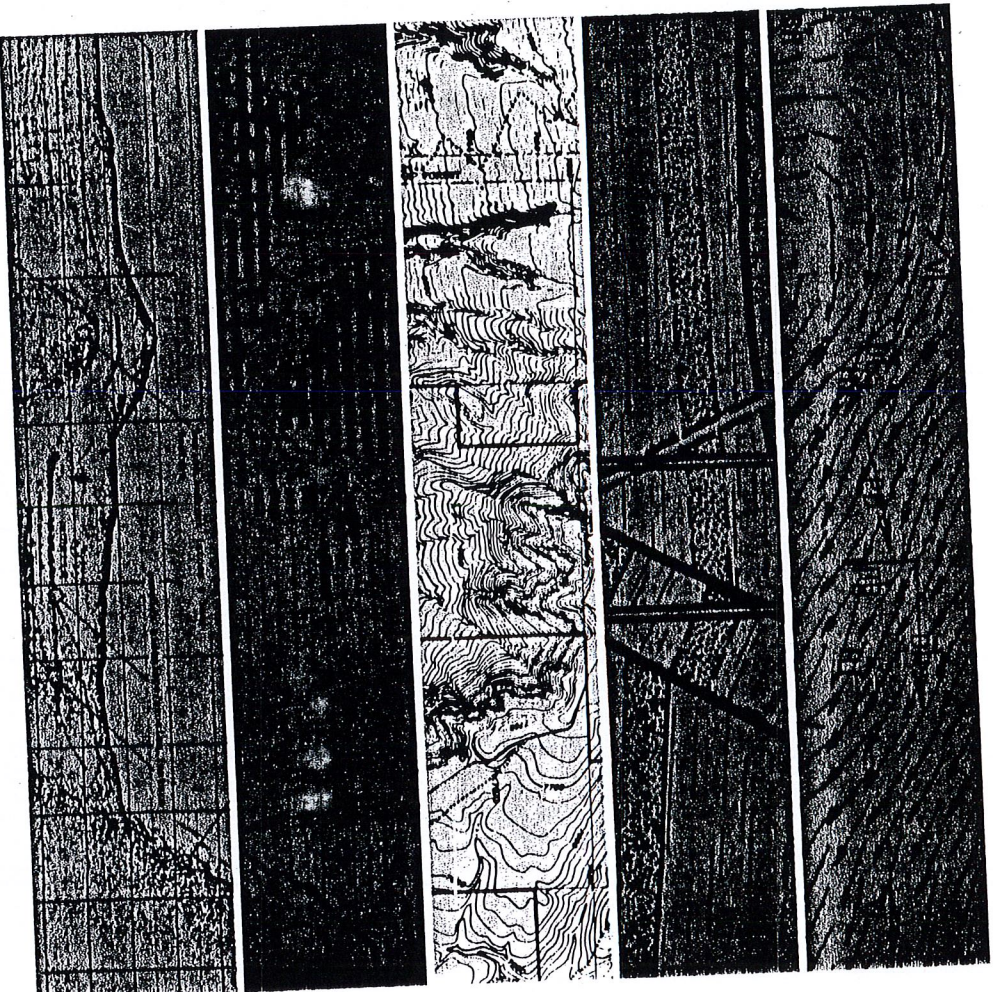


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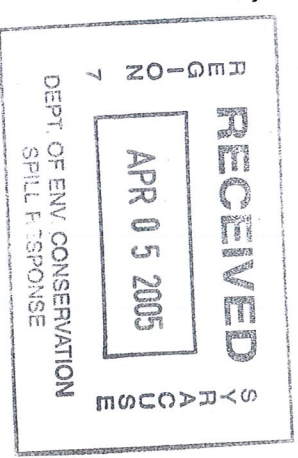
# PHASE I ENVIRONMENTAL SITE ASSESSMENT

AT&T GLOBAL INFORMATION SOLUTIONS  
950 DANBY ROAD  
ITHACA, NEW YORK 14850

Former: NCR CORPORATION

JOB NO.: 28582-006-122  
DECEMBER 14, 1994

# DAMES & MOORE





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## 1.0 EXECUTIVE SUMMARY

This executive summary presents key findings and significant potential environmental liabilities associated with the former NCR Corporation manufacturing facility (subject property), currently owned by AT&T Global Information Solutions (AT&T GIS), located at 950 Danby Road in Ithaca, New York. The Phase I Environmental Site Assessment (ESA) of the subject property was conducted by Dames & Moore, Inc. (Dames & Moore) in accordance with the scope of work described in Dames & Moore's proposal dated July 19, 1994 to AT&T GIS.

The subject property is approximately 73 acres in size. Improvements on the subject property include a two-story manufacturing building built in 1957, a four-story office building built in 1968, a two-story engineering and administration building built in 1975, a parking lot, and associated landscaped grounds. The remainder of the acreage consists of undeveloped woods.

Dames & Moore has chosen an appropriate level of effort, consistent with the American Society for Testing and Materials (ASTM) E1527-94, for evaluating the status of the subject property.

The following evidence of potential environmental liabilities at or in the vicinity of the subject property has been identified.

- Former site activities, include painting operations, heat treatment, plating, machining, silver soldering, vapor cleaning and plastic molding involved the use of hazardous materials and petroleum products that could have entered the subsurface.
- A former waste drum storage area and reported chemical dumping area were identified on the subject property. At the time of the site reconnaissance, no physical evidence of dumping, stained gravel or soil, or stressed vegetation was observed in these areas.
- Nine USTs were removed at the property in 1986. A tank leak occurred during removal activities, however, cleanup has been determined to be complete by the New York Department of Environmental Conservation. Documentation of the tank closures was not provided to Dames & Moore. ←



## 2.0 INTRODUCTION

This report presents key findings and potential environmental liabilities associated with the former NCR Corporation manufacturing facility (subject property), currently owned by AT&T Global Information Solutions (AT&T GIS), located at 950 Danby Road in Ithaca, New York. The Phase I Environmental Site Assessment (ESA) of the subject property was conducted by Dames & Moore, Inc. (Dames & Moore) in accordance with the scope of work described in Dames & Moore's proposal dated July 19, 1994 to AT&T GIS.

### 2.1 PURPOSE

The purpose of this Phase I ESA is to assess the environmental status of the subject property by identifying existing or potential environmental conditions that can be reasonably anticipated. This assessment is based on a review of existing conditions, reported pre-existing conditions, and operations at the site and adjacent properties. This ESA was conducted in accordance with the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* established by the American Society for Testing and Materials (ASTM E1527-94).

### 2.2 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

Dames & Moore has chosen an appropriate level of effort for evaluating the status of the subject property. The activities performed constitute activities appropriate and necessary under the circumstances to evaluate the environmental status of the site. Based on observations of the site and a review of available aerial photographs, historical records of site usage, and database searches of the site and surrounding land, it is Dames & Moore's opinion that the potential environmental liabilities associated with the site are as presented in this report. However, it is impossible to dismiss absolutely the possibility that parts of the site, or adjacent properties, may be chemically contaminated. There is always a possibility that illegal disposal of hazardous substances or petroleum products may have occurred.

### 3.0 SITE DESCRIPTION

#### 3.1 LOCATION

The subject property is located south of the Town of Ithaca, New York in Tompkins County (Figure 1). The property is situated on the west side of Danby Road (State Route (SR) 96B). The property address is 950 Danby Road, Ithaca, New York 14850.

#### 3.2 SITE CHARACTERISTICS

The subject property is approximately 73 acres. Improvements on the subject property include a two-story manufacturing building built in 1957, a four-story office building built in 1957, a two-story engineering and administration building built in 1975, a parking lot, and associated landscaped grounds. The remainder of the acreage consists of undeveloped woods.

#### 3.3 CURRENT USES OF PROPERTY

The manufacturing building is currently used by AT&T GIS for the manufacture and assembly of impact and thermal printers. In addition, other processes include assembling printed circuit boards, wave soldering, washing and repairing printers, painting, and small-scale machining and injection molding.

#### 3.4 CURRENT USES OF ADJOINING PROPERTIES

The immediately surrounding land uses are as follows:

- North: The subject property is bordered to the north by a small building formerly used by a development company. Further to the north are residential and undeveloped areas.
- South: The subject property is bordered to the south by forest and undeveloped land.
- East: The subject property is bordered to the east by Danby Road. Further to the east is Ithaca College.
- West: The subject property is bordered to the west by Stone Quarry Road and residential homes.



Current uses of adjoining properties which have the potential to have environmental concerns that could impact the subject property include Ithaca College. Surrounding properties identified through a search of environmental databases that have environmental concerns and their potential to impact the subject property are discussed in Section 5 of this report.

### **3.5 PRIOR USES**

Prior uses of the property have been identified through interviews with knowledgeable persons concerning site history, a review of historical aerial photographs, and a review of available historic maps.

#### **3.5.1 Interviews**

Mr. Donald Moses, Director of Operations, Printer Business Unit, was interviewed regarding current and past operations at the site. According to Mr. Moses, the subject property was undeveloped farmland prior to the property's development in 1957, when the land was purchased from Ithaca College to build the manufacturing facility. Adding machines and parts were initially produced at the plant, then a gradual switch over took place to electronic printer manufacturing. In addition, Mr. Moses stated the following manufacturing processes took place prior to 1978: metal painting using oil-based paints; heat treatment using cyanide; plating with nickel, zinc, and cadmium; vapor machining using cutting oils, lubricating oils, and solvents; silver soldering; vapor cleaning of vats using tetrachloride; use of tumble barrels using sulfuric acid; and plastic molding. Mr. Moses indicated that surplus paint and other wastes were accumulated in drums on the southwest corner of the top tier parking lot (Figure 2).

An unidentified employee stated that some of these chemicals were dumped in the woods at the end of the top tier parking lot as well as on the bottom tier (Figure 2). No specifications regarding this practice were provided to Dames & Moore.

#### **3.5.2 Historical Aerial Photograph Interpretation**

Historical aerial photographs of the subject property and surrounding areas were reviewed to identify prior uses of the site. The following photographs were reviewed:

Year	Source
1944	Banks Petroleum/Environmental Resources, Inc.
1968	Banks Petroleum/Environmental Resources, Inc.
1985	Banks Petroleum/Environmental Resources, Inc.

These photographs were reviewed to determine past uses of the subject property.

A summary of these photographs follows:

**1944:** Scale: 1 inch = 1,333 feet

Quality: Good

The property and immediately surrounding properties appear as farms. A residence and a number of buildings appear on the subject property. Undeveloped woods appear west of the residence on the subject property. Residences also appear on the east side of Danby Road across from the subject property.

**1968:** Scale: 1 inch = 2,000 feet

Quality: Fair

The property appears developed with the NCR building. A large parking lot appears on the west side of the building. A large building is located northwest of the NCR building. Undeveloped woods appear west of the parking lot. Ithaca College appears east of the subject property, across Danby Road.

**1985:** Scale: 1 inch = 2,416 feet

Quality: Poor

The property and immediately surrounding properties appear as observed during the site reconnaissance.

### 3.5.3 Historical Map Review

Dames & Moore contracted VISTA Environmental Information, Inc. (VISTA) to compile Sanborn Fire Insurance Maps for the subject property. VISTA reported that there are no known Sanborn Fire Insurance Maps available for the property.

A review of the Ithaca West, New York U.S. Geological Survey (USGS) 7 1/2-minute topographic map (1969, photorevised 1978) was performed to evaluate past land usage of the site vicinity. The AT&T GIS office building is shown on the map in 1969 and 1978.



According to layout of the subject property, prepared by Factory Mutual Engineering Association, the main building was constructed in 1958 and housed printed circuit board assembly areas, model shops, subassembly areas, and storage facilities. The four-story office building appears to the east of the main building, with no construction date provided. An engineering and administration building is depicted east of the office and was constructed in 1975.

#### **3.5.4 Summary of Prior Land Uses**

Based on the historical information about the subject property, it was suggested that hazardous chemicals may have been disposed on the site in two locations: south of the second tier parking lot and in the southwest corner of the upper tier parking lot. Past site uses included industrial activities involving the use of hazardous materials and petroleum products that could have entered the subsurface.

### **3.6 PHYSICAL SETTING ANALYSIS**

#### **3.6.1 Physiography**

Review of the U.S. Geological Survey (USGS) 7.5-minute topographic quadrangles for Ithaca East and Ithaca West, New York indicate that the site is located between approximate elevations of 750 to 900 feet above mean sea level (msl). The site lies on uplands associated with the Cayuga Inlet and the glacially-eroded Cayuga Inlet valley which is situated approximately 0.5 mile west-northwest of the property. The property is located approximately 2.5 miles south of Cayuga Lake. A small, unnamed intermittent stream is located on the southwest portion of the property and flows northwest into Six Mile Creek, a tributary of the Cayuga Inlet. Ground surface topography at the site slopes steeply to the northwest toward Cayuga Inlet valley.

Review of the topographic features indicate that absent of man-made influence (i.e., ditches and storm drains), surface water likely flows northwest toward the tributary of Six Mile Creek and ultimately to the Cayuga Inlet.

### 3.6.2 Geologic Setting

The property is located in the peneplain uplands of the Finger Lakes Region (von Engeln, 1961) of west-central New York, which is situated within the Central Glaciated Plains physiographic province (Krothe and Kempton, 1988). Locally, the property is underlain by glacial moraine sediments consisting of sand, silt, and clay. The sand ranges in size from fine to coarse and varies in color from gray to light brown. The sand contains thin silt lenses or laminae, and can contain 30 percent silt (von Engeln, 1961).

Review of Rickard, et al. (1970) indicates the glacial deposits are underlain by the Upper Devonian Genesee Group, including the West River Shale, the Genesee Limestone and the Penn Yan and Genesee Shales. The Genesee Group deposits range in thickness from 200 to 1,000 feet.

### 3.6.3 Hydrogeologic Setting

Review of the USGS topographic quadrangle for Ithaca East and Ithaca West, New York and bedrock surface maps (Rickard, et al., 1970), indicate that topographic features located southeast of the site depict standing water which may indicate a perched water table less than 30 feet below ground surface. Absent of man-made influences, (i.e., pumping or artificial recharge), ground water would likely flow north toward Cayuga Inlet and Cayuga Lake.

## 4.0 SITE RECONNAISSANCE AND INTERVIEWS

### 4.1 NATURE OF PROPERTY

A reconnaissance of the site was conducted on September 15, 1994. Mr. Moses accompanied the representative of Dames & Moore on the reconnaissance. A layout of the property is presented as Figure 2. Photographs of the property are presented in Appendix A.

The subject property is occupied by a two-story manufacturing building approximately 162,000 square feet in size, a four-story office building approximately 38,000 square feet in size, and a two-story office building approximately 65,000 square feet in size.



The City of Ithaca provides water and sewer service to the subject property. New York State Electric and Gas (NYSEG) supplies electricity and natural gas is supplied to the property from Empire Natural Gas Transportation Co. via NYSEG gas lines.

The facility is currently used by AT&T GIS for the manufacture and assembly of impact and thermal printers. The majority of the printer parts are produced offsite. In addition, associated activities at the facility include assembling printed circuit boards, wave soldering, washing and repairing printers, painting, and small-scale machining and injection molding.

#### **4.2 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS**

Hazardous substances and petroleum products used at the facility are associated with building maintenance activities and manufacturing processes, and include oils, paints, water treatment chemicals, and solvents.

Small quantities of lubricating oils (5 gallons) and spray paints (12-ounce cans) are used in the manufacturing process in the assembly area of the manufacturing building. Physical evidence of spills or leaks of the materials was not observed on the concrete floor.

Oils, including hydraulic oil, transmission oil, lubricating oil, and lubricating grease are used for maintenance purposes and are stored in small quantities (5 gallons or less) in the boiler room. Physical evidence of spills or leaks of the materials was not observed on the concrete floor.

Water treatment chemicals, including scale inhibitor, condensate treatment, corrosion inhibitor, and biocides are used in the boiler and cooling tower. These chemicals are stored in drums (up to 40 gallons in capacity) in the boiler room. Physical evidence of spills or leaks of the materials was not observed on the concrete floor.

Safety-Kleen parts washers (16 gallon unit) are located in the maintenance area and in the model laboratory. Physical evidence of spills or leaks of the materials was not observed on the concrete floor beneath the unit.

#### 4.3 STORAGE TANKS

The subject property reportedly had nine underground storage tanks (USTs) as described below (Figure 2):

- two 15,000-gallon steel fuel oil USTs (# 1 and #2); located in tank farm at loading dock; age unknown
- one 6,000 gallon steel cutting oil UST (#3); located in tank farm at loading dock; age unknown
- one 1,500 gallon steel lubricating oil UST (#4); located in tank farm at loading dock; age unknown
- one 1,500 gallon steel gasoline UST (#5); located in tank farm at loading dock; age unknown
- one 6,000 gallon steel solvent UST (#6); located in tank farm at loading dock; age unknown
- one 2,000 gallon steel waste oil UST (#8); located in tank farm at loading dock; age unknown
- two 9,000-gallon coated brick and concrete heat treat process USTs (#9); located north of the storage building; age unknown

These tanks were located at the property for at least 30 years and were reportedly registered with the New York Department of Environmental Conservation (NYDEC). The tanks were reportedly removed in 1986. According to Mr. Moses, no leaks or soil contamination were reported. No further documentation regarding the UST removals was provided to Dames & Moore.

One large 200,000 gallon concrete underground water vault is currently on-site and is used for AT&T's water sprinkler system.

One small propane above ground storage tank (AST) was observed on the southeast side of the manufacturing building. The propane is used by the property's forklift trucks. No leaks or spills were observed in the vicinity of this AST.



In addition, two former ASTs were reportedly used at the facility. The ASTs, with 750-gallon capacities, contained waste oil and waste solvent. The locations of the ASTs were not provided to Dames & Moore. The ASTs were reportedly removed in 1986.

#### 4.4 POLYCHLORINATED BIPHENYLS (PCBs)

No PCB-containing equipment was observed on the property during the reconnaissance. Two PCB transformers were replaced in 1985 with non-PCB units. The transformers were reportedly removed for offsite disposal by General Electric of Tonawanda, New York.

#### 4.5 SOLID AND HAZARDOUS WASTE DISPOSAL

Solid waste generated at the facility is separated into recyclables and non-recyclables. Cardboard, paper, solder dross, and scrap metal are recycled. Non-recycled solid waste includes office trash, garbage, and broken printers, and is removed by Superior Disposal Services, Inc. for offsite disposal.

Used oil is collected from facility equipment and is stored in the 5-gallon buckets. The used oil is hauled offsite by Laidlaw for recycling.

Hazardous waste generation at the facility is reportedly limited to spent solvent from the two parts cleaners. Waste solvents from the parts cleaner are transported and disposed offsite by Safety-Kleen, who services the unit quarterly on a "milk run" basis.

The facility reportedly disposed of a large quantity of obsolete manufacturing and maintenance chemicals including paint, heat treat chemicals, plating chemicals, and solvents in 1993. The materials were left over from previous manufacturing processes from the 1970's. The materials were stored in a gravel area in the southwest corner of the parking lot (Figure 2), and were hauled by Laidlaw for offsite disposal. No staining was observed in this section of the parking lot at the time of the site reconnaissance.

As previously discussed, it was reported that chemicals may have been dumped in the wooded area south of the parking lot. No indications of staining or stressed vegetation were observed in this area at the time of the site reconnaissance.

#### 4.6 ASBESTOS-CONTAINING MATERIALS (ACMs)

An asbestos survey of all site buildings was conducted by Hall-Kimbrell Environmental Services, Inc. (Hall-Kimbrell) of Lawrence, Kansas in March, 1990. Laboratory analysis of samples collected from the buildings confirmed the presence of asbestos in corrugated, wrapped cardboard/paper, and pre-formed block pipe coverings, mudded joint packings on fiberglass-insulated pipes, and tank insulation. These materials were located in the manufacturing building and annex. According to Mr. Moses, damaged asbestos-containing pipe coverings in the northwest and southwest stairwells were removed. The remaining materials were reported to be in overall good condition. An Operations and Maintenance (O&M) Plan was also prepared by Hall-Kimbrell.

Drop ceiling panels, fireproofing, acoustical ceiling tiles, and mudded joint packings on fiberglass-insulated domestic water lines were sampled and determined to be non-asbestos.

#### 5.0 RECORDS REVIEW

Dames & Moore contracted VISTA to conduct an environmental database search for the site and surrounding land uses in accordance with the ASTM E1527-94. The following agency files were reviewed by VISTA:

Database	Search Distance
<u>Federal Records</u>	
National Priorities List (NPL)	1.0 mile
Comprehensive Environmental Response Compensation, and Liability Information System (CERCLIS)	0.5 mile
Resource Conservation and Recovery Act (RCRA) Generators (RCRIS)	Target site/adjoining property
RCRA Treatment, Storage, and Disposal Facilities (TSDs)	1.0 mile
RCRA Transporters	0.25 mile
Emergency Response Notification System (ERNS) Database	Target site only
<u>State Records</u>	
State Priorities List (SPL)	1.0 mile
Leaking Underground Storage Tank List (LUST)	0.5 mile



Solid Waste Facility Directory(SWF/LS)  
Underground Storage Tank Database (UST)

0.5 mile  
Target site/adjoining property

The subject property was identified in two of the above agency files. The VISTA search did identify surrounding properties within the above search radii from the subject property and sites which could not be mapped because of inaccurate or missing location information. Dames & Moore attempted to identify these unmappable sites using local maps, topographic maps and site reconnaissance observations. A discussion of the unmappable sites' potential impact on the site is provided.

## 5.1 NATIONAL PRIORITIES LIST (NPL)

The NPL is a national listing of hazardous sites that represent a significant threat to public health or to the environment and are priorities for remedial action. The NPL is usually updated on an annual basis. The May 1994 NPL was reviewed by VISTA.

There were no NPL sites identified within a 1-mile radius of the subject property.

## 5.2 COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY INFORMATION SYSTEM (CERCLIS)

CERCLIS is a compilation of sites that the EPA has investigated or is currently investigating for the release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response Compensation and Liability Act of 1980 (CERCLA). The database is updated periodically as new sites are discovered. The April 1994 CERCLIS list was reviewed by VISTA.

There were no CERCLIS sites identified within a 0.5-mile radius of the subject property.

## 5.3 RESOURCE CONSERVATION AND RECOVERY ACT (RCRA)

The U.S. EPA maintains records of all hazardous waste generators, transporters, and treatment, storage and disposal facilities. The July 1993 RCRA facilities lists was reviewed by VISTA.

The subject property was identified as a RCRA large quantity generator. There were no other RCRA large quantity or small quantity generators identified within a 0.25-mile radius of the subject property.

There were no RCRA Treatment, Storage, and/or Disposal Sites (RCRA-TSD) identified within a 1-mile radius of the subject property.

There were no RCRA Transporters identified within a 0.25-mile radius of the Property.

#### **5.4 EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS)**

The ERNS is a national database of reported spills or releases of oils or hazardous substances. The list contains data collected from spill reports made to federal authorities including the U.S. EPA, the U.S. Coast Guard, the National Response Center, and the Department of Transportation.

A search of the database records for the period October 1986 to September 1993 did not reveal an ERNS incident within the search radius.

#### **5.5 STATE PRIORITY LIST (SPL)**

The State Priority List (SPL) is a generic name for databases maintained by many states. These databases include sites that are considered to be contaminated or potentially contaminated, presenting a possible threat to human health and/or the environment. The New York Department of Environmental Conservation (NYDEC), Bureau of Hazardous Site Control maintains an inventory of facilities subject to investigations concerning likely or threatened releases of hazardous substances from those facilities. A review of NYDEC's Inactive Hazardous Waste Disposal Sites List for May 1993 was conducted by VISTA.

There were no SPL sites identified within a 1-mile radius of the subject property.



## 5.6 LEAKING UNDERGROUND STORAGE TANKS (LUSTs)

This is a database maintained by state or local agencies of known or suspected leaking underground storage tanks. A review of NYDEC's LUST database (Tank Test Failures) for January 1994 was conducted by VISTA.

The subject property was identified on the LUST database and one LUST site was identified within a 0.5-mile radius of the subject property. The information provided by VISTA may be summarized as follows:

Site	Distance and Direction from Subject Property
NCR Corporation 950 Danby Road Ithaca, NY	subject property
Rogan's 825 Danby Road Ithaca, NY	0.30 mile north

According to information provided by VISTA, a fuel oil leak was discovered during the removal of the USTs at the NCR facility in 1986. According to NYDEC, the case is now closed due to the cleanup of the subject property.

Minor gasoline leaks (5 gallons) during UST removal were reported by VISTA at Rogan's Service Station. The leaks were cleaned up, and, according to NYDEC, the case is now closed.

Based on the probable direction of shallow ground water flow (north), the potential for the Rogan's site to impact the subject property is anticipated to be low.

VISTA identified one LUST site they were unable to map because of missing location information. Based on Dames & Moore's site reconnaissance, a review of a local map, and contact with local officials, this site (Ithaca College) is located immediately east across Danby Road from the subject property. An unknown quantity of diesel fuel was released during UST removal activities. The leak was cleaned up, and, according to NYDEC, the case is now closed. Based on the probable direction of shallow ground water flow (north), the potential exists for this site to impact the subject property.

However, since the site has been remediated and is considered closed by NYDEC, the likelihood of impact to the subject property is anticipated to be low.

## **5.7 SOLID WASTE LANDFILLS, INCINERATORS, AND TRANSFER STATIONS**

This is a database maintained by state and local agencies of Solid Waste Landfills, Incinerators, and Transfer Stations. A review of NYDEC, Bureau of Waste Management, Incinerators - Resource Recovery Projects (January 1993), Bureau of Municipal Waste, Recycler's Listing (April 1993), and Division of Municipal Waste, Active Solid Waste Disposal Sites (April 1993) was conducted by VISTA.

There were no solid waste facilities identified within a 0.5-mile radius of the property.

## **5.8 UNDERGROUND STORAGE TANKS (USTs)**

Underground Storage Tanks (USTs) are registered by the U.S. EPA under Title 40 of the Code of Federal Regulations, Part 280. These regulations require notifications to be filed on existing USTs, USTs abandoned in place (unless taken out of operation on or before January 1, 1974), and new USTs. A review of the NYDEC, Petroleum Bulk Storage Program for January 1994 was conducted by VISTA.

There were no UST sites identified within a 0.25-mile radius of the property.

## **5.9 ADDITIONAL ENVIRONMENTAL RECORDS**

The Town of Ithaca Health and Fire Departments were also contacted regarding the site. Neither agency was aware of environmental concerns at or in the area of the AT&T GIS building.

## **6.0 FINDINGS AND CONCLUSIONS**

Dames & Moore has chosen an appropriate level of effort, consistent with the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* E 1527-94, for evaluating the status of the subject property.



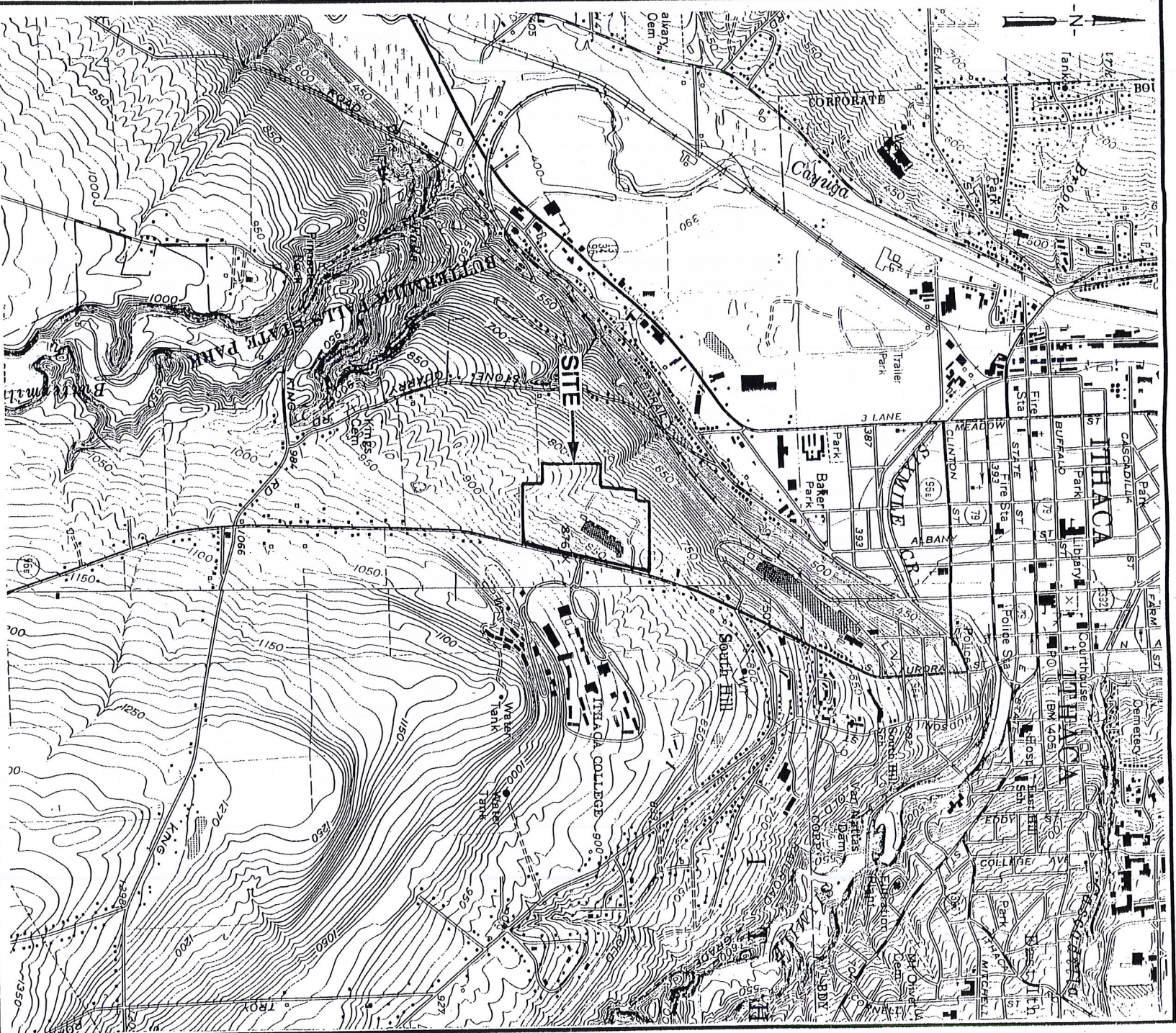
The following evidence of potential environmental liabilities at or in the vicinity of the subject property has been identified.

- Former site activities, include painting operations, heat treatment, plating, machining, silver soldering, vapor cleaning and plastic molding involved the use of hazardous materials and petroleum products that could have entered the subsurface.
- A former waste drum storage area and reported chemical dumping area were identified on the subject property. At the time of the site reconnaissance, no physical evidence of dumping, stained gravel or soil, or stressed vegetation was observed in these areas.
- Nine USTs were removed at the property in 1986. A tank leak occurred during removal activities, however, cleanup has been determined to be complete by the New York Department of Environmental Conservation. Documentation of the tank closures was not provided to Dames & Moore.

## 7.0 REFERENCES

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- Von Engel, O.D., 1961, *The Finger Lakes Region: Its Origin and Nature*, Cornell University Press, Ithaca, New York.





0 2000 4000  
SCALE IN FEET

BASE MAP SOURCE: Compiled from the following  
USGS 7 1/2 minute topographic quadrangle maps:  
Ithaca West, New York 1969, photorevised 1978;  
Ithaca East, New York 1969, photorevised 1978.



**AT&T**  
Global Information  
Solutions

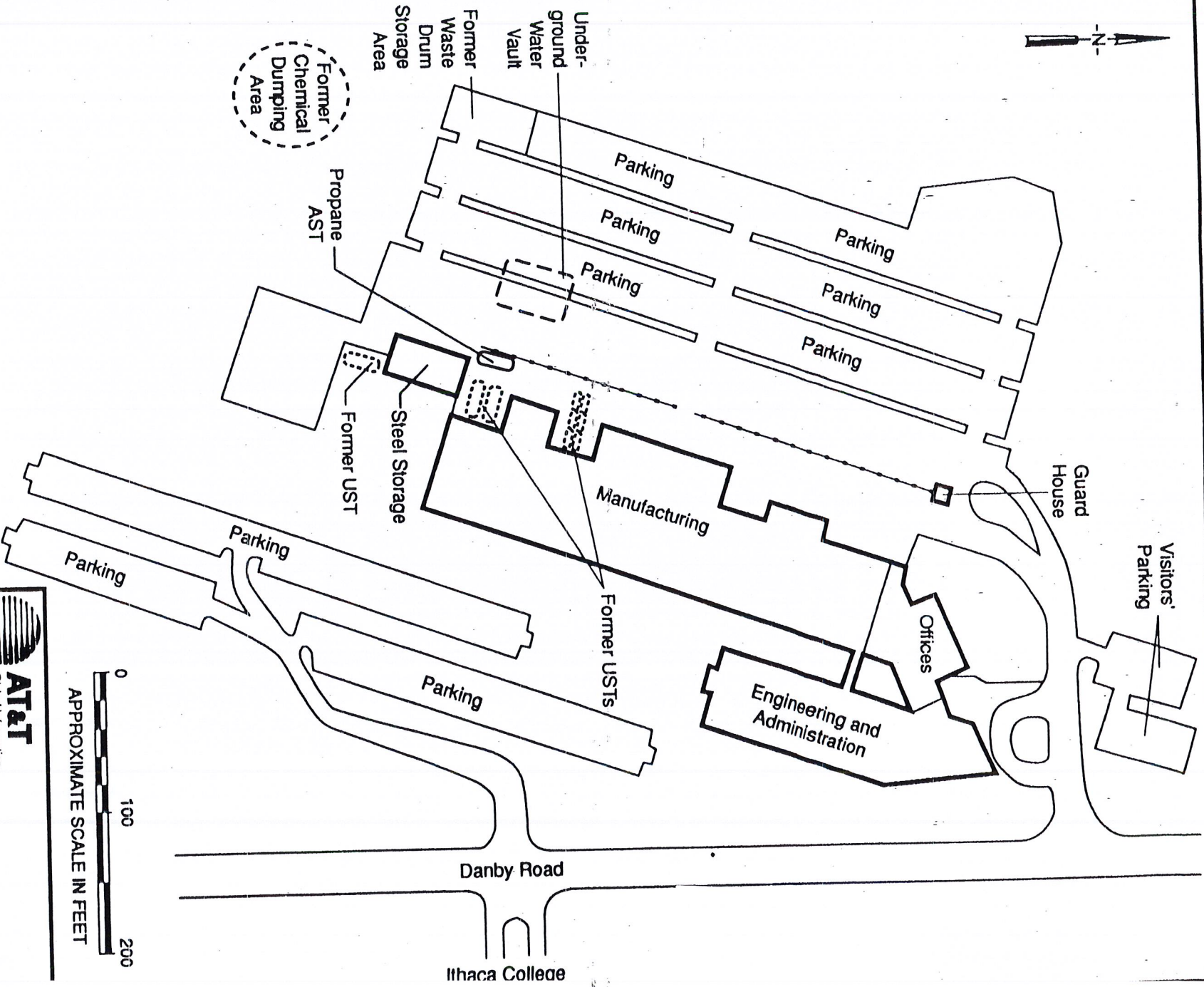
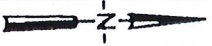
Global Real Estate Group

**FIGURE 1**  
**SITE VICINITY MAP**  
**950 DANBY ROAD**  
**ITHACA, NEW YORK**

Job No. 28582-006-122

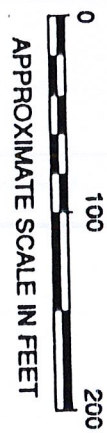
Dames & Moore





LEGEND:  
 Fence

BASE MAP SOURCE: Provided by client, no date given.



Global Real Estate Gr

FIGURE 2

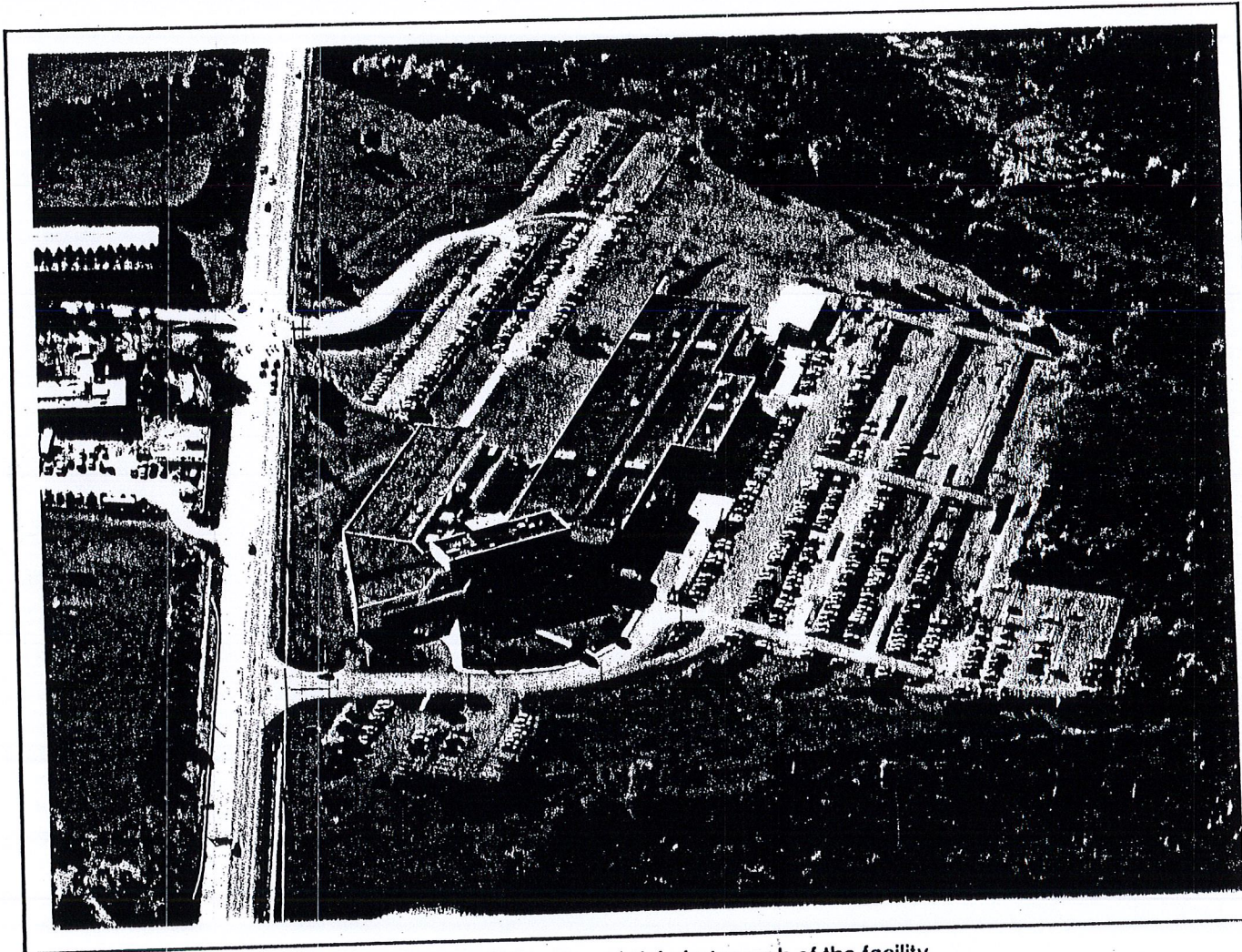
SITE LAYOUT MAP  
 950 DANBY ROAD  
 ITHACA, NEW YORK

Job No. 28582-006-122

Dames & Moore

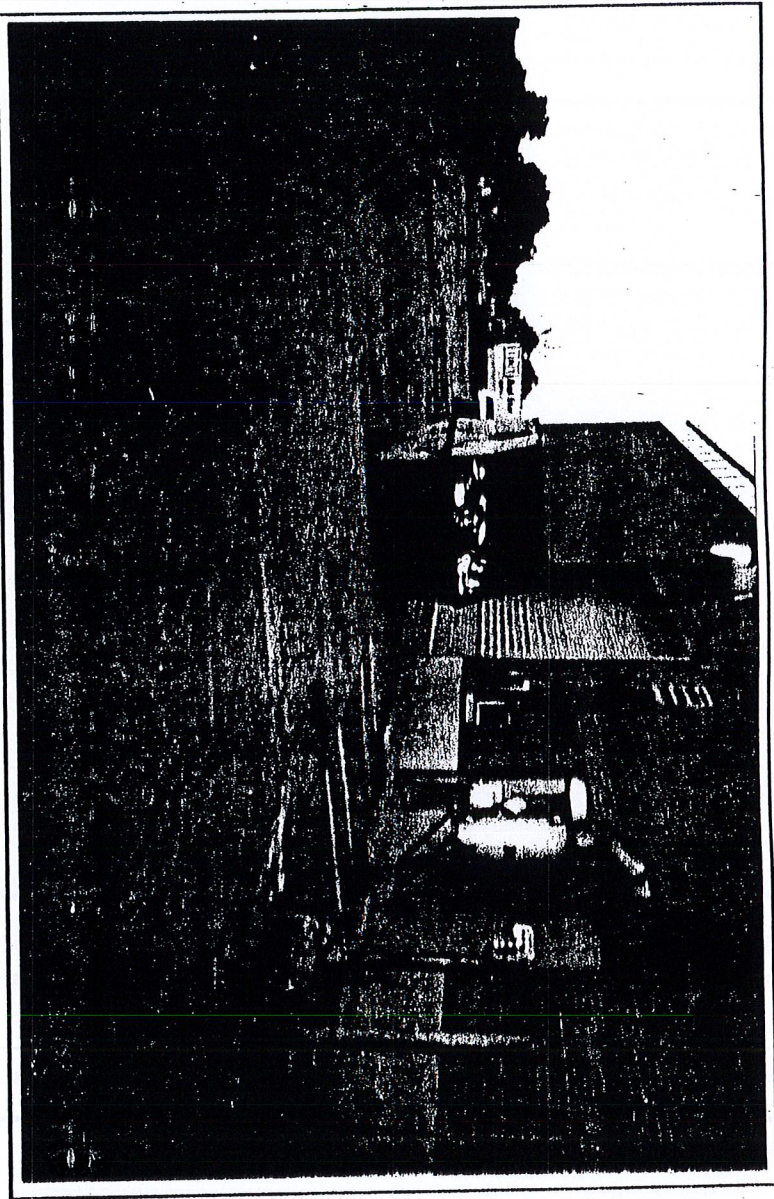
**APPENDIX A**  
**SITE PHOTOGRAPHS**



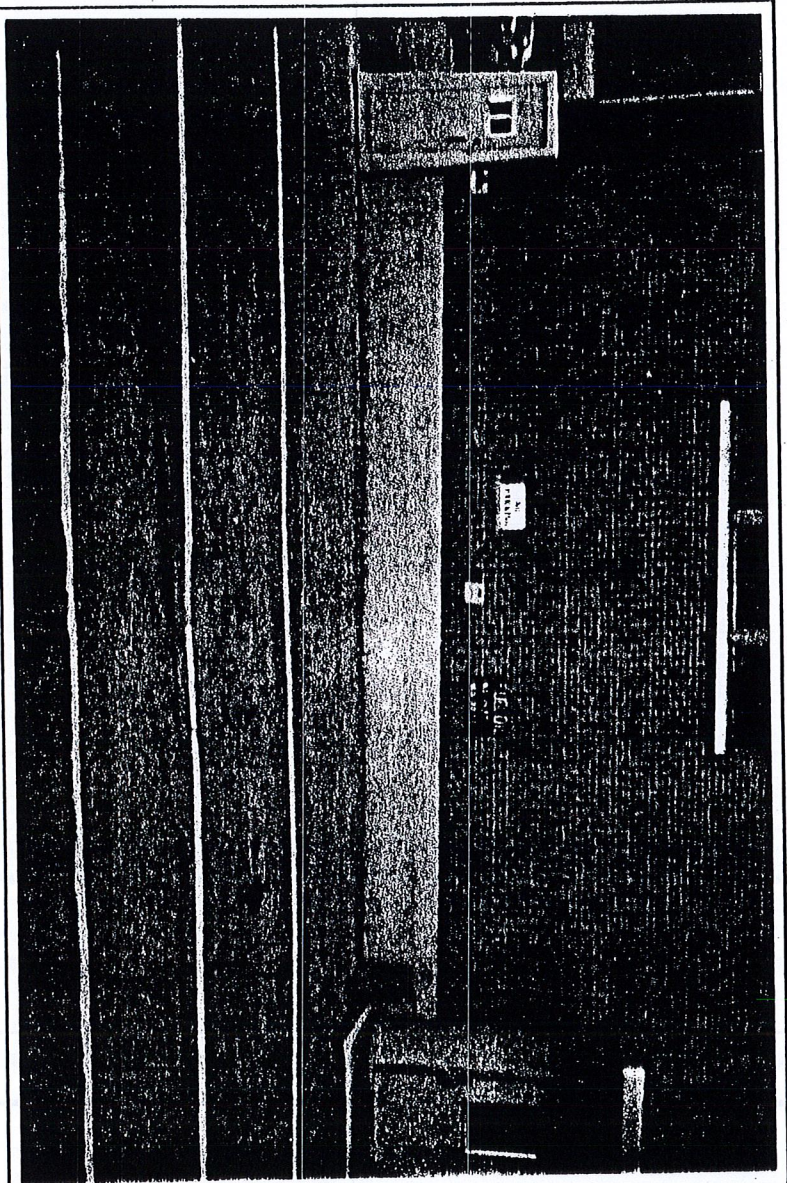


**PHOTOGRAPH 1:** Aerial photograph of the facility.



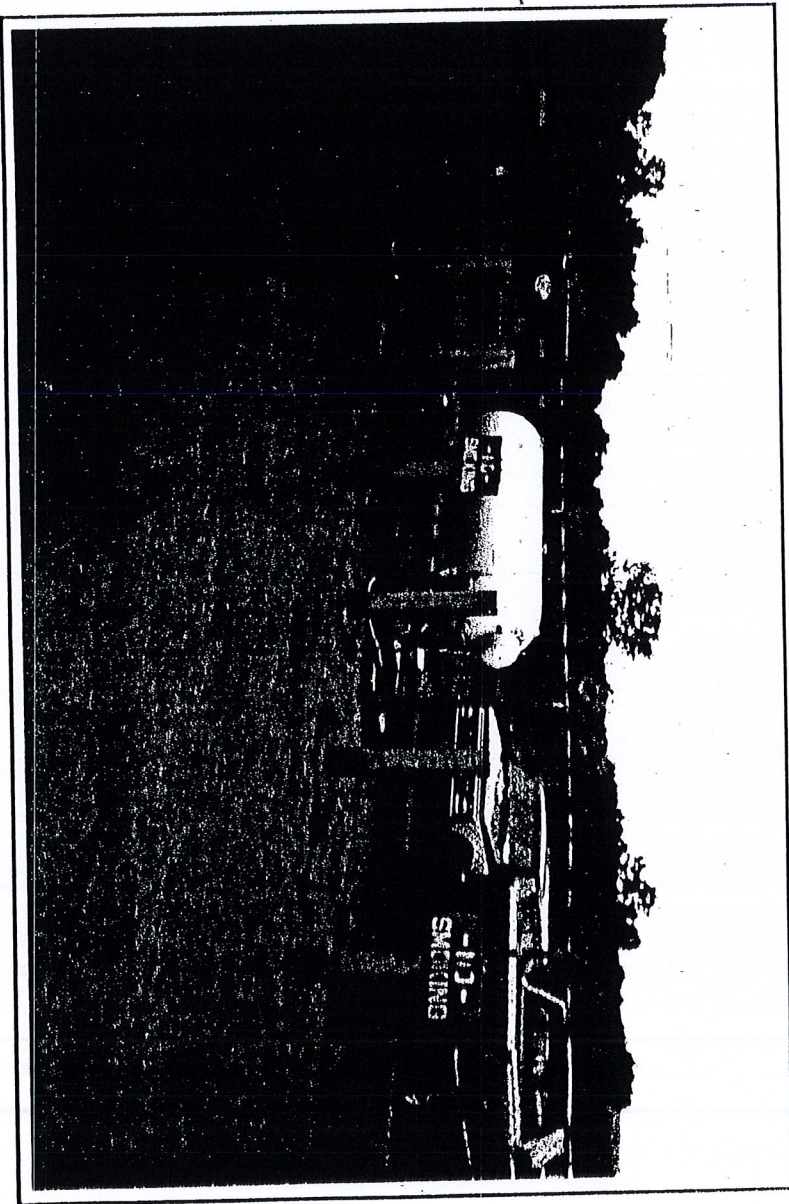


PHOTOGRAPH 2: View of east side of manufacturing building.



PHOTOGRAPH 3: View of former locations of underground storage tanks.





PHOTOGRAPH 4: View of propane storage tank.

**APPENDIX B**

**DATABASE SEARCH RESULTS**



# SITE ASSESSMENT REPORT

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: ATT GIS ATT GIS 950 DANBY RD ITHACA, NY 14850 Latitude/Longitude: ( 42.419750, 76.502082 )	SHA W/N DAFOE DAMES MOORE - CINCINNATI 644 LINN ST STE 501 CINCINNATI, OH 45203

## Environmental Risk Distribution Summary

Agency / Database - Type of Records		within 1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile
<b>A) RISK SITES searched to 1 mile:</b>					
US EPA	NPL Sites designated for Superfund Cleanup by the US EPA	0	0	0	0
STATE	SPL Sites Prioritized by State for Cleanup	0	0	0	0
STATE	SCL Sites Under Review by State	N/A	N/A	N/A	N/A
US EPA	RCRIS Facilities That Treat, Store and/or Dispose of Haz Waste	0	0	0	0
<b>B) RISK SITES searched to 1/2 mile:</b>					
US EPA	CERCLIS Sites under Review by US EPA	0	0	0	-
STATE	LUST Sites with Leaking Underground Storage Tanks	1	0	2	-
STATE	SWLF Sites permitted as Solid Waste Landfills, Incinerators, or Transfer stations	0	0	0	-
<b>C) RISK SITES searched to 1/4 mile:</b>					
STATE	UST Sites with Registered Underground Storage Tanks	0	0	-	-
STATE	AST Sites with Registered Aboveground Storage Tanks	0	0	-	-
<b>D) RISK SITES searched to 1/8 mile:</b>					
US EPA	ERNS Sites With Previous Hazardous Materials Spills	0	-	-	-
US EPA	RCRIS Sites that Generate Large Quantities of Haz Waste	1	-	-	-
US EPA	RCRIS Sites that Generate Small Quantities of Haz Waste	0	-	-	-

This geographic database search meets the American Society for Testing Materials (ASTM) standards for a government records review. A (-) indicates the search distance exceeds ASTM search parameters.

**LIMITATION OF LIABILITY**  
 Customer proceeds at its own risk in choosing to rely on VISTA services, in whole or in part, prior to proceeding with any transaction. VISTA cannot be an insurer of the accuracy of the information, errors occurring in conversion of data, or for customer's use of data. VISTA and its affiliated companies, officers, agents, employees and independent contractors cannot be held liable for accuracy, storage, delivery, loss or expense suffered by customer resulting directly or indirectly from any information provided by VISTA.

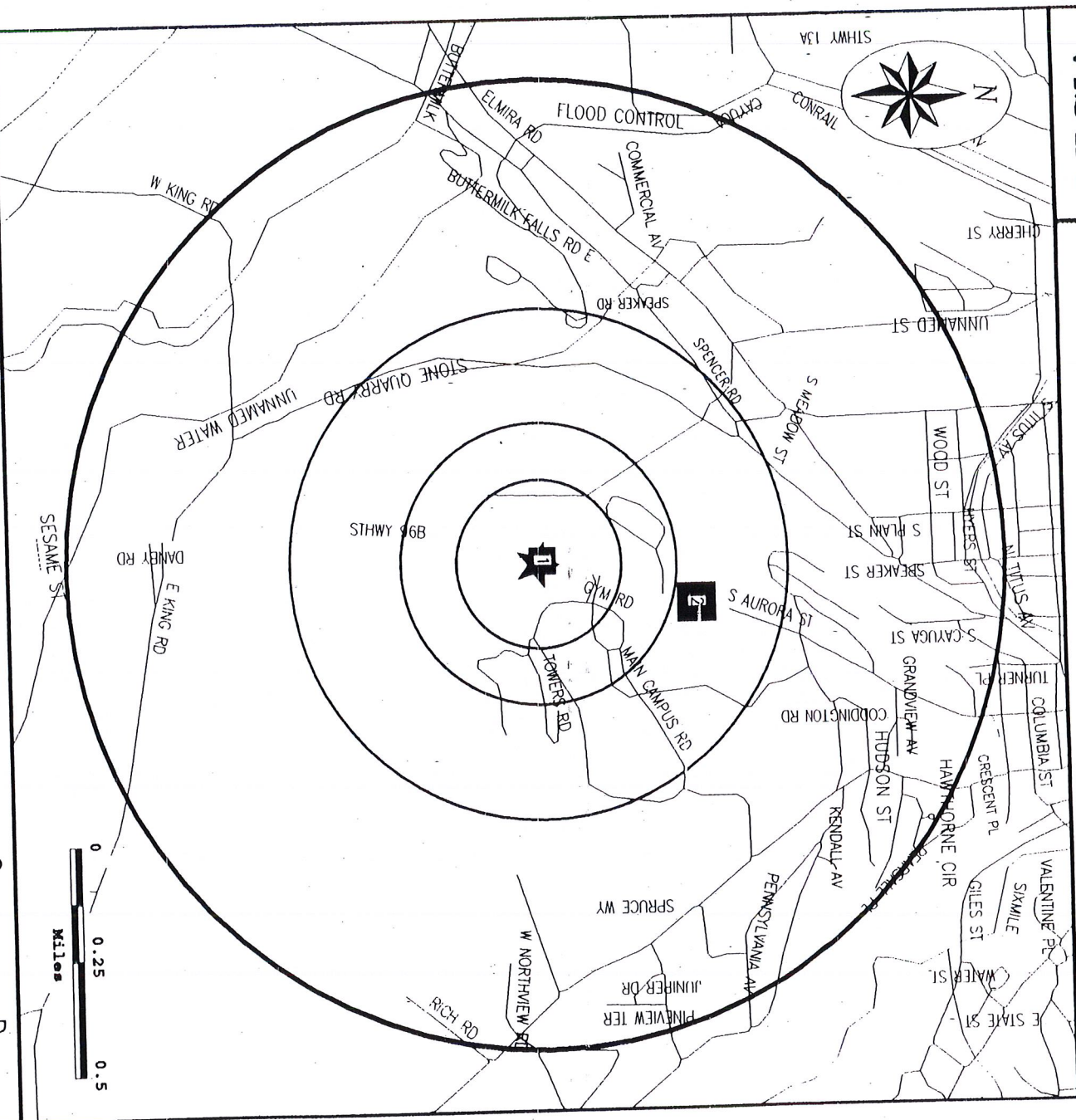




VISTA

# SITE ASSESSMENT REPORT

## Map of Risk Sites within One Mile



Category:		Databases Searched to:	
★	Single Sites	A	1 mi.
	Multiple Sites	B	1/2 mi.
		C	1/4 mi.
		D	1/8 mi.
			ERNS, GENERATORS
			CERCLIS, LUST, SWLF
			NPL, SPL, SCL, TSD
			Utilities
			Rivers or Water Bodies
			Railroads
			Highways
			Roads

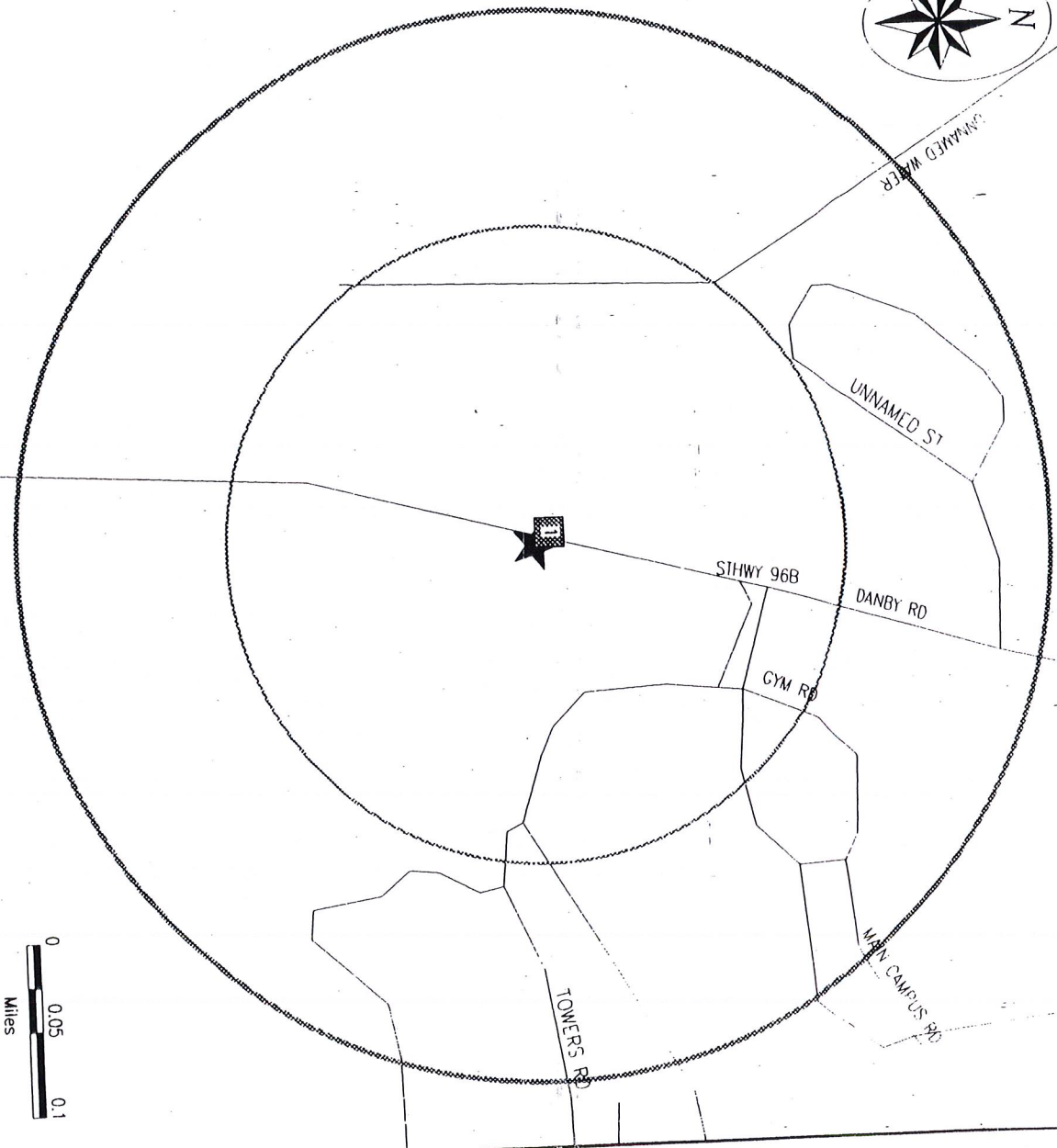
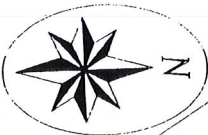




VISTA

# SITE ASSESSMENT REPORT

## Map of Risk Sites within Quarter Mile



Subject Site



Databases Searched to:

Single Sites

Multiple Sites

A

1 mi.



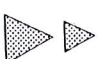
B

1/2 mi.



C

1/4 mi.



D

1/8 mi.



NPL, SPL,  
SCL, TSD

CERCLIS,  
LUST,  
SWLF

UST

ERNS,  
GENERATORS



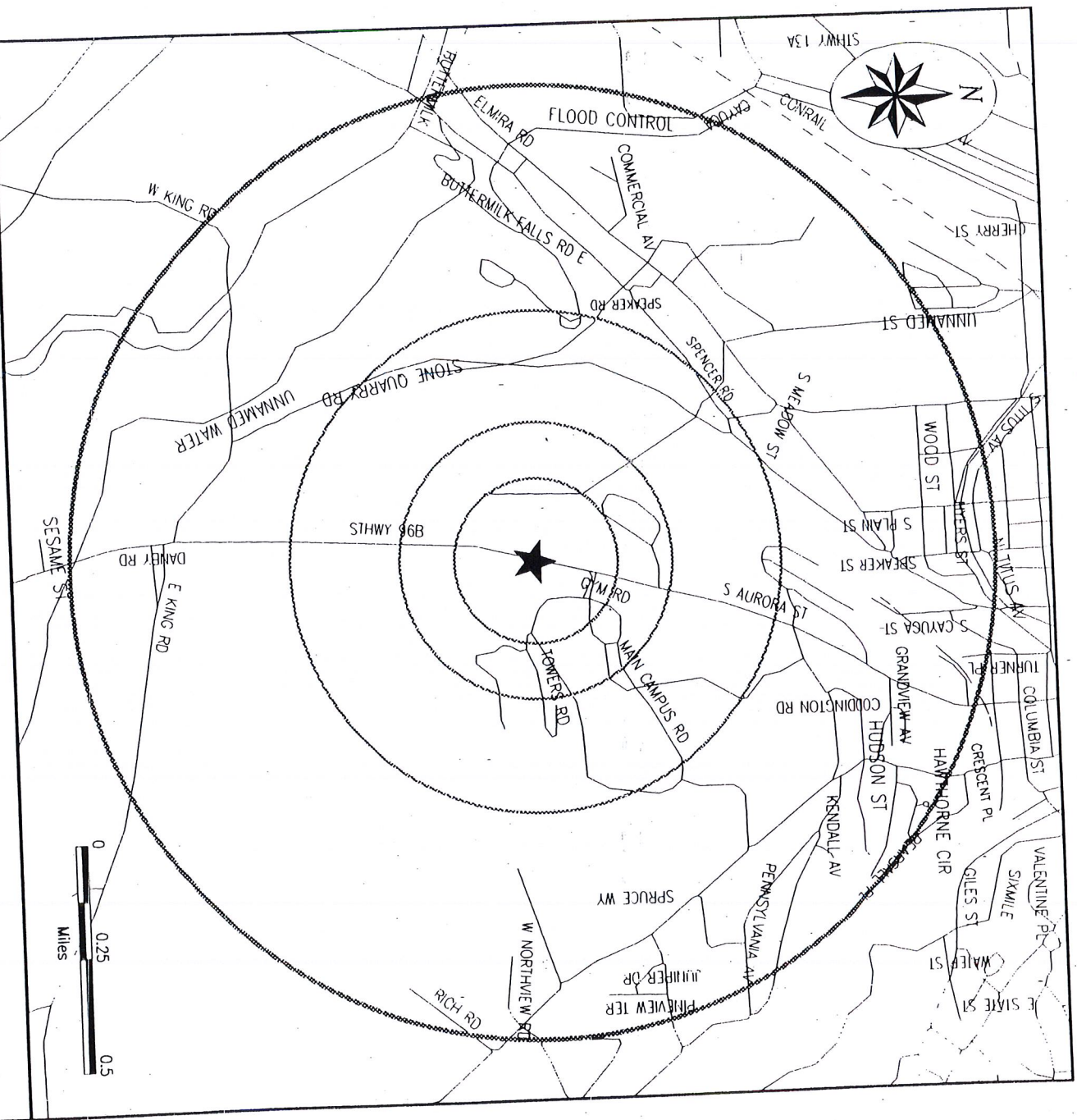
Roads  
Highways  
Railroads  
Rivers or Water Bodies  
Utilities



VISTA

# SITE ASSESSMENT REPORT

## Street Map



Subject Site



~~~~~ Roads, Highways, Rivers, Water Bodies  
- - - - - Railroads, Utilities



# SITE ASSESSMENT REPORT

## DESCRIPTION OF DATABASES SEARCHED

### A) DATABASES SEARCHED TO 1 MILE

NPL  
SRC#: 1803

VISTA conducts a database search to identify all sites within 1 mile of your property.  
The agency release date for NPL was May, 1994.

The National Priorities List (NPL) is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Dept of Health and Human Services and the US EPA in order to become an NPL site.

RCRA-TSD  
SRC#: 1372

VISTA conducts a database search to identify all sites within 1 mile of your property.  
The agency release date for RCRA was July, 1993.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities which treat, store and/or dispose of hazardous waste.

SPL  
SRC#: 1412

VISTA conducts a database search to identify all sites within 1 mile of your property.  
The agency release date for Inactive Hazardous Waste Disposal Sites was May, 1993.

The New York Department of Environmental Conservation, Bureau of Hazardous Site Control maintains an inventory of facilities subject to investigations concerning likely or threatened releases of hazardous substances from those facilities.

### B) DATABASES SEARCHED TO 1/2 MILE

CERCLIS  
SRC#: 1722

VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
The agency release date for CERCLIS was April, 1994.

The CERCLIS List is a compilation by the EPA of the sites which the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (Superfund Act).

LUST  
SRC#: 1691

VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
The agency release date for LUST (Tank Test Failures) Database was January, 1994.

The New York Department of Environmental Conservation maintains an inventory of leaking underground storage tanks.

SWLF  
SRC#: 1332

VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
The agency release date for Recycler's Listing was April, 1993.

The New York Department of Environmental Conservation, Bureau of Municipal Waste maintains an inventory of the solid waste facilities in the state.

SWLF  
SRC#: 1333

VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
The agency release date for Incinerators-Resource Recovery Projects was January, 1993.

The New York Department of Environmental Conservation, Bureau of Waste Management maintains an inventory of the solid waste facilities in the state.



SWLF  
SRC#: 1784

VISTA conducts a database search to identify all sites within 1/2 mile of your property. The agency release date for Active Solid Waste Disposal Sites was March, 1994.

The New York Department of Environmental Conservation, Division of Municipal Waste maintains an inventory of the solid waste facilities in the state.

**C) DATABASES SEARCHED TO 1/4 MILE**

AST's  
SRC#: 1667

VISTA conducts a database search to identify all sites within 1/4 mile of your property. The agency release date for Aboveground Storage Tanks was January, 1994.

The New York Department of Environmental Conservation, Petroleum Bulk Storage Program maintains an inventory of registered underground storage tanks (aboveground tanks are reported when included on this list).

AST's  
SRC#: 1786

VISTA conducts a database search to identify all sites within 1/4 mile of your property. The agency release date for Cortland County Petroleum Bulk Storage-Aboveground Tanks was May, 1994.

The New York Cortland County Health Department, Division of Environmental Health maintains an inventory of registered underground storage tanks (aboveground tanks are reported when included on this list).

UST's  
SRC#: 1667

VISTA conducts a database search to identify all sites within 1/4 mile of your property. The agency release date for Underground Storage Tank Database was January, 1994.

The New York Department of Environmental Conservation, Petroleum Bulk Storage Program maintains an inventory of registered aboveground storage tanks (aboveground tanks are reported when included on this list).

**D) DATABASES SEARCHED TO 1/8 MILE**

ERNS  
SRC#: 1428

VISTA conducts a database search to identify all sites within 1/8 mile of your property. The agency release date for ERNS was September, 1993.

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of transportation. A search of the database records for the period October 1986 through September 1993 revealed the following information regarding reported spills of oil or hazardous substances in the stated area.

RCRA-LGGen  
SRC#: 1372

VISTA conducts a database search to identify all sites within 1/8 mile of your property. The agency release date for RCRIIS was July, 1993.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Large Generators are facilities which generate at least 1000 kg./month of non-acutely hazardous waste ( or 1 kg./month of acutely hazardous waste).

RCRA-SmGen  
SRC#: 1372

VISTA conducts a database search to identify all sites within 1/8 mile of your property. The agency release date for RCRIIS was July, 1993.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small and Very Small generators are facilities which generate less than 1000 kg./month of non-acutely hazardous waste.



# SITE ASSESSMENT REPORT

## RISK INVENTORY

| MAP ID | RISK AT SITE AND THE ADJACENT AREA<br>(within 1/8 mile)       | A   |     |     |     | B       |      |      |     | C   |      |        |        | D |  |  |  | NOTES              |
|--------|---------------------------------------------------------------|-----|-----|-----|-----|---------|------|------|-----|-----|------|--------|--------|---|--|--|--|--------------------|
|        |                                                               | NPL | SPL | SCL | TSD | CERCLIS | LUST | SWLF | UST | AST | ERNS | LG GEN | SM GEN |   |  |  |  |                    |
| 1      | NCR CORPORATION EM-ITHACA<br>950 DANBY RD<br>ITHACA, NY 14850 |     |     |     |     |         | X    |      |     |     |      | X      |        |   |  |  |  | VISTA ID<br>292234 |

|                  |                                                                  |     |     |     |     |         |      |      |     |     |      |        |       |        |
|------------------|------------------------------------------------------------------|-----|-----|-----|-----|---------|------|------|-----|-----|------|--------|-------|--------|
| ITHACA, NY 14850 |                                                                  |     |     |     |     |         |      |      |     |     |      |        |       |        |
| MAP ID           | RISK AT SITES IN THE SURROUNDING AREA<br>(within 1/8 - 1/4 mile) |     |     |     |     |         |      |      |     |     |      |        |       |        |
|                  |                                                                  | A   |     |     |     | B       |      | C    |     | D   |      |        | NOTES |        |
|                  |                                                                  | NPL | SPL | SCL | TSD | CERCLIS | LUST | SWLF | UST | AST | ERNS | LG GEN |       | SM GEN |
| No Records Found |                                                                  |     |     |     |     |         |      |      |     |     |      |        |       |        |

| MAP ID | RISK AT SITES IN THE SURROUNDING AREA<br>(within 1/4 - 1/2 mile) | A   |     |     |     | B       |      |      |     | C   |      |        |        | D |  |  |  | NOTES   |
|--------|------------------------------------------------------------------|-----|-----|-----|-----|---------|------|------|-----|-----|------|--------|--------|---|--|--|--|---------|
|        |                                                                  | NPL | SPL | SCL | TSD | CERCLIS | LUST | SWLF | UST | AST | ERNS | LG GEN | SM GEN |   |  |  |  |         |
| 2      | ROGAN'S CORNER<br>825 DANBY RD.<br>ITHACA, NY 14850              |     |     |     |     |         | X    |      |     |     |      |        |        |   |  |  |  | 2717461 |
| 2      | ROGAN'S<br>825 DANBY RD.<br>ITHACA, NY                           |     |     |     |     |         | X    |      |     |     |      |        |        |   |  |  |  |         |

| TITHACA, NY      |                                                             |     |     |     |     |         |      |      |     |     |      |       |        |
|------------------|-------------------------------------------------------------|-----|-----|-----|-----|---------|------|------|-----|-----|------|-------|--------|
| MAP ID           | RISK AT SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile) | A   |     |     | B   |         |      | C    |     | D   |      | NOTES |        |
|                  |                                                             | NPL | SPL | SCL | TSD | CERCLIS | LUST | SWLF | UST | AST | ERNS |       | LG GEN |
| No Records Found |                                                             |     |     |     |     |         |      |      |     |     |      |       |        |
| VISTA ID         |                                                             |     |     |     |     |         |      |      |     |     |      |       |        |

| UNMAAPPED SITES           |     |     |     |     |   |   |         |      |  |      |     |     | NOTES |                     |
|---------------------------|-----|-----|-----|-----|---|---|---------|------|--|------|-----|-----|-------|---------------------|
|                           | A   |     |     |     | B | C | D       |      |  |      |     |     |       |                     |
|                           | NPL | SPL | SCL | TSD |   |   | CERCLIS | LUST |  | SWLF | UST | AST |       | ERNS                |
| ITHACA COLLEGE            |     |     |     |     |   |   |         |      |  |      |     |     |       | VISTA ID<br>2712831 |
| DANBY RD                  |     |     |     |     |   |   |         |      |  |      |     |     | X     |                     |
| ITHACA, NY 14850          |     |     |     |     |   |   |         |      |  |      |     |     |       | 2717459             |
| DANBY ROAD ITHACA COLLEGE |     |     |     |     |   |   |         |      |  |      |     |     |       |                     |
| DANBY ROAD                |     |     |     |     |   |   |         |      |  |      |     |     |       |                     |
| ITHACA, NY                |     |     |     |     |   |   |         |      |  |      |     |     |       |                     |



# SITE ASSESSMENT REPORT

## RISKS DETAILS

| RISK AT SITE AND THE ADJACENT AREA (within 1/8 mile)        |                                                                                                                           |                                               |                    |
|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------|
| Property Address with VISTA Verified/Enhanced City and Zip: | NCR CORPORATION EM-ITHACA<br>950 DANBY RD<br>ITHACA, NY 14850                                                             | Map ID#:<br>VISTA ID#:<br>Distance/Direction: | 1<br>292234<br>N/A |
| DETAILS REGARDING:                                          | RCRA-LEGen / SRC# 1372                                                                                                    | EPA ID                                        | NYD042348011       |
| Agency Address:                                             | SAME AS ABOVE                                                                                                             |                                               |                    |
| Generator Class:                                            | GENERATORS WHO GENERATE AT LEAST 1000 KG./MONTH OF NON-ACUTELY HAZARDOUS WASTE OR 1 KG./MONTH OF ACUTELY HAZARDOUS WASTE. |                                               |                    |
| Generator Requirements                                      | NO                                                                                                                        |                                               |                    |
| Violation:                                                  | NO                                                                                                                        |                                               |                    |
| Violation of Corrective Action Scheduled:                   | NO                                                                                                                        |                                               |                    |
| Land Requirements                                           | NO                                                                                                                        |                                               |                    |
| Violation:                                                  | NO                                                                                                                        |                                               |                    |
| DETAILS REGARDING:                                          | LUST / SRC# 1691                                                                                                          | Agency ID                                     | 8604723 Q          |
| Agency Address:                                             | NCR CORP., DANBY ROAD<br>950 DANBY ROAD<br>ITHACA, NY                                                                     |                                               |                    |
| Tank Status:                                                | NOT REPORTED                                                                                                              |                                               |                    |
| Discovery Date:                                             | OCTOBER 23, 1986                                                                                                          |                                               |                    |
| Media Affected:                                             | GROUNDWATER                                                                                                               |                                               |                    |
| Substance:                                                  | FUEL OIL                                                                                                                  |                                               |                    |
| Quantity (Units):                                           | NOT REPORTED                                                                                                              |                                               |                    |
| Leak Cause:                                                 | TANK REMOVAL/TANK FAILURE                                                                                                 |                                               |                    |
| Leak Source:                                                | COMMERCIAL INDUSTRY                                                                                                       |                                               |                    |
| Remedial Action:                                            | NOT AVAILABLE                                                                                                             |                                               |                    |
| Remedial Status 1:                                          | CASE CLOSED/CLEANUP COMPLETE                                                                                              |                                               |                    |
| Remedial Status 2:                                          | NOT AVAILABLE                                                                                                             |                                               |                    |

RISK AT SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)

No Records Found



| RISK AT SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)     |                                                     |                                               |                           |
|-------------------------------------------------------------------|-----------------------------------------------------|-----------------------------------------------|---------------------------|
| Property Address with<br>VISTA Verified/Enhanced<br>City and Zip: | ROGAN'S CORNER<br>825 DANBY RD.<br>ITHACA, NY 14850 | Map ID#:<br>VISTA ID#:<br>Distance/Direction: | 2<br>749738<br>0.30MI / N |
| DETAILS REGARDING:                                                |                                                     | Agency ID                                     | 9206263 Q                 |
| A gency Address:                                                  |                                                     |                                               |                           |
| ROGAN'S SERVICE STATION<br>825 DANBY RD.<br>ITHACA, NY            |                                                     |                                               |                           |
| Tank Status:<br>NOT REPORTED                                      |                                                     |                                               |                           |
| Discovery Date:<br>AUGUST 31, 1992                                |                                                     |                                               |                           |
| Media Affected:<br>SOIL/SAND/LAND                                 |                                                     |                                               |                           |
| Substance:<br>GASOLINE (UNSPECIFIED)                              |                                                     |                                               |                           |
| Quantity (Units):<br>5,000000 (GALLONS)                           |                                                     |                                               |                           |
| Leak Cause:<br>TANK REMOVAL/TANK FAILURE                          |                                                     |                                               |                           |
| Leak Source:<br>TRUCK/HIGHWAY VEHICLE                             |                                                     |                                               |                           |
| Remedial Action:<br>NOT AVAILABLE                                 |                                                     |                                               |                           |
| Remedial Status 1:<br>CASE CLOSED/CLEANUP COMPLETE                |                                                     |                                               |                           |
| Remedial Status 2:<br>NOT AVAILABLE                               |                                                     |                                               |                           |

|                                                                   |                                        |                                               |                            |
|-------------------------------------------------------------------|----------------------------------------|-----------------------------------------------|----------------------------|
| Property Address with<br>VISTA Verified/Enhanced<br>City and Zip: | ROGAN'S<br>825 DANBY RD.<br>ITHACA, NY | Map ID#:<br>VISTA ID#:<br>Distance/Direction: | 2<br>271746;<br>0.30MI / N |
| DETAILS REGARDING:                                                |                                        | Agency ID                                     | 8903776 Q                  |
| A gency Address:                                                  |                                        |                                               |                            |
| ROGAN'S<br>825 DANBY RD.<br>ITHACA, NY                            |                                        |                                               |                            |
| Tank Status:<br>NOT REPORTED                                      |                                        |                                               |                            |
| Discovery Date:<br>JULY 14, 1989                                  |                                        |                                               |                            |
| Media Affected:<br>OCEAN                                          |                                        |                                               |                            |
| Substance:<br>GASOLINE (UNSPECIFIED)                              |                                        |                                               |                            |
| Quantity (Units):<br>5,000000 (GALLONS)                           |                                        |                                               |                            |
| Leak Cause:<br>TANK REMOVAL/TANK FAILURE                          |                                        |                                               |                            |
| Leak Source:<br>COMMERCIAL INDUSTRY                               |                                        |                                               |                            |
| Remedial Action:<br>NOT AVAILABLE                                 |                                        |                                               |                            |
| Remedial Status 1:<br>CASE CLOSED/CLEANUP COMPLETE                |                                        |                                               |                            |
| Remedial Status 2:<br>NOT AVAILABLE                               |                                        |                                               |                            |

| RISK AT SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile) |
|-------------------------------------------------------------|
| No Records Found                                            |





| UNMAPPED SITES                                                    |                                                       |                     |
|-------------------------------------------------------------------|-------------------------------------------------------|---------------------|
| Property Address with<br>VISTA Verified/Enhanced<br>City and Zip: | DANBY ROAD ITHACA COLLEGE<br>DANBY ROAD<br>ITHACA, NY | VISTA ID#: 2717459  |
| DETAILS REGARDING:                                                | LUST / SRC# 1691                                      | Agency ID 8602637 Q |
| Agency Address:                                                   | SAME AS ABOVE                                         |                     |
| Tank Status:                                                      | NOT REPORTED                                          |                     |
| Discovery Date:                                                   | JULY 22, 1986                                         |                     |
| Media Affected:                                                   | GROUNDWATER                                           |                     |
| Substance:                                                        | DIESEL                                                |                     |
| Quantity (Units):                                                 | NOT REPORTED                                          |                     |
| Leak Cause:                                                       | TANK REMOVAL/TANK FAILURE                             |                     |
| Leak Source:                                                      | NON-COMMERCIAL INDUSTRY                               |                     |
| Remedial Action:                                                  | NOT AVAILABLE                                         |                     |
| Remedial Status 1:                                                | CASE CLOSED/CLEANUP COMPLETE                          |                     |
| Remedial Status 2:                                                | NOT AVAILABLE                                         |                     |



# DHEADY

 Microsoft Word - Trade Credit Reference Requ  
 01/27/04 09:55 AM







## Trade Credit Reference Request

Date: January 27, 2004

Fax #: 313-259-8917

Attn: Attn: Credit Department  
Company: Kap's Wholesale Foods  
Address: 2630 Riopelle  
City: Detroit  
State: MI ZIP 48207

The company listed below has applied for credit with our organization.

Company: Hiller Incorporated  
Address: 24359 Northwestern Highway, Ste 150  
City: Southfield  
State: MI ZIP 48075

Your company has been listed as a credit reference. Please provide us with the following:

Date account was open: \_\_\_\_\_ Terms: \_\_\_\_\_

Does customer pay at terms? ☐ Yes ☐ No

If no, how many days past due do they pay?

☐ < 5 days ☐ < 10 days ☐ < 15 days ☐ < 20 days ☐ > 20 days past due

High credit balance: \$ \_\_\_\_\_

Current Outstanding Balance: \$ \_\_\_\_\_ Past Due Amount? \$ \_\_\_\_\_

Please fax the completed questionnaire to the fax number listed below.

Cindy Beattie  
Global Credit & Collections  
Phone (607) 274-2560  
FAX # (607) 274-4729

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Print Name \_\_\_\_\_ Title \_\_\_\_\_