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July 3, 2009 Reference No. 042271-03

Mr. Charlie Morgan
Lighthouse Pointe Property Associates, LLC
3800 Dewey Avenue
Rochester, New York
U.S.A. 14616

Dear Mr. Morgan:

Re: Work Plan for Soil/Waste Material Sampling and Indoor Air Testing
Waterfront Property Development, Rochester, New York

1.0 INTRODUCTION

Conestoga-Rovers & Associates (CRA) is pleased to submit this Work Plan for soil sampling and indoor air testing associated with the Waterfront Property Development (Site) located in the City of Rochester and the Town of Irondequoit, Monroe County, New York. The Site location is presented on Figure 1.1.

This work is being completed to obtain more current environmental data for the Site.

This letter is organized as follows:

1.0 Introduction
2.0 Scope of Work
3.0 Quality Assurance/Quality Control (QA/QC) Protocols
4.0 Health and Safety Protocols
5.0 Schedule
6.0 Cost Estimate

2.0 SCOPE OF WORK

The Scope of Work (SOW) for the investigation activities includes five tasks as follows:

Task 1: Soil/Waste Material Sampling

Soil/waste material sampling will be conducted to characterize lead concentrations in the two areas where lead-impacted soil may have been relocated during construction of Marina Drive and during surface preparation on the Stutson Street Bridge. These areas are presented on Figure 2.1. Figure 2.1 also presents the estimated location of soil boring SB-21, a location where elevated concentrations of lead were detected during the Hazardous Waste Assessment completed for the replacement of the Stutson Street Bridge. SB-21 is likely located within/adjacent to the area where lead-impacted soil may have been relocated during the construction of Marina Drive.

A grid of up to 10 boreholes will be sampled in the area of suspected lead contamination near Pattonwood Drive. A second grid of up to 20 boreholes will also be sampled in the area where lead-impacted soil may have been relocated adjacent to Marina Drive. Samples of soil and/or waste material will be collected using a hand auger from the 2-foot depth (approximate – may vary based on observed conditions) at each borehole and analyzed for lead. A soil sample for TCLP lead analysis will also be collected at each borehole location; these samples will be submitted on 'hold' and analyzed if requested.

Task 2: Indoor Air Testing

Indoor air testing will be conducted to investigate the possibility of site impacts on up to 3 of the residences on Timrod Road that appear to be constructed on or near buried waste material associated with the site. The exact number and location of residences to be tested will depend on obtaining permission from the property owners to undertake this work. The area of interest is presented on Figure 2.1.

Indoor air testing will be undertaken in accordance with the New York State Department of Health's (NYSDOH's) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York, to the extent practical. This includes:

- Installation, field screening for methane, and sampling of soil vapor probes near each residence, on the side facing the site.
- Installation, field screening for methane, and sampling of sub-slab vapor probes at each residence. Alternatively, crawl-space vapor samples may be collected if appropriate depending on the construction of the residence.

- Field screening for methane and indoor air samples at each residence.
- Field screening for methane and one outdoor air sample to characterize background conditions.

Prior to indoor air sample collection, a pre-sampling inspection of the building will be preformed to identify any conditions that may affect or interfere with the sampling. During the pre-sampling inspection, the NYSDOH Indoor Air Quality Questionnaire and Building Inventory Form will be completed to the extent possible. This form is attached as Attachment A.

Sampling for VOCs and methane will be completed using SUMMA® canisters. A laboratory-calibrated flow controller will be connected to the canister. Flow controllers will be used as recommended in the NYSDOH guidance. Once the canister is almost full, the valve will be closed. Following sample collection, the canisters will be shipped to TestAmerica under appropriate chain-of-custody protocols.

Task 5: Summary Report

The results of the aforementioned tasks will be summarized in a report including a summary and evaluation of the analytical results.

3.0 QUALITY ASSURANCE/QUALITY CONTROL PROTOCOLS

Care will be taken during all aspects of sample collection to help ensure that high-quality data are obtained. Appropriate QA/QC measures will be taken such that they conform to the extent practical with Section 2 of NYSDEC's Draft DER-10 Technical Guidance for Site Investigation and Remediation (NYSDEC, 2002).

4.0 HEALTH AND SAFETY PROTOCOLS

The site-specific health and safety plan (HASP) will be updated to include the proposed Site activities and will be adhered to during implementation of this Work Plan.

5.0 SCHEDULE

It is anticipated the field activities can be completed within one month of receiving notice to proceed. The summary report will be prepared within one month after receipt of the final laboratory report.

6.0 COST ESTIMATE

The estimated cost (including labor, disbursements, and subcontractor) to complete the aforementioned tasks are presented below:

Project Management and Coordination		$800
Field Sampling Activities		$7,120
Drilling Subcontractor		$1,000
Laboratory – Indoor Air Testing		$6,100
Laboratory - Lead		$1,120
Summary Report		$3,800
	Total:	$19,940

The additional cost to complete a TCLP lead analysis will be $60.50 per soil sample.

Should you have any questions, please do not hesitate to contact us.

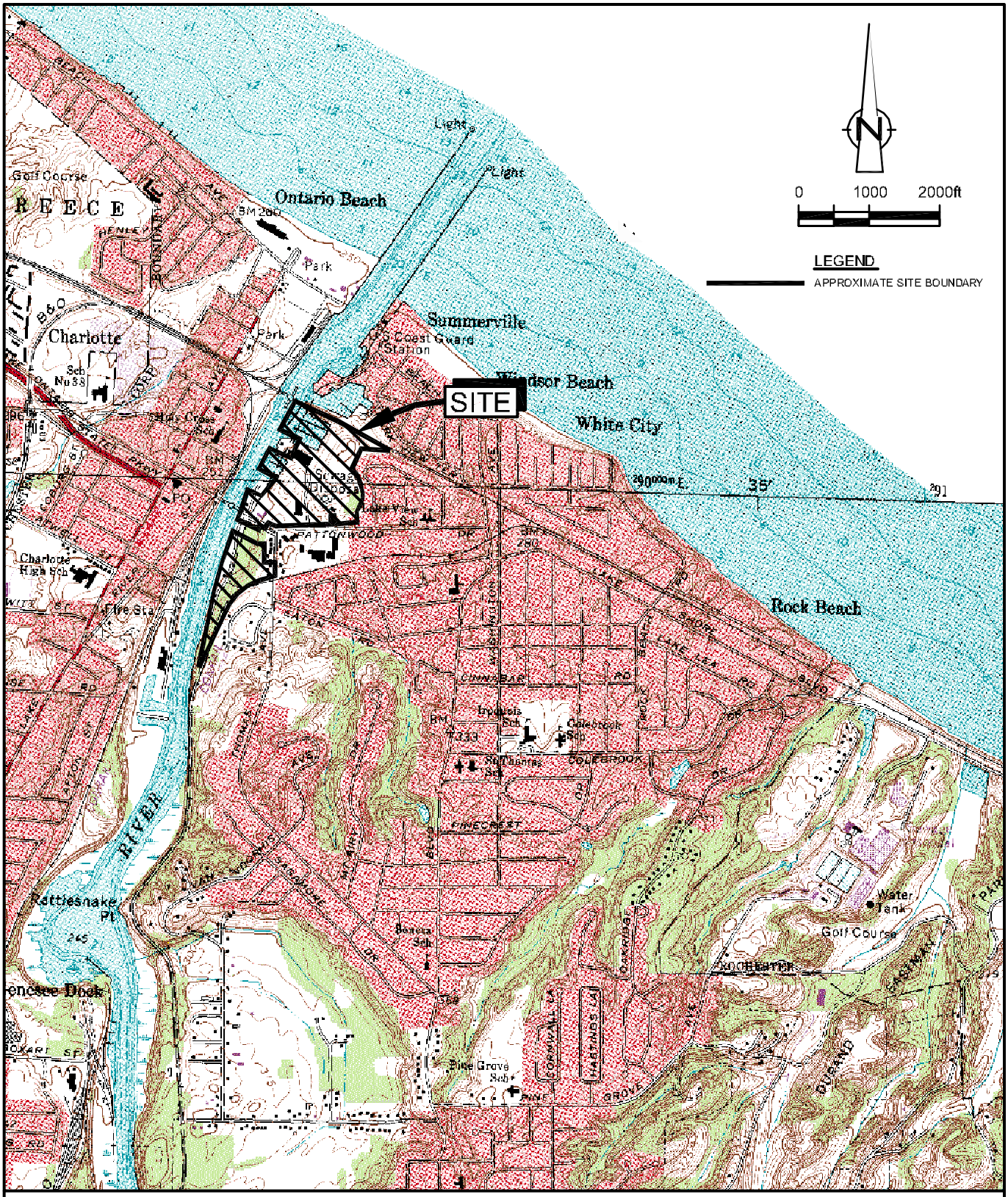
Yours truly,

CONESTOGA-ROVERS & ASSOCIATES

for Ian K. Richardson, PE

WA/ev/10
Encl.

cc: Alan Knauf, Knauf Shaw LLP



SOURCE: USGS QUADRANGLE MAPS:
ROCHESTER EAST, NEW YORK
ROCHESTER WEST, NEW YORK

figure 1.1

SITE LOCATION
WATERFRONT PROPERTY DEVELOPMENT
Rochester, New York

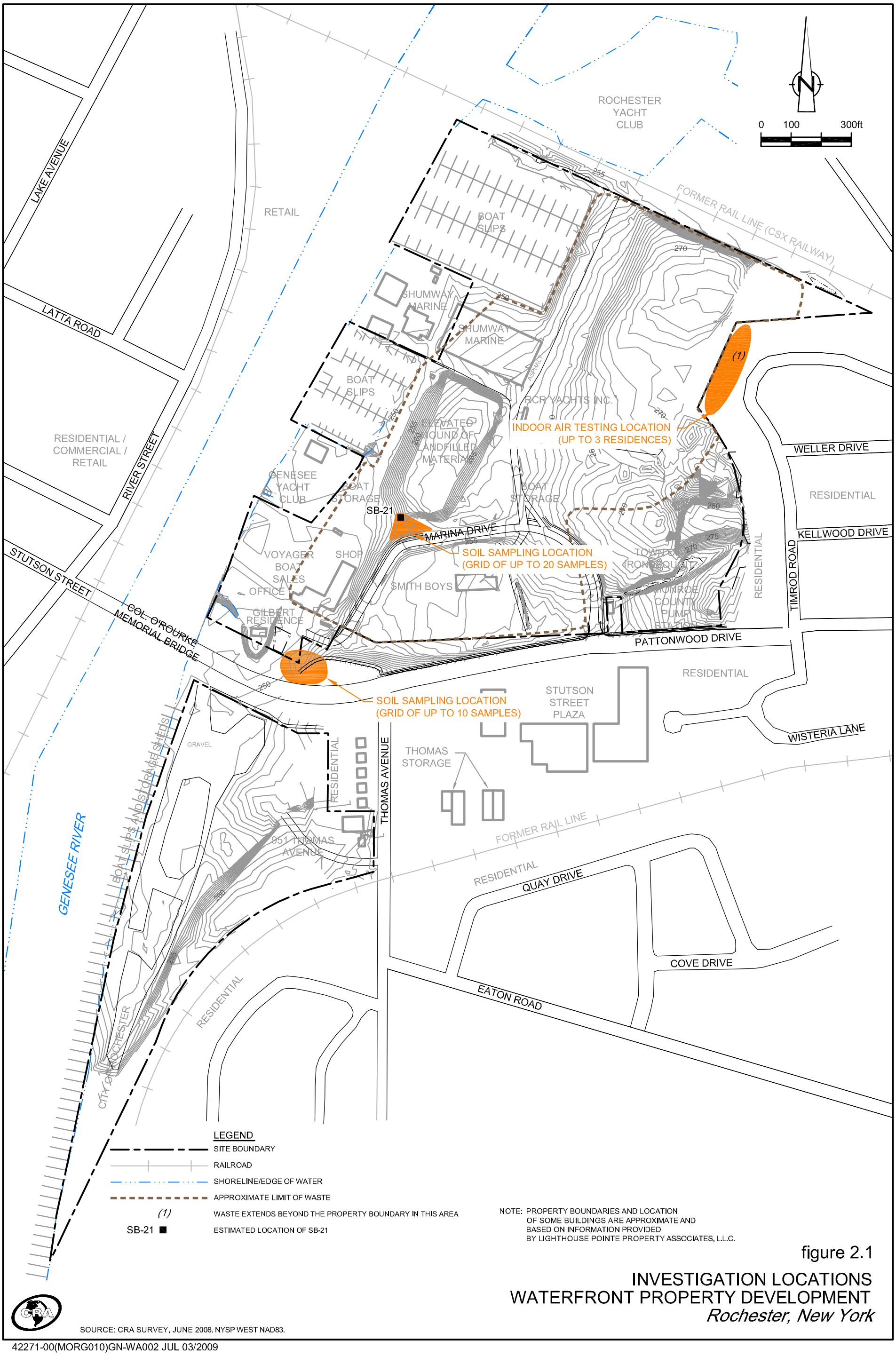


figure 2.1

INVESTIGATION LOCATIONS
WATERFRONT PROPERTY DEVELOPMENT
Rochester, New York

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