	11/16/05	10
Naphthalene	BDL	3.8	mg/kg	8270C	11/16/05	10
2-Nitroaniline	BDL	3.8	mg/kg	8270C	11/16/05	10
3-Nitroaniline	BDL	3.8	mg/kg	8270C	11/16/05	10
4-Nitroaniline	BDL	3.8	mg/kg	8270C	11/16/05	10
Nitrobenzene	BDL	3.8	mg/kg	8270C	11/16/05	10
n-Nitrosodiphenylamine	BDL	3.8	mg/kg	8270C	11/16/05	10
n-Nitrosodi-n-propylamine	BDL	3.8	mg/kg	8270C	11/16/05	10
Phenanthrene	BDL	3.8	mg/kg	8270C	11/16/05	10

Results listed are dry weight basis.

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit(PQL)

Laboratory Certification Numbers:

AIHA - 100789, AL - 40660, CA - I-2327, CT- PH-0197, FL - E87487, GA - 923, IN - C-TN-01
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Tax I.D. 62-0814289

Est. 1970

REPORT OF ANALYSIS

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

November 28, 2005

Date Received : November 11, 2005
Description : 76 State St./41-45 Water St.- Auburn, NY
Sample ID : BH-20 2-4 FT
Collected By : David Crandall
Collection Date : 11/09/05 09:40

ESC Sample # : L222099-09

Site ID :

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
Benzylbutyl phthalate	BDL	3.8	mg/kg	8270C	11/16/05	10
Bis(2-ethylhexyl)phthalate	BDL	3.8	mg/kg	8270C	11/16/05	10
Di-n-butyl phthalate	BDL	3.8	mg/kg	8270C	11/16/05	10
Diethyl phthalate	BDL	3.8	mg/kg	8270C	11/16/05	10
Dimethyl phthalate	BDL	3.8	mg/kg	8270C	11/16/05	10
Di-n-octyl phthalate	BDL	3.8	mg/kg	8270C	11/16/05	10
Pyrene	BDL	3.8	mg/kg	8270C	11/16/05	10
1,2,4,5-Tetrachlorobenzene	BDL	3.8	mg/kg	8270C	11/16/05	10
TCL Acid Extractables						
4-Chloro-3-methylphenol	BDL	3.8	mg/kg	8270C	11/16/05	10
2-Chlorophenol	BDL	3.8	mg/kg	8270C	11/16/05	10
2-Methylphenol	BDL	3.8	mg/kg	8270C	11/16/05	10
3&4-methyl phenol	BDL	3.8	mg/kg	8270C	11/16/05	10
2,4-Dichlorophenol	BDL	3.8	mg/kg	8270C	11/16/05	10
2,4-Dimethylphenol	BDL	3.8	mg/kg	8270C	11/16/05	10
4,6-Dinitro-2-methylphenol	BDL	3.8	mg/kg	8270C	11/16/05	10
2,4-Dinitrophenol	BDL	3.8	mg/kg	8270C	11/16/05	10
2-Nitrophenol	BDL	3.8	mg/kg	8270C	11/16/05	10
4-Nitrophenol	BDL	3.8	mg/kg	8270C	11/16/05	10
Pentachlorophenol	BDL	3.8	mg/kg	8270C	11/16/05	10
Phenol	BDL	3.8	mg/kg	8270C	11/16/05	10
2,4,5-Trichlorophenol	BDL	3.8	mg/kg	8270C	11/16/05	10
2,4,6-Trichlorophenol	BDL	3.8	mg/kg	8270C	11/16/05	10
Surrogate Recovery						
Nitrobenzene-d5	92.		% Rec.	8270C	11/16/05	10
2-Fluorobiphenyl	97.		% Rec.	8270C	11/16/05	10
p-Terphenyl-d14	110		% Rec.	8270C	11/16/05	10
Phenol-d5	94.		% Rec.	8270C	11/16/05	10
2-Fluorophenol	98.		% Rec.	8270C	11/16/05	10
2,4,6-Tribromophenol	110		% Rec.	8270C	11/16/05	10

Results listed are dry weight basis.

BDL - Below Detection Limit

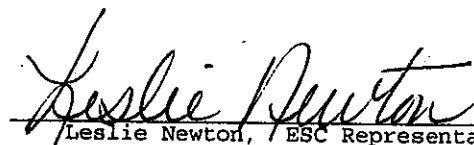
Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

AIHA - 100789, AL - 40660, CA - I-2327, CT- PH-0197, FL - E87487, GA - 923, IN - C-TN-01
KY - 90010, KYUST - 0016, NC - ENV375, DW21704, ND - R-140, SC - 84004, TN - 2006, VA - 00109, WV - 233
AZ - 0612, MN - 047-999-395, NY - 11742, NJ - 81002, WI - 998093910

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Reported: 11/18/05 14:00 Printed: 11/28/05 15:28


Leslie Newton, ESC Representative



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Fax (615) 758-5859

Tax I.D. 62-0814289

Est. 1970

REPORT OF ANALYSIS

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

November 28, 2005

Date Received : November 11, 2005
Description : 76 State St./41-45 Water St.- Auburn, NY
Sample ID : BH-21 2-4 FT
Collected By : David Crandall
Collection Date : 11/09/05 10:00

ESC Sample # : L222099-10

Site ID :

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
Total Solids	84.6		%	2540G	11/17/05	1
Mercury	0.34	0.024	mg/kg	7471	11/14/05	1
Arsenic	5.1	1.2	mg/kg	6010B	11/15/05	1
Barium	57.	0.30	mg/kg	6010B	11/15/05	1
Cadmium	0.32	0.30	mg/kg	6010B	11/15/05	1
Chromium	6.4	0.59	mg/kg	6010B	11/15/05	1
Silver	BDL	0.59	mg/kg	6010B	11/15/05	1
Lead	100	0.30	mg/kg	6010B	11/17/05	1
Selenium	BDL	1.2	mg/kg	6010B	11/17/05	1
Volatile Organics						
Acetone	BDL	0.15	mg/kg	8260B	11/17/05	5
Benzene	BDL	0.0059	mg/kg	8260B	11/17/05	5
Bromochloromethane	BDL	0.0059	mg/kg	8260B	11/17/05	5
Bromodichloromethane	BDL	0.0059	mg/kg	8260B	11/17/05	5
Bromoform	BDL	0.0059	mg/kg	8260B	11/17/05	5
Bromomethane	BDL	0.0059	mg/kg	8260B	11/17/05	5
Carbon disulfide	BDL	0.0059	mg/kg	8260B	11/17/05	5
Carbon tetrachloride	BDL	0.0059	mg/kg	8260B	11/17/05	5
Chlorobenzene	BDL	0.0059	mg/kg	8260B	11/17/05	5
Chlorodibromomethane	BDL	0.0059	mg/kg	8260B	11/17/05	5
Chloroethane	BDL	0.0059	mg/kg	8260B	11/17/05	5
Chloroform	BDL	0.030	mg/kg	8260B	11/17/05	5
Chloromethane	BDL	0.0059	mg/kg	8260B	11/17/05	5
Cyclohexane	BDL	0.0059	mg/kg	8260B	11/17/05	5
1,2-Dibromo-3-Chloropropane	BDL	0.0059	mg/kg	8260B	11/17/05	5
1,2-Dibromoethane	BDL	0.0059	mg/kg	8260B	11/17/05	5
Dichlorodifluoromethane	BDL	0.0059	mg/kg	8260B	11/17/05	5
1,1-Dichloroethane	BDL	0.0059	mg/kg	8260B	11/17/05	5
1,2-Dichloroethane	BDL	0.0059	mg/kg	8260B	11/17/05	5
1,2-Dichlorobenzene	BDL	0.0059	mg/kg	8260B	11/17/05	5
1,3-Dichlorobenzene	BDL	0.0059	mg/kg	8260B	11/17/05	5
1,4-Dichlorobenzene	BDL	0.0059	mg/kg	8260B	11/17/05	5
1,1-Dichloroethene	BDL	0.0059	mg/kg	8260B	11/17/05	5
cis-1,2-Dichloroethene	BDL	0.0059	mg/kg	8260B	11/17/05	5

Results listed are dry weight basis.

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

AIHA - 100789, AL - 40660, CA - I-2327, CT - PH-0197, FL - E87487, GA - 923, IN - C-TN-01
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AZ - 0612, MN - 047-999-395, NY - 11742, NJ - 81002, WI - 998093910

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Est. 1970

REPORT OF ANALYSIS

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

November 28, 2005

Date Received : November 11, 2005
Description : 76 State St./41-45 Water St.- Auburn, NY

ESC Sample # : L222099-10

Sample ID : BH-21 2-4 FT

Site ID :

Collected By : David Crandall
Collection Date : 11/09/05 10:00

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	D11.
trans-1,2-Dichloroethene	BDL	0.0059	mg/kg	8260B	11/17/05	5
1,2-Dichloropropane	BDL	0.0059	mg/kg	8260B	11/17/05	5
cis-1,3-Dichloropropene	BDL	0.0059	mg/kg	8260B	11/17/05	5
trans-1,3-Dichloropropene	BDL	0.0059	mg/kg	8260B	11/17/05	5
Ethylbenzene	BDL	0.0059	mg/kg	8260B	11/17/05	5
2-Hexanone	BDL	0.059	mg/kg	8260B	11/17/05	5
Isopropylbenzene	BDL	0.059	mg/kg	8260B	11/17/05	5
2-Butanone (MEK)	BDL	0.059	mg/kg	8260B	11/17/05	5
Methyl Acetate	BDL	0.12	mg/kg	8260B	11/17/05	5
Methyl Cyclohexane	BDL	0.0059	mg/kg	8260B	11/17/05	5
Methylene Chloride	BDL	0.030	mg/kg	8260B	11/17/05	5
4-Methyl-2-pentanone (MIBK)	BDL	0.059	mg/kg	8260B	11/17/05	5
Methyl tert-butyl ether	BDL	0.0059	mg/kg	8260B	11/17/05	5
Styrene	BDL	0.0059	mg/kg	8260B	11/17/05	5
1,1,2,2-Tetrachloroethane	BDL	0.0059	mg/kg	8260B	11/17/05	5
Tetrachloroethene	BDL	0.0059	mg/kg	8260B	11/17/05	5
Toluene	BDL	0.030	mg/kg	8260B	11/17/05	5
1,2,3-Trichlorobenzene	BDL	0.0059	mg/kg	8260B	11/17/05	5
1,2,4-Trichlorobenzene	BDL	0.0059	mg/kg	8260B	11/17/05	5
1,1,1-Trichloroethane	BDL	0.0059	mg/kg	8260B	11/17/05	5
1,1,2-Trichloroethane	BDL	0.0059	mg/kg	8260B	11/17/05	5
Trichloroethene	BDL	0.0059	mg/kg	8260B	11/17/05	5
Trichlorofluoromethane	BDL	0.0059	mg/kg	8260B	11/17/05	5
1,1,2-Trichloro-1,2,2-trifluoro	BDL	0.0059	mg/kg	8260B	11/17/05	5
Vinyl chloride	BDL	0.0059	mg/kg	8260B	11/17/05	5
Xylenes, Total	BDL	0.018	mg/kg	8260B	11/17/05	5
Surrogate Recovery						
Toluene-d8	90.		% Rec.	8260B	11/17/05	5
Dibromofluoromethane	88.		% Rec.	8260B	11/17/05	5
4-Bromofluorobenzene	91.		% Rec.	8260B	11/17/05	5
TCL Base/Neutral Extractables						
Acenaphthene	BDL	0.39	mg/kg	8270C	11/16/05	1
Acenaphthylene	BDL	0.39	mg/kg	8270C	11/16/05	1
Acetophenone	BDL	0.39	mg/kg	8270C	11/16/05	1
Anthracene	BDL	0.39	mg/kg	8270C	11/16/05	1
Atrazine	BDL	0.39	mg/kg	8270C	11/16/05	1
Benzaldehyde	BDL	0.39	mg/kg	8270C	11/16/05	1

Results listed are dry weight basis.

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

AIHA - 100789, AL - 40660, CA - I-2327, CT - PH-0197, FL - E87487, GA - 923, IN - C-TN-01
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Est. 1970

REPORT OF ANALYSIS

November 28, 2005

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

Date Received : November 11, 2005
Description : 76 State St./41-45 Water St.- Auburn, NY

Sample ID : BH-21 2-4 FT

Collected By : David Crandall
Collection Date : 11/09/05 10:00

ESC Sample # : L222099-10

Site ID :

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
Benzo(a)anthracene	BDL	0.39	mg/kg	8270C	11/16/05	1
Benzo(b)fluoranthene	BDL	0.39	mg/kg	8270C	11/16/05	1
Benzo(k)fluoranthene	BDL	0.39	mg/kg	8270C	11/16/05	1
Benzo(g,h,i)perylene	BDL	0.39	mg/kg	8270C	11/16/05	1
Benzo(a)pyrene	BDL	0.39	mg/kg	8270C	11/16/05	1
Biphenyl	BDL	0.39	mg/kg	8270C	11/16/05	1
Bis(2-chlorethoxy)methane	BDL	0.39	mg/kg	8270C	11/16/05	1
Bis(2-chloroethyl)ether	BDL	0.39	mg/kg	8270C	11/16/05	1
Bis(2-chloroisopropyl)ether	BDL	0.39	mg/kg	8270C	11/16/05	1
4-Bromophenyl-phenylether	BDL	0.39	mg/kg	8270C	11/16/05	1
Caprolactam	BDL	0.39	mg/kg	8270C	11/16/05	1
Carbazole	BDL	0.39	mg/kg	8270C	11/16/05	1
4-Chloroaniline	BDL	0.39	mg/kg	8270C	11/16/05	1
2-Chloronaphthalene	BDL	0.39	mg/kg	8270C	11/16/05	1
4-Chlorophenyl-phenylether	BDL	0.39	mg/kg	8270C	11/16/05	1
Chrysene	BDL	0.39	mg/kg	8270C	11/16/05	1
Dibenz(a,h)anthracene	BDL	0.39	mg/kg	8270C	11/16/05	1
Dibenzofuran	BDL	0.39	mg/kg	8270C	11/16/05	1
3,3-Dichlorobenzidine	BDL	0.39	mg/kg	8270C	11/16/05	1
2,4-Dinitrotoluene	BDL	0.39	mg/kg	8270C	11/16/05	1
2,6-Dinitrotoluene	BDL	0.39	mg/kg	8270C	11/16/05	1
Fluoranthene	BDL	0.39	mg/kg	8270C	11/16/05	1
Fluorene	BDL	0.39	mg/kg	8270C	11/16/05	1
Hexachlorobenzene	BDL	0.39	mg/kg	8270C	11/16/05	1
Hexachloro-1,3-butadiene	BDL	0.39	mg/kg	8270C	11/16/05	1
Hexachlorocyclopentadiene	BDL	0.39	mg/kg	8270C	11/16/05	1
Hexachloroethane	BDL	0.39	mg/kg	8270C	11/16/05	1
Indeno(1,2,3-cd)pyrene	BDL	0.39	mg/kg	8270C	11/16/05	1
Isophorone	BDL	0.39	mg/kg	8270C	11/16/05	1
2-Methylnaphthalene	BDL	0.39	mg/kg	8270C	11/16/05	1
Naphthalene	BDL	0.39	mg/kg	8270C	11/16/05	1
2-Nitroaniline	BDL	0.39	mg/kg	8270C	11/16/05	1
3-Nitroaniline	BDL	0.39	mg/kg	8270C	11/16/05	1
4-Nitroaniline	BDL	0.39	mg/kg	8270C	11/16/05	1
Nitrobenzene	BDL	0.39	mg/kg	8270C	11/16/05	1
n-Nitrosodiphenylamine	BDL	0.39	mg/kg	8270C	11/16/05	1
n-Nitrosodi-n-propylamine	BDL	0.39	mg/kg	8270C	11/16/05	1
Phenanthrene	BDL	0.39	mg/kg	8270C	11/16/05	1

Results listed are dry weight basis.

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

AIHA - 100789, AL - 40660, CA - I-2327, CT- PH-0197, FL - E87487, GA - 923, IN - C-TN-01
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REPORT OF ANALYSIS

November 28, 2005

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

Date Received : November 11, 2005
Description : 76 State St./41-45 Water St.- Auburn, NY

Sample ID : BH-21 2-4 FT

Collected By : David Crandall
Collection Date : 11/09/05 10:00

ESC Sample # : L222099-10

Site ID :

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
Benzylbutyl phthalate	BDL	0.39	mg/kg	8270C	11/16/05	1
Bis(2-ethylhexyl)phthalate	BDL	0.39	mg/kg	8270C	11/16/05	1
Di-n-butyl phthalate	BDL	0.39	mg/kg	8270C	11/16/05	1
Diethyl phthalate	BDL	0.39	mg/kg	8270C	11/16/05	1
Dimethyl phthalate	BDL	0.39	mg/kg	8270C	11/16/05	1
Di-n-octyl phthalate	BDL	0.39	mg/kg	8270C	11/16/05	1
Pyrene	BDL	0.39	mg/kg	8270C	11/16/05	1
1,2,4,5-Tetrachlorobenzene	BDL	0.39	mg/kg	8270C	11/16/05	1
TCL Acid Extractables						
4-Chloro-3-methylphenol	BDL	0.39	mg/kg	8270C	11/16/05	1
2-Chlorophenol	BDL	0.39	mg/kg	8270C	11/16/05	1
2-Methylphenol	BDL	0.39	mg/kg	8270C	11/16/05	1
3&4-methyl phenol	BDL	0.39	mg/kg	8270C	11/16/05	1
2,4-Dichlorophenol	BDL	0.39	mg/kg	8270C	11/16/05	1
2,4-Dimethylphenol	BDL	0.39	mg/kg	8270C	11/16/05	1
4,6-Dinitro-2-methylphenol	BDL	0.39	mg/kg	8270C	11/16/05	1
2,4-Dinitrophenol	BDL	0.39	mg/kg	8270C	11/16/05	1
2-Nitrophenol	BDL	0.39	mg/kg	8270C	11/16/05	1
4-Nitrophenol	BDL	0.39	mg/kg	8270C	11/16/05	1
Pentachlorophenol	BDL	0.39	mg/kg	8270C	11/16/05	1
Phenol	BDL	0.39	mg/kg	8270C	11/16/05	1
2,4,5-Trichlorophenol	BDL	0.39	mg/kg	8270C	11/16/05	1
2,4,6-Trichlorophenol	BDL	0.39	mg/kg	8270C	11/16/05	1
Surrogate Recovery						
Nitrobenzene-d5	49.		% Rec.	8270C	11/16/05	1
2-Fluorobiphenyl	70.		% Rec.	8270C	11/16/05	1
p-Terphenyl-d14	86.		% Rec.	8270C	11/16/05	1
Phenol-d5	42.		% Rec.	8270C	11/16/05	1
2-Fluorophenol	33.		% Rec.	8270C	11/16/05	1
2,4,6-Tribromophenol	82.		% Rec.	8270C	11/16/05	1

Results listed are dry weight basis.

BDL - Below Detection Limit

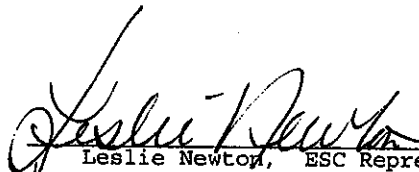
Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

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REPORT OF ANALYSIS

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

November 28, 2005

Date Received : November 11, 2005
Description : 76 State St./41-45 Water St. - Auburn, NY

ESC Sample # : L222099-11

Sample ID : BH-22 0-2 FT

Site ID :

Collected By : David Crandall
Collection Date : 11/09/05 10:20

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
Total Solids	92.8		%	2540G	11/17/05	1
Volatile Organics						
Acetone	BDL	0.13	mg/kg	8260B	11/17/05	5
Benzene	BDL	0.0054	mg/kg	8260B	11/17/05	5
Bromochloromethane	BDL	0.0054	mg/kg	8260B	11/17/05	5
Bromodichloromethane	BDL	0.0054	mg/kg	8260B	11/17/05	5
Bromoform	BDL	0.0054	mg/kg	8260B	11/17/05	5
Bromomethane	BDL	0.0054	mg/kg	8260B	11/17/05	5
Carbon disulfide	BDL	0.0054	mg/kg	8260B	11/17/05	5
Carbon tetrachloride	BDL	0.0054	mg/kg	8260B	11/17/05	5
Chlorobenzene	BDL	0.0054	mg/kg	8260B	11/17/05	5
Chlorodibromomethane	BDL	0.0054	mg/kg	8260B	11/17/05	5
Chloroethane	BDL	0.0054	mg/kg	8260B	11/17/05	5
Chloroform	BDL	0.027	mg/kg	8260B	11/17/05	5
Chloromethane	BDL	0.0054	mg/kg	8260B	11/17/05	5
Cyclohexane	BDL	0.0054	mg/kg	8260B	11/17/05	5
1,2-Dibromo-3-Chloropropane	BDL	0.0054	mg/kg	8260B	11/17/05	5
1,2-Dibromoethane	BDL	0.0054	mg/kg	8260B	11/17/05	5
Dichlorodifluoromethane	BDL	0.0054	mg/kg	8260B	11/17/05	5
1,1-Dichloroethane	BDL	0.0054	mg/kg	8260B	11/17/05	5
1,2-Dichloroethane	BDL	0.0054	mg/kg	8260B	11/17/05	5
1,2-Dichlorobenzene	BDL	0.0054	mg/kg	8260B	11/17/05	5
1,3-Dichlorobenzene	BDL	0.0054	mg/kg	8260B	11/17/05	5
1,4-Dichlorobenzene	BDL	0.0054	mg/kg	8260B	11/17/05	5
1,1-Dichloroethene	BDL	0.0054	mg/kg	8260B	11/17/05	5
cis-1,2-Dichloroethene	BDL	0.0054	mg/kg	8260B	11/17/05	5
trans-1,2-Dichloroethene	BDL	0.0054	mg/kg	8260B	11/17/05	5
1,2-Dichloropropane	BDL	0.0054	mg/kg	8260B	11/17/05	5
cis-1,3-Dichloropropene	BDL	0.0054	mg/kg	8260B	11/17/05	5
trans-1,3-Dichloropropene	BDL	0.0054	mg/kg	8260B	11/17/05	5
Ethylbenzene	BDL	0.0054	mg/kg	8260B	11/17/05	5
2-Hexanone	BDL	0.054	mg/kg	8260B	11/17/05	5
Isopropylbenzene	BDL	0.054	mg/kg	8260B	11/17/05	5
2-Butanone (MEK)	BDL	0.054	mg/kg	8260B	11/17/05	5
Methyl Acetate	BDL	0.11	mg/kg	8260B	11/17/05	5
Methyl Cyclohexane	BDL	0.0054	mg/kg	8260B	11/17/05	5
Methylene Chloride	BDL	0.027	mg/kg	8260B	11/17/05	5

Results listed are dry weight basis.

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

AIHA - 100789, AL - 40660, CA - I-2327, CT- PH-0197, FL - E87487, GA - 923, IN - C-TN-01
KY - 90010, KYUST - 0016, NC - ENV375, DW21704, ND - R-140, SC - 84004, TN - 2006, VA - 00109, WV - 233
AZ - 0612, MN - 047-999-395, NY - 11742, NJ - 81002, WI - 998093910

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Tax I.D. 62-0814289

Est. 1970

REPORT OF ANALYSIS

November 28, 2005

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

Date Received : November 11, 2005
Description : 76 State St./41-45 Water St.- Auburn, NY

Sample ID : BH-22 0-2 FT

Collected By : David Crandall
Collection Date : 11/09/05 10:20

ESC Sample # : L222099-11

Site ID :

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
4-Methyl-2-pentanone (MIBK)	BDL	0.054	mg/kg	8260B	11/17/05	5
Methyl tert-butyl ether	BDL	0.0054	mg/kg	8260B	11/17/05	5
Styrene	BDL	0.0054	mg/kg	8260B	11/17/05	5
1,1,2,2-Tetrachloroethane	BDL	0.0054	mg/kg	8260B	11/17/05	5
Tetrachloroethene	BDL	0.0054	mg/kg	8260B	11/17/05	5
Toluene	BDL	0.027	mg/kg	8260B	11/17/05	5
1,2,3-Trichlorobenzene	BDL	0.0054	mg/kg	8260B	11/17/05	5
1,2,4-Trichlorobenzene	BDL	0.0054	mg/kg	8260B	11/17/05	5
1,1,1-Trichloroethane	BDL	0.0054	mg/kg	8260B	11/17/05	5
1,1,2-Trichloroethane	BDL	0.0054	mg/kg	8260B	11/17/05	5
Trichloroethene	BDL	0.0054	mg/kg	8260B	11/17/05	5
Trichlorofluoromethane	BDL	0.0054	mg/kg	8260B	11/17/05	5
1,1,2-Trichloro-1,2,2-trifluoro	BDL	0.0054	mg/kg	8260B	11/17/05	5
Vinyl chloride	BDL	0.0054	mg/kg	8260B	11/17/05	5
Xylenes, Total	BDL	0.016	mg/kg	8260B	11/17/05	5
Surrogate Recovery						
Toluene-d8	89.		% Rec.	8260B	11/17/05	5
Dibromofluoromethane	89.		% Rec.	8260B	11/17/05	5
4-Bromofluorobenzene	86.		% Rec.	8260B	11/17/05	5
TCL Base/Neutral Extractables						
Acenaphthene	BDL	3.6	mg/kg	8270C	11/16/05	10
Acenaphthylene	BDL	3.6	mg/kg	8270C	11/16/05	10
Acetophenone	BDL	3.6	mg/kg	8270C	11/16/05	10
Anthracene	BDL	3.6	mg/kg	8270C	11/16/05	10
Atrazine	BDL	3.6	mg/kg	8270C	11/16/05	10
Benzaldehyde	BDL	3.6	mg/kg	8270C	11/16/05	10
Benzo(a)anthracene	BDL	3.6	mg/kg	8270C	11/16/05	10
Benzo(b)fluoranthene	BDL	3.6	mg/kg	8270C	11/16/05	10
Benzo(k)fluoranthene	BDL	3.6	mg/kg	8270C	11/16/05	10
Benzo(g,h,i)perylene	BDL	3.6	mg/kg	8270C	11/16/05	10
Benzo(a)pyrene	BDL	3.6	mg/kg	8270C	11/16/05	10
Biphenyl	BDL	3.6	mg/kg	8270C	11/16/05	10
Bis(2-chloroethoxy)methane	BDL	3.6	mg/kg	8270C	11/16/05	10
Bis(2-chloroethyl)ether	BDL	3.6	mg/kg	8270C	11/16/05	10
Bis(2-chloroisopropyl)ether	BDL	3.6	mg/kg	8270C	11/16/05	10
4-Bromophenyl-phenylether	BDL	3.6	mg/kg	8270C	11/16/05	10
Caprolactam	BDL	3.6	mg/kg	8270C	11/16/05	10

Results listed are dry weight basis.

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

AIHA - 100789, AL - 40660, CA - I-2327, CT - PH-0197, FL - EB7487, GA - 923, IN - C-TN-01
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Est. 1970

REPORT OF ANALYSIS

November 28, 2005

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

Date Received : November 11, 2005
Description : 76 State St./41-45 Water St. - Auburn, NY
Sample ID : BH-22 0-2 FT
Collected By : David Crandall
Collection Date : 11/09/05 10:20

ESC Sample # : L222099-11

Site ID :

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
Carbazole	BDL	3.6	mg/kg	8270C	11/16/05	10
4-Chloroaniline	BDL	3.6	mg/kg	8270C	11/16/05	10
2-Chloronaphthalene	BDL	3.6	mg/kg	8270C	11/16/05	10
4-Chlorophenyl-phenylether	BDL	3.6	mg/kg	8270C	11/16/05	10
Chrysene	BDL	3.6	mg/kg	8270C	11/16/05	10
Dibenz(a,h)anthracene	BDL	3.6	mg/kg	8270C	11/16/05	10
Dibenzofuran	BDL	3.6	mg/kg	8270C	11/16/05	10
3,3-Dichlorobenzidine	BDL	3.6	mg/kg	8270C	11/16/05	10
2,4-Dinitrotoluene	BDL	3.6	mg/kg	8270C	11/16/05	10
2,6-Dinitrotoluene	BDL	3.6	mg/kg	8270C	11/16/05	10
Fluoranthene	BDL	3.6	mg/kg	8270C	11/16/05	10
Fluorene	BDL	3.6	mg/kg	8270C	11/16/05	10
Hexachlorobenzene	BDL	3.6	mg/kg	8270C	11/16/05	10
Hexachloro-1,3-butadiene	BDL	3.6	mg/kg	8270C	11/16/05	10
Hexachlorocyclopentadiene	BDL	3.6	mg/kg	8270C	11/16/05	10
Hexachloroethane	BDL	3.6	mg/kg	8270C	11/16/05	10
Indeno(1,2,3-cd)pyrene	BDL	3.6	mg/kg	8270C	11/16/05	10
Isophorone	BDL	3.6	mg/kg	8270C	11/16/05	10
2-Methylnaphthalene	BDL	3.6	mg/kg	8270C	11/16/05	10
Naphthalene	BDL	3.6	mg/kg	8270C	11/16/05	10
2-Nitroaniline	BDL	3.6	mg/kg	8270C	11/16/05	10
3-Nitroaniline	BDL	3.6	mg/kg	8270C	11/16/05	10
4-Nitroaniline	BDL	3.6	mg/kg	8270C	11/16/05	10
Nitrobenzene	BDL	3.6	mg/kg	8270C	11/16/05	10
n-Nitrosodiphenylamine	BDL	3.6	mg/kg	8270C	11/16/05	10
n-Nitrosodi-n-propylamine	BDL	3.6	mg/kg	8270C	11/16/05	10
Phenanthrene	BDL	3.6	mg/kg	8270C	11/16/05	10
Benzylbutyl phthalate	BDL	3.6	mg/kg	8270C	11/16/05	10
Bis(2-ethylhexyl)phthalate	BDL	3.6	mg/kg	8270C	11/16/05	10
Di-n-butyl phthalate	BDL	3.6	mg/kg	8270C	11/16/05	10
Diethyl phthalate	BDL	3.6	mg/kg	8270C	11/16/05	10
Dimethyl phthalate	BDL	3.6	mg/kg	8270C	11/16/05	10
Di-n-octyl phthalate	BDL	3.6	mg/kg	8270C	11/16/05	10
Pyrene	BDL	3.6	mg/kg	8270C	11/16/05	10
1,2,4,5-Tetrachlorobenzene	BDL	3.6	mg/kg	8270C	11/16/05	10
TCL Acid Extractables						
4-Chloro-3-methylphenol	BDL	3.6	mg/kg	8270C	11/16/05	10
2-Chlorophenol	BDL	3.6	mg/kg	8270C	11/16/05	10

Results listed are dry weight basis.

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit(PQL)

Laboratory Certification Numbers:

AIHA - 100789, AL - 40660, CA - I-2327, CT- PH-0197, FL - E87487, GA - 923, IN - C-TN-01
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Tax I.D. 62-0814289

Est. 1970

REPORT OF ANALYSIS

November 28, 2005

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

Date Received : November 11, 2005
Description : 76 State St./41-45 Water St.- Auburn, NY

ESC Sample # : L222099-11


Sample ID : BH-22 0-2 FT

Site ID :

Collected By : David Crandall
Collection Date : 11/09/05 10:20

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
2-Methylphenol	BDL	3.6	mg/kg	8270C	11/16/05	10
3&4-methyl phenol	BDL	3.6	mg/kg	8270C	11/16/05	10
2,4-Dichlorophenol	BDL	3.6	mg/kg	8270C	11/16/05	10
2,4-Dimethylphenol	BDL	3.6	mg/kg	8270C	11/16/05	10
4,6-Dinitro-2-methylphenol	BDL	3.6	mg/kg	8270C	11/16/05	10
2,4-Dinitrophenol	BDL	3.6	mg/kg	8270C	11/16/05	10
2-Nitrophenol	BDL	3.6	mg/kg	8270C	11/16/05	10
4-Nitrophenol	BDL	3.6	mg/kg	8270C	11/16/05	10
Pentachlorophenol	BDL	3.6	mg/kg	8270C	11/16/05	10
Phenol	BDL	3.6	mg/kg	8270C	11/16/05	10
2,4,5-Trichlorophenol	BDL	3.6	mg/kg	8270C	11/16/05	10
2,4,6-Trichlorophenol	BDL	3.6	mg/kg	8270C	11/16/05	10
Surrogate Recovery						
Nitrobenzene-d5	96.		% Rec.	8270C	11/16/05	10
2-Fluorobiphenyl	97.		% Rec.	8270C	11/16/05	10
p-Terphenyl-d14	110		% Rec.	8270C	11/16/05	10
Phenol-d5	97.		% Rec.	8270C	11/16/05	10
2-Fluorophenol	95.		% Rec.	8270C	11/16/05	10
2,4,6-Tribromophenol	110		% Rec.	8270C	11/16/05	10


Leslie Newton, ESC Representative

Results listed are dry weight basis.

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

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AZ - 0612, MN - 047-999-395, NY - 11742, NJ - 81002, WI - 998093910

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Est. 1970

REPORT OF ANALYSIS

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

November 28, 2005

Date Received : November 11, 2005
Description : 76 State St./41-45 Water St.- Auburn, NY

ESC Sample # : L222099-12

Sample ID : BH-23 2-4 FT

Site ID :

Collected By : David Crandall
Collection Date : 11/09/05 10:40

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
Total Solids	80.5		%	2540G	11/17/05	1
Volatile Organics						
Acetone	BDL	0.16	mg/kg	8260B	11/17/05	5
Benzene	BDL	0.0062	mg/kg	8260B	11/17/05	5
Bromochloromethane	BDL	0.0062	mg/kg	8260B	11/17/05	5
Bromodichloromethane	BDL	0.0062	mg/kg	8260B	11/17/05	5
Bromoform	BDL	0.0062	mg/kg	8260B	11/17/05	5
Bromomethane	BDL	0.0062	mg/kg	8260B	11/17/05	5
Carbon disulfide	BDL	0.0062	mg/kg	8260B	11/17/05	5
Carbon tetrachloride	BDL	0.0062	mg/kg	8260B	11/17/05	5
Chlorobenzene	BDL	0.0062	mg/kg	8260B	11/17/05	5
Chlorodibromomethane	BDL	0.0062	mg/kg	8260B	11/17/05	5
Chloroethane	BDL	0.0062	mg/kg	8260B	11/17/05	5
Chloroform	BDL	0.031	mg/kg	8260B	11/17/05	5
Chloromethane	BDL	0.0062	mg/kg	8260B	11/17/05	5
Cyclohexane	BDL	0.0062	mg/kg	8260B	11/17/05	5
1,2-Dibromo-3-Chloropropane	BDL	0.0062	mg/kg	8260B	11/17/05	5
1,2-Dibromoethane	BDL	0.0062	mg/kg	8260B	11/17/05	5
Dichlorodifluoromethane	BDL	0.0062	mg/kg	8260B	11/17/05	5
1,1-Dichloroethane	BDL	0.0062	mg/kg	8260B	11/17/05	5
1,2-Dichloroethane	BDL	0.0062	mg/kg	8260B	11/17/05	5
1,2-Dichlorobenzene	BDL	0.0062	mg/kg	8260B	11/17/05	5
1,3-Dichlorobenzene	BDL	0.0062	mg/kg	8260B	11/17/05	5
1,4-Dichlorobenzene	BDL	0.0062	mg/kg	8260B	11/17/05	5
1,1-Dichloroethene	BDL	0.0062	mg/kg	8260B	11/17/05	5
cis-1,2-Dichloroethene	BDL	0.0062	mg/kg	8260B	11/17/05	5
trans-1,2-Dichloroethene	BDL	0.0062	mg/kg	8260B	11/17/05	5
1,2-Dichloropropane	BDL	0.0062	mg/kg	8260B	11/17/05	5
cis-1,3-Dichloropropene	BDL	0.0062	mg/kg	8260B	11/17/05	5
trans-1,3-Dichloropropene	BDL	0.0062	mg/kg	8260B	11/17/05	5
Ethylbenzene	BDL	0.0062	mg/kg	8260B	11/17/05	5
2-Hexanone	BDL	0.062	mg/kg	8260B	11/17/05	5
Isopropylbenzene	BDL	0.062	mg/kg	8260B	11/17/05	5
2-Butanone (MEK)	BDL	0.062	mg/kg	8260B	11/17/05	5
Methyl Acetate	BDL	0.12	mg/kg	8260B	11/17/05	5
Methyl Cyclohexane	BDL	0.0062	mg/kg	8260B	11/17/05	5
Methylene Chloride	BDL	0.031	mg/kg	8260B	11/17/05	5

Results listed are dry weight basis.

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

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REPORT OF ANALYSIS

November 28, 2005

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

Date Received : November 11, 2005
Description : 76 State St./41-45 Water St.- Auburn, NY
Sample ID : BH-23 2-4 FT
Collected By : David Crandall
Collection Date : 11/09/05 10:40

ESC Sample # : L222099-12

Site ID :

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
4-Methyl-2-pentanone (MIBK)	BDL	0.062	mg/kg	8260B	11/17/05	5
Methyl tert-butyl ether	BDL	0.0062	mg/kg	8260B	11/17/05	5
Styrene	BDL	0.0062	mg/kg	8260B	11/17/05	5
1,1,2,2-Tetrachloroethane	BDL	0.0062	mg/kg	8260B	11/17/05	5
Tetrachloroethene	BDL	0.0062	mg/kg	8260B	11/17/05	5
Toluene	BDL	0.031	mg/kg	8260B	11/17/05	5
1,2,3-Trichlorobenzene	BDL	0.0062	mg/kg	8260B	11/17/05	5
1,2,4-Trichlorobenzene	BDL	0.0062	mg/kg	8260B	11/17/05	5
1,1,1-Trichloroethane	BDL	0.0062	mg/kg	8260B	11/17/05	5
1,1,2-Trichloroethane	BDL	0.0062	mg/kg	8260B	11/17/05	5
Trichloroethene	BDL	0.0062	mg/kg	8260B	11/17/05	5
Trichlorofluoromethane	BDL	0.0062	mg/kg	8260B	11/17/05	5
1,1,2-Trichloro-1,2,2-trifluoro	BDL	0.0062	mg/kg	8260B	11/17/05	5
Vinyl chloride	BDL	0.0062	mg/kg	8260B	11/17/05	5
Xylenes, Total	BDL	0.019	mg/kg	8260B	11/17/05	5
Surrogate Recovery						
Toluene-d8	90.		% Rec.	8260B	11/17/05	5
Dibromofluoromethane	90.		% Rec.	8260B	11/17/05	5
4-Bromofluorobenzene	89.		% Rec.	8260B	11/17/05	5
TCL Base/Neutral Extractables						
Acenaphthene	BDL	0.41	mg/kg	8270C	11/16/05	1
Acenaphthylene	BDL	0.41	mg/kg	8270C	11/16/05	1
Acetophenone	BDL	0.41	mg/kg	8270C	11/16/05	1
Anthracene	1.2	0.41	mg/kg	8270C	11/17/05	10
Atrazine	BDL	0.41	mg/kg	8270C	11/16/05	1
Benzaldehyde	BDL	0.41	mg/kg	8270C	11/16/05	1
Benzo(a)anthracene	4.6	4.1	mg/kg	8270C	11/17/05	10
Benzo(b)fluoranthene	5.4	4.1	mg/kg	8270C	11/17/05	10
Benzo(k)fluoranthene	1.5	0.41	mg/kg	8270C	11/17/05	10
Benzo(g,h,i)perylene	0.69	0.41	mg/kg	8270C	11/16/05	1
Benzo(a)pyrene	4.4	4.1	mg/kg	8270C	11/17/05	10
Biphenyl	BDL	0.41	mg/kg	8270C	11/16/05	1
Bis(2-chlorethoxy)methane	BDL	0.41	mg/kg	8270C	11/16/05	1
Bis(2-chloroethyl)ether	BDL	0.41	mg/kg	8270C	11/16/05	1
Bis(2-chloroisopropyl)ether	BDL	0.41	mg/kg	8270C	11/16/05	1
4-Bromophenyl-phenylether	BDL	0.41	mg/kg	8270C	11/16/05	1
Caprolactam	BDL	0.41	mg/kg	8270C	11/16/05	1

Results listed are dry weight basis.

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

AIHA - 100789, AL - 40660, CA - I-2327, CT - PH-0197, FL - E87487, GA - 923, IN - C-TN-01
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REPORT OF ANALYSIS

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

November 28, 2005

Date Received : November 11, 2005
Description : 76 State St./41-45 Water St. - Auburn, NY

ESC Sample # : L222099-12

Sample ID : BH-23 2-4 FT

Site ID :

Collected By : David Crandall
Collection Date : 11/09/05 10:40

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
Carbazole	0.53	0.41	mg/kg	8270C	11/16/05	1
4-Chloroaniline	BDL	0.41	mg/kg	8270C	11/16/05	1
2-Chloronaphthalene	BDL	0.41	mg/kg	8270C	11/16/05	1
4-Chlorophenyl-phenylether	BDL	0.41	mg/kg	8270C	11/16/05	1
Dibenz (a, h) anthracene	BDL	0.41	mg/kg	8270C	11/16/05	1
Dibenzofuran	BDL	0.41	mg/kg	8270C	11/16/05	1
3,3-Dichlorobenzidine	BDL	0.41	mg/kg	8270C	11/16/05	1
2,4-Dinitrotoluene	BDL	0.41	mg/kg	8270C	11/16/05	1
2,6-Dinitrotoluene	BDL	0.41	mg/kg	8270C	11/16/05	1
Fluoranthene	9.8	4.1	mg/kg	8270C	11/17/05	10
Fluorene	0.45	0.41	mg/kg	8270C	11/16/05	1
Hexachlorobenzene	BDL	0.41	mg/kg	8270C	11/16/05	1
Hexachloro-1,3-butadiene	BDL	0.41	mg/kg	8270C	11/16/05	1
Hexachlorocyclopentadiene	BDL	0.41	mg/kg	8270C	11/16/05	1
Hexachloroethane	BDL	0.41	mg/kg	8270C	11/16/05	1
Indeno(1,2,3-cd)pyrene	0.77	0.41	mg/kg	8270C	11/16/05	1
Isophorone	BDL	0.41	mg/kg	8270C	11/16/05	1
2-Methylnaphthalene	BDL	0.41	mg/kg	8270C	11/16/05	1
Naphthalene	BDL	0.41	mg/kg	8270C	11/16/05	1
2-Nitroaniline	BDL	0.41	mg/kg	8270C	11/16/05	1
3-Nitroaniline	BDL	0.41	mg/kg	8270C	11/16/05	1
4-Nitroaniline	BDL	0.41	mg/kg	8270C	11/16/05	1
Nitrobenzene	BDL	0.41	mg/kg	8270C	11/16/05	1
n-Nitrosodiphenylamine	BDL	0.41	mg/kg	8270C	11/16/05	1
n-Nitrosodi-n-propylamine	BDL	0.41	mg/kg	8270C	11/16/05	1
Phenanthrene	5.2	4.1	mg/kg	8270C	11/17/05	10
Benzylbutyl phthalate	BDL	0.41	mg/kg	8270C	11/16/05	1
Bis(2-ethylhexyl)phthalate	BDL	0.41	mg/kg	8270C	11/16/05	1
Di-n-butyl phthalate	BDL	0.41	mg/kg	8270C	11/16/05	1
Diethyl phthalate	BDL	0.41	mg/kg	8270C	11/16/05	1
Dimethyl phthalate	BDL	0.41	mg/kg	8270C	11/16/05	1
Di-n-octyl phthalate	BDL	0.41	mg/kg	8270C	11/16/05	1
Pyrene	8.9	4.1	mg/kg	8270C	11/17/05	10
1,2,4,5-Tetrachlorobenzene	BDL	0.41	mg/kg	8270C	11/16/05	1
TCL Acid Extractables						
4-Chloro-3-methylphenol	BDL	0.41	mg/kg	8270C	11/16/05	1
2-Chlorophenol	BDL	0.41	mg/kg	8270C	11/16/05	1
2-Methylphenol	BDL	0.41	mg/kg	8270C	11/16/05	1

Results listed are dry weight basis.

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

AIHA - 100789, AL - 40660, CA - I-2327, CT- PH-0197, FL - E87487, GA - 923, IN - C-TN-01
KY - 90010, KYUST - 0016, NC - ENV375, DW21704, ND - R-140, SC - 84004, TN - 2006, VA - 00109, WV - 233
AZ - 0612, MN - 047-999-395, NY - 11742, NJ - 81002, WI - 998093910

Note:

This report shall not be reproduced, except in full, without the written approval from ESC.
The reported analytical results relate only to the sample submitted



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Est. 1970

REPORT OF ANALYSIS

November 28, 2005

Mr. Doug Reid
Lender Consulting Services - NY
PO Box 406
Buffalo, NY 14205

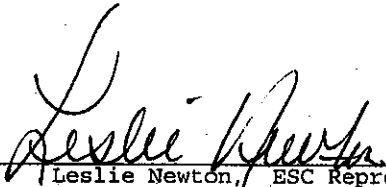
Date Received : November 11, 2005
Description : 76 State St./41-45 Water St.- Auburn, NY
Sample ID : BH-23 2-4 FT
Collected By : David Crandall
Collection Date : 11/09/05 10:40

ESC Sample # : L222099-12

Site ID :

Project # : 05S1933.22

Parameter	Dry Result	Det. Limit	Units	Method	Date	Dil.
3&4-methyl phenol	BDL	0.41	mg/kg	8270C	11/16/05	1
2,4-Dichlorophenol	BDL	0.41	mg/kg	8270C	11/16/05	1
2,4-Dimethylphenol	BDL	0.41	mg/kg	8270C	11/16/05	1
4,6-Dinitro-2-methylphenol	BDL	0.41	mg/kg	8270C	11/16/05	1
2,4-Dinitrophenol	BDL	0.41	mg/kg	8270C	11/16/05	1
2-Nitrophenol	BDL	0.41	mg/kg	8270C	11/16/05	1
4-Nitrophenol	BDL	0.41	mg/kg	8270C	11/16/05	1
Pentachlorophenol	BDL	0.41	mg/kg	8270C	11/16/05	1
Phenol	BDL	0.41	mg/kg	8270C	11/16/05	1
2,4,5-Trichlorophenol	BDL	0.41	mg/kg	8270C	11/16/05	1
2,4,6-Trichlorophenol	BDL	0.41	mg/kg	8270C	11/16/05	1
Surrogate Recovery						
Nitrobenzene-d5	79.		% Rec.	8270C	11/16/05	1
2-Fluorobiphenyl	90.		% Rec.	8270C	11/16/05	1
p-Terphenyl-d14	100		% Rec.	8270C	11/16/05	1
Phenol-d5	83.		% Rec.	8270C	11/16/05	1
2-Fluorophenol	72.		% Rec.	8270C	11/16/05	1
2,4,6-Tribromophenol	100		% Rec.	8270C	11/16/05	1


Leslie Newton, ESC Representative

Results listed are dry weight basis.

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

AIHA - 100789, AL - 40660, CA - I-2327, CT- PH-0197, FL - E87487, GA - 923, IN - C-TN-01
KY - 90010, KYUST - 0016, NC - ENV375, DW21704, ND - R-140, SC - 84004, TN - 2006, VA - 00109, WV - 233
AZ - 0612, MN - 047-999-395, NY - 11742, NJ - 81002, WI - 998093910

Note:

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The reported analytical results relate only to the sample submitted

Reported: 11/18/05 14:00 Printed: 11/28/05 15:29

Attachment A
List of Analytes with QC Qualifiers

Sample #	Analyte	Qualifier
L222099-01	1,2,4-Trimethylbenzene	E
L222099-03	Acetophenone	J4
	Atrazine	J4
	Benzaldehyde	J4
	Caprolactam	J4J3
	1,2,4,5-Tetrachlorobenzene	J4
L222099-04	Selenium	O
	Silver	O
L222099-05	4-Bromofluorobenzene	J1
L222099-06	Benzo(a)pyrene	J8
	Benzo(b)fluoranthene	J8
	Benzo(g,h,i)perylene	J8
	Indeno(1,2,3-cd)pyrene	J8
L222099-07	Acenaphthene	O
	Acenaphthylene	O
	Acetophenone	J4O
	Anthracene	O
	Atrazine	J4O
	Benzaldehyde	J4O
	Benzo(a)anthracene	O
	Benzo(b)fluoranthene	O
	Benzo(k)fluoranthene	O
	Benzo(g,h,i)perylene	O
	Benzo(a)pyrene	O
	Biphenyl	O
	Bis(2-chloroethoxy)methane	O
	Bis(2-chloroethyl) ether	O
	Bis(2-chloroisopropyl) ether	O
	4-Bromophenyl-phenylether	O
	Caprolactam	J4J3O
	Carbazole	O
	4-Chloroaniline	O
	2-Chloronaphthalene	O
	4-Chlorophenyl-phenylether	O
	Chrysene	O
	Dibenz(a,h)anthracene	O
	Dibenzofuran	O
	3,3-Dichlorobenzidine	O
	2,4-Dinitrotoluene	O
	2,6-Dinitrotoluene	O
	Fluoranthene	O
	Fluorene	O
	Hexachlorobenzene	O
	Hexachloro-1,3-butadiene	O
	Hexachlorocyclopentadiene	O
	Hexachloroethane	O
	Indeno(1,2,3-cd)pyrene	O
	Isophorone	O
	2-Methylnaphthalene	O
	Naphthalene	O
	2-Nitroaniline	O
	3-Nitroaniline	O
	4-Nitroaniline	O
	Nitrobenzene	O
	n-Nitrosodiphenylamine	O
	n-Nitrosodi-n-propylamine	O
	Phenanthrene	O
	Benzylbutyl phthalate	O
	Bis(2-ethylhexyl)phthalate	O
	Di-n-butyl phthalate	O
	Diethyl phthalate	O
	Dimethyl phthalate	O
	Di-n-octyl phthalate	O
	Pyrene	O
	1,2,4,5-Tetrachlorobenzene	J4O
	4-Chloro-3-methylphenol	O
	2-Chlorophenol	O
	2-Methylphenol	O
	3&4-methyl phenol	O

Attachment A
List of Analytes with QC Qualifiers

Sample #	Analyte	Qualifier
L222099-08	2,4-Dichlorophenol	O
	2,4-Dimethylphenol	O
	4,6-Dinitro-2-methylphenol	O
	2,4-Dinitrophenol	O
	2-Nitrophenol	O
	4-Nitrophenol	O
	Pentachlorophenol	O
	Phenol	O
	2,4,5-Trichlorophenol	O
	2,4,6-Trichlorophenol	O
	2,4,6-Tribromophenol	J1
	Barium	J6
	Cadmium	J6
	Lead	J6
L222099-09	Acenaphthene	O
	Acenaphthylene	O
	Acetophenone	J40
	Anthracene	O
	Atrazine	J40
	Benzaldehyde	J40
	Benzo(a)anthracene	O
	Benzo(b)fluoranthene	O
	Benzo(k)fluoranthene	O
	Benzo(g,h,i)perylene	O
	Benzo(a)pyrene	O
	Biphenyl	O
	Bis(2-chlorethoxy)methane	O
	Bis(2-chloroethyl) ether	O
	Bis(2-chloroisopropyl) ether	O
	4-Bromophenyl-phenylether	O
	Caprolactam	J4J30
	Carbazole	O
	4-Chloroaniline	O
	2-Chloronaphthalene	O
	4-Chlorophenyl-phenylether	O
	Chrysene	O
	Dibenz(a,h)anthracene	O
	Dibenzofuran	O
	3,3-Dichlorobenzidine	O
	2,4-Dinitrotoluene	O
	2,6-Dinitrotoluene	O
	Fluoranthene	O
	Fluorene	O
	Hexachlorobenzene	O
	Hexachloro-1,3-butadiene	O
	Hexachlorocyclopentadiene	O
	Hexachloroethane	O
	Indeno(1,2,3-cd)pyrene	O
	Isophorone	O
	2-Methylnaphthalene	O
	Naphthalene	O
	2-Nitroaniline	O
	3-Nitroaniline	O
	4-Nitroaniline	O
	Nitrobenzene	O
	n-Nitrosodiphenylamine	O
	n-Nitrosodi-n-propylamine	O
	Phenanthrene	O
	Benzylbutyl phthalate	O
	Bis(2-ethylhexyl)phthalate	O
	Di-n-butyl phthalate	O
	Diethyl phthalate	O
	Dimethyl phthalate	O
	Di-n-octyl phthalate	O
	Pyrene	O
	1,2,4,5-Tetrachlorobenzene	J40
	4-Chloro-3-methylphenol	O
	2-Chlorophenol	O
	2-Methylphenol	O
	3&4-methyl phenol	O

Attachment A
List of Analytes with QC Qualifiers

Sample #	Analyte	Qualifier
L222099-10	2,4-Dichlorophenol	O
	2,4-Dimethylphenol	O
	4,6-Dinitro-2-methylphenol	O
	2,4-Dinitrophenol	O
	2-Nitrophenol	O
	4-Nitrophenol	O
	Pentachlorophenol	O
	Phenol	O
	2,4,5-Trichlorophenol	O
	2,4,6-Trichlorophenol	O
	Chloroethane	J3
	Trichloroethene	J3
	Acetophenone	J4
	Atrazine	J4
	Benzaldehyde	J4
	Caprolactam	J4J3
	1,2,4,5-Tetrachlorobenzene	J4
	2-Fluorophenol	J2
	Chloroethane	J3
	Trichloroethene	J3
L222099-11	Acenaphthene	O
	Acenaphthylene	O
	Acetophenone	J4O
	Anthracene	O
	Atrazine	J4O
	Benzaldehyde	J4O
	Benzo(a)anthracene	O
	Benzo(b)fluoranthene	O
	Benzo(k)fluoranthene	O
	Benzo(g,h,i)perylene	O
	Benzo(a)pyrene	O
	Biphenyl	O
	Bis(2-chloroethoxy)methane	O
	Bis(2-chloroethyl)ether	O
	Bis(2-chloroisopropyl)ether	O
	4-Bromophenyl-phenylether	O
	Caprolactam	J4J3O
	Carbazole	O
	4-Chloroaniline	O
	2-Chloronaphthalene	O
	4-Chlorophenyl-phenylether	O
	Chrysene	O
	Dibenz(a,h)anthracene	O
	Dibenzofuran	O
	3,3-Dichlorobenzidine	O
	2,4-Dinitrotoluene	O
	2,6-Dinitrotoluene	O
	Fluoranthene	O
	Fluorene	O
	Hexachlorobenzene	O
	Hexachloro-1,3-butadiene	O
	Hexachlorocyclopentadiene	O
	Hexachloroethane	O
	Indeno(1,2,3-cd)pyrene	O
	Isophorone	O
	2-Methylnaphthalene	O
	Naphthalene	O
	2-Nitroaniline	O
	3-Nitroaniline	O
	4-Nitroaniline	O
	Nitrobenzene	O
	n-Nitrosodiphenylamine	O
	n-Nitrosodi-n-propylamine	O
	Phenanthrene	O
	Benzylbutyl phthalate	O
	Bis(2-ethylhexyl)phthalate	O
	Di-n-butyl phthalate	O
	Diethyl phthalate	O
	Dimethyl phthalate	O
	Di-n-octyl phthalate	O

Attachment A
List of Analytes with QC Qualifiers

Sample #	Analyte	Qualifier
	Pyrene	O
	1,2,4,5-Tetrachlorobenzene	J40
	4-Chloro-3-methylphenol	O
	2-Chlorophenol	O
	2-Methylphenol	O
	3&4-methyl phenol	O
	2,4-Dichlorophenol	O
	2,4-Dimethylphenol	O
	4,6-Dinitro-2-methylphenol	O
	2,4-Dinitrophenol	O
	2-Nitrophenol	O
	4-Nitrophenol	O
	Pentachlorophenol	O
	Phenol	O
	2,4,5-Trichlorophenol	O
	2,4,6-Trichlorophenol	O
	Benzene	J3
	Bromochloromethane	J3
	Bromodichloromethane	J3
	Chloroform	J3
	Chloromethane	J3
	Dichlorodifluoromethane	J3
	1,1-Dichloroethane	J3
	1,2-Dichloroethane	J3
	1,3-Dichlorobenzene	J3
	cis-1,2-Dichloroethene	J3
	trans-1,2-Dichloroethene	J3
	1,2-Dichloropropane	J3
	cis-1,3-Dichloropropene	J3
	trans-1,3-Dichloropropene	J3
	Ethylbenzene	J3
	Isopropylbenzene	J3
	Methylene Chloride	J3
	Methyl tert-butyl ether	J3
	1,1,2,2-Tetrachloroethane	J3
	Toluene	J3
	1,2,3-Trichlorobenzene	J6
	1,2,4-Trichlorobenzene	J6
	1,1,1-Trichloroethane	J3
	Trichloroethene	J3
	Trichlorofluoromethane	J3
	1,1,2-Trichloro-1,2,2-trifluoroethane	J3
L222099-12	Xylenes, Total	J3
	Acetophenone	J4
	Atrazine	J4
	Benzaldehyde	J4
	Caprolactam	J4J3
	Fluoranthene	E
	Pyrene	E
	1,2,4,5-Tetrachlorobenzene	J4
	Chloroethane	J3
	Trichloroethene	J3

Attachment B
Explanation of QC Qualifier Codes

Qualifier	Meaning
E	GTL (EPA) - Greater than upper calibration limit: Actual value is known to be greater than the upper calibration range.
J1	Surrogate recovery limits have been exceeded; values are outside upper control limits
J2	Surrogate recovery limits have been exceeded; values are outside lower control limits
J3	The associated batch QC was outside the established quality control range for precision.
J4	The associated batch QC was outside the established quality control range for accuracy.
O	(ESC) Sample diluted due to matrix interferences that impaired the ability to make an accurate analytical determination. The detection limit is elevated in order to reflect the necessary dilution.
J6	The sample matrix interfered with the ability to make any accurate determination; spike value is low
J8	The internal standard associated with this data responded abnormally low. The data is likely to show a high bias concerning the result.

Qualifier Report Information

ESC utilizes sample and result qualifiers as set forth by the EPA Contract Laboratory Program and as required by most certifying bodies including NELAC. In addition to the EPA qualifiers adopted by ESC, we have implemented ESC qualifiers to provide more information pertaining to our analytical results. Each qualifier is designated in the qualifier explanation as either EPA or ESC. Data qualifiers are intended to provide the ESC client with more detailed information concerning the potential bias of reported data. Because of the wide range of constituents and variety of matrices incorporated by most EPA methods, it is common for some compounds to fall outside of established ranges. These exceptions are evaluated and all reported data is valid and useable unless qualified as 'R' (Rejected).

Definitions

Accuracy - The relationship of the observed value of a known sample to the true value of a known sample. Represented by percent recovery and relevant to samples such as: control samples, matrix spike recoveries, surrogate recoveries, etc.

Precision - The agreement between a set of samples or between duplicate samples. Relates to how close together the results are and is represented by Relative Percent Difference.

Surrogate - Organic compounds that are similar in chemical composition, extraction, and chromatography to analytes of interest. The surrogates are used to determine the probable response of the group of analytes that are chemically related to the surrogate compound. Surrogates are added to the sample and carried through all stages of preparation and analyses.

Control Limits				(AQ)	(SS)
2-Fluorophenol	31-119	Nitrobenzene-d5	43-118	Dibromfluoromethane	68-128 64-125
Phenol-d5	12-134	2-Fluorobiphenyl	45-128	Toluene-d8	76-115 69-118
2,4,6-Tribromophenol	51-141	Terphenyl-d14	43-137	4-Bromofluorobenzene	79-127 61-134

TIC - Tentatively Identified Compound: Compounds detected in samples that are not target compounds, internal standards, system monitoring compounds, or surrogates.



Environmental Science Corp.

Laboratory Services

SEMI-VOLATILES ANALYSIS DATA SHEET TENTATIVELY IDENTIFIED COMPOUNDS

Client Name: Lender Consulting Services - NY

SAMPLE ID.

L222099-01

Matrix: SOIL

ESC Sample NO: L222099-01

Date Collected: 11/08/2005

Lab File ID: 1115 33

Date Analyzed: 11/15/2005

Dilution Factor: 1

Tentatively Identified compounds (TIC) refers to substances not present in the list of target compounds. Therefore, not all TIC's are identified and quantitated using individual standards. TIC listings are prepared utilizing a computerized library search routine of electron impact mass spectral data and evaluation of the relevant data by a mass spectral data specialist. Quantitation is accomplished by relative peak area of the TIC compared to that of the nearest internal standard. from the total ion chromatogram. TIC's are identified and quantitated only if the peak area is 10 % or more of that of the nearest internal standard.

Number Of TICs Found: 16

CONCENTRATION UNITS:
mg/kg

CAS NO.	COMPOUND	RT	EST. CONC.	Q
000527-84-4	Benzene, 1-methyl-2-(1-methylethyl)	5.09	0.2	J
000535-77-3	Benzene, 1-methyl-3-(1-methylethyl)	5.11	0.1	J
000527-84-4	Benzene, 1-methyl-2-(1-methylethyl)	5.22	0.09	J
000095-93-2	Benzene, 1,2,4,5-tetramethyl-	5.28	0.22	J
000934-74-7	Benzene, 1-ethyl-3,5-dimethyl-	5.29	0.18	J
001758-88-9	Benzene, 2-ethyl-1,4-dimethyl-	5.34	0.13	J
002039-89-6	Benzene, 2-ethenyl-1,4-dimethyl-	5.39	0.11	J
025550-13-4	Benzene, diethylmethyl-	5.47	0.07	J
002049-95-8	Benzene, (1,1-dimethylpropyl)-	5.5	0.07	J
000112-40-3	Dodecane	5.55	0.09	J
000118-79-6	Phenol, 2,4,6-tribromo-	7.26	0.85	J
000629-78-7	Heptadecane	7.29	0.07	J
000057-10-3	Hexadecanoic acid	8.11	0.11	J
000243-17-4	11H-Benzo[b]fluorene	9.16	0.1	J
000000-00-0	4,8,12-Trimethyltridecan-4-olide	9.35	0.13	J
006971-40-0	17-Pentatriacontene	9.75	0.11	J



Environmental Science Corp.

Laboratory Services

VOLATILES ANALYSIS DATA SHEET TENTATIVELY IDENTIFIED COMPOUNDS

Client Name: Lender Consulting Services - NY

SAMPLE ID:

L222099-01

Matrix: SOIL

ESC Sample NO: L222099-01 *BH1(10-12)*

Date Collected: 11/08/2005

Lab File ID: 1116 25

Date Analyzed: 11/16/2005

Dilution Factor: 200

Tentatively Identified compounds (TIC) refers to substances not present in the list of target compounds. Therefore, not all TIC's are identified and quantitated using individual standards. TIC listings are prepared utilizing a computerized library search routine of electron impact mass spectral data and evaluation of the relevant data by a mass spectral data specialist. Quantitation is accomplished by relative peak area of the TIC compared to that of the nearest internal standard. from the total ion chromatogram. TIC's are identified and quantitated only if the peak area is 10 % or more of that of the nearest internal standard.

Number Of TICs Found: 15

CONCENTRATION UNITS:
mg/kg

CAS NO.	COMPOUND	RT	EST. CONC.	Q
000591-76-4	Hexane, 2-methyl-	6.26	4.797	J
000590-73-8	Hexane, 2,2-dimethyl-	6.71	11.275	J
000589-43-5	Hexane, 2,4-dimethyl-	7.52	5.404	J
000108-87-2	Cyclohexane, methyl-	7.59	5.604	J
000565-75-3	Pentane, 2,3,4-trimethyl-	7.96	11.355	J
000922-28-1	Heptane, 3,4-dimethyl-	8.12	22.025	J
000589-81-1	Heptane, 3-methyl-	8.3	9.372	J
002207-03-6	Cyclohexane, 1,3-dimethyl-, trans-	8.65	5.895	J
002216-34-4	Octane, 4-methyl-	10.04	8.861	J
002216-33-3	Octane, 3-methyl-	10.2	6.721	J
000611-14-3	Benzene, 1-ethyl-2-methyl-	12.64	9.724	J
000934-80-5	Benzene, 4-ethyl-1,2-dimethyl-	14.69	5.44	J
000527-84-4	Benzene, 1-methyl-2-(1-methylethyl)-	14.74	5.088	J
000933-98-2	Benzene, 1-ethyl-2,3-dimethyl-	14.84	8.091	J
000095-93-2	Benzene, 1,2,4,5-tetramethyl-	15.54	4.786	J



Environmental Science Corp.

Laboratory Services

VOLATILES ANALYSIS DATA SHEET TENTATIVELY IDENTIFIED COMPOUNDS

Client Name: Lender Consulting Services - NY

SAMPLE ID.

L222099-02

Matrix: SOIL

ESC Sample NO: L222099-02

Date Collected: 11/08/2005

Lab File ID: 1116 13

Date Analyzed: 11/16/2005

Dilution Factor: 5

Tentatively Identified compounds (TIC) refers to substances not present in the list of target compounds. Therefore, not all TIC's are identified and quantitated using individual standards. TIC listings are prepared utilizing a computerized library search routine of electron impact mass spectral data and evaluation of the relevant data by a mass spectral data specialist. Quantitation is accomplished by relative peak area of the TIC compared to that of the nearest internal standard. from the total ion chromatogram. TIC's are identified and quantitated only if the peak area is 10 % or more of that of the nearest internal standard.

Number Of TICs Found: 0

CONCENTRATION UNITS:
mg/kg

CAS NO.	COMPOUND	RT	EST. CONC.	Q
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Environmental Science Corp.

Laboratory Services

VOLATILES ANALYSIS DATA SHEET TENTATIVELY IDENTIFIED COMPOUNDS

Client Name: Lender Consulting Services - NY

SAMPLE ID.

L222099-03

Matrix: SOIL

ESC Sample NO: L222099-03

Date Collected: 11/08/2005

Lab File ID: 1116 14

Date Analyzed: 11/16/2005

Dilution Factor: 5

B/H5(0-2)

Tentatively Identified compounds (TIC) refers to substances not present in the list of target compounds. Therefore, not all TIC's are identified and quantitated using individual standards. TIC listings are prepared utilizing a computerized library search routine of electron impact mass spectral data and evaluation of the relevant data by a mass spectral data specialist. Quantitation is accomplished by relative peak area of the TIC compared to that of the nearest internal standard. from the total ion chromatogram. TIC's are identified and quantitated only if the peak area is 10 % or more of that of the nearest internal standard.

Number Of TICs Found: 0

CONCENTRATION UNITS:
mg/kg

CAS NO.	COMPOUND	RT	EST. CONC.	Q
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Environmental Science Corp.

Laboratory Services

VOLATILES ANALYSIS DATA SHEET TENTATIVELY IDENTIFIED COMPOUNDS

Client Name: Lender Consulting Services - NY

SAMPLE ID.

L222099-04

Matrix: SOIL

ESC Sample NO: L222099-04

Date Collected: 11/08/2005

Lab File ID: 1116 15

Date Analyzed: 11/16/2005

Dilution Factor: 5

Tentatively Identified compounds (TIC) refers to substances not present in the list of target compounds. Therefore, not all TIC's are identified and quantitated using individual standards. TIC listings are prepared utilizing a computerized library search routine of electron impact mass spectral data and evaluation of the relevant data by a mass spectral data specialist. Quantitation is accomplished by relative peak area of the TIC compared to that of the nearest internal standard from the total ion chromatogram. TIC's are identified and quantitated only if the peak area is 10 % or more of that of the nearest internal standard.

CONCENTRATION UNITS:

Number Of TICs Found: 0

mg/kg

CAS NO.	COMPOUND	RT	EST. CONC.	Q
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Environmental Science Corp.

Laboratory Services

VOLATILES ANALYSIS DATA SHEET TENTATIVELY IDENTIFIED COMPOUNDS

Client Name: Lender Consulting Services - NY

SAMPLE ID.

L222099-05

Matrix: SOIL

ESC Sample NO: L222099-05

BH7 (10-12)

Date Collected: 11/08/2005

Lab File ID: 1116_16

Date Analyzed: 11/16/2005

Dilution Factor: 5

Tentatively Identified compounds (TIC) refers to substances not present in the list of target compounds. Therefore, not all TIC's are identified and quantitated using individual standards. TIC listings are prepared utilizing a computerized library search routine of electron impact mass spectral data and evaluation of the relevant data by a mass spectral data specialist. Quantitation is accomplished by relative peak area of the TIC compared to that of the nearest internal standard. from the total ion chromatogram. TIC's are identified and quantitated only if the peak area is 10 % or more of that of the nearest internal standard.

Number Of TICs Found: 13

CONCENTRATION UNITS:
mg/kg

CAS NO.	COMPOUND	RT	EST. CONC.	Q
004923-77-7	Cyclohexane, 1-ethyl-2-methyl-, cis-	11.26	0.18	J
002051-30-1	Octane, 2,6-dimethyl-	11.38	0.286	J
053778-43-1	Cyclopropane, 1-ethyl-1-methyl-	11.74	0.297	J
016747-50-5	Cyclopentane, 1-ethyl-1-methyl-	12.68	0.162	J
032064-78-1	5-Octen-4-one, 7-methyl-	12.92	0.247	J
002847-72-5	Decane, 4-methyl-	12.97	0.884	J
000493-02-7	Naphthalene, decahydro-, trans-	14.31	1.115	J
002958-76-1	Naphthalene, decahydro-2-methyl-	15.23	0.78	J
000702-79-4	Adamantane, 1,3-dimethyl-	15.46	0.314	J
006044-71-9	Dodecane, 6-methyl-	16.11	0.636	J
000102-25-0	Benzene, 1,3,5-triethyl-	16.36	0.183	J
022822-99-7	Cyclopropane, 1-ethenyl-2-hexenyl-, [1.a	16.41	0.201	J
002613-76-5	1H-Indene, 2,3-dihydro-1,1,3-trimethyl-	17.14	0.201	J



Environmental Science Corp.

Laboratory Services

VOLATILES ANALYSIS DATA SHEET TENTATIVELY IDENTIFIED COMPOUNDS

Client Name: Lender Consulting Services -- NY

SAMPLE ID.

L222099-06

Matrix: SOIL

ESC Sample NO: L222099-06

BH8 (10-12)

Date Collected: 11/08/2005

Lab File ID: 1116 17

Date Analyzed: 11/16/2005

Dilution Factor: 5

Tentatively Identified compounds (TIC) refers to substances not present in the list of target compounds. Therefore, not all TIC's are identified and quantitated using individual standards. TIC listings are prepared utilizing a computerized library search routine of electron impact mass spectral data and evaluation of the relevant data by a mass spectral data specialist. Quantitation is accomplished by relative peak area of the TIC compared to that of the nearest internal standard. from the total ion chromatogram. TIC's are identified and quantitated only if the peak area is 10 % or more of that of the nearest internal standard.

Number Of TICs Found: 0

CONCENTRATION UNITS:
mg/kg

CAS NO.	COMPOUND	RT	EST. CONC.	Q
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Environmental Science Corp.

Laboratory Services

VOLATILES ANALYSIS DATA SHEET TENTATIVELY IDENTIFIED COMPOUNDS

Client Name: Lender Consulting Services -- NY

SAMPLE ID.

L222099-07

Matrix: SOIL

ESC Sample NO: L222099-07

BH910-2

Date Collected: 11/08/2005

Lab File ID: 1116 18

Date Analyzed: 11/16/2005

Dilution Factor: 5

Tentatively Identified compounds (TIC) refers to substances not present in the list of target compounds. Therefore, not all TIC's are identified and quantitated using individual standards. TIC listings are prepared utilizing a computerized library search routine of electron impact mass spectral data and evaluation of the relevant data by a mass spectral data specialist. Quantitation is accomplished by relative peak area of the TIC compared to that of the nearest internal standard. from the total ion chromatogram. TIC's are identified and quantitated only if the peak area is 10 % or more of that of the nearest internal standard.

Number Of TICs Found: 4

CONCENTRATION UNITS:
mg/kg

CAS NO.	COMPOUND	RT	EST. CONC.	Q
003073-66-3	Cyclohexane, 1,1,3-trimethyl-	9.85	0.025	J
006783-92-2	Cyclohexane, 1,1,2,3-tetramethyl-	12.32	0.032	J
000611-14-3	Benzene, 1-ethyl-2-methyl-	13.05	0.021	J
000095-93-2	Benzene, 1,2,4,5-tetramethyl-	15.55	0.012	J



Environmental Science Corp.

Laboratory Services

VOLATILES ANALYSIS DATA SHEET TENTATIVELY IDENTIFIED COMPOUNDS

Client Name: Lender Consulting Services - NY

SAMPLE ID.

L222099-09

Matrix: SOIL

ESC Sample NO: L222099-09

Date Collected: 11/09/2005

Lab File ID: 1117 15

Date Analyzed: 11/17/2005

Dilution Factor: 5

Tentatively Identified compounds (TIC) refers to substances not present in the list of target compounds. Therefore, not all TIC's are identified and quantitated using individual standards. TIC listings are prepared utilizing a computerized library search routine of electron impact mass spectral data and evaluation of the relevant data by a mass spectral data specialist. Quantitation is accomplished by relative peak area of the TIC compared to that of the nearest internal standard. from the total ion chromatogram. TIC's are identified and quantitated only if the peak area is 10 % or more of that of the nearest internal standard.

Number Of TICs Found: 13

CONCENTRATION UNITS:
mg/kg

CAS NO.	COMPOUND	RT	EST. CONC.	Q
000096-14-0	Pentane, 3-methyl-	4.3	0.009	J
000142-82-5	Heptane	6.17	0.015	J
006975-99-1	6-Dodecyne	14.36	0.012	J
000095-93-2	Benzene, 1,2,4,5-tetramethyl-	14.6	0.012	J
076089-59-3	1,3-Cyclopentadiene, 1,2,3,4-tetramethyl	15.31	0.012	J
013943-77-6	Naphthalene, 1,2,3,4,4a,5,6,7-octahydro-	15.5	0.009	J
134329-46-7	1,5,6,7-Tetramethylbicyclo[3.2.0]hepta-2	15.84	0.008	J
000700-12-9	Benzene, pentamethyl-	16.03	0.009	J
004815-57-0	Benzene, 1,4-dipropyl-	17.06	0.011	J
006682-71-9	1H-Indene, 2,3-dihydro-4,7-dimethyl-	17.13	0.013	J
005557-93-7	Benzene, 1-(1-methylethenyl)-2-(1-methyl	17.64	0.009	J
054340-86-2	Benzene, 4-(2-butenyl)-1,2-dimethyl-, (E	17.87	0.01	J
002613-76-5	1H-Indene, 2,3-dihydro-1,1,3-trimethyl-	18.99	0.01	J



Environmental Science Corp.

Laboratory Services

VOLATILES ANALYSIS DATA SHEET TENTATIVELY IDENTIFIED COMPOUNDS

Client Name: Lender Consulting Services - NY

SAMPLE ID.

L222099-10

Matrix: SOIL

ESC Sample NO: L222099-10

BA21(2-4)

Date Collected: 11/09/2005

Lab File ID: 1117 16

Date Analyzed: 11/17/2005

Dilution Factor: 5

Tentatively Identified compounds (TIC) refers to substances not present in the list of target compounds. Therefore, not all TIC's are identified and quantitated using individual standards. TIC listings are prepared utilizing a computerized library search routine of electron impact mass spectral data and evaluation of the relevant data by a mass spectral data specialist. Quantitation is accomplished by relative peak area of the TIC compared to that of the nearest internal standard. from the total ion chromatogram. TIC's are identified and quantitated only if the peak area is 10 % or more of that of the nearest internal standard.

Number Of TICs Found: 0

CONCENTRATION UNITS:

mg/kg

CAS NO.	COMPOUND	RT	EST. CONC.	Q
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Environmental Science Corp.

Laboratory Services

VOLATILES ANALYSIS DATA SHEET TENTATIVELY IDENTIFIED COMPOUNDS

Client Name: Lender Consulting Services - NY

SAMPLE ID.

L222099-11

Matrix: SOIL

ESC Sample NO: L222099-11 *BH22 (0-2)*

Date Collected: 11/09/2005

Lab File ID: 1117.17

Date Analyzed: 11/17/2005

Dilution Factor: 5

Tentatively Identified compounds (TIC) refers to substances not present in the list of target compounds. Therefore, not all TIC's are identified and quantitated using individual standards. TIC listings are prepared utilizing a computerized library search routine of electron impact mass spectral data and evaluation of the relevant data by a mass spectral data specialist. Quantitation is accomplished by relative peak area of the TIC compared to that of the nearest internal standard. from the total ion chromatogram. TIC's are identified and quantitated only if the peak area is 10 % or more of that of the nearest internal standard.

Number Of TICs Found: 0

CONCENTRATION UNITS:
mg/kg

CAS NO.	COMPOUND	RT	EST. CONC.	Q
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Environmental Science Corp.

Laboratory Services

VOLATILES ANALYSIS DATA SHEET TENTATIVELY IDENTIFIED COMPOUNDS

Client Name: Lender Consulting Services - NY

SAMPLE ID.

L222099-12

Matrix: SOIL

ESC Sample NO: L222099-12

BA 23 (2-4)

Date Collected: 11/09/2005

Lab File ID: 1117 18

Date Analyzed: 11/17/2005

Dilution Factor: 5

Tentatively Identified compounds (TIC) refers to substances not present in the list of target compounds. Therefore, not all TIC's are identified and quantitated using individual standards. TIC listings are prepared utilizing a computerized library search routine of electron impact mass spectral data and evaluation of the relevant data by a mass spectral data specialist. Quantitation is accomplished by relative peak area of the TIC compared to that of the nearest internal standard. from the total ion chromatogram. TIC's are identified and quantitated only if the peak area is 10 % or more of that of the nearest internal standard.

Number Of TICs Found: 0

CONCENTRATION UNITS:

mg/kg

CAS NO.	COMPOUND	RT	EST. CONC.	Q
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Prepared by:

**ENVIRONMENTAL
SCIENCE CORP.**

**12065 Lebanon Road
Mt Juliet, TN 37122
Phone (615) 758-5858
Phone (800) 767-5859
FAX (615) 758-5859**

CoCode	LC5BNY	(lab use only)
Template/Prelogin		
Shipped Via:		

Remarks/Contaminant	Sample # (lab only)

pH _____ Temp _____
Flow _____ Other _____

Condition	(lab use only)
pH Checked:	NCF

Alternate billing information:

Company Name/Address:
LCS, Inc.

Email to: dr.d@laddersolving.com

City/State
Collected

ESC Key:



Client Project #:

Phone: (716) 845-6145

FAX: (716) 245-6164

P.O.#:

Site/Facility ID#:

Collected by (signature): 	Rush? (Lab MUST Be Notified) _____ Same Day 200% _____ Next Day 100% _____ Two Day 50%	Date Results Needed: 11/23/05	No.
		Email? ___ No ___ Yes	of
		FAX? ___ No ___ Yes	Conts
Packed on Ice N 			

Packed on Ice N

Sample ID	Comp/Grab	Matrix*	Depth	Date	Time	Remarks
BH1 (10-12)	C	SS	10-12	11-8-05	900	2
BH2 (10-12)	C	SS	10-12	11-8-05	930	1
BH5 (0-2)	C	SS	0-2	11-8-05	1100	2
BH6 (4-6)	C	SS	4-6	11-8-05	1115	2
BH7 (10-12)	C	SS	10-12	11-8-05	1140	1
BH8 (10-12)	C	SS	10-12	11-8-05	1220	2
BH9 (0-1)	C	SS	0-2	11-8-05	1250	2
		SS				
BH15 (2-4)	C	SS	2-4	11-8-05	1610	1

*Matrix: SS - Soil/Solid GW - Groundwater WW - WasteWater DW - Drinking Water OT - Other

Remarks:

Relinquished by: (Signature) <i>[Signature]</i>	Date: 11-9-05	Time: 12:15	Received by: (Signature) <i>[Signature]</i>	Samples returned via: <input checked="" type="checkbox"/> UPS <input type="checkbox"/> FedEx <input type="checkbox"/> Courier
Relinquished by: (Signature) <i>[Signature]</i>	Date: 11-10-05	Time: 14:15	Received by: (Signature) <i>[Signature]</i>	Temp: 2.7° Bottles Received 23
Relinquished by: (Signature) <i>[Signature]</i>	Date: 11-10-05	Time: 17:45	Received for lab by: (Signature) <i>[Signature]</i>	Date: 11/10/05 Time: 0745

Company Name/Address:

LCS, Inc.

PO Box 406
Buffalo, NY 14205

Alternate billing information:

Report to: Doug Reid
Email to: dreid@lcsinc.com

Project Description: 76 State, 41-45 water streets
City/State Collected: Auburn, NY

Client Project #: 0551933.22
Phone: (716) 845-6145
FAX: (716) 845-6164

Collected by: David Grunwald
Site/Facility ID#:

ESC Key:
P.O.#:

Rush? (Lab MUST Be Notified)
Same Day 200%
Next Day 100%
Two Day 50%

Date Results Needed:
Email? No Yes
FAX? No Yes

No. of Cntrs

Comp/Grab

Matrix*

Depth

Date

Time

Time

Time

Time

Time

Time

Time

Time

Analysis/Container/Preservative

CoCode LCSBNY (lab use only)

Template/Prelogin

Shipped Via

Remarks/Contaminant

Sample # (lab only)

222044-09

10

11

12

Chain of Custody
Page of

Prepared by:

ENVIRONMENTAL
SCIENCE CORP.

12065 Lebanon Road
Mt Juliet, TN 37122

Phone (615) 758-5858
Phone (800) 767-5859
FAX (615) 758-5859

*Matrix SS - Soil/Solid GW - Groundwater WW - WasteWater DW - Drinking Water OT - Other

pH Temp

Remarks:

Flow Other

Relinquished by: (Signature)	Date:	Time:	Received by: (Signature)	Date:	Time:	Samples returned via: UPS <input type="checkbox"/> FedEx <input type="checkbox"/> Courier	Condition:	(lab use only)
	11-9-05	12:15		11-9-05	12:15	275	OK	
	11-10-05	14:15		11-10-05	14:15	23		
	11-10-05	14:15		11-10-05	14:15	23		
	11-10-05	14:15		11-10-05	14:15	23		

This environmental study is limited by the scope of services contained within this report and time frames specified within the contract for services agreed to by you dated October 24, 2005. The scope of services was based on LCS' EAQuick Transaction Screen Process Environmental Site Assessment report dated October 13, 2005.

This environmental study makes no warranties nor implies any liability regarding:

1. Any impacted media located beneath the on-site structure(s).
2. Any chemical analytes not included within the analytical test methods employed during this study.
3. Any impacted media present from off-site sources.
4. Any impacted groundwater either on-site or off-site.
5. Any impact at locations and depths not assessed in this study.
6. Any impact at locations where access was limited.

Conclusions and/or recommendations made within the study are based on the interpretation of data collected at individual sample locations and may change if additional data is collected during future study. Conditions between sampling locations are estimated based on available data. Intrusive studies serve to reduce, but not eliminate, the potential environmental risk associated with a property. No study is considered all-inclusive or representative of the entire subject property. Such would be cost prohibitive.

C. R. ADAMS
E. J. DONAHUE
D. P. SMITH
T. R. HICKEY

Cables, "ADAMS"
Phone: (315) 253-8461

Adams and Son, Inc.
(INSURANCE BROKERS)
44 SOUTH ST. 13021 AUBURN, N. Y.

May 23, 1975

File

Mr. Thomas D. McNabb
City of Auburn Safety Director
24 South Street
Auburn, New York

Cn'to City Mr.

Re: Rondina Fire - 43 Water Street - 10/10/74

Dear Mr. McNabb:

In reply to your question regarding possible insurance coverage on the sewer regulator which was damaged to the extent of approximately \$790 when the Rondina fire occurred on October 10, 1974, please be advised that there is no insurance payable under the Rondina policy.

The reason we cannot give consideration to your claim is that there was no negligence on the part of Rondina and hence there is no liability on his part to pay for the damage to the sewer regulator.

If we can be of any service to you in the future, please do not hesitate to communicate with us.

Very truly yours,

ADAMS AND SON, INC.

Eugene J. Donahue
Eugene J. Donahue

EJD:fn

TANK INSPECTION REPORT

Location 70 State Street Date February 19, 1969

Removed X Make sure vent is removed.

Slushed Make sure vent is removed at grade or below.

Watered If it is expected to be watered for 3 years, be
sure pump is removed and suction and vent capped.

Number of Tanks 5 Sizes 1-1,000 gal. Gasoline
* 4-2,000 gal. Gasoline

Owner of Premises Rondina Inc.

Present or Former Operator Unknown- Robert McNabb

Brand Name of Gasoline Flying A

Owner of Tank Rondina Inc.

Address Auburn New York

Contractor Carp - Electra

Address Skaneateles

Fire Inspector Pat LaGambino

Draw sketch of approximate location on property on reverse
side. Also, any other pertinent information.

TANK INSPECTION REPORT

Location 35 Water Street Date August 11, 1969

Removed _____ Make sure vent is removed.

Slushed _____ Make sure vent is removed at grade or below.

Watered _____ If it is expected to be watered for 3 years, be sure pump is removed and suction and vent capped.

Number of Tanks 1 Sizes 1,000 Gal.

Owner of Premises Rondina Properties Inc.

Present or Former Operator Blake Pontiac-Buick

Brand Name of Gasoline Atlantic

Owner of Tank Hendricks Oil Co.

Address Grant Ave. Road

Contractor _____

Address _____

Fire Inspector

Draw sketch of approximate location on property on reverse side. Also, any other pertinent information.

TANK INSPECTION REPORT

Location 70 State Street Date June 8, 1971

Removed Make sure vent is removed.

Slushed Make sure vent is removed at grade or below.

Watered If it is expected to be watered for 3 years, be
sure pump is removed and suction and vent capped.

Number of Tanks 4 Sizes 4,000 Gal. Gasoline

Owner of Premises Donald L. Elliott

Present or Former Operator Glenn L. Larkin

Brand Name of Gasoline Citgo

Owner of Tank Donald L. Elliott

Address Weedsport, New York

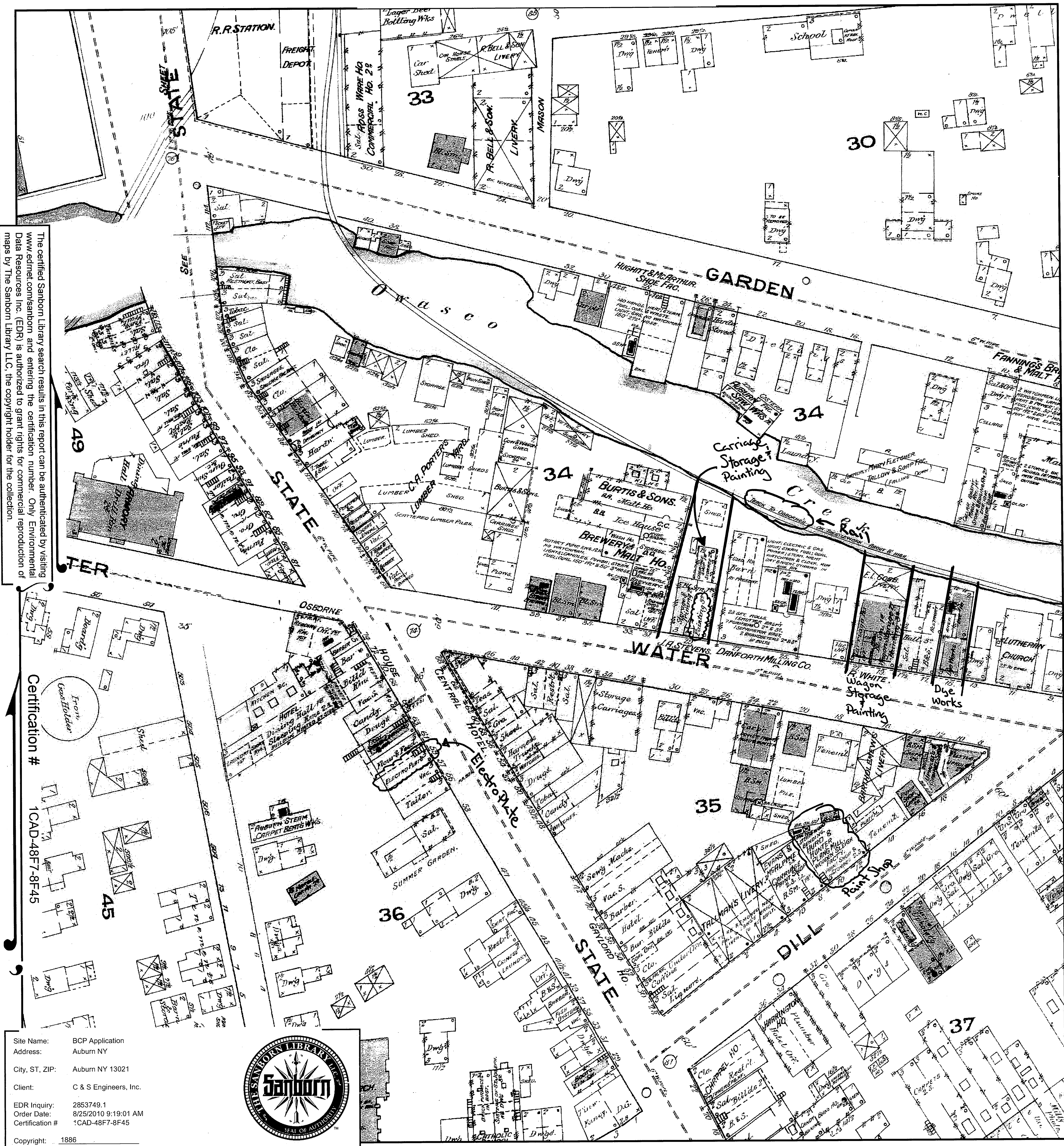
Contractor Elliott (Citgo)

Address Weedsport, New York

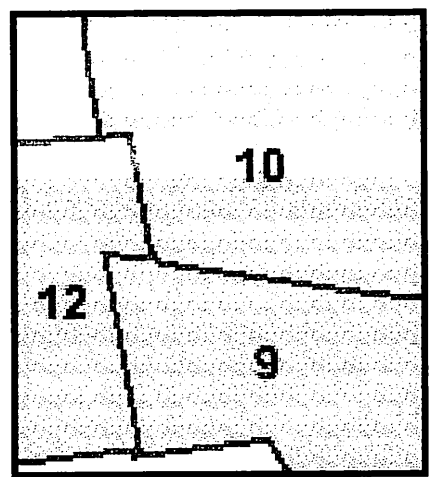
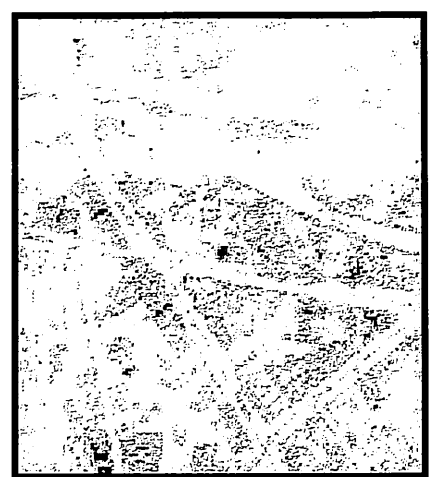
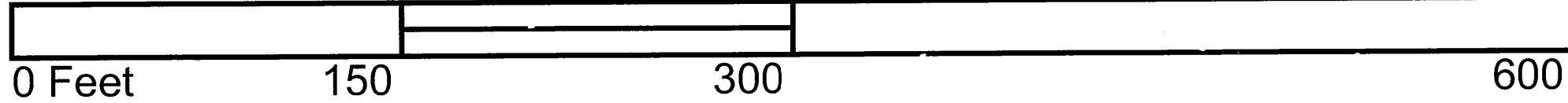
Fire Inspector P. Mc.Ginn

Draw sketch of approximate location on property on reverse
side. Also, any other pertinent information.

1886 Certified Sanborn Map



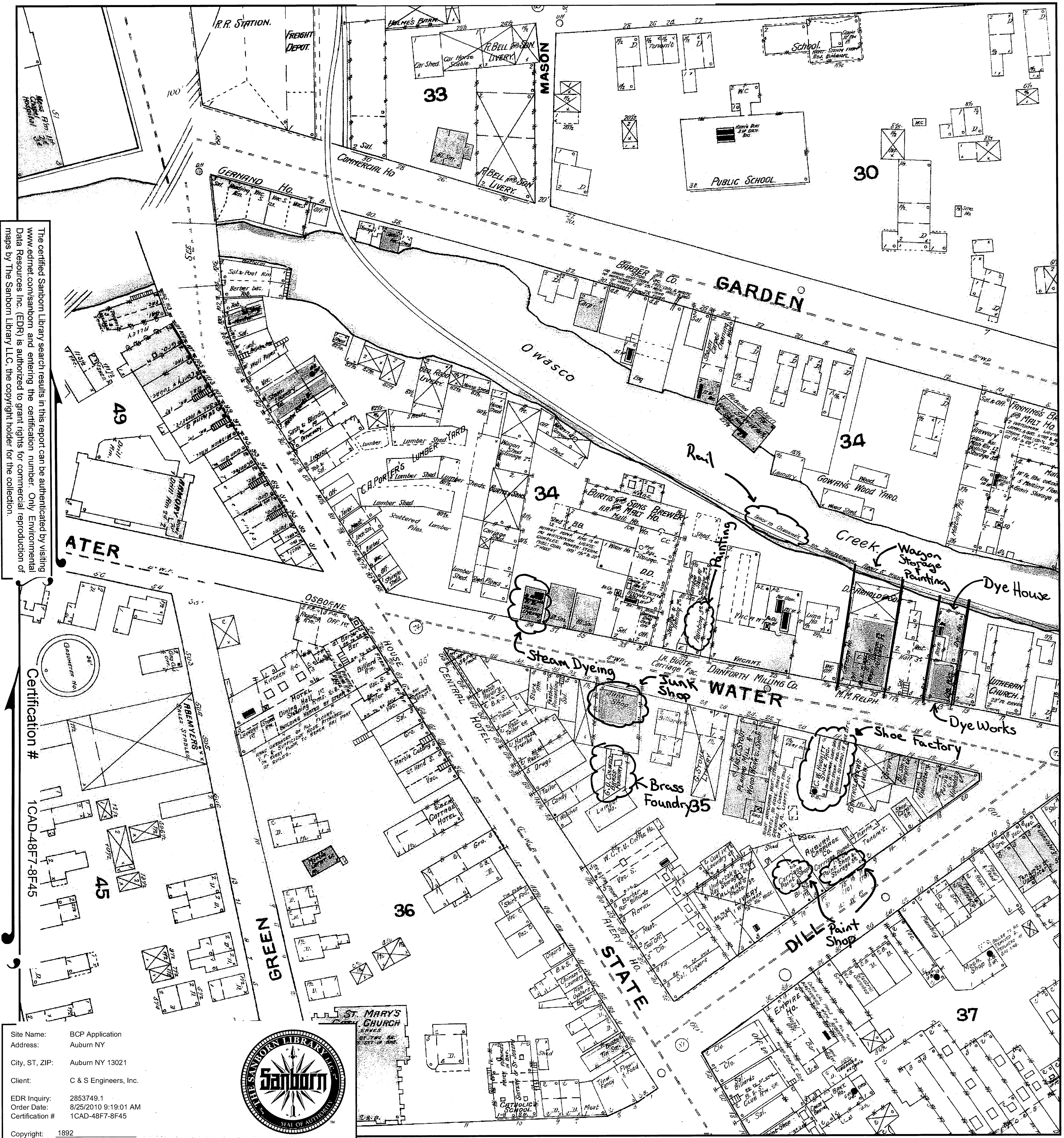
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Outlined areas indicate map sheets within the collection.



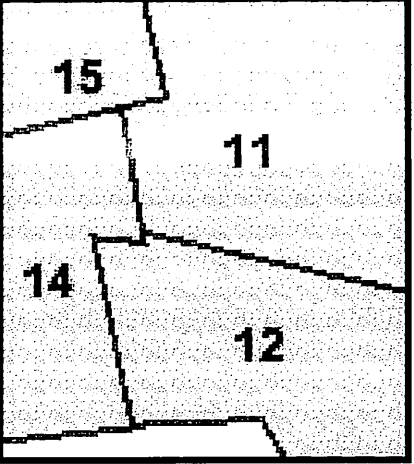
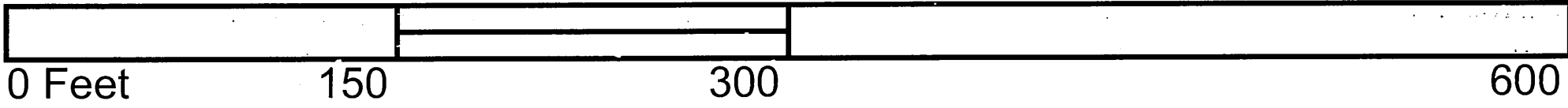
Volume 1, Sheet 9
Volume 1, Sheet 10
Volume 1, Sheet 12



1892 Certified Sanborn Map



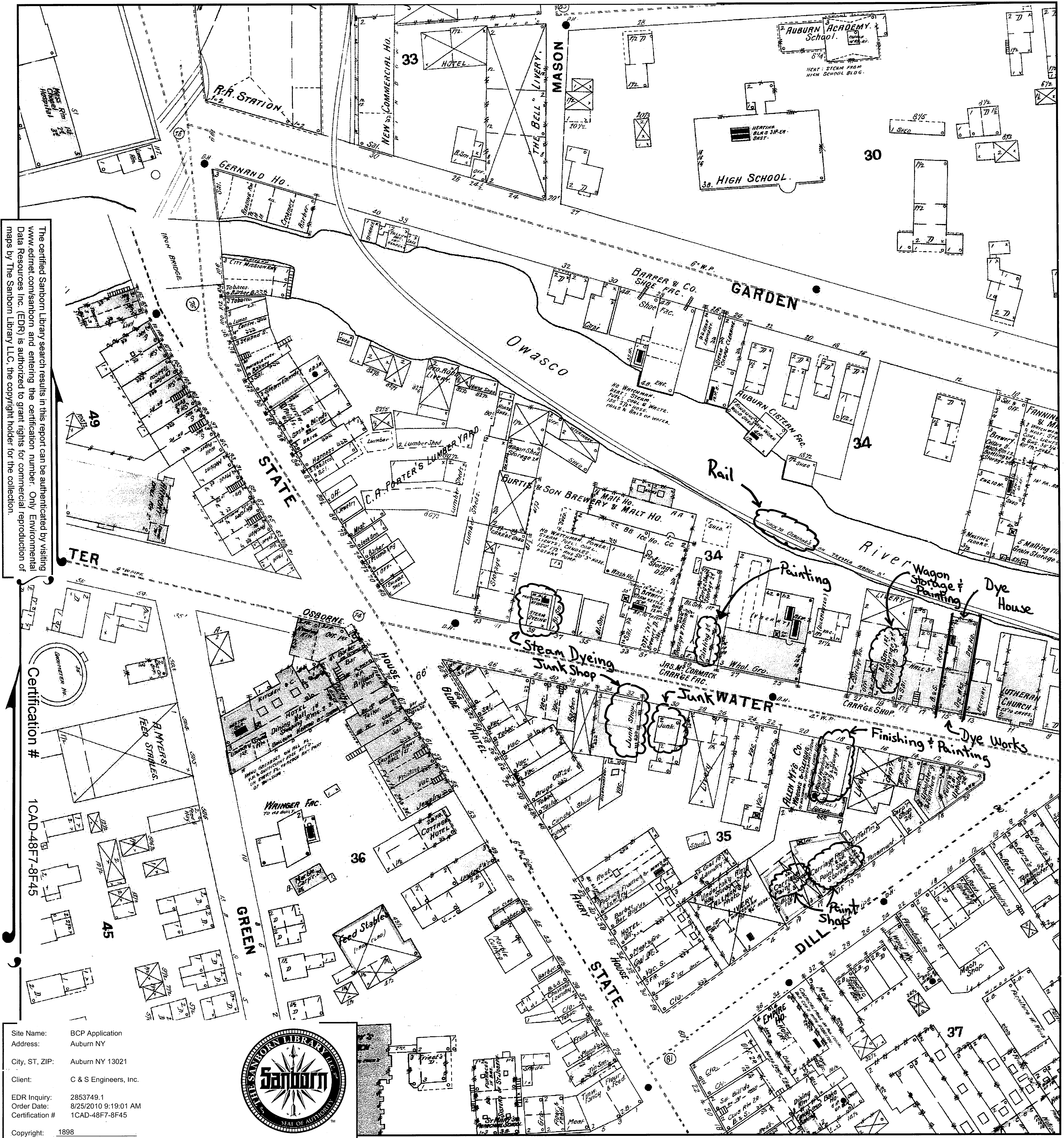
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Volume 1, Sheet 12
Volume 1, Sheet 14
Volume 1, Sheet 15

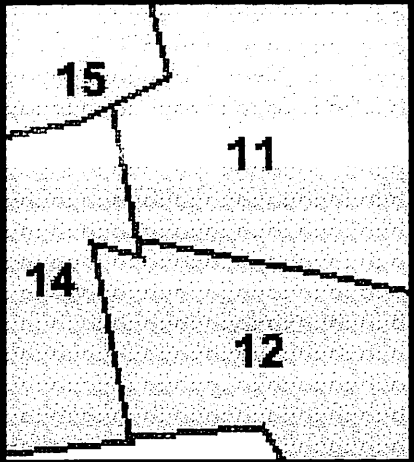
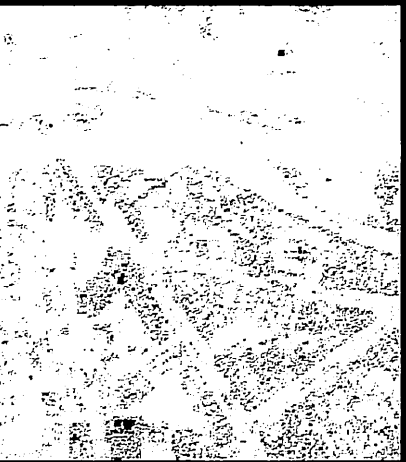


1898 Certified Sanborn Map



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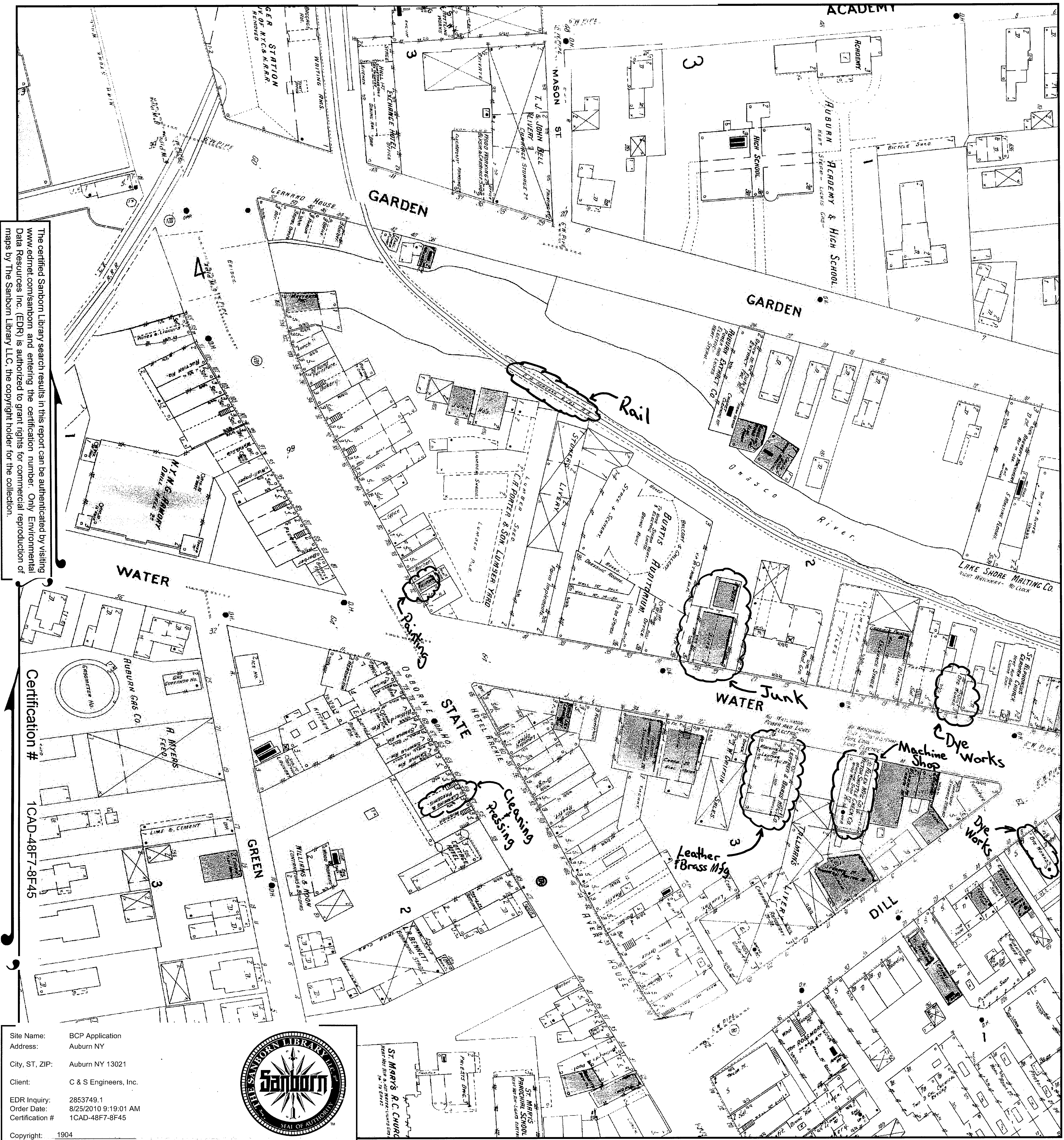
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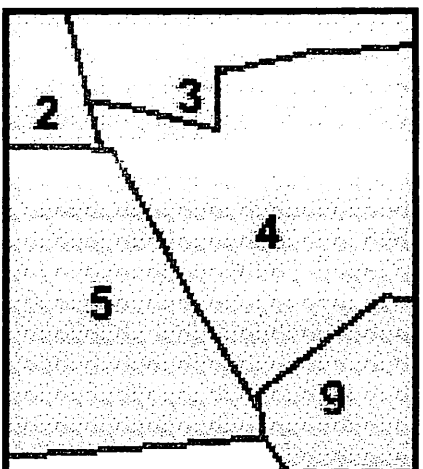
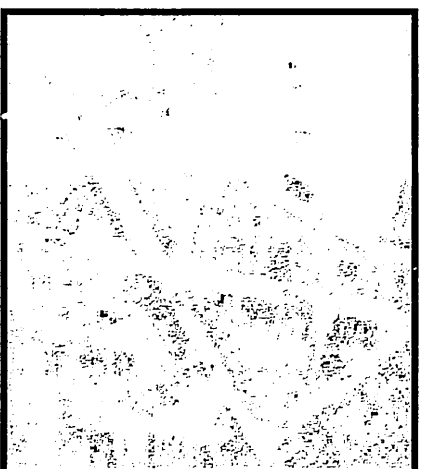
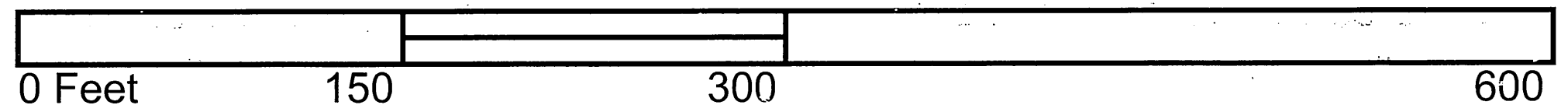
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Volume 1, Sheet 12
Volume 1, Sheet 14
Volume 1, Sheet 15



1904 Certified Sanborn Map



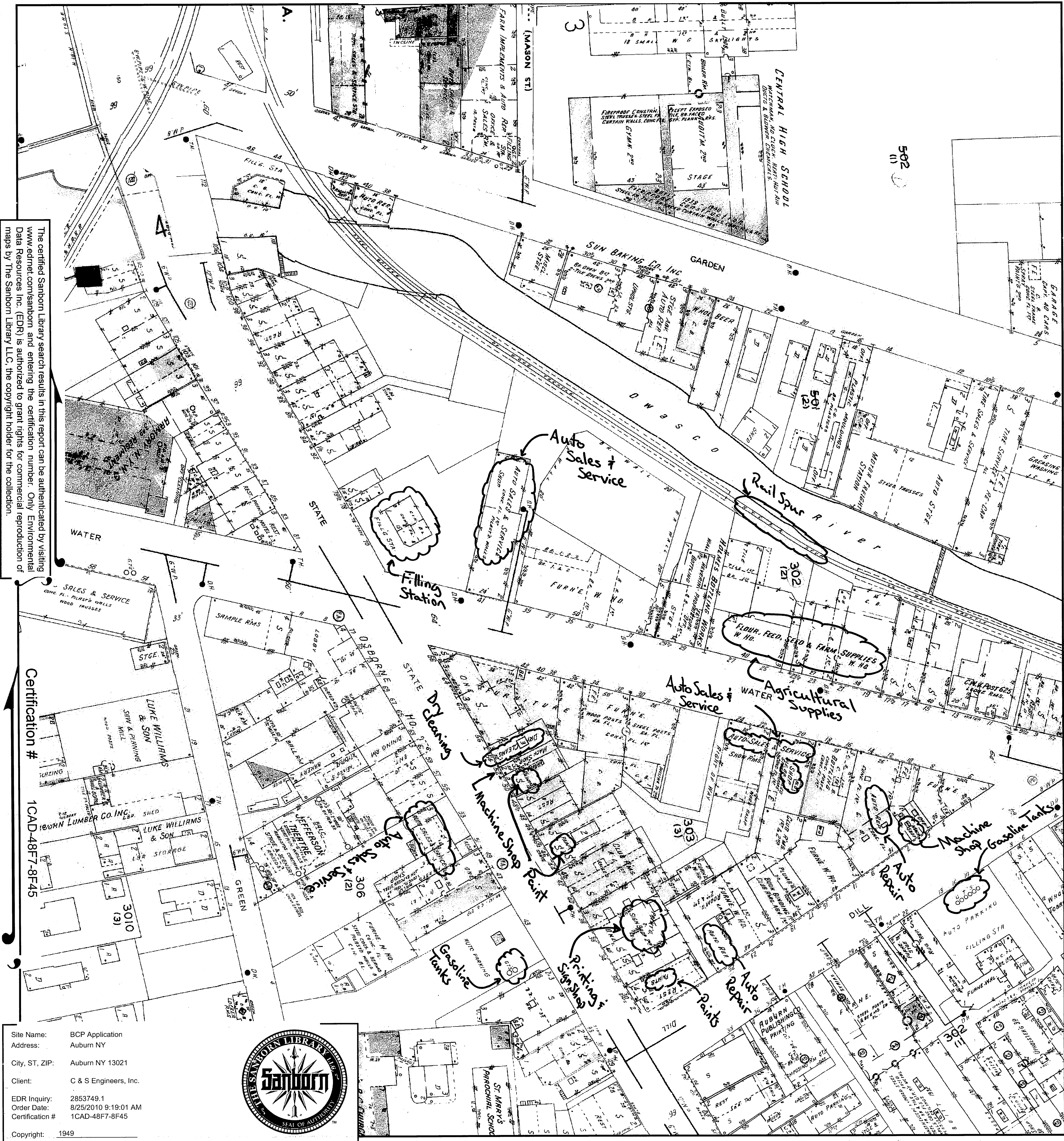
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Outlined areas indicate map sheets within the collection.



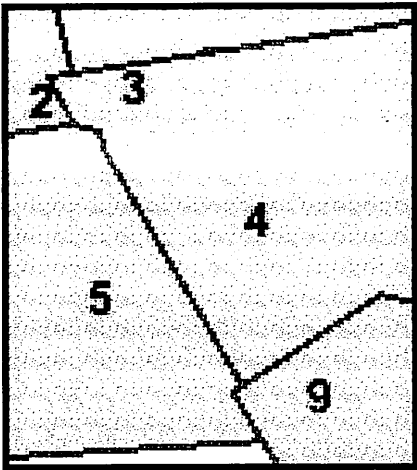
Volume 1, Sheet 2
Volume 1, Sheet 3
Volume 1, Sheet 4
Volume 1, Sheet 5
Volume 1, Sheet 9



1949 Certified Sanborn Map

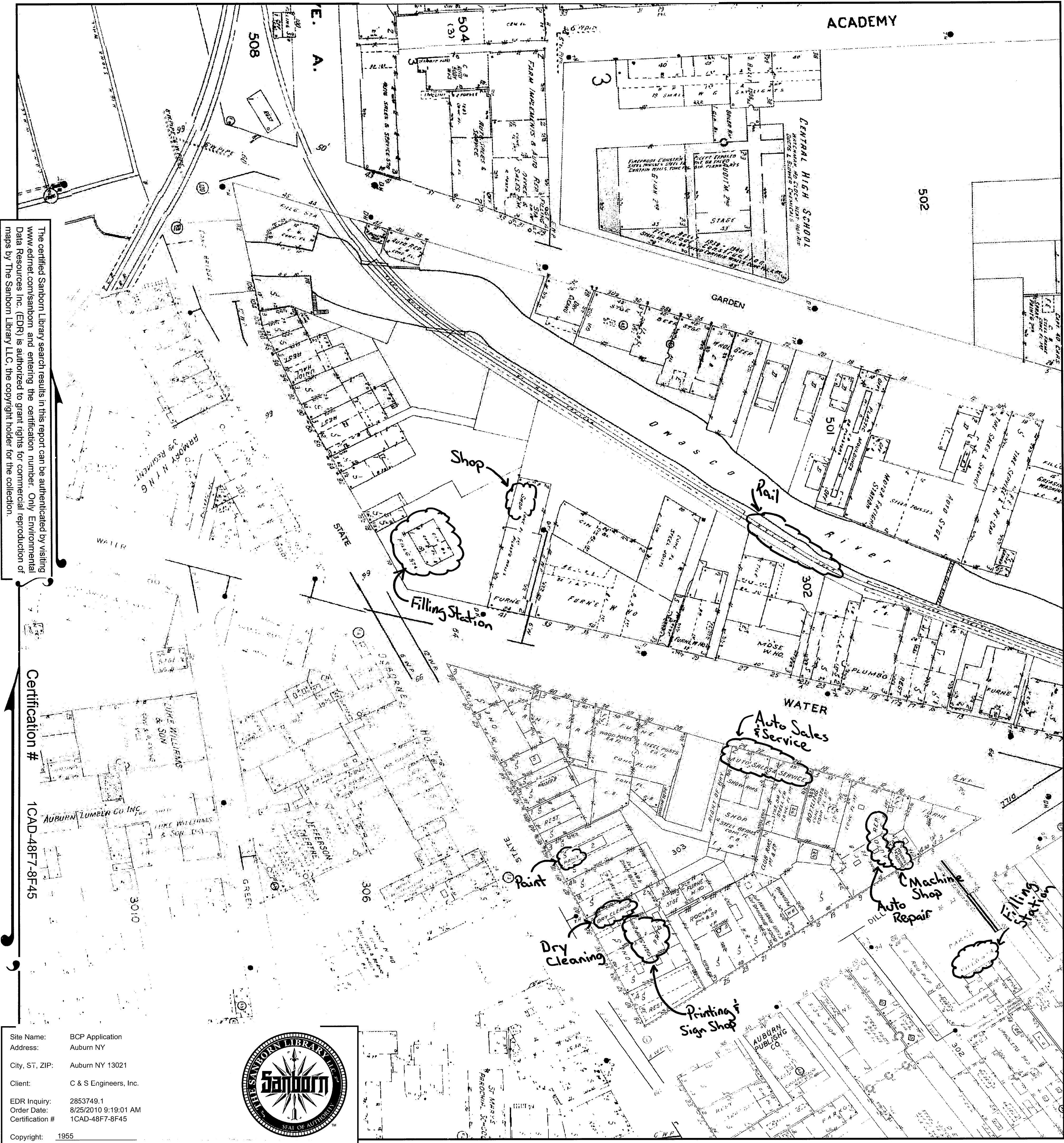


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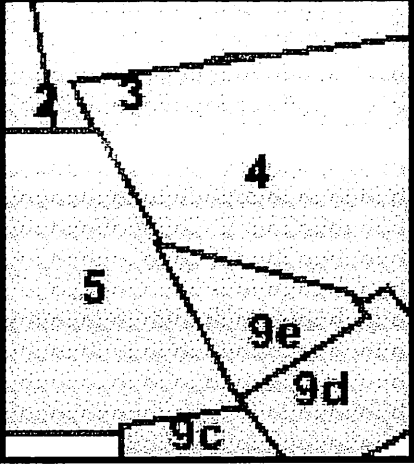
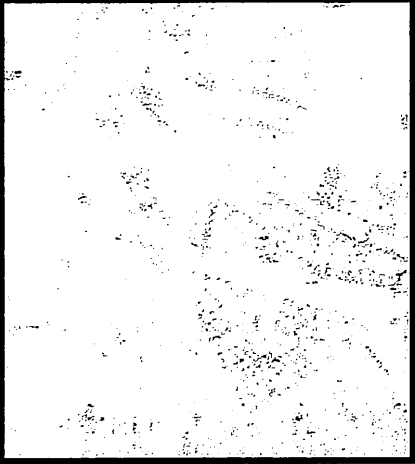
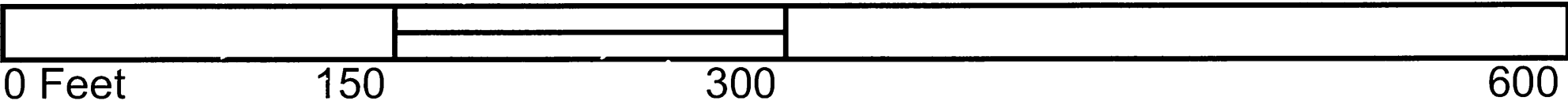


- Volume 1, Sheet 2
- Volume 1, Sheet 3
- Volume 1, Sheet 4
- Volume 1, Sheet 5
- Volume 1, Sheet 9

1955 Certified Sanborn Map



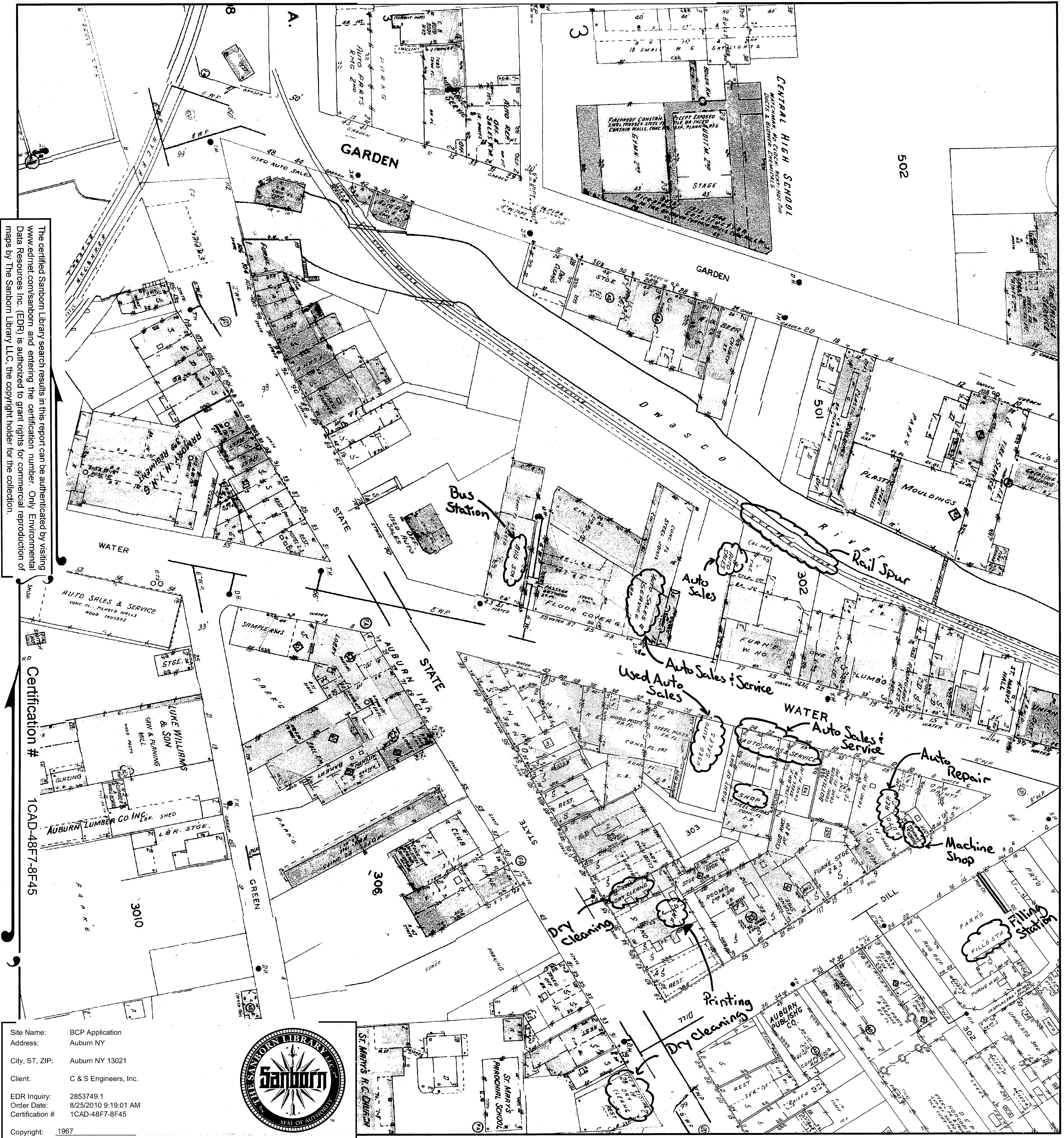
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- Volume 1, Sheet 2
- Volume 1, Sheet 3
- Volume 1, Sheet 4
- Volume 1, Sheet 5
- Volume 1, Sheet 9c
- Volume 1, Sheet 9d
- Volume 1, Sheet 9e

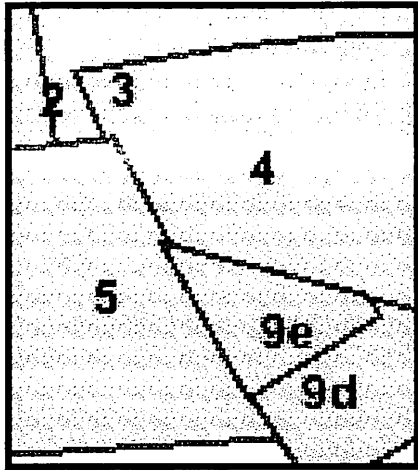
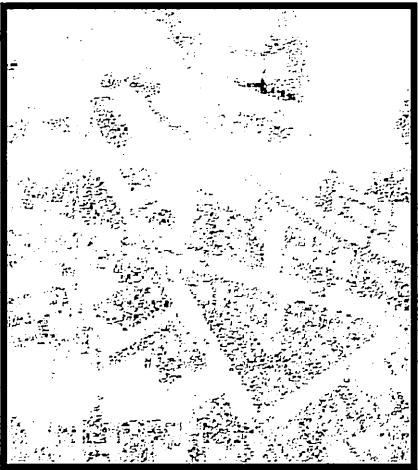


1967 Certified Sanborn Map



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0 Feet 150 300 600

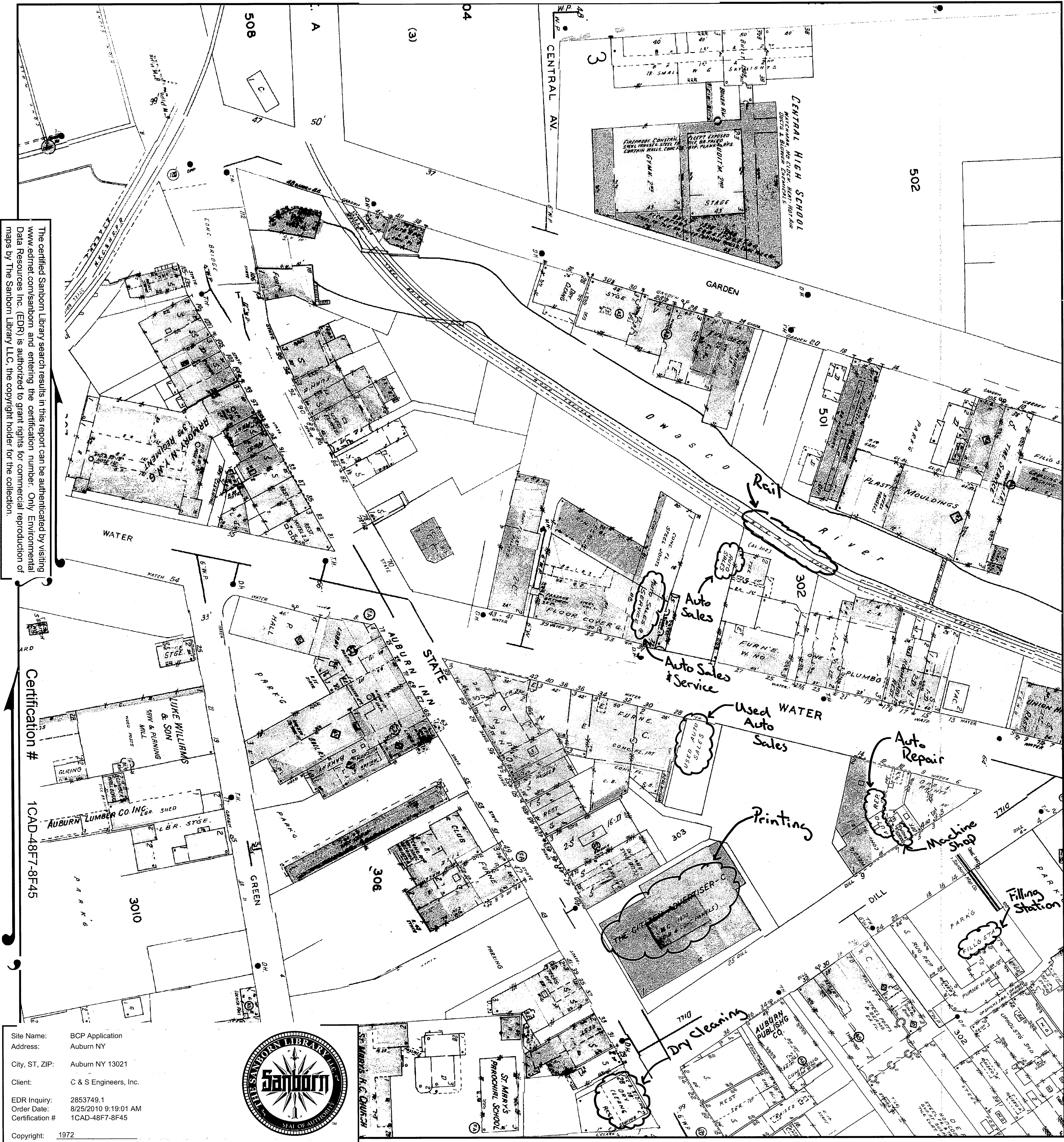


Volume 1, Sheet 2
Volume 1, Sheet 3
Volume 1, Sheet 4
Volume 1, Sheet 5
Volume 1, Sheet 9d

Volume 1, Sheet 9e



1972 Certified Sanborn Map



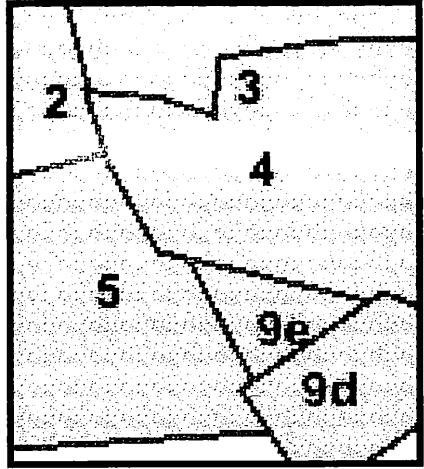
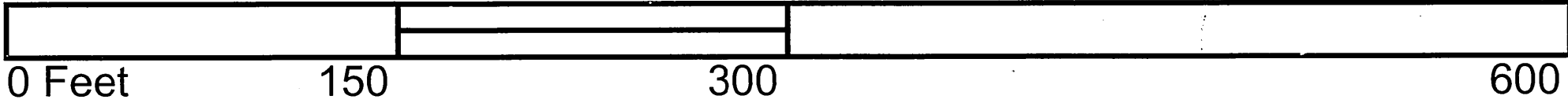
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Site Name: BCP Application
Address: Auburn NY
City, ST, ZIP: Auburn NY 13021
Client: C & S Engineers, Inc.
EDR Inquiry: 2853749.1
Order Date: 8/25/2010 9:19:01 AM
Certification # 1CAD-48F7-8F45
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- Volume 1, Sheet 2
- Volume 1, Sheet 3
- Volume 1, Sheet 4
- Volume 1, Sheet 5
- Volume 1, Sheet 9d



CITY DIRECTORY SUMMARY DILL STREET AUBURN, NEW YORK
--

Dill Street	Business Type	1920	1925	1930	1935	1940	1945	1950	1960	1965	1970	1975	1980	1985
5 – 9	Garage	X	X	X	X	X	X	X	X	X	X			
11 – 15	Battery Service				X	X								
17	Cap & Hat Mfg.		X											
19	Auto Dealer	X	X	X										
21	Printer	X			X									
23	Auto Dealer	X	X	X										
25	Storage Batteries or Auto Service				X	X	X							
25	Newspaper Publisher											X	X	X

**CITY DIRECTORY SUMMARY
STATE STREET
AUBURN, NEW YORK**

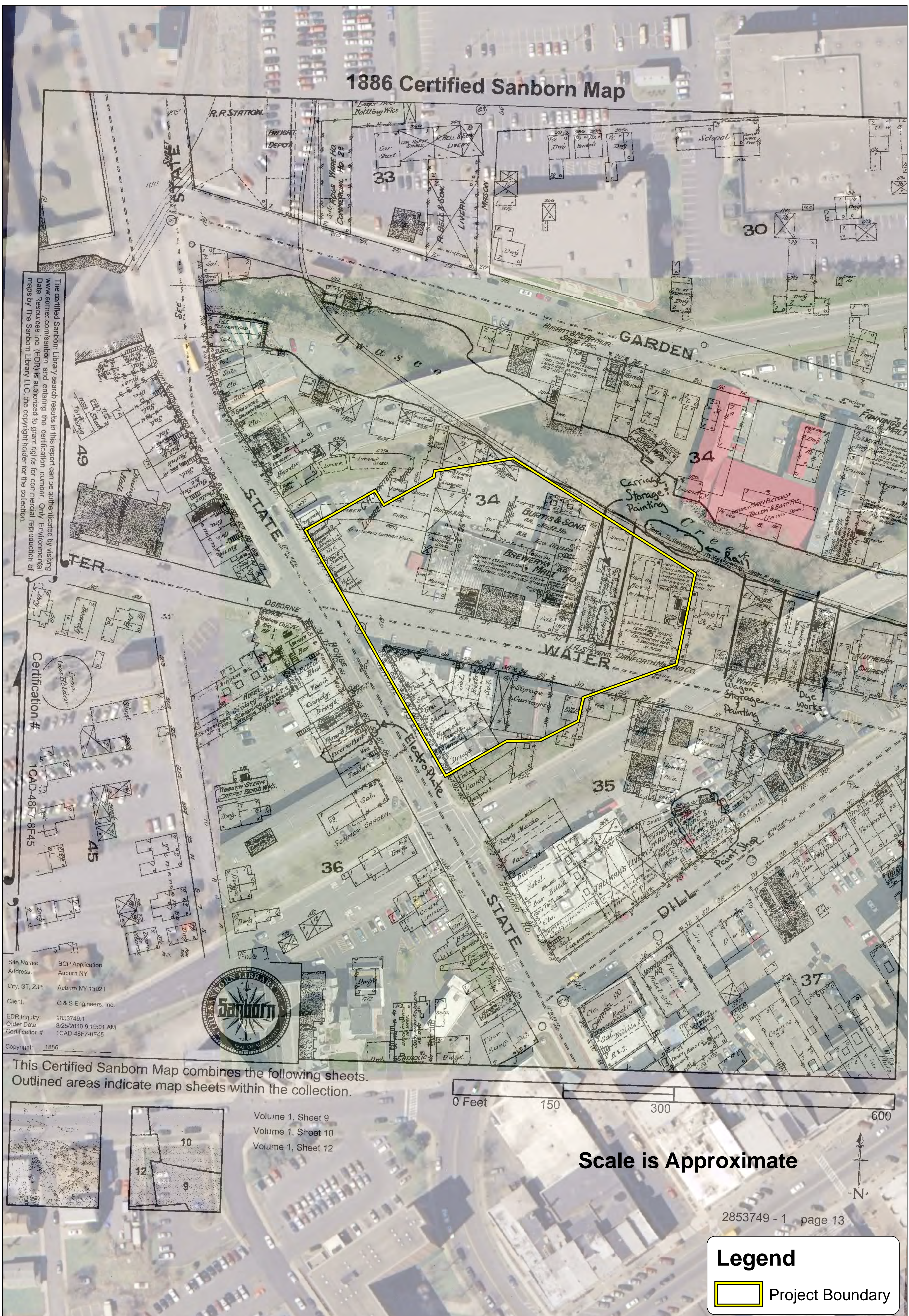
Street Address	DIRECTORY YEAR											
	Business Type	1920	1925	1930	1935	1940	1945	1950	1960	1965	1970	1975
36 – 36½	Sign Painter			X	X			X	X	X ^Δ		
38	Dry Cleaner									X		
38	Sign Painter					X						
46¾	Photographer	X										
48 ½	Dry Cleaner				X	X						
52	Machine Shop							X				
54	Dry Cleaner						X	X				
70 and 72	Service Station & Gas Station	X				X	X	X				X

Δ Note: Neon Sign Manufacturer

**CITY DIRECTORY SUMMARY
WATER STREET
AUBURN, NEW YORK**

Street Address	DIRECTORY YEAR										
Water Street	Business Type	1925	1930	1935	1940	1945	1950	1960	1965	1970	1975
3	Dyeing & Cleaning	X									
5	Dyeing & Pressuring	X	X								
5	Cleaner/Hat Cleaner			X	X	X					
5 - 9	Printer/Press	X	X	X	X						
7	Bus Terminal							X			
9½	Paint Varnish		X								
14	Garage		X	X	X						
16	Garage					X	X	X	X		
17	Tire Shop	X									
19	Garage	X									
19	Auto Dealer		X		X						
22	Auto Dealer				X						
23	Feeds/Seeds	X	X	X	X	X	X	X	X		
26	Auto Dealer		X					X	X	X	
28	Farm Implements		X								
31 – 39	Sign Painter		X								
33	Auto Dealer							X			
32 – 34	Auto Dealer	X	X								
35	Auto Dealer							X	X		
35 - 37	Auto Dealer		X								
35	Bus Line									X	X
38	Auto Repair			X							
38	Farm Implements				X						
41	Dry Cleaner									X	
41 - 43	Auto Dealer		X	X			X				

1886 Certified Sanborn Map



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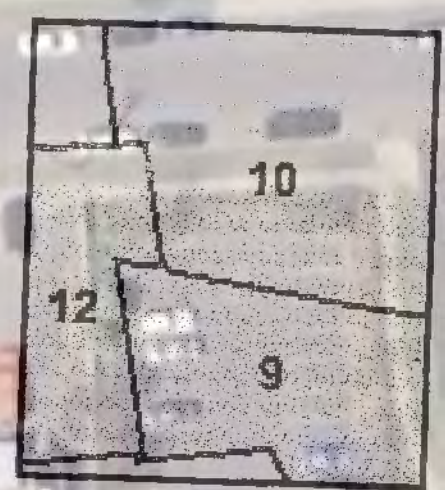
Certification #

1CAD-48F7-8F45

Site Name: BCP Application
Address: Auburn NY
City, ST, ZIP: Auburn NY 13021
Client: C & S Engineers, Inc.
EDR Inquiry: 2853749.1
Order Date: 8/25/2010 9:19:01 AM
Certification #: 1CAD-48F7-8F45
Copyright: 1886



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Volume 1, Sheet 9
Volume 1, Sheet 10
Volume 1, Sheet 12

0 Feet 150 300 600

Scale is Approximate

2853749 - 1 page 13

Legend

 Project Boundary

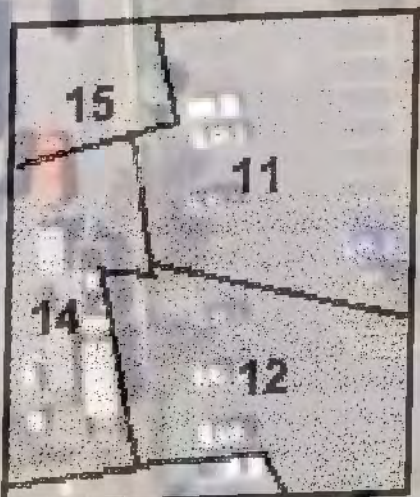
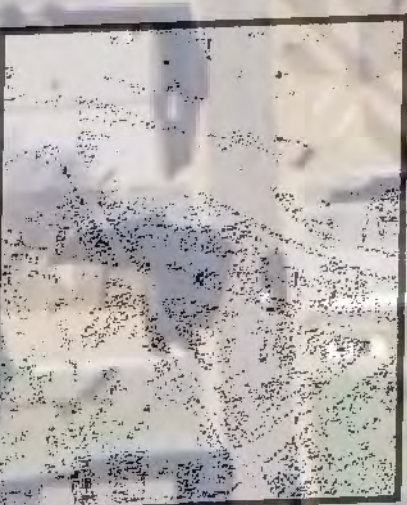
1892 Certified Sanborn Map

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Address: Auburn NY
City, ST, ZIP: Auburn NY 13021
Client: C & S Engineers, Inc.
EDR Inquiry: 2853749.1
Order Date: 8/25/2010 9:19:01 AM
Certification #: 1CAD-48F7-8F45



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Volume 1, Sheet 11
Volume 1, Sheet 12
Volume 1, Sheet 14
Volume 1, Sheet 15

0 Feet 150 300 450 600
Scale is Approximate

Legend

Project Boundary



Source: Certified Sanborn Maps from EDR, Inc.
Aerials from NYS GIS Clearinghouse and Pictometry International.

Annotated
1892 Sanborn Map Overlay

1898 Certified Sanborn Map

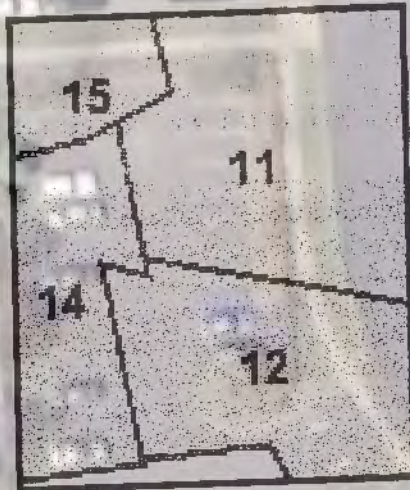
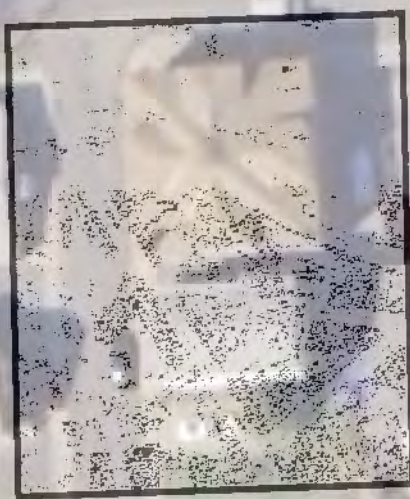
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Certification # 1CAD-48F7-8F45

Site Name: BCP Application
Address: Auburn NY
City, ST, ZIP: Auburn NY 13021
Client: C & S Engineers, Inc.
EDR Inquiry: 2853749-1
Order Date: 8/25/2010 9:19:01 AM
Certification #: 1CAD-48F7-8F45
Copyright: 1898



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Volume 1, Sheet 11
Volume 1, Sheet 12
Volume 1, Sheet 14
Volume 1, Sheet 15

0 Feet 150 300 600

Scale is Approximate

2853749 - 1 page 11

Legend

Project Boundary

1904 Certified Sanborn Map

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Certification # 1CAD-48F7-8F45

BCP Application
Auburn NY
Auburn NY 13021
C & S Engineers, Inc.
2853749.1
8/25/2010 9:19:01 AM
1CAD-48F7-8F45
1904

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ST. MARY'S R.C. CHURCH
Holy Family & St. Mary's Church
M. D. 1904

Scale is Approximate
0 Feet 150 300 600

Legend
Project Boundary

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Volume 1, Sheet 2
Volume 1, Sheet 3
Volume 1, Sheet 4
Volume 1, Sheet 5
Volume 1, Sheet 9

Annotated 1904 Sanborn Map Overlay

Certification # 1CAD-48F7-8F45

me: BCP Application
s: Auburn NY
ZIP: Auburn NY 13021
C & S Engineers, Inc.
quiry: 2853749.1
ate: 8/25/2010 9:19:01 AM
tion # 1CAD-48F7-8F45
it: 1904

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Volume 1, Sheet 2
Volume 1, Sheet 3
Volume 1, Sheet 4
Volume 1, Sheet 5
Volume 1, Sheet 9

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Legend

 Project Boundary

1949 Certified Sanborn Map

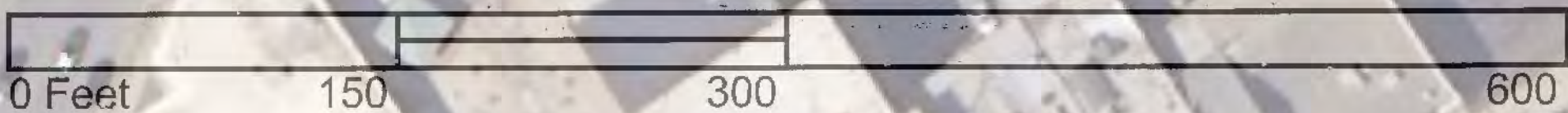
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Site Name: BCP Application
Address: Auburn NY
City, ST, ZIP: Auburn NY 13021
Client: C & S Engineers, Inc.
EDR Inquiry: 2853749.1
Order Date: 8/25/2010 9:19:01 AM
Certification #: 1CAD-48F7-8F45
Copyright: 1949



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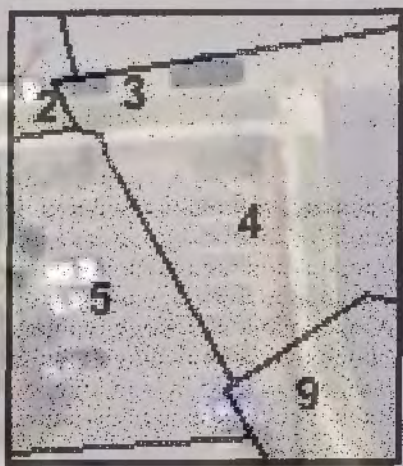


Scale is Approximate



Legend

Project Boundary



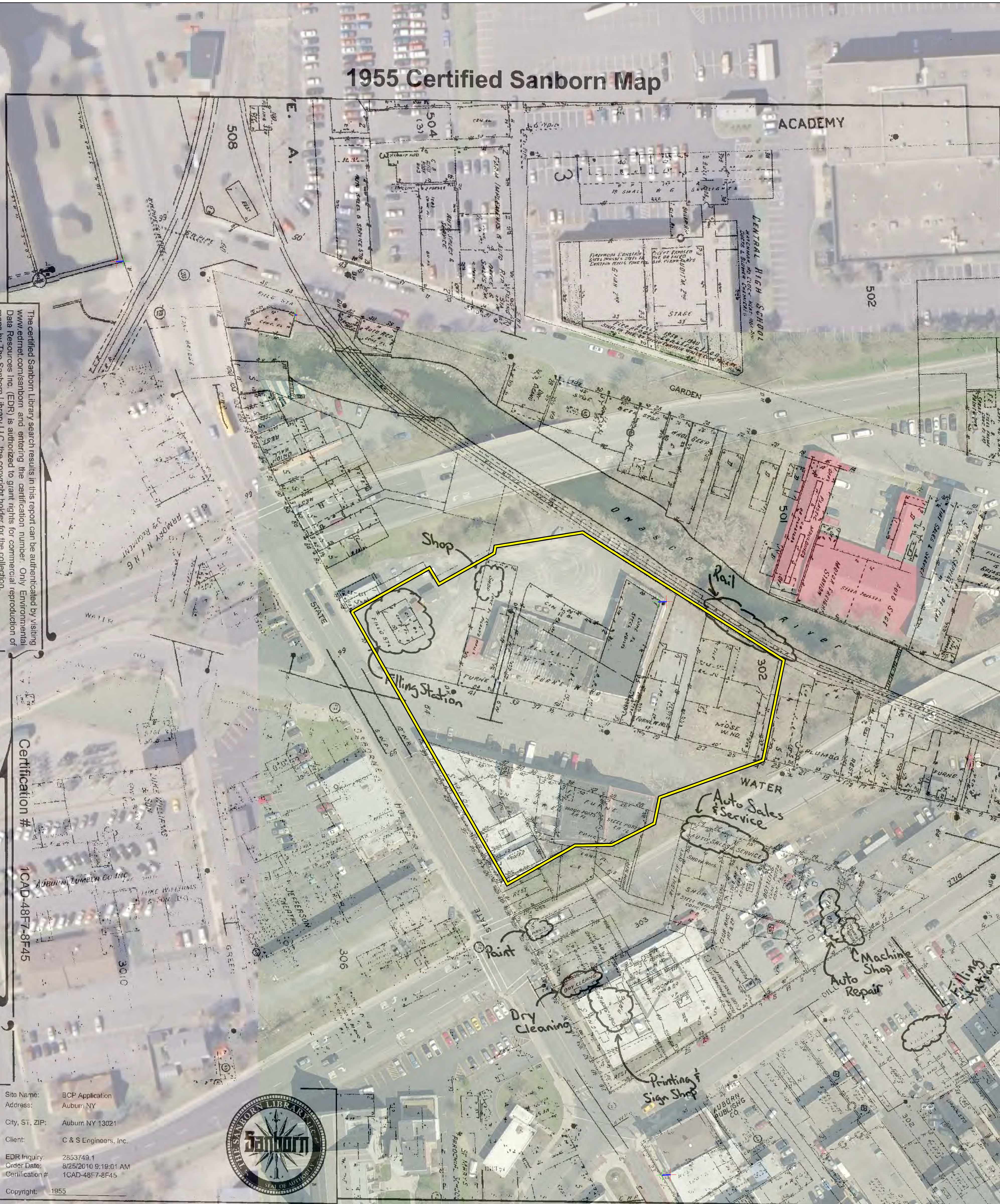
- Volume 1, Sheet 2
- Volume 1, Sheet 3
- Volume 1, Sheet 4
- Volume 1, Sheet 5
- Volume 1, Sheet 9



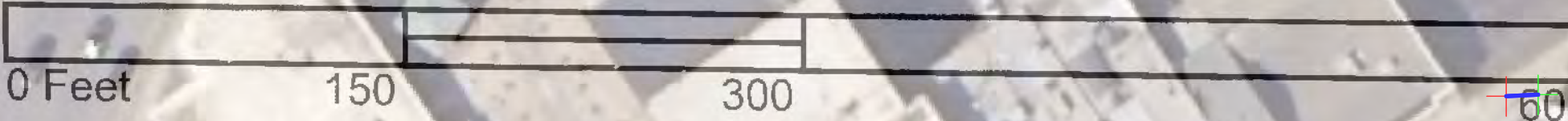
Source: Certified Sanborn Maps from EDR, Inc.
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Annotated
1949 Sanborn Map Overlay

1955 Certified Sanborn Map



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| Volume 1, Sheet 2 | Volume 1, Sheet 9d |
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| Volume 1, Sheet 4 | |
| Volume 1, Sheet 5 | |
| Volume 1, Sheet 9c | |

Legend

Project Boundary



Source: Certified Sanborn Maps from EDR, Inc.
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Annotated
1955 Sanborn Map Overlay

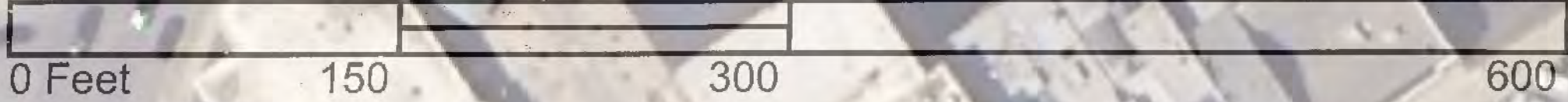
1967 Certified Sanborn Map



Name: BCP Application
Address: Auburn NY
City, State, ZIP: Auburn NY 13021
Client: C & S Engineers, Inc.
Project: 2853749-1
Date: 8/25/2010 9:19:01 AM
Sheet: 10CAD-48F7-8F45
Year: 1967



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- Volume 1, Sheet 4
- Volume 1, Sheet 5
- Volume 1, Sheet 9d
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 Project Boundary

1972 Certified Sanborn Map

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 Project Boundary

State Street & Water Street
Auburn, Cayuga County, New York
Spill No. 05-10194

VOC SOIL DATA - SW-846 Method 8260 STARS

Sample I.D. Depth Date Sampled	TAGM 4046 RSCO (ppb)	Subpart 375-6.3 Unrestricted Use RSCO (ppb)	BH-1 10-12 ft 11/8/05	BH-2 10-12 ft 11/8/05	BH-6 4-6 ft 11/8/05	BH-7 10-12 ft 11/8/05	BH-8 10-12 ft 11/8/05
Benzene	60 or MDL	60	230 U	5.9 U	6 U	6.1 U, J1	5.9 U
n-Butylbenzene	10,000	12,000	2,100	5.9 U	6 U	6.1 U	5.9 U
sec-Butylbenzene	10,000	11,000	1,600	5.9 U	6 U	10	5.9 U
tert-Butylbenzene	10,000	5,900	230 U	5.9 U	6 U	6.1 U	5.9 U
Isopropylbenzene	2,300		1,700	5.9 U	6 U	6.1 U	5.9 U
Ethylbenzene	5,500	1,000	2,300	5.9 U	6 U	6.1 U	5.9 U
4-Isopropyltoluene	10,000		700	5.9 U	6 U	6.1 U	5.9 U
MTBE	120	930	230 U	5.9 U	6 U	6.1 U	5.9 U
Naphthalene	13,000	12,000	1,300	29 U	30 U	30 U	29 U
n-Propylbenzene	3,700	3,900	7,000	5.9 U	6 U	6.1 U	5.9 U
Toluene	1,500	700	230 U	5.9 U	6 U	6.1 U	5.9 U
1,2,4-Trimethylbenzene	10,000	3,600	26,000 E	5.9 U	6 U	6.1 U	5.9 U
1,3,5-Trimethylbenzene	3,500	8,400	3,000	5.9 U	6 U	6.1 U	5.9 U
o-Xylene	1200 ⁽¹⁾	260 ⁽¹⁾	230 U	5.9 U	6 U	6.1 U	5.9 U
m&p-Xylenes	1200 ⁽¹⁾	260 ⁽¹⁾	2,100	12 U	12 U	12 U	12 U

SVOC SOIL DATA - SW-846 Method 8270 STARS

Sample I.D. Depth Date Sampled	TAGM 4046 RSCO (ppb)	Subpart 375-6.3 Unrestricted Use RSCO (ppb)	BH-1 10-12 ft 11/8/05	BH-8 10-12 ft 11/8/05
Anthracene	50,000	100,000	38 U	39 U
Acenaphthene	50,000	100,000	38 U	39 U
Benzo(a)anthracene	224 or MDL	1,000	98	110
Benzo(b)fluoranthene	1,100	1,000	170	230 J8
Benzo(k)fluoranthene	1,100	800	200	39 U
Benzo(g,h,i)perylene	50,000	100,000	46	44 J8
Benzo(a)pyrene	61 or MDL	100,000	92	110 J8
Chrysene	400	1,000	120	130
Dibenz(a,h)anthracene	14 or MDL	330	38 U	39 U
Fluoranthene	50,000	100,000	250	190
Fluorene	50,000	30,000	38 U	39 U
Indeno(1,2,3-c,d)pyrene	3,200	500	44	45 J8
Phenanthrene	50,000	100,000	130	100
Pyrene	50,000	100,000	200	180

Notes:
RSCO = Recommended Soil Cleanup Objective
SB = Site Backround
MDL = Method Detection Limit
E = Estimated Value
(1)- RMSCO is for Total Xylenes
Compounds detected at concentrations exceeding TAGM 4046 and/or Subpart 375-6.3 Unrestricted Use RSCOs are **bold** and shaded.

State Street & Water Street
Auburn, Cayuga County, New York
Spill No. 05-10194

VOC SOIL DATA - SW-846 Method 8260 TCL

Sample I.D. Depth Date Sampled	TAGM 4046 RSCO (ppb)	Subpart 375-6.3 Unrestricted Use RSCO (ppb)	BH-5 0-2 ft 11/08/05	BH-9 0-2 ft 11/08/05	BH-20 2-4 ft 11/08/05	BH-21 2-4 ft 11/09/05	BH-22 0-2 ft 11/09/05	BH-23 2-4 ft 11/09/05
1,1,1-Trichloroethane	800	680	6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
1,1,2,2-Tetrachloroethane	600		6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
1,1,2-Trichloroethane	1,000		6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
1,1,2-Trichlorotrifluoroethane	6,000		6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
1,1-Dichloroethane	200	270	6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
1,1-Dichloroethene	400	330	6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
1,2,3-Trichlorobenzene			6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
1,2,4-Trichlorobenzene	3,400		6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
1,2-Dibromo-3-chloropropane			6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
1,2-Dibromoethane (EDB)			6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
1,2-Dichlorobenzene	7,900	1,100	6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
1,2-Dichloroethane	100	20	6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
1,2-Dichloropropane			6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
1,3-Dichlorobenzene	1,600	2,400	6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
1,3-Dichloropropane	300		6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
1,4-Dichlorobenzene	8,500	1,800	6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
1,4-Dioxane		100	6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
2-Butanone (MEK)	300	120	60 U	55 U	58 U	59 U	54 U	62 U
2-Hexanone			60 U	55 U	58 U	59 U	54 U	62 U
4-Methyl-2-pentanone (MIBK)	1,000		60 U	55 U	58 U	59 U	54 U	62 U
Acetone	200	50	150 U	140 U	140 U	150 U	130 U	160 U
Benzene	60 or MDL	60	6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
Bromochloromethane			6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
Bromodichloromethane			6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
Bromoform			6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
Bromomethane			6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
Carbon disulfide	2,700		6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
Carbon Tetrachloride	600	760	6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
Chlorobenzene	1,700	1,100	6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
Chlorodibromomethane			6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
Chloroethane	1,900		6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U, J3
Chloroform	300	370	30 U	27 U	29 U	30 U	27 U	31 U
Chloromethane			6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
cis-1,2-Dichloroethene		250	6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
cis-1,3-Dichloropropene			6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
Cyclohexane			6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
Dichlorodifluoromethane			6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
Ethylbenzene	5,500	1,000	6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
Isopropylbenzene			60 U	5.5 U	5.8 U	59 U	54 U	62 U
Methyl Acetate			120 U	110 U	120 U	120 U	110 U	120 U
Methyl tert-Butyl Ether	120	930	6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
Methylcyclohexane			6 U	5.5 U	6	5.9 U	5.4 U	6.2 U
Methylene Chloride	100		30 U	27 U	29 U	30 U	27 U	31 U
Styrene			6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
Tetrachloroethene	1,400	1,300	6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
Toluene	1,500	700	30 U	27 U	29 U	30 U	27 U	31 U
trans-1,2-Dichloroethene	300	190	6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
trans-1,3-Dichloropropene			6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
Trichloroethene	700	470	6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U, J3
Trichlorofluoromethane			6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
Vinyl chloride	200	20	6 U	5.5 U	5.8 U	5.9 U	5.4 U	6.2 U
Xylenes, total	1,200	260	18 U	16 U	17 U	18 U	16 U	19 U

Notes:
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SB = Site Background
MDL = Method Detection Limit
Compounds detected at concentrations exceeding TAGM 4046 and/or Subpart 375-6.3 Unrestricted Use RSCOs are **bold** and shaded.

State Street & Water Street
Auburn, Cayuga County, New York
Spill No. 05-10194

SVOC SOIL DATA - SW-846 Method 8270 TCL

Sample I.D. Depth Date Sampled	TAGM 4046 RSCO (ppb)	Subpart 375-6.3 Unrestricted Use RSCO (ppb)	BH-5 0-2 ft 11/08/05	BH-9 0-2 ft 11/08/05	BH-20 2-4 ft 11/09/05	BH-21 2-4 ft 11/09/05	BH-22 0-2 ft 11/09/05	BH-23 2-4 ft 11/09/05
1,2,4,5-Tetrachlorobenzene			400 U, J4	3,600 U, O, J4	3,800 U, O	390 U	3,600 U	410 U, J4
1,2,4-Trichlorobenzene			400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
1,2-Dichlorobenzene			400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
1,3-Dichlorobenzene			400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
1,4-Dichlorobenzene			400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
1,4-Dioxane			400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
2,3,4,6-Tetrachlorophenol			400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
2,4,5-Trichlorophenol	100		400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
2,4,6-Trichlorophenol			400 U	3,600 U, J1	3,800 U, O	390 U	3,600 U	410 U
2,4-Dichlorophenol	400		400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
2,4-Dimethylphenol			400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
2,4-Dinitrophenol	200 or MDL		400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
2,4-Dinitrotoluene	1,000		400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
2,6-Dinitrotoluene	1,000		400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
2-Chloronaphthalene			400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
2-Chlorophenol	800		400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
2-Methylnaphthalene	36,400		400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
2-Methylphenol	100 or MDL		400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
2-Nitroaniline	430 or MDL		400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
2-Nitrophenol	330 or MDL		400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
3 & 4 Methylphenol	900		400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
3,3'-Dichlorobenzidine			400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
3-Nitroaniline	500 or MDL		400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
4,6-Dinitro-2-methylphenol			400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
4-Bromophenyl phenyl ether			400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
4-Chloro-3-methylphenol	240 or MDL		400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
4-Chloroaniline	220 or MDL		400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
4-Chlorophenyl phenyl ether			400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
4-Nitroaniline			400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
4-Nitrophenol	100 or MDL		400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
Acenaphthene	50,000	20,000	400 U, J4	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
Acenaphthylene	41,000	100,000	400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
Acetophenone			400 U	3,600 U, O	3,800 U, O, J4	390 U	3,600 U	410 U, J4
Anthracene	50,000	100,000	400 U	3,600 U,O	3,800 U,O	390 U	3,600 U	1,200
Atrazine			400 U, J4	3,600 U, O, J4	3,800 U, O, J4	390 U	3,600 U	410 U, J4
Benzaldehyde			400 U, J4	3,600 U, O, J4	3,800 U, O, J4	390 U	3,600 U	410 U, J4
Benzo[a]anthracene	224 or MDL	1,000	400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	4,600
Benzo[a]pyrene	61 or MDL	1,000	400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	4,400 U
Benzo[b]fluoranthene	1,100	1,000	400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	5,400
Benzo[g,h,i]perylene	50,000	100,000	400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	690
Benzo[k]fluoranthene	1,100	800	400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	1,500
Benzoic acid			400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
Benzyl alcohol			400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
1,1 Biphenyl			400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
Bis(2-chloroethoxy)methane			400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
Bis(2-chloroethyl)ether			400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
Bis(2-chloroisopropyl) ether			400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
Bis(2-ethylhexyl) phthalate			400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
Butyl benzyl phthalate	50,000		400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
Caprolactam			400 U, J4, J3	3,600 U, O, J4, J	3,800 U, O, J4, J	390 U	3,600 U	410 U, J4, J3
Carbazole			400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	530
Chrysene	400	1,000	400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
Dibenz[a,h]anthracene	14 or MDL	330	400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
Dibenzofuran	6,200		400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
Diethyl phthalate	7,100		400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
Dimethyl phthalate	2,000		400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
Di-n-butyl phthalate	8,100		400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
Di-n-octyl phthalate	50,000		400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
Fluoranthene	50,000	100,000	400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	9,800 E
Fluorene	50,000	30,000	400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	450
Hexachlorobenzene	410		400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
Hexachlorobutadiene			400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
Hexachlorocyclopentadiene			400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
Hexachloroethane			400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
Indeno[1,2,3-cd]pyrene	3,200	500	400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	770
Isophorone	4400		400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
Naphthalene	1300	12,000	400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
Nitrobenzene	200 or MDL		400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
N-Nitrosodimethylamine			400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
N-Nitrosodi-n-propylamine			400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
N-Nitrosodiphenylamine			400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
Pentachlorophenol	1,000 or MDL	8,000	400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
Phenanthrene	50,000	100,000	400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	5,200
Phenol	30 or MDL	330	400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	410 U
Pyrene	50,000	100,000	400 U	3,600 U, O	3,800 U, O	390 U	3,600 U	8,900 E

Notes:
RSCO = Recommended Soil Cleanup Objective
SB = Site Backround
MDL = Method Detection Limit
Compounds detected at concentrations exceeding TAGM 4046 and/or Subpart 375-6.3 Unrestricted Use RSCOs are **bold** and shaded.

State Street & Water Street
Auburn, Cayuga County, New York
Spill No. 05-10194

Metals Soil Data - SW-846 Methods 6010 (7471-Mercury Only)

Sample I.D. Depth Date Sampled	Subpart 375-6.3 Unrestricted Use RSCO (ppb)	BH-6 4-6 ft 11/08/05	BH-15 2-4 ft 11/08/05	BH-20 2-4 ft 11/09/05	BH-21 2-4 ft 11/09/05
Arsenic	13	9.8	1 U	2.8	5.1
Barium	350	93	120 J6	140	57
Cadmium	2.5	1.2	0.45 J6	0.36	0.32
Chromium		9.8	9.7	10	6.4
Lead	63	53	9.8 J6	64	100
Selenium	3.9	6 U, O	1 U	1.2 U	1.2 U
Silver	2.0	3 U, O	0.83	0.67	0.59 U
Mercury	0.18	0.17	0.048	0.07	0.34

Notes:
RSCO = Recommended Soil Cleanup Objective
SB = Site Background
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Compounds detected at concentrations exceeding Subpart 375-6.3 Unrestricted Use RSCOs are **bold** and shaded.

SECTION VIII

CONTACT LIST INFORMATION AND DOCUMENT REPOSITORY ACKNOWLEDGEMENT LETTER

SECTION VIII SITE CONTACT LIST INFORMATION (SCL)

1. **City and County Officials:** City of Auburn Mayor, Michael D. Quill, and Auburn City Manager, Mark Palesh, 24 South Street Auburn, NY 13021. Auburn Planning Board Chairman Sam Giangreco Office of Planning and Economic Development 24 South Street Auburn, NY 13021. Jennifer Haines Director Auburn Planning and Economic Development, 24 South Street Auburn, NY 13021. Cayuga County Administrator Thomas Squires 160 Genesee St. Auburn, NY; Cayuga County Planning and Economic Development Director, Steve Lynch 160 Genesee St. Auburn, NY.

2. Residents, owners, and occupants of the site and properties immediately adjacent to the site:

T&K Lumber Company
P.O. Box 1280
Elbridge, NY
Attn: Thomas Komoroski (owner 76 – 78 State St.)

Michael W. Kazanivsky
50 Perrine St.
Auburn, NY 13021 (owner 25-27 Water St., vacant land)

Jing Xi Jiang
72 State Street
Auburn, NY 13021 (owner & occupant)

City of Auburn
24 South Street
Auburn, NY 13021 (owner, street ROW)

Adjacent Owners, 78 State Street Auburn, NY 13021

Doug and Renee Ward
110 North Seward Ave.
Auburn, NY 13021 (owners and occupants of Wag N Tail Dog Grooming)

Nearby Owners

65 State Street (office building across State St.)
Cayuga County Action
65 State Street
Auburn, NY 13021

61 State Street (two story motel)

Satish Patel
61 State Street
Auburn, NY 13021

53-55 Water Street (retail shop space)
Leo P. and Helga Herrling
1535 Griffen Rd
Auburn, NY 13021

12-16 East Garden Street (Commercial Sales & Storage)
Vincent DiTomaso
12-16 Garden Street
Auburn, NY 13021

3. **Local News Media:** Auburn Citizen Newspaper 24 Dill Street Auburn, NY 13021, Michael Rifanburg (Publisher) michael.rifanburg@lee.net 315-282-2201; Online: Rich Bellamy (Online Coordinator) rich.bellamy@lee.net ,315-282-2206.
4. **Public Water:** Auburn Municipal Water, Gerald DelFavro Superintendent of Public Works, 358 Genesee St. Auburn, NY 13021 315 – 255- 4737.
5. **Persons who have requested to be placed on SCL: NONE.**
6. **Administrator of any School or Day care located on or near site: NONE.**
7. **Document Repository:** Proposed City of Auburn Planning and Economic Development Office, 24 South Street Auburn, NY 13021 Attn: Stephen Selvek (letter to be attached)



*Focused on being
The Best Small City in New York State*

CITY OF AUBURN

Office of Planning and Economic Development
Jennifer L. Haines, Director

August 30, 2010

Mr. David Norcross
Sr. Vice President Acquisitions
The Pioneer Companies
250 S. Clinton St. Syracuse, NY 13202

Re: Brownfield Cleanup Program Document Repository

Dear Mr. Norcross:

The City of Auburn Office of Planning and Economic Development agrees serve as a the Document Repository, as described in the Citizen Participation Requirements, for the NYS Department of Environmental Conservation Brownfield Cleanup Program (BCP). Presently, the Office maintains property files as part of the records for the City of Auburn Planning Board.

Information regarding the Planning Board review and approval of the proposed hotel project on State Street will be maintained in those files. In addition, information, documentation, and findings associated with The Pioneer Companies' BCP application for the project, can be included with that property file and made available for public review and inspection during normal office hours.

If you have any questions, or require additional information, please contact this office at (315) 255-4115.

Sincerely,

Stephen M. Selvek,
Planning & CD Program Manager

cc: Jennifer L. Haines, Director, OPED

SECTION IX

LAND USE FACTORS RESPONSES AND DOCUMENTATION FOR ITEMS 1-6; 8-12; 14-16

SECTION IX LAND USE FACTORS

1. *Current Use. Provide specifics as an attachment*

Current Use: All of the parcels contained within the Project are zoned Central Commercial C-2, according to the City Zoning Map. The premises at **72 State Street** is doing business as New Shanghai Restaurant, with 3-4 apartments above restaurant. A substantial portion of remaining building is vacant. The New Shanghai restaurant is planning to relocate to another site in the city of Auburn. **76-78 State Street**, former T&K Lumber building (approximately 13,000 sf) is vacant. Business ceased operating in August 2009. **25 -27 Water Street**, vacant land. **Water Street ROW** dead end street right of way. Potential contaminant sources are the result of historical site uses such as a gasoline service station, automotive repair, machine shop, print shop, and paint sales. Details regarding historical uses are set forth in Section VII and attachments thereto.

2. *Intended Use Post Remediation. Provide Specifics as an attachment*

Intended Use. Intended use category will be Commercial. Requestor intends to construct a four story (69,000 sf) hotel and on site parking on the Project Site. All existing buildings on the site will be demolished. The proposed use is a permitted use under City of Auburn zoning regulations, C-2 Central Commercial (hotel/motel). Zoning Map and Permitted uses in C-2 Zone attached.

3. *Do current historical and/or recent development patterns support the proposed use?*

Yes – see response to item #14 below.

4. *Is the proposed use consistent with applicable zoning laws/maps*

Zoning Map and C-2 Use regulations attached.

5. *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*

Portion of City of Auburn’s Comprehensive Plan is attached. “Boosting Downtown” emphasizes several characteristics that are consistent with the development of a Hotel within the Project Site, such as, emphasize mixed use, promote tourism, and enhance downtown as a walkable urban place. The Hotel Project will expand the pedestrian link with downtown and the “State Street Corridor” revitalization which is being spearheaded by the Stardust and Emerson Foundations. The Hotel will also play an important support role in the redevelopment of the former Kalet Theatre by providing a walkable hotel venue for tourists. The 2011 New York State budget included \$2.4 million in State University Construction capital funds for the Arts Education and Performance Center for

Cayuga Community College. This new facility will include a 384-seat theatre which will serve as the Auburn Musical Theatre Festival's fourth venue.

6. *Are there any Environmental Justice Concerns? (See §27-1415(3)(p)).*

The New York State Department of Environmental Conservation (NYSDEC) Potential Environmental Justice (EJ) Areas map of Cayuga County was reviewed, and based upon this map it appears the project location is within an area mapped as a Potential Environmental Justice Area (PEJA). Since the project is located within a PEJA, the project will be reviewed during the New York State Environmental Quality Review Act process to determine whether the project is located in an EJ area; and if so, whether or not the project may result in a significant effect to minority and/or low-income populations. NYSDEC maintains statewide county PEJA mapping at <http://www.dec.ny.gov/public/899.html>.

8. *Do the population growth patterns and projections support the proposed use?*

See attached market "Area Analysis" excerpted from a Market Feasibility Study for the Auburn Hilton Garden Inn and Conference Center, prepared by Hotel and Leisure Advisors September 9, 2009.

9. *Is the property accessible to existing infrastructure?*

City of Auburn municipal utilities are available.

10. *Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites within ½ mile?*

A preliminary review of known historical and archeological resources within the vicinity of the project was performed. The New York State Department of Parks, Recreation, and Historic Preservation (NYS OPRHP) provides information on known cultural resources at <http://www.nysparks.state.ny.us/shpo/online-tools/>. Items shown include known resources identified on the state and national register for historic places, state parks, and known archeologically sensitive areas.

The project is located within ½ mile of several national register historic places. The site is not identified as a site on the national register, or as a potentially eligible site. No state parks are located within ½ mile of the site.

The Archeological Sensitivity Maps for New York State define areas within the state where the discovery of archeological sites is predicted. These areas also contain the locations of all known sites that are included in the State Historic Preservation Office (SHPO) Archeological Site files and the New York State Museum Archeological Site files. The exact locations are not displayed on this site since they are protected from disclosure by Section 304 (16 USC 4702-3) of the National Historic Preservation Act of

1966 and Section 427.8 of the implementing regulations for the State Historic Preservation Act of 1980. The site information depicted in this overlay reflects known sites protected by randomly placed buffer zones. These defined sites with their buffer zones are used by the SHPO to provide recommendations to state and federal agencies regarding the need for archeological surveys.

The OPRHP website shows the buffer of an archeological site within ½ mile of the project property, including a portion of the buffer that extends to the project property.

The project will be coordinated with the SHPO to avoid potential impacts to cultural and historic resources.

11. *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?*

The following preliminary review of natural resources known to occur within the vicinity of the project:

Streams – According to the NYSDEC available resource information regarding streams, there is one stream within the vicinity of the project site. The Owasco Outlet bounds the property to the north. The stream is considered a Class C stream with Class C water quality standards. It is not considered a protected stream by NYSDEC. Owasco Outlet is a water of the United States afforded protection under Section 404 of the Clean Water Act regulated by the United States Army Corps of Engineers. The Owasco Outlet flows from Owasco Lake into the Seneca River (Erie Canal). Owasco Lake is located approximately 2.5 miles to the southeast of the project site.

Wildlife refuges – According to available reference information, there are no wildlife refuges located within ½ mile from the project site.

Wetlands - A wetlands screening occurred for this summary, involving a review of NYSDEC Freshwater Wetlands Maps, United States Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI), available soils information from the Cayuga County Soil Survey, and the United States Geological Survey map for the project area. Neither the NYSDEC, NWI, or USGS maps depict wetlands in, or within ½ mile, of the project site. The Cayuga County soil survey does not provide soils information for the project site, and references the area as an “Industrial Area”.

Threatened and endangered species – A review of available on-line resources were reviewed. NYSDEC information presented in the Environmental Resource Mapper (<http://www.dec.ny.gov/animals/38801.html>) indicates there are no state listed plant species known to occur within the vicinity of the project. The USFWS provides County wide listings of federally listed threatened or

endangered species at <http://www.fws.gov/northeast/nyfo/es/CountyLists>. According to the USFWS, the bald eagle, bog turtle, and Indiana bat are known to occur in Cayuga County. Given the past and existing urban/commercial, and small industrial uses of the project site and surrounds, the potential for the property to contain suitable habitat for the above mentioned state and federally listed species is limited. The project will be coordinated with the USFWS to avoid potential conflicts with federally listed threatened and endangered species.

12. *Are there floodplains within ½ mile?*

Consultation with floodplain mapping, prepared by the Federal Emergency Management Agency (FEMA), indicated that a portion of the proposed project site is located immediately adjacent to a 100-year floodplain that is associated with the Owasco Outlet. Specifically, FEMA's Flood Insurance Rate Map, City of Auburn, Town of Aurelius, Town of Fleming, Panel 312 of 635, Map Number 36011C0312E dated August 2, 2007 was used to determine the proximity to floodplains, and is attached to this section.

14. *Describe the proximity to real property currently used for residential use , and to urban, commercial , industrial, agricultural , and recreational areas in an attachment.*

Residential Use – approximately 1000 ft south west of the Project Site; mixed use commercial surrounding the Project Site within 100 feet, agricultural uses – none; mixed urban retail and office south of the Project Site within approximately 250 feet (Genesee Street Corridor); recreational – none within 1,000 feet of the Project Site. See attached aerial map with use categories noted.

15. *Describe the potential vulnerability of groundwater to contamination that might migrate from the property, including proximity to wellhead protection and groundwater recharge areas in an attachment*

Land use surrounding the proposed project location has been varied and includes small industrial manufacturing, auto repair shops, gasoline station, dry cleaner, print shop, painting operations among others described in Section VII of this BCP Application. Attachments to Section VII of this application further illustrate that land use on adjoining parcels and off-site are similar in nature. Given the location of the Owasco Lake Outlet, it has been surmised that local shallow groundwater migrates towards this water course, and as such the proposed project site is apparently downgradient of several potential sources of groundwater contamination. Local groundwater is not a potable source and, the property and adjoining lands are supplied by a municipal water system. Given this information, groundwater vulnerability in the context of wellhead protection and groundwater recharge zones do not apply to this property.

16. *Describe the geography and geology of the property on an attachment.*

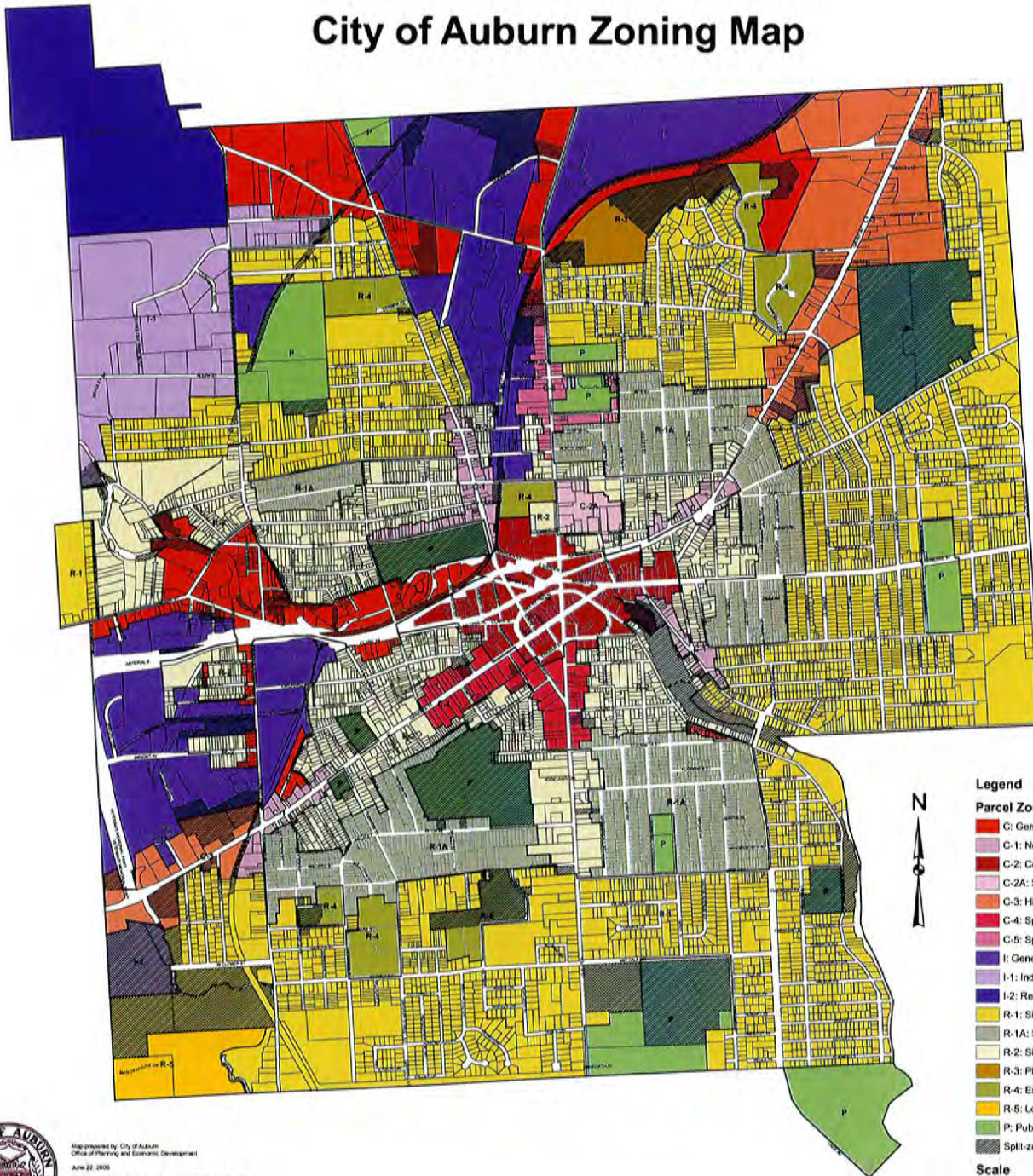
The Cayuga County and City of Auburn lies within the physiographic province referred to as the Erie-Ontario Plain which was sculpted during the retreat of the last continental ice sheet approximately 10,000 to 12,000 years ago. The northern section of Cayuga County is characterized by a series of drumlin fields. Along the south boundary of the drumlin field is a relatively level lake plain which extends southward and eventually transitions into the northern extension of the Allegheny Plateau which is present in the southeastern part of Cayuga County.

The Surficial Geologic Map of New York State, Finger Lakes Sheet, compiled by Ernest H. Muller and Donald Cadwell, New York State Museum – Geological Survey, dated 1986, classifies the soils as glacial till with variable texture and usually poorly sorted sand rich diamict which were deposited beneath glacial ice.

Subsurface investigations (summarized in Section VII of this BCP application) revealed that soil underlying a portion of the proposed project site consist of a brown gravelly sand or a brown gravelly sandy clay to gravelly clay. Depth to groundwater in the area of previous investigation was reported to be approximately 11.5 feet to 12.5 feet below ground surface..

The bedrock below the overburden is classified as the Marcellus Formation as shown on the Geologic Map of New York State, Finger Lakes Sheet, compiled by L.V. Rickard and Donald W. Fisher, New York State Museum and Science Service, 1970. According to the description of this strata provided on this map, the Marcellus Formation would be expected consist of shale beneath the proposed project site.

City of Auburn Zoning Map



Legend

Parcel Zoning

- C: General Commercial
- C-1: Neighborhood Commercial
- C-2: Central Commercial
- C-2A: Seminary Area Can. Com.
- C-3: Highway Commercial
- C-4: Specialized Commercial - 1
- C-5: Specialized Commercial - 2
- I: General Industrial
- I-1: Industrial Park
- I-2: Resource Recovery
- R-1: Single Family Residential
- R-1A: Single Family Residential
- R-2: Single, Two, Multi Family Res.
- R-3: Planned Residential
- R-4: Est. Higher Density Res.
- R-5: Low Density Residential Park
- P: Public Use and Institution
- Split-zoned



Scale

0 600 1,200 2,400 Feet



Map prepared by: City of Auburn
Office of Planning and Economic Development
June 22, 2006

Based on data provided by Cayuga County Department of Planning
and Development, City of Auburn Zoning Map (Jan. 1993), and
Auburn City Council zoning map amendment resolutions.



Search	City of Auburn, NY	Index
Standard View	CHAPTER 305. ZONING	New Laws
§ 305-45. Neighborhood Commercial District ...	ARTICLE VI. Commercial Uses	§ 305-46.1. Seminary Area
		Central ...

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§ 305-46. Central Commercial District (C-2).

A. Purpose. The C-2 District includes lands that make up the City's urban center. The regulations applicable to this area recognize this area as the center of economic activity in Cayuga County. The maintenance of this role and the development of new activity consistent with this role are the principal objectives of this district. An important characteristic of uses in this district is an orientation toward pedestrian activity.

B. Permitted uses. Certain residential uses not enumerated here are permitted in this district. Article V should be consulted to determine such uses. Subject to the dimensional regulations of Article XI of this chapter, the general regulations set forth in Article IV of this chapter, and the requirements set forth herein, the following commercial uses are permitted in this district:

[Amended 9-30-2004 by Ord. No. 14-2004]

- (1) Retail shopping establishment.
- (2) Consumer service establishment.
- (3) Business goods and service establishment.
- (4) Professional and/or medical office.
- (5) Hotel or motel.
- (6) Governmental office.
- (7) Manufacturing items for sale on the premises where manufacturing occurs, such as a bakery, arts and crafts studio, or similar use.
- (8) Mass transit terminal.
- (9) Day-care center as defined by and operated in accordance with the regulations of the State of New York.
- (10) Nursery school.

C. Limitation on permitted uses. No restaurant permitted under a general classification in Subsection B of this section shall be permitted as a drive-in restaurant.

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Across the country, people are moving back into downtown areas. A report by the Harvard Business School's Initiative for a Competitive Inner City tracked 100 urban areas and found that the influx of people has boosted these core areas. The study found that median household incomes rose faster than the national average and poverty fell faster as well. These and other statistics illustrate the promise of cities.

This happens in cities with vibrant downtowns. People enjoy being amidst the culture, services and historic architecture of urban places. More and more businesses, especially those in the creative and knowledge industries, move to cities because that is where they can find the workers they need.

Auburn has proven very resilient as it seeks long-term revitalization. At the same time, residents expressed concern at public meetings that the city has a long way to go to realize its potential. One important challenge facing Auburn and its downtown is the regional economy. As a whole, central New York continues to lose population.

Downtown can also be a core of sustainability. Although a city street seems an odd place to protect the environment, it offers many opportunities to reduce stress on a region's eco-system. This is particularly true if it is designed properly and draws people out of their cars.

Over the past few years Auburn has started to see a revitalization brought about by numerous factors including the desire for downtown living. The city's urban core has numerous historic and cultural amenities.



These are the many in challenges identified during the comprehensive planning process including shopping areas not designed for pedestrians, threats to historic character, the lack of market rate units to attract downtown residents and zoning that works against traditional forms. The city, business improvement district and local merchants already strive to overcome some of these hurdles. Still, in a community such as Auburn, which is located in a generally sluggish region of New York, these challenges must be dealt with over the long-term.

The bottom line is that Auburn's downtown needs to become an interesting, safe and easy place to walk around. Downtown success in the 21st century requires that places be pedestrian-oriented. Cars are not going away soon, but in too many places the transit balance has shifted to favor automobiles over walkers. This has proven to be one of the most environmentally and economically unsustainable problems for cities around the nation.

People walking in downtown lends a sense of vibrancy to the urban core and makes it more interesting to other visitors. Auburn has a good start in this direction.



People like to window shop – walking from store to store – as long as the experience is interesting and safe. A fun and engaging place will get people out of their cars. Realizing this, many private developers now build “town center” developments to attract shoppers – trying to recreate what Auburn has already on its Genesee Street.

The statistics show that such a strategy bears economic fruit. In 2005, an International Council of Shopping Centers survey found that customers spent an average of \$57.50 an hour in enclosed shopping malls versus an average of \$84.00 an hour in town center developments.²

² Ed McMahon in a presentation to the New York Planning Federation, October 9, 2006, Saratoga Springs, New York.



In some ways, downtown Auburn could take a lesson from the most successful new retail developments. The strategies outlined in this chapter seek to adopt tactics from other communities and malls that are doing well – and tailor them to the need of Auburn's downtown.

Case Study – Building a successful downtown

One of the most successful new downtown developments is in Mashpee, Massachusetts, where developers created a true downtown called Mashpee Commons. "We felt we could have an impact," says Douglas Storrs, one of the developers, who is trained as an environmental planner. "We had seen what had happened to commercial patterns on Cape Cod and we didn't want to exacerbate the problems of poor planning in the past."

Mashpee Commons follows typical downtown designs with sidewalks, comfortable pedestrian envelopes to separate walkers from cars, and engaging facades to generate customer interest. The layout makes it enjoyable to walk amongst the more than 80 shops and restaurants arrayed along a small network of streets. The buildings are all built right up to the sidewalk allowing window shopping and easy walks.

At first, Storrs admits, national chains eyed Mashpee Commons warily. To woo a hesitant The Gap, the developers offered to build out the store and to take a portion of the sales revenue instead of rent. In essence, Storrs explains, it cost The Gap nothing to move in. "In a year, The Gap was doing so well that it was paying the highest rent in Mashpee Commons." Since then, the clothing store has quadrupled in size to occupy 12,000 square feet on two floors. According to Storrs, the chain's experience in Mashpee encouraged it to open stores in downtown areas elsewhere. Today, most of the national chain stores are represented at Mashpee Commons.

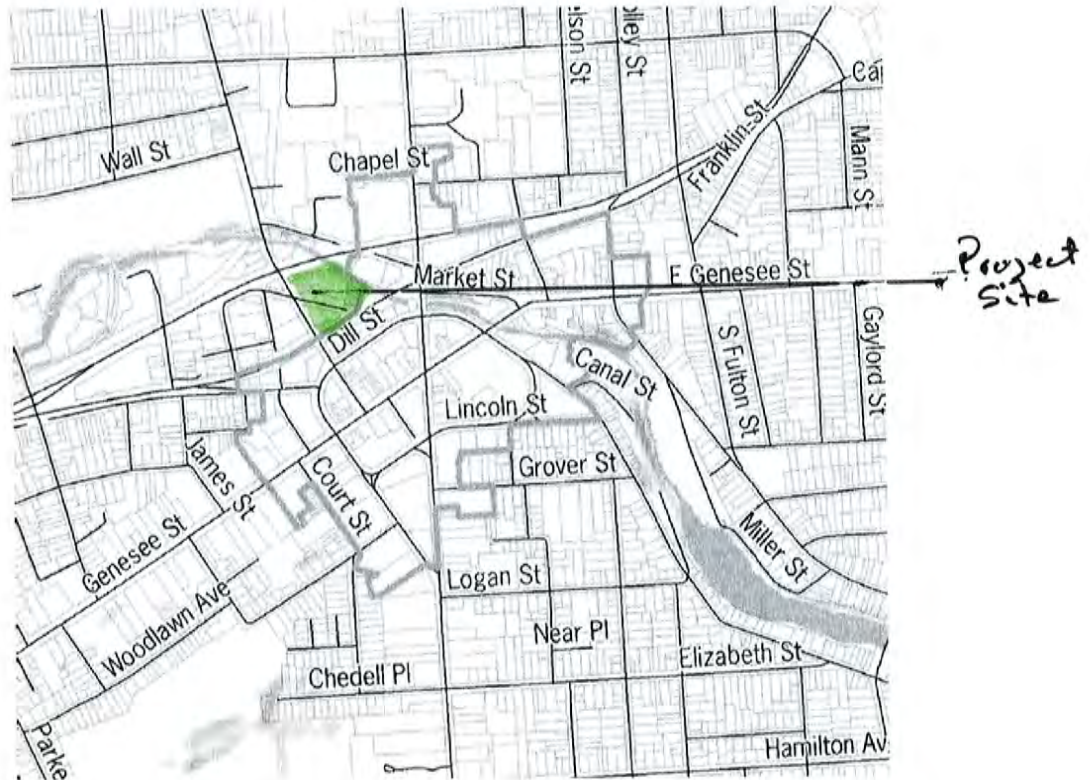


An important partner in any revitalization efforts in downtown Auburn is the existing business improvement district. The Downtown Auburn Business Improvement District (BID) represents over 200 businesses and property owners



that pay a small tax to help fund the area's economic development activities, such as events/festivals, coordinated promotions and beautification. The BID functions as a voice and an identity for downtown merchants, and has achieved great success with a variety of stakeholders concerning downtown issues. The BID is not merely a real estate vehicle – it has the potential to set the stage for the entire downtown experience.

An important partner in downtown Auburn's revitalization is the Business Improvement District, an organization whose boundaries are shown in green to the right.





Goal 1. Enhance downtown as a walkable, vibrant urban place

Strategy D1 – Rename the zoning district covering downtown to emphasize its mixed-use nature.

Traditional zoning, which sought to separate uses, transferred that philosophy to labeling. Districts names (R-1 Residential, C-2 Central Commercial, etc.) followed the uses described for each. Labeling Auburn's downtown as Central Commercial is misleading. It does indeed hold commercial, but it also has a lot of residential as well as other elements of a complex and complete downtown. Auburn's downtown district should have a zoning name that reflects the on-the-ground reality of a mixed-use area. Some options include:

- > Downtown district
- > Urban core district
- > City center district

Strategy D2 – Enact as enforceable standards the existing downtown design guidelines to shape development.

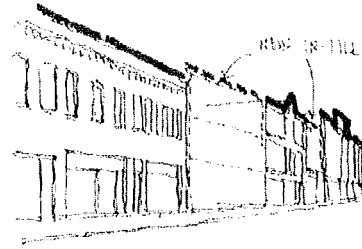
In 1996, the Auburn Downtown Partnership (now known as the Downtown Auburn Business Improvement District) drafted "Downtown Design Guidelines" to encourage infill development that complements the city's urban core. The guidelines offer a unifying theme for downtown and identify key buildings elements that should be preserved or enhanced.

The long-term objectives of the guidelines were as follows:

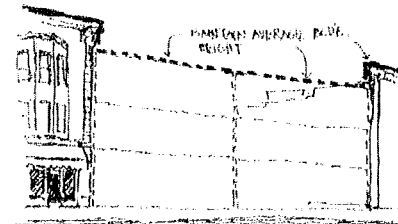
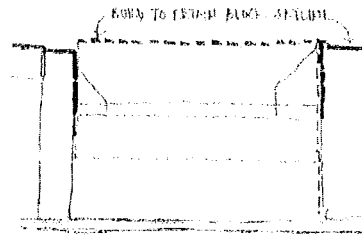
- > Maintain and enhance character of existing historic buildings
- > Support and encourage caring for this "living history of Auburn"
- > Assist new growth and revitalization of the downtown business area

Unfortunately, the guidelines are just guidelines. Building owners and developers must volunteer to institute them in their building. Some will instantly recognize the value of preserving the urban feel of downtown, but others will not. Unfortunately, a few missed opportunities or poorly integrated buildings will severely undercut Auburn's downtown.

As a first step, the guidelines should be adopted into the city's zoning code as a requirement. Eventually, the principles described within the guidelines should be absorbed into form-based code. (See Strategy D3.) However, since the community is familiar with them, they will be easier to adopt in the short-term.



The existing Downtown Design Guidelines for Auburn illustrate redevelopment can preserve the city's urban core. It reviewed building elements including height (illustrated at right), width, setback, massing, roofline, storefront treatment and windows. As a first step towards a form-based code, these design guidelines should be adopted into the existing code as standards that must be followed.



Historic buildings give Auburn a distinctive character – one that is very valuable to people seeking city life. It should be protected and enhanced.

Strategy D3 – Continue supporting and funding with city, state, federal and private dollars the rehabilitation of historic buildings and buildings that contribute to Auburn's historic character.

As in the rest of the city, downtown has many notable historic buildings and other older structures that contribute to Auburn's character. However, many of these are in varying states of disrepair. In order to attract people to live and work in downtown Auburn, its built environment must be attractive and appealing. Reusing historic buildings not only retains this valuable character, but also serves an environmental purpose: it significantly reduces waste, as well as the production and transport of new construction materials. Unfortunately, in this environment, building owners (including the city) often might not have the financial means to maintain and update older buildings.

The Historic & Cultural Sites Commission and the Downtown BID came together to produce a new brand for Auburn called "Auburn: History's Hometown." The brand is a way that local businesses and historical sites can promote themselves by utilizing a common slogan. This repetition of use will build the reputation of Auburn as a city of history – as a cultural destination. Older buildings reinforce downtown's role in



the city's new theme. The marketing brand was developed independently of this comprehensive plan, yet fits nicely into the plan's vision. The brand is designed³ to:

- > Attract new residents and draw tourism dollars
- > Shift the percent of Auburn as an outdated and rundown community
- > Create a common vision for the future
- > Provide a consistent representation of the destination
- > Enhances local, regional and national awareness of Auburn

For all of these reasons, Auburn should continue to work with local organizations such as the Business Improvement District to seek and utilize funding from local, regional and federal sources for downtown building rehabilitation. Auburn can encourage building reuse in a number of ways. It can provide incentives (tax benefits, fast track permitting, etc.) to developers who reuse all or large parts of existing buildings. The city can promote and increase participation in its façade improvement program. Funding for such programs can come from sources such as the state's Main Street grant program.

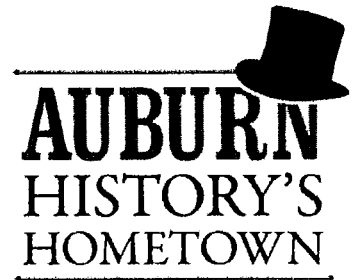
One such source is the New York Main Street grant program, which provides funds from the New York State Housing Trust Fund Corporation (HTFC) to business improvement districts and other not-for-profit organizations that are committed to revitalizing historic downtowns, mixed-use neighborhood commercial districts, and village centers. New rules allow municipalities to apply for the funds and increase the statewide allocation of resources. Auburn has been successful in the past securing money through the BID for a façade improvement program. As these competitive funds are available, the city should continue this effort. (For more information, visit www.nymainstreet.org).

Auburn can also take a more advisory role (or hire historic preservation consultants) to educate building owners of their reuse and preservation options. This could be regarding the physical development issues, or matters regarding the uses of such buildings, such as how to activate the second floors of historic buildings. The reuse of historic buildings is tied in part to Auburn's plan for the downtown area as a cultural center (for example, encouraging live/work spaces for artists), and will be explored further in that chapter.

One place to turn is the Preservation League of New York State. The League developed a program consisting of a workshop and a grant award made available to communities facing the issue of upper floor vacancies. The program brings together experts to help municipal officials and building owners understand building code, design and financial strategies to make it all work.⁴

³ These characteristics come from a presentation by Clark CSM, the branding consultant which helped Auburn create the History's Hometown brand.

⁴ More information about the Preservation League is available at www.preservenys.org.



In August 2009, the city's Historic and Cultural Sites Commission and the Downtown BID unveiled a new brand and logo to help market the city as a tourism destination. Downtown's historic buildings reinforce that effort.



Strategy D4 – Institute form-based code in the downtown area

From a land use perspective, the current zoning is one of the largest inhibitors to maintaining the traditional downtown that attracts residents and visitors. Standard zoning through the 20th century emphasizes the regulation (and separation) of uses: places where people live must be separate from where they work and where they shop. This is exactly the opposite of a successful downtown. In a vibrant downtown, a mix of uses is required. Residential units provide the customers who can walk to shop, dine and drink in the evenings. During the day office workers circulate around restaurants at lunch and shop before heading (often by foot) home.

While the design guidelines described in Strategy D2 represent a short-term fix, the structure of traditional zoning, including that in Auburn, works against the mixed-use, vibrant vision for downtown. Cities across the nation are instituting more of a *form-based code* for their urban core.

Form-based codes are alternatives to conventional zoning and are adopted into city law as regulations. This alternative approach fosters predictable results in terms of the form of buildings and the creation of a high-quality public realm, for example, sidewalks, streets, and plazas. It is in these public areas that vibrancy is created.

By emphasizing the relationship between building facades and the public spaces around them, form-based codes more easily foster the creation of an urban environment. (Conventional codes focus on the separation and micromanagement of land uses and the micromanagement. The built form is often an afterthought.),

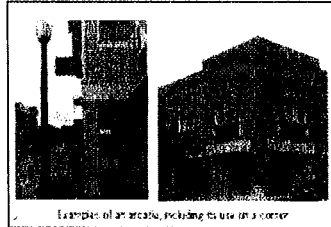
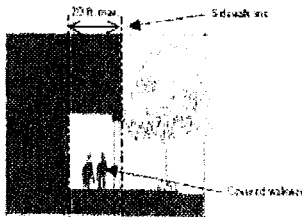
Form-based codes are easier to read and interpret than traditional zoning codes – since they are written in plain English with diagrams and graphics – resulting in a more transparent process for both the public and for developers. Sketches or example site plans and photographs can provide developers, builders, review board members, public officials and the public with a more comprehensive vision for the community's future.

Since form-based codes emphasize what a community wants a place to look like, the result is a higher quality built environment than what is achievable with traditional zoning. Form-based codes rely on context to determine appropriate building scale, material, and overall design, and so such a scheme would be well suited to Auburn's downtown. Since the "form" is built in, form-based codes eliminate the need for separate design guidelines. Auburn's current design guidelines can become integrated right into the code.



C. Frontages Allowed

1. Arcade

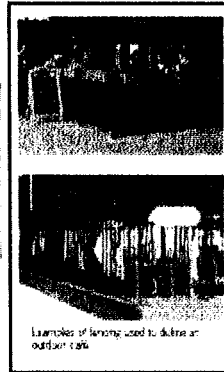
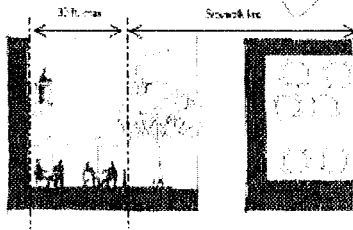


Examples of an arcade, including its use on a corner

Arcade Requirements

- Building shall not be setback more than 20 feet from the sidewalk line.
- No elements of the arcade shall cross the sidewalk line.
- Arcade must be defined by a series of evenly spaced columns.
- Arcade may be used for outdoor seating.
- Arcade may be used along a building or at a building's corner.

2. Outdoor Café



Examples of fencing used to define an outdoor café

Outdoor Café Requirements

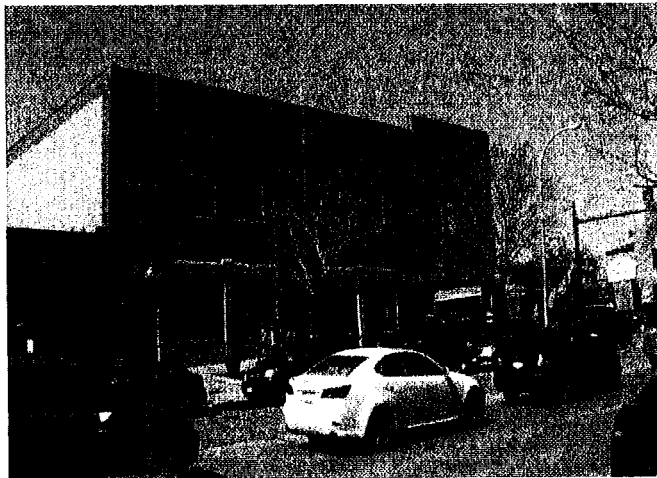
- Café shall be on the front of the building.
- Building shall not be setback more than 30 feet from the sidewalk line.
- No elements of the café shall cross the sidewalk line.
- Café may be defined by a fence no higher than 36 inches.
- Café may be along a building or at a building's corner.

Numerous cities across the country are turning to form-based codes because they clearly and succinctly illustrate a community's vision. This page, from Troy, New York, uses drawings and examples to describe simply how some retail fronts must interact and shape the public realm.

None of this is to imply that the regulation of uses would end. For example, the first floor of Genesee Street buildings could be reserved for retail – active uses are crucial when trying to foster vibrancy in a downtown. Certain other uses, such as heavy industrial, should be excluded from downtown. However, in allowing retail, for example, we need not define whether the establishment deals in clothing or haircuts or pet grooming. For the downtown, simplifying the zoning code might include, creating a short list of broad uses that would be allowed and another short list of uses excluded.



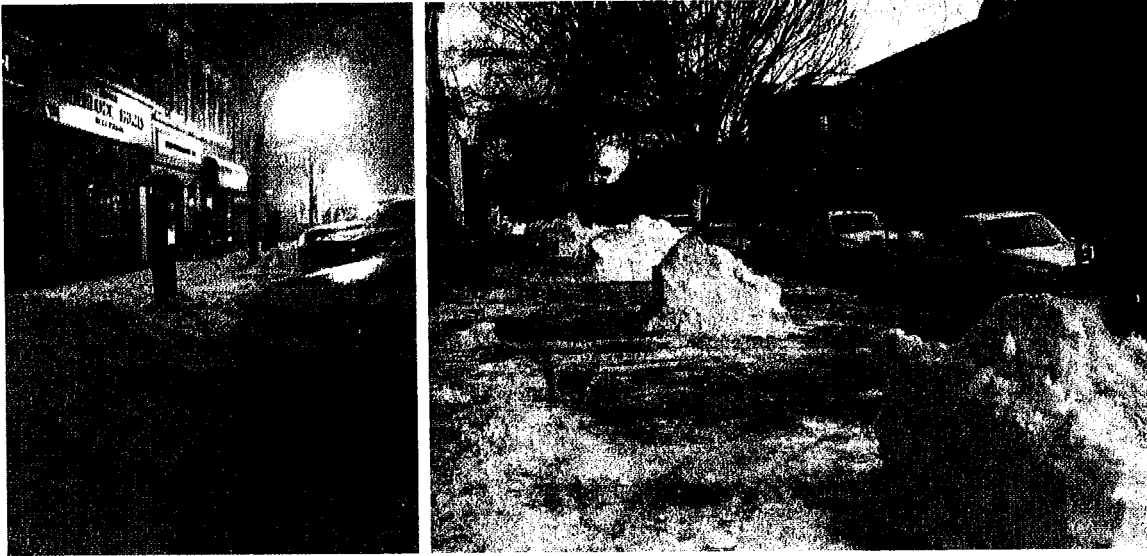
Downtown Saratoga Springs, New York in the 1970s (top) had started to slide towards suburban style auto-centric development. Residents and business people realized the folly of this trend and required a complete and solid street front for buildings (bottom) that today is a major contributor to the main street's vibrancy. (Top photo by Patricia Croop)



Strategy D5 – Ensure that pedestrian links within downtown are accessible and well maintained.

Walking is key to downtown vitality. Therefore, downtown Auburn has to be walkable 12 months of the year if merchants are to survive. Downtown's 'curb appeal' to new businesses and new customers is greatly enhanced if owners can be assured that their workers and customers can reach them in all weather.

The city should develop a detailed comprehensive and enforceable plan, in conjunction with the Business Improvement District and individual building owners, for the quick removal of snow. It is an investment the community must make to support downtown businesses.

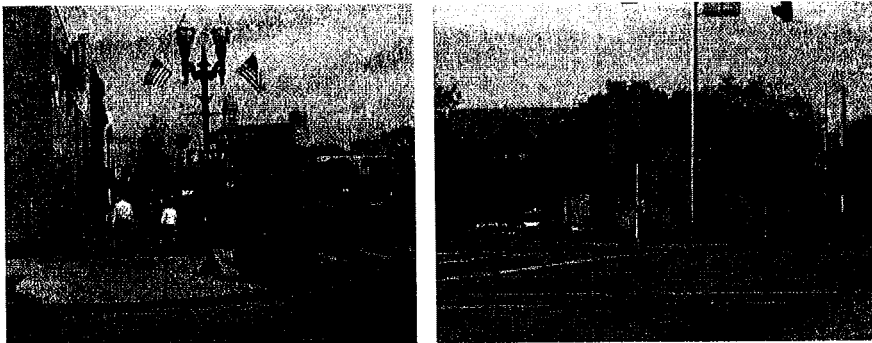


After a snow in two cities the differences in pedestrian accessibility become obvious. In Auburn (left), sidewalks have been shoveled, but snow has been mounded up and creates a barrier between cars and shops. In Saratoga Springs, New York, the city scrapes clear all walkable areas to allow people to get out of their vehicles and easily travel by foot through all parts of the downtown.

Strategy D6 – Visually link the different parts of downtown by continuing streetscape improvements throughout.

Auburn did an excellent job investing in important streetscape improvements along the Genesee section of downtown. The sidewalk treatments, light poles and various street furniture and amenities unify the area.

Unfortunately, the resources were not available to continue the project over to East Hill or to other areas less identified with downtown such as North Street near the Holiday Inn. Therefore there is currently a disconnect between attractions and services downtown, such as the post office, county building and lodging establishments. For example, from a hotel on North Street or Seminary Avenue, it is nearly impossible to know that a walkable downtown Auburn, with shops and



Along Genessee Street (left) downtown Auburn has a unified look and feel, but the identification is not carried over to other important parts of downtown, such as East Hill or across the arterial (right) to businesses there.



restaurants, is just across the arterial or around the corner. In addition, important neighboring areas such as the South Street historic district and the Genesee Street museum district are even further disconnected.

Utilizing a unified design vocabulary in streetscapes throughout downtown will give a sense of place to various elements in the area – and bring them together. These visual linkages, such as paving patterns, benches, plantings, signage, and lampposts, will remind people that they are in downtown Auburn. Even the simplest of repeating streetscape elements can serve to communicate the identity of a place. Therefore, streetscape improvements should not be limited to North Street and Genesee Street, but should extend to the greater downtown as well.



Pedestrian-oriented signs in Saratoga Springs, New York encourage shoppers to explore all of downtown.

Streetscape improvements in general will help make all parts of downtown Auburn more pedestrian friendly. Sidewalks help connect downtown to adjacent neighborhoods and encourage people to walk to downtown rather than drive. Strengthening pedestrian connections from Auburn neighborhoods to downtown is critical.

Strategy D7 – Revise signage ordinance to create standards, which result in signs oriented to the pedestrian instead of the motor vehicle.

An important part of creating a walkable downtown is helping people get around. Signs are an important part of signaling to visitors that something interesting is down the street or around the corner. People will walk further if they know that their trip will be rewarded with an appealing store, tasty eatery or interesting site.

To be useful, signs have to be geared to the pedestrian. Any sign plan crafted for Auburn needs to make sure that signs for pedestrian signs are located in places and designed so that people on foot can find them, read them and best orient themselves by them.

Goal 2. Encourage more people to live and work downtown

Strategy D8 – Eliminate downtown parking requirements for residential buildings.

A truly walkable downtown is inviting to pedestrians, with clear rights-of-way, active and interesting streetwalls that invite exploration, and few, if any, barriers to travel by foot. Downtowns with the buildings built right up to the street are more attractive and enticing to pedestrians. However placing buildings on the street and maximizing their economic potential can often be hampered by parking requirements, which require too many spaces. Many parking requirements are more suitable for suburban-style development, with large parking lots (and with number of spaces calculated for peak days) in front of a building and little attention to the overall streetscape or flow of the area along the sidewalk.



Auburn's zoning code indicates that the city is aware of these issues: for the downtown Central Commercial zoning district, the code states "Any other provisions of this section to the contrary notwithstanding, no off-street parking shall be required for any use, other than residential uses, within the C-2 Central Commercial District."⁵

This is an excellent first step. However, the requirement for parking for residential uses presents limitations for the viability of downtown living. Currently, residential parking requirements include one parking place per single-family detached dwelling unit; two spaces per two-family dwellings; and between one and two spaces for each multi-family dwelling unit. For mixed-use buildings in the C-2 district, the code states, "Mixed-use occupancy residential uses shall only be permitted when parking requirements for all business and residential uses in the building can be met."⁶ The city should modify on-site parking requirements in downtown Auburn in order to encourage the reuse of buildings as residences. Some of the potential changes include:

- > Reducing or eliminating the minimum requirement
- > Allowing shared parking with other nearby uses
- > Allow long-term parking for residents, perhaps by permit, in city lots and garages.

Strategy D9 – Provide a diversity of housing options, particularly condominiums and high-quality rental units, within walking distance of downtown.

Bringing residents back into downtown requires that have safe and attractive places to live for people of various income levels. In particular, the area needs high-quality, market-rate, owner-occupied units and rental units. Such residential units, which are just starting to be developed in a neighborhood on the outskirts of downtown, would be attractive to the creative class of entrepreneurs and workers important to Auburn's 21st century future.

The desire for more diverse types of housing can stem from both financial and behavioral needs. For instance, young singles or couples moving (or returning) to Auburn might not be able to afford a single family home – or they simply might not want that much space or the maintenance associated with it. These young people might want to feel more connected with their peers and want access to friends, jobs, and shops by foot in the downtown area.

On the other end of the spectrum, empty nesters, or those whose children have left the household, might want to downsize their living space for a variety of reasons – not necessarily financial. Perhaps they would like to live in the cultural center of the city, close to the theater and shops. The city should explore ways to enable high-end housing outside of the traditional single-family model. As people age, downtown living tends to keep them more independent as a car is not

⁵ Auburn Zoning Ordinance, §305-26, (C) (2) "Off-Street Parking and Loading."

⁶ Auburn Zoning Ordinance, §305-38 B (6) (b) [1] "Residential Uses in Commercial Districts"



necessary for trips to the store or a restaurant. In particular, a 2006 Housing Market Study indicated that the senior market is growing and provides opportunities for age-restricted rental units.

The city should seek to encourage more types of housing, including apartments, condominiums, and townhouses, in downtown Auburn. Greater density would help create more of a "downtown" feel in these areas, adding potential customers to nearby businesses and restaurants, community gathering places, and an overall sense of place and civic pride, helping to define Auburn's vibrant cultural and artistic downtown.

Goal 3. Improve the marketing of downtown

Strategy D10 – Offer a resource, through the BID or the city, to help shop owners succeed.

Every merchant, especially those urban pioneers starting out in a small storefront, probably does not have all of the skills needed for success. Window displays, store layout and other retail business operations are a science, developed over years, in which new entrepreneurs need mentoring.

This is a lesson that Auburn can take from malls. Successful malls, especially in competitive places, do not leave their merchants to fend for themselves. They are partners in the success. Often they bring in people to help with window display design, store layout, marketing, bookkeeping or other operations.

Some of these services are already provided by the BID – and they should be continued and expanded. The BID should bring in experts and offer workshops on various aspects of the business. Some efforts could be fun, such as hosting a window display contest with consumers casting ballots for the best displays. Other workshops, such as those put on by the Preservation League of New York, help the owners of downtown buildings find ways to economically protect their historic structures.

Strategy D11 – Fill vacant storefronts with art or other signs of life.

Often, vacant storefronts in a downtown can give the appearance of a toothless smile, with vestiges of businesses long gone, or facades, signs, and interiors in disrepair. The City or BID should explore ways to work with property owners to utilize vacant storefronts creatively—as showcases for local art, marketing for events, and the like. Activating these storefronts would draw attention to the properties themselves, benefiting the landlords as well.

Artistic work need not be static. Pittsfield, Massachusetts, which has had a storefront arts program for several years, experiments with putting musicians in windows at certain times. Philadelphia took this idea a step further, allowing



In Boston, drivers are given instructions for finding and using parking kiosks (left). Numerous and visible signs direct drivers to parking lots in Saratoga Springs, New York and reinforce the city's horse-centric theme (right).

artists to not just display their work in vacant storefronts, but to use the space itself for rehearsal or workspace, signing month-to-month no-rent leases, but paying for utilities.⁷ The BID or the city will need to coordinate these activities and help encourage participation.

Strategy D12 – Develop a parking education and signage strategy for downtown

As walkable as the downtown strives to make itself, many people will still need to drive and then park to take advantage of the urban core. Downtown Auburn currently has places, including the main parking garage, in addition to on-street parking. However, the city lacks adequate signage to alert visitors to the location of this parking.

As part of the overall strategy to market downtown, the city and/or BID should invest in more and better signage outlining the location of various parking lots in the area. This could potentially be incorporated into general visitor-oriented downtown maps available both as brochures and posted as signs. Similarly, parking lots themselves should be clearly delineated with well-designed, easy-to-read signage unique to Auburn. It is not always clear in many urban lots if the parking spaces are truly public, what the costs might be and whether there is a time limit. Also, a number of members of the public have said Auburn's downtown garage, which is an important asset, does not always feel safe. Better lighting, painting and maintenance may help people feel safe in this very convenient parking structure.

⁷ "Philadelphia turns over vacant storefronts to artists" *Ashbury Park Press*, March 2, 2009. Last access online on April 29, 2009 at: <http://www.app.com/article/20090302/BUSINESS/90302059/0/UPDATE>



Auburn's Founders Day celebration brought thousands to the city's streets and boosted the city's regional image.
(Photo: www.ignite.org)

Strategy D13 – Support an aggressive schedule of outdoor festivals

Music festivals, street fairs and other public outdoor events are excellent ways to promote downtown and bring customers there on special occasions. A well-done outdoor event, especially an annual one, can draw people from around the region and regularly expose them to the options found in a rejuvenated downtown.

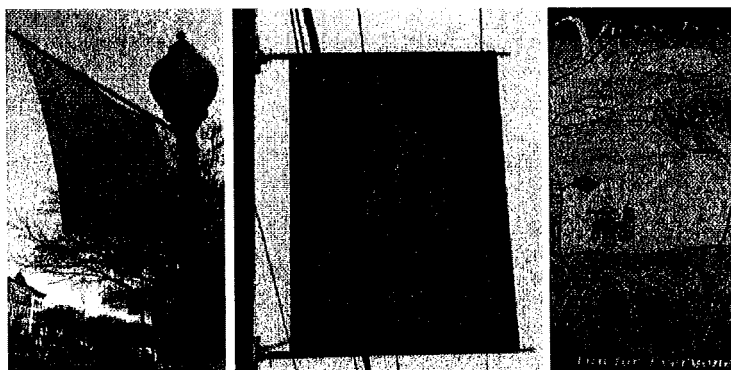
In many communities, such efforts are met with resistance from some residents or business owners. The complaints center on noise, loss of parking spaces or street closures. However, such fears can be alleviated with careful planning and education.

Communication is crucial in making these events profitable to the broader community. Too often, large numbers of people will come for an outdoor concert or a road race and find stores closed. Other people reported merchants caught off guard – open, but unaware and unprepared for the people and selling out too quickly. Coordination, through the BID, helps eliminate frustrations felt by visitors and business owners. It helps make the visitors to Auburn feel welcome and come back for another event or just to stay, explore and spend their money.

Auburn must support as many festivals as possible in downtown. Indeed they should act as a facilitator to see if festivals can be made bigger or more attractive by adding events such as a road race. The city will have to help alleviate the concerns of such neighbors as well as education everyone that short-term inconveniences can pay off in the long term – and be fun.

Strategy D14 – Use street banners to tout Auburn

Utilize street banners in central areas of downtown to promote events, such as art fairs or theater events. Banners can function as a "town crier", giving downtown a sense of place and alerting residents and visitors to anything that boosts downtown. Banners can designate districts and link places, such as the disparate parts of Auburn's downtown, together. Another example, museum district banners can help identify the area as important and interesting. Banners can be drawn by school children or professionally done for particular events. Banners could be sponsored by a business or organization, as long as they do not read like an advertisement.



Banners can announce community events (left), mark the boundary of a special place (center) and build community spirit (right). The banner pictured on the right, going up soon in the Village of Victor, was design by school children.



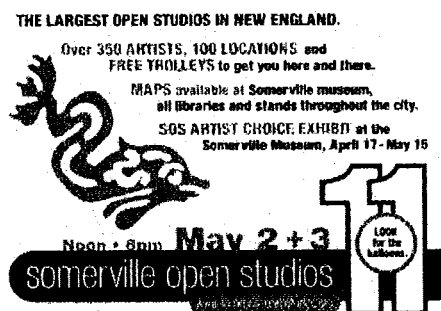
Goal 4. Develop downtown Auburn as a center for arts and entertainment.

Strategy D15 – Market the downtown area as one suitable for arts and trades, as well as a great place to live.

In many of the comprehensive plan public workshops, residents expressed the desire to market Auburn's downtown as a cultural center, building on its unique concentration of theater, art, innovation and history in order to popularize the city. Already the Musical Theatre Festival has discussed the possibility of a long musical theater season in the various venues throughout the community.

However, building on any arts endeavor requires a unified marketing message for it to blossom – and make sure that any economic gain accrues to other businesses. Potential strategies include:

- > Relate downtown as an arts district to Auburn's "History's Hometown" brand.
- > Create an advertising campaign including posters, signs, email blasts, radio and TV advertisements. Any current advertising about Auburn should be reworked to offer a consistent message.
- > Hold special events to boost downtown as an arts district – store promotions, beautification efforts, sidewalk sales and outdoor arts/cultural events.
- > Focus most outdoor events and festivals in downtown. This serves two purposes. First, it continues to promote the message that downtown Auburn is the center of activity. Also, it keeps such events out of the neighborhoods and lessens conflicts.
- > Hold informational events for the real estate industry – both residential and commercial – to explain the benefits of downtown Auburn.
- > Encourage artists, cultural venues, organizations, etc. to register with the city as "arts anchors," which can become attractions around the city for visitors. They can be given opportunities for special advertising campaigns and able to have promotions to the public.
- > Hold open studio days or arts festivals.



A non-profit arts organization in Somerville, Massachusetts organizes an annual "open studio" event to support arts. The city, a partner in the effort, allows temporary mini-kiosks to be placed around the city with posters, flyers and maps about the event.



Strategy D16 – Allow and encourage live/work space downtown.

For Auburn to create a true artistic city center, it should consider the lifestyle needs of artists, many of which desire to live where they work. Whether sculptor, jewelry designer, or filmmaker, the work/non-work life of an artist is very fuzzy. Live-work units in downtown put these urban pioneers in proximity to each other and services. The city also benefits by having a built-in core of downtown residents who walk, shop, and eat nearby.

Downtown Auburn largely falls in the Central Commercial zoning district, which permits a variety of commercial uses, including retail, office, and manufacturing in conjunction with retail, such as a bakery or arts and crafts studio. In terms of residential uses, the C-2 Central Commercial district is open to many types of residential dwellings. However, live-work space is not listed as permitted in its downtown district. It should be encouraged and promoted for artists and other appropriate home occupations.



Art springing up in old mill buildings
in downtown Lowell, Massachusetts.
(Photo: George Homsy)

Case study – Lowell, Massachusetts

Lowell, the fourth largest city in Massachusetts, is home to historic, cultural, and educational institutions. In the 19th century, Lowell was one of the largest industrial communities in America, with a thriving textile industry. The decline of that industry left behind many vacant and underutilized buildings. They are now beginning to be reused for homes, businesses and cultural activity, in part due to the addition of the Artist Overlay District. The new ordinance allows artists to both live and work in the same space, a multiple use not typically allowed. The city implemented this policy to encourage artists to both live and work in the historic downtown.

This policy has been a catalyst for a vibrant, 24-hour downtown life and stimulated new economic opportunities for the district. Between 1998 and 2000, the ordinance was pivotal in the rehabilitation of four distressed properties in the heart of the downtown historic district and National Park. All four were owned by the city through tax foreclosure and were transferred to two private developers who converted them into artists' spaces. Several downtown condominium units, owned by the city through tax foreclosure, were similarly transferred with the stipulation that they be used for artist live/work housing. Further spin-offs of the "Artist Overlay District" policy have included new privately developed art galleries.

This case study is adapted from work by ArtistLink. Find more information about this and other arts districts go to www.artistlink.org/?q=spacetoolbox.



**Proposed Hilton Garden Inn and Conference Center
Area Analysis and Descriptive Data****B-1****AREA REVIEW**

The feasibility of a hotel project is influenced in a general manner by the economic, political, physical, and social characteristics of its surrounding area. The subject is located in Auburn, Cayuga County, New York, and belongs to the Auburn NY Micropolitan Statistical Area (Micro). According to Census Bureau definitions, a Micro consists of an urban population center with between 10,000 and 50,000 residents plus any adjacent counties having a high degree of social and economic integration as measured by commuting ties. In this case, however, the Auburn NY Micro consists solely of Cayuga County. Throughout this section of the report, this area will be referred to simply as Cayuga County. Though Cayuga County is not a component of the Syracuse Metropolitan Statistical Area (MSA), the economy of the subject area is strongly linked to that of the Syracuse metro region. For this reason, population, income, and employment data for the Syracuse MSA – which encompasses Onondaga, Madison, and Oswego Counties – are presented in this section along with the figures for Auburn, Cayuga County, and the state of New York.

Auburn is located within what is commonly known as the Finger Lakes region, a large area in upstate New York spanning 14 counties. Geographically, this area is distinguished by the 11 long, narrow lakes for which it is named. Generally speaking, the region encompasses the land area south of Rochester and west of Syracuse. The city of Auburn is located approximately 20 miles southwest of Syracuse, just a few miles north of Owasco Lake. Auburn serves as the seat of Cayuga County and is the county's primary business and population center.

According to The Appraisal of Real Estate, 13th Edition published by the Appraisal Institute, market area analysis focuses on the four forces – social, economic, governmental, and environmental – that influence value. Analysis of the four forces is performed by investigating specific factors pertaining to each. With a hospitality property, particular emphasis is placed on trends affecting visitors to the area.

Social Forces

In performing a market area analysis, it is necessary to identify relevant social characteristics and influences. To identify and describe these characteristics, one must know that the social or demographic characteristics that influence property values most in a community tend to overlap. Price levels in the subject market in relation to prices in competing areas reflect the overall desirability of the subject market area. Relevant demographic characteristics include population density, employment categories, age levels, household size, and employment status. The population, income, and employment figures presented in this section were taken from the Site To Do Business (STDB) database and are based on official Census findings and estimates and projections from the Environmental Systems Research Institute (ESRI).



REGIONAL MAP

Population Trends: The following table presents population growth trends for Auburn, Cayuga County, the Syracuse MSA, and the state of New York.

Population Growth Trends							
Auburn, New York							
Area	1990 Census	2000 Census	2009 (Est.)	2014 (Proj.)	%Change 1990-00	%Change 2000-09	%Change 2009-14
Auburn	31,255	28,574	27,327	26,831	-8.6%	-4.4%	-1.8%
Cayuga County	82,313	81,963	81,279	80,596	-0.4%	-0.8%	-0.8%
Syracuse MSA	659,864	650,154	650,974	647,622	-1.5%	0.1%	-0.5%
New York	17,990,455	18,976,457	19,495,049	19,645,949	5.5%	2.7%	0.8%
Source: STDB							

As of the 2009, there were an estimated 81,279 people living in Cayuga County, with an estimated 27,327 in Auburn alone. Between the 1990 and 2000 Censuses, Auburn's population dropped by -8.6%. The current population estimates show that the city's population has continued to decrease since 2000, though at a slower rate than before. The population at the county level has remained fairly static over the time period presented. Meanwhile, the Syracuse MSA, which recorded a small population dip between 1990 and 2000, has since recorded a small amount of population growth. The city, county, and neighboring MSA are all projected to experience a small drop in population between 2009 and 2014.

Households: Household consumption plays a critical role in the economic outlook of a region. A household is broadly defined as one or more person(s) living in a housing unit. Households consist of married couples, and male and female householders. The following table presents household growth trends for Auburn, Cayuga County, the Syracuse MSA, and New York.

Household Growth Trends							
Auburn, New York							
Area	1990 Census	2000 Census	2009 (Est.)	2014 (Proj.)	%Change 1990-00	%Change 2000-09	%Change 2009-14
Auburn	11,935	11,411	11,133	10,983	-4.4%	-2.4%	-1.3%
Cayuga County	29,075	30,558	30,892	30,805	5.1%	1.1%	-0.3%
Syracuse MSA	243,899	252,043	257,452	257,838	3.3%	2.1%	0.1%
New York	6,639,322	7,056,860	7,245,427	7,309,487	6.3%	2.7%	0.9%
Source: STDB							

These figures show a slight decline in the number of households within the subject area. In recent years, the city and county have remained relatively flat, and this is expected to remain the case heading into the future. Once again, growth in the local area has remained below the state level, and the area is projected to see little or no growth over the next five years. The fact that growth in the number of households has outpaced population growth highlights the widespread trend toward smaller households.

Higher Education: Institutions of higher learning are typically demand generators for leisure facilities and they help to provide an area with a stable employment base. The nearest higher education institution is Cayuga Community College on Franklin Street in Auburn, approximately 1.5 miles from the subject site. This two-year college, part of the State University of New York system, serves an annual enrollment of over 1,000 full-and part-time students. Wells College, a small four-year liberal arts school in Auburn, has a typical enrollment of around 470 students.

There are 44 private and state colleges within the greater Syracuse region, with a combined enrollment of over 215,000 students. In Syracuse alone, there are eight institutions of higher education: Syracuse University, LeMoyne College, SUNY Upstate Medical University, the SUNY College of Environmental Science and Forestry, Onondaga Community College, and SUNY Empire State College. Syracuse University, with a total enrollment of 18,200 students, is one of the nation's most highly regarded private colleges and offers a diverse portfolio of undergraduate and graduate degrees. Ithaca, New York, roughly 40 miles south of Auburn, is home to both Cornell University and Ithaca College. Cornell University, with an enrollment of over 18,000 students, is a member of the Ivy League and has a 745-acre campus with 260 major buildings.

Retail Centers: Research conducted by the Travel Industry Association of America indicates that shopping continues to be the most common activity among U.S. adult travelers, with an estimated 63% including shopping as an activity on a trip. While there may be many types of retail stores in a given area, travelers are typically drawn to traditional enclosed malls, outlet malls, downtown shopping districts, and outdoor "lifestyle" centers.

The largest retail center in the subject area is Fingerlakes Mall in Auburn. This enclosed mall has a total of 68 stores and is anchored by Sears, JCPenney and Steve & Barry's. A new Bass Pro Shops store opened at the Fingerlakes Mall in June 2004 and is now the mall's largest tenant. Other top retail centers in the area include Waterloo Premium Outlets in Waterloo, and Carousel Center and Shoppingtown Mall in Syracuse.

Tourism Statistics: Tourism is a major economic driver for Cayuga County and the 14-county Finger Lakes region. According to a report by Tourism Economics titled *The Economic Impact of Tourism in New York State*, published in April 2009, visitor spending totaled \$2.7 billion in the region in 2008, supporting over 57,000 jobs. The largest share of tourism expenditures occurred in Monroe County (37%), followed by Onondaga County (29%) and Ontario (7%). An estimated 3% of the total visitor spending in the Finger Lakes Region was attributable to Cayuga County. At the regional level, visitor spending rose by 2.5% from 2007 to 2008. Of the total \$2.7 billion, 29% was spent on food, 23% on lodging, 19% on retail purchases, 18% on transportation, 6% on second homes, and 5% on recreation.

Recreation and Regional Attractions: Recreational facilities and regional attractions enhance an area's quality of life. These activities also have a significant economic impact on an area by increasing the demand for services and retail trade created by visitors. Tourists in turn tend to generate lodging demand on weekends, holidays, and summer months, offsetting commercial visitations during weaker periods. The following table lists major attractions in the area.

Top Tourist Attractions in the Subject Area	
<u>Attraction</u>	<u>Location</u>
Cayuga Museum of History & Art	Auburn
Emerson Park	Auburn
Finger Lakes Mall	Auburn
Cornell University	Ithaca
Cayuga Lake State Park	Seneca Falls
Carrier Dome	Syracuse
Rosamond Gifford Zoo	Syracuse
Source: Hotel & Leisure Advisors	

Within the city of Auburn, there are a number of cultural and historical attractions for visitors to enjoy. Historic sites include Fort Hill Cemetery, where William H. Seward and Harriet Tubman were laid to rest; the Willard Memorial Chapel, designed by Louis C. Tiffany and the Tiffany Glass & Decorating Company; the Schine Theater; and the Harriet Tubman home. The Cayuga Museum of History & Art offers a glimpse into the area's past, with rotating and permanent exhibits on the history and art of Cayuga County.

Emerson Park, located on the north side of Owasco Lake, offers areas for swimming, boating, and disc golf, as well as picnic facilities, covered pavilions, and playgrounds. The 941-acre Fillmore Glen State Park in Moravia offers a scenic gorge and waterfalls along with areas for camping, swimming, hiking, fishing, cross-country skiing, and snowmobiling. Cayuga Lake State Park in Seneca Falls is also a popular destination. The 87-mile Cayuga Lake Scenic Byway runs all the way around Cayuga Lake, with numerous parks, historic villages, farmlands, restaurants, wineries, and other attractions along the way. Nearby Cortland County is home to a number of popular ski areas including the Greek Peek Ski Resort in Virgil and Labrador Mountain in Truxton.

Ithaca, in neighboring Tompkins County, is home to the Cayuga Chamber Orchestra, the Hangar Theatre, the Ithaca Ballet, the Ithaca Opera Association, a Summer Concert Series, and events offered by Cornell University and Ithaca College. Museums include the Dewitt Historical Museum, the Hinckley Museum, the Paleontological Research Institution and the Science Discovery Center. Ithaca also maintains the Six Mile Creek featuring Mulholland Wildflower Preserve, two lakes, several waterfalls and three dams. Cornell University itself encompasses Fall Creek Gorge, Cascadilla Glen, the Beebe Lake area, several formal flower gardens, the Mundy Herb Garden and Cornell Plantations. There are many trails in the Cornell Plantations leading through woods, along streams and through large specimen-plant collections. Other noted attractions at Cornell University include the Herbert F. Johnson Museum of Art of Cornell University and the Cornell Laboratory of Ornithology.

The nearby city of Syracuse offers a variety of cultural, recreational, and entertainment opportunities for visitors. Top music and arts attractions include the Syracuse Symphony Orchestra, the Syracuse State theater company, the Syracuse Opera, and the annual Syracuse Jazzfest. The city is home to the Sky Chiefs minor league baseball team, who play in the 12,000-seat Alliance Bank Stadium. The Syracuse Crunch hockey team, the

minor league affiliate of the Columbus Blue Jackets, play in the 6,230-seat Onondaga County War Memorial Arena. Syracuse University sports provide upstate New York with nationally ranked men's and women's collegiate athletics. The 50,000-seat Carrier Dome is the home of Syracuse University football, basketball, track, and lacrosse. The Carrier Dome is the largest indoor stadium in the Northeast. The Syracuse University football and basketball programs are consistently ranked among the top 20 teams in the country. In addition to Syracuse University sports, the Carrier Dome is the venue for Central New York's major concert events. Another top visitor attractions in and around Syracuse include Rosamond Gifford Zoo, Turning Stone Casino, and the New York State Fairgrounds.

The following table shows the driving distance from the subject site to key destinations in Auburn and the surrounding area.

Driving Distance from Subject Site to Selected Destinations	
	Miles
Auburn Correctional Facility	0.2
Cayuga County Courthouse	0.3
Cayuga Museum of History & Art	0.6
Auburn Memorial Hospital	0.8
Auburn Technology Inc.	0.9
Harriet Tubman Home	0.9
Cayuga County Community College	1.5
Nucor Steel Inc.	1.8
McQuay International	1.9
Fingerlakes Mall	2.2
Emerson Park	2.9
Cayuga Lake State Park	15.9
Waterloo Premium Outlets	19.6
Oncenter Complex	29.1
Syracuse University	29.8
Ithaca Tompkins Regional Airport	33.2
Syracuse Hancock International Airport	34.9
Cornell University	36.4
Source: Mapquest.com	

Convention Facilities: Large event facilities such as convention centers, exposition centers, fairgrounds, theaters, stadiums, and arenas play a major role in attracting visitors to an area. These visitors frequently make use of paid overnight accommodations and patronize local restaurants, retail stores, and tourist attractions.

There are no major convention facilities in Auburn, though smaller meeting and conference spaces are available at a handful of local hotels and community facilities. The Holiday Inn Auburn offers 6,000 square feet of meeting space and can accommodate groups of up to 700. The Springside Inn, located at the north end of Owasco Lake, can accommodate up to 300 guests for business and social events. Smaller meeting spaces

are also available on the campuses of Cayuga County Community College, Wells College, and Emerson Park. In nearby Moravia, Casowasco Camp, Conference & Retreat Center offers event space and lodging for churches and nonprofit groups.

The closest venues for large-scale events such as conventions and trade shows are located in Syracuse, approximately 30 miles to the east. Syracuse's Oncenter is comprised of the Onondaga County Convention Center, the Onondaga County War Memorial Auditorium, and the John H. Mulroy Civic Center Theaters. Together, these facilities offer a variety of venues for conventions, concerts, theatrical productions, and sporting events. The Oncenter's downtown location offers convenient access to Syracuse Hancock International Airport, Syracuse University, and numerous hotels. The Empire Expo Center in Syracuse, home to the New York State Fair, brings in over two million visitors annually. The State Fair alone generally attracts around one million to the facility during its 12-day run. The Expo Center also serves as the venue for a wide range of conventions, trade shows, concerts, and sporting events each year. It has eight main facilities on 375 acres, offers RV and camper sites, and provides parking and shuttle services for up to 23,000 vehicles.

Economic Forces

Economic considerations relate to the financial capacity of a market area's occupants and their ability to purchase goods and services. Among the economic factors that can be considered in this type of analysis are median household income levels, per capita income, income distribution for households, unemployment levels, and the amount and type of economic development in a given area.

Income: The economic vitality of an area is an important consideration in forecasting the demand and potential income for commercial real estate. The table below lists median household income estimates for Auburn, Cayuga County, the Syracuse MSA, and New York.

Median Household Income Estimates							
Auburn, New York							
Area	1990 Census	2000 Census	2009 (Est.)	2014 (Proj.)	%Change 1990-00	%Change 2000-09	%Change 2009-14
Auburn	\$22,278	\$30,275	\$40,248	\$42,998	35.9%	32.9%	6.8%
Cayuga County	\$27,568	\$37,653	\$48,039	\$51,642	36.6%	27.6%	7.5%
Syracuse MSA	\$31,050	\$40,051	\$51,682	\$55,870	29.0%	29.0%	8.1%
New York	\$32,965	\$43,582	\$58,747	\$62,337	32.2%	34.8%	6.1%

Source: STDB

As these figures indicate, the typical household income level in the local area is considerably lower than the state median. In 2009, the median household income in Auburn is estimated at \$40,248, compared to \$48,039 in Cayuga County as a whole, \$51,682 in the Syracuse MSA, and \$58,747 in the state of New York. As an additional point of comparison, the median household income for the United States as a whole is estimated at \$54,719 for 2009. At all geographic levels, the area has seen steady income growth over the historical time period presented, and this is projected to remain the case heading in the future.

Disposable Income: One indicator often used to measure an area's ability to buy is disposable income, which is an expression of household income minus tax payments. Analyzing disposable income levels presents a clearer picture of residents' buying power in a given area and is useful in determining market strength. The following table presents the most recent disposable income figures available for Auburn, Cayuga County, the Syracuse MSA, and the state of New York.

Disposable Income Auburn, New York	
Area	<u>Median HH Disposable Income</u> 2009 (Est.)
Auburn	\$31,180
Cayuga County	\$36,948
Syracuse MSA	\$39,240
New York	\$43,970
United States	\$43,361
Source: STDB	

These figures, which speak directly to the ability of resident households to purchase goods and services, show that households living in the local subject area typically have lower amounts of useable income compared to households in the whole of New York and the United States.

Industries and Employment

Information on the size of a region's labor force and the relative trends in employment and unemployment are key local economic indicators.

Unemployment Rates: The widely cited unemployment rate provides a good measure of the relative utilization of labor in a region. These measures are "residency-based," providing current information on the labor force status of the residents of a county or region. The following table presents unemployment rates for Auburn, Cayuga County, the Syracuse MSA, and the state of New York.

Historical Unemployment Rates					
Area	2004	2005	2006	2007	2008
Auburn	5.4%	5.2%	5.3%	5.0%	6.5%
Cayuga County	5.1%	4.9%	4.8%	4.5%	5.7%
Syracuse MSA	5.5%	4.9%	4.7%	4.5%	5.7%
New York	5.8%	5.0%	4.6%	4.5%	5.4%
United States	5.5%	5.1%	4.6%	4.6%	5.8%
Source: U.S. Department of Labor, Bureau of Labor Statistics					

These figures show that Cayuga County and the Syracuse MSA tend to be fairly representative of the state and nation in terms of unemployment, while the city of Auburn tends to have somewhat higher unemployment levels. From 2007 to 2008 the subject area saw a marked rise in unemployment at all geographic levels, which is symptomatic of the ongoing economic recession.

Employment by Industry: The distribution of employment helps determine the economic character of an area. The chart below shows the three largest industrial sectors in terms of the estimated number of persons employed in 2009 for Auburn, Cayuga County, the Syracuse MSA, and the state of New York.

Largest Industrial Sectors, 2009						
Auburn, New York						
Geographic Area	Largest industrial sector		2nd largest industrial sector		3rd largest industrial sector	
	Industry	Percentage of persons employed	Industry	Percentage of persons employed	Industry	Percentage of persons employed
Auburn	Health Care/Social Assistance	19.1%	Retail Trade	14.0%	Educational Services	12.5%
Cayuga County	Health Care/Social Assistance	14.7%	Educational Services	14.7%	Manufacturing	12.5%
Syracuse MSA	Educational Services	16.4%	Health Care/Social Assistance	15.6%	Retail Trade	11.7%
New York	Health Care/Social Assistance	16.7%	Educational Services	13.5%	Retail Trade	10.2%
Source: STDB						

In the city of Auburn, the leading industry sector is Health Care/Social Assistance, with 19.1% of the city's total employment. The city's leading health care employer is Auburn Memorial Hospital, located less than a mile north of the subject site. The next largest employment sectors in the city are Retail Trade and Educational Services. Top manufacturing employers in the area include McQuay International and Nucor Steel, both of which are within two miles of the subject site. As the seat of Cayuga County, Auburn has a relatively high percentage of employment in the Public Administration sector as well (9.0%). The county court house and several county offices are located within just a few blocks of the subject site.

Employment in the Accommodation/Food Services sector is a reliable indicator of the importance of travel and tourism to a local economy. In 2009, this sector made up an estimated 6.5% of the total employment in the city of Auburn, compared to 5.2% in Cayuga County, 6.2% in the Syracuse MSA, and 5.7% in the state of New York as a whole.

The next table shows trends in overall employment for Auburn, Cayuga County, the Syracuse MSA, and the state of New York since 2000.

Overall Employment Growth, 2000-2009				
	<i>Total Est. Employment</i>		<i>Net Change</i>	<i>% Change</i>
	<u>2000</u>	<u>2009</u>	<u>2000-2009</u>	<u>2000-2009</u>
Auburn	12,096	11,831	-265	-2.2%
Cayuga County	37,552	38,824	1,272	3.4%
Syracuse MSA	302,516	300,539	-1,977	-0.7%
New York	8,382,988	8,692,031	309,043	3.7%
Source: U.S. Census Bureau, ESRI forecasts				

Since 2000, Cayuga County has experienced a modest net gain in overall employment. From 2000 to 2009, overall employment in Cayuga County rose by an estimated 1,272 jobs or 3.4%. On a percentage basis, this is similar to the level of job growth recorded by the state of New York as a whole during the same time period. Meanwhile, the city of Auburn has seen a small net drop in total employment, as has the neighboring Syracuse MSA.

Major Employers: The demand for hotels is closely tied to the types of business in an area, their economic strengths, and their growth potential. The largest employers in Cayuga County are listed in the following table.

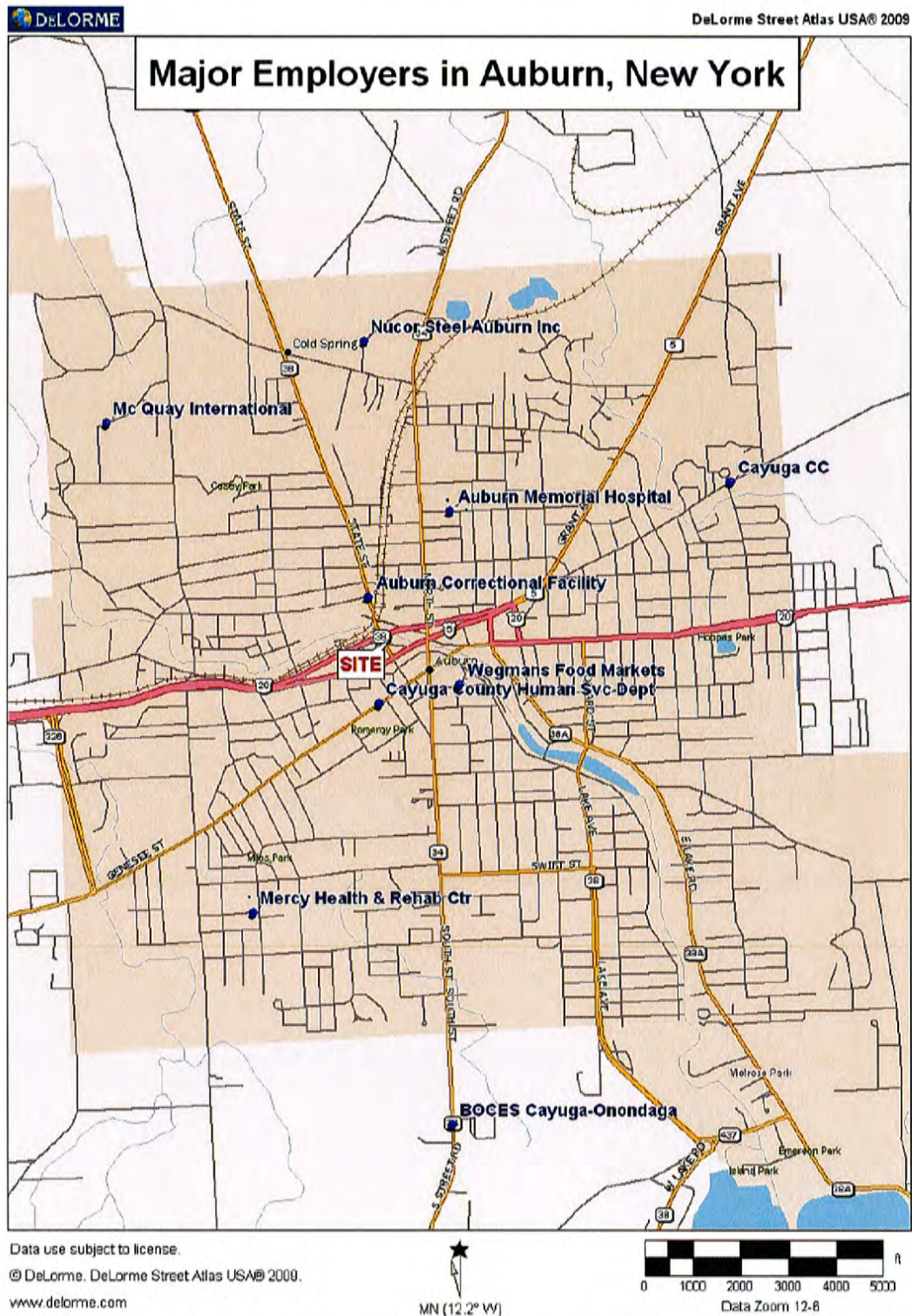
Major Employers in Cayuga County			
<u>Firm/Organization</u>	<u>Location</u>	<u>#Employees</u>	<u>Business Type</u>
Auburn Memorial Hospital	Auburn	890	General Medical & Surgical Hospitals
Auburn Correctional Facility	Auburn	835	Correctional Institutions
Cayuga Correctional Facility	Moravia	500	Correctional Institutions
Mc Quay International	Auburn	500	AC, Refrigeration, & Forced Air Heating
Cayuga Community College	Auburn	450	Colleges & Universities
Wegmans Food Markets	Auburn	400	Supermarkets & Other Grocery Stores
Mercy Health & Rehab Ctr	Auburn	400	Nursing Care Facilities
BOCES Cayuga-Onondaga	Auburn	397	Elementary & Secondary Schools
Cayuga County Human Svcs Dept	Auburn	320	Other Human Resource Programs Admin
Nucor Steel Auburn Inc	Auburn	300	Iron & Steel Mills
Source: ReferenceUSA			

As the table indicates, most of Cayuga County's leading employers are located in Auburn. Auburn Memorial Hospital is the county's single largest employer, followed by the county's two large correctional facilities, McQuay International, and the Cayuga Community College. Auburn Correctional Facility, the county's second largest employer, is located directly northeast of the subject site.

**Proposed Hilton Garden Inn and Conference Center
Area Analysis and Descriptive Data**

B-11

The next map illustrates the location of the subject site in relation to major employers in the surrounding area.



New and Emerging Developments: The following bullets describe recent developments that will influence tourism, employment, and the general economy in Auburn and the surrounding area.

- The Musical Theatre Festival, Inc. (MTF) of Auburn is making plans to develop a 12-week festival of diverse musical theater offerings to be held in four different venues surrounding the Auburn area. Each of the venues would provide very different theatrical experiences. The festival venues include the Merry-Go-Round Playhouse, The Carriage House at the Cayuga Museum of History, The Auburn Public Theater (APT), and a new 384-seat theatre to be built at the Kalet Building on State Street. The goal is to establish Auburn as a key center for excellence in musical theater in the United States through the creation of the largest musical theater festival in the country. The MTF wants to position itself as a musical theater incubator, where productions are developed, refined and on the leading edge of the art form. The MTF anticipates attendance of over 106,000 in the inaugural season, 2012, growing to over 124,000 by the end of the fifth year of operation. The MTF is currently in their \$12 million fund raising campaign. As of the date of our inspection, they have raised \$2.5 million. An estimated \$15 million economic impact to the area is anticipated in the first year of operation. The following chart describes the anticipated room night demand from the festival.

Musical Theatre Festival, Inc.				
Estimated Room Night Demand				
Year		# Room Nights per week	# Weeks	Total Room Nights
2011	Opening Year	1,168	11	12,848
2012	2nd year	3,615	11	39,765
2013	3rd year	3,796	11	41,756
2014	4th year	3,985	11	43,835
2015	5th year	4,145	11	45,595
Overall Average		3,342	11	36,760
Average Single Night Room Demand During Festival Season				477
Source: Feasibility & Planning Report for the MTF, July, 2008; The Institute of Outdoor Drama The University of North Carolina at Chapel Hill				

We acknowledge the figures above reflect the original study assumption, which was for an 11-week festival beginning in 2011. The room nights generated by the MTF would not all be new to the market as they would include existing visitors seeing the various plays. Subsequent to the study, the festival has evolved into a 12-week duration beginning in 2012. The inaugural season's productions are scheduled to be announced in 2010. In addition to the festival attendees, room nights are anticipated to be generated by the production companies prior to and after the festival. In the 9-month off-season, the theatre venues are expected to be utilized by the local colleges and universities in a collaborative lease arrangement. Since its inception in 2007, the MTF concept has been received very well by the community and is expected to have significant impact on the city of Auburn.

- The Finger Lakes Cultural and Natural History Museum, a new \$40 to \$45 million tourist attraction, is currently being planned for the region. The museum's board is considering sites in each of the region's counties. The museum's exhibits will focus on colonialism, Native American traditions, agriculture, invasive species and local wildlife, and the central attraction will be a large aquarium, which will highlight the region's aquatic ecosystem. The museum's current five-year plan calls for construction to start in 2013, with the doors opening in 2014.
- The National Park Service is moving forward with a plan to create a national historic site in Auburn honoring Harriet Tubman, the famed Underground Railroad figure who lived in and is buried in the city. This project has been in the planning stages since 2000. The Park Service is now planning to create two sites honoring Tubman. The second site is in Maryland, where Tubman was born. The planned Harriet Tubman National Historic Park is expected to be created around the existing Harriet Tubman Home on State Street. As of our research date, this plan was still awaiting Congressional approval. If approved, the national historic site is expected to be a major draw for visitors.
- In February 2008, Oswego businessman Doug Waterbury purchased the Sterling Renaissance Festival grounds in northern Cayuga County. Waterbury, who also owns the Sylvan Beach Amusement Park on Oneida Lake and Santa's Workshop near Lake Placid, has said that he plans to continue the Renaissance Festival, renovate the property, and add three more seasonal attractions. Waterbury received tax incentives from the County as part of the deal; in exchange, he agreed to maintain, if not increase, the number of employees. The new marketing slogan is "You've been here before, its time to come back!"
- The City of Auburn began work on a \$1.3 million downtown beautification plan in early summer 2007. As of the date of this report, the project has been completed according to the city's planning and economic development director. The first phase of the plan involved replacing sidewalks in the Genesee Street area, with other improvements to include the rebuilding of the Exchange Street pedestrian mall, replacing the sidewalks in front of Wegman's grocery store and the historic Schine Theater, and extensive landscaping. City officials hope the streetscape beautification will act as a magnet to attract more retail businesses and shoppers to downtown. In addition, the city is currently working on plans for an extended river walk along the Owasco Lake outlet river that cuts through downtown, and is adjacent to the east boundary of the subject hotel site.
- The City of Auburn has plans for the construction of a \$5.5 million digester plant that is expected to generate about \$3.9 million in yearly revenue. The plant, to be built on seven acres at the wastewater treatment facility off North Division Street, will turn tons of municipal waste into methane gas and then convert that into low-cost electricity. In February 2007, the city councilors voted to hire ECO Technology Solutions, of Leesburg, Virginia, to execute the three-phase, 18-month project. The city will use power from the plant to lower its building energy costs and sell to businesses in its technology park. Any extra electricity will be put back into the power grid to reduce residential rates. In addition to lowering energy costs, the new plant will also bring new jobs into the community. As of the date of this report, the bio-digester portion of the project has been put on hold, however, the landfill methane gas portion of the project is moving forward.

- Cayuga County is in negotiations with the Saratoga Cheese Corporation to develop a \$40 million, 64,000 square foot cheese factory in Aurelius. This factory is expected to create 75 new jobs for the county. This Empire Zone program is scheduled to have negotiations complete in September 2009, and shovels in the ground in fall 2009.
- The Cayuga Lake Scenic Byway, an 87-mile driving loop around the largest of the 11 Finger Lakes and encompassing four Finger Lakes counties, opened in the summer of 2006. The new scenic byway links four state parks, one national historic park and a national wildlife refuge, with several wineries along the way. According to the Cayuga County Office of Tourism, a new promotion entitled 'Lake Effect' ties into the Scenic Byway attraction and is increasing awareness of the area's tourist offerings.
- In fall 2009, Action Developers Inc. will begin construction on a new indoor waterpark resort at Winchell and Walters roads, off Interstate 690, in Van Buren, New York, just outside of Syracuse. This location, near exit 39 on the Thruway, is already home to a Quaker Steak & Lube restaurant and a Wingate Hotel, also developed by Action Developers. Staying at the hotels will not be a requirement for admission to the waterpark. This project is expected to be finished some time in 2010.
- A major project called Destiny USA has begun at Carousel Mall in Syracuse. The three-story, 1.3 million square foot expansion is the largest construction project in Syracuse since the Carousel Center was built in 1990. The current construction project represents the first phase of the Destiny USA retail, hotel and entertainment complex, to be developed by The Pyramid Companies. Work on the project stopped in June 2009 due to funding difficulties. At present, it remains uncertain when construction will resume.

Governmental Forces

Governmental considerations relate to the laws, regulations, and property taxes that affect properties in the market area and the administration and enforcement of these constraints such as zoning laws, building codes, and housing and sanitary codes. The property tax burden associated with the benefits provided and the taxes charged for similar benefits in other areas are considered. The enforcement of applicable codes, regulations, and restrictions should be equitable and effective. Governmental characteristics that should be considered in the analysis of a market area include property tax burden relative to services provided, special assessments, zoning and building codes, quality of public services, and environmental regulations. Some of these factors are discussed in the zoning and real estate tax sections later in this report.

Environmental Forces

Environmental influences consist of any natural or man-made features that are contained in or affect the market area and its location. These include a building's type and size, topographical features such as terrain and vegetation, changes in property use and land use patterns, and the adequacy of public utilities.

Highway Transportation: Highway accessibility is a primary consideration in planning an area's future growth and development. Interstate 90, also known as the New York State Thruway, runs through Cayuga County about five miles north of Auburn. This major highway connects the Auburn area to the cities of Syracuse and Albany to the east, and to Rochester and Buffalo to the west. To the east, Interstate 81 is the major north/south highway serving the Syracuse metropolitan area. State Route 38 (State Street) and State Route 24 (Street Road) provide north/south access within the city of Auburn. The major east/west highway serving downtown Auburn is US 20, which runs through the city's center. US 20 divides at Auburn, separating into east-bound and west-bound, and the subject site is located within this split.

The New York State Department of Transportation monitors the annual average daily traffic (AADT) on major roads and highways throughout the state. In 2007, the most recent year for which this type of data was available, the combined eastbound/westbound AADT on US 20 directly east of the site was 22,123 vehicles, and the AADT just west of the site was 20,491 vehicles. The 2007 AADT State Route 38 (State Street) just north of US 20 was 7,178 vehicles.

Air Transportation: The nearest major airport offering commercial passenger service is Syracuse Hancock International, located about 35 miles northwest of Auburn. Air passenger service is provided by eleven major airlines at the Syracuse Hancock International Airport, offering approximately 225 daily arrivals and departures. The airport also offers extensive cargo service. Syracuse Hancock International Airport is located within two miles of the crossroads of the region's major east/west interstate highway (Interstate 90 / New York State Thruway) and north/south interstate highway (Interstate 81). The following table presents historical passenger activity at Syracuse Hancock International Airport. As shown, the airport has seen a significant rise in annual passenger enplanements since 2003.

The following table presents historical passenger activity at Syracuse Hancock International Airport.

Airport Activities		
Syracuse Hancock International Airport		
<u>Year</u>	<u>Passenger Enplanements</u>	<u>%Change</u>
2007	1,179,113	4.5%
2006	1,128,469	-7.7%
2005	1,222,657	8.2%
2004	1,130,236	18.4%
2003	954,229	—

Source: Federal Aviation Administration

Tompkins County Airport in Ithaca, about 30 miles south of Auburn, also provides convenient commercial and general aviation services. The next table shows recent historical passenger volume at Ithaca Tompkins Regional Airport.

Airport Activities		
Ithaca Tompkins Regional Airport		
Year	Passenger Enplanements	%Change
2007	85,665	11.0%
2006	77,198	-3.4%
2005	79,953	10.5%
2004	72,383	6.0%
2003	68,262	—

Source: Federal Aviation Administration

Smaller general aviation facilities in the subject area include airports in Weedsport, Skaneateles and Jordan, all within 10 miles of the city of Auburn.

Rail Transportation: Rail freight service is provided by the Finger Lakes Railroad, which crosses Cayuga County through the towns of Sennett, Aurelius, Cayuga, and the city of Auburn. Passenger rail service is available via Amtrak from Syracuse.

Climate: The climate of the Auburn area is mildly warm in the summer and cold in the winter. The average daily temperature in January is 21.0 degrees Fahrenheit and the average daily temperature in July is 70.5 degrees Fahrenheit. The following table depicts typical weather conditions for the Auburn area based on data collected over a 30-year period.

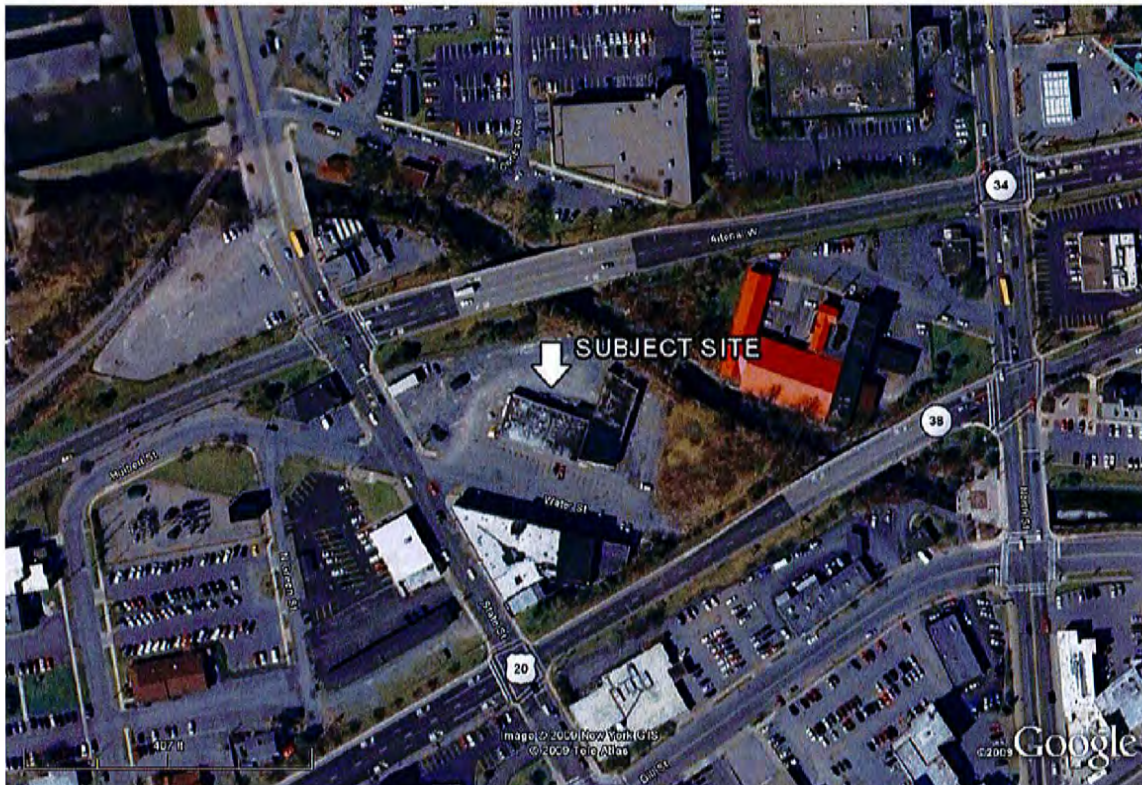
Average Weather Conditions for Auburn, NY (1971-2000)			
Month	Low Temperature (°F)	High Temperature (°F)	Average Temperature (°F)
January	12.0	30.0	21.0
February	12.1	32.1	22.1
March	21.9	41.9	31.9
April	33.1	54.1	43.6
May	44.8	67.2	56.0
June	54.6	76.1	65.4
July	60.1	80.8	70.5
August	58.7	78.4	68.6
September	50.2	70.7	60.5
October	39.1	58.9	49.0
November	29.9	46.7	38.3
December	19.5	35.6	27.6
ANNUAL	36.3	56.0	46.2

Source: The National Oceanic and Atmospheric Administration's National Weather Service

NEIGHBORHOOD ANALYSIS

The neighborhood surrounding a lodging facility impacts its status, image, class, style of operation, and sometimes its ability to attract and properly serve a particular market segment. The subject site is located in a heavily developed area of downtown Auburn.

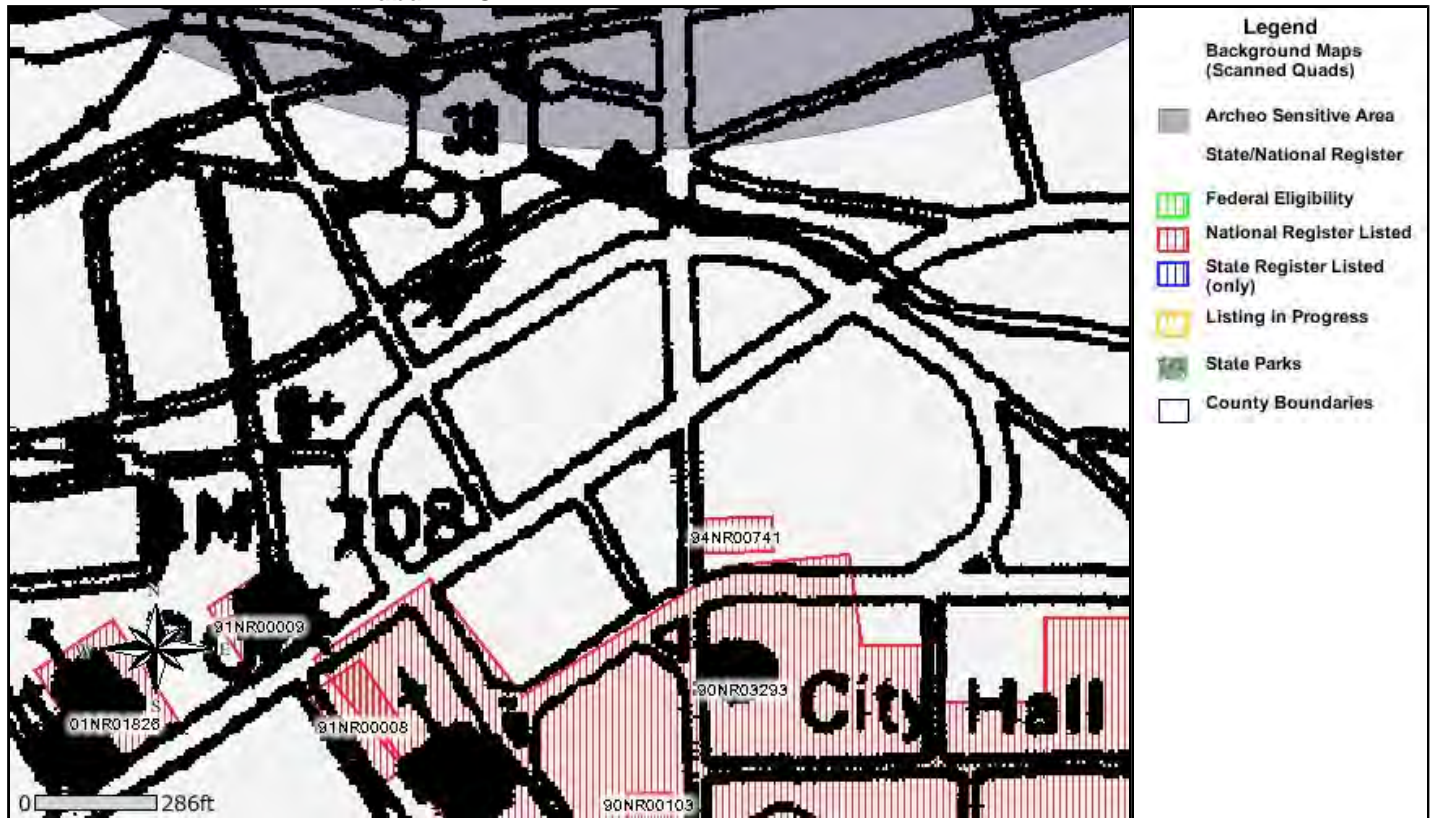
Aerial Photograph: The image below is an aerial photograph of the subject site.



The next map, generated by Google Earth, illustrates the location of the subject in relation to restaurants, hotels, retail stores and other types of businesses in the immediate area.



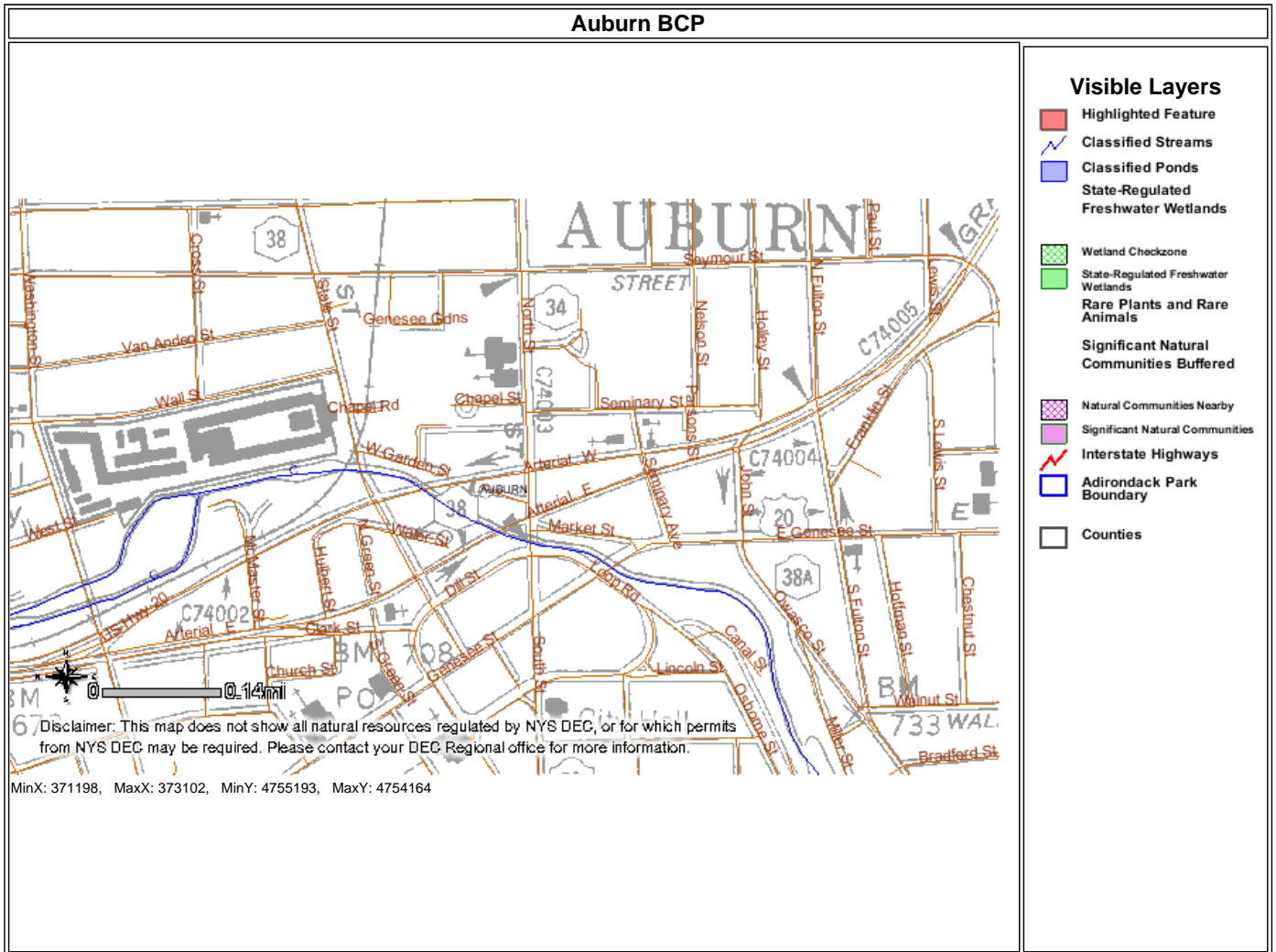
Auburn BCP



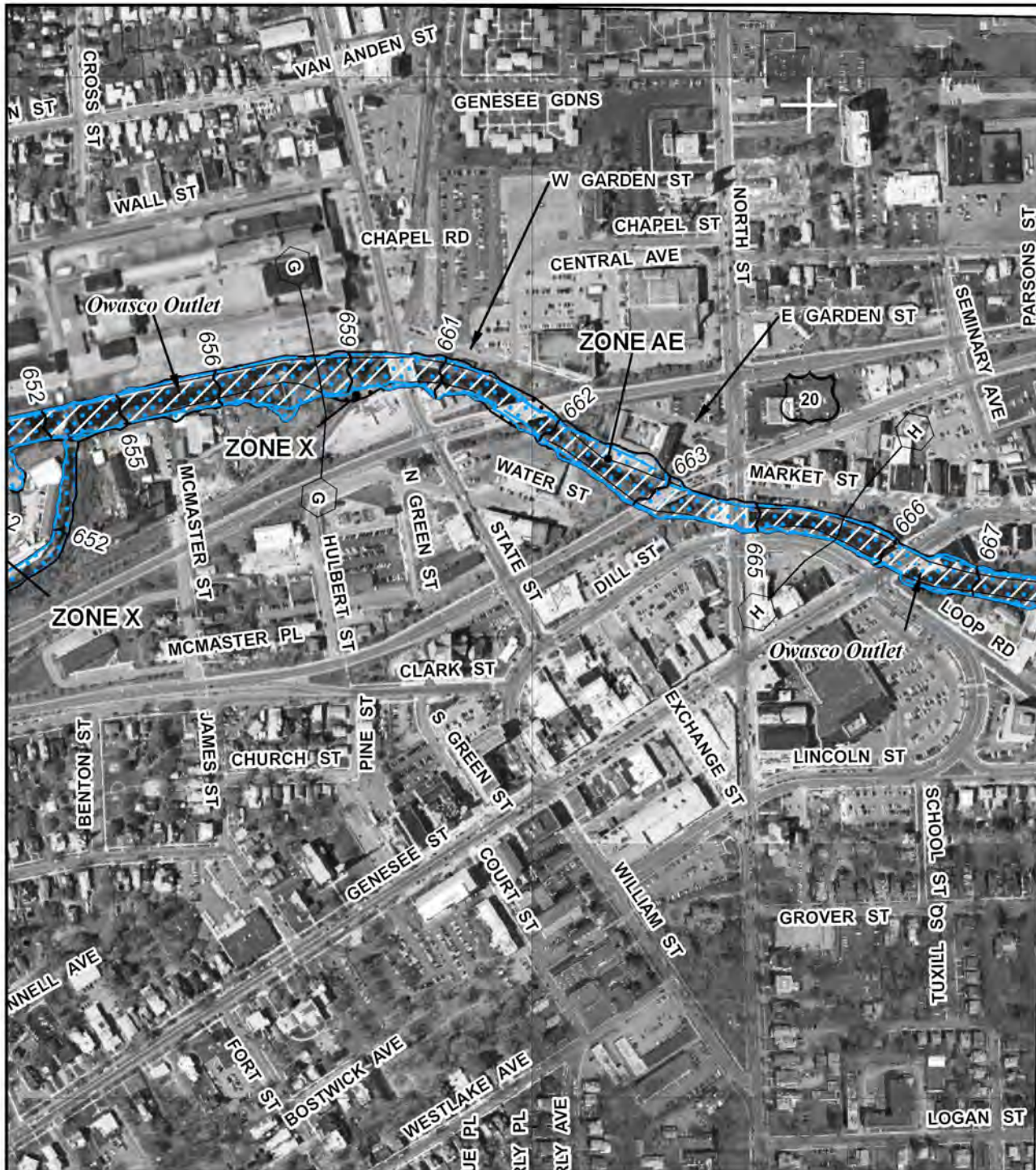
August 30, 2010

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.

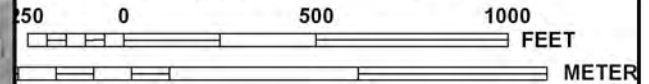
Please set your printer orientation to "Landscape".



Disclaimer: This map was prepared by the New York State Department of Environmental Conservation using the most current data available. It is deemed accurate but is not guaranteed. NYS DEC is not responsible for any inaccuracies in the data and does not necessarily endorse any interpretations or products derived from the data.



MAP SCALE 1" = 500'



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0312E

FIRM

FLOOD INSURANCE RATE MAP

for CAYUGA COUNTY, NEW YORK
ALL JURISDICTIONS

CONTAINS:

COMMUNITY	NUMBER
AUBURN, CITY OF	360102
AURELIUS, TOWN OF	360103
FLEMING, TOWN OF	360110

PANEL 312 OF 635

MAP SUFFIX: E

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
36011C0312E

EFFECTIVE DATE
AUGUST 2, 2007

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Flood Awareness Directory

Home
Flood Facts
County Flood Information
Assessing Your Personal Risk
Do I Need Flood Insurance?
Hurricane Shelters
What Can I Do?
Safety and Recovery Tips
Flood Programs
Floodplain Regulations
Important Contacts
Flood Zone Contacts
Glossary of Flood Terms
Expos and News

Personal Risk Directory



Home | Do You Live In a High Flood Risk Area? | Professional Information & Assistance Sources | "Do-It Yourself" Assessment Tools | FEMA Flood Zone Designations |

FEMA FLOOD ZONE DESIGNATIONS & EXPLANATIONS

Annual Probability of Flooding of 1% or greater	
A	Subject to 100-year flood. Base flood elevation undetermined.
AE or A1-A30	Both AE and A1-A30 represent areas subject to 100-year flood with base flood elevation determined.
AH	Subject to 100-year shallow flooding (usually areas of poundings) with average depth of 1-3 feet. Base flood elevation determined.
AO	Subject to 100-year shallow flooding (usually sheet flow on sloping terrain) with average depth of 1-3 feet. Base flood elevation undetermined.
A99	Subject to 100-year flood, with federal flood protection system (levee/dam) under construction. Base flood elevation undetermined.
V	Subject to 100-year flood and additional velocity hazard (wave action). Base flood elevation undetermined.
VE or VI-V30	Both VE and VI-V30 represent areas subject to 100-year flood and additional velocity hazard (wave action). Base flood elevation determined.
In SFHA	Areas in a "Special Flood Hazard Area" (or 100-year flood plain). Subject to 1% annual chance flooding. No distinctions have been made between the different flood hazard zones that may be included within the SFHA.
Flood Prone Area	An area designated as a "Flood Prone Area" on a map prepared by USGS and the Federal Insurance Administration. This area has been delineated based on available information on past floods. This is an area inundated by 1% annual chance flooding for which no base flood elevations have been determined.
Annual Probability of Flooding of 0.2% to 1%	
B or X500	Both B and X500 represent areas between the limits of the 100-year and 500-year flood; or certain areas subject to 100-year flood with average depths less than 1 foot or where the contributing drainage area is less than 1 square mile; or areas protected by levees from the 100-year flood.
Annual Probability of Flooding of Less than 0.2%	
C or X	Both C and X represent areas outside the 500-year flood plain with less than 0.2% annual probability of flooding.
Annual Probability of Flooding of Less than 1%	
No SFHA	Areas outside a "Special Flood Hazard Area" (or 100-year flood plain). Can include areas inundated by 0.2% annual chance flooding; areas inundated by 1% annual chance flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; areas protected by levees from 1% annual chance flooding; or areas outside the 1% and 0.2% annual chance floodplains.

Related Links

National Weather Service [External Link]
National Flood Insurance Program [External Link]
FEMA [External Link]
Fl. Dept. Community Affairs [External Link]
South Fl. Water Mgmt. District [External Link]
Palm Beach Post [External Link]

-  Hotel Site
 Proposed Easement
 Approximate Location

Class:
 330: Vacant-Commercial
 331: Vacant-Commercial
 415: Motel
 462: Drive-in Bank
 464: Office Building
 483: Converted Residence
 484: Mult-use
 485: Multi-use, Multi-occupant
 642: Health Facility
 871: Other



1 inch equals 200 feet

August 25, 2010

