TURNKEY ENVIRONMENTAL RESTORATION, LLC

July 10, 2008

Mr. William Paladino
Ellicott Development Company
210 Ellicott Square Building
295 Main Street
Buffalo, New York 14203-2219

Re: Additional Subsurface Investigation
500 South Union Street
Spencerport, New York

Dear Mr. Paladino:

At your request, Turnkey Environmental Restoration, LLC (Turnkey) completed an Additional Subsurface Investigation at the property located at 500 South Union Street in Spencerport, New York (Site; see Figure 1). The purpose of this additional environmental investigation was to further assess the groundwater quality up-gradient and down-gradient off chlorinated volatile organic compound (cVOC) impacts that were previously identified at the Site. This investigation included completion of one soil boring, installation and sampling of one new piezometer off-Site (down-gradient), and sampling of one existing groundwater monitoring well on-Site (up-gradient) that was not previously sampled by TurnKey.

Background

The Site has been investigated in two previous subsurface investigations, summarized in the following reports:

- Phase I/II Environmental Site Assessment Report, Haley & Aldrich of New York, November 1998; and,
- Phase II Environmental Site Investigation Report, TurnKey, April 2008.

Based on the findings of those reports, soil and groundwater on the subject Site has been impacted by cVOCs. Groundwater elevation data collected during TurnKey's previous investigation indicates that groundwater flows in a general southwest direction across the Site.

Additional Groundwater Investigation

This additional investigation was completed to further assess the upgradient and downgradient groundwater quality at the 500 South Union Street Site.

One piezometer (PZ-7) was installed south of Nichols Street in the right-of-way on June 20, 2008. The piezometer was completed to approximately 16 feet below ground surface (fbgs). The piezometer is constructed of one-inch PVC with 10-foot, 0.010-inch machine-slotted slot piezometer screens. Piezometer riser pipes were cut below grade, capped and protected

in a flush-mount concrete curbbox. Following piezometer installation, the piezometer was purged of three well volumes and sampled. In conjunction with the installation and sampling of the new piezometer, previously installed monitoring well (MW-106) was also sampled. The samples were then submitted to TestAmerica Laboratory for VOCs analysis in accordance with USEPA SW-846 Method 8260 for Target Compound List VOCs. Piezometer construction diagrams are included with the boring logs in Attachment 1.

Results

As shown on Table 1, groundwater analytical results indicate that cVOCs are present above NYSDEC groundwater quality standards (GWQS) in each of the wells sampled. Total cVOCs in groundwater were reported at concentrations of 232 micrograms per liter (ug/L) in MW-106 and 29 ug/L in PZ-7. Tetrachloroethene (PCE), a common dry-cleaning solvent, was detected in the on-Site well at a concentration of 230 ug/L. Only one compound, cis-1,2-dichloroethene, which is a chemical breakdown product of PCE, was detected above GWQS at a concentration of 20 ug/L, in the off-Site piezometer. Other chemical breakdown products of PCE, including trichloroethene (TCE) and vinyl chloride (VC), were reported in PZ-7, however, they were detected below applicable GWQS.

Summary

An existing up-gradient on-Site groundwater monitoring well and a newly installed down-gradient piezometer were sampled to further assess the groundwater quality at 500 South Union Street, Spencerport, NY and the south adjacent right-of-way. Analytical results indicate that PCE is present in the up-gradient well above GWQS and chemical breakdown products of PCE are present in relatively low concentrations (i.e., 29 ug/L total cVOCs) south adjacent to the Site.

Based on the presence of chemical breakdown products of PCE (i.e., TCE, cis-1,2-DCE and VC) in the monitoring wells and piezometers sampled during this investigation and previous investigations, it appears that natural biodegradation of PCE is occurring. However, remedial measures would be required to further reduce the concentrations of cVOCs in Site soil and groundwater. Remedial options will be discussed with you under separate cover.

As previously discussed, if you are considering purchasing the Site for redevelopment, the Site appears to be a good candidate for the New York Brownfield Cleanup Program (BCP).

Please do not hesitate to contact us if you have any questions or concerns.

Sincerely,
Turnkey Environmental Restoration, LLC

Michael Lesakowski
Project Manager

TurnKey Environmental Restoration, LLC

TABLES

TABLE 1

SUMMARY OF GROUNDWATER ANALYTICAL RESULTS

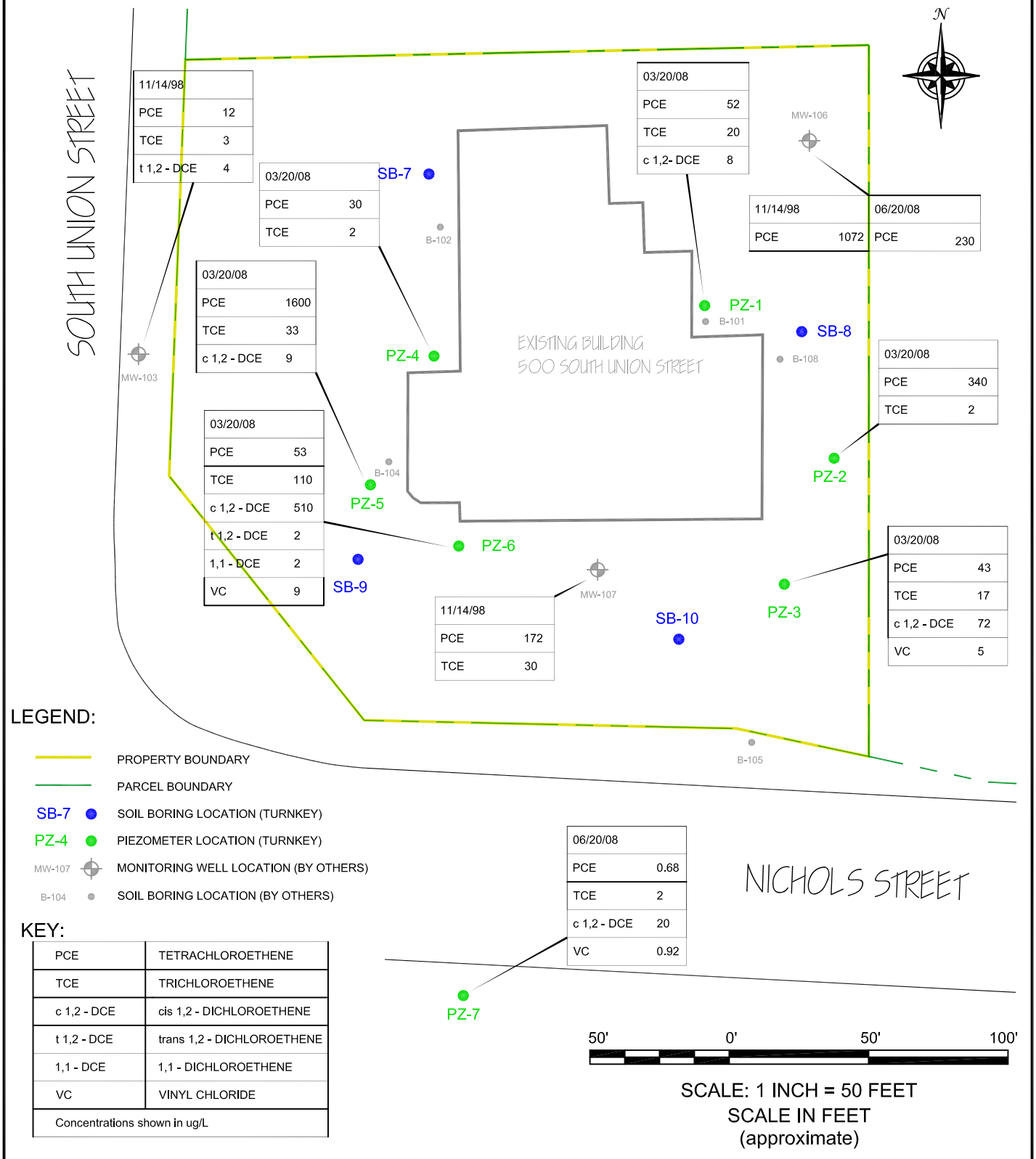
500 South Union Road Site
Spencerport, New York

Parameter	Monitoring Location											Regulatory Guidance Limit [1]
	TurnKey- June 2008		TurnKey- March 2008						Haley and Aldrich- November 1998			
	MW-106	PZ - 7	PZ - 1	PZ - 2	PZ - 3	PZ - 4	PZ - 5	PZ - 6	MW-103	MW-106	MW-107	
TCL + STARS Volatile Organic Compounds (VOCs) - ug/L												
Acetone	ND	5	9	ND	6	6	ND	11	ND	ND	ND	50
2-Butanone	ND	ND	ND	ND	ND	ND	ND	3 J	ND	ND	ND	50
Carbon Disulfide	ND	ND	ND	1	ND	1	ND	1	ND	ND	ND	50
Chloroform	ND	ND	ND	1	ND	ND	ND	ND	ND	ND	ND	7
Chloromethane	ND	ND	ND	ND	ND	0.6 J	ND	ND	ND	ND	ND	5
1,1-Dichloroethene	ND	ND	ND	ND	ND	ND	ND	2	ND	ND	ND	5
cis-1,2-Dichloroethene	ND	20	8	ND	72	ND	9	510 D	ND	ND	ND	5
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	ND	ND	2	4	ND	ND	5
4-methyl-2-pentanone	ND	ND	3 J	ND	ND	ND	ND	8	ND	ND	ND	50
Methyl tert butyl ether	0.67 J	0.31 J	ND	ND	ND	ND	ND	2	ND	ND	ND	10
Toluene	ND	ND	ND	ND	ND	ND	ND	0.7 J	ND	ND	ND	5
Trichloroethene	ND	2	20	2	17	2	33	110 D	3	ND	30	5
Tetrachloroethene	230 D	0.68 J	52	340 D	43	30	1600 D	53	12	1072	172	5
Vinyl Chloride	ND	0.92 J	ND	ND	5	ND	ND	9	ND	ND	ND	2
Dichlorodifluoromethane	0.84 J	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	5
Total VOCs	**232**	**29**	**92**	**344**	**143**	**40**	**1642**	**712**	**19**	**1072**	**202**	**-**
Total Chlorinated VOCs	**231**	**24**	**80**	**342**	**137**	**33**	**1642**	**686**	**19**	**1072**	**202**	**-**

Notes:
1. Regulatory limits are NYSDEC Class "GA" Groundwater Quality Standards (GWQS) as published in NYSDEC Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations (June 1998).
2. Only those compounds detected above the laboratory reporting limit are presented in this table.
3. Shaded yellow values indicate an exceedance of the regulatory limit.
4. J = indicates an estimated value.
5. D= Compounds identified in an analysis at the secondary dilution factor.
6. ND= not detected above laboratory detection limits.

FIGURES

FIGURE 1



KEY:

PCE	TETRACHLOROETHENE
TCE	TRICHLOROETHENE
c 1,2 - DCE	cis 1,2 - DICHLOROETHENE
t 1,2 - DCE	trans 1,2 - DICHLOROETHENE
1,1 - DCE	1,1 - DICHLOROETHENE
VC	VINYL CHLORIDE
Concentrations shown in ug/L	

SCALE: 1 INCH = 50 FEET
SCALE IN FEET
(approximate)

TurnKey Environmental Restoration, LLC
726 EXCHANGE STREET
SUITE 624
BUFFALO, NEW YORK 14210
(716) 856-0635

PROJECT NO.: 0136-007-101
DATE: JULY 2008
DRAFTED BY: JCT

CHLORINATED VOCs IN GROUNDWATER

ADDITIONAL PHASE II INVESTIGATION

500 SOUTH UNION STREET SITE
SPENCERPORT, NEW YORK

PREPARED FOR
1093 GROUP, LLC

ATTACHMENT 1

MONITORING WELL LOGS

Project No: 0136-007-100

Borehole Number: PZ-7

Project: Spencerport

Client: Ellicott Development

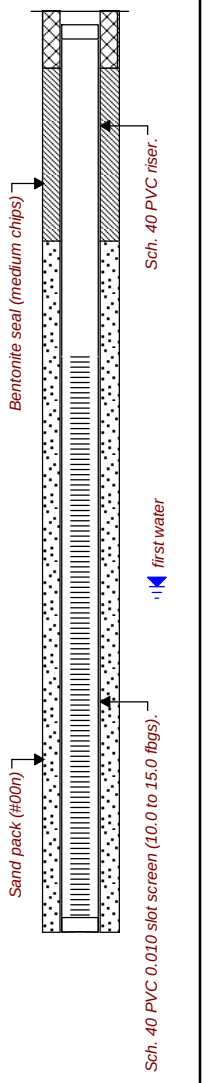
Logged By: TAB

Site Location: Spencerport NY

Checked By:

TurnKey Environmental Restoration, LLC
726 Exchange Street, Suite 624
Buffalo, NY
(716) 856-0635

SUBSURFACE PROFILE			SAMPLE						
Depth (fbgs)	Elev. /Depth	Description (ASTM D2488: Visual-Manual Procedure)	Sample No.	SPT N-Value	Recovery (ft)	Symbol	PID VOCs ppm (0 – 12.5 – 25)	Lab Sample	Well Completion Details or Remarks
0.0	104.0 / 0.0	Ground Surface							
	0.0 / 103.0	***Topsoil*** Brown, moist, topsoil, silt with fine sand and little clay, stiff, low plasticity, breaks with hand pressure, has rootlets.							
	1.0 / 100.0	***Fine Sand*** Reddish brown, moist, Fine sand with silt with some coarse sand and little fine gravel, loose. SAA but dark brown.	S1	NA	1.7		1.5		
	4.0 / 94.0	***Clayey Silt*** Reddish brown, moist, clayey silt with few fine sand, and trace coarse sand, very stiff, low plasticity, mechanically fractured, massive no odors	S2	NA	2.3		1.2, 1.6		
5.0									
10.0	10.0 / 88.0	As above, wet.	S3	NA	2.0		1.0, 1.7		
	16.0	End of Borehole	S4	NA	1.4		1.2		
15.0			S5	NA	1.3		1.2		
20.0									



Drilled By: Trec Environmental, Inc.
Drill Rig Type: Geoprope
Drill Method: Direct push with 4 foot macro - core

Drill Date(s): 6/20/08

Hole Size: 2"
Stick-up: flush - mount
Datum: site datum of 100 fmsl

Sheet: 1 of 1

PHASE I / II ENVIRONMENTAL SITE ASSESSMENT
500 UNION STREET
SPENCERPORT, NEW YORK

Prepared By:

Haley & Aldrich, of New York
Rochester, New York

Prepared For:

Rite Aid Corporation
Rochester, New York

File No. 70620-019
November 1998

HALEY & ALDRICH

UNDERGROUND
ENGINEERING &
ENVIRONMENTAL
SOLUTIONS

Haley & Aldrich of New York
189 North Water Street
Rochester, NY 14604-1151
Tel: 716.232.7386
Fax: 716.232.6768
Email: ROC@HaleyAldrich.com

HALEY & ALDRICH

23 November 1998
File No.70620-019

Rite Aid Corporation
c/o FJR Associates
The Chapin Building
205 St. Paul Street Suite 400
Rochester, New York 14604

Attention: Mr. Chuck Pearson
Mr. Fred Rainaldi

Subject: Phase I/Phase II Environmental Site Assessment
Proposed Rite Aid Store #0189 (NEW)
500 Union Street
Spencerport, New York

Gentlemen:

This report presents the results of a Phase I and Phase II Environmental Site Assessment of the above-referenced properties. This work was performed by Haley & Aldrich of New York (Haley & Aldrich) in accordance with our proposal to Rite Aid Corporation (Rite Aid) dated 3 November 1998 ("Agreement"), authorized by Rite Aid Work Authorization WA1105GA01.

The Phase I investigation was intended to evaluate site history, observable conditions, and site use to identify the potential presence of "Recognized Environmental Condition(s) (RECs)" as that term is defined in the ASTM 1527-97 Standard and evaluation of environmental assessment criteria required by Rite Aid's Criteria for Environmental Assessment (June 1997). The Phase II was intended to further evaluate conditions at the site revealed by the Phase I as well as evaluate select non-REC items, such as asbestos, that may affect site development. The conclusions of the investigation are summarized in the Executive Summary and details are presented in the body of the report.

Thank you for the opportunity to perform these services for you. Please do not hesitate to call if you have any questions or comments.

Sincerely yours,
HALEY & ALDRICH of NEW YORK

Nichole Case Hoy
Hydrogeologist

Vincent B. Dick
Vice President

xc: Fred Rainaldi, FJR Associates, Inc. G:\PROJECTS\70620\019\PHSEIRPT.WPF

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EXECUTIVE SUMMARY

Haley & Aldrich of New York has performed Phase I and Phase II Environmental Site Assessment Investigations at the property located at 500 Union Street in Spencerport, New York. The Phase I investigation was performed in accordance with ASTM Standard 1527-97 and has revealed no evidence of Recognized Environmental Conditions (RECs), except for the apparent presence of chlorinated and petroleum-related compounds in the site soil and groundwater (see summary below).

In addition, select non-ASTM criteria were evaluated consistent with Rite Aid's Criteria for Environmental Site assessments as summarized below.

The subject site consists of one parcel totaling approximately 1.3 acres, located at 500 Union Street. Currently the property is occupied by a plaza that contains an electronics and appliance store, a coin-operated laundromat, a dry cleaner, a restaurant and a Byrne Dairy store. There is also one vacant store that was a hair salon. Historically the property was used agriculturally (an orchard) through the 1930's. A portion of the current structure was reportedly built in the 1940's and contained a button factory. In the early 1970's the property was purchased by Mr. Ron Waterstraat who opened the dry cleaning facility as well as a hair salon and restaurant. At that time, an addition was added to the building. A drug store once occupied the eastern portion of what is now "Jerry's" restaurant. In the late 1980's the property was sold to its current owner, Mr. Bob Spencer. A second addition was added in 1989.

Based on available information for the Phase I, the adjacent properties do not appear to represent an apparent adverse environmental impact on the subject. Adjoining usage appears to have been the following:

- To the west of the subject property, across Union Street, is a Kwik Fill Gas Station. This gas station has two NYSDEC spill files (NYSDEC Spill File # 9207165 and 8601537). One of the spills (NYSDEC Spill File # 9207165) was associated with a leaking underground storage tank and the other (NYSDEC Spill File # 8601537) was associated to a petroleum odor emanating from an underground telephone vault. Both of the spills are now closed. Based on the apparent groundwater flow direction it is unlikely this site will have an impact on the subject property. The Kwik Fill is also a petroleum bulk storage facility as well as a RCRA generator.

- The property to the east and north of the subject site consists of condominiums and doctors offices. Beyond the buildings to the east is an apartment complex.

- South of the property is Route 31 (Nichols Street) across which is what looks to be an abandoned barn. A large open field surrounds the barn.

- Southwest of the subject property are several residences beyond which is a housing development.

Based on the Phase I Assessment, Phase II investigations were performed on the site to determine whether or not past and current usage of the site has had an impact on the site, specifically the dry cleaning facility usage. The Phase II investigation consisted of eight hollow-stem auger borings, three of which were converted to wells for groundwater sampling. During these field explorations apparent volatile organic compound (VOC) detections were indicated by a field instrument (PID) used for VOC monitoring of samples in two of the boreholes. Laboratory analyses for petroleum and non-petroleum VOCs were performed on four soil samples selected from borings on the site, as well as three groundwater samples obtained from wells installed. VOC analyses on soil samples by method 8260 showed both chlorinated and petroleum related compounds in three of the four soil samples and chlorinated compounds in all three of the water samples.

The ASTM Standard requires an opinion of potential impact of REC(s) identified on the Site from the Phase I. Our opinion is rendered with respect to a REC's potential (high, moderate, low) to require remedial response based on prevailing agency requirements and/or understanding of the use of the property. This opinion is made and limited by the conditions prevailing at the time our work was performed and for the geographic location of the property. Accordingly, our opinion of apparent impact of RECs identified in this assessment is as follows:

- REC: Presence of chlorinated compounds in site soil and groundwater.
  Apparent Impact: High
  Explanation: Laboratory analyses indicate the presence of chlorinated compounds in both the site soil and groundwater above NYSDEC Criteria. The primary compound detected in the samples was tetrachloroethene (PCE) which is the primary component of dry cleaning solution reported to be used on site. The operator of the Waterstraat Dry Cleaning store, reported that prior to 1986, when federal laws required dry cleaners to properly dispose of dry cleaning wastes, he disposed of the PCE filters in a dumpster behind the building. This reportedly occurred from the early 1970's through 1986. According to Mr. Waterstraat, none of the dry cleaning unit's piping is underground and there were no visible floor drains inside the store, therefore it is unlikely that the contamination detected in the subsurface is due to leaking equipment within the store. The rear of the store where dumpsters appear to have been historically placed is also where detections of PCE was highest in soil and groundwater samples.

  Some lesser concentrations of petroleum related compounds were also detected in B-101 (the soil sample with the highest PCE concentrations), and we believe these are also related to the dry cleaning facility. The compounds are likely a result from the PCE filter cartridges containing residues of oils and grease from clothes cleaning.

  If the property transaction for the proposed Rite-Aid proceeds, there are several issues that should be considered as part of the transaction and development planning: the source of the contamination needs better definition to resolve foundation construction issues; further delineating the contaminant plume, which will require further subsurface explorations, is needed to resolve remediation options; potential

clean-up alternatives and their possible costs and longevity needs resolution as they may affect structure of the transaction; and regulatory administration issues need to be clarified of a Voluntary Cleanup is desired. Our evaluation of the influence of these issues, in light of the PCE presence, is summarized in our report.

- REC: Presence of petroleum related compounds in site soil.
  Apparent Impact: Moderate to Low
  Explanation: Laboratory analyses indicate the presence of petroleum related compounds in site soil, at concentrations below NYSDEC Criteria in one soil sample obtained near the property line. The Phase II program was not extensive enough to define the aerial extent of this petroleum detection, but because the detections are below the NYSDEC criteria we ranked the impact of this REC as moderate to low.

Six non-REC issues (PCB-containing light ballasts, asbestos-containing material, chloroflourocarbons, radon, lead-based paint and wetlands) were also evaluated as part of this assessment to meet Rite Aid's environmental criteria.

PCB Ballasts – Several fluorescent light ballasts were observed in each of the stores. In general, light ballasts manufactured after 1977 are non-PCB containing. Store personnel were not aware if any of the light ballasts have been replaced since the late 1970's and therefore may be PCB containing. A specific survey of the ballasts is recommended prior to store decommissioning and demolition.

Asbestos - Non-REC evaluation was also performed to determine presence and apparent extent of Asbestos-Containing-Materials (ACM) in structures subject to demolition for Rite Aid's proposed development. A pre-demolition survey was performed including observation and collection of samples from building materials from stores within the plaza, with the exception of the vacant store on the north end of the plaza and Jerry's restaurant. Survey personnel were unable to view those two stores due to store or property manager not providing access.

Based on the survey performed, none of the samples taken were shown to be ACM based on Polarized Light Microscopy (PLM) with the exception of the floor in the laudromat, the dry cleaner and the appliance repair store. However, three of the samples taken were designated to be treated as ACM based on their appearance and material Some non-friable, organically bound materials are assumed to be ACM and will require Transmission Electron Microscopy (TEM) to confirm or deny ACM content, prior to building demolition. The ACM will require special handling and disposal during demolition. The cost for such handling was estimated by the asbestos surveyor retained for this work and appears in the body of the report. The estimates are based on the approximate quantities viewed on the site by the ACM surveyor and should be treated only as an estimate. Performance of TEM on the samples now assumed to be asbestos containing, based on PLM alone, may reduce the estimates. Further, reductions may be possible by careful project planning and possible exemptions that are sometimes allowed by the NYS Dept. of Labor for non-friable ACM at the actual time of building demolition.

Radon - The potential for radon presence was assessed through an interview with the Monroe County Health Department. According to Health Department records the average radon level in the Town of Ogden is 1.9 picocuries/liter which is below the 4 picocurie/liter threshold recommended by USEPA.

Wetlands - The subject property and adjoining properties are currently developed and showed no significant indicators of protected wetlands presence. Indicators include specific wetlands vegetation, ponds and/or streams and native hydric soils. No standing water or obvious vegetation indicative of wetlands presence was observed.

Lead Paint - The structures on both parcels are of sufficient age that they likely contain lead-based paints or painted surfaces. We do not view this as a significant issue for the intended redevelopment because NYSDEC does not at this time require waste characterization testing for this parameter upon demolition and disposal.

Chlorofluorocarbons - CFCs are a component of refrigerants used in air-conditioning equipment, most forms of which have been or are being phased out of usage. There is a walk-in cooler located in Jerry's restaurant as well as four refrigeration units located in the coolers of the Byrne Dairy. The units are of sufficient age that CFC compounds may have been originally present; we were not able to determine if CFCs were recently replaced. Accordingly, care should be taken during store decommissioning to prevent possible venting of CFCs when the units are removed.

The detailed information supporting our findings above appears in the remainder of this report along with any limitations that apply.

TABLE OF CONTENTS

I. INTRODUCTION

1.1 Purpose and Site Identification

The purpose of this assessment was to evaluate existing site conditions at the property located at 500 Union Street in Spencerport, New York for the potential presence of Recognized Environmental Conditions (RECs), in accordance with the ASTM Standard for Environmental Site Assessments E1527-97 and criteria for Environmental Assessment required by Rite Aid Corporation June 1997). The 500 Union Street property is currently owned by Mr. Bob Spencer. The site, which occupies approximately 1.3 $\pm$ acres is located as shown on the Project Locus, Figure 1.

1.2 Approach and Methodology

Our Phase I investigation was performed using the following technical approach:

1. Visual observation of site conditions and usage of abutting properties, to evaluate the nature and type of activities that have been or are being conducted at and adjacent to the site, in terms of the potential for release or threat of release of hazardous substances or petroleum products. .

2. Review of federal and state environmental database information within the ASTM-specified radii from the subject property using a national database service to access records. Use of 7.5-minute topographic maps to evaluate the site's physical setting; review of federal and state environmental files, and a review of aerial photographs.

3. Contacts with local municipal agencies regarding the site and surrounding properties and structures.

4. Interviews with individual(s) knowledgeable of site history and operations.

5. Interpretation of information and data assembled as a result of the above work tasks, and formulation of conclusions regarding the potential presence of Recognized Environmental Conditions (RECs) as defined by ASTM Standard E1527-97, as discussed in this report.

1.3 Exceptions

Our work scope did not include an assessment of lead in drinking water supplies, urea formaldehyde insulation, sampling for radon or other naturally-occurring non-disposed substances.

1.4 Additions

Six non-REC items were evaluated to conform to Rite Aid Corporation requirements for Environmental Assessment; radon, lead-based paint, PCB-containing light ballasts, chloroflourocarbons, wetlands and asbestos. An investigation of the presence and extent of

potential Asbestos-Containing-Material (ACM) was performed as a pre-demolition survey of the buildings. ACM evaluation is not a requirement of the ASTM standard, however this ACM survey was done to address site development needs considering likely demolition of the existing buildings.

1.5 Limitations

As requested, our work for the Phase I portion of this project was performed to be consistent with the ASTM E1527-97 Standard for Phase I Environmental Site Assessments and Rite Aid Assessment Criteria. Please note that several organizations other than ASTM, such as professional associations (e.g. ASFE and AGWSE) have also developed "guidelines" or "standards" for environmental site assessments. The Phase I, presented herein, conforms with the ASTM and Rite Aid criteria, which may vary from the specific "guidelines" or "standards" required by other organizations.

Our conclusions regarding the potential presence of RECs are based on observations of existing readily-observable conditions and our interpretation of site history and site usage information we assembled. This work was performed consistent with our proposal 3 November 1998 and generally-accepted environmental consulting practices.

This report was prepared pursuant to an Agreement dated 3 November 1998 between Rite Aid and Haley & Aldrich, which Agreement is attached in Appendix H and is made as part of this Report. All uses of this Report are subject to, and deemed acceptance of, the conditions and restrictions contained in the Agreement. The observations and conclusions described in the Report are based solely on the Scope of Services provided pursuant to the Agreement. Haley & Aldrich has not performed any additional observations, investigations, studies or other testing not specified in the Agreement. Haley & Aldrich shall not be held liable for the existence of any condition the discovery of which would have required the performance of services not authorized under the Agreement.

This Report is prepared for the exclusive use of Rite Aid in connection with its development of a new Rite Aid store on the subject site. There are no intended beneficiaries other than Rite Aid. Haley & Aldrich shall owe no duty whatsoever to any other person or entity other than Rite Aid for any purpose whatsoever is expressly forbidden unless such other person or entity obtains written authorization from Rite Aid and Haley & Aldrich. Use of this Report by such other person or entity without written authorization of Rite Aid and Haley & Aldrich shall be at such other person's or entity's sole risk, and shall be without legal exposure or liability to Haley & Aldrich.

Use of this Report by any person or entity, including by Rite Aid, for a purpose other than for development of a new store on the subject site is expressly prohibited unless such person or entity obtains written authorization from Haley & Aldrich indicating that the Report is adequate for such other use. Use of this Report by any person or entity for such other purpose without written authorization therefore by Haley & Aldrich shall be at such person's or entity's sole risk and shall be without legal exposure or liability to Haley & Aldrich.

Use of this Report by any person or entity contrary to the restrictions expressed in this Report shall be deemed and accepted by the user as conclusive evidence that such use and the reliance placed on this Report, or any portion thereof, is unreasonable, and that the user accepts full and exclusive responsibility and liability for any losses, damages or other liability which may result.

This report is organized to present results of our review of site location, use, history, and pertinent information related to the potential for presence of hazardous substances or petroleum products under conditions that represent an existing or past release, or material threat of release on the property that may constitute a REC. Conclusions are presented at the end of the report.

II. SITE DESCRIPTION

2.1 Site Ownership and Location

Name of site owner:

Eyezon of Rochester
2344 Lyell Avenue
Rochester, New York 14606

Mr. Bob Spencer (Owner Contact)

Site locus map:

The site is located in Monroe County. The USGS topographic map for the site is the Spencerport, New York Quadrangle, dated 1971 and photo-revised 1978 (see Figure 1) (1)*. The USGS topographic map was used as the source for site setting information.

2.2 Site and Vicinity Description

- The subject site is approximately 1.3 ± acres in size. Figure 2 is a Site Plan of the property including relevant site and adjoining property features.
- Topographically, the property slopes both towards the south and west and is at an approximate elevation of 600 feet above sea level (1).
- The area in the vicinity of the subject property is generally characterized as commercial and residential.
- Gas is supplied by Rochester Gas and Electric (RG&E) and electric is supplied by the Village of Spencerport.
- Water is supplied by the Monroe County Water Authority and no water supply wells were located on the properties. The site has reportedly never used septic tanks, leach fields or dry wells.
- Heat in the building is electric.
- The site is bordered on the north and east by condominiums and doctors offices beyond which to the east is an apartment complex. To the northwest, is the Nichols Street Plaza which houses a dentist/orthodontist office, a sub shop, a craft store and insurance agency. To the west is a Kwik Fill Gas Station, beyond which is a

*The numbers in parentheses refer to the references listed in Section VIII of this report.

McDonalds's Restaurant. To the south is an apparently abandoned barn and fields. To the southwest, are residences and a housing development.

2.3 Physical Setting

Subsurface explorations were performed for a geotechnical investigation. Nothnagle Drilling performed eight geotechnical test borings at the site on 12 and 13 November 1998 and a Haley & Aldrich geologist classified the soil and monitored/sampled the borings for Phase II investigations. Test boring logs can be found in Appendix A of this report and the geotechnical report for the site is being submitted under separate cover. Site geology and hydrology described below was evaluated on the basis of the test boring logs and on readily-available public information regarding geology and hydrology.

Geologic Information:

Information reviewed for the area indicates that the overburden deposits in the vicinity of the site consist of lacustrine sands, silts and clays (2). The lacustrine deposits consist predominately of silts with minor amounts of fine sands of clay. Bedrock was not encountered during drilling but is reported to be part of the Clinton Group that consists of dolostones and limestones (3).

Ground Water and Surface Water Information:

Surface water flow at the subject property is into storm sewer drains located on Union Street and the corner of Union and Nichols Street (Route 31) (Figure 2). Regional groundwater flow is presumed, based on regional topography, surface water flow patterns, and groundwater levels in on-site monitoring wells, to be generally toward the southwest. Note that localized variations may be present and are likely influenced by storm sewers and other utilities located in the streets. Groundwater was generally encountered in the test borings at approximately 5 to 7 feet below grade.

The site is serviced by the Monroe County Water Authority, which provides potable water for the site. There are no supply or pumping wells known to be located on the property.

III. RECORDS REVIEW

3.1 Standard Environmental Records Review

The environmental records review completed by Haley & Aldrich utilized a national database service, EcoSearch, of Indianapolis, Indiana (4). The environmental database review report is provided in Appendix B. The database search identified properties located within the ASTM-specified search radii indicated below (note that all radii conform to the minimums specified by ASTM; the radii for RCRA generators and Registered UST's allow for the site and adjoining properties, as required by ASTM):

- N.P.L. sites:..... 1 mile
- CERCLIS sites:..... 0.5 mile
- Federal ERNS:..... Site only
- CORRACTS-TSD facilities:..... 1 mile
- RCRA Generators:..... site & adjoining
- State Hazardous Waste Sites:..... 1 mile
- Permitted State Landfills and Solid Waste Disposal Sites:..... 0.5 mile
- Non-CORRACTS TSD:..... 0.5 mile
- State Leaking Underground Storage Tanks:..... 0.5 mile
- State Registered Underground Storage Tanks:..... site and adjoining

Following is a summary of information provided for each of the above-listed databases. Descriptions of these databases and definitions of the acronyms used are summarized in the EDR Report in Appendix B.

N.P.L. and CERCLIS Sites

The database search identified no N.P.L. sites within a one-mile radius of the site nor any CERCLIS sites within a 0.5 mile radius of the subject property.

Non-CORRACTS - TSD Facilities

The database search identified no Non-CORRACTS Treatment, Storage, and Disposal (TSD) facilities within a half-mile radius of the subject property.

CORRACTS - TSD Facilities

The database search identified no CORRACTS Treatment, Storage, and Disposal (TSD) facilities within a one-mile radius of the subject property.

Federal ERNS

The database search did not identify the site to be on the Emergency Response Notification (ERNS) list.

State Hazardous Waste Sites

The database search reported no New York State Inactive Hazardous Waste Sites within a one-mile radius of the site.

State Landfill Sites

The database search reported two State Landfill Sites within a one-half mile radius of the site. The Ogden State Landfill Facility, reportedly located at 409 South Union Street, is reported as being as a State Landfill Site. This landfill appears to be actually located approximately 1 mile northwest of the site, south of the Barge Canal, east of Trimmer Road and north of the Conrail tracks. The 409 South Union Street property address was listed because the Town disposal site was operated and at the time the Town Hall was located at 409 South Union Street. According to the database search, the landfill was authorized to begin operating 5 March 1979 and this authorization expired 1 September 1981. There is no further information given on this facility.

The Spencerport State Landfill Facility, located at 14 Amity Street in Spencerport, approximately 0.60 miles north northeast of the subject property, is reported as being a State Landfill Site. This facility was reportedly authorized to begin operating 3 January 1981 and this authorization expired 1 September 1981. There is no further information given on this facility.

Both locations appear to be across a groundwater divide with regard to the site and therefore do not appear to pose risk of environmental impact to the site.

RCRA Generators

The database search identified three RCRA Generators within the ASTM Standard search radius; Waterstraat Dry Cleaners, located at 500 Union Street (***Subject Property***), was reported to be a RCRA Notifier Site. The database search did not identify compliance or violation issues associated with this site.

Pro Photo, located at 42 Nichols Street (Nichols Street Plaza), approximately 0.05 miles west of the subject site, is reported to be a RCRA Notifier Site. The database search did not identify compliance or violation issues associated with this site. This store no longer appears to be present at the Nichols Street Plaza, was also located downgradient from the subject property and is therefore not expected to have an impact on the subject property.

Kwik Fill, located at 501 Union Street, approximately 0.05 miles west of the subject property and across Union Street ***(Adjacent Property)***, is reported to be a RCRA Notifier Site. The database search did not identify compliance or violation issues associated with this site. This property is located down - or cross - gradient from the subject property and is therefore not expected to have an impact on the subject property.

State Registered Underground Storage Tanks

The database search identified one State Registered Underground Storage Tank facility. Kwik Fill, located at 501 Union Street ***(Adjacent Property)***, is reported as being a Petroleum Bulk Storage Site. There are currently three underground storage tanks (USTs) located on the property. All three of the tanks were reportedly installed in 1978 and are constructed of steel/carbon steel. They each have a 6,000 gallon capacity and are used to store unleaded gasoline. There are no reported leaks or spill associated with these tanks.

Leaking Underground Storage Tanks

The database report identified one Leaking Underground Storage Site (LUST) within a 1/2 mile radius of the site. Kwik Fill, located at 501 Union Street ***(Adjacent Property)***, is reported as being a LUST site (NYSDEC Spill File # 8601537). This spill is reportedly associated with the failure of a tank tightness test for two-550 gallon tanks (one diesel and one kerosene). This spill has reportedly met NYSDEC clean up standards and is closed. According to the database search these tanks are no longer registered on the site.

3.2 Additional Environmental Records Review

Additional environmental records were requested for this investigation through government agencies and Freedom of Information Act (FOIA) requests to several government agencies.

Freedom of Information Act (FOIA) requests were submitted to the Village of Spencerport, Monroe County, and the New York State Department of Environmental Conservation (NYSDEC). Copies of FOIA letters are provided in Appendix C.

Due to the time frame in which this assessment is being performed, to date no responses have been received from the FOIA request to the New York State Department of Environmental Conservation (NYSDEC) or Monroe County. However a response was received from the Village of Spencerport. The Village forwarded our request to the Building Department, the Public Works Department and the Fire Department. According to the Village, the Fire Department possesses a log of all calls from the subject property (500-700 calls/year) and would make these records available to us if we wished to review them. The nature of the calls appear to range from fire calls to ambulance requests. We judge that the records were not likely to significantly influence our REC opinions with regard to the site and we determined not to review the records at this time. In its response, the Village did enclose the files that the building Department had on the subject property (Appendix C). These records were related to results of inspections by the Village.

Due to the information obtained through interviews with key site personnel, and other record reviews it does not appear that responses to the FOIA requests from NYSDEC and Monroe County should significantly affect our conclusions regarding REC's on the site. However, when the remaining responses are received they will be forwarded and, if they affect our conclusions regarding the site, Rite Aid will be informed.

Additional records, including the NYSDEC Inactive Hazardous Waste Disposal Registry and NYSDEC Region 8 Spill Log were reviewed to supplement the information provided by the database search report (5,6). The following is a summary of the information from the additional sources:

- There were no additional inactive hazardous waste sites listed in the registry.
- During the review of the NYSDEC Region 8 Spill Log there were no additional spills listed within a half mile radius of the subject property.

3.3 Past Usage of the Site

Past usage of the site was determined through a review of aerial photographs and (7) and interviews with site personnel. The property located at 500 Union Street was reportedly a button factory through the early 1970's. An addition was constructed on the building in the mid 1970's. At this time the button factory was no longer present and building use was converted to a dry cleaner, a paint store, a restaurant and a drug store. A second addition was added in the late 1980's and the stores within the plaza have not changed except that the Byrne Dairy was added and the paint store was replaced by an electronics store.

- **Aerial Photographs**

A review of aerial photographs at the Monroe County Environmental Management Council for the years 1930, 1951, 1961, 1970, 1975, 1988, 1993, and 1996 (years for which aerial photography available) was undertaken for the Site (7). Copies of the photos are found in Appendix D.

1930 - Site location is primarily in agricultural use (orchards). Agricultural use is also across Union Street to the West and to the South across Route 31. Farm houses and barns front the road of the two parcels across Route 31 to the south and southwest. The farm house and barn for the subject site appears to be located north of the current northerly property boundary. A cut-through driveway is present on the subject site, running diagonally across the NE corner of the Rt. 31/Union Street intersection; the driveway may access a fruit stand or gas station.

1951 - The subject site is no longer in orchard usage and a large barn-like structure appears to have been constructed on the north-central portion of the property. (Note: a former site owner reports this building was a button factory). The cut-through driveway has now been turned into road along a curve turn from Route 31 onto the Union Street. Agricultural usage continues west of the site across Union Street, and south across Route 31.

1961 - The barn-like structure that was present in the 1951 area photograph continues to be present in the 1961. Parking areas are visible to the south and west side of the building. A dark structure (roof?) extends west off the NW corner of the building. Across Union Street to the west a gas station has now been constructed. To the south across Route 31, barns and agricultural uses are still present but residential structures have now been established along Union Street. East of the site is open vacant fields, and north of the site is residential usage.

1970 - Site usage appears very similar as the 1961 aerial photo. The same building is present on the subject site with parking areas to the west and south. The dark structure at the NW side of the building is gone and replaced by parking area. The gas station is still present to the west of the site across Union Street. The station faces towards the intersection with 2-3 pump islands between the station and Union Street and Route 31. The usage to the south across Route 31 is still a mix of agricultural and residential usage with the buildings that front on Route 31 a combination of farm houses and barn structures. Usage to the east of the site is open vacant field and beyond that apartment buildings. To the north is residential usage.

1975 - The subject site has the same building, although it has been expanded with revised space and facades built on the south side of the building facing Route 31 and on the middle of the east side of the building facing the rear portion of the site parking lot. Parking still exists to the west of the building fronting on Union Street and south of the building fronting on Route 31. Gas station usage continues to the west of Union Street, and a combination of agricultural and residential usage continues south of the site across Route 31.

1988 - Site configuration remains the same as the 1975 photo. The parking lot appears to have been repaved and usage adjoining the site appears to have gone to additional commercial usage to the east and apartment residential to the north. Usage across Union Street to the west and across Route 31 to the south remain essentially the same as it appeared in the 1975 photo.

1993 - Site configuration remains very similar to 1988. The site parking lot appears to have been expanded slightly to the southeast, however other areas of the subject site remain essentially unchanged. Surrounding usage also remains consistent with the 1988 aerial photo. Some reconstruction of the property to the southeast side of the Route 31, Union Street intersection appears to be underway.

1996 - Site usage continues as shown in the 1993 aerial photo, both on the subject site and on adjoining properties. A new commercial plaza has been added northwest of the site across Union Street, and a new structure added behind the gas station directly west across Union Street.

3.4 Current and Past Usage of Adjoining Properties

To the west, across Union Street, there is a Kwik Fill Gas Station. According to the aerial photos, a gas station has been present on the property since the late 1950's or early 1960's. The properties to the north and east appear to have been undeveloped (agricultural usage) until the condominiums and doctors' offices were constructed sometime in the early 1980's. The property to the south appears to have been used agriculturally through the present.

IV. SITE RECONNAISSANCE

A site visit to observe site conditions was conducted by Nichole Case Hoy of Haley & Aldrich on 12 and 13 November 1998 (8). Access to the property was provided by individuals at the stores and by the property owner, Mr. Bob Spencer. No weather-related conditions that would have obscured observations occurred during our site reconnaissance.

Interviews with the current property owner, Mr. Bob Spencer, and the former property owner, Mr. Ron Waterstraat of Waterstraat Cleaners, as the Key Site Representatives, was performed in conjunction with the site reconnaissance and, together with visual observations, formed the basis for information listed below (8). The findings of the site visit and interviews are discussed below.

4.1 Condition of Exterior Areas:

- **Structures:**

  There is currently one structure on the 500 Union Street parcel; a 12,000 square foot masonry building that is currently covered in vinyl siding. The original structure, which was reportedly approximately 5,000 square feet, was reportedly built sometime in the 1940's. An addition was added in the 1970's and a third addition was constructed in the late 1980's.

- **Sanitary/Storm/Process Wastewater Sewers:**

  The Village of Spencerport provides sanitary service to the subject property. According to the Village Public Works office, sanitary sewers have been in place in the area since the 1930's. Storm water runoff from the property drains to catch basins located along Union Street and Nichols Street (Figure 2). No catch basins were observed on the parcel.

- **Pits/Ponds/Pools of Liquid/Lagoons:**

  No ponds or other standing water was observed at the properties.

- **Solid Waste/ Areas of Soil Filling:**

  Solid waste from the property is disposed of in dumpsters behind the east side of the building with the exception of the electronics store that transfers solid waste to another store where it is disposed of. However, several televisions and a cooler were observed outside the rear door of the electronics store.

  Areas of soil filling were not observed during the site visit.

- **Storage Tanks/Drums/Containers of Hazardous Substances or Petroleum:**

  There are currently no reported above-ground or underground storage tanks on the property. There were no drums or other containers of hazardous or petroleum substances observed during the site visit. An approximately 150-gallon container was observed on the northeast side of the building. The unit appeared to be a container used to hold old kitchen grease. There did not appear to be significant staining around the unit.

- **Septic Systems/Sanitary System:**

  Septic tanks or leaching fields were not reported to be present on the subject property and according to the Village of Spencerport, a sewer system was put into place in the area in the 1930's. Therefore it is unlikely a septic tank is present on the property.

- **Electrical Transformers:**

  A total of four pole-mounted transformers were observed on the property; two on a pole located on the east side of the building near the GVS Electronics store and two located on the eastern property boundary behind the dry cleaner. No "PCB-containing" warning stickers were observed on the transformers. They appeared in good condition and no oily staining was observed associated with the transformers.

4.2 Condition of Interior Areas

- **Floor Drains:**

  Two floor drains were in the Byrne Dairy store. The drains are reportedly connected to the sanitary sewer line. One plugged floor drain was observed in the laundromat. No other floor drains were observed inside the structure.

- **Waste Storage Areas:**

  There did not appear to be waste storage areas located inside the building. It appeared that all trash is removed from the individual stores and placed into the dumpsters outside, with the exception of the electronics store that transports its trash to another store where it is disposed of.

- **Storage Tanks/Drums/Containers of Hazardous Substances or Petroleum:**

  Minor amounts of cleaning supplies were observed inside the dry cleaner, Byrne Dairy and Jerry's restaurant. No staining associated with these material storage areas was observed.

  According to Ron Waterstraat, operator of Waterstraat Cleaners, there are no chemicals stored in his establishment with the exception of the 100-gallon above-ground tank used to store tetrachloroethene (PCE) which is used in the dry cleaning

process. According to him, Safety Kleen delivers the PCE approximately four times each year. The PCE is pumped from a truck directly into the dry cleaning unit. Four time each year Safety Kleen reportedly removes the carbon filters that the PCE passes through during the dry cleaning process. Mr. Waterstraat reportedly removes the filters from the dry cleaning unit the same day that Safety Kleen visits, places them in canisters and Safety Kleen removes them. Mr. Waterstraat reports that there is no underground piping related to the dry cleaning unit. There is also a carbon bed in the back room of the dry cleaning store that reportedly absorbs fumes from the dry cleaning process after which air emissions are piped them to a fifteen-foot stack on the top of the building. According to Mr. Waterstraat, he is currently in violation of NYSDEC air emission registration requirements by using this stack to vent fumes to the outside; he currently does not know what course he will take to remedy this violation.

According to Mr. Waterstraat, the dry cleaning facility has been in operation since the early 1970's. For approximately fifteen years he was not required to have an outside company remove the PCE contaminated filter waste from his store. At that time he reportedly disposed of the filters in a dumpster outside (east side of the building). In 1986 Mr. Waterstraat started having the filters removed by Safety Kleen. An example of a waste manifest for removal of filters with PCE waste from the store is on Appendix E.

Mr. Waterstraat also reports that there is no waste PCE removed from his store. All of the PCE is reportedly used in the dry cleaning process, either lost to the clothes or to the filters.

4.3 Rite Aid (non-REC) Criteria

Several items were evaluated to address criteria required to conform to Rite Aid's Environmental Criteria for Environmental Assessment (June 1997). These include asbestos, radon, PCB-containing light ballasts, wetlands, lead-based paint and chlorofluorocarbon-containing equipment.

- **Asbestos Containing Material (ACM):**

  Asbestos in structures is not considered by ASTM 1527-97 to constitute a REC when present on a site. Evaluation of presence in structures at this site was performed to provide information for management upon demolition. An Asbestos Survey was completed by Paradigm Environmental Services, Inc. for all structures on the subject properties. Refer to Section 5.2 and Appendix F for the Asbestos Survey Report.

- **Radon:**

  Potential radon presence was also assessed as a non-REC/Rite Aid criteria. According to the Monroe County health Department, the average radon level in the Town of Ogden is 1.9 picocuries/liter, significantly lower than the 4 picocurie/liter threshold recommended by USEPA for additional action.

- **Chlorofluorocarbons (CFCs):**

  There did not appear to be air conditioning units located on the roof or perimeter of the building. There were two cooling units located in the walk-in cooler in Byrne Dairy as well as two small units located in the shopping area. A walk-in cooler was also observed in Jerry's Restaurant. The cooling units within the coolers could potentially contain CFC compounds.

- **PCB-Containing Light Ballasts**

  Several light ballasts were observed through each of the individual stores. In general, light ballasts manufactured after 1977 are non-PCB containing. Store personnel were unsure of any changes made to the light ballasts, however based on the age of the building it is possible the ballasts do contain PCB compounds.

- **Wetlands**

  The subject property and adjoining properties are currently developed and showed no significant indicators of protected wetlands presence. Indicators include specific wetlands vegetation, ponds and/or streams and native hydric soils. No obvious vegetation indicative of wetlands presence was observed.

- **Lead-Based Paints**

  The structure is of sufficient age that it likely contains lead-based paints or painted surfaces. We do not view this as a significant issue for the intended redevelopment because NYSDEC does not require waste characterization testing for this parameter upon demolition and disposal.

V. PHASE II INVESTIGATIONS

Based on our records review of past and current uses of the subject property, Phase II investigations were conducted. Subsurface investigations were performed to further characterize the soil and groundwater conditions on the site, as well as collect subsurface data in the anticipated new store footprint, driveway and parking lot areas. The program consisted of soil test borings, groundwater sampling and laboratory analysis of selected groundwater and soil samples collected.

5.1. Field and Laboratory Investigations

A total of eight geotechnical borings were completed at the site. Test borings were drilled on 12 and 13 November 1998 by Nothnagle Drilling under Haley & Aldrich observation. Three of the test borings, B-103, B-106 and B-107, were converted into monitoring wells to determine groundwater elevations and to test potential petroleum products or hazardous substances in the groundwater.

Soils were screened in the field for VOC presence using a photoionization detector (PID). Certain samples showed apparent detectable VOCs during screening; based on the field instrument readings, soils samples from B-101, B-104, B-105 and B-107 were selected for analyses. The samples were analyzed by Paradigm Environmental Services, Inc., using EPA Method 8260.

Groundwater samples were collected from the three monitoring wells. These samples were submitted to and analyzed by Paradigm Environmental Services, Inc., using EPA Method 8260.

5.2 Phase II Subsurface Investigation Results & Discussion

- **Subsurface Explorations**

  On 12 and 13 November 1998, eight test borings, B101 through B108, were drilled by Nothnagle Drilling at locations selected by Haley & Aldrich. Note that because the existing and proposed structures are in approximately the same location, several of the test borings were performed outside of the proposed footprint. Test boring locations as shown on Figure 2 were determined by Haley & Aldrich by taping from existing site features. The exploration locations should be considered approximate.

  Borings were drilled using hollow-stem augers to depths below ground surface ranging from 17 ft. to 22 ft. Each boring was terminated within dense lacustrine silt. Soil samples were recovered continuously or at 5-ft intervals by driving a 1 -in. I.D. split-spoon sampler with a 140-lb. hammer consistent with ASTM Method D1586. Monitoring wells were installed in the completed boreholes at B103, B106 and B107. A Haley & Aldrich geologist monitored the drilling and logged the recovered soil samples.

  Test Boring Reports and Groundwater Monitoring Well Installation Reports prepared by Haley & Aldrich are presented in Appendix A. It should be noted that borings logs and

related information depict subsurface conditions and water levels at their specific location at the time of drilling. Soil and groundwater conditions at other locations may differ from those encountered conditions at these locations.

- **Subsurface Conditions**

The borings encountered two principal soil units; fill and lacustrine deposits. Generalized descriptions of these units and encountered thicknesses are presented below in order of increasing depth below ground surface.

Fill - Fill was encountered in all of the borings at thicknesses ranging from 0.5 to 4.0 ft. The material is medium dense to dense, brown or gray, silty fine SAND, trace coarse to medium sand and gravel, to GRAVEL with some sandy silt. Approximately 0.2 to 0.5 ft. of bituminous concrete pavement was present at ground surface in all of the borings except B101 and B108.

Lacustrine Deposits - Lacustrine deposits consisting of loose to very dense, brown SILT, trace fine sand, with occasional seams of red-brown clay were encountered in each of the borings beneath the fill. All of the test borings were terminated in dense lacustrine deposits at depths of 17 to 22 ft. The encountered thicknesses ranged from 13 ft. to 18.5 ft.

The depth to water was not recorded during the drilling explorations, however, water levels were measured in each of the three monitoring wells at elevations ranging from 596.45 to 600.75 three days after the wells were installed. The measured depths to the groundwater surface ranged from 4.3 to 9.0 ft. below the existing ground surface. Groundwater appears to flow in a southwestern direction, as shown by the groundwater contours provided on Figure 2. Where groundwater monitoring wells were not installed, soil sample descriptions show the change from moist to wet conditions to give an indication of the apparent location of the water table. Water levels at the site should be expected to vary with precipitation, season, temperature and construction activity in the area. Therefore, groundwater levels during and following construction may differ from those observed in the test borings.

Soil samples were screened in the field with a Microtip Photovac Ionization Detector (PID). PID readings were detected at two of the boring locations, B-101 and B-105. The remaining samples were below detection limits for organic vapors using the PID.

Copies of the analytical laboratory reports are included in Appendix F. Three of the four submitted soil samples resulted in detection of either chlorinated or BTEX compounds above NYSDEC Comparison Values (see Table 1). All of the submitted groundwater samples resulted in detection of chlorinated compounds above NYSDEC Comparison Values (see Table 2).

Based on past and current site uses, it appears likely that the chlorinated compounds detected in the soil and groundwater result from dry cleaning operations located on the subject property. It is also likely that the petroleum-related compounds detected in B-101 (soil sample with the highest PCE concentrations) are also related to the dry cleaning facility. The compounds are likely a result of the PCE removing petroleum-related stains and residues from clothing.

According to Mr. Waterstraat, current operator and former owner of the dry cleaner, the dry cleaning store has been present in the plaza since the early 1970's. Until 1986 special handling and disposing of the filters that contained PCE was not required; Mr. Waterstraat reports that he disposed of the filters in a dumpster behind the building. Since 1986 Mr. Waterstraat has had Safety Kleen remove used filters from the site approximately every four months. It appeared that Mr. Waterstraat had all Hazardous Waste Manifests in order in his store and an example is in Appendix E.

With regard to the intended site development, data gathered to date indicates that laboratory-detectable concentrations are likely to be encountered during building foundation construction. If property development is to proceed there are several issues to consider:

- The first issue is the limited information we currently have on the subsurface of the site. The apparent source of the PCE to the subsurface is the area behind and to the east of the building, likely where dumpsters have historically been located. The specific delineation of PCE-affected soils with regard to presence in the saturated and unsaturated zone will affect both remediation alternatives and foundation construction. Prior to development the contaminant plume will need to be delineated further both vertically and horizontally. In order to delineate the plume, further subsurface work will have to be completed. This would include additional test borings that continue vertically until un-impacted soils are encountered.

- The second issue to consider if development proceeds are the possible clean-up alternatives that resolve PCE presence. Chlorinated compounds tend to be environmentally persistent and costly to remove. One approach to remediation is an aggressive extraction technique such as 2-PHASE Extraction which removes vapor and dissolved phase (groundwater) contaminants through wells, under high vacuum. The capital costs for this type of technology is typically on the order of $200K to $300K, and annual O&M costs are typically on the order of $90K to $150K per year. The fastest we have been able to cease remediation on a similar site is 4-5 years.

  A second option would be various in-situ technologies such as reactive iron barriers or bioremediation, including Hydrogen Releasing Compound (HRC) or other similar technologies. Such remediation methods rely on either chemical or microbiologic breakdown of the contaminants as affected groundwater contacts or passes through subsurface wells or permeable barriers. These remedies typically have initial capital costs in the $200K to $350K range, depending on the specific configuration. Annual O&M costs are typically in the $20K to $30K range, primarily for groundwater quality monitoring. Periodic capital expenditures of $20K to $30K for replenishment of reactive

medium may be required. Note that such systems have been in existence only for 1 to 6 years and therefore data on remediation duration is limited, however expected durations, based on data to date are on the order of 8 ± to 15± years.

Related to the issue of site cleanup is soil management during construction. If the transaction does proceeds the geotechnical issues of the site will have to be revisited because managing contaminated soils adds a premium to construction costs. The construction could be used as an opportunity to remove unsaturated source soils or we may want to consider a foundation design modified so as to minimize soil handling.

- The third issue to consider if the transaction proceeds is the regulatory administration of cleanup. If the concentrations of contaminants found on the site are reported to NYSDEC, based on our experience, the site will be placed on the Inactive Hazardous Waste Site registry (Superfund). Typically there are two options for cleanup; proceed with a Voluntary Clean-up Agreement (VCA) or be placed on the Superfund list and follow cleanup procedures under an Order of Consent. If development does proceed, we recommend the VCA program. VCA is typically faster and less complicated than following an Order of Consent.

5.3 Asbestos Survey Results

Asbestos in structures is not considered by ASTM 1527-97 to constitute a REC when present on a site. Evaluation of presence in the structure at this site was performed to provide information for management upon demolition. An Asbestos Survey was completed by Paradigm Environmental Services, Inc. for the structure on the subject property, however samples were not collected from the vacant store or from Jerry's Restaurant due to the inaccessibility at the time of the survey. Ten samples from the structure of potential ACM were collected and analyzed by Polarized Light Microscopy (PLM). Note that samples of some of the floor tile and linoleum and fibrous ceiling tile were examined by PLM and revealed no observable ACM with the exception of the flooring located in the laundromat, the dry cleaner and the appliance repair store. However, PLM is a screening method is not consistently reliable in detecting asbestos in non-friable, organically bound materials such as flooring and roofing materials. Because of the short time frame available for completion of this assessment it was not possible to have the samples run by Transmission Electron Microscopy (TEM), the method used for resolution of non-friable ACM presence. Therefore, selected samples are being treated as asbestos containing although they may not actually contain asbestos materials. Refer to Appendix F for the Asbestos Survey Report. Further, no samples were taken from the roof of the building, however an estimate for removal is included in the event the roofing materials are found to be ACM. Asbestos-Containing Materials (ACM) were determined to be present in the site structures and in the approximate quantities listed as follows:

Flooring Materials:

Found to be ACM by PLM analysis:

- Gold 12 x 12 Floor Tile & Mastic in Coin Laundromat- 1,900 sq. ft.

- Gold 12 x 12 Floor Tile & Mastic in Dry Cleaner- 500 sq. ft.
- Brown 12 x 12 Floor Tile & Mastic in Appliance Repair store- 800 sq. ft.

To be treated as ACM by PLM analysis:
- Yellow Floor Tile Mastic in Appliance Repair store
- White/Red 12 x 12 Floor Tile in Byrne Dairy
- Yellow Floor Tile Mastic in Byrne Dairy

Roofing Materials:

- Treat Entire Roof as ACM- 13,500 sq. ft.

Based on PLM the above listed materials were designated to be treated as ACM based on their appearance and material. As indicated above, many of the non-friable, organically bound materials will require TEM to confirm or deny ACM content, prior to building demolition. The ACM will require special handling and disposal during demolition. The cost for such handling was estimated by the asbestos surveyor retained for this work is as follows:

- ACM Flooring $7,000- $12,000

- ACM Roofing ..... $26,000 - $35,000

These estimates are based on the approximate quantities viewed on the site by the ACM surveyor and should be treated only as an estimate. Performance of TEM on the samples now assumed to be asbestos-containing based on PLM alone may reduce the estimates above. Further, reductions may be possible by careful project planning and possible exemptions that are sometimes allowed by the NYS Dept. of Labor for non-friable ACM at the actual time of building demolition.

VI. FINDINGS AND CONCLUSIONS

Haley & Aldrich of New York has performed Phase I and Phase II Environmental Site Assessment Investigations at the property located at 500 Union Street in Spencerport, New York. The Phase I investigation was performed in accordance with ASTM Standard 1527-97 and has revealed no evidence of Recognized Environmental Conditions (RECs), except for the apparent presence of chlorinated and petroleum-related compounds in the site soil and groundwater (see summary below).

In addition, select non-ASTM criteria were evaluated consistent with Rite Aid's Criteria for Environmental Site assessments as summarized below.

The subject site consists of one parcel totaling approximately 1.3 acres, located at 500 Union Street. Currently the property is occupied by a plaza that contains an electronics and appliance store, a coin-operated laundromat, a dry cleaner, a restaurant and a Byrne Dairy store. There is also one vacant store that was a hair salon. Historically the property was used agriculturally (an orchard) through the 1930's. A portion of the current structure was reportedly built in the 1940's and contained a button factory. In the early 1970's the property was purchased by Mr. Ron Waterstraat who opened the dry cleaning facility as well as a hair salon and restaurant. At that time, an addition was added to the building. A drug store once occupied the eastern portion of what is now "Jerry's" restaurant. In the late 1980's the property was sold to its current owner, Mr. Bob Spencer. A second addition was added in 1989.

Based on available information for the Phase I, the adjacent properties do not appear to represent an apparent adverse environmental impact on the subject. Adjoining usage appears to have been the following:

- To the west of the subject property, across Union Street, is a Kwik Fill Gas Station. This gas station has two NYSDEC spill files (NYSDEC Spill File # 9207165 and 8601537). One of the spills (NYSDEC Spill File # 9207165) was associated with a leaking underground storage tank and the other (NYSDEC Spill File # 8601537) was associated to a petroleum odor emanating from an underground telephone vault. Both of the spills are now closed. Based on the apparent groundwater flow direction it is unlikely this site will have an impact on the subject property. The Kwik Fill is also a petroleum bulk storage facility as well as a RCRA generator.

- The property to the east and north of the subject site consists of condominiums and doctors offices. Beyond the buildings to the east is an apartment complex.

- South of the property is Route 31 (Nichols Street) across which is what looks to be an abandoned barn. A large open field surrounds the barn.

- Southwest of the subject property are several residences beyond which is a housing development.

Based on the Phase I Assessment, Phase II investigations were performed on the site to determine whether or not past and current usage of the site has had an impact on the site, specifically the dry cleaning facility usage. The Phase II investigation consisted of eight hollow-stem auger borings, three of which were converted to wells for groundwater sampling. During these field explorations apparent volatile organic compound (VOC) detections were indicated by a field instrument (PID) used for VOC monitoring of samples in two of the boreholes. Laboratory analyses for petroleum and non-petroleum VOCs were performed on four soil samples selected from borings on the site, as well as three groundwater samples obtained from wells installed. VOC analyses on soil samples by method 8260 showed both chlorinated and petroleum related compounds in three of the four soil samples and chlorinated compounds in all three of the water samples.

The ASTM Standard requires an opinion of potential impact of REC(s) identified on the Site from the Phase I. Our opinion is rendered with respect to a REC's potential (high, moderate, low) to require remedial response based on prevailing agency requirements and/or understanding of the use of the property. This opinion is made and limited by the conditions prevailing at the time our work was performed and for the geographic location of the property. Accordingly, our opinion of apparent impact of RECs identified in this assessment is as follows:

- REC: Presence of chlorinated compounds in site soil and groundwater.
  Apparent Impact: High
  Explanation: Laboratory analyses indicate the presence of chlorinated compounds in both the site soil and groundwater above NYSDEC Criteria. The primary compound detected in the samples was tetrachloroethene (PCE) which is the primary component of dry cleaning solution reported to be used on site. The operator of the Waterstraat Dry Cleaning store, reported that prior to 1986, when federal laws required dry cleaners to properly dispose of dry cleaning wastes, he disposed of the PCE filters in a dumpster behind the building. This reportedly occurred from the early 1970's through 1986. According to Mr. Waterstraat, none of the dry cleaning unit's piping is underground and there were no visible floor drains inside the store, therefore it is unlikely that the contamination detected in the subsurface is due to leaking equipment within the store. The rear of the store where dumpsters appear to have been historically placed is also where detections of PCE was highest in soil and groundwater samples.

  Some lesser concentrations of petroleum related compounds were also detected in B-101 (the soil sample with the highest PCE concentrations), and we believe these are also related to the dry cleaning facility. The compounds are likely a result from the PCE filter cartridges containing residues of oils and grease from clothes cleaning.

  If the property transaction for the proposed Rite-Aid proceeds, there are several issues that should be considered as part of the transaction and development planning: the source of the contamination needs better definition to resolve foundation construction issues; further delineating the contaminant plume, which will require

further subsurface explorations, is needed to resolve remediation options; potential clean-up alternatives and their possible costs and longevity needs resolution as they may affect structure of the transaction; and regulatory administration issues need to be clarified of a Voluntary Cleanup is desired. Our evaluation of the influence of these issues, in light of the PCE presence, is summarized in our report.

- REC: Presence of petroleum related compounds in site soil.
  Apparent Impact: Moderate to Low
  Explanation: Laboratory analyses indicate the presence of petroleum related compounds in site soil, at concentrations below NYSDEC Criteria in one soil sample obtained near the property line. The Phase II program was not extensive enough to define the aerial extent of this petroleum detection, but because the detections are below the NYSDEC criteria we ranked the impact of this REC as moderate to low.

Six non-REC issues (PCB-containing light ballasts, asbestos-containing material, chloroflourocarbons, radon, lead-based paint and wetlands) were also evaluated as part of this assessment to meet Rite Aid's environmental criteria.

PCB Ballasts – Several fluorescent light ballasts were observed in each of the stores. In general, light ballasts manufactured after 1977 are non-PCB containing. Store personnel were not aware if any of the light ballasts have been replaced since the late 1970's and therefore may be PCB containing. A specific survey of the ballasts is recommended prior to store decommissioning and demolition.

Asbestos - Non-REC evaluation was also performed to determine presence and apparent extent of Asbestos-Containing-Materials (ACM) in structures subject to demolition for Rite Aid's proposed development. A pre-demolition survey was performed including observation and collection of samples from building materials from stores within the plaza, with the exception of the vacant store on the north end of the plaza and Jerry's restaurant. Survey personnel were unable to view those two stores due to store or property manager not providing access.

Based on the survey performed, none of the samples taken were shown to be ACM based on Polarized Light Microscopy (PLM) with the exception of the floor in the laudromat, the dry cleaner and the appliance repair store. However, three of the samples taken were designated to be treated as ACM based on their appearance and material Some non-friable, organically bound materials are assumed to be ACM and will require Transmission Electron Microscopy (TEM) to confirm or deny ACM content, prior to building demolition. The ACM will require special handling and disposal during demolition. The cost for such handling was estimated by the asbestos surveyor retained for this work and appears in the body of the report. The estimates are based on the approximate quantities viewed on the site by the ACM surveyor and should be treated only as an estimate. Performance of TEM on the samples now assumed to be asbestos containing, based on PLM alone, may reduce the estimates. Further, reductions may be possible by careful project planning and possible exemptions that are

sometimes allowed by the NYS Dept. of Labor for non-friable ACM at the actual time of building demolition.

Radon - The potential for radon presence was assessed through an interview with the Monroe County Health Department. According to Health Department records the average radon level in the Town of Ogden is 1.9 picocuries/liter which is below the 4 picocurie/liter threshold recommended by USEPA.

Wetlands - The subject property and adjoining properties are currently developed and showed no significant indicators of protected wetlands presence. Indicators include specific wetlands vegetation, ponds and/or streams and native hydric soils. No standing water or obvious vegetation indicative of wetlands presence was observed.

Lead Paint - The structures on both parcels are of sufficient age that they likely contain lead-based paints or painted surfaces. We do not view this as a significant issue for the intended redevelopment because NYSDEC does not at this time require waste characterization testing for this parameter upon demolition and disposal.

Chlorofluorocarbons - CFCs are a component of refrigerants used in air-conditioning equipment, most forms of which have been or are being phased out of usage. There is a walk-in cooler located in Jerry's restaurant as well as four refrigeration units located in the coolers of the Byrne Dairy. The units are of sufficient age that CFC compounds may have been originally present; we were not able to determine if CFCs were recently replaced. Accordingly, care should be taken during store decommissioning to prevent possible venting of CFCs when the units are removed.

VII. CREDENTIALS

This report has been prepared by Nichole Case Hoy, Hydrogeologist under the direct supervision of Vincent B. Dick who served as Associate-In-Charge for the project. Resumes presenting qualifications and experience for these personnel are contained in Appendix G.

VIII. REFERENCES

1. "Topographic map, Spencerport, New York Quadrangle," United States Geological Survey 7.5 minute series, Photo revised 1978.

2. New York State Geologic Survey, 1988, "Surficial Geologic Map of New York State, Finger Lakes Sheet."

3. New York State Geologic Survey, 1970, "Geologic Map of New York State, Finger Lakes Sheet."

4. EcoSearch, 9 October 1998, "500 Union Street, Spencerport, New York".

5. NYSDEC Inactive Hazardous Waste Site Registry, April 1997.

6. NYSDEC Spill Log, January 1998.

7. Haley & Aldrich of New York, aerial photograph review at the Monroe County Environmental Management Council, 12 November 1998.

8. Haley & Aldrich of New York, site visit conducted by Nichole Case Hoy 12-13 November 1998.

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RITE AID CORPORATION
PROPOSED 500 UNION STREET SITE
SPENCERPORT, NEW YORK

TABLE 1
SOIL ANALYTICAL RESULTS

Soil Test Borings
11/12/98 - 11/13/98

ANALYTE	Sample No.: / Depth (ft.):	SOIL B101 8-10	SOIL B104 6-8	SOIL B105 0-2	SOIL MW-107 6-8	TAGM Comparison Values Total
ORGANICS - 8260						
tetrachloroethene		**14670**	ND	ND	58.4	1400
trichloroethene		**1226**	ND	ND	ND	700
benzene		ND	ND	ND	5.5	60
toluene		ND	ND	ND	ND	1500
ethylbenzene		ND	ND	1442.9	ND	5500
m,p xylene		**1940**	ND	214.4	ND	1200
o xylene		920	ND	503.9	ND	1200

NOTES:

1. Results expressed in micrograms per kilogram (ppb).
2. "ND" indicates analyte not present at or above detection limit.
3. Samples analyzed by Paradigm Environmental Services, Inc. of Rochester, New York.
4. Samples indicate TAGM exceedances.

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RITE AID CORPORATION
PROPOSED 500 UNION STREET SITE
SPENCERPORT, NEW YORK

TABLE 2
WATER ANALYTICAL RESULTS

Monitoring Well Samples
11/13/98 - 11/14/98

ANALYTE / *Sample No.:*	WATER			
	MW103	MW106	MW107	TOGS 1.1.1 Standard/Guidance Value
ORGANICS - 8021				
trans-1,2 dichloroethene	3.8	ND	ND	5
tetrachloroethene	**12.4**	**1071.9**	**172.4**	0.7
trichloroethene	2.5	ND	**29.6**	5
benzene	ND	ND	ND	1
toluene	ND	ND	ND	5
ethylbenzene	ND	ND	ND	5
m,p xylene	ND	ND	ND	5
o xylene	ND	ND	ND	5

NOTES:
1. Results expressed in micrograms per liter (ppb).
2. "ND" indicates analyte not present at or above detection limit. "NA" indicates sample not analyzed.
3. Samples analyzed by Paradigm Environmental Services, Inc. of Rochester, New York.
4. Samples in bold indicate TOGS exceedances.

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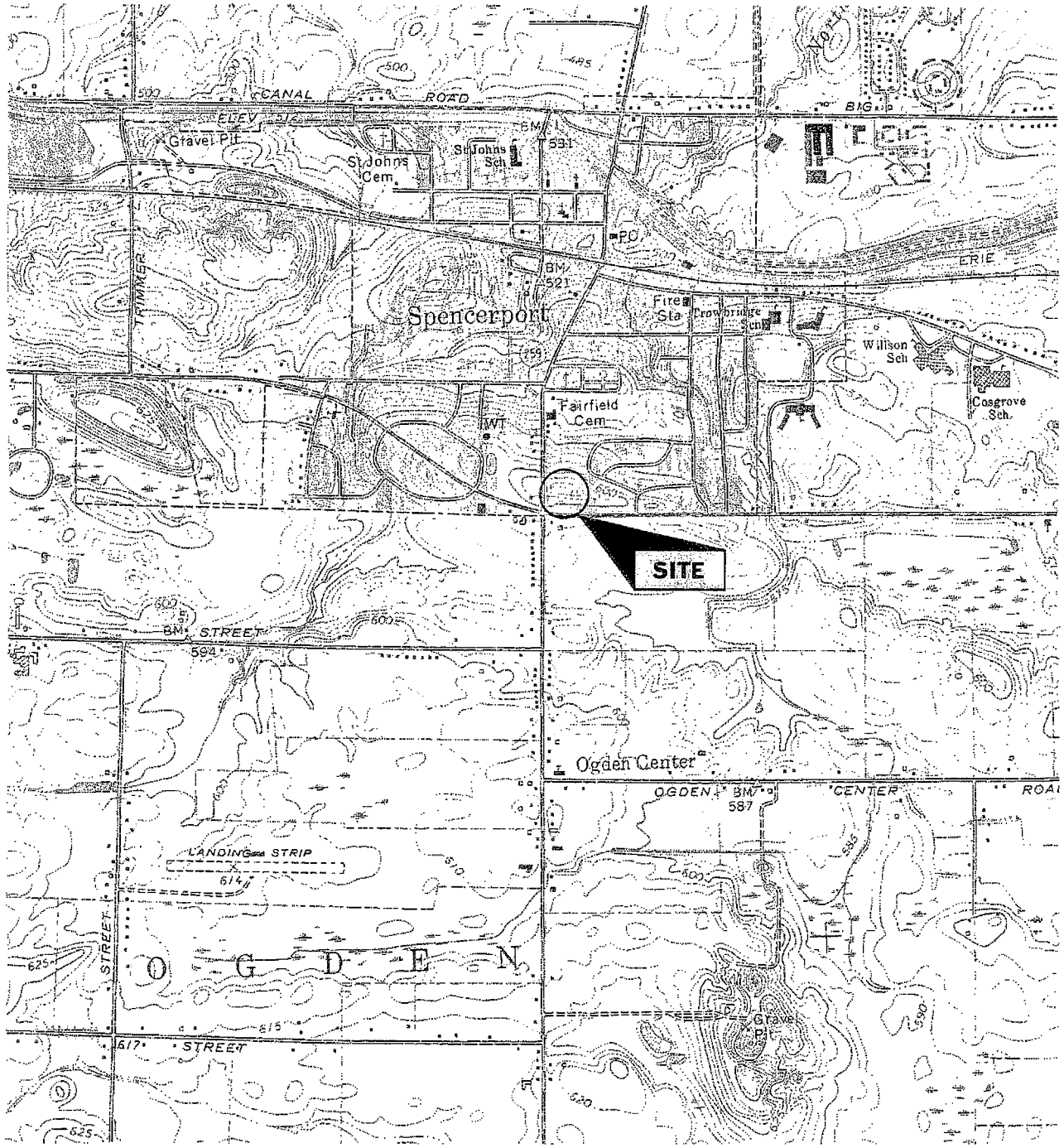


QUADRANGLE LOCATION: SPENCERPORT, N.Y.

HALEY & ALDRICH

PROPOSED RITE AID SITE
500 UNION STREET
SPENCERPORT, NY

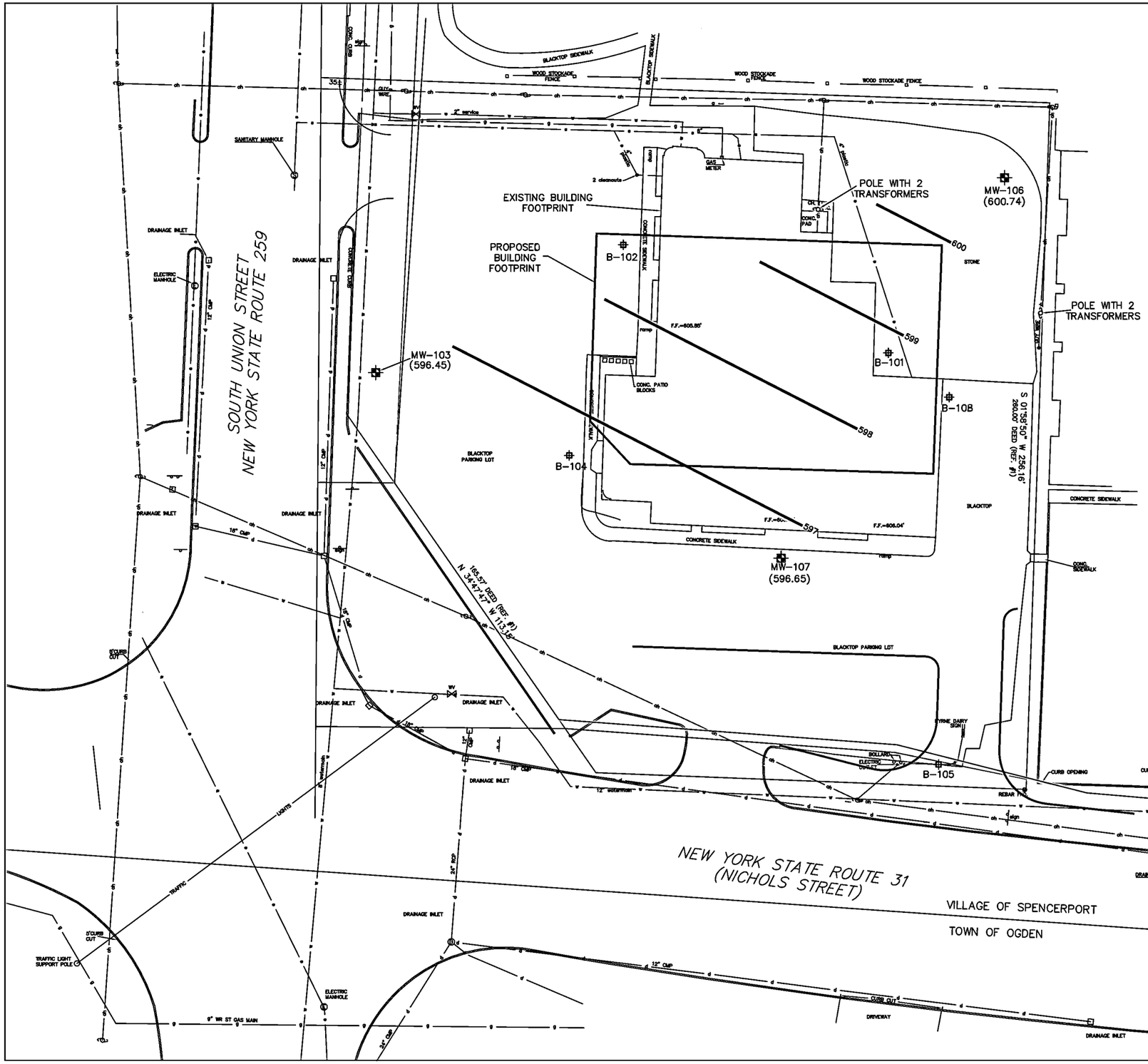
PROJECT LOCUS

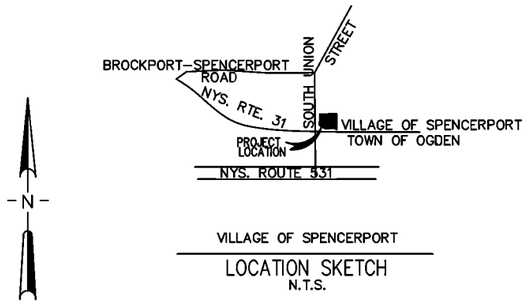
SCALE: 1" = 2000'

NOVEMBER 1998

70620-019

FIGURE 1





VILLAGE OF SPENCERPORT

LOCATION SKETCH
N.T.S.

NOTES:

1. BORING LOCATIONS DETERMINED BY HALEY & ALDRICH PERSONELL TAPING FROM EXISTING FEATURES AND SHOULD BE CONSIDERED APPROXIMATE.
2. THIS DRAWING BASED ON SUPPLIED DRAWINGS "MAP OF SURVEY OF LAND OWNED BY EYEZON ASSOCIATES" BY MAGDE SURVEYING, DATED 11/13/98, AND ""RITE AID STORE NO.", BY CLARK PATTERSON ASSOCIATES, DATED 10/7/98.

LEGEND:

B-101 ⊕ TEST BORINGS COMPLETED BY NOTHNAGLE DRILLING NOVEMBER 1998 (IF CONTAINING CHLORINATED AND/OR PETROLEUM RELATED COMPOUNDS, SHOWN IN RED).

MW-106 ⊕ MONITORING WELLS COMPLETED BY NOTHNAGLE DRILLING NOVEMBER 1998 (IF CONTAINING CHLORINATED RELATED COMPOUNDS, SHOWN IN RED).

598 — GROUNDWATER CONTOURS INFERRED FROM WATER LEVELS MEASURED IN SITE WELLS ON 16 NOV. 1998.

HALEY & ALDRICH

PROPOSED RITE-AID STORE
500 UNION STREET
SPENCERPORT, NEW YORK

SITE PLAN

SCALE: AS SHOWN NOVEMBER 1998

70620-019 SITE.DWG

FIGURE 2

APPENDIX A

Logs

H&A OF NEW YORK, ROCHESTER, NEW YORK
Consulting Geotechnical Engineers,
Geologists and Hydrogeologists

TEST BORING REPORT

BORING NO. B101

PROJECT: SPENCERPORT - 500 UNION STREET
CLIENT: RITE-AID
CONTRACTOR: NOTHNAGLE DRILLING

FILE NO. 70620-019
SHEET NO. 1 OF 1
LOCATION: See Plan

ITEM	CASING	DRIVE SAMPLER	CORE BARREL
TYPE	AUGERS	SS	--
INSIDE DIAMETER (IN)	4-1/4	1-3/8	--
HAMMER WEIGHT (LB)	--	140	--
HAMMER FALL (IN)	--	30	--

DRILLING EQUIPMENT & PROCEDURES

RIG TYPE: BK-81
BIT TYPE: AUGERS
DRILL MUD: --
OTHER: --

ELEVATION: 606.0
DATUM:
START: 11/12/98
FINISH: 11/12/98
DRILLER: K. Busch
H&A REP: N. Hoy

DEPTH (FT)	MICRO TIP (PPM)	SAMPLER BLOWS PER 6 IN	SAMPLE NUMBER & RECOVERY	SAMPLE DEPTH (FT)	STRATA CHANGE (FT)	VISUAL CLASSIFICATION AND REMARKS
	ND	39 20 13 13	S1 8"/24"	0.0 2.0	2.0	Brown GRAVEL with some sandy silt, damp. -FILL-
	ND	13 12 14 18	S2 13"/24"	2.0 4.0		Dense brown clayey SILT, trace fine sand, damp. -LACUSTRINE-
5		8 7 7 8	 0"/24"	4.0 6.0		No Recovery
	80 172 72 41.3	2 5 7 13	S3 23"/24"	6.0 8.0		Same as S2, except trace coarse sand, petroleum-like odor in sample, some minor staining.
	41.6 77 90	6 11 17	S4 24"/24"	8.0 10.0		Same.
10	37	20				
	27 33	11 13 22 28	S5 22"/24"	10.0 12.0		Same, except trace clay, wet at bottom
15	ND	7 13 20 21	S6 24"/24"	14.0 16.0		Brown SILT with some trace and fine sand.
	ND	8 12 15 30	S7 24"/24"	18.0 20.0		Same.
20						End of Exploration at 20.0 ft.
25						Notes: 1. All samples screened with microtip.

WATER LEVEL DATA					
DATE	TIME	ELAPSED TIME (HR)	DEPTH (FT) TO: BOTTOM OF CASING	DEPTH (FT) TO: BOTTOM OF HOLE	DEPTH (FT) TO: WATER

SAMPLE IDENTIFICATION

O Open End Rod
T Thin Wall Tube
U Undisturbed Sample
S Split Spoon

SUMMARY

OVERBURDEN (LIN FT):	20.0
ROCK CORED (LIN FT):	--
SAMPLES:	7S
BORING NO.	B-101

H&A OF NEW YORK, ROCHESTER, NEW YORK
Consulting Geotechnical Engineers,
Geologists and Hydrogeologists

TEST BORING REPORT

BORING NO. B102

PROJECT: SPENCERPORT - 500 UNION STREET
CLIENT: RITE-AID
CONTRACTOR: NOTHNAGLE DRILLING

FILE NO. 70620-019
SHEET NO. 1 OF 1
LOCATION: See Plan

ITEM	CASING	DRIVE SAMPLER	CORE BARREL
TYPE	AUGERS	SS	--
INSIDE DIAMETER (IN)	4-1/4	1-3/8	--
HAMMER WEIGHT (LB)	--	140	--
HAMMER FALL (IN)	--	30	--

DRILLING EQUIPMENT & PROCEDURES

RIG TYPE: BK-81
BIT TYPE: AUGERS
DRILL MUD: --
OTHER: --

ELEVATION: 605.2
DATUM:
START: 11/12/98
FINISH: 11/12/98
DRILLER: K. Busch
H&A REP: N. Hoy

DEPTH (FT)	MICRO TIP (PPM)	SAMPLER BLOWS PER 6 IN	SAMPLE NUMBER & RECOVERY	SAMPLE DEPTH (FT)	STRATA CHANGE (FT)	VISUAL CLASSIFICATION AND REMARKS
					0.5	ASPHALT
	ND	8 14 6	S1 5"/16"	0.5 2.0		Brown silty fine SAND, some gravel, moist.
	ND	5 4 11 14	S2 2"/24"	2.0 4.0		Red silty SAND, some gravel, dry. -FILL-
5	ND	4 7 4 5	S3 16"/24"	4.0 6.0	4.0	Brown clayey SILT with trace fine sand, moist to wet, large rounded stone in bottom of spoon.
	ND	12 13 18 21	S4 24"/24"	6.0 8.0		Same with trace coarse sand.
10	ND	8 17 23 29	S5 20"/24"	8.0 10.0		Same with fine sand lens from 9.5 to 9.7 ft. -LACUSTRINE-
		12 17 21 22	S6 20"/24"	13.0 15.0		Same.
15	ND	100/6	S7 2"/26"	18.0 20.0		Gray dolostone in bottom of spoon.
20	ND	8 10 13 29	S8 24"/24"	20.0 22.0		Brown clayey SILT with trace fine and coasrse sand, damp.
25						Bottom of Exploration at 22.0 ft.

Notes:

1. All samples screened with a microtip.

WATER LEVEL DATA

DATE	TIME	ELAPSED TIME (HR)	DEPTH (FT) TO: BOTTOM OF CASING	BOTTOM OF HOLE	WATER

SAMPLE IDENTIFICATION

O Open End Rod
T Thin Wall Tube
U Undisturbed Sample
S Split Spoon

SUMMARY

OVERBURDEN (LIN FT):	20.0
ROCK CORED (LIN FT):	--
SAMPLES:	7S
BORING NO.	B-102

H&A OF NEW YORK, ROCHESTER, NEW YORK Consulting Geotechnical Engineers, Geologists and Hydrogeologists	TEST BORING REPORT	BORING NO. B103

PROJECT: SPENCERPORT - 500 UNION STREET
CLIENT: RITE-AID
CONTRACTOR: NOTHNAGLE DRILLING

FILE NO. 70620-019
SHEET NO. 1 OF 1
LOCATION: See Plan

ITEM	CASING	DRIVE SAMPLER	CORE BARREL
TYPE	AUGERS	SS	--
INSIDE DIAMETER (IN)	4-1/4	1-3/8	--
HAMMER WEIGHT (LB)	--	140	--
HAMMER FALL (IN)	--	30	--

DRILLING EQUIPMENT & PROCEDURES

RIG TYPE: BK-81
BIT TYPE: AUGERS
DRILL MUD: --
OTHER: --

ELEVATION: 600.7
DATUM:
START: 11/12/98
FINISH: 11/12/98
DRILLER: K. Busch
H&A REP: N. Hoy

DEPTH (FT)	MICRO TIP (PPM)	SAMPLER BLOWS PER 6 IN	SAMPLE NUMBER & RECOVERY	SAMPLE DEPTH (FT)	STRATA CHANGE (FT)	VISUAL CLASSIFICATION AND REMARKS
					0.5	ASPHALT.
	ND	5 7 7	S1 11"/18"	0.5 2.0		Dark brown sandy SILT, trace coarse sand, damp.
	ND	7 7 10 12	S2 11"/24"	2.0 4.0		Brown SILT, trace clay and coarse to fine sand, damp.
5	ND	5 7 8 9	S3 18"/24"	4.0 6.0		Same with fine sand lens from 5.6 to 5.8 ft.
	ND	9 14 11 14	S4 22"/24"	6.0 8.0		Same.
	ND	8 17 31 44	S5 20"/24"	8.0 10.0		Same, wet 8.5 ft. and 9.6 ft.
10						-LACUSTRINE-
		10 16 32 30	S6 24"/24"	13.0 15.0		Same. Same.
15		13 14 20 29	S7 22"/24"	15.0 17.0		Same. Same with traces lenses of clay.
	ND					End of Exploration at 17.0 ft.
20						Notes: 1. All samples screened with a microtip. 2. 2.0 in. Monitoring well was installed in completed borehole. See MW-103 Well Installation Report.
	ND					
25						

WATER LEVEL DATA						SAMPLE IDENTIFICATION	SUMMARY	
DATE	TIME	ELAPSED TIME (HR)	DEPTH (FT) TO: BOTTOM OF CASING	DEPTH (FT) TO: BOTTOM OF HOLE	DEPTH (FT) TO: WATER	O Open End Rod T Thin Wall Tube U Undisturbed Sample S Split Spoon	OVERBURDEN (LIN FT):	17.0
							ROCK CORED (LIN FT):	--
							SAMPLES:	7S
							BORING NO.	B-103

H&A OF NEW YORK, ROCHESTER, NEW YORK Consulting Geotechnical Engineers, Geologists and Hydrogeologists	TEST BORING REPORT	BORING NO. B104

PROJECT: SPENCERPORT - 500 UNION STREET
CLIENT: RITE-AID
CONTRACTOR: NOTHNAGLE DRILLING

FILE NO. 70620-019
SHEET NO. 1 OF 1
LOCATION: See Plan

ITEM	CASING	DRIVE SAMPLER	CORE BARREL
TYPE	AUGERS	SS	--
INSIDE DIAMETER (IN)	4-1/4	1-3/8	--
HAMMER WEIGHT (LB)	--	140	--
HAMMER FALL (IN)	--	30	--

DRILLING EQUIPMENT & PROCEDURES

RIG TYPE: BK-81
BIT TYPE: AUGERS
DRILL MUD: --
OTHER: --

ELEVATION: 604.6
DATUM:
START: 11/12/98
FINISH: 11/12/98
DRILLER: K. Busch
H&A REP: N. Hoy

DEPTH (FT)	MICRO TIP (PPM)	SAMPLER BLOWS PER 6 IN	SAMPLE NUMBER & RECOVERY	SAMPLE DEPTH (FT)	STRATA CHANGE (FT)	VISUAL CLASSIFICATION AND REMARKS
					0.5	Augered through BLACKTOP.
	ND	7 5 8	S1 6"/24"	0.5 2.0		Brown silty fine SAND, damp.
	ND	7 7 6	S2 19"/24"	2.0 4.0		Same, with trace coarse sand. -FILL-
5	ND	4 5 11	S3 16"/24"	4.0 6.0	4.0	Brown clayey SILT with trace fine sand and coarse sand, damp. -LACUSTRINE-
	ND	11 8 7	S4 20"/24"	6.0 8.0		Same.
10	ND	5 7 13	S5 22"/24"	8.0 10.0		Same with a medium sand lens from 9.3 to 9.4 ft.
	ND	11 16 33	S6 24"/24"	13.0 15.0		Same, except less sand, damp, trace gravel.
15						
	ND	8 17 20	S7 24"/24"	18.0 20.0		Same.
20		23				End of Exploration at 20.0 ft.
						Notes: 1. All samples screened with microtip.
25						

WATER LEVEL DATA					
DATE	TIME	ELAPSED TIME (HR)	DEPTH (FT) TO: BOTTOM OF CASING	DEPTH (FT) TO: BOTTOM OF HOLE	DEPTH (FT) TO: WATER

SAMPLE IDENTIFICATION

O Open End Rod
T Thin Wall Tube
U Undisturbed Sample
S Split Spoon

SUMMARY	
OVERBURDEN (LIN FT):	20.0
ROCK CORED (LIN FT):	--
SAMPLES:	7S
BORING NO.	B-104

H&A OF NEW YORK, ROCHESTER, NEW YORK Consulting Geotechnical Engineers, Geologists and Hydrogeologists	TEST BORING REPORT	BORING NO. B105

PROJECT: SPENCERPORT - 500 UNION STREET
CLIENT: RITE-AID
CONTRACTOR: NOTHNAGLE DRILLING

FILE NO. 70620-019
SHEET NO. 1 OF 1
LOCATION: See Plan

ITEM	CASING	DRIVE SAMPLER	CORE BARREL
TYPE	AUGERS	SS	--
INSIDE DIAMETER (IN)	4-1/4	1-3/8	--
HAMMER WEIGHT (LB)	--	140	--
HAMMER FALL (IN)	--	30	--

DRILLING EQUIPMENT & PROCEDURES

RIG TYPE: BK-81
BIT TYPE: AUGERS
DRILL MUD: --
OTHER: --

ELEVATION: 602.0
DATUM:
START: 11/12/98
FINISH: 11/12/98
DRILLER: K. Busch
H&A REP: N. Hoy

DEPTH (FT)	MICRO TIP (PPM)	SAMPLER BLOWS PER 6 IN	SAMPLE NUMBER & RECOVERY	SAMPLE DEPTH (FT)	STRATA CHANGE (FT)	VISUAL CLASSIFICATION AND REMARKS
	259	15 12 14	S1 7"/18"	0.5 2.0		ASPHALT
	ND	17 20 20 27	 0"/24"	2.0 4.0	4.0	Dark brown silty fine SAND, trace coarse sand, damp, petroleum odor. -FILL- No Recovery.
5	ND	9 19 15 15	S2 17"/24"	4.0 6.0		Brown SILT, trace clay, little sand, damp. -LACUSTRINE-
	ND	15 13 15 16	S3 18"/24"	6.0 8.0		Same.
10	ND	10 15 18 36	S4 24"/24"	8.0 10.0		Same with trace coarse sand.
15	ND	10 15 21 25	S5 22"/24"	13.0 15.0		Same.
20	ND	11 15 17 14	S6 24"/24"	18.0 20.0		Same, color becomes gray at 19.1 ft.
						End of Exploration at 20.0 ft.
25						Notes: 1. All samples screened with microtip.

WATER LEVEL DATA						SAMPLE IDENTIFICATION	SUMMARY	
DATE	TIME	ELAPSED TIME (HR)	DEPTH (FT) TO: BOTTOM OF CASING	DEPTH (FT) TO: BOTTOM OF HOLE	DEPTH (FT) TO: WATER	O Open End Rod T Thin Wall Tube U Undisturbed Sample S Split Spoon	OVERBURDEN (LIN FT):	20.0
							ROCK CORED (LIN FT):	--
							SAMPLES:	6S
							BORING NO.	B-105

H&A OF NEW YORK, ROCHESTER, NEW YORK
Consulting Geotechnical Engineers,
Geologists and Hydrogeologists

TEST BORING REPORT

BORING NO. B106

PROJECT: SPENCERPORT - 500 UNION STREET
CLIENT: RITE-AID
CONTRACTOR: NOTHNAGLE DRILLING

FILE NO. 70620-019
SHEET NO. 1 OF 1
LOCATION: See Plan

ELEVATION: 606.1
DATUM:
START: 11/13/98
FINISH: 11/13/98
DRILLER: K. Busch
H&A REP: N. Hoy

ITEM	CASING	DRIVE SAMPLER	CORE BARREL
TYPE	AUGERS	SS	--
INSIDE DIAMETER (IN)	4-1/4	1-3/8	--
HAMMER WEIGHT (LB)	--	140	--
HAMMER FALL (IN)	--	30	--

DRILLING EQUIPMENT & PROCEDURES

RIG TYPE: BK-81
BIT TYPE: AUGERS
DRILL MUD: --
OTHER: --

DEPTH (FT)	MICRO TIP (PPM)	SAMPLER BLOWS PER 6 IN	SAMPLE NUMBER & RECOVERY	SAMPLE DEPTH (FT)	STRATA CHANGE (FT)	VISUAL CLASSIFICATION AND REMARKS
0	ND	32 32 18 19	S1 5"/24"	0.0 2.0	0.2	Gray gravel (crushed stone), dry. -FILL-
						Brown SILT, trace clay, trace sand and coarse sand, dry.
		28 22 32 37	S2 14"/24"	2.0 4.0		Same.
						Brown silty fine SAND, trace coarse sand, damp. -LACUSTRINE-
5		10 20 20 18	S3 19"/24"	4.0 6.0		Same, except less silt, moist.
		8 15 17 24	S4 24"/24"	6.0 8.0		Same. Brown SILT, trace clay and fine sand, coarse sand, damp.
		5 25 29 30	S5 20"/24"	8.0 10.0		Same, except wet.
10						
	ND	5 8 13 18	S6 24"/24"	13.0 15.0		Same.
15	ND	8 12 15 15	S7 24"/24"	15.0 17.0		Same.
						End of Exploration at 17.0 ft.
20						Notes: 1. All samples screened with microtip. 2. A 2.0 in. monitoring well was installed in completed borehole. See well completion report for MW-106.
25						

WATER LEVEL DATA

DATE	TIME	ELAPSED TIME (HR)	DEPTH (FT) TO: BOTTOM OF CASING	BOTTOM OF HOLE	WATER

SAMPLE IDENTIFICATION

O Open End Rod
T Thin Wall Tube
U Undisturbed Sample
S Split Spoon

SUMMARY

OVERBURDEN (LIN FT):	17.0
ROCK CORED (LIN FT):	--
SAMPLES:	S7
BORING NO.	B-106

H&A OF NEW YORK, ROCHESTER, NEW YORK Consulting Geotechnical Engineers, Geologists and Hydrogeologists	TEST BORING REPORT	BORING NO. B107

PROJECT: SPENCERPORT - 500 UNION STREET
CLIENT: RITE-AID
CONTRACTOR: NOTHNAGLE DRILLING

FILE NO. 70620-019
SHEET NO. 1 OF 1
LOCATION: See Plan

ITEM	CASING	DRIVE SAMPLER	CORE BARREL
TYPE	AUGERS	SS	--
INSIDE DIAMETER (IN)	4-1/4	1-3/8	--
HAMMER WEIGHT (LB)	--	140	--
HAMMER FALL (IN)	--	30	--

DRILLING EQUIPMENT & PROCEDURES

RIG TYPE: BK-81
BIT TYPE: AUGERS
DRILL MUD: --
OTHER: --

ELEVATION: 605.0
DATUM:
START: 11/13/98
FINISH: 11/13/98
DRILLER: K. Busch
H&A REP: N. Hoy

DEPTH (FT)	MICRO TIP (PPM)	SAMPLER BLOWS PER 6 IN	SAMPLE NUMBER & RECOVERY	SAMPLE DEPTH (FT)	STRATA CHANGE (FT)	VISUAL CLASSIFICATION AND REMARKS
					0.5	ASPHALT
	ND	24 23 12	S1 9"/18"	0.5 2.0		Brown and black silty fine SAND, some gray gravel, (crushed stone), damp.
	ND	17 25 17 18	S2 12"/24"	2.0 4.0		Same. -FILL-
5	ND	5 5 9 9	S3 7"/24"	4.0 6.0	4.0	Dark gray clayey SILT with trace fine sand, one rounded gravel, moist. -LACUSTRINE-
	ND	42 9 11 14	S4 12"/24"	6.0 8.0	6.0	Brown SILT with some clay and trace medium sand, moist.
10	ND	5 6 10 12	S5 20"/24"	8.0 10.0		Same.
	ND	11 30 30 46	S6 20"/24"	13.0 15.0	13.0	Brown SILT, trace fine sand, wet.
15	ND	19 34 36 42	S7 20"/24"	15.0 17.0		Same.
						End of Exploration at 17.0 ft.
20						Notes: 1. All samples screened with microtip. 2. A 2.0 in. monitoring well was installed in completed borehole. See Well Completion Report for MW-107.
25						

WATER LEVEL DATA					
DATE	TIME	ELAPSED TIME (HR)	DEPTH (FT) TO: BOTTOM OF CASING	DEPTH (FT) TO: BOTTOM OF HOLE	DEPTH (FT) TO: WATER

SAMPLE IDENTIFICATION

O Open End Rod
T Thin Wall Tube
U Undisturbed Sample
S Split Spoon

SUMMARY	
OVERBURDEN (LIN FT):	17.0
ROCK CORED (LIN FT):	--
SAMPLES:	S7
BORING NO.	B-107

H&A OF NEW YORK, ROCHESTER, NEW YORK Consulting Geotechnical Engineers, Geologists and Hydrogeologists	TEST BORING REPORT	BORING NO. B108

PROJECT: SPENCERPORT - 500 UNION STREET
CLIENT: RITE-AID
CONTRACTOR: NOTHNAGLE DRILLING

FILE NO. 70620-019
SHEET NO. 1 OF 1
LOCATION: See Plan

ITEM	CASING	DRIVE SAMPLER	CORE BARREL
TYPE	AUGERS	SS	--
INSIDE DIAMETER (IN)	4-1/4	1-3/8	--
HAMMER WEIGHT (LB)	--	140	--
HAMMER FALL (IN)	--	30	--

DRILLING EQUIPMENT & PROCEDURES

RIG TYPE: BK-81
BIT TYPE: AUGERS
DRILL MUD: --
OTHER: --

ELEVATION: 605.6
DATUM:
START: 11/13/98
FINISH: 11/13/98
DRILLER: K. Busch
H&A REP: N. Hoy

DEPTH (FT)	MICRO TIP (PPM)	SAMPLER BLOWS PER 6 IN	SAMPLE NUMBER & RECOVERY	SAMPLE DEPTH (FT)	STRATA CHANGE (FT)	VISUAL CLASSIFICATION AND REMARKS
	ND	23 61 24 20	S1 20"/24"	0.0 2.0	1.5	Gray sandy SILT with some gravel (crushed stone), dry. -FILL-
		19 17 16 19	S2 14"/24"	2.0 4.0		Brown sandy SILT, dry. Same, trace medium sand, damp. -LACUSTRINE-
5		6 6 17 10	S3 19"/24"	4.0 6.0		Same with trace clay.
		10 20 26 22	S4 20"/24"	6.0 8.0		Same.
		15 23 27 20	S5 22"/24"	8.0 10.0		Same, wet.
10						
	ND	17 26 26 36	S6 20"/24"	13.0 15.0		Same.
15						
	ND	11 15 18 29	S7 22"/24"	18.0 20.0		Same, moist.
20						End of Exploration at 20.0 ft.
						Notes: 1. All samples screened with microtip.
25						

WATER LEVEL DATA					
DATE	TIME	ELAPSED TIME (HR)	DEPTH (FT) TO: BOTTOM OF CASING	DEPTH (FT) TO: BOTTOM OF HOLE	DEPTH (FT) TO: WATER

SAMPLE IDENTIFICATION

O Open End Rod
T Thin Wall Tube
U Undisturbed Sample
S Split Spoon

SUMMARY

OVERBURDEN (LIN FT):	20.0
ROCK CORED (LIN FT):	--
SAMPLES:	7S
BORING NO.	B-108

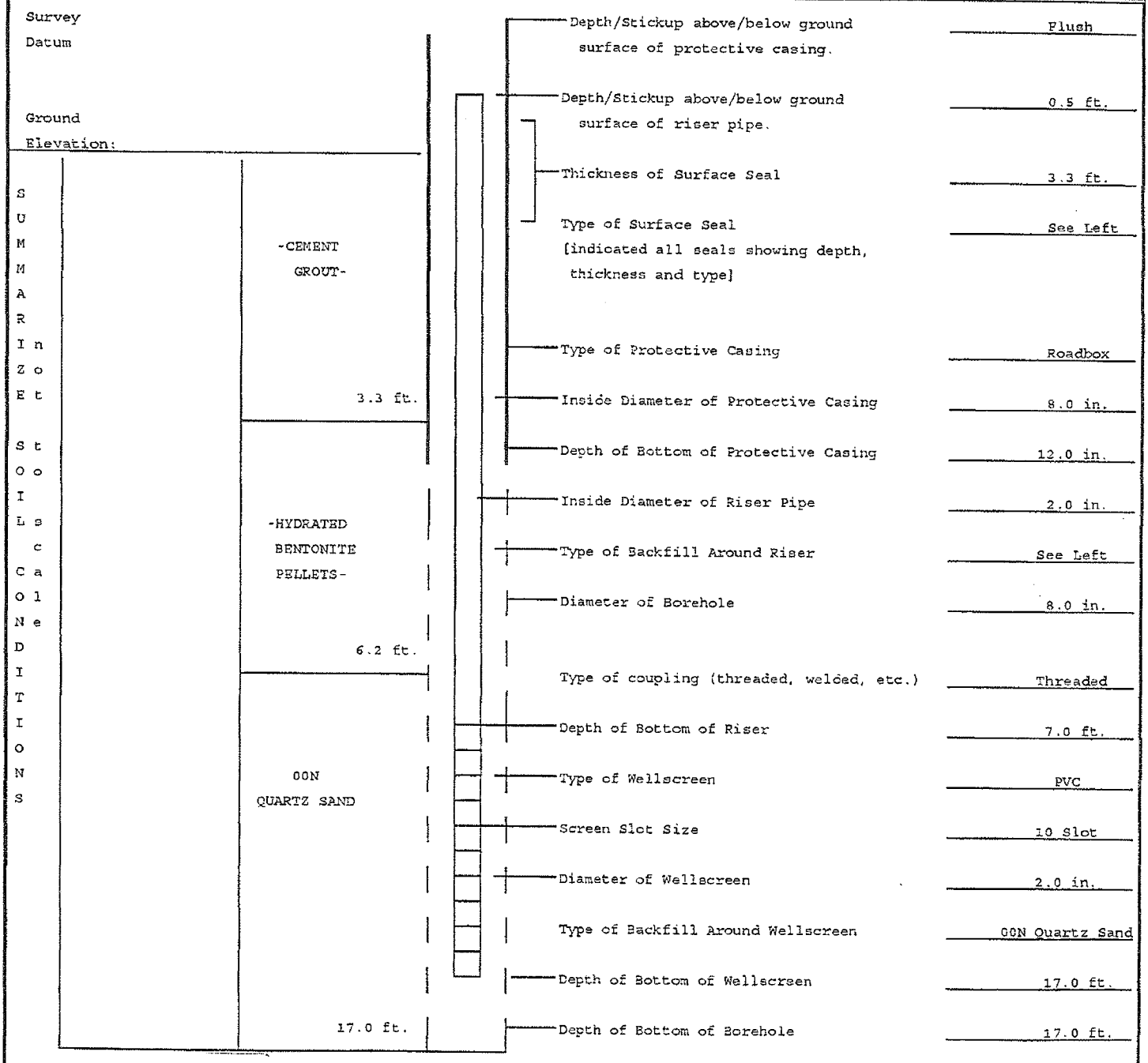
H&A OF NEW YORK
CONSULTING GEOTECHNICAL ENGINEERS
GEOLOGISTS AND HYDROGEOLOGISTS

OVERBURDEN GROUNDWATER MONITORING WELL REPORT

PROJECT: 500 UNION STREET
LOCATION: SPENCERPORT, NEW YORK
CLIENT: RITE AID
CONTRACTOR: NOTHNAGLE DRILLING
DRILLER: K. BUSCH RIG TYPE: BK-81
INSTALLATION DATE: 11/13/98

FILE NO.: 70620-019
WELL NO.: MW-103
LOCATION: SEE PLAN

SHEET: 1 OF 1
INSPECTOR: N. HOY



Remarks: 3 Bags sand; 15-gallon bucket bentonite pellets, 1-80 lb. bag Portland Cement
* Water level at 12.2 ft. @ 15:00, 11/12/98

Well No. MW-103

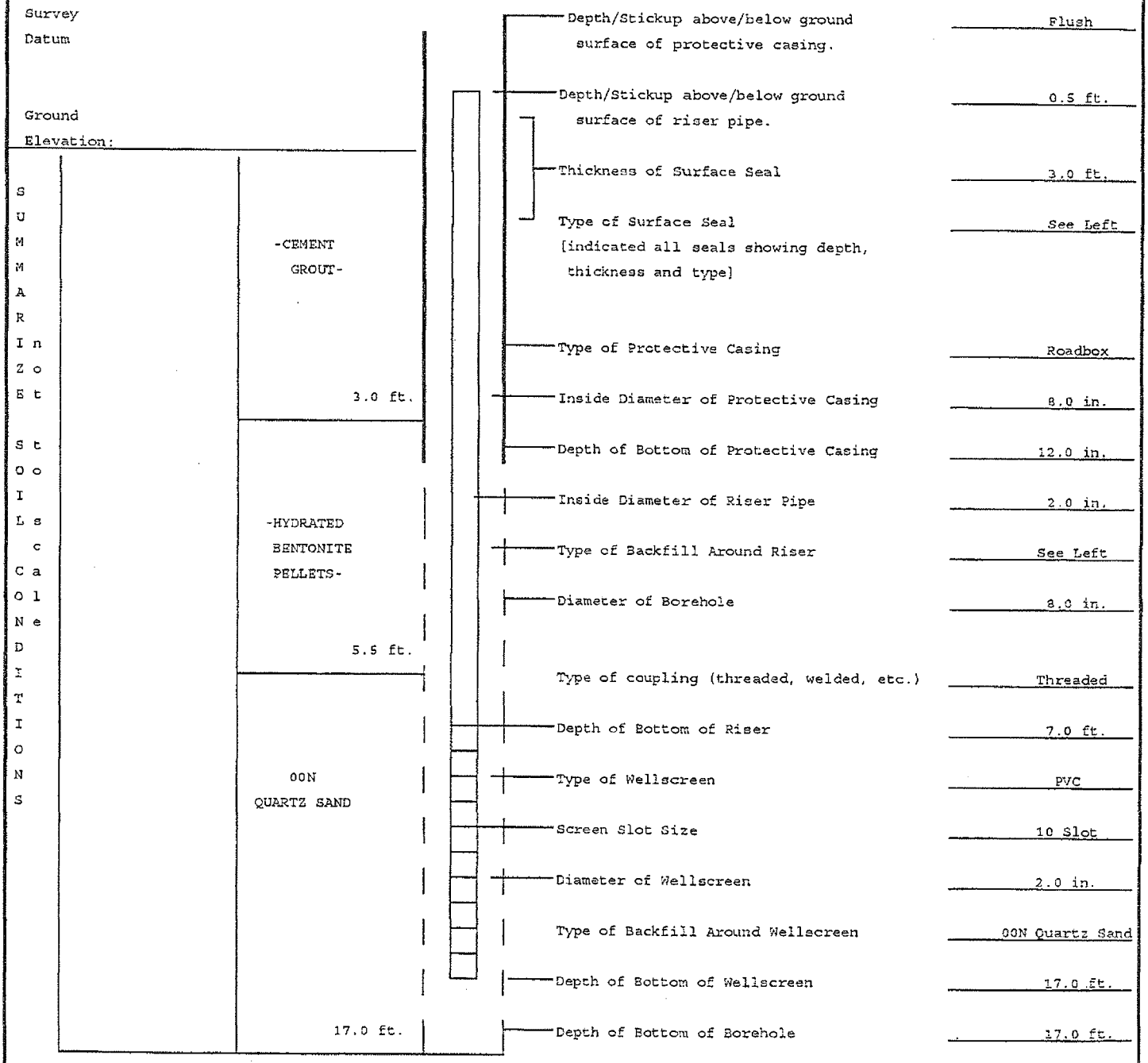
H&A OF NEW YORK
CONSULTING GEOTECHNICAL ENGINEERS
GEOLOGISTS AND HYDROGEOLOGISTS

OVERBURDEN GROUNDWATER MONITORING WELL REPORT

PROJECT: 500 UNION STREET
LOCATION: SPENCERPORT, NEW YORK
CLIENT: RITE AID
CONTRACTOR: NOTHNAGLE DRILLING
DRILLER: K. BUSCH RIG TYPE: BK-81
INSTALLATION DATE: 11/13/98

FILE NO.: 70620-019
WELL NO.: MW-106
LOCATION: SEE PLAN

SHEET: 1 OF 1
INSPECTOR: N. HOY



Remarks:

Well No. MW-106

H&A OF NEW YORK
CONSULTING GEOTECHNICAL ENGINEERS
GEOLOGISTS AND HYDROGEOLOGISTS

OVERBURDEN GROUNDWATER MONITORING WELL REPORT

PROJECT: 500 UNION STREET
LOCATION: SPENCERPORT, NEW YORK
CLIENT: RITE AID
CONTRACTOR: NOTHNAGLE DRILLING
DRILLER: K. BUSCH RIG TYPE: BK-61
INSTALLATION DATE: 11/13/98

FILE NO.: 70620-019
WELL NO.: MW-107
LOCATION: SEE PLAN
SHEET: 1 OF 1
INSPECTOR: N. HOY

Survey Datum

Ground Elevation:

SUMMARIZE SOIL CONDITIONS

-CEMENT GROUT-

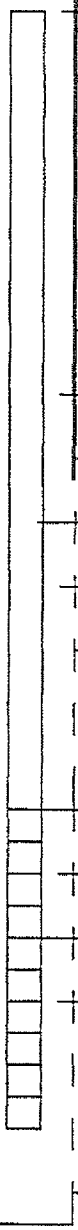
3.0 ft.

-HYDRATED BENTONITE PELLETS-

5.6 ft.

00N QUARTZ SAND

17.0 ft.



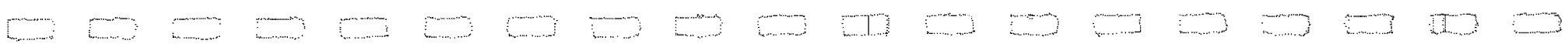
Depth/Stickup above/below ground surface of protective casing.	Flush
Depth/Stickup above/below ground surface of riser pipe.	0.5 ft.
Thickness of Surface Seal	3.0 ft.
Type of Surface Seal (indicated all seals showing depth, thickness and type)	See Left
Type of Protective Casing	Roadbox
Inside Diameter of Protective Casing	8.0 in.
Depth of Bottom of Protective Casing	12.0 in.
Inside Diameter of Riser Pipe	2.0 in.
Type of Backfill Around Riser	See Left
Diameter of Borehole	8.0 in.
Type of ccupling (threaded, welded, etc.)	Threaded
Depth of Bottom of Riser	7.0 ft.
Type of Wellscreen	PVC
Screen Slot Size	10 Slot
Diameter of Wellscreen	2.0 in.
Type of Backfill Around Wellscreen	00N Quartz Sand
Depth of Bottom of Wellscreen	17.0 ft.
Depth of Bottom of Borehole	17.0 ft.

Remarks:

Well No. MW-107

APPENDIX B

Database Report



EcoSearch Environmental Resources, Inc.

9365 Counselors Row Suite 104
Indianapolis, Indiana 46240
ph: (317) 574-8830 fax: (317) 574-8840

EcoSearch Environmental Site Assessment

Type of Report:	Priority Risk Report
Site Location:	**Spencerport Rite-Aid** **500 Union Street** **Spencerport, NY 14559**
Date:	November 10, 1998
Report ID Number:	1558-1701
Especially Prepared For:	Ms. Niki Hoy H & A of NY
PO Number:	40620-019

Thank you for choosing EcoSearch.

Introduction

We want to thank you for your order requesting the enclosed site assessment.

EcoSearch makes every effort possible to combine the most accurate environmental data available into an understandable and easy-to-use format.

While every attempt has been made to ensure accuracy of the information presented, we cannot guarantee the accuracy of the data from the original sources, nor can we guarantee that no transcription or plotting errors have occurred.

If any concerns arise from your review of the databases in this report, please call the appropriate agency involved. As a service, we have included phone numbers in the database description section of this report to help you in your evaluation.

The enclosed maps present a working approximation of the location of surrounding environmental sites based primarily on available accurate site addresses. These maps should not be used for purposes more correctly handled by surveys.

EcoSearch is driven by its mission to present the most responsive, technically sound, and cost-effective environmental data services available to our customer.

Read Me First

The following suggestions are offered in an attempt to help you in using and understanding this site assessment from

1. Skim over the entire report to familiarize yourself with its contents and layout.

2. You will notice that the information is presented following this general concept: we begin by giving sections that summarize data and then give detailed information about these summaries as you proceed further into the report.

3. Then refer to the section titled "Statistical Overview". You will need to take a moment to read the column headings and the data below them. Also, as you go down the first column (left side) you will probably need to look back at the preceeding section titled "Database Descriptions". Please pay particular attention to the radius searched as they vary according to the database. These are ASTM standards that we meet and exceed. Your site's datum is the third, shaded column. Also, the next column showing database hits within the first radius is important as it will include data about adjoining properties. The unmappable sites have their own section with a cover page explaining them.

4. The next section titled "Maps" is important as it gives a very clear visual presentation of the site, and which database(s) are at the site itself or within the study radii.

5. The site summary page(s) tells you by map ID# which database is at that location as well as the site's name and distance/direction from your study site. You will notice that the numbering corresponds to the distance from the subject site-- eg. #1 is your site itself or the site closest to it, #2 is further away. This continues until all database hits have been summarized within the largest study radius. Your report may extend further than one mile if you asked us to extend the radii.

6. As you will recall our format goes from summary-type pages to detailed information. Therefore, the next section is "Detailed Data". Here extensive data is given about each database hit. The map ID#, distance, and direction are in the top left corner. Further data follows.

7. The "Unmappable" section was referred to earlier. In this summary you will find those sites. Please read the cover page as it describes unmappable sites and our efforts to minimize and/or eliminate them from all of our site assessments.

8. The last section -- "Glossary/Acronyms" is self-explanatory and often helpful to our customers.

If you would like further help in understanding our reports please refer to the frequently asked questions list on our web site or call as our intention is to have this report helpful to you.

Database Descriptions -- Federal Databases

NPL

National Priorities List

US Environmental Protection Agency
Office of Solid Waste and Emergency Response
(703) 603-8881

Data Date: June 4, 1998
Release Date: June 15, 1998
Active Date: July 15, 1998

The NPL is a subset of the CERCLIS and lists over 1,150 of the nation's most dangerous sites of uncontrolled or hazardous waste which require cleanup. Also known as the Superfund List, the sites are scored according to the hazardous ranking system.

CERCLA

Comprehensive Environmental Response, Compensation, and Liability Information System

US Environmental Protection Agency
Office of Solid Waste and Emergency Response
(800) 775-5037

Data Date: June 4, 1998
Release Date: June 15, 1998
Active Date: July 15, 1998

CERCLIS maintains information on over 15,000 sites nationally identified as hazardous or potentially hazardous which may require action. These sites are currently being investigated or an investigation has been completed regarding the release of hazardous substances. The most serious of this list as ranked by the hazardous ranking system are transferred to the NPL. For more complete information purposes we include sites which have been reclassified as No Further Remedial Action Planned (NFRAP) by the EPA. This action was taken by the EPA beginning February 1995 as a part of the Brownfields Redevelopment Program. These former CERCLIS sites, also known as the CERCLIS Archive, have been delisted because a lack of significant contamination was found.

RCRA TSD

Resource Conservation and Recovery Information System -- Treatment, Storage, and Disposal Facilities

US Environmental Protection Agency
Office of Solid Waste and Emergency Response
(202) 260-4348

Data Date: July 30, 1998
Release Date: September 15, 1998
Active Date: September 28, 1998

RCRIS contains information on hazardous waste handlers regulated by the US Environmental Protection Agency under the Resource Conservation and Recovery Act (RCRA). It is a national system used to track events and activities which fall under RCRA. The TSD database is a subset of the complete RCRIS file which includes facilities which treat, store, dispose, or incinerate hazardous waste. Additionally, compliance and corrective action (CORRACTS) information is included.

RCRA Generator

Resource Conservation and Recovery Information System -- Large and Small Quantity Generators

US Environmental Protection Agency
Office of Solid Waste and Emergency Response
(202) 260-4610

Data Date: July 30, 1998
Release Date: September 15, 1998
Active Date: September 28, 1998

RCRIS contains information on hazardous waste handlers regulated by the US Environmental Protection Agency under the Resource Conservation and Recovery Act (RCRA). It is a national system used to track events and activities which fall under RCRA. The generators database is a subset of the complete RCRIS file which includes hazardous waste generators which create more than 100kg of hazardous waste per month or meet other requirements of RCRA. We also include RCRA Notifiers, Transporters, and formerly regulated RCRA Sites for more complete hazardous waste information. Additionally, compliance and corrective action information is included.

RAATS

RCRA Administrative Action Tracking System

US Environmental Protection Agency
Office of Enforcement and Compliance Assurance
(202) 564-4104

Data Date: April 14, 1995
Release Date: Not Available
Active Date: April 17, 1995

The RCRA Administrative Action Tracking System contains additional information on RCRA enforcement actions. Data includes the type of action, proposed penalty, and final penalty amount.

ERNS

Emergency Response Notification System

US Environmental Protection Agency
Office of Solid Waste and Emergency Response
(202) 260-2342

Data Date: August 12, 1998
Release Date: August 12, 1998
Active Date: August 26, 1998

ERNS is a national database which contains information on specific notification of releases of oil and hazardous substances into the environment. The system stores data regarding the site of the spill, the material released, and the medium into which it occured. As a joint effort, the Department of Transportation and the Environmental Protection Agency have collaborated to compile more than 290,000 records.

PADS

PCB Activity Database System

US Environmental Protection Agency
Office of Pollution Prevention and Toxics
(202) 260-3992

Data Date: March 26, 1997
Release Date: Not Available
Active Date: July 14, 1998

This database stores information about facilities which handle PCBs and file EPA form 7710-53. It is divided into storage facilities, disposers, generators, and transporters.

TRI

Toxic Release Inventory

US Environmental Protection Agency
Office of Pollution Prevention and Toxics
(202) 260-1531

Data Date: October 1995
Release Date: Not Available
Active Date: August 10, 1998

TRI contains information from facilities which manufacture, process, or import any of the over 300 listed toxic chemicals which are released directly into air, water, or land or are transported off-site. The database includes facts on amounts of chemicals stored and emitted from the facility. This database is released on an infrequent basis by the US EPA. EcoSearch includes information from 1987 through the 1995 reporting year.

SSTS

Section Seven Tracking System

US Environmental Protection Agency
Office of Prevention, Pesticides, and Toxic Substances
(202) 564-5008

Data Date: July 31, 1998
Release Date: Not Available
Active Date: August 27, 1998

Formerly FATES, this system tracks the registration of pesticide-producing establishments and tracks the types and amounts of pesticides, active ingredients, and devices which are sold, produced, or distributed annually.

DOCKET

Civil Enforcement Docket

US Environmental Protection Agency
Office of Enforcement
(202) 564-4114

Data Date: August 11, 1998
Release Date: Not Available
Active Date: October 19, 1998

The Civil Enforcement Docket is information on actions filed by the Department of Justice for the US Environmental Protection Agency. This record has been continually updated since 1972 and includes data regarding facility name, dates, laws violated, and penalties assessed.

TSCA

Toxic Substances Control Act Inventory

US Environmental Protection Agency

(202) 554-1404

Data Date: May 14, 1986
Release Date: Not Available

The Toxic Substances Control Act Inventory includes the locations and chemical production information of more than 7000 processors and manufacturers of chemicals. This database is no longer released to the public by the US EPA.

Database Descriptions -- State Databases

IHWS

New York Inactive Hazardous Waste Disposal Sites Registry

New York Deparment of Environmental Conservation
Division of Environmental Remediation
(518) 457-0747

Data Date: April 1998
Release Date: July 1998
Active Date: August 25, 1998

The New York Inactive Hazardous Waste Disposal Sites Registry contains detailed information on facilities deemed potentially hazardous by the Department of Environmental Conservation.

SWF

New York Solid Waste Facilities List

New York Department of Environmental Conservation
Bureau of Resource Recovery
(518) 457-2051

Data Date: July 29, 1997
Active Date: September 9, 1997

The Solid Waste Facilities List is a listing of permitting solid waste landfills and processing facilities located in the State of New York.

LST

New York Leaking Storage Tank Data (Part of the Spills List)

New York Department of Environmental Conservation
Bureau of Spill Prevention and Response
(518) 457-7363

Data Date: April 1, 1998
Active Date: June 30, 1998

The New York Leaking Storage Tank Data includes information on reported Leaking Storage tanks in the state of New York which have not yet been remediated or resolved. This information is derived from the larger New York Spills Database.

MOSF

New York Major Oil Storage Facilities List

New York Department of Environmental Conservation
Bureau of Spill Prevention and Response
(518) 457-7363

Data Date: April 1, 1998
Active Date: June 30, 1998

The New York Major Oil Storage Facilities database contains information on facilities with petroleum storage capacities exceeding four hundred thousand gallons.

CBS

New York Chemical Bulk Storage Tanks List

New York Department of Environmental Conservation
Bureau of Spill Prevention and Response
518-457-7363

Data Date: April 1, 1998
Release Date: April 1, 1998
Active Date: June 30, 1998

The New York Chemical Bulk Storage Tanks List contains information on regulated chemical bulk storage tanks in the state of New York

PBS

New York Petroleum Bulk Storage Tank List

New York Department of Environmental Conservation
Bureau of Spill Prevention and Response
(518) 457-4106

Data Date: April 1, 1998

Active Date: June 30, 1998

The New York Petroleum Bulk Storage Tank List contains information on Petroleum tanks in the state of New York. In addition, EcoSearch provides local PBS data in the four counties which have been granted a waiver by the New York DEC to administer the registration process. The following counties are involved: Nassau Health Department (Data Date: 7/16/98, Active Date: 8/4/98), Nassau Fire Marshal (Data Date: 7/31/98, Active Date: 9/28/98), Suffolk, Cortland (Data Date: 7/8/98, Active Date: 7/23/98), and Rockland (Data Date: 7/9/98, Active Date: 7/23/98).

SPILLS

New York Spills List

New York Department of Environmental Conservation
Bureau of Spill Prevention and Response
(518) 457-4106

Data Date: April 1, 1998

Active Date: June 30, 1998

The New York Spills List is a listing of reported hazardous material spills in the State of New York.

EcoSearch Statistical Overview

Property Information

500 Union Street

Spencerport, NY 14559

Latitude: 43.181988 N Longitude: 77.804324 W

Search Parameters

Report: **Priority Risk Report**

Radii: **ASTM***

Zip Code(s): **14559**

City: **Spencerport Ogden Twp**

FEDERAL DATABASES	Radius (miles)	Mappable Sites					Unmappable Sites		
		Total	Site	within 1/4mi	0.25 - 0.50mi	0.50 - 1.00mi	Zip Code	City	County
NPL	1.000	0	0	0	0	0	0	0	0
CERCLA	1.000	0	0	0	0	0	0	0	0
RCRA TSD	1.000	0	0	0	0	0	0	-	-
RCRA Generator	0.250	3	1	2	-	-	0	-	-
ERNS	0.250	0	0	0	-	-	-	-	-
PADS	1.000	0	0	0	0	0	0	-	-
TRI	0.500	0	0	0	0	-	0	-	-
SSTS	1.000	0	0	0	0	0	0	0	0
DOCKET	1.000	0	0	0	0	0	0	0	0
TSCA	1.000	0	0	0	0	0	0	-	-

STATE DATABASES	Radius (miles)	Mappable Sites					Unmappable Sites		
		Total	Site	within 1/4mi	0.25 - 0.50mi	0.50 - 1.00mi	Zip Code	City	County
IHWS	1.000	0	0	0	0	0	0	0	0
SWF	1.000	2	0	1	0	1	0	0	0
LST	0.500	1	0	1	0	-	0	0	0
MOSF	0.250	0	0	0	-	-	0	0	0
CBS	0.250	0	0	0	-	-	0	0	0
PBS	0.250	1	0	1	-	-	0	0	0
SPILLS	0.250	2	0	2	-	-	0	0	0

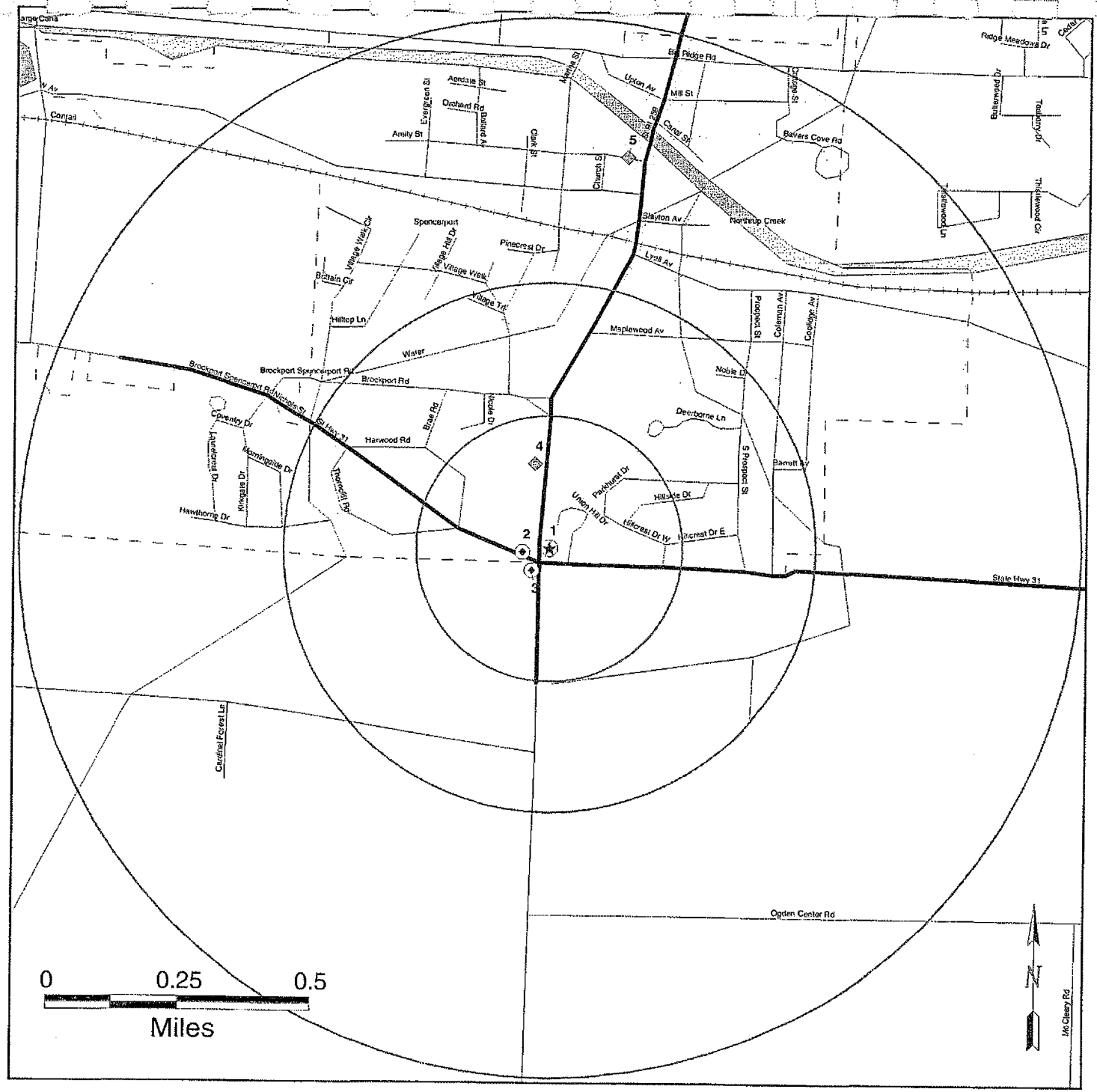
MANUAL GEOCODING:^ For this city/township, **47** sites were manually plotted by EcoSearch.

* This database search and study radii meets or exceeds the ASTM (American Society of Testing and Materials)standards for a government records review. N/A denotes an ASTM-required database which is not available from the state.

^ Manual Geocoding: Plotting environmental site data using paper maps and phone calls to properly place the information on the map.

Accurate street addresses are required for records to be found at the study property.

Mappable Sites are environmental sites which were located and appear on the enclosed EcoSearch Map, Site Summary, and Detailed Data sections of the report. These sites are summarized based on proximity to the study site.
Unmappable Sites are governmental records with incomplete or inaccurate address information. These sites could not be located on the street map, but have been searched by the Zip Codes, Cities, and County specified in the search parameters. Further investigation of these sites and their relationship to your study site is necessary.



EcoSearch Environmental Resources, Inc.

Priority Risk Report Map

Report ID: 1558-1701

Site: 500 Union Street
Spencerport, NY 14559

★ Study Site

Study Site Matches Database

FEDERAL DATABASES	Radius (mi)
NPL Sites	1.00
CERCLA Sites	1.00
RCRA TSD Sites	1.00
RCRA Generator Sites	0.25
ERNS Sites	0.25
PADS Sites	1.00
TRI Sites	0.50
SSTS Sites	1.00
DOCKET Sites	1.00
TSCA Sites	1.00

STATE DATABASES	
IHWS Sites	1.00
SWF Sites	1.00
LST Sites	0.50
MOSF Sites	0.25
CBS Sites	0.25
PBS Sites	0.25
SPILLS Sites	0.25

MULTIPLE MATCHES / AREAS

Two Database Matches

Three or More Matches

Database Area Site

MAP LEGEND

Parks

Incorp. Areas

Water

Cemeteries

Streets

Secondary Roads

Primary Roads

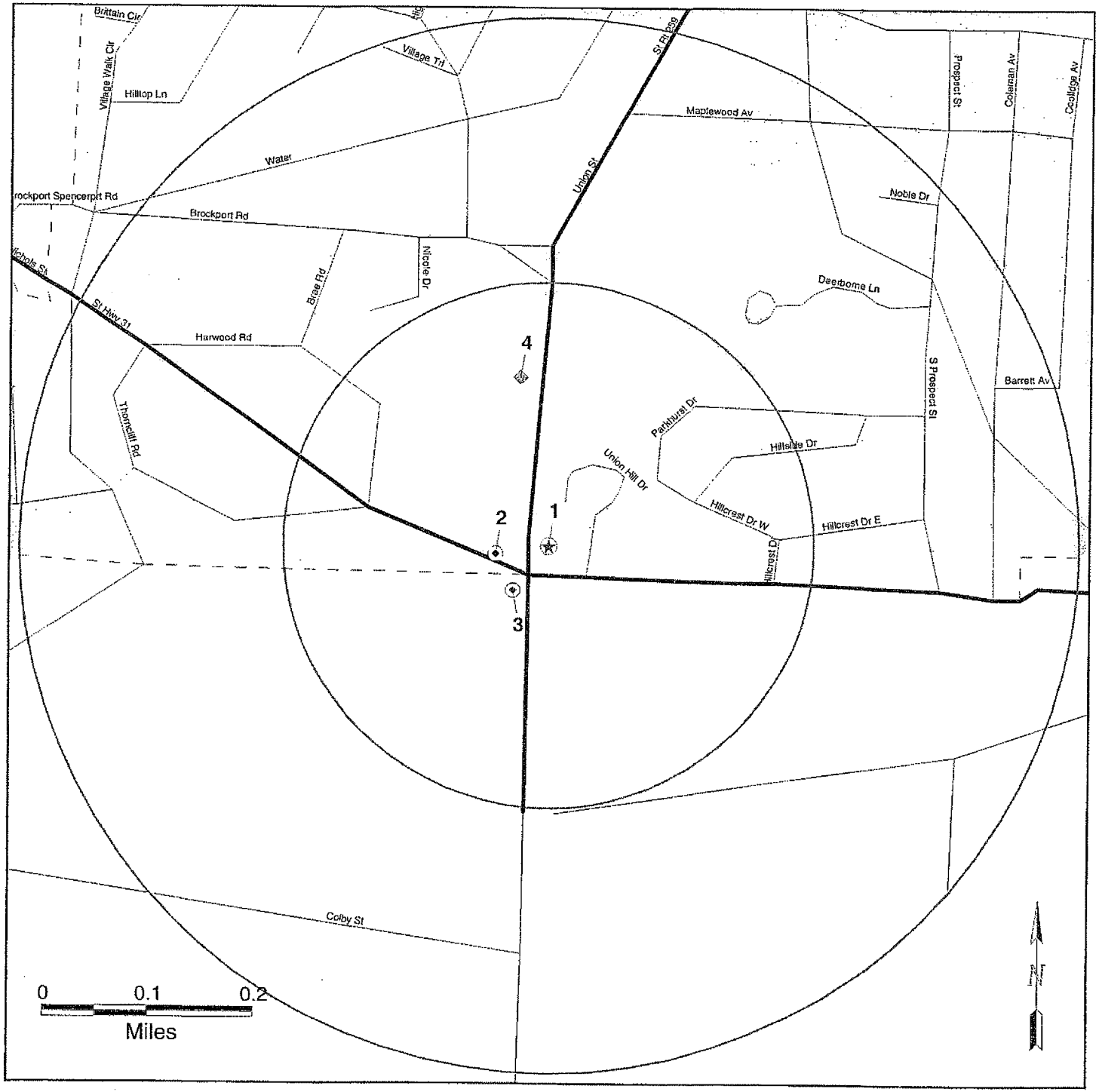
Freeways

Railroads

Boundaries

Radii: 1/4 mile, 1/2 mile, 1 mile

Note: The information contained on this map is subject to the general disclaimer on the first page.



EcoSearch Environmental Resources, Inc.

Priority Risk Report Map

Report ID: 1558-1701
Site: 500 Union Street
Spencerport, NY 14559

★ Study Site
Study Site Matches Database

FEDERAL DATABASES — Radius (mi)

NPL Sites	1.00
CERCLA Sites	1.00
RCRA TSD Sites	1.00
RCRA Generator Sites	0.25
ERNS Sites	0.25
PADS Sites	1.00
TRI Sites	0.50
SSTS Sites	1.00
DOCKET Sites	1.00
TSCA Sites	1.00

STATE DATABASES

IHWS Sites	1.00
SWF Sites	1.00
LST Sites	0.50
MOSF Sites	0.25
CBS Sites	0.25
PBS Sites	0.25
SPILLS Sites	0.25

MULTIPLE MATCHES / AREAS

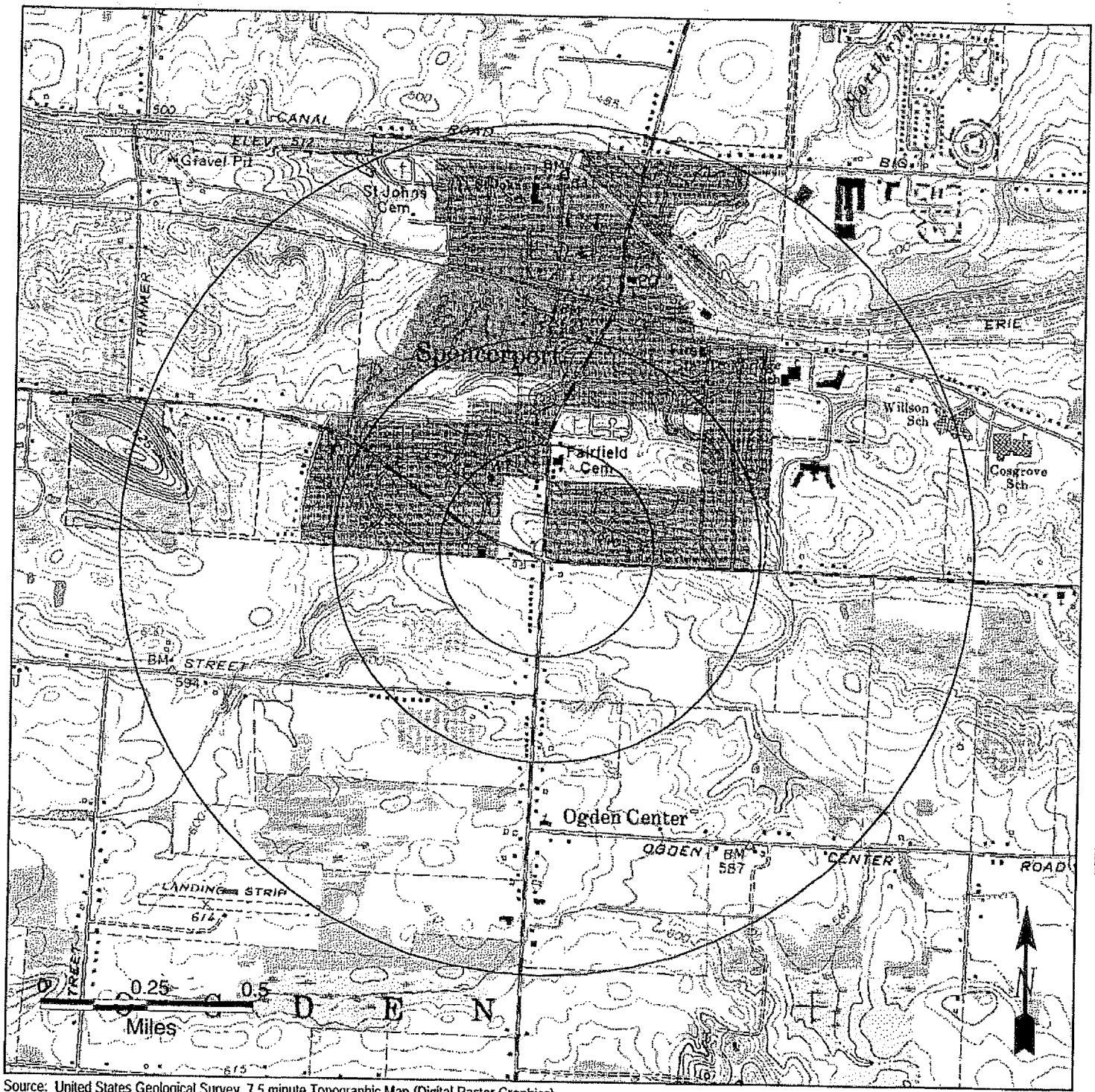
Two Database Matches
Three or More Matches
Database Area Site

MAP LEGEND

Parks
Incorp. Areas
Water
Cemeteries
Streets
Secondary Roads
Primary Roads
Freeways
Railroads
Boundaries

Radii: 1/4 mile, 1/2 mile, 1 mile

Note: The information contained on this map is subject to the general disclaimer on the first page.



Source: United States Geological Survey, 7.5 minute Topographic Map (Digital Raster Graphics)

EcoSearch Environmental Resources, Inc.

USGS 7.5 Minute Topographical Map

Report ID: 1558-1701
Site: 500 Union Street
Spencerport, NY 14559

○ Study Site

Map Features are Color Coded

Black -- Cultural features such as roads and buildings.

Blue -- Hydrographic features such as lakes and rivers.

Brown -- Hypsographic (elevation) features shown by contour lines.

Green -- Woodland cover, scrub, orchards, and vineyards.

Red -- Important roads and public land survey system.

Purple -- Features added from aerial photographs during map revision. The changes are not field checked.

A detailed Topographic Map Symbols pamphlet is available from EcoSearch free upon request.

Topographical Map:
Spencerport, NY -- 1971
Photorevised 1978

New York SWF Data

New York Solid Waste Facilities Data

Map ID#: 4
Agency ID: 28S15
Facility Active and Date: False
Permit Issue Date:
Permit Number: 1794
Authorization Date: 3/5/79
Authorization Expire: 9/1/81
Register Status: None
Owner Type: Municipal

Distance (mi): 0.16166
Direction: NNW

Name: OGDEN SLF (T)
Address: 409 SO.UNION STREET
City, State, Zip: SPENCERPORT NY 14559
County: Monroe ( ) -

Owner Information: TOWN OF OGDEN
409 SOUTH UNION ST
SPENCERPORT NY 14559
Phone: ( ) -
Operator Name: TOWN OF OGDEN

Aquifer: none
Waste Type:
Toxic Site (True/False):

Map ID#: 5
Agency ID: 28S23
Facility Active and Date: False
Permit Issue Date:
Permit Number: 1829
Authorization Date: 1/3/81
Authorization Expire: 9/1/81
Register Status: None
Owner Type: Municipal

Distance (mi): 0.74741
Direction: NNE

Name: SPENCERPORT SLF (V)
Address: 14 AMITY ST
City, State, Zip: SPENCERPORT NY 14559
County: Monroe ( ) -

Owner Information: VILLAGE OF SPENCERPORT
14 AMITY ST
SPENCERPORT NY 14559
Phone: ( ) -
Operator Name: SPENCERPORT DPW

Aquifer: none
Waste Type:
Toxic Site (True/False):

New York LST Data

New York Leaking Storage Tanks Data (Derived from Spills List)

Map ID#: **3B**
Distance (mi): **0.05356**
Direction: **SW**
Name: **KWIK FILL UNITED REFINING**
Address: **ROUTE 31 & UNION**
City, State, Zip: **SPENCERPORT**
County: **MONROE**
Agency ID (Spill Number): **8601537**

Spill Date: **6/4/86**
Spill Time: **14:26**
Spiller Information: **KWIK-FILL**
Caller to Report Spill Information: **Not Reported**

Reported Date: **6/4/86**
Reported Time: **14:26**

Cause: **Unknown**
Source: **Gasoline Station**
Resource: **Groundwater**
Reported By: **Responsible Party**

Cleanup Activity Ceased Date: **9/25/86**
Cleanup Standards Met?: **Yes**
Last Inspection Date: **9/25/86**

Penalty Recommendation: **No**
Class of Spill:

Closure Date: **9/25/86**
Record Creation Date: **6/5/86**
Record Updated Date: **3/6/96**

Remarks: **2-550 GAL.TANKS FAILED (KEROSENE AND DIESEL);**

Type of Material Spilled:	Material Spilled	Amt Spilled	Amt Recovered	Units
Petroleum	**GASOLINE**	**0**	**0**	**Liters**
Petroleum	**GASOLINE**	**0**	**0**	**Liters**

If the Amt Spilled and Amt Recovered are 0 (Zero), this indicates the amounts are u nknown and not reported.

New York PBS Data

New York Petroleum Bulk Storage Data

Map ID#: 3C
Distance (mi): 0.05356
Direction: SW
Agency ID: 8-026069

Name: KWIK-FILL (M0081-129)
Address: 501 SOUTH UNION STREET
City, State, Zip: SPENCERPORT, NY 14559
Certification Date: 8/8/96 Renewal Date: 5/29/96
Expiry Date: 9/19/01
Reported Total Capacity: 18,000
Reported Total # of Active Tanks: 3

Owner: UNITED REFINING COMPANY OF PA
Address: PO BOX 599
City, State, Zip: WARREN, PA 16365
Phone: (814) 723-1500

Site Type: Retail Gasoline Sales
Site Status: Active

Tank ID#				
001	Chemical:	Unleaded Gasoline		
	Capacity (gal):	6,000.00	Internal Protection:	None
	Install Date:	12/78	External Protection:	None
	Closed Date:	Not Reported	Pipe Internal Protection:	None
	Status:	In Service	Pipe External Protection:	None
	Tank Location:	Underground	Tank Secondary Containment:	None
	Tank Type:	Steel/Carbon Steel	Leak Detection:	None
	Piping Location:	Underground	Overfill Protection:	None
	Piping Type:	Galvanized Steel	Dispenser:	Submersible
	Date Tested:	02/96		
	Next Test:	02/01		
	Test Method:	Tank Auditor		
002	Chemical:	Unleaded Gasoline		
	Capacity (gal):	6,000.00	Internal Protection:	None
	Install Date:	12/78	External Protection:	None
	Closed Date:	Not Reported	Pipe Internal Protection:	None
	Status:	In Service	Pipe External Protection:	None
	Tank Location:	Underground	Tank Secondary Containment:	None
	Tank Type:	Steel/Carbon Steel	Leak Detection:	None
	Piping Location:	Underground	Overfill Protection:	None
	Piping Type:	Galvanized Steel	Dispenser:	Submersible
	Date Tested:	02/96		
	Next Test:	02/01		
	Test Method:	Tank Auditor		
003	Chemical:	Unleaded Gasoline		
	Capacity (gal):	6,000.00	Internal Protection:	None
	Install Date:	12/78	External Protection:	None
	Closed Date:	Not Reported	Pipe Internal Protection:	None
	Status:	In Service	Pipe External Protection:	None
	Tank Location:	Underground	Tank Secondary Containment:	None
	Tank Type:	Steel/Carbon Steel	Leak Detection:	None
	Piping Location:	Underground	Overfill Protection:	None
	Piping Type:	Galvanized Steel	Dispenser:	Submersible
	Date Tested:	02/96		
	Next Test:	02/01		
	Test Method:	Tank Auditor		

New York Spills Data

Map ID#: **2A** Distance (mi): **0.05058** Direction: **W**

Name: **NICHOLS STREET PLAZA**
Address: **42 NICHOLS STREET PLAZA**
City, State, Zip: **SPENCERPORT**
County: **MONROE**

Agency ID (Spill Number): **9413779**

Spill Date: **1/12/95**
Spill Time: **13:00**

Spiller Information: **UNKNOWN**

Caller to Report Spill Information: **ANONYMOUS CITIZEN**

Reported Date: **1/13/95**
Reported Time: **08:35**

Cause:
Source: **Commercial Vehicle**
Resource: **In Sewer**

Reported By: **Citizen**

Cleanup Activity Ceased Date: **1/19/95** Cleanup Standards Met?: **Yes** Last Inspection Date:

Penalty Recommendation: **No** Class of Spill: **C3**

Closure Date: **1/19/95** Record Creation Date: **1/17/95** Record Updated Date: **1/23/95**

Remarks: **CALLER WITNESSED TWO MEN DUMPING ANTIFREEZE FROM THREE DIFFERENT VEHICLES, POSSIBLY COMPANY CARS, TO STORM SEWER. CARS INCLUDED A MAROON FORD TAURUS WAGON & WHITE TAURUS 4-DOOR.**

Type of Material Spilled:	Material Spilled	Amt Spilled	Amt Recovered	Units
Hazardous	**ANTIFREEZE**	**6**	**0**	**Gallons**

Map ID#: **3A** Distance (mi): **0.05356** Direction: **SW**

Name: **KWIK FILL M81**
Address: **ROUTE 31 & ROUTE 259**
City, State, Zip: **SPENCERPORT**
County: **MONROE**

Agency ID (Spill Number): **9207165**

Spill Date: **9/16/92**
Spill Time: **12:00**

Spiller Information: **UNKNOWN**

Caller to Report Spill Information: **GARY AZZOLINA**
OGDEN TELEPHONE
(716) 352-7246

Reported Date: **9/17/92**
Reported Time: **11:10**

Cause: **Unknown**
Source: **Gasoline Station**
Resource: **Groundwater**

Reported By: **Affected Persons**

Cleanup Activity Ceased Date: **9/23/92** Cleanup Standards Met?: **Yes** Last Inspection Date: **9/23/92**

Penalty Recommendation: **No** Class of Spill: **B1**

Closure Date: **5/1/97** Record Creation Date: **9/24/92** Record Updated Date: **5/1/97**

Remarks: **CALLER REPORTED GASOLINE ODOR COMING FRO UNDERGROUND TELEPHONE UTILITY VAULT LOCATED AT CORNER OF INTERSECTION ON KWIK FILL PROPERTY. NO FREE PRODUCT ENCOUNTERED.**

Type of Material Spilled:	Material Spilled	Amt Spilled	Amt Recovered	Units
Petroleum	**GASOLINE**	**0**	**0**	**Gallons**

If the Amt Spilled and Amt Recovered are 0 (Zero), this indicates the amounts are unknown and not reported.

Unmappable Sites

A limitation of many records of governmental databases is incomplete or incorrect address information. Without proper addresses, it is more difficult to locate and map these sites.

Instead of leaving these potentially important sites out of the manually geocoded EcoSearch report, we implement a painstaking manual geocoding strategy aimed at plotting these unmappable sites by looking at zip codes, city names, and county names identified with the radius around your study site. The zip codes, cities, and counties searched are identified on the EcoSearch Statistical Overview page.

Our sophisticated mapping software, enhanced TIGER street maps, and address correction database processing methods find and plot most environmental sites. We then perform manual geocoding, plotting those sites the computer fails to find using a variety of resources. These include using our in-house collection of paper maps, directories, cross-referencing database information, and calling post offices, local government, or the sites themselves to accurately locate environmental records. We also correct obvious TIGER street map errors and omissions.

This effort at manual geocoding results in a short or non-existant orphan/unmappable list and increases accuracy and reliability of the data in our reports. The EcoSearch Instant Online and Preview reports take advantage of all previous geocoding work that has been done providing the highest quality report virtually instantaneously. The potential remains that an order can be placed in an area which has not been worked, thus resulting in more unmappables than typically associated with an EcoSearch report.

The limited number of sites which could not be reasonably found through our geocoding strategy are presented in this section for further review to assess their impact on your study site.

To serve our clients, we offer the free service of researching any unmappable site that you feel you would like more information about. To do this, give us a call with the database and agency ID number (found in the first and second columns of the unmappable section). We will then phone, send, or fax you the detailed data for that site.

Unmappable Sites

Database	Agency ID#	Site Name and Address	County

No unmappable sites were found for this report.

Environmental Glossary

Acid

A large class of substances having a pH less than seven. An acid waste is considered hazardous when the pH is 2.0 or less.

Acute Effect

An adverse effect on a human or animal body, with severe symptoms developing rapidly and coming quickly to a crisis.

Acute Exposure

A dose that is delivered to the body in a single event or in a short period of time.

Aerobic

Occurring in the presence of free oxygen.

Alkaline

A substance with a pH between 7 and 14. An alkaline waste is considered hazardous when its pH is 12.5 or greater.

Ambient

Existing conditins of air, water, and other media at a particular time.

Anaerobic

Occurring in the absence of oxygen.

Assessment

An analysis or examination.

Background Environmental Sample

Samples that are considered to contain no contaminants or known concentrations of contaminants.

Base

A substance which forms a salt when reacted with an acid. Bases have a pH of greater than seven.

Buffer Zone

An area of land which surrounds a hazardous waste facility and on which certain land uses and activities are restricted to protect the public health and safety and the environment from existing or potential hazards caused by the migration of hazardous waste (CH&SC Sec. 25110.3).

Carcinogen

A substance or agent capable of causing or producing cancer in mammals.

Caustics

A large class of substances which form solutions having a high pH.

Chronic Effect

An adverse effect on a human or animal body, with symptoms which develop slowly over a long period of time or which reoccur frequently.

Chronic Exposure

Low doses repeatedly received by the body over a long period of time.

Combustible

A term used by the NFPA, DOT, and others to classify certain liquids that will burn, on the basis of flash points. Both the NFPA and DOT generally define "combustible liquids" as having a flash point of 100°F or higher.

Concentration

The relative amount of a substance when combined or mixed with other substances.

Contingency Plan

A document setting out an organized, planned, and coordinated course of action to be followed in case of a fire or explosion or release of a hazardous waste from a TSD or a generator's facility that could threaten human health or the environment (RCRA).

Corrosive

As defined by DOT, a corrosive material is a liquid or solid that causes visible destruction or irreversible alterations in human skin tissue at the site of contact or in the case of leakage from its packaging a liquid that has a severe corrosion rate on steel. A solid or liquid which exhibits these characteristics can be regulated as hazardous waste.

Decomposition

Breakdown of material or substance (by heat, chemical reaction, electrolysis, decay, or other processes) into elements or simpler compounds.

Decontamination

The process of removing contaminants from individuals and equipment.

Deep Well Injection

Disposal of wastes by injecting them into a geological formation deep in the ground, sometimes after pretreatment to avoid solidification.

EPA ID Number

This unique number assigned by EPA to each generator, transporter, or TSD.

Effluent

Waste material, either treated or untreated, discharged into the environment.

Environmental Assessment

The measurement or prediction of the transport, dispersion, and final location of a hazardous substance when released into the environment.

Environmental Emergencies

Incidents involving the release (or potential release) of hazardous materials into the environment which require immediate remedial action.

Environmental Hazard

A condition capable of posing risk of exposure to air, water, soil, plants, or wildlife.

Exception Report

A report that generators who transport waste off-site must submit if they do not receive a properly completed copy of their manifest within 45 days of the date on which the initial transporter accepted the waste.

Generator

The person or facility who, by nature or ownership, management or control, is responsible for causing or allowing to be caused, the creation of hazardous waste.

Glovebag

A device used to remove a section of pipe insulation without isolating the entire space or room.

Groundwater Hydrology

The study of the movement of water below the earth's surface.

Hazard

A circumstance or condition that can cause harm. Hazards are often categorized into four groups: biological, chemical, physical, and radiation.

Hazard Classes

A series of nine descriptive terms that have been established by the UN Committee of Experts to categorize the hazardous nature of chemical, physical, and biological materials. These categories are: flammable liquids, explosives, gases, oxidizers, radioactive materials, corrosives, flammable solids, poisonous and infectious substances, and dangerous substances.

Hazardous Waste

Any material that is subject to the hazardous waste manifest requirements of the EPA specified in the CFR, Title 40, Part 262 or would be subject to these requirements in the absence of an interim authorization to a State under CFR, Title 40, Part 123, Subpart F.

Heavy Metals

Certain metallic elements having a high density and generally toxic, e.g., lead, silver, mercury, and arsenic.

Actions undertaken to prevent or mitigate immediate and significant risk of harm to human life or health or the environment. As set forth in the National Contingency Plan, these actions shall be terminated after $1 million has been obligated or six months have elapsed from the date of initial response.

Incident

The release or potential release of a hazardous substance into the environment.

Inert

Exhibiting no chemical activity; totally unreactive.

Innocent Land Owner's Defense

The defense of a purchaser of real property that he or she exercised due diligence in having hazards assessed prior to purchase.

Interim Status

Allows owners and operators of TSDs that were in existence, or for which construction had commenced, prior to November 19, 1980 to continue to operate without a permit after this date pending final issuance from RCRA.

Joint and Several Liability

Under federal law each party that contributed to damages may be held liable for all damages, but each has the right to compel the others to contribute and indemnify.

Liability

Being subject to legal action for one's behavior.

MSDS Material Safety Data Sheet

Required by OSHA of owners to alert employees to hazards, their effect, and protective action.

Manifest

Form which indicates generator, quantity, and type of waste for each shipment of hazardous wastes disposed in off-site facilities.

National Contingency Plan

Policies and procedures that the Federal Government follows in implementing responses to incidents involving hazardous substances.

P Wastes

A federal waste list comprised of substances categorized as acutely hazardous.

Part A

The first part of a two part application that must be submitted by a TSD to receive a permit. It contains general facility information.

Part B

The second part of a two part application that must be submitted by a TSD to receive a permit. It contains highly technical and detailed information.

Planned Removal

The removal of released hazardous substances from the environment within a non-immediate, long term time period. Under CERCLA: Actions intended to minimize increases in exposure such that time and cost commitments are limited to six months and/or $1 million.

Poison, Class A

A DOT term for extremely dangerous poisons, that is, poisonous gases or liquids of such nature that a very small amount of the gas, or vapor of the liquid, mixed with air is dangerous to life. Some examples: phosgene, cyanogen, and hydrocyanic acid.

Poison, Class B

A DOT term for liquid, solid, paste, or semisolid substances, other than Class A poisons, which are known to be toxic to man as to afford a hazard to health during transportation.

Pollutant

A substance or mixture which after release into the environment and upon exposure to any organisms will or may reasonably be anticipated to cause adverse effects in such organisms and their offspring.

Priority Pollutants

A list of chemicals selected from the list of toxic pollutants by the EPA as priority toxic pollutants for regulation under the Clean Water Act.

Remedial Actions

Responses to releases of hazardous substances on the NPL that are consistent with a permanent remedy which would prevent or mitigate the migration of materials into the environment.

Risk

The probability that an unwanted event will occur.

Second Responders

Those personnel required to assist or relieve first responders at a hazardous material incident due to their specialized knowledge, equipment, or experience. These include State environmental protection or health officials, commercial response, cleanup companies, and appropriate industry representatives.

Strict Liability

Holds a party responsible for damages irrespective of the amount of care taken in handling a hazardous substance.

Subtitle C

The part of RCRA which pertains to the management of hazardous waste.

Subtitle I

The part of RCRA which pertains to the storage of petroleum products and hazardous substances, other than wastes, in USTs.

Superfund

See CERCLA.

Synergistic

The action of two materials together which is greater in effect than the sum of the individuals actions.

TIGER Files

The US Census Bureau's TIGER files provide a nationwide computerized map with address range information.

Tort

A legal wrong, sometimes referred to as negligence.

Toxicity

The ability of a substance to produce injury by non-mechanical means once it reaches a susceptible site in or on the body.

U Wastes

A federal list of hazardous wastes which consists of substances deemed to be hazardous for hazards other than acute hazards.

-- Adapted from Lincoln Graduate Center, 1993. Real Estate Environmental Screening. San Antonio, Texa

Acronyms and Abbreviations

-AIRS	Aerometric Information Retrieval System
-AST	Aboveground Storage Tank
-ASTM	American Society for Testing and Materials
-BLM	Bureau of Land Management
-BNA	Bureau of National Affairs
-CAA	Clean Air Act
-CDC	Centers for Disease Control
-CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act of 1980
-CERCLIS	CERCLA Information System
-CICIS	Chemicals in Commerce Information System
-COE	U.S. Army Corps of Engineers
-CWA	Clean Water Act
-DDT	Dicholoro-diphenyl-dichloroethane
-DOC	Department of Commerce
-DOCKET	Enforcement Docket System--Office of Enforcement and Compliance Monitoring
-DOE	Department of Energy
-DOT	Department of Transportation
-EPA	Environmental Protection Agency
-ERCS	Emergency Response Cleanup Services
-ERNS	Emergency Response Notification System
-ESA	Environmental Site Assessment
-FIFRA	Federal Insecticide, Fungicide, and Rodenticide Act
-FINDS	Facility Index System
-FOIA	Freedom of Information Act
-FWPCA	Federal Water Pollution Control Act
-HHS	Department of Health and Human Services
-HSWA	Hazardous and Solid Waste Amendments of 1984
-HUD	Department of Housing and Urban Development
-LUST	Leaking Underground Storage Tank
-MSDS	Material Safety Data Sheet
-NEPA	National Environment Policy Act
-NESHAP	National Emission Standards for Hazardous Air Pollutants
-NFRAP	No Further Remedial Action Planned (Delisted CERCLA Site)
-NOI	Notice of Intent
-NOV	Notice of Violation
-NPDES	National Pollution Discharge Elimination System
-NPL	National Priorities List
-NRC	Nuclear Regulatory Commission
-NRIS	Nuclear Regulatory Information System
-OSHA	Occupational Safety and Health Administration
-PADS	PCB Activity Database System

Acronyms and Abbreviations

-PCB	Polychlorinated Biphenyls
-POTW	Publicly-Owned Treatment Works
-PPM	Parts Per Million
-PRP	Potentially Responsible Parties
-RAATS	RCRA Administrative Action Tracking System
-RCRA	Resource Conservation and Recovery Act of 1976
-RCRIS	Resource Conservation and Recovery Information System
-RFA	RCRA Facility Assessment
-RFI	RCRA Facility Investigation
-RI	Remedial Investigation (CERCLA)
-SARA	Superfund Amendments and Reauthorization Act of 1986
-SCS	Soil Conservation Service
-SDWA	Safe Drinking Water Act
-SETS	Superfund Enforcement Tracking System
-SSTS	Section Seven Tracking System
-SWF/LF	Solid Waste Facilities / Landfills
-TIGER	Topologically Integrated Geographic Encoding and Referencing System
-TRI	Toxic Release Inventory
-TSCA	Toxic Substances Control Act
-TSD	Treatment, Storage, or Disposal Facility
-USDA	U.S. Department of Agriculture
-USGS	U.S. Geological Survey
-UST	Underground Storage Tank
-WWTP	Wastewater Treatment Plant

APPENDIX C

Correspondences

UNDERGROUND
ENGINEERING &
ENVIRONMENTAL
SOLUTIONS

Haley & Aldrich of New York
189 North Water Street
Rochester, NY 14604-1151
Tel: 716.232.7386
Fax: 716.232.6768
Email: ROC@HaleyAldrich.com

HALEY & ALDRICH

9 November 1998
File No. 70620-019

Ms. Kimberly Shutts, Records Access Officer
NYSDEC
6274 East Avon-Lima Road
Avon, New York 14414

Subject: Freedom of Information Act Request

Dear Ms. Shutts:

On behalf of our client, I am writing, pursuant to the Freedom of Information Law (N.Y. Publ. Off. L. Section 84 et seq.) And the Public Access to Records of the Department of Environmental Conservation Regulations (6 NYCRR Pat 616), to request access and/or copies of the records listed below in connection with the properties located at and adjacent to 500 Union Street, Spencerport, New York. The property is currently owned by Mr. Bob Spencer and is occupied by Jerry's Restaurant, GVS Appliances, Byrne Dairy and other retail stores.

Please provide Haley & Aldrich of New York with access to and/or copies of the following records:

1. All records of any investigation, study or analysis of any substance, material or waste defined or designated as hazardous or toxic (collectively, "Hazardous Substances") by any applicable federal, state or local environmental law, ordinance, rule or regulation (collectively, "Environmental Laws") stored, treated, generated, transported, refined, handled, produced and/or disposed on the Properties.

2. All records of (a) the presence on, in, at or adjacent to the Properties of any Hazardous Substances, (b) any spills, releases, discharges or disposal of Hazardous Substances that have occurred or are presently occurring on or onto the Properties, (c) any spills or disposal of Hazardous Substances that have occurred or are occurring off the Properties as a result of any use or operation of the Properties, and (d) any failure by the Borrower to comply with any Environmental Law or any administrative or judicial order relating to the use, storage, treatment, transportation, manufacture, refinement, handling, production or disposal of any Hazardous Substances in connection with any construction on or any use or operation of the Properties.

3. All records of any complaint, claim, request for investigation or inquiry about any aspect of the Properties.

In compliance with Public Officers Law Section 89(3) and 6 NYCRR Section 616.9, Haley & Aldrich agrees to pay the fees charged for your copying of the records sought. If, however, the records sought are voluminous and the fees to be charged for their copying will exceed $10.00, please telephone me of that fact. In the event that the copying charges will exceed $10.00, I would request that arrangements be made to allow Haley & Aldrich access to the requested records. We will then arrange to have someone from Haley & Aldrich review the records at DEC's offices in Avon in order to ascertain which of the records we wish to copy.

If you have any questions about this request, please call me at (716) 327-5539 or in my absence Vince Dick at (716) 327-5507.

Sincerely yours,
HALEY & ALDRICH of NEW YORK

Nichole Case Hoy
Hydrogeologist

:/G:\PROJECTS\70620\019\CORRESP\LETTERS\FOILDEC.WPF

HALEY & ALDRICH

UNDERGROUND
ENGINEERING &
ENVIRONMENTAL
SOLUTIONS

Haley & Aldrich of New York
189 North Water Street
Rochester, NY 14604-1151
Tel: 716.232.7386
Fax: 716.232.6768
Email: ROC@HaleyAldrich.com

HALEY & ALDRICH

9 November 1998
File No. 70620-019

Gina Tojek
27 West Avenue
Spencerport, New York 14559

Attention: Ms. Tojek

Subject: Freedom of Information Act Request

Dear Ms. Tojek:

On behalf of our client, I am writing, pursuant to the Freedom of Information Law (N.Y. Publ. Off. L. Section 84 et seq.) and the Public Access to Records of the Department of Environmental Conservation Regulations (6 NYCRR Pat 616), to request access and/or copies of the records listed below in connection with the properties located at and adjacent to 500 Union Street in Spencerport, New York. The property is currently owned by Mr. Bob Spencer.

Please provide Haley & Aldrich of New York with access to and/or copies of the following records:

1. All records of any investigation, study or analysis of any substance, material or waste defined or designated as hazardous or toxic (collectively, "Hazardous Substances") by any applicable federal, state or local environmental law, ordinance, rule or regulation (collectively, "Environmental Laws") stored, treated, generated, transported, refined, handled, produced and/or disposed on the Properties.

2. All records of (a) the presence on, in, at or adjacent to the Properties of any Hazardous Substances, (b) any spills, releases, discharges or disposal of Hazardous Substances that have occurred or are presently occurring on or onto the Properties, (c) any spills or disposal of Hazardous Substances that have occurred or are occurring off the Properties as a result of any use or operation of the Properties, and (d) any failure by the Borrower to comply with any Environmental Law or any administrative or judicial order relating to the use, storage, treatment, transportation, manufacture, refinement, handling, production or disposal of any Hazardous Substances in connection with any construction on or any use or operation of the Properties.

3. All records of any complaint, claim, request for investigation or inquiry about any aspect of the Properties.

OFFICES

Boston
Massachusetts

Cleveland
Ohio

Denver
Colorado

Hartford
Connecticut

Los Angeles
California

Manchester
New Hampshire

Newark
New Jersey

Portland
Maine

San Diego
California

San Francisco
California

Washington
District of Columbia

In compliance with Public Officers Law Section 89(3) and 6 NYCRR Section 616.9, Haley & Aldrich agrees to pay the fees charged for your copying of the records sought. If, however, the records sought are voluminous and the fees to be charged for their copying will exceed $10.00, please telephone me of that fact. In the event that the copying charges will exceed $10.00, I would request that arrangements be made to allow Haley & Aldrich access to the requested records. We will then arrange to have someone from Haley & Aldrich review the records at Spencerport's offices in order to ascertain which of the records we wish to copy.

If you have any questions about this request, please call me at (716) 327-5539 or in my absence Vince Dick at (716) 327-5507.

Sincerely yours,
HALEY & ALDRICH OF NEW YORK

Nichole Case Hoy
Hydrogeologist

g:/projects/70620/016

Village of Spencerport

27 West Avenue
Spencerport, NY 14559

Tel. 716-352-4771
Fax 716-352-3484

12 November 1998

Nichole Case Hoy
Haley & Aldrich of New York
189 North Water Street
Rochester, New York 14604-1151

RE: Freedom of Information Act Request Received 10 November 1998
Your File No. 70620-019

Dear Ms. Hoy,

Pursuant to your recent request, Village Departments (Clerk's Office, Building Department, Public Works Department and Fire Department) were asked to submit any records in their possession.

Enclosed are Building Deparment records; the Fire Department has indicated that they possess a log of all calls (approximately 500-700/year) with no means to retrieve the information specific to your request without excessive research. The Village, of course, would grant access to those records should you so choose.

VILLAGE OF SPENCERPORT

Gina M. Tojek
Village Clerk

Village of Spencerport

27 West Avenue
Telephone: (716) 352-4771

Spencerport, New York 14559
FAX: (716) 352-3484

CLYDE W. CARTER, Mayor
GINA M. TOJEK, Clerk

ROY G. HILL, General Manager of Operations
GARY R. BOUGHTER, Treasurer
RAYMOND T. BUCKNER, JR., Attorney

TRUSTEES

JAMES E. McKINNEY
THEODORE E. WALKER

MARTIN B. CUNNINGHAM
ROBERT J. KINCAID

February 3, 1994

Eyezon Associates
Attn: Mr. Robert Spencer
2344 Lyell Avenue
Rochester, NY 14606

RE: NOTICE OF VIOLATION - Plaza 500 So. Union Street

Dear Mr. Spencer:

A complaint was received this morning from the Beauty Salon located in the above referenced concerning the lack of heat. Upon inspection I found that they were using space heaters throughout the salon.

It was evident that the unit heater was not operating. I also observed the vent pipe from the water heater was lacking a cap on the bottom of the pipe.

The above conditions must be corrected within 48 hours of the date of this notice.

Very Truly yours,

al

Alvin R. Zarnstorff
Building Inspector/Code Enforcement Officer

AZ: sgb

cc: Property Records File

Village of Spencerport

27 West Avenue
Telephone: (716) 352-4771

Spencerport, New York 14559
FAX: (716) 352-3484

CLYDE W. CARTER, Mayor
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TRUSTEES

JAMES E. McKINNEY
THEODORE E. WALKER

MARTIN B. CUNNINGHAM
ROBERT J. KINCAID

23 February 1994

Eyezon Associates
Attn: Mr. Robert Spencer
2344 Lyell Avenue
Rochester, New York 14606

RE: Findings of Inspection : 500 So Union Street : February 17, 1994

A. Hair Salon:

1. Gas piping in salon storage area - remove and terminate piping above ceiling.
2. Replace damaged ceiling panels.
3. Patch hole in wallboard on south wall of storage room.

B. CVS Appliance: Refill fire extinguisher in work room.

C. Joan's Laundry:

1. Exit light at rear door is out.
2. Fire extinguisher not found.

D. Waterstraat Cleaners: Rear exit door damaged; needs repair.

E. Jerry's Restaurant:

1. Exit lights in dining and rear hall are out.
2. Patch holes in wallboard on south wall of rear hall.

F. Byrne Dairy: No violations noted.

In addition to the above, all old gas unit heaters in the building should be removed and gas piping capped.

Additionally two of the businesses located within the plaza have erected signs on the facade and are in direct violation of Village Code. I have enclosed a copy of the Resolution adopted by the Zoning Board of Appeals on March 4, 1993 in response to your request to erect an illuminated directory sign. As of this date, you have taken no action.

I would ask that you contact me at your earliest convenience to outline a timeframe within which remedial action will be complete in addressing all existing violations. I can be reached at 352-4790.

Very truly yours,

ARZ

A.R. Zarnstorff
Building Inspector/Code Enforcement Officer

cc:prfile

Village of Spencerport

27 West Avenue
Telephone: (716) 352-4771

Spencerport, New York 14559
FAX: (716) 352-3484

April 29, 1994

Eyezon Associates
Attn: Mr. Robert Spencer
2344 Lyell Avenue
Rochester, NY 14606

RE: EXTERIOR INSPECTION: 500 So. Union Street;
April 28, 1994

Dear Bob:

I have observed a quantity of debris at the rear of the plaza, which is both a fire and rodent problem. Please have this area cleaned up.

Also, the exterior door repair has not been corrected (as per letter of February 23, 1994). Please have this repair completed.

Very Truly Yours,

ARZ

Alvin R. Zarnstorff
Building Inspector/Code Enforcement Officer

cc: Property Records File

Village of Spencerport

27 West Avenue
Spencerport, NY 14559

Tel. 716-352-4771
Fax 716-352-3484

DATE: 7-22-96

PROPERTY LOCATION: 500 S UNION ST.

PROPERTY OWNER: 2344 Lyell Ave. Gateway Plaza
Rochester, N.Y. 14606

This letter hereby serves as notice that the abovereferenced property is in violation of the **PROPERTY MAINTENANCE** Code of the Village of Spencerport [Chapter 93 / Article III (Business Premises)]

The following vilation(s) are cited:

__X__ **Section 93-15A.** All yards, courts, parking lots and sidewalks of business premises shall be kept clean and free from physical hazards, fire hazards, garbage, refuse, debris, infestation of rodents, brush, weeds, long grass and other rank growth. REFRIGERATOR, TELEVISION SETS & MISC. APPLIANCE DISCARDED NEXT TO DUMPSTER

_____ **Section 93-15B.** All parking lots shall be cleaned once every week.

_____ **Section 93-15C.** All trash containers, other than village-owned dumpsters, located in open areas shall be secured in a manner to prevent them from being tipped over and shall be emptied every day.

_____ **Section 93-15D.** Fences shall be maintained in safe and substantial condition.

_____ **Section 93-15E.** Surface and subsurface water shall be appropriately drained to protect buildings, structures, pedestrians or the property of others and to prevent the development of stagnant ponds.

_____ **Section 93-15F.** Traffic control and fire lane signs shall be erected and maintained by property owners.

Continued on Next Page

_____ **Section 93-16A.** Every building and structure shall be kept in good condition and repair by the owner in such a condition that it will not likely injure or damage persons or the property of others.

_____ **Section 93-16B.** All exterior surfaces shall be protected from the elements and decay by painting or another approved protective covering.

_____ **Section 93-16C.** The roof, sides, doors and windows shall be maintained so as not to leak, and all rainwater shall be collected so as not to cause dampness, decay and deterioration in the walls and ceilings.

_____ **Section 93-16D.** All graffiti or defacing of business premises shall be removed and the surface finish restored.

I would ask for your cooperation in remedying this violation within seven (7) days of the above date. Please feel free to contact me should you care to discuss this matter.

Very truly yours,

al

A.R. Zarnstorff
Building Inspector/Code Enforcement Officer

Village of Spencerport

27 West Avenue
Spencerport, NY 14559

Tel. 716-352-4771
Fax 716-352-3484

DATE: 7-14-97

PROPERTY LOCATION: 500 UNION ST

PROPERTY OWNER: EYEZON OF ROCH.
2344 LYELL AVE. GATEWAY PLAZA, ROCHESTER, N

This letter hereby serves as notice that the abovereferenced property is in violation of the **PROPERTY MAINTENANCE** Code of the Village of Spencerport [Chapter 93 / Article III (Business Premises)] 146

The following vilation(s) are cited:

__X__ Section 93-15A. All yards, courts, parking lots and sidewalks of business premises shall be kept clean and free from physical hazards, fire hazards, garbage, refuse, debris, infestation of rodents, brush, weeds, long grass and other rank growth. TIRES, BRUSH, WATER HEATER + APPLIANCES AT REAR OF BUILDING

_____ Section 93-15B. All parking lots shall be cleaned once every week.

_____ Section 93-15C. All trash containers, other than village-owned dumpsters, located in open areas shall be secured in a manner to prevent them from being tipped over and shall be emptied every day.

_____ Section 93-15D. Fences shall be maintained in safe and substantial condition.

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Continued on Next Page

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I would ask for your cooperation in remedying this violation within seven (7) days of the above date. Please feel free to contact me should you care to discuss this matter.

Very truly yours,

al

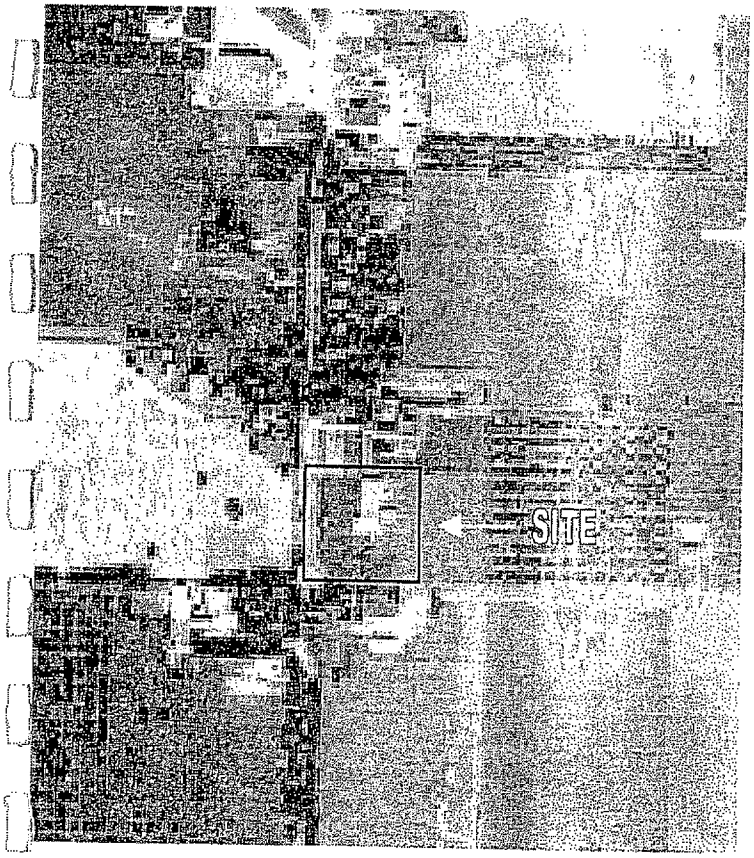
A.R. Zarnstorff
Building Inspector/Code Enforcement Officer

propertymaintenancebusiness.wp

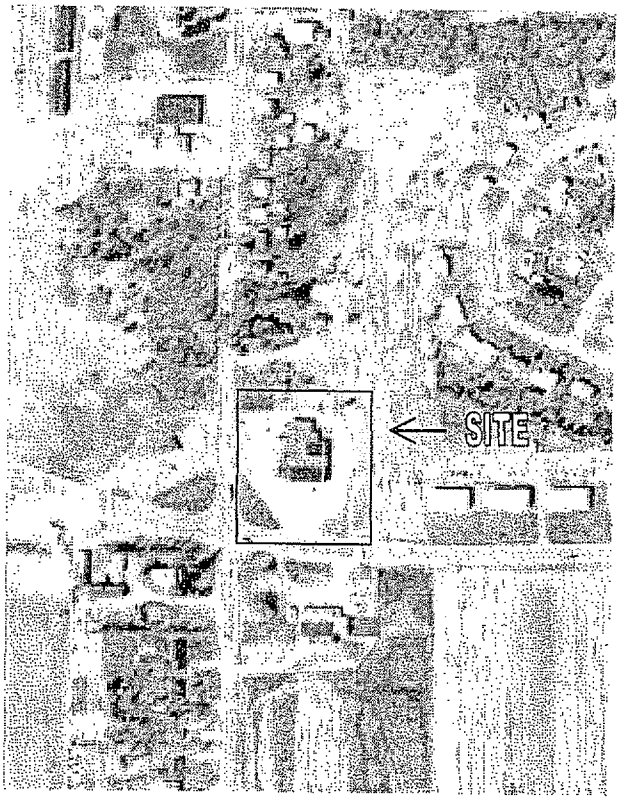
APPENDIX D

Aerial Photos

1930 AERIAL PHOTO

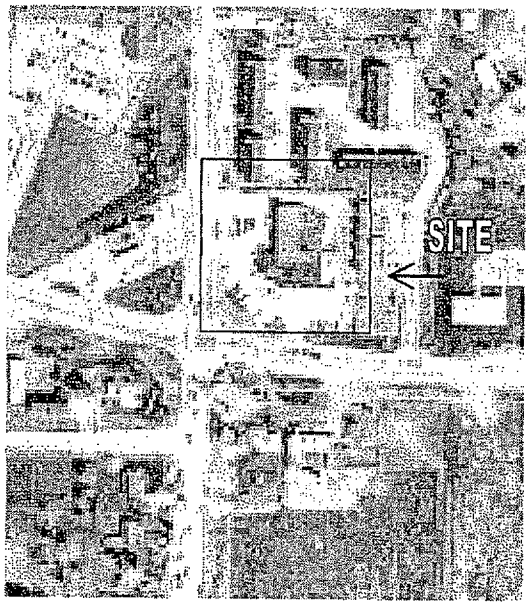


1951 AERIAL PHOTO

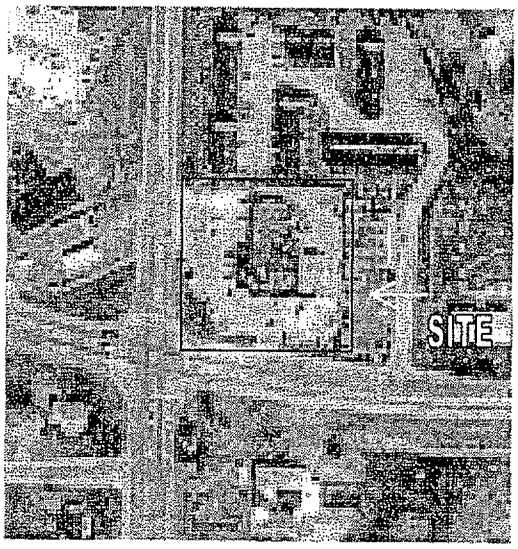


1977 AERIAL PHOTO

1988 AERIAL PHOTO



1993 AERIAL PHOTO



1996 AERIAL PHOTO

APPENDIX E

MSDS's & Waste Manifests from Waterstraat Cleaners

MATERIAL SAFETY DATA SHEET

DATE PREPARED 08-28 _____ MSDS NO. 00500-3

SECTION 1 ---- MATERIAL IDENTIFICATION AND USE

PRODUCT/TRADENAME: AQUACOTE

NFPA DESIGNATION -- HEALTH 1 FLAMMABILITY 3 REACTIVITY 1

0 = MINIMAL 1 = SLIGHT 2 = MODERATE 3 = SERIOUS 4 = SEVERE

MANUFACTURER'S NAME: CALED SIGNAL CHEMICAL EMERGENCY TELEPHONE: 201-696-7575

ADDRESS: 26 HAWES DRIVE, WAYNE, NJ 07470

CHEMICAL NAME: MIXTURE CHEMICAL FAMILY: AEROSOL WATER REPELLANT

FORMULA: MIXTURE MATERIAL USE: WATER REPELLENT

SECTION 11 ---- HAZARDOUS INGREDIENTS

HAZARDOUS INGREDIENTS	CAS NUMBER	APPROX. PERCENT	EXPOSURE LIMITS	OTHER
1,1,1 TRICHLOROETHANE (METHYL CHLOROFORM)	71-55-6	-	350PPM ACGIH (TLV) TWA 350PPM OSHA (PEL) TWA	
'SOBUTANE (PROPANE,2-METHYL)	106-97-8	-	800PPM ACGIH (TLV) TWA 800PPM OSHA (PEL) TWA	
PROPANE	74-98-6	-	1000PPM OSHA (PEL) TWA ASPHYXIANT ACGIH	
PETROLEUM HYDROCARBON	64742-88-7	-	100PPM TLV (SUPPLIER) OSHA, ACGIH NOT LISTED	LC50 >700PPM/4H (RAT)

SECTION 111 ---- PHYSICAL DATA

PHYSICAL STATE: LIQUID | ODOR AND APPEARANCE: SOLVENT ODOR. CLEAR AMBER LIQUID

SPECIFIC GRAVITY	VAPOR PRESSURE(mm)	VAPOR DENSITY(air=1)	pH
GREATER THAN 1	ND	HEAVIER THAN AIR	ND

EVAPORATION RATE (BUTYL ACE =1)	BOILING POINT(F)	% VOLATILE(VOL)	WATER SOLUBILITY
SLOWER	39.5	90	NEGLIGIBLE

SECTION IV ---- FIRE AND EXPLOSION HAZARD DATA

FLASH POINT(F), METHOD
GREATER THAN 18" FLAME EXTENSION

FLAMMABLE LIMITS IN AIR, % BY VOLUME
UPPER: ND LOWER: ND

EXTINQUISHING MEDIA: WATER /FOG FOAM ALCOHOL FOAM DRY CHEMICAL

SPECIAL FIRE FIGHTING PROCEDURES:
COOL CONTAINERS WITH WATER. WEAR SELF CONTAINED BREATHING APPARTUS IN ENCLOSED AREAS.

CONTINUED

HEMICAL NAME: --------- LION BRAND [redacted] LIQUID LAUNDRY DETERGENT

SYNONYMS: --------- CHEMICAL FAMILY: ----------

ORMULA: EDP 4056 MOLECULAR WEIGHT:

RADE NAME AND SYNONYMS: LIQUID LAUNDRY DETERGENT

I. PHYSICAL DATA

OILING POINT, 760 mm. Hg	105°C	FREEZING POINT	25°F
SPECIFIC GRAVITY ($H_2O = 1$)	1.046	VAPOR PRESSURE at 20°C.	--------
VAPOR DENSITY (air = 1)	--------	SOLUBILITY IN WATER, % by wt. at 20°C.	complete
PER CENT VOLATILES BY VOLUME	53%	EVAPORATION RATE (Butyl Acetate = 1)	incomple evaporet
APPEARANCE AND ODOR	clear blue liquid with lilac odor		

II. HAZARDOUS INGREDIENTS

MATERIAL	%	TLV (Units)
--------	---	------

III. FIRE AND EXPLOSION HAZARD DATA

ASH POINT (method)	--------	AUTOIGNITION TEMPERATURE	
BLE LIMITS IN AIR, % by volume	LOWER -------	UPPER	--------
ISHING	Will not support combustion		
SPECIAL FIRE FIGHTING PROCEDURES	NOTE: PRODUCT DESCRIPTION → (NOT PART OF MSDS)		
UNUSUAL FIRE AND EXPLOSION HAZARDS			

LIQUID LAUNDRY DETERGENT

[redacted] concentrated liquid detergent whitens and brightens the entire wash beautifully, without pre-soaking. Rubbed full strength in problem areas, it removes stubborn dirt. It's biodegradable, phosphate free, conforms to all government regulations. Because it is concentrated, ¼ cup cleans an entire wash.

EMERGENCY PHONE NUMBERS

1-216-753-0361 or 1-216-836-1268

TSCHOPP SUPPLY CO., INC.
2260 BAILEY AVE.
BUFFALO, NEW YORK 14211
Phone 897-1600

DATE PREPARED 10/85

No. I-08800

MATERIAL SAFETY DATA SHEET

Required under USDL Safety and Health Regulations for Ship Repairing, Shipbuilding, and Shipbreaking (29 CFR 1915, 1916, 1917)

SECTION I

MANUFACTURER'S NAME	EMERGENCY TELEPHONE NO.
CALED SIGNAL CHEMICAL	201 - 696-7575

ADDRESS: 26 HANES DRIVE, WAYNE, N.J. 07470

CHEMICAL NAME AND SYNONYMS	TRADE NAME AND SYNONYMS
MIXTURE	VEL-ODOR

CHEMICAL FAMILY	FORMULA
WATER BASED ODOR NEUTRALIZER	MIXTURE

SECTION II - HAZARDOUS INGREDIENTS

INGREDIENTS	CAS NUMBER	%	TLV-(Units)
Isopropanol (2-propanol)	67-63-0	5-10	400PPM

SPECIFIC NATURE OF HAZARD / COMMENTS: Combustible.

SECTION III - PHYSICAL DATA

Boiling Point (°F)	210°F	Specific Gravity (H_2O= 1)	.98
Vapor Pressure (mmHg.)	ND	Percent Volatile By Volume (%)	90
Vapor Density (Air = 1)	ND	Evaporation Rate (Butyl Ace=1)	Slower
Solubility in Water	Complete		
Appearance and Odor	Fluorescent green liquid with citrus odor.		

SECTION IV - FIRE AND EXPLOSION HAZARD DATA

FLASH POINT (Method Used)	FLAMMABLE LIMITS	Lel	Uel
100°F (Tag Closed Cup)	ND		

EXTINGUISHING MEDIA: ☒Water/Fog ☒Foam ☐Alcohol Foam ☒Carbon Dioxide ☒Dry Chemical ☐Other

SPECIAL FIRE FIGHTING PROCEDURES: Use self contained breathing apparatus in confined spaces. Use water to cool containers.

UNUSUAL FIRE AND EXPLOSION HAZARDS: None

NA = Not Applicable ND = No Data Available NE = Not Established <= Less Than >= Greater Than

DATE PREPARED 10/85

No. 1-07100

MATERIAL SAFETY DATA SHEET

Required under USDL Safety and Health Regulations for Ship Repairing, Shipbuilding, and Shipbreaking (29 CFR 1915, 1916, 1917)

SECTION I

MANUFACTURER'S NAME	EMERGENCY TELEPHONE NO.
CALED SIGNAL CHEMICAL	201 - 696-7575

ADDRESS: 26 HANES DRIVE, WAYNE, N.J. 07470

CHEMICAL NAME AND SYNONYMS	TRADE NAME AND SYNONYMS
MIXTURE	SUPER ERASE

CHEMICAL FAMILY	FORMULA
AQUEOUS SOLUTION OF CATIONIC SALT	MIXTURE

SECTION II - HAZARDOUS INGREDIENTS

INGREDIENTS	CAS NUMBER	%	TLV (Units)
None as defined by 29 CFR 1910.1200 and state laws.			

SPECIFIC NATURE OF HAZARD / COMMENTS: NA

SECTION III - PHYSICAL DATA

Boiling Point (°F)	212	Specific Gravity (H_2O = 1)	.997
Vapor Pressure (mmHg.)	ND	Percent Volatile By Volume (%)	90
Vapor Density (Air = 1)	ND	Evaporation Rate (Butyl Ace=1)	slower
Solubility in Water	Complete		
Appearance and Odor	Clear, light yellow liquid. Mild odor.		

SECTION IV - FIRE AND EXPLOSION HAZARD DATA

FLASH POINT (Method Used)	FLAMMABLE LIMITS	Lel	Uel
>200°F (Tag Closed Cup)	ND		

EXTINGUISHING MEDIA: ☒ Water/Fog ☒ Foam ☐ Alcohol Foam ☒ Carbon Dioxide ☒ Dry Chemical ☐ Other

SPECIAL FIRE FIGHTING PROCEDURES: Use self contained breathing apparatus in confined areas.

UNUSUAL FIRE AND EXPLOSION HAZARDS: None Known

NA = Not Applicable ND = No Data Available NE = Not Established <= Less Than >= Greater Than

MATERIAL SAFETY DATA SHEET

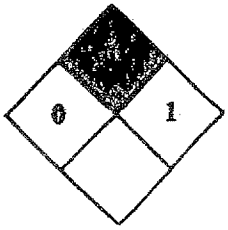
PRODUCT WATER WHITE SPRAY SPOTTER

since 1908

HAZARD RATINGS*
-OSHA-

Health	1	slight health hazard
Fire	1	slightly combustible
Reactivity	0	nonreactive

-N.F.P.A.-



DOT Class:
unregulated

I - PRODUCT IDENTIFICATION

Manufacturer: ADCO, Inc., 900 W. Main, Sedalia, MO 65301

Emergency Telephone nos: CHEMTREC (800) 424-9300; ADCO, Inc. (800) 821-7556

Intended use prespotter for use in drycleaning and laundry

Chemical name proprietary mixture CAS# none

Synonyms none State registry# pending

II - PHYSICAL DATA

Appearance clear, colorless liquid Flash point none to 230°F (C.O.C.)

Odor bland % volatile (220°F) 76

Specific gravity 1.022 @ 68°F pH (water solution) 5.0 - 5.5

Solubility in water miscible

III - HAZARDOUS INGREDIENTS

☐ none ☒ proprietary mixture ☐ not applicable

☒ Ingredients are considered hazardous only as eye or skin irritants.

_____ CAS# _____

_____ CAS# _____

IV - FIRE AND EXPLOSION HAZARD DATA

Flash Point: none to 230°F (C.O.C.) Lower Flammable Limit: not applicable

Extinguishing Media: compatible with any type - product noncombustible

Special Fire Fighting Procedures: Avoid directing a strong stream of water on product since this may produce foam.

Unusual Fire and Explosion Hazards: None

*Hazard ratings and other information are based on latest available information from tests on product or ingredients of mixtures. The data and evaluations are accurate to the best of ADCO's knowledge. No guarantee or liability is expressed or implied.

****

OxyChem®

MATERIAL SAFETY DATA SHEET

MSDS NUMBER : M4738

MSDS DATE : 07-13-89

PRODUCT NAME : PERCLENE DRYCLEANING GRADE

24 HOUR EMERGENCY PHONE: (716) 278-7021

I. PRODUCT IDENTIFICATION

HMIS HAZARD RATINGS

HEALTH HAZARD 2* **FIRE HAZARD 0** **REACTIVITY 0**

Based on the National Paint & Coatings Association HMIS rating system.

SARA/TITLE III HAZARD CATEGORIES (See Section X)

Immediate (ACUTE) Health: YES
Delayed (Chronic) Health: YES
Fire Hazard: NO
Reactive Hazard: NO
Sudden Release of Pressure: NO

MANUFACTURER'S NAME AND ADDRESS : Occidental Chemical Corporation, Customer Service, Occidental Tower, P O Box 809050, Dallas, Texas 75380 Telephone (1-800-752-5151)

CHEMICAL NAME: Tetrachloroethylene CAS NUMBER: 127-18-4

SYNONYMS/COMMON NAMES: Perc

CHEMICAL FORMULA: $Cl_2C=CCl_2$

DOT PROPER SHIPPING NAME: Perchloroethylene

DOT HAZARD CLASS: ORM-A

DOT I.D. NUMBER: UN1897

DOT HAZARDOUS SUBSTANCE: RQ 100#

II. HEALTH HAZARD INFORMATION

EMERGENCY AND FIRST AID PROCEDURES

EYES:

OBJECT IS TO FLUSH MATERIALS OUT IMMEDIATELY THEN SEEK MEDICAL ATTENTION. IMMEDIATELY flush eyes with large amounts of water for at least 15 minutes, holding lids apart to ensure flushing of the entire surface. SEEK MEDICAL ATTENTION.

SKIN:

Wash contaminated areas with plenty of soap and water. A soothing ointment may be applied to irritated skin after thorough cleansing. Remove contaminated clothing and footwear and wash clothing before reuse. Discard footwear which cannot be decontaminated. SEEK MEDICAL ATTENTION.

CAS = Chemical Abstract Service Number
PEL = OSHA Permissible Exposure Limit
TLV = ACGIH Threshold Limit Value, Current
ND = No relevant information found or not available
CORP = Corporate Exposure Limit
* = See Chronic Effects Information
NA = Not applicable

MATERIAL SAFETY DATA SHEET

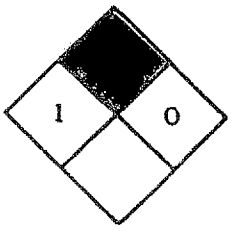
PRODUCT PERK SHEEN 324

since 1908

HAZARD RATINGS*

	-OSHA-	
Health	1	slight health hazard
Fire	1	slightly combustible
Reactivity	0	nonreactive

-N.F.P.A.-



DOT Class: unregulated

I - PRODUCT IDENTIFICATION

Manufacturer: ADCO, Inc. 900 W. Main, Sedalia, MO 65301

Emergency Telephone nos: CHEMTREC (800) 424-9300; ADCO,Inc. (800) 821-7556

Intended use detergent for drycleaning garments

Chemical name none - proprietary mixture CAS# none

Synonyms drycleaning "soap" State registry# pending

II - PHYSICAL DATA

Appearance orange-yellow syrup Flash point 340 - 355°F (C.O.C.)

Odor bland % volatile (220°F) none

Specific gravity .973 @ 68°F pH (water solution) 5.0 - 5.5

Solubility in water slight - dispersible

III - HAZARDOUS INGREDIENTS

☐ none ☒ proprietary mixture ☐ not applicable

☒ Ingredients are considered hazardous only as eye or skin irritants.

_____ CAS # _____

_____ CAS # _____

IV - FIRE AND EXPLOSION HAZARD DATA

Flash Point: 340 - 355°F (C.O.C.) Lower Flammable Limit: not applicable

Extinguishing Media: dry chemicals, carbon dioxide, water fog

Special Fire Fighting Procedures: Avoid directing strong water stream into product -- may generate foam.

Unusual Fire and Explosion Hazards: High heat may produce noxious decomposition products.

*Hazard ratings and other information are based on latest available information from tests on product or ingredients of mixtures. The data and evaluations are accurate to the best of ADCO's knowledge. No guarantee or liability is expressed or implied.

****

MATERIAL SAFETY DATA SHEET
May be used to comply with OSHA's
Hazard Communication Standard

Essentially equivalent to OSHA 174 form

IDENTITY (As Used on Label and List)

STREEPRO

Section I

Manufacturer's Name R. R. Street & Co., Inc.	Emergency Telephone Number 1-800-228-5635
Address (Number, Street, City, State, and Zip Code) 625 Enterprise Drive	Telephone Number for Information 1-708-571-4242
Oak Brook, Illinois 60521-1917	Date Prepared September, 1989

Section II -- Hazardous Ingredients/Identity Information

Hazardous Components	OSHA PEL	OSHA STEL	ACGIH TLV	ACGIH STEL	CAS #	%
Trade Secret	Not Estb.	Not Appl.	Not Estb.	Not Appl.	Trade Secret	---

Contains no chemical listed in the table at 40 CFR 372.65 (SARA, Title III, Sec. 313) in excess of the de minimis concentration defined at 40 CFR 372.38.

Section III -- Physical/Chemical Characteristics

Boiling Point ^{o}F	212	Specific Gravity (H_2O = 1)	1.0
Vapor Pressure (mm Hg) @ 20°C, Estimated.	17	Melting Point Not Applicable.	----
Vapor Density (AIR = 1) Solvent.	0.6	Evaporation Rate (Butyl Acetate = 1) Estimated, Initial.	0.3
Solubility in Water Completely soluble.		pH	9
Appearance and Odor Slightly yellow; odorless.			

Section IV -- Fire and Explosion Hazard Data

Flash Point (Method Used) None.	Flammable Limits Not Applicable.	LEL ----	UEL ----

Extinguishing Media
Not Applicable.

Special Fire Fighting Procedures

Not Applicable.

Unusual Fire and Explosion Hazards

None.

(Reproduce locally)

MATERIAL SAFETY DATA SHEET

PRODUCT SUNSHINE FRESH aerosol

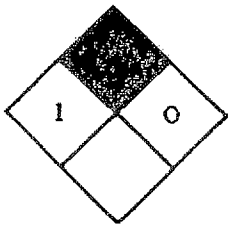
since 1908

HAZARD RATINGS*

-OSHA-

Health	1	slight health hazard
Fire	2	moderately combustible
Reactivity	0	nonreactive

-N.F.P.A.-



DOT Class:

UN 1956

I - PRODUCT IDENTIFICATION

Manufacturer: ADCO, Inc. 900 W. Main, Sedalia, MO 65301

Emergency Telephone nos: CHEMTREC (800) 424-9300; ADCO,Inc. (800) 821-7556

Intended use aerosol* fabric/air freshener and deodorant

Chemical name none - proprietary mixture* CAS# none

*propellent - carbon dioxide

Synonyms none State registry# pending

II - PHYSICAL DATA

Appearance yellowish liquid Flash point 165-170° F

Odor pleasant % volatile (220°F) 100%

Specific gravity .951 - .956 @ 77° F pH (water solution) no data

Solubility in water insoluble

III - HAZARDOUS INGREDIENTS

☐ none ☒ proprietary mixture ☐ not applicable

☒ Ingredients are considered hazardous only as eye or skin irritants.

_____ CAS # _____

_____ CAS # _____

IV - FIRE AND EXPLOSION HAZARD DATA

Flash Point: 165 - 170° F TCC Lower Flammable Limit: no data

Extinguishing Media: compatible with all types

Special Fire Fighting Procedures: Cool fire exposed containers with water spray. Wear self-contained breathing apparatus.

Unusual Fire and Explosion Hazards: Exposure to high temperatures may cause rupture of containers releasing carbo dioxide propellent and combustible liquid.

*Hazard ratings and other information are based on latest available information from tests on product or ingredients of mixtures. The data and evaluations are accurate to the best of ADCO's knowledge. No guarantee or liability is expressed or implied.

****

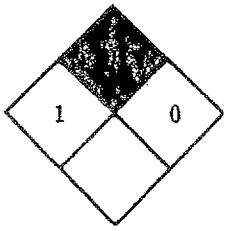
MATERIAL SAFETY DATA SHEET

PRODUCT **BLOOD & PROTEIN REMOVER (BPR)**

since 1908

HAZARD RATINGS*

	-OSHA-		-N.F.P.A.-
Health	1	slight health hazard	
Fire	1	slightly combustible	
Reactivity	0	nonreactive	



DOT Class: **unregulated**

I - PRODUCT IDENTIFICATION

Manufacturer: ADCO, Inc., 900 W. Main, Sedalia, MO 65301

Emergency Telephone nos: **ADCO, Inc. (800)821-7556; CHEMTREC (800)424-9300**

Intended use **stain removal agent for laundry and drycleaning**

Chemical name **none - proprietary mixture** CAS# **none**

Synonyms **none** State registry# **pending**

II - PHYSICAL DATA

Appearance **water white to light yellow liquid** Flash point **over 200°F(C.O.C.)**

Odor **slight ammonia, bland** % volitile (220°F) **95%**

Specific gravity **1.004 @68°F** pH (water solution) **10**

Solubility in water **miscible**

III - HAZARDOUS INGREDIENTS

☐ none ☒ proprietary mixture ☐ not applicable

☒ Ingredients are considered hazardous only as eye or skin irritants

_____ CAS# _____

_____ CAS# _____

IV - FIRE AND EXPLOSION HAZARD DATA

Flash Point: **None to 200°F(C.O.C.)** Lower Flammable Limit: **No data**

Extinguishing Media: **Self-extinguishing - compatible with all types.**

Special Fire Fighting Procedures: **Cool containers with water spray.**

Unusual Fire and Explosion Hazards: **Exposure to high heat may produce small amounts of ammonia fumes.**

*Hazard ratings and other information are based on latest available information from tests on product or ingredients of mixtures. The data and elvaluations are accurate to the best of ADCO's knowledge. No guarantee or liability is expressed or implied.

MATERIAL SAFETY DATA SHEET

CHEMICAL SPECIALTIES DIVISION
TEXTILE CHEMICALS DEPARTMENT
THREE PARKWAY
PHILADELPHIA, PA 19102

EMERGENCY PHONE NUMBERS
BUSINESS HRS.: 215-587-7060
OTHER HOURS: 215-587-7060
CHEMTREC: 800-424-9300

PRODUCT IDENTIFICATION

PRODUCT NAME: CAS NO.: NA - MIXTURE
ERUSTICATOR (R) RUST REMOVER
SYNONYMS:
RUST REMOVER
CHEMICAL NAME:
NA - MIXTURE
MOLECULAR FORMULA:
NA - MIXTURE
CHEMICAL FAMILY: AQUEOUS HYDROFLUORIC ACID SOLUTION

INGREDIENTS----HAZARD CLASSIFICATIONS

HYDROFLUORIC ACID	07664-39-3	10	TWA 2.5 MG/M3 (AS F) (C) PEL 3 PPM
AMMONIUM BIFLUORIDE	01341-49-7	25	TWA 2.5 MG/M3 (AS F) PEL 2.5 MG/M3 (AS F)
2-(2-BUTOXYETHOXY)ETHANOL	00112-34-5	1	LD50 6560 MG/KG (ORAL-RAT) LD50 4120 MG/KG (SKIN-RABBIT) LD50 2000 MG/KG (ORAL-GUINEA PIG) LEL 0.85 UEL 24.6 FLASH POINT 172 DEG F VAPOR PRESSURE @ 25 DEG C 0.023 MM HG

COMPONENTS-OTHER:	CAS NO.:	%	COMMENTS:
WATER	7732-18-5		

SHIPPING INFORMATION

COMPOUND, CLEANING, LIQUID (CONTAINING HYDROFLUORIC ACID); CORROSIVE MATERIAL; NA 1790.

CASES OF THIS PRODUCT MAY NOT BE TRANSPORTED BY AIR EITHER DOMESTICALLY

NA - NOT APPLICABLE NE - NOT ESTABLISHED
(R) - INDICATES REGISTERED TRADEMARK OF PENNWALT CORPORATION

MATERIAL SAFETY DATA SHEET

DATE PREPARED 08-28 MSDS NO. 00500-3

SECTION 1 ---- MATERIAL IDENTIFICATION AND USE

PRODUCT/TRADENAME: AQUACOTE

NFPA DESIGNATION -- HEALTH 1 FLAMMABILITY 3 REACTIVITY 1

0 = MINIMAL 1 = SLIGHT 2 = MODERATE 3 = SERIOUS 4 = SEVERE

MANUFACTURER'S NAME: CALED SIGNAL CHEMICAL EMERGENCY TELEPHONE: 201-696-7575

ADDRESS: 26 HANES DRIVE, WAYNE, NJ 07470

CHEMICAL NAME: MIXTURE CHEMICAL FAMILY: AEROSOL WATER REPELLANT

FORMULA: MIXTURE MATERIAL USE: WATER REPELLENT

SECTION 11 ---- HAZARDOUS INGREDIENTS

HAZARDOUS INGREDIENTS	CAS NUMBER	APPROX. PERCENT	EXPOSURE LIMITS	OTHER
1,1,1 TRICHLORGETHANE (METHYL CHLOROFORM)	71-55-6	-	350PPM ACGIH (TLV) TWA 350PPM OSHA (PEL) TWA	
'SOBUTANE (PROPANE,2-METHYL)	106-97-8	-	800PPM ACGIH (TLV) TWA 800PPM OSHA (PEL) TWA	
PROPANE	74-98-6	-	1000PPM OSHA (PEL) TWA ASPHYXIANT ACGIH	
PETROLEUM HYDROCARBON	64742-88-7	-	100PPM TLV (SUPPLIER) OSHA, ACGIH NOT LISTED	LC50 >700PPM/4H (RAT)

SECTION 111 ---- PHYSICAL DATA

PHYSICAL STATE: LIQUID | ODOR AND APPEARANCE: SOLVENT ODOR. CLEAR AMBER LIQUID

SPECIFIC GRAVITY	VAPOR PRESSURE(mm)	VAPOR DENSITY(air=1)	pH
GREATER THAN 1	ND	HEAVIER THAN AIR	ND

EVAPORATION RATE (BUTYL ACE =1)	BOILING POINT(F)	% VOLATILE(VOL)	WATER SOLUBILITY
SLOWER	39.5	90	NEGLIGIBLE

SECTION IV ---- FIRE AND EXPLOSION HAZARD DATA

FLASH POINT(F), METHOD
GREATER THAN 18" FLAME EXTENSION

FLAMMABLE LIMITS IN AIR, % BY VOLUME
UPPER: ND LOWER: ND

EXTINQUISHING MEDIA: WATER /FOG FOAM ALCOHOL FOAM DRY CHEMICAL

SPECIAL FIRE FIGHTING PROCEDURES:
COOL CONTAINERS WITH WATER. WEAR SELF CONTAINED BREATHING APPARTUS IN ENCLOSED AREAS.

CONTINUED

safety-kleen®

No. 005031

Date 8/15/85

Certificate of Assurance

Safety-Kleen Corp. certifies to its drycleaner and launderer customers participating in the Safety-Kleen program, that we assume responsibility for proper disposal of all waste accepted by Safety-Kleen Corp., as follows:

- We agree to transport, store, recycle, and dispose of your waste in accordance with all applicable state and federal laws.
- In the event a spill occurs while we are transporting, storing, recycling or disposing of your waste, we will pay all expenses of clean-up of that spill.
- In the event ground or water pollution results from our handling or disposal of your waste, we will pay all costs and damages arising from that pollution.

While no one can offer to fully relieve your firm of its "cradle-to-grave" responsibility as a generator of hazardous waste, this certificate, and our reputation as the world's largest recycler of contaminated solvents, is your assurance that your wastes will be handled in the most economical and ecologically sound manner available.

CUSTOMER
WATERSTRAAT CLEANERS
500 UNION ST.
SPENCERPORT NY 14559

SAFETY-KLEEN CORP.
Donald W. Brinckman
President

Form 1235

EPA

ACKNOWLEDGEMENT OF NOTIFICATION OF HAZARDOUS WASTE ACTIVITY

This is to acknowledge that you have filed a Notification of Hazardous Waste Activity for the installation located at the address shown in the box below to comply with Section 3010 of the Resource Conservation and Recovery Act *(RCRA)*. Your EPA Identification Number for that installation appears in the box below. The EPA Identification Number must be included on all shipping manifests for transporting hazardous wastes; on all Annual Reports that generators of hazardous waste, and owners and operators of hazardous waste treatment, storage and disposal facilities must file with EPA; on all applications for a Federal Hazardous Waste Permit; and other hazardous waste management reports and documents required under Subtitle C of RCRA.

EPA I.D. NUMBER ➤ *NYD085994762

WATERSTRAAT CLEANERS
500 UNION STREET
SPENCERPORT NY 14559

INSTALLATION ADDRESS ➤ 500 UNION STREET
SPENCERPORT NY 14559

EPA Form 8700-12A (4-80)

APPENDIX F

Asbestos Survey Results & Analytical Results

PARADIGM
ENVIRONMENTAL
SERVICES, INC.

179 Lake Avenue Rochester, New York 14608 716-647-2530 FAX 716-647-3311

Volatile Laboratory Analysis Report For Non-Potable Water

Client:	Haley & Aldrich of NY	Lab Project No.:	98-2101
Client Job Site:	500 Union St. Spencerport	Lab Sample No.:	7261
Client Job No.:	70620-019	Sample Type:	Water
Field Location:	MW-103	Date Sampled:	11/13/98
Field ID No.:	N/A	Date Received:	11/13/98
		Date Analyzed:	11/16/98

VOLATILE HALOCARBONS	RESULTS (ug/L)
Bromodichloromethane	ND < 2.0
Bromomethane	ND < 2.0
Bromoform	ND < 2.0
Carbon tetrachloride	ND < 2.0
Chloroethane	ND < 2.0
Chloromethane	ND < 2.0
2-Chloroethyl vinyl ether	ND < 2.0
Chloroform	ND < 2.0
Dibromochloromethane	ND < 2.0
1,1-Dichloroethane	ND < 2.0
1,2-Dichloroethane	ND < 2.0
1,1-Dichloroethene	ND < 2.0
trans-1,2-Dichloroethene	3.8
1,2-Dichloropropane	ND < 2.0
cis-1,3-Dichloropropene	ND < 2.0
trans-1,3-Dichloropropene	ND < 2.0
Methylene chloride	ND < 5.0
1,1,2,2-Tetrachloroethane	ND < 2.0
Tetrachloroethene	12.4
1,1,1-Trichloroethane	ND < 2.0
1,1,2-Trichloroethane	ND < 2.0
Trichloroethene	2.5
Vinyl Chloride	ND < 2.0

VOLATILE AROMATICS	RESULTS (ug/L)
Benzene	ND < 2.0
Chlorobenzene	ND < 2.0
Ethylbenzene	ND < 2.0
Toluene	ND < 2.0
m,p - Xylene	ND < 2.0
o - Xylene	ND < 2.0
Styrene	ND < 2.0

Ketones & Misc.	
Acetone	ND < 10.0
Vinyl acetate	ND < 5.0
2-Butanone	ND < 5.0
4-Methyl-2-pentanone	ND < 5.0
2-Hexanone	ND < 5.0
Carbon disulfide	ND < 5.0

Analytical Method: EPA 8260

ELAP ID No.: 10958

Comments: ND denotes Not Detected

Approved By _____
Laboratory Director

982101V1.XLS

PARADIGM
ENVIRONMENTAL
SERVICES, INC.

179 Lake Avenue Rochester, New York 14608 716-647-2530 FAX 716-647-3311

Volatile Laboratory Analysis Report For Non-Potable Water

Client:	Haley & Aldrich of NY	Lab Project No.:	98-2101
Client Job Site:	500 Union St. Spencerport	Lab Sample No.:	7262
Client Job No.:	70620-019	Sample Type:	Water
Field Location:	MW-106	Date Sampled:	11/13/98
Field ID No.:	N/A	Date Received:	11/13/98
		Date Analyzed:	11/16/98

VOLATILE HALOCARBONS	RESULTS (ug/L)
Bromodichloromethane	ND < 10.0
Bromomethane	ND < 10.0
Bromoform	ND < 10.0
Carbon tetrachloride	ND < 10.0
Chloroethane	ND < 10.0
Chloromethane	ND < 10.0
2-Chloroethyl vinyl ether	ND < 10.0
Chloroform	ND < 10.0
Dibromochloromethane	ND < 10.0
1,1-Dichloroethane	ND < 10.0
1,2-Dichloroethane	ND < 10.0
1,1-Dichloroethene	ND < 10.0
trans-1,2-Dichloroethene	ND < 10.0
1,2-Dichloropropane	ND < 10.0
cis-1,3-Dichloropropene	ND < 10.0
trans-1,3-Dichloropropene	ND < 10.0
Methylene chloride	ND < 25.0
1,1,2,2-Tetrachloroethane	ND < 10.0
Tetrachloroethene	1071.9
1,1,1-Trichloroethane	ND < 10.0
1,1,2-Trichloroethane	ND < 10.0
Trichloroethene	ND < 10.0
Vinyl Chloride	ND < 10.0

VOLATILE AROMATICS	RESULTS (ug/L)
Benzene	ND < 10.0
Chlorobenzene	ND < 10.0
Ethylbenzene	ND < 10.0
Toluene	ND < 10.0
m,p - Xylene	ND < 10.0
o - Xylene	ND < 10.0
Styrene	ND < 10.0
Ketones & Misc.	
Acetone	ND < 50.0
Vinyl acetate	ND < 25.0
2-Butanone	ND < 25.0
4-Methyl-2-pentanone	ND < 25.0
2-Hexanone	ND < 25.0
Carbon disulfide	ND < 25.0

Analytical Method: EPA 8260 ELAP ID No.: 10958

Comments: ND denotes Not Detected

Approved By _____
Laboratory Director

982101V2.XLS

PARADIGM
ENVIRONMENTAL
SERVICES, INC.

179 Lake Avenue Rochester, New York 14608 716-647-2530 FAX 716-647-3311

Volatile Laboratory Analysis Report For Non-Potable Water

Client:	Haley & Aldrich of NY	Lab Project No.:	98-2101
Client Job Site:	500 Union St. Spencerport	Lab Sample No.:	7263
Client Job No.:	70620-019	Sample Type:	Water
Field Location:	MW-107	Date Sampled:	11/13/98
Field ID No.:	N/A	Date Received:	11/13/98
		Date Analyzed:	11/16/98

VOLATILE HALOCARBONS	RESULTS (ug/L)
Bromodichloromethane	ND < 2.0
Bromomethane	ND < 2.0
Bromoform	ND < 2.0
Carbon tetrachloride	ND < 2.0
Chloroethane	ND < 2.0
Chloromethane	ND < 2.0
2-Chloroethyl vinyl ether	ND < 2.0
Chloroform	ND < 2.0
Dibromochloromethane	ND < 2.0
1,1-Dichloroethane	ND < 2.0
1,2-Dichloroethane	ND < 2.0
1,1-Dichloroethene	ND < 2.0
trans-1,2-Dichloroethene	ND < 2.0
1,2-Dichloropropane	ND < 2.0
cis-1,3-Dichloropropene	ND < 2.0
trans-1,3-Dichloropropene	ND < 2.0
Methylene chloride	ND < 5.0
1,1,2,2-Tetrachloroethane	ND < 2.0
Tetrachloroethene	172.4
1,1,1-Trichloroethane	ND < 2.0
1,1,2-Trichloroethane	ND < 2.0
Trichloroethene	29.6
Vinyl Chloride	ND < 2.0

VOLATILE AROMATICS	RESULTS (ug/L)
Benzene	ND < 2.0
Chlorobenzene	ND < 2.0
Ethylbenzene	ND < 2.0
Toluene	ND < 2.0
m,p - Xylene	ND < 2.0
o - Xylene	ND < 2.0
Styrene	ND < 2.0

Ketones & Misc.	
Acetone	ND < 10.0
Vinyl acetate	ND < 5.0
2-Butanone	ND < 5.0
4-Methyl-2-pentanone	ND < 5.0
2-Hexanone	ND < 5.0
Carbon disulfide	ND < 5.0

Analytical Method: EPA 8260

ELAP ID No.: 10958

Comments: ND denotes Not Detected

Approved By _____
Laboratory Director

982101V3.XLS

PARADIGM
ENVIRONMENTAL
SERVICES, INC.
179 Lake Avenue Rochester, New York 14608 716-647-2530 FAX 716-647-3311

Volatile Organic Compound Laboratory Analysis Report For Soil/Sludge

Client:	Haley & Aldrich of NY	Lab Project No:	98-2101
Client Job Site:	500 Union St. Spencerport	Lab Sample No:	7258
Client Job No:	70620-019	Sample Type:	Soil
Field Location:	6-101-S4-8-10'	Date Sampled:	11/13/98
Field ID No:	N/A	Date Received:	11/13/98
		Date Analyzed:	11/17/98

VOLATILE HALOCARBONS	RESULTS (ug/Kg)	VOLATILE AROMATICS	RESULTS (ug/Kg)
Bromodichloromethane	ND< 524	Benzene	ND< 524
Bromomethane	ND< 524	Chlorobenzene	ND< 524
Bromoform	ND< 524	Ethylbenzene	ND< 524
Carbon tetrachloride	ND< 524	Toluene	ND< 524
Chloroethane	ND< 524	m,p - Xylene	1940
Chloromethane	ND< 524	o - Xylene	920
2-Chloroethyl vinyl ether	ND< 524	Styrene	ND< 524
Chloroform	ND< 524		
Dibromochloromethane	ND< 524		
1,1-Dichloroethane	ND< 524		
1,2-Dichloroethane	ND< 524		
1,1-Dichloroethene	ND< 524		
trans-1,2-Dichloroethene	ND< 524	Ketones & Misc.	
1,2-Dichloropropane	ND< 524	Acetone	ND< 2095
cis-1,3-Dichloropropene	ND< 524	Vinyl acetate	ND< 1047
trans-1,3-Dichloropropene	ND< 524	2-Butanone	ND< 1047
Methylene chloride	ND< 1309	4-Methyl-2-pentanone	ND< 1047
1,1,2,2-Tetrachloroethane	ND< 524	2-Hexanone	ND< 1047
Tetrachloroethene	14670	Carbon disulfide	ND< 1047
1,1,1-Trichloroethane	ND< 524		
1,1,2-Trichloroethane	ND< 524		
Trichloroethene	1226		
Vinyl Chloride	ND< 524		

Analytical Method: EPA 8260B

ELAP ID No: 10958

Comments: ND denotes Not Detected

Approved By _____
Laboratory Director

98210IV7.XLS

PARADIGM ENVIRONMENTAL SERVICES, INC.

179 Lake Avenue Rochester, New York 14608 716-647-2530 FAX 716-647-3311

Volatile Organic Compound Laboratory Analysis Report For Soil/Sludge

Client: Haley & Aldrich of NY

Client Job Site: 500 Union St. Spencerport

Client Job No: 70620-019

Field Location: B104-S4-6-8'

Field ID No: N/A

Lab Project No: 98-2101

Lab Sample No: 7259

Sample Type: Soil

Date Sampled: 11/12/98

Date Received: 11/13/98

Date Analyzed: 11/16/98

VOLATILE HALOCARBONS	RESULTS (ug/Kg)
Bromodichloromethane	ND < 5.3
Bromomethane	ND < 5.3
Bromoform	ND < 5.3
Carbon tetrachloride	ND < 5.3
Chloroethane	ND < 5.3
Chloromethane	ND < 5.3
2-Chloroethyl vinyl ether	ND < 5.3
Chloroform	ND < 5.3
Dibromochloromethane	ND < 5.3
1,1-Dichloroethane	ND < 5.3
1,2-Dichloroethane	ND < 5.3
1,1-Dichloroethene	ND < 5.3
trans-1,2-Dichloroethene	ND < 5.3
1,2-Dichloropropane	ND < 5.3
cis-1,3-Dichloropropene	ND < 5.3
trans-1,3-Dichloropropene	ND < 5.3
Methylene chloride	ND < 13.3
1,1,2,2-Tetrachloroethane	ND < 5.3
Tetrachloroethene	ND < 5.3
1,1,1-Trichloroethane	ND < 5.3
1,1,2-Trichloroethane	ND < 5.3
Trichloroethene	ND < 5.3
Vinyl Chloride	ND < 5.3

VOLATILE AROMATICS	RESULTS (ug/Kg)
Benzene	ND < 5.3
Chlorobenzene	ND < 5.3
Ethylbenzene	ND < 5.3
Toluene	ND < 5.3
m,p - Xylene	ND < 5.3
o - Xylene	ND < 5.3
Styrene	ND < 5.3
Ketones & Misc.	
Acetone	55.3
Vinyl acetate	ND < 13.3
2-Butanone	ND < 13.3
4-Methyl-2-pentanone	ND < 13.3
2-Hexanone	ND < 13.3
Carbon disulfide	ND < 13.3

Analytical Method: EPA 8260

ELAP ID No: 10958

Comments: ND denotes Not Detected

Approved By _____
Laboratory Director

98101V4.XLS

PARADIGM
ENVIRONMENTAL
SERVICES, INC.

179 Lake Avenue Rochester, New York 14608 716-647-2530 FAX 716-647-9311

Volatile Organic Compound Laboratory Analysis Report For Soil/Sludge

Client: Haley & Aldrich of NY

Client Job Site: 500 Union St.
Spencerport

Client Job No: 70620-019

Field Location: B105

Field ID No: N/A

Lab Project No: 98-2101

Lab Sample No: 7264

Sample Type: Soil

Date Sampled: 11/13/98

Date Received: 11/13/98

Date Analyzed: 11/16/98

VOLATILE HALOCARBONS	RESULTS (ug/Kg)
Bromodichloromethane	ND < 28.1
Bromomethane	ND < 28.1
Bromoform	ND < 28.1
Carbon tetrachloride	ND < 28.1
Chloroethane	ND < 28.1
Chloromethane	ND < 28.1
2-Chloroethyl vinyl ether	ND < 28.1
Chloroform	ND < 28.1
Dibromochloromethane	ND < 28.1
1,1-Dichloroethane	ND < 28.1
1,2-Dichloroethane	ND < 28.1
1,1-Dichloroethene	ND < 28.1
trans-1,2-Dichloroethene	ND < 28.1
1,2-Dichloropropane	ND < 28.1
cis-1,3-Dichloropropene	ND < 28.1
trans-1,3-Dichloropropene	ND < 28.1
Methylene chloride	ND < 70.2
1,1,2,2-Tetrachloroethane	ND < 28.1
Tetrachloroethene	ND < 28.1
1,1,1-Trichloroethane	ND < 28.1
1,1,2-Trichloroethane	ND < 28.1
Trichloroethene	ND < 28.1
Vinyl Chloride	ND < 28.1

VOLATILE AROMATICS	RESULTS (ug/Kg)
Benzene	ND < 28.1
Chlorobenzene	ND < 28.1
Ethylbenzene	1442.9
Toluene	ND < 28.1
m,p - Xylene	214.4
o - Xylene	503.9
Styrene	ND < 28.1

Ketones & Misc.	
Acetone	ND < 140.4
Vinyl acetate	ND < 70.2
2-Butanone	ND < 70.2
4-Methyl-2-pentanone	ND < 70.2
2-Hexanone	ND < 70.2
Carbon disulfide	ND < 70.2

Analytical Method: EPA 8260

ELAP ID No: 10958

Comments: ND denotes Not Detected

Approved By _____
Laboratory Director

98210IV6.XLS

PARADIGM
ENVIRONMENTAL
SERVICES, INC.

179 Lake Avenue Rochester, New York 14608 716-647-2530 FAX 716-647-3311

Volatile Organic Compound Laboratory Analysis Report For Soil/Sludge

Client: Haley & Aldrich of NY

Client Job Site: 500 Union St.
Spencerport

Client Job No: 70620-019

Field Location: B107-S4-6-8'

Field ID No: N/A

Lab Project No: 98-2101

Lab Sample No: 7260

Sample Type: Soil

Date Sampled: 11/13/98

Date Received: 11/13/98

Date Analyzed: 11/16/98

VOLATILE HALOCARBONS	RESULTS (ug/Kg)	VOLATILE AROMATICS	RESULTS (ug/Kg)
Bromodichloromethane	ND < 4.4	Benzene	5.5
Bromomethane	ND < 4.4	Chlorobenzene	ND < 4.4
Bromoform	ND < 4.4	Ethylbenzene	ND < 4.4
Carbon tetrachloride	ND < 4.4	Toluene	ND < 4.4
Chloroethane	ND < 4.4	m,p - Xylene	ND < 4.4
Chloromethane	ND < 4.4	o - Xylene	ND < 4.4
2-Chloroethyl vinyl ether	ND < 4.4	Styrene	ND < 4.4
Chloroform	ND < 4.4		
Dibromochloromethane	ND < 4.4		
1,1-Dichloroethane	ND < 4.4		
1,2-Dichloroethane	ND < 4.4		
1,1-Dichloroethene	ND < 4.4		
trans-1,2-Dichloroethene	ND < 4.4		
1,2-Dichloropropane	ND < 4.4	Ketones & Misc.	
cis-1,3-Dichloropropene	ND < 4.4	Acetone	ND < 22.0
trans-1,3-Dichloropropene	ND < 4.4	Vinyl acetate	ND < 11.0
Methylene chloride	ND < 11.0	2-Butanone	ND < 11.0
1,1,2,2-Tetrachloroethane	ND < 4.4	4-Methyl-2-pentanone	ND < 11.0
Tetrachloroethene	58.4	2-Hexanone	ND < 11.0
1,1,1-Trichloroethane	ND < 4.4	Carbon disulfide	ND < 11.0
1,1,2-Trichloroethane	ND < 4.4		
Trichloroethene	ND < 4.4		
Vinyl Chloride	ND < 4.4		

Analytical Method: EPA 8260

ELAP ID No: 10958

Comments: ND denotes Not Detected

Approved By _____
Laboratory Director

98210IV5.XLS

PARADIGM ENVIRONMENTAL SERVICES, INC.

179 Lake Avenue
Rochester, NY 14608
(716) 647-2530 • (800) 724-1997
FAX (716) 647-3311

CHAIN OF CUSTODY

REPORT TO

COMPANY: Haley AND Aldrich of NY
ADDRESS: 189 North Water st
CITY: Rochester STATE: NY ZIP: 14604
ATT.: Niki Hoy PHONE#: 325-5539
FAX#: 232-6708

INVOICE TO:

COMPANY:
ADDRESS:
CITY: STATE: ZIP:
ATT.: PHONE#:
FAX#:

LAB PROJECT #: 98-2101
P.O. #:
☐ ADDENDUM

PROJECT NAME/SITE NAME: 500 union street Spencerport
PROJECT #: 72620-019
COMMENTS:

TURN AROUND TIME (WORKING DAYS): ☐ ONE ☒ THREE ☐ FIVE(STD) ☐ OTHER
REPRESENTATIVE:

	DATE	TIME	COMPOSITE	GRAB	SAMPLE LOCATION/FIELD ID	MATRIX	NUMBER CONTAINERS	REQUESTED ANALYSIS: 8260	REMARKS	PARADIGM LAB SAMPLE NUMBER	ANALYTICAL COSTS
1	11/12/98	9:35			B101 - SH-8-10'	S	1	X		72558	
2	11/12/98	16:20			B104 - SH-6-8'	S	1	X		72559	
3	11/13/98	13:00			B107 - SH-6-8'	S	1	X		72560	
4	11/13/98	10:47			MW-103	W	2	X		72561	
5	11/13/98	12:42			MW-106	W	2	X		72562	
6	11/13/98	14:05			MW-107	W	2	X		72563	
7	11/13/98	7:35			B105	S	1	X		72564	
8											
9											
10											
11											
12											

RELINQUISHED BY: Michelle Hoy	DATE/TIME: 11/13/98 16:00	RECEIVED BY:	DATE/TIME: 11/13/98 16:00	SAMPLE CONDITION	CHECK #
RELINQUISHED BY:	DATE/TIME:	RECEIVED BY:	DATE/TIME:	CARRIER COMPANY	AIR BILL NO.
RELINQUISHED BY:	DATE/TIME:	RECEIVED @ LAB BY:	DATE/TIME:	CARRIER PHONE #	DATE RESULTS REPORTED BY: DATE/TIME

TOTAL COST: P.I.F

Haley & Aldrich of New York
189 North Water Street
Rochester, New York 14604

Asbestos Survey
at

500 Union Street
Spencerport, New York

November 12, 1998

Prepared By:

PARADIGM ENVIRONMENTAL SERVICES, INC.
179 LAKE AVENUE, ROCHESTER, NEW YORK 14608
(716) 647-2530

500 UNION STREET
SPENCERPORT, NEW YORK

TABLE OF CONTENTS

Introduction

500 UNION STREET
SPENCERPORT, NEW YORK

INTRODUCTION

Paradigm Environmental Services, Inc. was retained by Haley & Aldrich of New York on November 12, 1998 to conduct an inspection for the detection of asbestos containing materials located at 500 Union Street, Spencerport, New York.

Paradigm Environmental Services Inc.'s inspector, Randy Horn, inspector #AH 90-07544, conducted this inspection with procedures and guidelines commonly used and accepted in New York State. The objective of this inspection was to identify approximate locations and quantities of asbestos containing materials located within 500 Union Street, Spencerport, New York.

An initial walkthrough of the area requiring inspection was conducted by an experienced inspector who observed and recorded many of the materials used in the construction of the building. The inspector proceeded by assessing floor, wall, ceiling materials, surfacing materials, thermal systems insulation, roofing materials and miscellaneous materials. The inspection was organized and approached systematically to observe, record, and prepare a list of building materials that are suspected to contain asbestos.

The inspector selected materials for inclusion in this report through an understanding of the historical uses of asbestos and the experience of the Paradigm staff. Generally, if a building material within a structure could contain asbestos the material was included in the survey.

Samples were collected from locations within each homogeneous sampling area. Samples consist of a small amount of the subject material. Sampling points were recorded and cross- referenced to prepared sketches. Individual samples were also recorded on a chain of custody document.

Samples were individually preserved within a container and transported to the Paradigm analytical laboratory for asbestos analysis.

The Paradigm laboratory is accredited through NYSDOH/ELAP (Lab ID# 10958) for Solid and Hazardous Waste and Air and Emissions for Bulk Asbestos Fiber Analysis. The chain of custody record accompanies all samples from the point collected until they reach the laboratory. Samples are stored at the laboratory for 90 days then disposed of according to authoritative regulations.

The analysis methodology used is as follows:

Asbestos Bulk Samples - New York State Department of Health, ELAP Method 198.1 ("Polarized Light Microscopy Methods for identifying and quantitating asbestos in bulk samples").

Limitations

Conclusions

500 UNION STREET
SPENCERPORT, NEW YORK

CONCLUSIONS

An asbestos survey was conducted by Paradigm Environmental Services, Inc. at 500 Union Street, Spencerport, New York on November 12, 1998. The purpose of the survey was to identify the approximate locations and quantities of asbestos containing materials present at the above-referenced location.

A Paradigm inspector conducted a walk-through of the building and from observations, notes, and drawings compiled a suspect list of materials that may contain asbestos.

Sample locations and custody information were recorded and the samples were transported to the Paradigm laboratory for analysis. **The following materials were found to be asbestos containing:**

ASBESTOS CONTAINING MATERIALS

Coin Laundry	Gold 12 x 12 Floor Tile & Mastic	1,900	square feet
Waterstreet Cleaners	Gold 12 x 12 Floor Tile & Mastic	500	square feet
TV/VCR Repair	Brown 12 x 12 Floor Tile & Mastic	800	square feet

Polarized Light Microscopy (PLM) analysis is not consistently reliable in detecting asbestos in non-friable, organically bound materials such as flooring and roofing materials. Quantitative Transmission Electron Microscopy (TEM) analysis is currently the only method that can be used to determine if these materials can be considered or treated as non-asbestos containing.

Paradigm certifies that this report is based on Paradigm's observations and believes it to be an accurate representation of the conditions as they existed on November 12, 1998.

***All quantities are approximations.**

Drawings

PARADIGM
Environmental Services, Inc.
179 Lake Avenue Rochester, New York 716-647-2530 FAX 716-647-3311

Client: Haley & Aldrich of New York
Location: 500 Union Street, Spencerport, New York
Job Number: 89876
Sample Date: 11/12/98
Page Number: 1 of 1

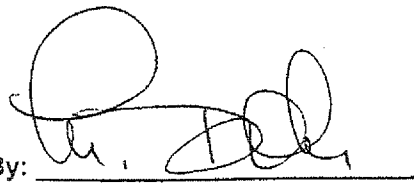
Client ID	Lab ID	Sampling Location	Description	Asbestos Fibers Type & Percentage	Total Asbestos	TEM	Non-Asbestos Fibers Type & Percentage	Matrix Material %
FT-A	78201	Coin Laundry	Gold Fibrous 12"x12" Floor Tile	Chrysotile 16%	16%		None Detected	84%
FTM-A	78202	Coin Laundry	Black Floor Tile Mastic from **Sample 78201**	Chrysotile 7%	7%		Cellulose 2%	91%
FT-B	78203	TV Repair	Brown 12"x12" Floor Tile	Chrysotile 7%	7%		None Detected	93%
FTM-B	78204	TV Repair	Yellow Floor Tile Mastic from **Sample 78203**	None Detected	0%	*	Cellulose 5%	95%
FT-C	78205	Byrne Dairy	White/Red 12"x12" Floor Tile	None Detected	0%	*	None Detected	100%
FTM-C	78206	Byrne Dairy	Yellow Floor Tile Mastic from **Sample 78205**	None Detected	0%	*	None Detected	100%
CT-A	78207	Coin Laundry	White Fibrous 2'x4' Pitted Pattern Ceiling Tile	None Detected	0%		Cellulose 35% Mineral Wool 35%	30%
CT-C	78208	Byrne Dairy	White Fibrous 2'x4' Fissured Pattern Ceiling Tile	None Detected	0%		Cellulose 30% Mineral Wool 35%	35%
DW-A	78209	Dry Cleaners	White Fibrous Drywall	None Detected	0%		Cellulose 15%	85%
JC-A	78210	Dry Cleaners	White Joint Compound	None Detected	0%		None Detected	100%

ELAP ID No.: 10958

The samples were analyzed by Polarized Light Microscopy, according to the State of New York DOH ELAP Method 198.1 ("Polarized-Light Microscope Methods for Identifying and Quantitating Asbestos in Bulk Samples").

***Polarized Light Microscopy is not consistently reliable in detecting asbestos in non-friable organically bound materials.**
Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

Date Analyzed: 11/20/98
Microscope: Olympus BH-2 #232953
Analyst: *Mary Dohr*
File ID: H&AUnion.XLS

Laboratory Results Approved By: 

500 UNION STREET
SPENCERPORT, NEW YORK

ASBESTOS ABATEMENT COST ESTIMATES

Floor Tile & Mastic	4,160 SF	$ 7,000 – $12,000
Roofing Materials	13,500 SF	$26,000 - $35,000

APPENDIX G

Project Personnel Credentials

VINCENT B. DICK
Associate and Vice President

Summary of Qualifications

As an Associate and Vice President, Mr. Dick is responsible for the development and implementation of environmental and hydrogeologic investigations and remediation, under regulatory requirements of RCRA and CERCLA; and regulatory due diligence programs for industrial, commercial, and select municipal clients. Mr. Dick has over 16 years of experience in environmental investigation and regulatory matters.

At the Haley & Aldrich of New York office, Mr. Dick is responsible for co-managing and coordinating hydrogeologic, hazardous substance and due diligence programs for the Rochester office Environmental Services Group. In his 10+ years with Haley & Aldrich, Mr. Dick has developed and completed site characterization projects at sites in 25 states, Puerto Rico and Mexico, and completed remediation programs where required at sites in 5 states and Mexico. Remediations have included sites contaminated individually or by combinations of chlorinated solvents, petroleum products, PCBs, and heavy metals. Mr. Dick has served as Haley & Aldrich's Project Director for these sites, responsible for development, conduct, technical review, and presentation of all phases of project work from site characterization, through risk assessment, feasibility study and remedial design and construction under both RCRA and CERCLA. He has experience conducting technical requirement negotiations with several state agencies and USEPA regions II and III.

Mr. Dick served for four years as Part-Time Faculty with the University of Rochester's Department of Geological Sciences in Rochester, New York. He conducted a lecture/field course in hydrogeology for undergraduates, graduates and continuing education students. The course is included in the University's New York State Accredited Environmental Studies Program. Mr. Dick currently serves as a lecturer in environmental courses at UR.

Mr. Dick has been certified as an environmental trainer and is responsible for organizing, developing and presenting environmental regulatory, OSHA Hazardous Materials, and occupational health and safety training for Haley & Aldrich. He has also assisted the National Environmental Trainers Association in its national test question development.

Prior to joining Haley & Aldrich, Mr. Dick was a Senior Engineering Geologist with the New York State Department of Environmental Conservation (NYSDEC) in its Region 8, Division of Solid and Hazardous Waste. In that role he worked on development of hydrogeologic data, monitoring networks and remediation for hazardous substance, waste and petroleum releases, and permitting under RCRA, CERCLA and NYSDEC Part 360 (Solid Waste).

facilities in New York, Michigan and Mexico. The audits were in support of GM divestitures of selected Delco Chassis and Saginaw Division plants and operations to ITT Automotive and American Axle Co.

Fortune 500 Manufacturer, TSDF Audits, Ohio & Nebraska. Associate-In-Charge for regulatory compliance audits at two hazardous waste treatment/storage/disposal facilities (TSDFs) in Ohio and Nebraska, on behalf of a large manufacturing client considering use of the facilities for hazardous waste treatment. The audits involved evaluation of facility settings, process controls, management systems, permit/enforcement status, and paperwork issues of compliance at each facility.

Consumer Products Manufacturer, Facilty Due Diligence Site Assessment and Compliance Audit, Nrthern Italy. Associate-In-Charge for environmental site assessment and regulatory compliance audits at two properties being acquired in northern Italy, on behalf of a consumer products manufacturing client desiring expansion of its manufacturing capacity into Europe. The facilities are used for the manufacture/warehousing of domestic and commercial stainless steel and plated tableware The due diligence work involved evaluation of facility history and potential for releases, site settings, process controls, management systems, permit/enforcement status, and paperwork issues of compliance at each property.

Site Assessment Project Experience

Environmental Site Assessment Experience Overview - Mr. Dick has performed, or served as Project Manager or Associate-in-Charge of several hundred environmental site assessments. The assessments have included complexity ranging from less than one acre commercial properties; to raw land of several thousand acres in size (intended for development); to industrial facilities requiring follow-up remediation to allow transactions to close; to multiple-site assessments for portfolio transactions. Mr. Dick has been involved in report peer review programs conducted by ASFE to assess the standard of care being exercised by member firms over time, and has made presentations to environmental, real estate, and banking groups regarding ESA due diligence.

Confidential Manufacturer, Environmental Site Evaluations. Project Manager for nationwide site evaluation contract involving approximately 50 sites in nineteen of the United States, Puerto Rico, and Mexico.

Wilmorite, Inc., Environmental Site Evaluations. Project manager for environmental site evaluations involving sites for proposed development in New York and Illinois. Evaluations typically include consideration of site demolition and construction requirements, and effects of hazardous materials presence and remediation.

Fortune 500 Manufacturer, Site Assessment Program, Nationwide. Project Manager for development of guidance manual, procedures, and training program for Environmental and Technical Services Group to implement within manufacturing firm. Client desired to carry out environmental assessments within ETS Group, for the firm's real estate transactions.

Services included development of process flow diagram guidance document, output forms and a nationwide reference list of agency contacts. A training program for the group was also developed and delivered.

Relevant Litigation Support Experience

Confidential Law Firm, Former Refinery Site. Provide technical litigation guidance for firm representing third party defendants in complaint alleging contamination contribution under Federal Superfund (CERCLA) and NYS Navigation Law at a former petroleum refinery site. Reviewed RI documents prepared by plaintiff and identified data which related hazardous substance and petroleum compounds to plaintiff's (refinery) activities, not defendants. Assisted counsel with brief preparation leading to settlement negotiations.

Confidential Law Firm, Auto Processing Facility. Provide technical litigation support for firm representing defendant to NYSDEC criminal enforcement proceeding. NYSDEC alleged release of petroleum products to surface waters and sought enforcement under the NYSDEC Navigation Law. Conducted review of analytical data in conjunction with H&A data validator and determined NYSDEC had performed wrong analyses to support petroleum release and had developed invalid data. Our results helped firm convince NYSDEC to drop charges in exchange for limited corrective measures.

Confidential Law Firm, Fleet Maintenance Facility. Provide technical support for firm representing a health care facility with a large automotive fleet. The maintenance area was alleged to have caused petroleum contamination to an adjoining property. Identified litigation technical strengths and weaknesses to guide counsel in settlement negotiations which ultimately resolved the dispute.

Wilmorite, Inc., Former Pesticide Test Farm. Provided litigation support and deposition testimony on behalf of developer who purchased site that was eventually determined to be a former farm for pesticides research field applications. Testified on project history, and regulatory and technical rational for remediation performed. Case was settled prior to trial with developer compensated.

NYSDEC, Former Manufacturing Facility. Provided non-party-witness expert testimony in a dispute between two manufacturers who held successive ownership of a manufacturing facility in Western New York. Provided testimony on rationale behind remediation, event history, regulatory responsibilities and site conditions.

Regulatory Agency Experience

NYSDEC, Senior Engineering Geologist with Division of Solid and Hazardous Waste. Application of hydrogeologic characterization and groundwater monitoring requirements of RCRA, CERCLA and NY State Part 360 (landfill) to existing and proposed sites, including several RCRA Part B facilities, and Part 360 landfills.

VINCENT B. DICK

NYSDEC, Mined Land Specialist with Division of Mineral Resources. Mining Specialist with the NYSDEC managing operation of the Mined Land Reclamation (MLR) program and enforcement of the MLR Law in an eleven county region of Western New York State.

Education

University of Rochester, Rochester, NY
B.S. Geology, 1979; M.S. Geology, 1982

Professional Societies

Buffalo Association of Professional Geologists
New York State Council of Professional Geologists
ASFE - Association of Professional Firms Practicing in the Geosciences

VBD:5/97

NICHOLE CASE HOY
Hydrogeologist

Summary of Qualifications

Ms. Hoy has served as a Hydrogeologist at Haley & Aldrich supporting various remedial and investigative activities for our private-sector clients. Her responsibilities include assisting senior technical staff on both hydrogeologic and geotechnical issues, and implementation of site-specific field monitoring programs. She has performed numerous Phase I and II Environmental Site Assessments in New York State. She has a strong fundamental knowledge of hydrogeologic, environmental, and geotechnical field procedures, and is well-versed in developing computer-generated outputs of project data.

Ms. Hoy is proficient in the use of AutoCAD, Surfer, and GIS software systems for computer analysis of data acquired from on-site exploration activities, and assists in developing value-added interpretations for decision-making purposes.

Relevant Project Experience

Environmental Site Assessments, Various Locales, New York State. Responsible for performing several Environmental Site Assessments (ESAs) for the purpose of evaluating the impacts of prior or proposed use of oil or hazardous materials on site soil and water quality, primarily as they relate to real estate transactions and proposed site development. Services include conducting the ESAs in accordance with ASTM standards, including a review of available environmental data, research on geology and hydrogeology, aerial photography, site history, regulatory history, site visits and interviews with knowledgeable site personnel, observations of surrounding properties, and completion of regulatory database research and review of appropriate regulatory files.

Geographic Information Systems (GIS) - Supported the development and implementation of a GIS system to link relational databases with AutoCad site plans for a major industrial client. The program consisted of significant data entry, QA/QC, process development, and programming to faciliate generation of standard outputs to meet regulatory requirements. The successful implementation of Haley & Aldrich's GIS capabilities has resulted in substantial productivity to the client in terms of the time required to produce desired outputs, and its ability to display/contour data in a variety of formats.

Environmental Investigation Support. Responsible for the oversight of drilling of test borings, test pit excavation, and groundwater monitoring well installation programs designed to identify the presence of potential presence and magnitude of releases to the environment, including investigative activities performed within the interior of active manufacturing plants. Her experience includes characterization of sites impacted by petroleum compounds, organic solvents and metals, and includes appropriate field screening techniques. She has also engaged subcontractors, provided supervision of field personnel, and maintained quality control during all aspects of the project activities.

NICHOLE CASE HOY

Groundwater Sampling. Ms. Hoy has participated in several groundwater sampling programs at Lapp Insulator in LeRoy, New York, and BP Carborundum in Sanborn, New York. Various pumping and hand-bailing systems were utilized to obtain representative samples on these assignments. Responsibilities included site personnel coordination, documentation of field activities, chain-of-custody initiation and coordination with internal/external analytical laboratory personnel.

Education

State University of New York at Buffalo, B.A. Geology, 1995
State University of New York at Buffalo, B.S. Environmental Sciences, 1995
State University of New York at Buffalo, M.A. Geology, 1997

Special Studies and Courses

40-Hr. OSHA Health & Safety (29 CFR 1910.120)
4-Hr. Adult CPR
Haley & Aldrich In-House Soil and Rock Classification Seminars
Haley & Aldrich Loss Prevention

Professional Societies

National Groundwater Association
New York State Council of Professional Geologists

Recent Presentations and Publications

Presenter, Geological Society of America, Northeastern Section - "Results and Interpretations of a Surfactant Selection and Flood at DOE, Portsmouth, Ohio", February 1997.

Presenter, Geological Society of America, Northeastern Section - "Surfactant Optimization at DOE, Portsmouth, Ohio, February 1996.

"A Procedure for Surfactant Selection Based on Field Scale Tests of Surfactant Enhanced Aquifer Remediation", Proceedings of the Twenty-Eighth Mid-Atlantic Industrial Waste Conference, with John C. Fountain, Alison Lagowski, Tamara Hauptfleisch, and Michael Khan.

APPENDIX H

Agreement

UNDERGROUND
ENGINEERING &
ENVIRONMENTAL
SOLUTIONS

Haley & Aldrich of New York
339 North Water Street
Rochester, NY 14604-1151
Tel: 716.232.7386
Fax: 716.232.6768
Email: ROC@HaleyAldrich.com

HALEY & ALDRICH

3 November 1998
File No.P78445

Rite Aid Corporation
c/o FJR Associates
The Chapin Building
205 St. Paul Street Suite 400
Rochester, New York 14604

Store #0189
WA1105GA01

Attention: Mr. Chuck Pearson
Mr. Fred Rainaldi

Subject: Proposal for Consulting Services:
Phase I & Phase II Environmental Site
Assessment and Geotechnical Investigation
Proposed Rite Aid Store
500 Union Street
Spencerport, New York

NTE.

Gentlemen:

In accordance with your request, Haley & Aldrich of New York (Haley & Aldrich) is pleased to submit this proposal to provide environmental and geotechnical consulting services to you. This proposal presents our scope of work to perform a combined Phase I & Phase II Environmental Site Assessment and Geotechnical Investigation at the above-referenced property.

PROJECT DESCRIPTION AND UNDERSTANDING

It is our understanding that FJR Associates (FJR), on behalf of Rite Aid Corp. desires an environmental evaluation of the site associated with a real estate transaction and development of a retail store on the property. In addition, geotechnical evaluation is required to provide assessment of the site's subsurface conditions relative to site development. Geotechnical issues include foundation and pavement support and construction considerations such as groundwater control and utility excavations.

Haley & Aldrich understands the property to be assessed currently contains several retail facilities including an appliance shop, a laundromat/dry cleaner, a restaurant and a Byrne Dairy Store. The building is one story and is understood to be approximately 12,000 Sq. Ft. in plan dimension.

OFFICES
Boston
Massachusetts
Cleveland
Ohio
Denver
Colorado
Hartford
Connecticut
Los Angeles
California
Manchester
New Hampshire
Newark
New Jersey
Portland
Maine
San Diego
California
San Francisco
California
Washington
District of Columbia

The site is bordered by apartments to the east and northeast, a gas station to the west, a car wash and retail plaza to the northwest, a farm and residences to the southwest and a vacant farm to the south. The gas station located to the west, across Union Street, is reported to have a NYSDEC Spill File. The spill is reportedly closed however it is unlikely that offsite locations were investigated for potential contamination.

SCOPE OF WORK

Environmental Assessment:

We propose to initially perform a Phase I Site Assessment consistent with the ASTM E1527-97 Phase I Environmental Site Assessment Standard and Rite Aid's criteria for Environmental Site Assessment (June 1997). The objective of an ASTM Phase I is to evaluate site history, observable conditions, and site use to identify the potential presence of "Recognized Environmental Condition(s) (REC)" as that term is defined in the ASTM Standard.

In brief, REC means the presence or likely presence of hazardous substances or petroleum products under conditions that represent an existing or past release, or material threat of release of hazardous substances or petroleum products on the property. This proposal has been developed to meet the ASTM Phase I objective. The Phase I portion will consist of: 1) Records Review, 2) Site Reconnaissance, and 3) Interviews. These segments include both ASTM-required and discretionary activities.

Rite Aid's criteria also request assessment for:

- Asbestos Containing Material (ACM)
- Lead-based Paint (LBP)
- PCB-containing light ballasts
- Radon
- Chlorofluorocarbons (CFCs)
- Wetlands

Haley & Aldrich also proposes to perform Phase II activities to evaluate specific presence of potential RECs. At this time, the Phase II will only include an asbestos survey for building demolition purposes, based on the age of the site structure (note this is a non-REC item, but is important for site development purposes), and monitoring of soil/groundwater quality during the subsurface geotechnical exploration program. Subsurface explorations performed for geotechnical purposes will be monitored for observable signs of subsurface contamination (odors, staining, volatile compounds detectable on field instruments), and a limited number of soil samples will be obtained and wells installed and sampled to evaluate potential impacts of the on-site dry cleaner and off-site gas station. Water level information from the wells will also be used to aid the geotechnical evaluation. If information obtained during the Phase I investigation indicates potential conditions of environmental concern on the site, the Phase II work scope could require modification to include further subsurface explorations or other

work scope items such as sample analysis, and we will so advise Rite Aid before undertaking the additional work.

Our proposed scope of work is comprised of the following segments described below.

Phase I Environmental Site Assessment:

1. Records Review - H&A will assemble and review readily-available information on site history and usage as they relate to the presence of hazardous substances and petroleum products that would constitute Recognized Environmental Conditions on the site, as that term is defined in the ASTM Standard. The ASTM standard lists two types of records for review, mandatory and discretionary.

   The mandatory records review will include the ASTM-required federal and state sources of information and search distances for those sources. These include Federal NPL, CERCLIS, RCRA TSD and Generator, and ERNS lists. State hazardous waste, landfill, solid waste disposal and leaking/registered UST lists are also required. We intend to use a national database service to conform to the ASTM requirements for currency of these records.

   A 7.5 minute USGS topographic map will be used as the ASTM-mandatory Physical Setting source of information. This will be supplemented by discretionary review of readily-available sources of information concerning surface topography and water conditions, and subsurface soil, bedrock, and groundwater conditions on and in the vicinity of the project site.

   The ASTM-discretionary local records review will consist of records of landfills, hazardous waste sites, underground storage tanks, and emergency release reports as contained in readily-available Monroe County, Town of Ogden or other public files.

   H&A will also solicit information on property history from other discretionary sources, as available, including fire insurance maps and building-department records. Aerial photographs, if available, will also be reviewed at the Monroe County Environmental Management Council.

   All records identified as "discretionary" under the ASTM standard shall be selected and reviewed as available and deemed necessary to meet the project objective. This selection and review will be based on H&A's sole judgement.

2. Site Reconnaissance - H&A will visit the site and view conditions exposed at ground surface to assess the nature and type of activities that have been conducted at the site in terms of the potential for Recognized Environmental Conditions to be present. H&A will view and document readily-visible evidence of current and past usage of the property, particularly related to potential filling, structures, sewage disposal

systems, hazardous substances and petroleum products, storage tanks, and evidence of spills or releases of hazardous substances or petroleum products.

Please note that our observations and conclusions related to site reconnaissance may be limited by prevailing weather and site conditions at the time of our site visit such as snow cover. Such conditions that may limit the results of our investigation will be noted in our report at the conclusion of the assessment.

3. Interviews with Owners, Occupants, and Agency Representatives - The ASTM Standard requires that an interview be performed with a "Key Site Manager." We will notify Mr. Bob Spencer (property owner) of our visit and assume he will participate in an interview regarding site usage and history. Further, as required by the ASTM standard, we will request that he assemble and make available to H&A any information related to previous environmental investigations and/or audits of the property, environmental permits, registrations for tanks, material safety data sheets, waste disposal records or other information related to storage, use, or release of hazardous substances or petroleum products at the site.

   Local agency officials will be contacted for information related to storage, use, or release of hazardous substances or petroleum products that may constitute Recognized Environmental Conditions on the property. H&A will contact the local fire marshal and, through Freedom of Information Act (FOIA) requests to the New York State Department of Environmental Conservation (NYSDEC) and the Monroe County Health Department for records related to hazardous substances or petroleum products at the site. Such contacts will be documented in writing.

Phase II Environmental Investigations:

4. Asbestos Survey: Haley & Aldrich will subcontract an asbestos survey company to perform an evaluation for the potential presence of asbestos-containing-materials (ACM) in the site buildings for purposes of a pre-demolition survey. This work scope item will include an estimate of the potential cost associated with abatement of the ACM for demolition purposes, if present.

5. Subsurface Monitoring: Environmental monitoring will be conducted in conjunction with the geotechnical program involving visual and soil screening and monitoring using an organic vapor measuring instrument. Results of such monitoring will be summarized in the boring logs. We understand that a dry cleaner is present on site and a gas station with a past reported spill is located west of the site. We have budgeted for up to four soil samples and three groundwater samples to be analyzed according to Method 8260 to detect possible gasoline or dry cleaning substances. Details on boring performance and well installation appears below in the Geotechnical Work Scope section.

6. Site Assessment Evaluation and Report - H&A will interpret the information and data assembled from work scope items 1 through 4 above and formulate conclusions regarding potential presence of Recognized Environmental Conditions at the site. We will prepare thirteen copies of a report summarizing the results of the records review, site reconnaissance, and interviews, and our conclusions regarding the potential for hazardous substance or petroleum product presence to constitute a Recognized Environmental Condition, based on the work scope described above. The report will be prepared consistent with the recommended report outline and format contained in the ASTM Phase I Environmental Site Assessment Standard. Documentation supporting the conclusions presented will be appended to the report, including, as possible, copies of records, interview notes, etc. We assume reports will be distributed to Rite Aid by FJR Associates.

   Please note that the ASTM Standard for Phase I Environmental Site Assessments requires a statement in the final report indicating that the work has been conducted consistent with the scope and limitations of the ASTM Standard and a notation whether Recognized Environmental Conditions have or have not been identified in connection with the property. We will include such a statement with the report to address conclusions of the Phase I/II work scope.

Geotechnical Evaluation:

7. Exploration Program - H&A will arrange, subcontract, and monitor two or three days of work by a test boring contractor to conduct a subsurface exploration program at the site. Explorations will be extended into undisturbed native soils or refusal with the intent to identify suitable bearing for foundations. The number, locations and depths of the explorations will depend upon the conditions encountered. However, we expect the program will likely include 6 to 10 test borings to depths of 15 to 20 feet; the actual number of borings will depend on subsurface conditions encountered, utility clearances, etc. Borings will be drilled using split-spoon sampling at the ground surface, continuous sampling through site fill, and 5-ft. intervals below that. Test boring reports will be prepared.

   Two groundwater observation wells will be installed in two selected borings to determine the elevation of the groundwater table. If there are any indications of subsurface contamination during drilling a third observation well will be installed to determine groundwater flow direction and soil and groundwater samples will be submitted for laboratory analyses.

8. Geotechnical Evaluation and Report - An assessment of the significance of the site's subsurface conditions will be made based on the findings of the field observation and explorations and our general understanding of conditions in the vicinity of the site. Our report will summarize the findings of the exploration program and present: 1) preliminary evaluation of the site conditions relative to applicable foundation types

and anticipated allowable bearing capacities; 2) suitability of on-site soils for regrading, road and parking area support; 3) need for groundwater control during and following construction; and 4) the potential presence of bedrock within the depths explored.

The geotechnical report will be submitted under separate cover from the environmental report. Again, thirteen copies will be prepared and provided to FJR Associates for distribution.

SCHEDULE

We understand reports are needed in Rite Aid's offices by 19 November 1998. To meet this schedule, we are planning to initiate field work on 11 November 1998 and request Rite Aid's Work Authorization as soon as possible to do so. We have already started requests for environmental file access.

COSTS

For your present budget purposes, we estimate the cost of consulting services related to the work scope under work items No. 1 through 8 to be approximately $16,200. The total breaks down approximately as follows:

- Phase I
- Phase II Asbestos & Lab
- Geotech. Report; Drilling Services

We cannot guarantee these costs due to the potential variability of site conditions and the possibility that the geotechnical exploration program could require more than two days to complete. We will, however, agree to limit billings to you on this project to $16,200, unless prior authorization to expand the work scope and associated costs is obtained from you. These costs include the possible third groundwater well and four soil and three groundwater samples that may be submitted for laboratory analyses.

Please note that our labor fees for professional services are exempt from New York State sales tax. However, for environmental/remediation projects, we are required by law to charge NYS sales tax for all project-related expenses and for all subcontractor services other than analytical laboratory testing fees. We are not required to collect sales tax on these items if you are tax exempt, have a direct pay permit or if the project is a capital improvement. If one of these apply, then we must receive, and maintain in our files, a copy of your Direct Pay Permit (ST-123), Certificate of Capital Improvement (ST-124) or Tax Exempt Organization Certification (ST-119.1). Otherwise we will assess, invoice and remit to the state, an 8% sales tax on appropriate expense and subcontractor costs. **This tax is in addition to any fees quoted in this proposal.**

AUTHORIZATION AND LIMITATIONS

Our report will be prepared for your exclusive use, solely for the purposes stated in this proposal. The report may not be circulated, or conveyed, in whole or in part, to any other party, nor used by any other party, without the prior written permission of Haley & Aldrich, Inc. We agree, however, that the report may be conveyed to other parties associated with the proximate transfer of the property, subject to their acceptance of the terms of this proposal and our "Standard Terms and Conditions" attached. Such other parties must agree that they will not rely on the information provided in the report, recognizing the work was not performed for them, nor was it done with their specific needs, interests, risk tolerance, or expectations in mind.

As ASTM indicates in its Standard, this work scope is not an audit for regulatory compliance, or a detailed survey of structures for the presence of lead-paint, PCBs, radon, or other naturally-occurring non-disposed materials. We will make note of the materials that look like transformers that may contain PCBs, but the work scope included above does not include testing of these materials to provide conclusive evidence that the materials do or do not exist at the site.

Our consulting services will be provided in accordance with the attached "Schedule of Terms and Conditions", dated March 1994 (Form 94-B), hereinafter referred to as the "Schedule", which is an integral part of this proposal. When accepted by you, this proposal and the attached "Schedule" together will constitute our Agreement.

If the above arrangements are satisfactory to you, please indicate your approval by issuing us a Work Authorization referencing this proposal.

CLOSING

Thank you for inviting us to submit this proposal. We look forward to an association with you on the project. Should you have any questions regarding the proposal, please do not hesitate to contact us.

Sincerely yours,
HALEY & ALDRICH of NEW YORK

Vincent B. Dick
Vice President

G:\PFILES\P78445\POGDEN.WPF
Attachment

Haley & Aldrich of New York
Rochester, NY
Environmental
March 1994
94-B

Standard Terms and Conditions

1. General

The following Standard Terms and Conditions, together with the attached Proposal and Standard Fee Schedule constitute the Agreement between Haley & Aldrich of New York ("H&A") and the entity or person to whom the proposal is addressed ("Client") for the performance of basic or additional services. The Standard Fee Schedule may be omitted for Lump Sum type Agreements.

2. Subsurface Risks

Client recognizes that special risks occur whenever engineering or related disciplines are applied to identify subsurface conditions. Even a comprehensive sampling and testing program, implemented with appropriate equipment and experienced personnel under the direction of a trained professional who functions in accordance with a professional standard of practice may fail to detect certain hidden conditions. Environmental, geological, and geotechnical conditions that H&A may infer to exist between sampling points may differ significantly from those that actually exist. The passage of time also must be considered, and Client recognizes that due to natural occurrences or direct or indirect human intervention at or near the Site, actual conditions may quickly change. Client realizes that nothing can be done to eliminate these risks altogether, but certain techniques can be applied to reduce them to a level that may be tolerable. H&A is available to explain these risks and risk reduction methods. In any event, the services included in this Agreement are those which Client agreed to, or selected, consistent with Client's risk preferences and other considerations.

3. Performance of Services

H&A's services will be performed in accordance with generally accepted practices of engineers and/or scientists providing similar services at the same time, in the same locale, and under like circumstances. No warranty, express or implied, is included or intended by this Agreement.

4. Payment

Invoices will generally be submitted once a month for services performed during the previous month. Payment will be due within thirty (30) days of invoice date. Interest will be added to accounts in arrears at the rate of one and one-half (1.5) percent per month on the outstanding balance. In the event H&A must engage counsel to enforce overdue payments, Client will reimburse H&A for all reasonable attorney's fees and court costs.

5. Insurance

H&A is protected by Workers' Compensation Insurance, Commercial General Liability Insurance, Automobile Liability Insurance and Professional Liability Insurance coverages. H&A will furnish certificates of insurance upon Client's request. Client agrees that H&A will not be liable or responsible for any loss or damage beyond the amounts, limits, exclusions, and conditions of such insurance. A separate limit of our liability is set forth elsewhere in these Terms and Conditions.

Client may apply for coverages higher than H&A's standard limits through project-specific insurance. If higher project-specific limits or special insurance is provided, Client agrees to pay an additional fee based on the additional premium cost. In any event, the time required to place the project-specific limits or special insurance will be charged.

6. Disclosure of Hazards (Right-to-Know)

H&A will take reasonable precautions for the health and safety of H&A's employees while at the Site with consideration for the available information regarding existing hazards. Client will obtain from Site Owner, if required, and furnish to H&A, at the time of Client's authorization to proceed, all information known concerning oil, hazardous, toxic, radioactive or asbestos material in, on or near the site available to Client, Client's counsel, and Site Owner. If hazards are known to exist and Client fails to advise H&A of such substances or conditions, and during the course of the work they are discovered, and such discovery in H&A's opinion results or may result in injury or a health risk to persons, whether H&A's employees or others, Client agrees to assume full responsibility and liability and shall hold H&A harmless for any and all claims, demands, suits, or liabilities for personal injury including disease, medical expenses, including but not limited to continued health monitoring, and/or death, or property damage, and for economic loss, including consequential damages.

7. Confidentiality

H&A will hold confidential all business and technical information obtained or generated in the performance of services under this Agreement. H&A will not disclose such information without Client's consent except to the extent required for: (1) performance of services under this Agreement; (2) compliance with professional standards of conduct for preservation of the public safety, health, and welfare; (3) compliance with any court order, statute or law, or governmental directive; and/or (4) protection of

H&A against claims or liabilities arising from the performance of services under this Agreement. H&A's obligations hereunder shall not apply to information in the public domain or lawfully obtained on a non-confidential basis from others.

Any opinions rendered pursuant to this Agreement are for the sole and exclusive use of Client, and are not intended for the use of or reliance upon by any third parties without the prior written approval of H&A. Client agrees to indemnify, hold harmless and defend H&A to the fullest extent permitted by law for any claims, losses, or damages allegedly suffered by third parties due to the unauthorized reliance on any opinion provided hereunder.

8. Public Responsibility

Client acknowledges that Client or the Site Owner, as the case may be, is now and shall remain in control of the Site for all purposes at all times. Except as required by law, H&A does not undertake to report to any federal, state, county, or local public agencies having jurisdiction over the subject matter, any conditions existing at the Site at any time that may present a potential danger to public health, safety, or the environment. Client agrees to notify each appropriate federal, state, county, and local public agency, as they each may require, of the existence of any condition at the Site that may present a potential danger to public health, safety, or the environment.

Notwithstanding the provisions of the foregoing, H&A will comply with subpoenas, judicial orders or government directives, and federal, state, county and local laws, regulations and ordinances, and applicable codes regarding the reporting to the appropriate public agencies of findings with respect to potential dangers to public health, safety, or the environment. H&A shall have no liability or responsibility to Client or to any other person or entity for reports or disclosures made in accordance with such statutory or other lawful requirements. Client shall defend, indemnify, and hold H&A harmless from and against any and all claims, demands, liabilities and expense, including reasonable attorneys' fees incurred by H&A and arising directly or indirectly out of reporting such information under a bona fide belief or upon advice of counsel that such reporting or disclosure is required by law.

9. Right of Entry

Client agrees to furnish right of entry and permission for H&A to perform surveys, borings, and other investigations, pursuant to the scope of services. Where Client is not the owner of the Site, and services include borings, trenches, or other such invasive testing, H&A may require written authorization from the property owner to perform such services. Client acknowledges that the use of exploration equipment may alter or damage the terrain, vegetation, improvements or property at the site. H&A will take reasonable precautions to minimize damage to the property from use of equipment, but has not included in the fee the costs of restoration of damage that may result from such operations. Client shall indemnify, defend, and hold harmless H&A and its independent contractors and consultants from all claims, damages, losses, and expenses (including attorney's fees), arising out of or resulting from H&A's entry onto and presence on the property, including, but not limited to, claims or allegations of injury to persons or damage property, nuisance, trespass, or wrongful entry. If H&A is required to restore the property to its former condition, the cost plus fifteen (15) percent will be added to the fee.

10. Damage to Underground Structures

Reasonable care will be exercised in locating underground structures in the vicinity of proposed subsurface explorations. This will include review of drawings provided by Client, Client's representatives, or the site owner for the Site to be investigated. H&A shall be entitled to rely upon the drawings provided. If the actual locations of underground structures are not known or cannot be readily confirmed, then there will be a degree of risk to Client associated with conducting the explorations. In the absence of confirmed underground structure locations, Client agrees to accept the risk of damage and costs associated with repair and restoration of damage resulting from the exploration work.

11. Samples

All samples of soil, water, waste, rock or other materials collected from the site will be disposed of 30 days after submission of H&A's report or other deliverables unless Client advises in writing otherwise or unless applicable law requires their retention. We will either (1) dispose of such samples by contract with a qualified waste disposal contractor; or (2) will ship such samples to a location selected by Client for final disposal. Client agrees to pay all costs associated with the storage, transport, and disposal of samples, and to indemnify H&A for any liability arising therefrom. In the event any samples must be stored by H&A for a period in excess of 30 days after completion of H&A's report, or other deliverables, Client agrees to pay an additional fee for storage as determined by H&A.

12. Ownership of Documents and Processes

All documents (including drawings, specifications, estimates, field notes, and other data) and all processes (including scientific, technological, software, and other concepts, whether or not patentable), created, prepared or furnished under this Agreement by H&A or H&A's independent contractors and consultants pursuant to this Agreement, are instruments of service in respect of the project and shall remain the property of H&A whether or not the Project is completed. H&A shall retain ownership of all documents, drawings, specifications, estimates, field notes, other data, and developed technology or processes and any copyright or right to patent thereto. Client may make and retain copies thereof as is necessary to occupy and operate the project by Client or others; however, such documents are not intended or represented to be suitable for additions, extension, alterations, or completion of the project by others, or use on any other project. Any reuse without written verification or adaptation by H&A for the

specific purpose intended is at Client's sole risk and without liability or legal exposure to H&A or its independent contractors or consultants. Client shall indemnify, defend, and hold harmless H&A and its independent contractors, and consultants from all claims, damages, losses, and expenses, including attorney's fees arising out of or resulting therefrom. Any such verification or adaptation will entitle H&A to further compensation.

13. Electronic Media

H&A may agree to provide materials to Client stored electronically. Client recognizes that data, plans, specifications, reports, documents, or other information recorded on or transmitted as electronic media are subject to undetectable alteration, either intentional or unintentional, due to (among other causes) transmission, conversion, media degradation, software error, or human alteration. Accordingly, documents provided to Client in electronic media are for informational purposes only and not an end product.

Documents will conform to specifications defined in the Scope of Services. The documents are submitted to Client for an acceptance period of 30 days. Any defects which Client discovers in that time period shall be reported to H&A for correction. H&A makes no warranties, either express or implied, regarding the fitness or suitability of the electronic media.

The electronic media are instruments of professional service, and shall not be used, in whole or in part, for any project other than that for which they were created, without the express written consent of H&A and without suitable compensation. Accordingly, Client agrees to waive any and all claims against H&A resulting in any way from the unauthorized reuse or alteration of electronic media, and to defend, indemnify, and hold H&A harmless for any claims, losses, damages, or costs, including attorney's fees, arising out of the reuse of any electronic media.

14. Services During Construction

If H&A's services include the performance of services during the construction phase of the project, it is understood that the purpose of such services, including visits to the Site, will be to enable H&A to better perform the duties and responsibilities assigned to and undertaken by it as a design professional, and to provide Client with a greater degree of confidence that the completed work of Contractors will conform generally to the Contract Documents.

H&A shall not, during such visits or as a result of observations of construction, supervise, direct or have control over Contractors' work nor shall H&A have authority over, or responsibility for, the means, methods, techniques, sequences or procedures of construction selected by the Contractors or safety precautions and programs incident to the work of Contractors or for any failure of Contractors to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractors furnishing and performing their work. H&A does not guarantee the performance of the construction contract by the Contractors, and does not assume responsibility for Contractors' failure to furnish and perform their work in accordance with the Contract Documents.

If H&A's services during construction include shop drawing review, H&A will review (or take other appropriate action with respect to) shop drawings, samples and other data which Contractors are required to submit, but only for conformance with the design concept of the project and compliance with the information given in the Contract Documents. Such review or other actions shall not extend to means, methods, techniques, sequences or procedures of manufacture (including the design of manufactured products) or construction, or to safety precautions and programs incident thereto. H&A's review or other actions, shall not constitute approval of an assembly or product of which an item is a component, nor shall it relieve the Contractors of (a) their obligations regarding review and approval of any such submittals; and (b) their exclusive responsibility for the means, methods, sequences, techniques and procedures of construction, including safety of construction.

15. Third Party Claims

By authorizing H&A to proceed with the services, Client confirms that H&A has not created nor contributed to the presence of any hazardous substances or conditions at or near the Site. In seeking H&A's services to assist Client in dealing with the conditions existing at the Site, Client acknowledges that, certain risks may not be insurable at reasonable cost and the compensation to be paid to H&A for services, and H&A's potential profit, is disproportionally small in relation to the potential risk of injury, loss or damage from a release of or exposure to such substances or conditions.

In acknowledgement of the imbalance between H&A's benefits and risks, Client agrees to hold H&A, and each of H&A's contractors, subcontractors, consultants, agents, officers, directors and employees; harmless against all claims for damages, direct or consequential; all expenses, costs of every kind, direct or indirect, legal or otherwise in connection with a release of hazardous substances; bodily injury, disability, death, medical expenses, property damage and other expenses and economic loss, alleged to have been caused by the release, removal, remedial action or investigation of hazardous substances; and any assessment of fines or penalties related to hazardous substances or their remediation.

Client's obligation to indemnify H&A does not apply to claims, damages, losses or releases and exposure to pollutants which are adjudicated to have resulted from H&A's gross negligence or willful misconduct in the performance of the services.

16. Limitation of Liability
To the fullest extent permitted by law, the total liability of H&A to Client, and anyone claiming by, through, or under Client, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to H&A's services, from any cause or causes whatsoever, including but not limited to, negligence, errors, omissions, strict liability, breach of contract, or breach of warranty, shall be limited to an amount of $50,000 or H&A's fee, whichever is greater.

If Client prefers not to limit H&A's liability to this sum, H&A may increase this limitation upon Client's written request. If H&A approves the request, H&A will agree to increase the limitation of liability to $100,000 provided that Client agrees to pay for this change an additional fee of 4 percent of H&A's total fee or $700, whichever is greater. Client's request for this waiver must be made before the Agreement between Client and H&A is finalized. The additional fee is for the additional risk assumed by H&A and should not be construed as a charge for additional liability insurance.

17. Dispute Resolution
All claims, disputes or controversies arising out of or in relation to the interpretation, application or enforcement of this Agreement shall first be submitted to non-binding mediation pursuant to the Rules for Commercial Mediation of the American Arbitration Association.

18. Legal Action
All legal actions by either party against the other for any cause or causes, including but not limited to breach of this Agreement, negligence, misrepresentations, breach of warranty or failure to perform in accordance with the standard of care, however denominated, shall be barred two (2) years from the day after completion of H&A's Services or the time that party knew or should have known of its claim, whichever is sooner. In the event that Client institutes a suit against H&A, and if such suit is not successfully prosecuted, or if it is dismissed, or if a verdict is rendered for H&A, Client agrees to pay H&A any and all costs of defense, including attorney's fees, expert witnesses' fees, and court costs and any and all other expenses of defense which may be reasonably necessary, immediately following dismissal of the case or immediately upon judgement being rendered in favor of H&A.

19. Suspension of Work and Termination
Client may, at any time, suspend further work by H&A or terminate this Agreement. Suspension or termination shall be by written notice effective seven (7) days after receipt by H&A. Client agrees to compensate H&A for all services performed prior to the effective date of the suspension or termination, together with reimbursable expenses including subcontractors, subconsultants and vendors.

No deductions shall be made from H&A's compensation on account of sums withheld from payments to subcontractors, nor shall payment to H&A be contingent upon financing arrangements or receipt of payment from any third party.

If Client fails to make payment when due for services and reimbursable expenses, H&A may, upon seven (7) days' written notice to Client, suspend performance of services under this Agreement. Unless payment in full is received by H&A within seven (7) days of the date of the notice, the suspension shall take effect without further notice. In the event of a suspension of services, H&A shall have no liability to Client for delay or damage to Client or others because of such suspension of services.

20. Precedence
These Terms and Conditions shall take precedence over any inconsistent or contradictory provisions contained in any proposal, contract, purchase order, requisition, notice to proceed, or like document.

21. Severability
If any of these Terms and Conditions are finally determined to be invalid or unenforceable in whole or part, the remaining provisions shall remain in full force and effect, and be binding upon the parties. The parties agree to reform these Terms and Conditions to replace any such invalid or unenforceable provision with a valid and enforceable provision that comes as close as possible to the intention of the stricken provision.

22. Survival
These conditions shall survive the completion of H&A's services on this project and the termination of services for any cause.

23. Governing Law
This Agreement shall be governed and construed in accordance with the laws of the state of the contracting office of H&A.

End of Standard Terms and Conditions

Phase II Site Investigation Report

500 South Union Street Site
Spencerport, New York

April 2008

0136-007-100

Prepared For:

1093 Group, LLC

TurnKey Environmental Restoration, LLC

726 Exchange Street, Suite 624, Buffalo, New York | phone: (716) 856-0599 | fax: (716) 856-0583

PHASE II SITE INVESTIGATION REPORT

500 SOUTH UNION STREET SITE

SPENCERPORT, NEW YORK

April 2008 0136-007-100

Prepared for:

1093 Group, LLC

PHASE II SITE INVESTIGATION REPORT

500 South Union St. Site

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PHASE II SITE INVESTIGATION REPORT
500 South Union St. Site

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APPENDICES

1.0 INTRODUCTION

1.1 Background and Site Description

TurnKey Environmental Restoration, LLC (TurnKey) performed a Phase II Site Investigation on behalf of 1093 Group, LLC for an approximate 1.2-acre site located at 500 South Union Street, Spencerport, New York. (Site; See Figures 1 and 2). The Site is improved with an approximate 12,750-square foot building that includes a beauty salon, a pizzeria, a restaurant, a commercial dry-cleaning facility, a vacant former laundromat and a vacant retail store. This investigation included subsurface soil and groundwater sampling to investigate environmental concerns related to the dry-cleaning operation, as identified in a Phase I Environmental Site Assessment (ESA) dated April 2008, prepared by TurnKey. The investigation also served to supplement a previous investigation completed at the Site (see below).

1.1.1 Previous Intrusive Study

A Focused Phase I/II Environmental Site Assessment (ESA) Report was completed by Haley & Aldrich of New York (H&A) in November 1998. The Phase I ESA findings included historic use of the Site as a dry-cleaner since the 1970s and evidence of historic exterior disposal/storage of dry-cleaning machine filters in dumpsters east of the building. The Phase II study included eight soil borings and three monitoring wells to investigate conditions of environmental concern identified in their Phase I ESA. The Phase II study identified elevated concentrations of chlorinated volatile organic compounds (cVOCs) typically associated with dry-cleaning operations within groundwater at each of the monitoring well locations and elevated concentrations of cVOCs and petroleum VOCs (pVOCs) within soil. VOC concentrations detected during this investigation are shown on Figure 3; a copy of the H&A report is included in Appendix A.

2.0 METHODS OF INVESTIGATION

2.1 Soil Boring and Soil Sampling

The soil boring and sampling program, conducted on March 19th and 20th, 2008 consisted of advancing six direct-push (Geoprobe®) soil borings/piezometers which were designated as SB-1/PZ-1 through SB-6/PZ-6, and four additional soil boring designated SB-7 through SB-10 at the locations shown on Figure 2. Each borehole was advanced to an approximate depth of 15 to 18 feet below ground surface (fbgs) (i.e, the target depth).

All direct-push boreholes were advanced using 1.5-inch diameter samplers that are 4-feet in length. Continuous 4-foot sample cores were retrieved from the boring locations in clear PVC sleeves to allow for field characterization of the subsurface lithology and collection of soil samples by TurnKey's environmental scientist. Turnkey personnel scanned each soil core for total volatile organic vapors with a Mini Rae 2000 Photoionization Detector (PID) equipped with a 10.6 eV lamp and noted visual and/or olfactory observations. The PID is capable of detecting the presence of contaminants that emit volatile organic compounds such as petroleum products and solvents with ionization potentials less than 10.6 eV. All soil cores were field scanned and headspace measurement was taken. All field observations including lithology, depths and PID scan results at each boring location are provided in Appendix A.

Based on the PID headspace measurements, soils were collected from borings SB-1/PZ-1, SB-3/PZ-3, SB-5/PZ-5, SB-6/PZ-6, SB-8, and SB-9, placed in pre-cleaned laboratory provided sample bottles, cooled to 4 °C in the field, and transported under chain-of-custody to TestAmerica, Inc. for analysis of target compound list (TCL) and NYSDEC STARS List VOCs (EPA Method 8260).

2.2 Monitoring Well Installation and Groundwater Sampling

Following borehole advancement described above, six new piezometers were installed at the site (see Figure 2). Well construction diagrams are provided in the soil boring log sheets (Appendix A). The wells were constructed via installation of a one-inch diameter Schedule 40 PVC in each borehole. Well screens, machine slotted to a 0.010-inch slot size and measuring 10-feet in length were installed across the water table in each borehole

location. A surface flush-mount protective casing was installed over each monitoring well. The wells were allowed to stabilize a minimum of 24 hours. Groundwater samples were collected from each piezometer utilizing dedicated 0.5" disposable polyethylene bailers. Groundwater samples were placed in pre-cleaned laboratory provided sample bottles, cooled to 4 °C in the field, and transported under chain-of-custody to Test America, Inc. for analysis of TCL and NYSDEC STARS List VOCs (EPA Method 8260).

2.3 Monitoring Well Survey

Following monitoring well installation, TurnKey personnel surveyed each well using an arbitrary reference elevation of 100.00 feet above mean sea level (fmsl) to estimate groundwater flow direction.

3.0 INVESTIGATION FINDINGS

Soil and groundwater analytical results for the site investigation are presented in Tables 1 and 2, respectively. Each compound that was analyzed and detected above the laboratory reporting limit is listed on the table with its associated result to provide a complete data summary. For comparison purposes, Table 1 presents restricted-commercial soil cleanup objectives (SCOs) for each of the detected parameters per NYCRR Part 375. Similarly, Table 2 presents NYSDEC Class "GA" Groundwater Quality Standards (GWQS) for each of the detected parameters as published in NYSDEC Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations (June 1998). A copy of the laboratory analytical data package is included in Appendix C.

3.1 Soil Results

Soil samples from each of the borings submitted for analysis during this investigation detected cVOC analytes related to dry-cleaning operations (i.e. tetrachloroethene and its chemical breakdown products). Three of the four soil samples from the 1998 investigation detected similar cVOCs. Based on the soil data collected from this investigation and the 1998 investigation, the most significantly impacted area appears to be the eastern exterior of the building proximate the dry-cleaning facility. Refer to Table 1 for a complete soil data summary.

3.2 Groundwater Results

Discrete groundwater grab samples were collected from the piezometers designated PZ-1 through PZ-6. cVOC analytes exceeding NYSDEC GWQSs were detected in each of the six piezometers during this investigation. Groundwater samples collected from each of the three monitoring wells installed during the 1998 investigation also detected elevated concentrations of cVOCs. The highest concentrations of cVOCs exceeding NYSDEC GWQS were detected in sample locations PZ-5 (1,642 micrograms/liter (ug/L) total cVOCs), located west of the building (during this investigation), and MW-106 (1,072 ug/L total cVOCs), located in the northeast corner of the property (during the 1998 investigation). Analytical results for the groundwater samples are presented in Table 2. Figure 3 shows the concentrations of cVOC in groundwater.

3.4 Site Hydrogeology

The geology at the site is generally described as a thin layer of non-native fill materials overlying reddish brown clayey silt, with some fine sands and trace coarse grained sand. The fill materials consist of miscellaneous silt, sand and gravel at depths of 0.0 to 1.5 fbgs. Native material of reddish brown, moist to wet, clayey silt was encountered from approximately 1.5 to 20 fbgs.

Groundwater elevations in PZ-1 through PZ-6 ranged from 106.41 feet above mean sea level (fmsl) at PZ-1 to 104.02 fmsl at PZ-6 (relative to a common site datum of 100.00). Based on the groundwater gauging data, groundwater appears to generally flow in a southwest direction (see Figure 4).

4.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of this soil and groundwater investigation and our review of a previous investigation, TurnKey offers the following conclusions and recommendations:

- On-Site soil has been impacted by cVOCs as well as pVOCs. The highest concentration of cVOCs (i.e., 14,670 ug/kg) was noted in historic boring B-101 (8-10 fbgs), located in the eastern exterior area of the building proximate the dry cleaning facility. Xylene was also noted in this boring at a concentration of 2,860 mg/kg.
- On-Site groundwater has been impacted by cVOCs, specifically the dry-cleaning solvent tetrachloroethene (PCE) and its chemical breakdown products (e.g., trichloroethene, cis-1,2-dichloroethene, vinyl chloride). Each of the six groundwater samples collected during this investigation and each of the three groundwater samples collected during the 1998 investigation detected cVOCs above NYSDEC GWQS. The highest concentrations of cVOCs were detected in sample locations PZ-5 (1,642 ug/L total cVOCs), located west of the building (during this investigation), and MW-106 (1,072 ug/L total cVOCs), located in the northeast corner of the property (during the 1998 investigation).
- The distribution of cVOCs in groundwater suggests that there may be at least two source areas. The high PCE concentration noted in the furthest up-gradient well (i.e. MW-106) during the 1998 investigation may be associated with historic storage/disposal of dry-cleaning machine filters in dumpsters in that area of the site. The relative high concentration of PCE and its chemical breakdown products noted in PZ-5 may be associated with a source area beneath the existing building.
- Groundwater appears to flow in a southwesterly direction. Based on the analytical data collected, it appears that impacted groundwater has migrated beneath the building.
- Based on the data collected it appears that additional investigation would be necessary to identify the source area(s) on-Site. Any additional investigation should include sub-slab, indoor air and background air testing for VOCs to

evaluate whether the sub-slab vapor and/or indoor air quality has been impacted by the VOCs identified in the soil and groundwater on-Site.

- A conceptual remedial approach could include: removal or treatment of the VOC-impacted source soils; either in-situ enhanced bioremediation or groundwater extraction and treatment to address groundwater impacts; and, a sub-slab depressurization system to mitigate VOCs vapor intrusion into the existing building.

5.0 LIMITATIONS

This report has been prepared for the exclusive use of 1093 Group, LLC. The contents of this report are limited to information available at the time of the site investigation activities and to data referenced herein, and assume all referenced historic information sources to be true and accurate. The findings herein may be relied upon only at the discretion of 1093 Group, LLC. Use of or reliance upon this report or its findings by any other person or entity is prohibited without written permission of TurnKey Environmental Restoration, LLC.

TABLES

TABLE 1

SUMMARY OF SOIL ANALYTICAL RESULTS

500 South Union Road Site
Spencerport, New York

Parameter	Sample Location										Unrestricted Soil Cleanup Objectives (1)	Commercial Soil Cleanup Objectives (1)
	TurnKey- March 2008						Haley and Aldrich- November 1998					
	SB-1 (13.5-15')	SB-3 (12.0-13.5')	SB-5 (16.5-18.0')	SB-6 (15.0-16.5')	SB-8 (10.0-12.0')	SB-9 (18.0-20.0')	B-101 (8-10')	B-104 (6-8')	B-105 (0-2')	B-107 (6-8')		
TCL + STARS Volatile Organic Compounds (VOCs) - ug/kg												
cis-1,2-Dichloroethene	2 J	ND	8	2 J	ND	10	ND	ND	ND	ND	20	500,000
Methylene Chloride	6	8	7	7	8	7	ND	ND	ND	ND	50	500,000
Trichloroethene	59	6	310 D	ND	ND	51	1,226	ND	ND	ND	470	200,000
Tetrachloroethene	10	ND	16	3 J	130	2900 D	14,670	ND	ND	58	1,300	150,000
Acetone	ND	ND	ND	ND	ND	6 J	ND	ND	ND	ND	50	500,000
Benzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	6	60	44,000
Toluene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	700	500,000
Ethylbenzene	ND	ND	ND	ND	ND	ND	ND	ND	1,443	ND	1000	390,000
Xylene	ND	ND	ND	ND	ND	ND	2,860	ND	718	ND	260	500,000
Total VOCs	**77**	**14**	**341**	**12**	**138**	**2974**	**18756**	**0**	**2161**	**64**	**-**	**-**
Total Chlorinated VOCs	**77**	**14**	**341**	**12**	**138**	**2968**	**15896**	**0**	**0**	**58**	**-**	**-**

Notes:

1. Restricted-commercial soil cleanup objectives (SCOs) per 6 NYCRR Part 375.
2. Only those compounds detected above the laboratory reporting limit are presented in this table.
3. J = indicates an estimated value.
4. D= Compounds identified in an analysis at the secondary dilution factor.
5. ND= not detected above laboratory detection limits.
6. Shaded green indicates exceedance of unrestricted SCOs

TABLE 2

SUMMARY OF GROUNDWATER ANALYTICAL RESULTS

500 South Union Road Site
Spencerport, New York

Parameter	Monitoring Location									Regulatory Guidance Limit [1]
	TurnKey- March 2008						Haley and Aldrich- November 1998			
	PZ - 1	PZ - 2	PZ - 3	PZ - 4	PZ - 5	PZ - 6	MW-103	MW-106	MW-107	
TCL + STARS Volatile Organic Compounds (VOCs) - ug/L										
Acetone	9	ND	6	6	ND	11	ND	ND	ND	50
2-Butanone	ND	ND	ND	ND	ND	3 J	ND	ND	ND	50
Carbon Disulfide	ND	1	ND	1	ND	1	ND	ND	ND	50
Chloroform	ND	1	ND	ND	ND	ND	ND	ND	ND	7
Chloromethane	ND	ND	ND	0.6 J	ND	ND	ND	ND	ND	5.0
1,1-Dichloroethene	ND	ND	ND	ND	ND	2	ND	ND	ND	5.0
cis-1,2-Dichloroethene	8	ND	72	ND	9	510 D	ND	ND	ND	5.0
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	2	4	ND	ND	5.0
4-methyl-2-pentanone	3 J	ND	ND	ND	ND	8	ND	ND	ND	
Methyl tert butyl ether	ND	ND	ND	ND	ND	2	ND	ND	ND	10.0
Toluene	ND	ND	ND	ND	ND	0.7 J	ND	ND	ND	5.0
Trichloroethene	20	2	17	2	33	110 D	3	ND	30	5.0
Tetrachloroethene	52	340 D	43	30	1600 D	53	12	1072	172	5.0
Vinyl Chloride	ND	ND	5	ND	ND	9	ND	ND	ND	2.0
Total VOCs	**92**	**344**	**143**	**40**	**1642**	**712**	**19**	**1072**	**202**	**-**
Total Chlorinated VOCs	**80**	**342**	**137**	**33**	**1642**	**686**	**19**	**1072**	**202**	**-**

Notes:

1. Regulatory limits are NYSDEC Class "GA" Groundwater Quality Standards (GWQS) as published in NYSDEC Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations (June 1998).
2. Only those compounds detected above the laboratory reporting limit are presented in this table.
3. Shaded yellow values indicate an exceedance of the regulatory limit.
4. J = indicates an estimated value.
5. D= Compounds identified in an analysis at the secondary dilution factor.
6. ND= not detected above laboratory detection limits.

TABLE 3

SUMMARY OF GROUNDWATER ELEVATIONS
March 20, 2008

500 South Union Street
Spencerport, New York

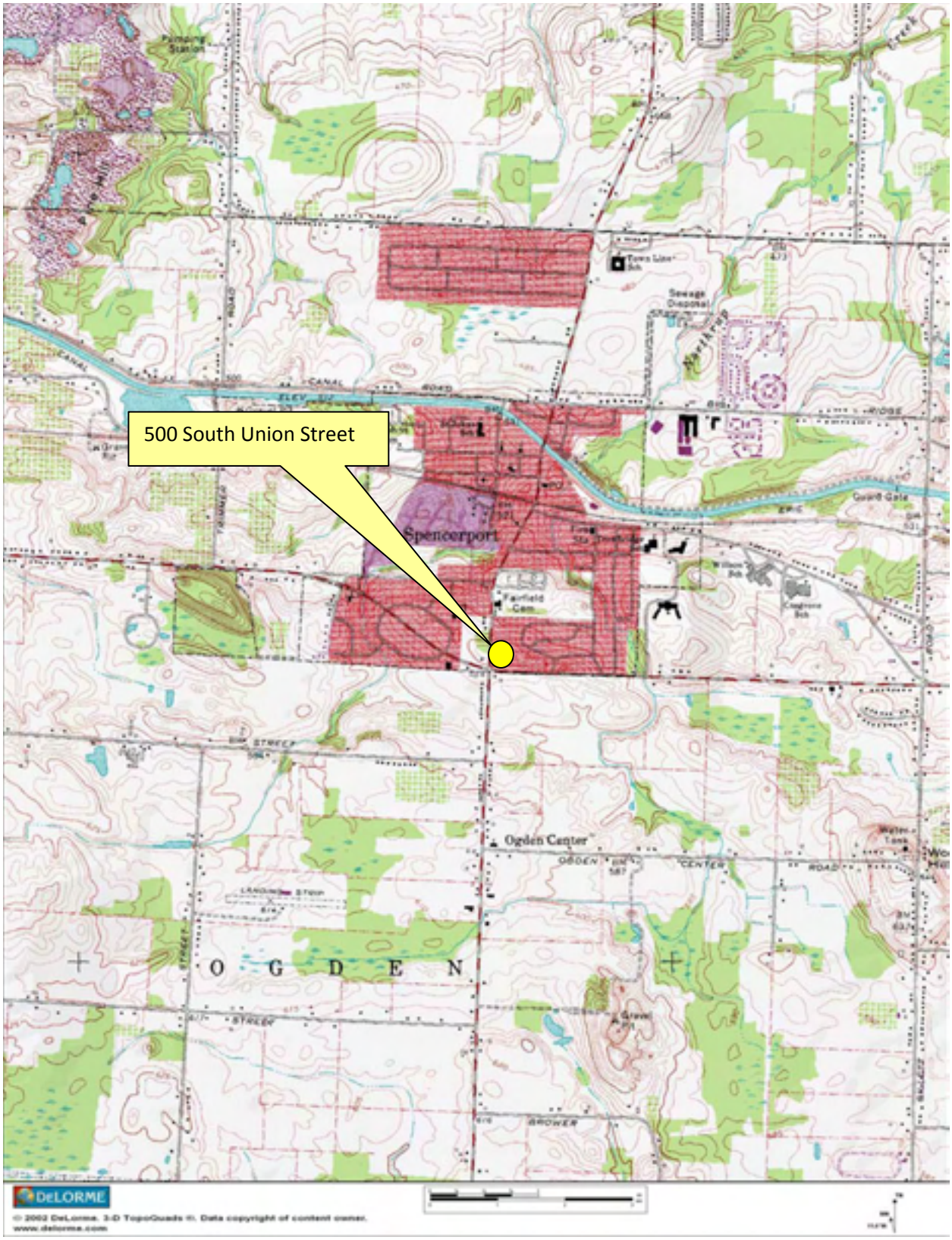
Location	TOR Elevation [1] (fmsl)	DTW (fbTOR)	Groundwater Elevation [1] (fmsl)
PZ - 1	106.41	0.70	105.71
PZ - 2	106.10	0.70	105.40
PZ - 3	105.13	2.00	103.13
PZ - 4	105.58	3.65	101.93
PZ - 5	104.63	3.68	100.95
PZ - 6	104.02	3.65	100.37

Notes:

1. Top of riser elevation based upon an assumed datum of 100.00 fmsl; at traffic utility manhole set by Benchmark 3/20/08.
2. DTW = depth to water
3. fbTOR = feet below top of riser.
4. fmsl = feet above mean sea level.
5. fbgs = feet below ground surface.

FIGURES

FIGURE 1



TurnKey Environmental Restoration, LLC
726 EXCHANGE STREET
SUITE 624
BUFFALO, NEW YORK 14210
(716) 856-0635

PROJECT NO.: 0136-007-100

DATE: APRIL 2008

DRAFTED BY: NTM

SITE LOCATION AND VICINITY MAP

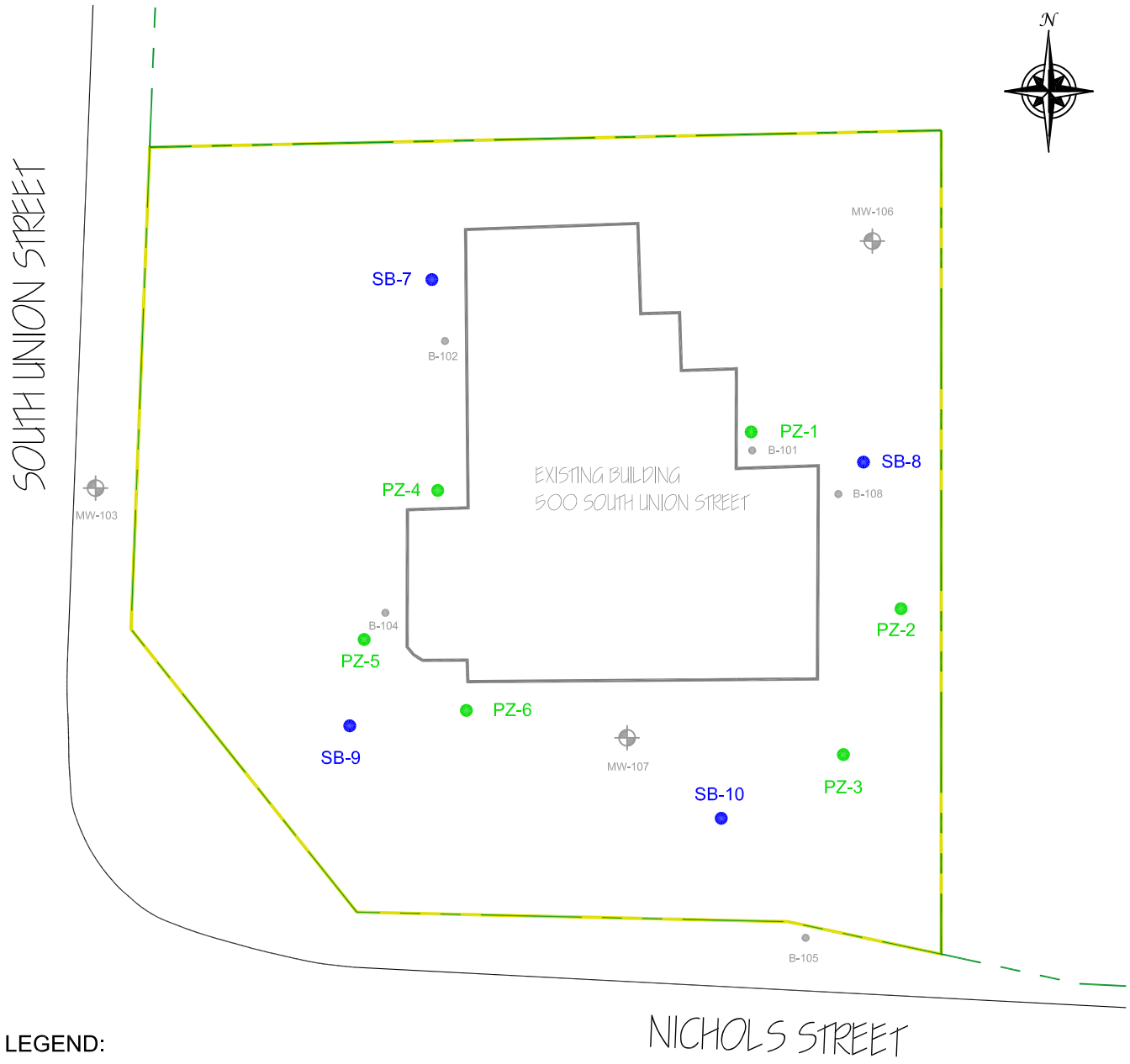
PHASE II INVESTIGATION

500 SOUTH UNION STREET SITE
SPENCERPORT, NEW YORK

PREPARED FOR

1093 GROUP, LLC

FIGURE 2



LEGEND:

- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- SB-7 — SOIL BORING LOCATION (TURNKEY)
- PZ-4 — PIEZOMETER LOCATION (TURNKEY)
- MW-107 — MONITORING WELL LOCATION (BY OTHERS)
- B-104 — SOIL BORING LOCATION (BY OTHERS)

50' 0' 50' 100'

SCALE: 1 INCH = 50 FEET
SCALE IN FEET
(approximate)

TURNKEY ENVIRONMENTAL RESTORATION, LLC
726 EXCHANGE STREET
SUITE 624
BUFFALO, NEW YORK 14210
(716) 856-0635

PROJECT NO.: 0136-007-100
DATE: APRIL 2008
DRAFTED BY: NTM

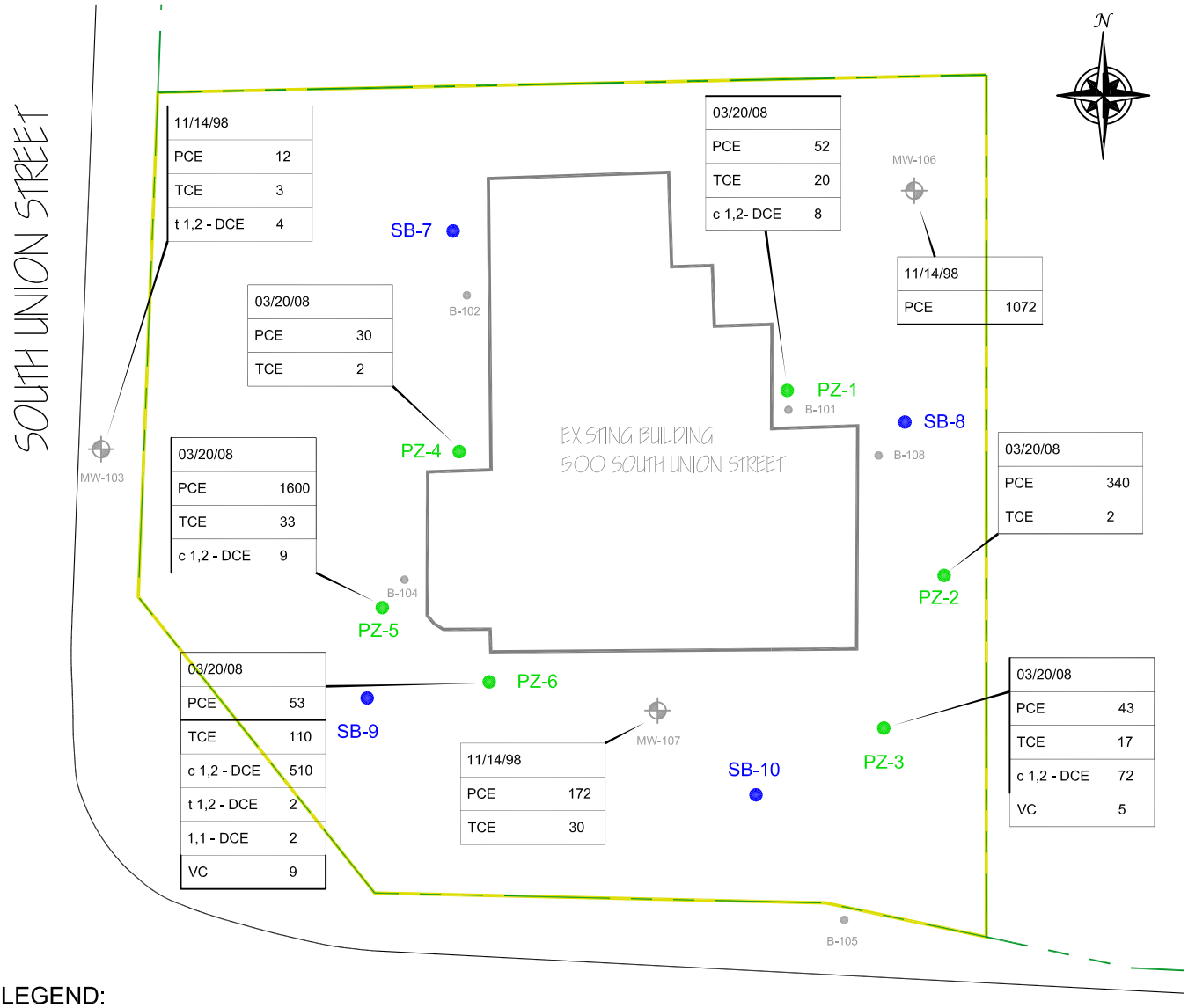
SITE PLAN

PHASE II INVESTIGATION

500 SOUTH UNION STREET SITE
SPENCERPORT, NEW YORK

PREPARED FOR
1093 GROUP, LLC

FIGURE 3



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- MW-107 — MONITORING WELL LOCATION (BY OTHERS)
- B-104 — SOIL BORING LOCATION (BY OTHERS)

50' 0' 50' 100'

SCALE: 1 INCH = 50 FEET
SCALE IN FEET
(approximate)

KEY:

PCE	TETRACHLOROETHENE
TCE	TRICHLOROETHENE
c 1,2 - DCE	cis 1,2 - DICHLOROETHENE
t 1,2 - DCE	trans 1,2 - DICHLOROETHENE
1,1 - DCE	1,1 - DICHLOROETHENE
VC	VINYL CHLORIDE
Concentrations shown in ug/L	

TurnKey Environmental Restoration, LLC
726 EXCHANGE STREET
SUITE 624
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(716) 856-0635

PROJECT NO.: 0136-007-100
DATE: APRIL 2008
DRAFTED BY: NTM

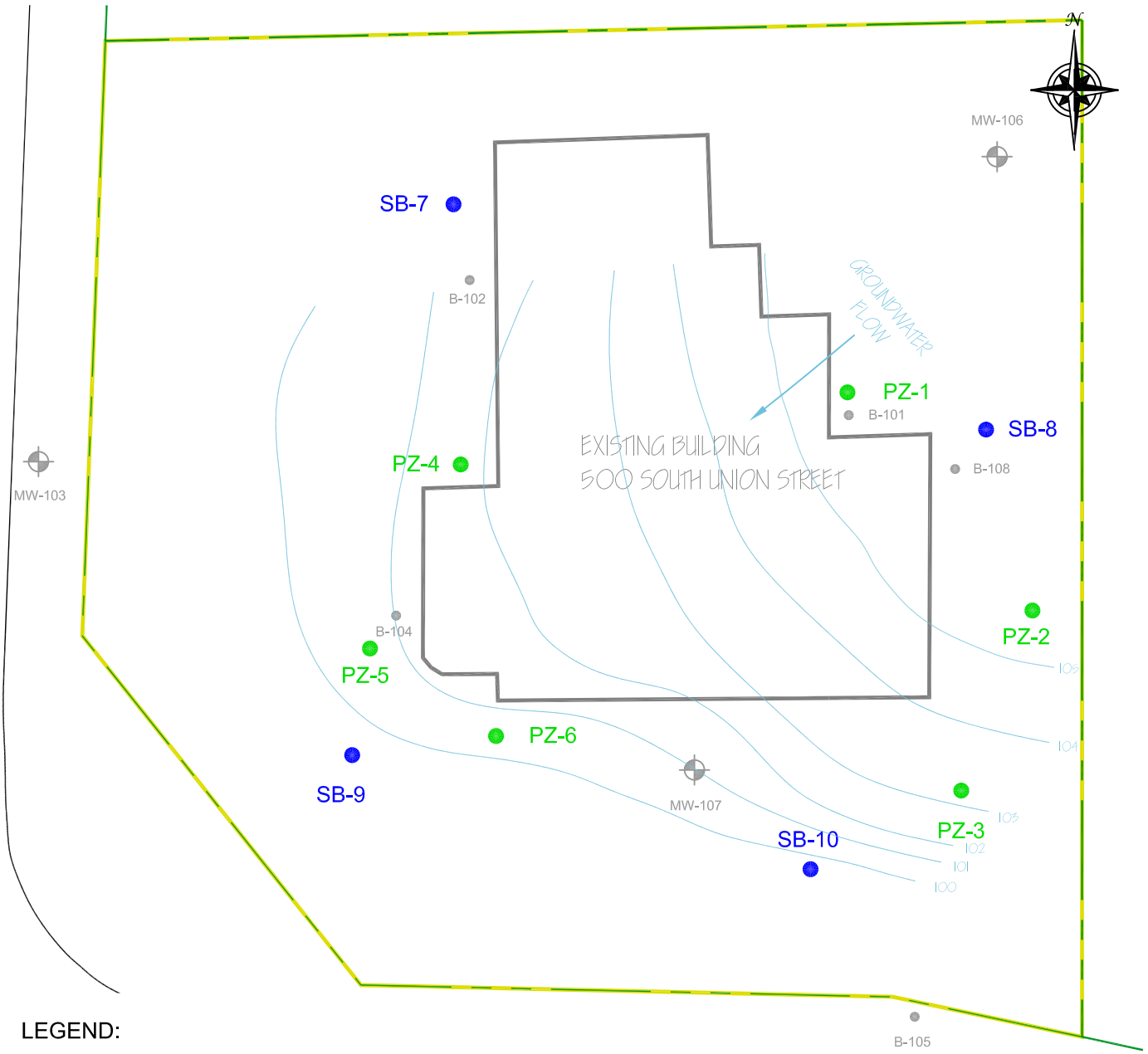
CHLORINATED VOCs IN GROUNDWATER

PHASE II INVESTIGATION

500 SOUTH UNION STREET SITE
SPENCERPORT, NEW YORK

PREPARED FOR
1093 GROUP, LLC

FIGURE 4



TurnKey Environmental Restoration, LLC
726 EXCHANGE STREET
SUITE 624
BUFFALO, NEW YORK 14210
(716) 856-0635

PROJECT NO.: 0136-007-100

DATE: APRIL 2008

DRAFTED BY: NTM

GROUNDWATER ISOPOTENTIAL MAP

PHASE II INVESTIGATION

500 SOUTH UNION STREET SITE
SPENCERPORT, NEW YORK

PREPARED FOR
1093 GROUP, LLC

APPENDIX A

PREVIOUS STUDY

PHASE I / II ENVIRONMENTAL SITE ASSESSMENT
500 UNION STREET
SPENCERPORT, NEW YORK

Prepared By:

Haley & Aldrich, of New York
Rochester, New York

Prepared For:

Rite Aid Corporation
Rochester, New York

File No. 70620-019
November 1998

HALEY & ALDRICH

UNDERGROUND
ENGINEERING &
ENVIRONMENTAL
SOLUTIONS

Haley & Aldrich of New York
189 North Water Street
Rochester, NY 14604-1151
Tel: 716.232.7386
Fax: 716.232.6768
Email: ROC@HaleyAldrich.com

HALEY & ALDRICH

23 November 1998
File No.70620-019

Rite Aid Corporation
c/o FJR Associates
The Chapin Building
205 St. Paul Street Suite 400
Rochester, New York 14604

Attention: Mr. Chuck Pearson
Mr. Fred Rainaldi

Subject: Phase I/Phase II Environmental Site Assessment
Proposed Rite Aid Store #0189 (NEW)
500 Union Street
Spencerport, New York

Gentlemen:

This report presents the results of a Phase I and Phase II Environmental Site Assessment of the above-referenced properties. This work was performed by Haley & Aldrich of New York (Haley & Aldrich) in accordance with our proposal to Rite Aid Corporation (Rite Aid) dated 3 November 1998 ("Agreement"), authorized by Rite Aid Work Authorization WA1105GA01.

The Phase I investigation was intended to evaluate site history, observable conditions, and site use to identify the potential presence of "Recognized Environmental Condition(s) (RECs)" as that term is defined in the ASTM 1527-97 Standard and evaluation of environmental assessment criteria required by Rite Aid's Criteria for Environmental Assessment (June 1997). The Phase II was intended to further evaluate conditions at the site revealed by the Phase I as well as evaluate select non-REC items, such as asbestos, that may affect site development. The conclusions of the investigation are summarized in the Executive Summary and details are presented in the body of the report.

Thank you for the opportunity to perform these services for you. Please do not hesitate to call if you have any questions or comments.

Sincerely yours,
HALEY & ALDRICH of NEW YORK

Nichole Case Hoy
Hydrogeologist

Vincent B. Dick
Vice President

xc: Fred Rainaldi, FJR Associates, Inc. G:\PROJECTS\70620\019\PHSE1RPT.WPF

EXECUTIVE SUMMARY

Haley & Aldrich of New York has performed Phase I and Phase II Environmental Site Assessment Investigations at the property located at 500 Union Street in Spencerport, New York. The Phase I investigation was performed in accordance with ASTM Standard 1527-97 and has revealed no evidence of Recognized Environmental Conditions (RECs), except for the apparent presence of chlorinated and petroleum-related compounds in the site soil and groundwater (see summary below).

In addition, select non-ASTM criteria were evaluated consistent with Rite Aid's Criteria for Environmental Site assessments as summarized below.

The subject site consists of one parcel totaling approximately 1.3 acres, located at 500 Union Street. Currently the property is occupied by a plaza that contains an electronics and appliance store, a coin-operated laundromat, a dry cleaner, a restaurant and a Byrne Dairy store. There is also one vacant store that was a hair salon. Historically the property was used agriculturally (an orchard) through the 1930's. A portion of the current structure was reportedly built in the 1940's and contained a button factory. In the early 1970's the property was purchased by Mr. Ron Waterstraat who opened the dry cleaning facility as well as a hair salon and restaurant. At that time, an addition was added to the building. A drug store once occupied the eastern portion of what is now "Jerry's" restaurant. In the late 1980's the property was sold to its current owner, Mr. Bob Spencer. A second addition was added in 1989.

Based on available information for the Phase I, the adjacent properties do not appear to represent an apparent adverse environmental impact on the subject. Adjoining usage appears to have been the following:

- To the west of the subject property, across Union Street, is a Kwik Fill Gas Station. This gas station has two NYSDEC spill files (NYSDEC Spill File # 9207165 and 8601537). One of the spills (NYSDEC Spill File # 9207165) was associated with a leaking underground storage tank and the other (NYSDEC Spill File # 8601537) was associated to a petroleum odor emanating from an underground telephone vault. Both of the spills are now closed. Based on the apparent groundwater flow direction it is unlikely this site will have an impact on the subject property. The Kwik Fill is also a petroleum bulk storage facility as well as a RCRA generator.

- The property to the east and north of the subject site consists of condominiums and doctors offices. Beyond the buildings to the east is an apartment complex.

- South of the property is Route 31 (Nichols Street) across which is what looks to be an abandoned barn. A large open field surrounds the barn.

- Southwest of the subject property are several residences beyond which is a housing development.

Based on the Phase I Assessment, Phase II investigations were performed on the site to determine whether or not past and current usage of the site has had an impact on the site, specifically the dry cleaning facility usage. The Phase II investigation consisted of eight hollow-stem auger borings, three of which were converted to wells for groundwater sampling. During these field explorations apparent volatile organic compound (VOC) detections were indicated by a field instrument (PID) used for VOC monitoring of samples in two of the boreholes. Laboratory analyses for petroleum and non-petroleum VOCs were performed on four soil samples selected from borings on the site, as well as three groundwater samples obtained from wells installed. VOC analyses on soil samples by method 8260 showed both chlorinated and petroleum related compounds in three of the four soil samples and chlorinated compounds in all three of the water samples.

The ASTM Standard requires an opinion of potential impact of REC(s) identified on the Site from the Phase I. Our opinion is rendered with respect to a REC's potential (high, moderate, low) to require remedial response based on prevailing agency requirements and/or understanding of the use of the property. This opinion is made and limited by the conditions prevailing at the time our work was performed and for the geographic location of the property. Accordingly, our opinion of apparent impact of RECs identified in this assessment is as follows:

- REC: Presence of chlorinated compounds in site soil and groundwater.
  Apparent Impact: High
  Explanation: Laboratory analyses indicate the presence of chlorinated compounds in both the site soil and groundwater above NYSDEC Criteria. The primary compound detected in the samples was tetrachloroethene (PCE) which is the primary component of dry cleaning solution reported to be used on site. The operator of the Waterstraat Dry Cleaning store, reported that prior to 1986, when federal laws required dry cleaners to properly dispose of dry cleaning wastes, he disposed of the PCE filters in a dumpster behind the building. This reportedly occurred from the early 1970's through 1986. According to Mr. Waterstraat, none of the dry cleaning unit's piping is underground and there were no visible floor drains inside the store, therefore it is unlikely that the contamination detected in the subsurface is due to leaking equipment within the store. The rear of the store where dumpsters appear to have been historically placed is also where detections of PCE was highest in soil and groundwater samples.

  Some lesser concentrations of petroleum related compounds were also detected in B-101 (the soil sample with the highest PCE concentrations), and we believe these are also related to the dry cleaning facility. The compounds are likely a result from the PCE filter cartridges containing residues of oils and grease from clothes cleaning.

  If the property transaction for the proposed Rite-Aid proceeds, there are several issues that should be considered as part of the transaction and development planning: the source of the contamination needs better definition to resolve foundation construction issues; further delineating the contaminant plume, which will require further subsurface explorations, is needed to resolve remediation options; potential

clean-up alternatives and their possible costs and longevity needs resolution as they may affect structure of the transaction; and regulatory administration issues need to be clarified of a Voluntary Cleanup is desired. Our evaluation of the influence of these issues, in light of the PCE presence, is summarized in our report.

- REC: Presence of petroleum related compounds in site soil.
  Apparent Impact: Moderate to Low
  Explanation: Laboratory analyses indicate the presence of petroleum related compounds in site soil, at concentrations below NYSDEC Criteria in one soil sample obtained near the property line. The Phase II program was not extensive enough to define the aerial extent of this petroleum detection, but because the detections are below the NYSDEC criteria we ranked the impact of this REC as moderate to low.

Six non-REC issues (PCB-containing light ballasts, asbestos-containing material, chloroflourocarbons, radon, lead-based paint and wetlands) were also evaluated as part of this assessment to meet Rite Aid's environmental criteria.

PCB Ballasts – Several fluorescent light ballasts were observed in each of the stores. In general, light ballasts manufactured after 1977 are non-PCB containing. Store personnel were not aware if any of the light ballasts have been replaced since the late 1970's and therefore may be PCB containing. A specific survey of the ballasts is recommended prior to store decommissioning and demolition.

Asbestos - Non-REC evaluation was also performed to determine presence and apparent extent of Asbestos-Containing-Materials (ACM) in structures subject to demolition for Rite Aid's proposed development. A pre-demolition survey was performed including observation and collection of samples from building materials from stores within the plaza, with the exception of the vacant store on the north end of the plaza and Jerry's restaurant. Survey personnel were unable to view those two stores due to store or property manager not providing access.

Based on the survey performed, none of the samples taken were shown to be ACM based on Polarized Light Microscopy (PLM) with the exception of the floor in the laudromat, the dry cleaner and the appliance repair store. However, three of the samples taken were designated to be treated as ACM based on their appearance and material Some non-friable, organically bound materials are assumed to be ACM and will require Transmission Electron Microscopy (TEM) to confirm or deny ACM content, prior to building demolition. The ACM will require special handling and disposal during demolition. The cost for such handling was estimated by the asbestos surveyor retained for this work and appears in the body of the report. The estimates are based on the approximate quantities viewed on the site by the ACM surveyor and should be treated only as an estimate. Performance of TEM on the samples now assumed to be asbestos containing, based on PLM alone, may reduce the estimates. Further, reductions may be possible by careful project planning and possible exemptions that are sometimes allowed by the NYS Dept. of Labor for non-friable ACM at the actual time of building demolition.

Radon - The potential for radon presence was assessed through an interview with the Monroe County Health Department. According to Health Department records the average radon level in the Town of Ogden is 1.9 picocuries/liter which is below the 4 picocurie/liter threshold recommended by USEPA.

Wetlands - The subject property and adjoining properties are currently developed and showed no significant indicators of protected wetlands presence. Indicators include specific wetlands vegetation, ponds and/or streams and native hydric soils. No standing water or obvious vegetation indicative of wetlands presence was observed.

Lead Paint - The structures on both parcels are of sufficient age that they likely contain lead-based paints or painted surfaces. We do not view this as a significant issue for the intended redevelopment because NYSDEC does not at this time require waste characterization testing for this parameter upon demolition and disposal.

Chlorofluorocarbons - CFCs are a component of refrigerants used in air-conditioning equipment, most forms of which have been or are being phased out of usage. There is a walk-in cooler located in Jerry's restaurant as well as four refrigeration units located in the coolers of the Byrne Dairy. The units are of sufficient age that CFC compounds may have been originally present; we were not able to determine if CFCs were recently replaced. Accordingly, care should be taken during store decommissioning to prevent possible venting of CFCs when the units are removed.

The detailed information supporting our findings above appears in the remainder of this report along with any limitations that apply.

TABLE OF CONTENTS

I. INTRODUCTION

1.1 Purpose and Site Identification

The purpose of this assessment was to evaluate existing site conditions at the property located at 500 Union Street in Spencerport, New York for the potential presence of Recognized Environmental Conditions (RECs), in accordance with the ASTM Standard for Environmental Site Assessments E1527-97 and criteria for Environmental Assessment required by Rite Aid Corporation June 1997). The 500 Union Street property is currently owned by Mr. Bob Spencer. The site, which occupies approximately 1.3 $\pm$ acres is located as shown on the Project Locus, Figure 1.

1.2 Approach and Methodology

Our Phase I investigation was performed using the following technical approach:

1. Visual observation of site conditions and usage of abutting properties, to evaluate the nature and type of activities that have been or are being conducted at and adjacent to the site, in terms of the potential for release or threat of release of hazardous substances or petroleum products.

2. Review of federal and state environmental database information within the ASTM-specified radii from the subject property using a national database service to access records. Use of 7.5-minute topographic maps to evaluate the site's physical setting; review of federal and state environmental files, and a review of aerial photographs.

3. Contacts with local municipal agencies regarding the site and surrounding properties and structures.

4. Interviews with individual(s) knowledgeable of site history and operations.

5. Interpretation of information and data assembled as a result of the above work tasks, and formulation of conclusions regarding the potential presence of Recognized Environmental Conditions (RECs) as defined by ASTM Standard E1527-97, as discussed in this report.

1.3 Exceptions

Our work scope did not include an assessment of lead in drinking water supplies, urea formaldehyde insulation, sampling for radon or other naturally-occurring non-disposed substances.

1.4 Additions

Six non-REC items were evaluated to conform to Rite Aid Corporation requirements for Environmental Assessment; radon, lead-based paint, PCB-containing light ballasts, chloroflourocarbons, wetlands and asbestos. An investigation of the presence and extent of

potential Asbestos-Containing-Material (ACM) was performed as a pre-demolition survey of the buildings. ACM evaluation is not a requirement of the ASTM standard, however this ACM survey was done to address site development needs considering likely demolition of the existing buildings.

1.5 Limitations

As requested, our work for the Phase I portion of this project was performed to be consistent with the ASTM E1527-97 Standard for Phase I Environmental Site Assessments and Rite Aid Assessment Criteria. Please note that several organizations other than ASTM, such as professional associations (e.g. ASFE and AGWSE) have also developed "guidelines" or "standards" for environmental site assessments. The Phase I, presented herein, conforms with the ASTM and Rite Aid criteria, which may vary from the specific "guidelines" or "standards" required by other organizations.

Our conclusions regarding the potential presence of RECs are based on observations of existing readily-observable conditions and our interpretation of site history and site usage information we assembled. This work was performed consistent with our proposal 3 November 1998 and generally-accepted environmental consulting practices.

This report was prepared pursuant to an Agreement dated 3 November 1998 between Rite Aid and Haley & Aldrich, which Agreement is attached in Appendix H and is made as part of this Report. All uses of this Report are subject to, and deemed acceptance of, the conditions and restrictions contained in the Agreement. The observations and conclusions described in the Report are based solely on the Scope of Services provided pursuant to the Agreement. Haley & Aldrich has not performed any additional observations, investigations, studies or other testing not specified in the Agreement. Haley & Aldrich shall not be held liable for the existence of any condition the discovery of which would have required the performance of services not authorized under the Agreement.

This Report is prepared for the exclusive use of Rite Aid in connection with its development of a new Rite Aid store on the subject site. There are no intended beneficiaries other than Rite Aid. Haley & Aldrich shall owe no duty whatsoever to any other person or entity other than Rite Aid for any purpose whatsoever is expressly forbidden unless such other person or entity obtains written authorization from Rite Aid and Haley & Aldrich. Use of this Report by such other person or entity without written authorization of Rite Aid and Haley & Aldrich shall be at such other person's or entity's sole risk, and shall be without legal exposure or liability to Haley & Aldrich.

Use of this Report by any person or entity, including by Rite Aid, for a purpose other than for development of a new store on the subject site is expressly prohibited unless such person or entity obtains written authorization from Haley & Aldrich indicating that the Report is adequate for such other use. Use of this Report by any person or entity for such other purpose without written authorization therefore by Haley & Aldrich shall be at such person's or entity's sole risk and shall be without legal exposure or liability to Haley & Aldrich.

Use of this Report by any person or entity contrary to the restrictions expressed in this Report shall be deemed and accepted by the user as conclusive evidence that such use and the reliance placed on this Report, or any portion thereof, is unreasonable, and that the user accepts full and exclusive responsibility and liability for any losses, damages or other liability which may result.

This report is organized to present results of our review of site location, use, history, and pertinent information related to the potential for presence of hazardous substances or petroleum products under conditions that represent an existing or past release, or material threat of release on the property that may constitute a REC. Conclusions are presented at the end of the report.

II. SITE DESCRIPTION

2.1 Site Ownership and Location

Name of site owner:

Eyezon of Rochester
2344 Lyell Avenue
Rochester, New York 14606

Mr. Bob Spencer (Owner Contact)

Site locus map:

The site is located in Monroe County. The USGS topographic map for the site is the Spencerport, New York Quadrangle, dated 1971 and photo-revised 1978 (see Figure 1) (1)*. The USGS topographic map was used as the source for site setting information.

2.2 Site and Vicinity Description

- The subject site is approximately 1.3 ± acres in size. Figure 2 is a Site Plan of the property including relevant site and adjoining property features.
- Topographically, the property slopes both towards the south and west and is at an approximate elevation of 600 feet above sea level (1).
- The area in the vicinity of the subject property is generally characterized as commercial and residential.
- Gas is supplied by Rochester Gas and Electric (RG&E) and electric is supplied by the Village of Spencerport.
- Water is supplied by the Monroe County Water Authority and no water supply wells were located on the properties. The site has reportedly never used septic tanks, leach fields or dry wells.
- Heat in the building is electric.
- The site is bordered on the north and east by condominiums and doctors offices beyond which to the east is an apartment complex. To the northwest, is the Nichols Street Plaza which houses a dentist/orthodontist office, a sub shop, a craft store and insurance agency. To the west is a Kwik Fill Gas Station, beyond which is a

*The numbers in parentheses refer to the references listed in Section VIII of this report.

McDonalds's Restaurant. To the south is an apparently abandoned barn and fields. To the southwest, are residences and a housing development.

2.3 Physical Setting

Subsurface explorations were performed for a geotechnical investigation. Nothnagle Drilling performed eight geotechnical test borings at the site on 12 and 13 November 1998 and a Haley & Aldrich geologist classified the soil and monitored/sampled the borings for Phase II investigations. Test boring logs can be found in Appendix A of this report and the geotechnical report for the site is being submitted under separate cover. Site geology and hydrology described below was evaluated on the basis of the test boring logs and on readily-available public information regarding geology and hydrology.

Geologic Information:

Information reviewed for the area indicates that the overburden deposits in the vicinity of the site consist of lacustrine sands, silts and clays (2). The lacustrine deposits consist predominately of silts with minor amounts of fine sands of clay. Bedrock was not encountered during drilling but is reported to be part of the Clinton Group that consists of dolostones and limestones (3).

Ground Water and Surface Water Information:

Surface water flow at the subject property is into storm sewer drains located on Union Street and the corner of Union and Nichols Street (Route 31) (Figure 2). Regional groundwater flow is presumed, based on regional topography, surface water flow patterns, and groundwater levels in on-site monitoring wells, to be generally toward the southwest. Note that localized variations may be present and are likely influenced by storm sewers and other utilities located in the streets. Groundwater was generally encountered in the test borings at approximately 5 to 7 feet below grade.

The site is serviced by the Monroe County Water Authority, which provides potable water for the site. There are no supply or pumping wells known to be located on the property.

III. RECORDS REVIEW

3.1 Standard Environmental Records Review

The environmental records review completed by Haley & Aldrich utilized a national database service, EcoSearch, of Indianapolis, Indiana (4). The environmental database review report is provided in Appendix B. The database search identified properties located within the ASTM-specified search radii indicated below (note that all radii conform to the minimums specified by ASTM; the radii for RCRA generators and Registered UST's allow for the site and adjoining properties, as required by ASTM):

- N.P.L. sites:..... 1 mile
- CERCLIS sites:..... 0.5 mile
- Federal ERNS:..... Site only
- CORRACTS-TSD facilities:..... 1 mile
- RCRA Generators:..... site & adjoining
- State Hazardous Waste Sites:..... 1 mile
- Permitted State Landfills and Solid Waste Disposal Sites:..... 0.5 mile
- Non-CORRACTS TSD:..... 0.5 mile
- State Leaking Underground Storage Tanks:..... 0.5 mile
- State Registered Underground Storage Tanks:..... site and adjoining

Following is a summary of information provided for each of the above-listed databases. Descriptions of these databases and definitions of the acronyms used are summarized in the EDR Report in Appendix B.

N.P.L. and CERCLIS Sites

The database search identified no N.P.L. sites within a one-mile radius of the site nor any CERCLIS sites within a 0.5 mile radius of the subject property.

Non-CORRACTS - TSD Facilities

The database search identified no Non-CORRACTS Treatment, Storage, and Disposal (TSD) facilities within a half-mile radius of the subject property.

CORRACTS - TSD Facilities

The database search identified no CORRACTS Treatment, Storage, and Disposal (TSD) facilities within a one-mile radius of the subject property.

Federal ERNS

The database search did not identify the site to be on the Emergency Response Notification (ERNS) list.

State Hazardous Waste Sites

The database search reported no New York State Inactive Hazardous Waste Sites within a one-mile radius of the site.

State Landfill Sites

The database search reported two State Landfill Sites within a one-half mile radius of the site. The Ogden State Landfill Facility, reportedly located at 409 South Union Street, is reported as being as a State Landfill Site. This landfill appears to be actually located approximately 1 mile northwest of the site, south of the Barge Canal, east of Trimmer Road and north of the Conrail tracks. The 409 South Union Street property address was listed because the Town disposal site was operated and at the time the Town Hall was located at 409 South Union Street. According to the database search, the landfill was authorized to begin operating 5 March 1979 and this authorization expired 1 September 1981. There is no further information given on this facility.

The Spencerport State Landfill Facility, located at 14 Amity Street in Spencerport, approximately 0.60 miles north northeast of the subject property, is reported as being a State Landfill Site. This facility was reportedly authorized to begin operating 3 January 1981 and this authorization expired 1 September 1981. There is no further information given on this facility.

Both locations appear to be across a groundwater divide with regard to the site and therefore do not appear to pose risk of environmental impact to the site.

RCRA Generators

The database search identified three RCRA Generators within the ASTM Standard search radius; Waterstraat Dry Cleaners, located at 500 Union Street (***Subject Property***), was reported to be a RCRA Notifier Site. The database search did not identify compliance or violation issues associated with this site.

Pro Photo, located at 42 Nichols Street (Nichols Street Plaza), approximately 0.05 miles west of the subject site, is reported to be a RCRA Notifier Site. The database search did not identify compliance or violation issues associated with this site. This store no longer appears to be present at the Nichols Street Plaza, was also located downgradient from the subject property and is therefore not expected to have an impact on the subject property.

Kwik Fill, located at 501 Union Street, approximately 0.05 miles west of the subject property and across Union Street ***(Adjacent Property)***, is reported to be a RCRA Notifier Site. The database search did not identify compliance or violation issues associated with this site. This property is located down - or cross - gradient from the subject property and is therefore not expected to have an impact on the subject property.

State Registered Underground Storage Tanks

The database search identified one State Registered Underground Storage Tank facility. Kwik Fill, located at 501 Union Street ***(Adjacent Property)***, is reported as being a Petroleum Bulk Storage Site. There are currently three underground storage tanks (USTs) located on the property. All three of the tanks were reportedly installed in 1978 and are constructed of steel/carbon steel. They each have a 6,000 gallon capacity and are used to store unleaded gasoline. There are no reported leaks or spill associated with these tanks.

Leaking Underground Storage Tanks

The database report identified one Leaking Underground Storage Site (LUST) within a 1/2 mile radius of the site. Kwik Fill, located at 501 Union Street ***(Adjacent Property)***, is reported as being a LUST site (NYSDEC Spill File # 8601537). This spill is reportedly associated with the failure of a tank tightness test for two-550 gallon tanks (one diesel and one kerosene). This spill has reportedly met NYSDEC clean up standards and is closed. According to the database search these tanks are no longer registered on the site.

3.2 Additional Environmental Records Review

Additional environmental records were requested for this investigation through government agencies and Freedom of Information Act (FOIA) requests to several government agencies.

Freedom of Information Act (FOIA) requests were submitted to the Village of Spencerport, Monroe County, and the New York State Department of Environmental Conservation (NYSDEC). Copies of FOIA letters are provided in Appendix C.

Due to the time frame in which this assessment is being performed, to date no responses have been received from the FOIA request to the New York State Department of Environmental Conservation (NYSDEC) or Monroe County. However a response was received from the Village of Spencerport. The Village forwarded our request to the Building Department, the Public Works Department and the Fire Department. According to the Village, the Fire Department possesses a log of all calls from the subject property (500-700 calls/year) and would make these records available to us if we wished to review them. The nature of the calls appear to range from fire calls to ambulance requests. We judge that the records were not likely to significantly influence our REC opinions with regard to the site and we determined not to review the records at this time. In its response, the Village did enclose the files that the building Department had on the subject property (Appendix C). These records were related to results of inspections by the Village.

Due to the information obtained through interviews with key site personnel, and other record reviews it does not appear that responses to the FOIA requests from NYSDEC and Monroe County should significantly affect our conclusions regarding REC's on the site. However, when the remaining responses are received they will be forwarded and, if they affect our conclusions regarding the site, Rite Aid will be informed.

Additional records, including the NYSDEC Inactive Hazardous Waste Disposal Registry and NYSDEC Region 8 Spill Log were reviewed to supplement the information provided by the database search report (5,6). The following is a summary of the information from the additional sources:

- There were no additional inactive hazardous waste sites listed in the registry.
- During the review of the NYSDEC Region 8 Spill Log there were no additional spills listed within a half mile radius of the subject property.

3.3 Past Usage of the Site

Past usage of the site was determined through a review of aerial photographs and (7) and interviews with site personnel. The property located at 500 Union Street was reportedly a button factory through the early 1970's. An addition was constructed on the building in the mid 1970's. At this time the button factory was no longer present and building use was converted to a dry cleaner, a paint store, a restaurant and a drug store. A second addition was added in the late 1980's and the stores within the plaza have not changed except that the Byrne Dairy was added and the paint store was replaced by an electronics store.

- **Aerial Photographs**

A review of aerial photographs at the Monroe County Environmental Management Council for the years 1930, 1951, 1961, 1970, 1975, 1988, 1993, and 1996 (years for which aerial photography available) was undertaken for the Site (7). Copies of the photos are found in Appendix D.

1930 - Site location is primarily in agricultural use (orchards). Agricultural use is also across Union Street to the West and to the South across Route 31. Farm houses and barns front the road of the two parcels across Route 31 to the south and southwest. The farm house and barn for the subject site appears to be located north of the current northerly property boundary. A cut-through driveway is present on the subject site, running diagonally across the NE corner of the Rt. 31/Union Street intersection; the driveway may access a fruit stand or gas station.

1951 - The subject site is no longer in orchard usage and a large barn-like structure appears to have been constructed on the north-central portion of the property. (Note: a former site owner reports this building was a button factory). The cut-through driveway has now been turned into road along a curve turn from Route 31 onto the Union Street. Agricultural usage continues west of the site across Union Street, and south across Route 31.

1961 - The barn-like structure that was present in the 1951 area photograph continues to be present in the 1961. Parking areas are visible to the south and west side of the building. A dark structure (roof?) extends west off the NW corner of the building. Across Union Street to the west a gas station has now been constructed. To the south across Route 31, barns and agricultural uses are still present but residential structures have now been established along Union Street. East of the site is open vacant fields, and north of the site is residential usage.

1970 - Site usage appears very similar as the 1961 aerial photo. The same building is present on the subject site with parking areas to the west and south. The dark structure at the NW side of the building is gone and replaced by parking area. The gas station is still present to the west of the site across Union Street. The station faces towards the intersection with 2-3 pump islands between the station and Union Street and Route 31. The usage to the south across Route 31 is still a mix of agricultural and residential usage with the buildings that front on Route 31 a combination of farm houses and barn structures. Usage to the east of the site is open vacant field and beyond that apartment buildings. To the north is residential usage.

1975 - The subject site has the same building, although it has been expanded with revised space and facades built on the south side of the building facing Route 31 and on the middle of the east side of the building facing the rear portion of the site parking lot. Parking still exists to the west of the building fronting on Union Street and south of the building fronting on Route 31. Gas station usage continues to the west of Union Street, and a combination of agricultural and residential usage continues south of the site across Route 31.

1988 - Site configuration remains the same as the 1975 photo. The parking lot appears to have been repaved and usage adjoining the site appears to have gone to additional commercial usage to the east and apartment residential to the north. Usage across Union Street to the west and across Route 31 to the south remain essentially the same as it appeared in the 1975 photo.

1993 - Site configuration remains very similar to 1988. The site parking lot appears to have been expanded slightly to the southeast, however other areas of the subject site remain essentially unchanged. Surrounding usage also remains consistent with the 1988 aerial photo. Some reconstruction of the property to the southeast side of the Route 31, Union Street intersection appears to be underway.

1996 - Site usage continues as shown in the 1993 aerial photo, both on the subject site and on adjoining properties. A new commercial plaza has been added northwest of the site across Union Street, and a new structure added behind the gas station directly west across Union Street.

3.4 Current and Past Usage of Adjoining Properties

To the west, across Union Street, there is a Kwik Fill Gas Station. According to the aerial photos, a gas station has been present on the property since the late 1950's or early 1960's. The properties to the north and east appear to have been undeveloped (agricultural usage) until the condominiums and doctors' offices were constructed sometime in the early 1980's. The property to the south appears to have been used agriculturally through the present.

IV. SITE RECONNAISSANCE

A site visit to observe site conditions was conducted by Nichole Case Hoy of Haley & Aldrich on 12 and 13 November 1998 (8). Access to the property was provided by individuals at the stores and by the property owner, Mr. Bob Spencer. No weather-related conditions that would have obscured observations occurred during our site reconnaissance.

Interviews with the current property owner, Mr. Bob Spencer, and the former property owner, Mr. Ron Waterstraat of Waterstraat Cleaners, as the Key Site Representatives, was performed in conjunction with the site reconnaissance and, together with visual observations, formed the basis for information listed below (8). The findings of the site visit and interviews are discussed below.

4.1 Condition of Exterior Areas:

- **Structures:**

  There is currently one structure on the 500 Union Street parcel; a 12,000 square foot masonry building that is currently covered in vinyl siding. The original structure, which was reportedly approximately 5,000 square feet, was reportedly built sometime in the 1940's. An addition was added in the 1970's and a third addition was constructed in the late 1980's.

- **Sanitary/Storm/Process Wastewater Sewers:**

  The Village of Spencerport provides sanitary service to the subject property. According to the Village Public Works office, sanitary sewers have been in place in the area since the 1930's. Storm water runoff from the property drains to catch basins located along Union Street and Nichols Street (Figure 2). No catch basins were observed on the parcel.

- **Pits/Ponds/Pools of Liquid/Lagoons:**

  No ponds or other standing water was observed at the properties.

- **Solid Waste/ Areas of Soil Filling:**

  Solid waste from the property is disposed of in dumpsters behind the east side of the building with the exception of the electronics store that transfers solid waste to another store where it is disposed of. However, several televisions and a cooler were observed outside the rear door of the electronics store.

  Areas of soil filling were not observed during the site visit.

- **Storage Tanks/Drums/Containers of Hazardous Substances or Petroleum:**

  There are currently no reported above-ground or underground storage tanks on the property. There were no drums or other containers of hazardous or petroleum substances observed during the site visit. An approximately 150-gallon container was observed on the northeast side of the building. The unit appeared to be a container used to hold old kitchen grease. There did not appear to be significant staining around the unit.

- **Septic Systems/Sanitary System:**

  Septic tanks or leaching fields were not reported to be present on the subject property and according to the Village of Spencerport, a sewer system was put into place in the area in the 1930's. Therefore it is unlikely a septic tank is present on the property.

- **Electrical Transformers:**

  A total of four pole-mounted transformers were observed on the property; two on a pole located on the east side of the building near the GVS Electronics store and two located on the eastern property boundary behind the dry cleaner. No "PCB-containing" warning stickers were observed on the transformers. They appeared in good condition and no oily staining was observed associated with the transformers.

4.2 Condition of Interior Areas

- **Floor Drains:**

  Two floor drains were in the Byrne Dairy store. The drains are reportedly connected to the sanitary sewer line. One plugged floor drain was observed in the laundromat. No other floor drains were observed inside the structure.

- **Waste Storage Areas:**

  There did not appear to be waste storage areas located inside the building. It appeared that all trash is removed from the individual stores and placed into the dumpsters outside, with the exception of the electronics store that transports its trash to another store where it is disposed of.

- **Storage Tanks/Drums/Containers of Hazardous Substances or Petroleum:**

  Minor amounts of cleaning supplies were observed inside the dry cleaner, Byrne Dairy and Jerry's restaurant. No staining associated with these material storage areas was observed.

  According to Ron Waterstraat, operator of Waterstraat Cleaners, there are no chemicals stored in his establishment with the exception of the 100-gallon above-ground tank used to store tetrachloroethene (PCE) which is used in the dry cleaning

process. According to him, Safety Kleen delivers the PCE approximately four times each year. The PCE is pumped from a truck directly into the dry cleaning unit. Four time each year Safety Kleen reportedly removes the carbon filters that the PCE passes through during the dry cleaning process. Mr. Waterstraat reportedly removes the filters from the dry cleaning unit the same day that Safety Kleen visits, places them in canisters and Safety Kleen removes them. Mr. Waterstraat reports that there is no underground piping related to the dry cleaning unit. There is also a carbon bed in the back room of the dry cleaning store that reportedly absorbs fumes from the dry cleaning process after which air emissions are piped them to a fifteen-foot stack on the top of the building. According to Mr. Waterstraat, he is currently in violation of NYSDEC air emission registration requirements by using this stack to vent fumes to the outside; he currently does not know what course he will take to remedy this violation.

According to Mr. Waterstraat, the dry cleaning facility has been in operation since the early 1970's. For approximately fifteen years he was not required to have an outside company remove the PCE contaminated filter waste from his store. At that time he reportedly disposed of the filters in a dumpster outside (east side of the building). In 1986 Mr. Waterstraat started having the filters removed by Safety Kleen. An example of a waste manifest for removal of filters with PCE waste from the store is on Appendix E.

Mr. Waterstraat also reports that there is no waste PCE removed from his store. All of the PCE is reportedly used in the dry cleaning process, either lost to the clothes or to the filters.

4.3 Rite Aid (non-REC) Criteria

Several items were evaluated to address criteria required to conform to Rite Aid's Environmental Criteria for Environmental Assessment (June 1997). These include asbestos, radon, PCB-containing light ballasts, wetlands, lead-based paint and chlorofluorocarbon-containing equipment.

- **Asbestos Containing Material (ACM):**

  Asbestos in structures is not considered by ASTM 1527-97 to constitute a REC when present on a site. Evaluation of presence in structures at this site was performed to provide information for management upon demolition. An Asbestos Survey was completed by Paradigm Environmental Services, Inc. for all structures on the subject properties. Refer to Section 5.2 and Appendix F for the Asbestos Survey Report.

- **Radon:**

  Potential radon presence was also assessed as a non-REC/Rite Aid criteria. According to the Monroe County health Department, the average radon level in the Town of Ogden is 1.9 picocuries/liter, significantly lower than the 4 picocurie/liter threshold recommended by USEPA for additional action.

- **Chlorofluorocarbons (CFCs):**

  There did not appear to be air conditioning units located on the roof or perimeter of the building. There were two cooling units located in the walk-in cooler in Byrne Dairy as well as two small units located in the shopping area. A walk-in cooler was also observed in Jerry's Restaurant. The cooling units within the coolers could potentially contain CFC compounds.

- **PCB-Containing Light Ballasts**

  Several light ballasts were observed through each of the individual stores. In general, light ballasts manufactured after 1977 are non-PCB containing. Store personnel were unsure of any changes made to the light ballasts, however based on the age of the building it is possible the ballasts do contain PCB compounds.

- **Wetlands**

  The subject property and adjoining properties are currently developed and showed no significant indicators of protected wetlands presence. Indicators include specific wetlands vegetation, ponds and/or streams and native hydric soils. No obvious vegetation indicative of wetlands presence was observed.

- **Lead-Based Paints**

  The structure is of sufficient age that it likely contains lead-based paints or painted surfaces. We do not view this as a significant issue for the intended redevelopment because NYSDEC does not require waste characterization testing for this parameter upon demolition and disposal.

V. PHASE II INVESTIGATIONS

Based on our records review of past and current uses of the subject property, Phase II investigations were conducted. Subsurface investigations were performed to further characterize the soil and groundwater conditions on the site, as well as collect subsurface data in the anticipated new store footprint, driveway and parking lot areas. The program consisted of soil test borings, groundwater sampling and laboratory analysis of selected groundwater and soil samples collected.

5.1. Field and Laboratory Investigations

A total of eight geotechnical borings were completed at the site. Test borings were drilled on 12 and 13 November 1998 by Nothnagle Drilling under Haley & Aldrich observation. Three of the test borings, B-103, B-106 and B-107, were converted into monitoring wells to determine groundwater elevations and to test potential petroleum products or hazardous substances in the groundwater.

Soils were screened in the field for VOC presence using a photoionization detector (PID). Certain samples showed apparent detectable VOCs during screening; based on the field instrument readings, soils samples from B-101, B-104, B-105 and B-107 were selected for analyses. The samples were analyzed by Paradigm Environmental Services, Inc., using EPA Method 8260.

Groundwater samples were collected from the three monitoring wells. These samples were submitted to and analyzed by Paradigm Environmental Services, Inc., using EPA Method 8260.

5.2 Phase II Subsurface Investigation Results & Discussion

- **Subsurface Explorations**

  On 12 and 13 November 1998, eight test borings, B101 through B108, were drilled by Nothnagle Drilling at locations selected by Haley & Aldrich. Note that because the existing and proposed structures are in approximately the same location, several of the test borings were performed outside of the proposed footprint. Test boring locations as shown on Figure 2 were determined by Haley & Aldrich by taping from existing site features. The exploration locations should be considered approximate.

  Borings were drilled using hollow-stem augers to depths below ground surface ranging from 17 ft. to 22 ft. Each boring was terminated within dense lacustrine silt. Soil samples were recovered continuously or at 5-ft intervals by driving a 1 -in. I.D. split-spoon sampler with a 140-lb. hammer consistent with ASTM Method D1586. Monitoring wells were installed in the completed boreholes at B103, B106 and B107. A Haley & Aldrich geologist monitored the drilling and logged the recovered soil samples.

  Test Boring Reports and Groundwater Monitoring Well Installation Reports prepared by Haley & Aldrich are presented in Appendix A. It should be noted that borings logs and

related information depict subsurface conditions and water levels at their specific location at the time of drilling. Soil and groundwater conditions at other locations may differ from those encountered conditions at these locations.

- **Subsurface Conditions**

The borings encountered two principal soil units; fill and lacustrine deposits. Generalized descriptions of these units and encountered thicknesses are presented below in order of increasing depth below ground surface.

Fill - Fill was encountered in all of the borings at thicknesses ranging from 0.5 to 4.0 ft. The material is medium dense to dense, brown or gray, silty fine SAND, trace coarse to medium sand and gravel, to GRAVEL with some sandy silt. Approximately 0.2 to 0.5 ft. of bituminous concrete pavement was present at ground surface in all of the borings except B101 and B108.

Lacustrine Deposits - Lacustrine deposits consisting of loose to very dense, brown SILT, trace fine sand, with occasional seams of red-brown clay were encountered in each of the borings beneath the fill. All of the test borings were terminated in dense lacustrine deposits at depths of 17 to 22 ft. The encountered thicknesses ranged from 13 ft. to 18.5 ft.

The depth to water was not recorded during the drilling explorations, however, water levels were measured in each of the three monitoring wells at elevations ranging from 596.45 to 600.75 three days after the wells were installed. The measured depths to the groundwater surface ranged from 4.3 to 9.0 ft. below the existing ground surface. Groundwater appears to flow in a southwestern direction, as shown by the groundwater contours provided on Figure 2. Where groundwater monitoring wells were not installed, soil sample descriptions show the change from moist to wet conditions to give an indication of the apparent location of the water table. Water levels at the site should be expected to vary with precipitation, season, temperature and construction activity in the area. Therefore, groundwater levels during and following construction may differ from those observed in the test borings.

Soil samples were screened in the field with a Microtip Photovac Ionization Detector (PID). PID readings were detected at two of the boring locations, B-101 and B-105. The remaining samples were below detection limits for organic vapors using the PID.

Copies of the analytical laboratory reports are included in Appendix F. Three of the four submitted soil samples resulted in detection of either chlorinated or BTEX compounds above NYSDEC Comparison Values (see Table 1). All of the submitted groundwater samples resulted in detection of chlorinated compounds above NYSDEC Comparison Values (see Table 2).

Based on past and current site uses, it appears likely that the chlorinated compounds detected in the soil and groundwater result from dry cleaning operations located on the subject property. It is also likely that the petroleum-related compounds detected in B-101 (soil sample with the highest PCE concentrations) are also related to the dry cleaning facility. The compounds are likely a result of the PCE removing petroleum-related stains and residues from clothing.

According to Mr. Waterstraat, current operator and former owner of the dry cleaner, the dry cleaning store has been present in the plaza since the early 1970's. Until 1986 special handling and disposing of the filters that contained PCE was not required; Mr. Waterstraat reports that he disposed of the filters in a dumpster behind the building. Since 1986 Mr. Waterstraat has had Safety Kleen remove used filters from the site approximately every four months. It appeared that Mr. Waterstraat had all Hazardous Waste Manifests in order in his store and an example is in Appendix E.

With regard to the intended site development, data gathered to date indicates that laboratory-detectable concentrations are likely to be encountered during building foundation construction. If property development is to proceed there are several issues to consider:

- The first issue is the limited information we currently have on the subsurface of the site. The apparent source of the PCE to the subsurface is the area behind and to the east of the building, likely where dumpsters have historically been located. The specific delineation of PCE-affected soils with regard to presence in the saturated and unsaturated zone will affect both remediation alternatives and foundation construction. Prior to development the contaminant plume will need to be delineated further both vertically and horizontally. In order to delineate the plume, further subsurface work will have to be completed. This would include additional test borings that continue vertically until un-impacted soils are encountered.

- The second issue to consider if development proceeds are the possible clean-up alternatives that resolve PCE presence. Chlorinated compounds tend to be environmentally persistent and costly to remove. One approach to remediation is an aggressive extraction technique such as 2-PHASE Extraction which removes vapor and dissolved phase (groundwater) contaminants through wells, under high vacuum. The capital costs for this type of technology is typically on the order of $200K to $300K, and annual O&M costs are typically on the order of $90K to $150K per year. The fastest we have been able to cease remediation on a similar site is 4-5 years.

  A second option would be various in-situ technologies such as reactive iron barriers or bioremediation, including Hydrogen Releasing Compound (HRC) or other similar technologies. Such remediation methods rely on either chemical or microbiologic breakdown of the contaminants as affected groundwater contacts or passes through subsurface wells or permeable barriers. These remedies typically have initial capital costs in the $200K to $350K range, depending on the specific configuration. Annual O&M costs are typically in the $20K to $30K range, primarily for groundwater quality monitoring. Periodic capital expenditures of $20K to $30K for replenishment of reactive

medium may be required. Note that such systems have been in existence only for 1 to 6 years and therefore data on remediation duration is limited, however expected durations, based on data to date are on the order of 8 ± to 15± years.

Related to the issue of site cleanup is soil management during construction. If the transaction does proceeds the geotechnical issues of the site will have to be revisited because managing contaminated soils adds a premium to construction costs. The construction could be used as an opportunity to remove unsaturated source soils or we may want to consider a foundation design modified so as to minimize soil handling.

- The third issue to consider if the transaction proceeds is the regulatory administration of cleanup. If the concentrations of contaminants found on the site are reported to NYSDEC, based on our experience, the site will be placed on the Inactive Hazardous Waste Site registry (Superfund). Typically there are two options for cleanup; proceed with a Voluntary Clean-up Agreement (VCA) or be placed on the Superfund list and follow cleanup procedures under an Order of Consent. If development does proceed, we recommend the VCA program. VCA is typically faster and less complicated than following an Order of Consent.

5.3 Asbestos Survey Results

Asbestos in structures is not considered by ASTM 1527-97 to constitute a REC when present on a site. Evaluation of presence in the structure at this site was performed to provide information for management upon demolition. An Asbestos Survey was completed by Paradigm Environmental Services, Inc. for the structure on the subject property, however samples were not collected from the vacant store or from Jerry's Restaurant due to the inaccessibility at the time of the survey. Ten samples from the structure of potential ACM were collected and analyzed by Polarized Light Microscopy (PLM). Note that samples of some of the floor tile and linoleum and fibrous ceiling tile were examined by PLM and revealed no observable ACM with the exception of the flooring located in the laundromat, the dry cleaner and the appliance repair store. However, PLM is a screening method is not consistently reliable in detecting asbestos in non-friable, organically bound materials such as flooring and roofing materials. Because of the short time frame available for completion of this assessment it was not possible to have the samples run by Transmission Electron Microscopy (TEM), the method used for resolution of non-friable ACM presence. Therefore, selected samples are being treated as asbestos containing although they may not actually contain asbestos materials. Refer to Appendix F for the Asbestos Survey Report. Further, no samples were taken from the roof of the building, however an estimate for removal is included in the event the roofing materials are found to be ACM. Asbestos-Containing Materials (ACM) were determined to be present in the site structures and in the approximate quantities listed as follows:

Flooring Materials:

Found to be ACM by PLM analysis:

- Gold 12 x 12 Floor Tile & Mastic in Coin Laundromat- 1,900 sq. ft.

- Gold 12 x 12 Floor Tile & Mastic in Dry Cleaner- 500 sq. ft.
- Brown 12 x 12 Floor Tile & Mastic in Appliance Repair store- 800 sq. ft.

To be treated as ACM by PLM analysis:
- Yellow Floor Tile Mastic in Appliance Repair store
- White/Red 12 x 12 Floor Tile in Byrne Dairy
- Yellow Floor Tile Mastic in Byrne Dairy

Roofing Materials:

- Treat Entire Roof as ACM- 13,500 sq. ft.

Based on PLM the above listed materials were designated to be treated as ACM based on their appearance and material. As indicated above, many of the non-friable, organically bound materials will require TEM to confirm or deny ACM content, prior to building demolition. The ACM will require special handling and disposal during demolition. The cost for such handling was estimated by the asbestos surveyor retained for this work is as follows:

- ACM Flooring $7,000- $12,000

- ACM Roofing ..... $26,000 - $35,000

These estimates are based on the approximate quantities viewed on the site by the ACM surveyor and should be treated only as an estimate. Performance of TEM on the samples now assumed to be asbestos-containing based on PLM alone may reduce the estimates above. Further, reductions may be possible by careful project planning and possible exemptions that are sometimes allowed by the NYS Dept. of Labor for non-friable ACM at the actual time of building demolition.

VI. FINDINGS AND CONCLUSIONS

Haley & Aldrich of New York has performed Phase I and Phase II Environmental Site Assessment Investigations at the property located at 500 Union Street in Spencerport, New York. The Phase I investigation was performed in accordance with ASTM Standard 1527-97 and has revealed no evidence of Recognized Environmental Conditions (RECs), except for the apparent presence of chlorinated and petroleum-related compounds in the site soil and groundwater (see summary below).

In addition, select non-ASTM criteria were evaluated consistent with Rite Aid's Criteria for Environmental Site assessments as summarized below.

The subject site consists of one parcel totaling approximately 1.3 acres, located at 500 Union Street. Currently the property is occupied by a plaza that contains an electronics and appliance store, a coin-operated laundromat, a dry cleaner, a restaurant and a Byrne Dairy store. There is also one vacant store that was a hair salon. Historically the property was used agriculturally (an orchard) through the 1930's. A portion of the current structure was reportedly built in the 1940's and contained a button factory. In the early 1970's the property was purchased by Mr. Ron Waterstraat who opened the dry cleaning facility as well as a hair salon and restaurant. At that time, an addition was added to the building. A drug store once occupied the eastern portion of what is now "Jerry's" restaurant. In the late 1980's the property was sold to its current owner, Mr. Bob Spencer. A second addition was added in 1989.

Based on available information for the Phase I, the adjacent properties do not appear to represent an apparent adverse environmental impact on the subject. Adjoining usage appears to have been the following:

- To the west of the subject property, across Union Street, is a Kwik Fill Gas Station. This gas station has two NYSDEC spill files (NYSDEC Spill File # 9207165 and 8601537). One of the spills (NYSDEC Spill File # 9207165) was associated with a leaking underground storage tank and the other (NYSDEC Spill File # 8601537) was associated to a petroleum odor emanating from an underground telephone vault. Both of the spills are now closed. Based on the apparent groundwater flow direction it is unlikely this site will have an impact on the subject property. The Kwik Fill is also a petroleum bulk storage facility as well as a RCRA generator.

- The property to the east and north of the subject site consists of condominiums and doctors offices. Beyond the buildings to the east is an apartment complex.

- South of the property is Route 31 (Nichols Street) across which is what looks to be an abandoned barn. A large open field surrounds the barn.

- Southwest of the subject property are several residences beyond which is a housing development.

Based on the Phase I Assessment, Phase II investigations were performed on the site to determine whether or not past and current usage of the site has had an impact on the site, specifically the dry cleaning facility usage. The Phase II investigation consisted of eight hollow-stem auger borings, three of which were converted to wells for groundwater sampling. During these field explorations apparent volatile organic compound (VOC) detections were indicated by a field instrument (PID) used for VOC monitoring of samples in two of the boreholes. Laboratory analyses for petroleum and non-petroleum VOCs were performed on four soil samples selected from borings on the site, as well as three groundwater samples obtained from wells installed. VOC analyses on soil samples by method 8260 showed both chlorinated and petroleum related compounds in three of the four soil samples and chlorinated compounds in all three of the water samples.

The ASTM Standard requires an opinion of potential impact of REC(s) identified on the Site from the Phase I. Our opinion is rendered with respect to a REC's potential (high, moderate, low) to require remedial response based on prevailing agency requirements and/or understanding of the use of the property. This opinion is made and limited by the conditions prevailing at the time our work was performed and for the geographic location of the property. Accordingly, our opinion of apparent impact of RECs identified in this assessment is as follows:

- REC: Presence of chlorinated compounds in site soil and groundwater.
  Apparent Impact: High
  Explanation: Laboratory analyses indicate the presence of chlorinated compounds in both the site soil and groundwater above NYSDEC Criteria. The primary compound detected in the samples was tetrachloroethene (PCE) which is the primary component of dry cleaning solution reported to be used on site. The operator of the Waterstraat Dry Cleaning store, reported that prior to 1986, when federal laws required dry cleaners to properly dispose of dry cleaning wastes, he disposed of the PCE filters in a dumpster behind the building. This reportedly occurred from the early 1970's through 1986. According to Mr. Waterstraat, none of the dry cleaning unit's piping is underground and there were no visible floor drains inside the store, therefore it is unlikely that the contamination detected in the subsurface is due to leaking equipment within the store. The rear of the store where dumpsters appear to have been historically placed is also where detections of PCE was highest in soil and groundwater samples.

  Some lesser concentrations of petroleum related compounds were also detected in B-101 (the soil sample with the highest PCE concentrations), and we believe these are also related to the dry cleaning facility. The compounds are likely a result from the PCE filter cartridges containing residues of oils and grease from clothes cleaning.

  If the property transaction for the proposed Rite-Aid proceeds, there are several issues that should be considered as part of the transaction and development planning: the source of the contamination needs better definition to resolve foundation construction issues; further delineating the contaminant plume, which will require

further subsurface explorations, is needed to resolve remediation options; potential clean-up alternatives and their possible costs and longevity needs resolution as they may affect structure of the transaction; and regulatory administration issues need to be clarified of a Voluntary Cleanup is desired. Our evaluation of the influence of these issues, in light of the PCE presence, is summarized in our report.

- REC: Presence of petroleum related compounds in site soil.
  Apparent Impact: Moderate to Low
  Explanation: Laboratory analyses indicate the presence of petroleum related compounds in site soil, at concentrations below NYSDEC Criteria in one soil sample obtained near the property line. The Phase II program was not extensive enough to define the aerial extent of this petroleum detection, but because the detections are below the NYSDEC criteria we ranked the impact of this REC as moderate to low.

Six non-REC issues (PCB-containing light ballasts, asbestos-containing material, chloroflourocarbons, radon, lead-based paint and wetlands) were also evaluated as part of this assessment to meet Rite Aid's environmental criteria.

PCB Ballasts – Several fluorescent light ballasts were observed in each of the stores. In general, light ballasts manufactured after 1977 are non-PCB containing. Store personnel were not aware if any of the light ballasts have been replaced since the late 1970's and therefore may be PCB containing. A specific survey of the ballasts is recommended prior to store decommissioning and demolition.

Asbestos - Non-REC evaluation was also performed to determine presence and apparent extent of Asbestos-Containing-Materials (ACM) in structures subject to demolition for Rite Aid's proposed development. A pre-demolition survey was performed including observation and collection of samples from building materials from stores within the plaza, with the exception of the vacant store on the north end of the plaza and Jerry's restaurant. Survey personnel were unable to view those two stores due to store or property manager not providing access.

Based on the survey performed, none of the samples taken were shown to be ACM based on Polarized Light Microscopy (PLM) with the exception of the floor in the laudromat, the dry cleaner and the appliance repair store. However, three of the samples taken were designated to be treated as ACM based on their appearance and material Some non-friable, organically bound materials are assumed to be ACM and will require Transmission Electron Microscopy (TEM) to confirm or deny ACM content, prior to building demolition. The ACM will require special handling and disposal during demolition. The cost for such handling was estimated by the asbestos surveyor retained for this work and appears in the body of the report. The estimates are based on the approximate quantities viewed on the site by the ACM surveyor and should be treated only as an estimate. Performance of TEM on the samples now assumed to be asbestos containing, based on PLM alone, may reduce the estimates. Further, reductions may be possible by careful project planning and possible exemptions that are

sometimes allowed by the NYS Dept. of Labor for non-friable ACM at the actual time of building demolition.

Radon - The potential for radon presence was assessed through an interview with the Monroe County Health Department. According to Health Department records the average radon level in the Town of Ogden is 1.9 picocuries/liter which is below the 4 picocurie/liter threshold recommended by USEPA.

Wetlands - The subject property and adjoining properties are currently developed and showed no significant indicators of protected wetlands presence. Indicators include specific wetlands vegetation, ponds and/or streams and native hydric soils. No standing water or obvious vegetation indicative of wetlands presence was observed.

Lead Paint - The structures on both parcels are of sufficient age that they likely contain lead-based paints or painted surfaces. We do not view this as a significant issue for the intended redevelopment because NYSDEC does not at this time require waste characterization testing for this parameter upon demolition and disposal.

Chlorofluorocarbons - CFCs are a component of refrigerants used in air-conditioning equipment, most forms of which have been or are being phased out of usage. There is a walk-in cooler located in Jerry's restaurant as well as four refrigeration units located in the coolers of the Byrne Dairy. The units are of sufficient age that CFC compounds may have been originally present; we were not able to determine if CFCs were recently replaced. Accordingly, care should be taken during store decommissioning to prevent possible venting of CFCs when the units are removed.

VII. CREDENTIALS

This report has been prepared by Nichole Case Hoy, Hydrogeologist under the direct supervision of Vincent B. Dick who served as Associate-In-Charge for the project. Resumes presenting qualifications and experience for these personnel are contained in Appendix G.

VIII. REFERENCES

1. "Topographic map, Spencerport, New York Quadrangle," United States Geological Survey 7.5 minute series, Photo revised 1978.

2. New York State Geologic Survey, 1988, "Surficial Geologic Map of New York State, Finger Lakes Sheet."

3. New York State Geologic Survey, 1970, "Geologic Map of New York State, Finger Lakes Sheet."

4. EcoSearch, 9 October 1998, "500 Union Street, Spencerport, New York".

5. NYSDEC Inactive Hazardous Waste Site Registry, April 1997.

6. NYSDEC Spill Log, January 1998.

7. Haley & Aldrich of New York, aerial photograph review at the Monroe County Environmental Management Council, 12 November 1998.

8. Haley & Aldrich of New York, site visit conducted by Nichole Case Hoy 12-13 November 1998.

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RITE AID CORPORATION
PROPOSED 500 UNION STREET SITE
SPENCERPORT, NEW YORK

TABLE 1
SOIL ANALYTICAL RESULTS

Soil Test Borings
11/12/98 - 11/13/98

ANALYTE	Sample No.: / Depth (ft.):	SOIL B101 8-10	SOIL B104 6-8	SOIL B105 0-2	SOIL MW-107 6-8	TAGM Comparison Values Total
ORGANICS - 8260						
tetrachloroethene		**14670**	ND	ND	58.4	1400
trichloroethene		**1226**	ND	ND	ND	700
benzene		ND	ND	ND	5.5	60
toluene		ND	ND	ND	ND	1500
ethylbenzene		ND	ND	1442.9	ND	5500
m,p xylene		**1940**	ND	214.4	ND	1200
o xylene		920	ND	503.9	ND	1200

NOTES:

1. Results expressed in micrograms per kilogram (ppb).
2. "ND" indicates analyte not present at or above detection limit.
3. Samples analyzed by Paradigm Environmental Services, Inc. of Rochester, New York.
4. Samples indicate TAGM exceedances.

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RITE AID CORPORATION
PROPOSED 500 UNION STREET SITE
SPENCERPORT, NEW YORK

TABLE 2
WATER ANALYTICAL RESULTS

Monitoring Well Samples
11/13/98 - 11/14/98

ANALYTE / *Sample No.:*	WATER			
	MW103	MW106	MW107	TOGS 1.1.1 Standard/Guidance Value
ORGANICS - 8021				
trans-1,2 dichloroethene	3.8	ND	ND	5
tetrachloroethene	**12.4**	**1071.9**	**172.4**	0.7
trichloroethene	2.5	ND	**29.6**	5
benzene	ND	ND	ND	1
toluene	ND	ND	ND	5
ethylbenzene	ND	ND	ND	5
m,p xylene	ND	ND	ND	5
o xylene	ND	ND	ND	5

NOTES:
1. Results expressed in micrograms per liter (ppb).
2. "ND" indicates analyte not present at or above detection limit. "NA" indicates sample not analyzed.
3. Samples analyzed by Paradigm Environmental Services, Inc. of Rochester, New York.
4. Samples in bold indicate TOGS exceedances.

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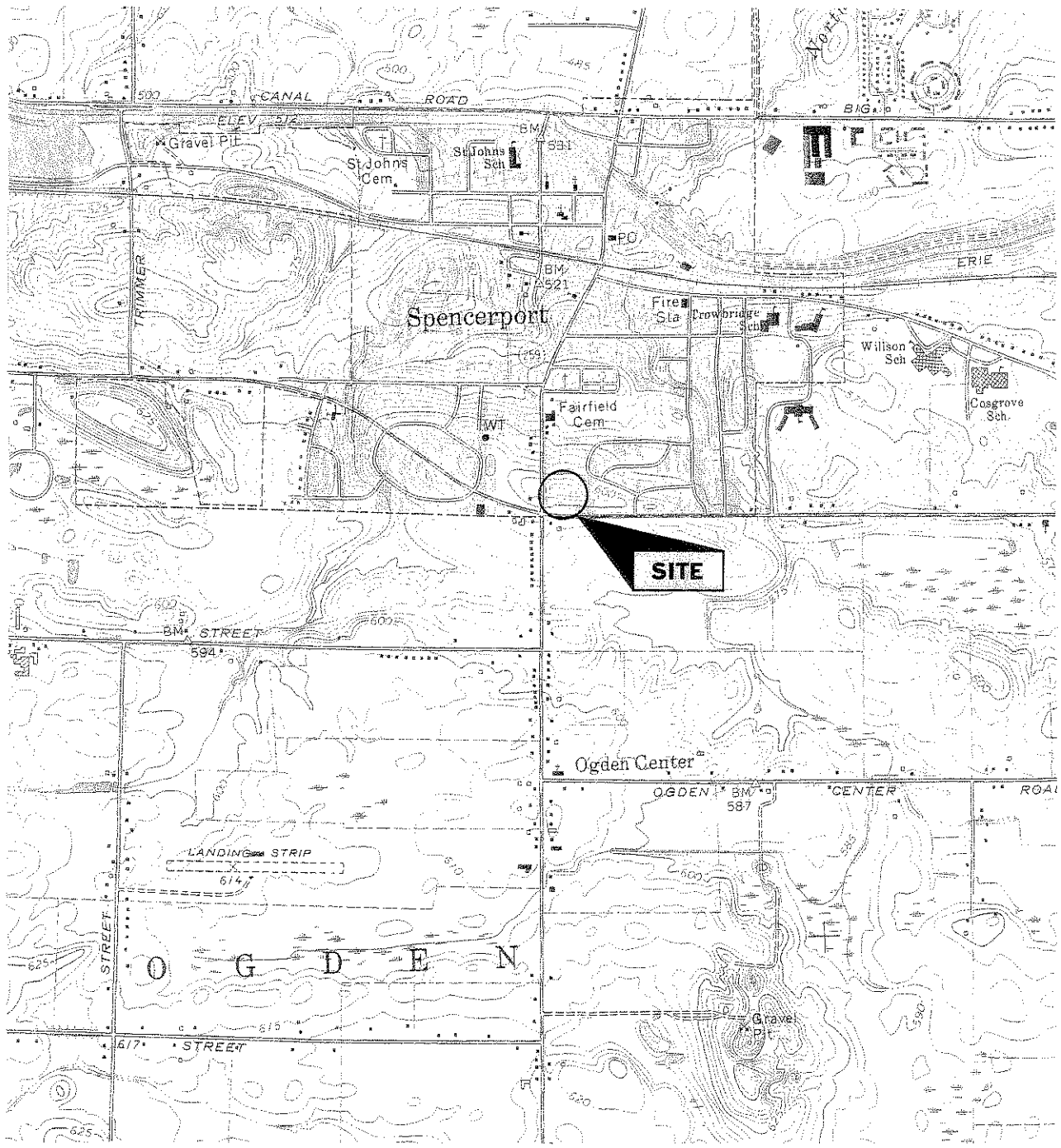


QUADRANGLE LOCATION: SPENCERPORT, N.Y.

HALEY & ALDRICH

PROPOSED RITE AID SITE
500 UNION STREET
SPENCERPORT, NY

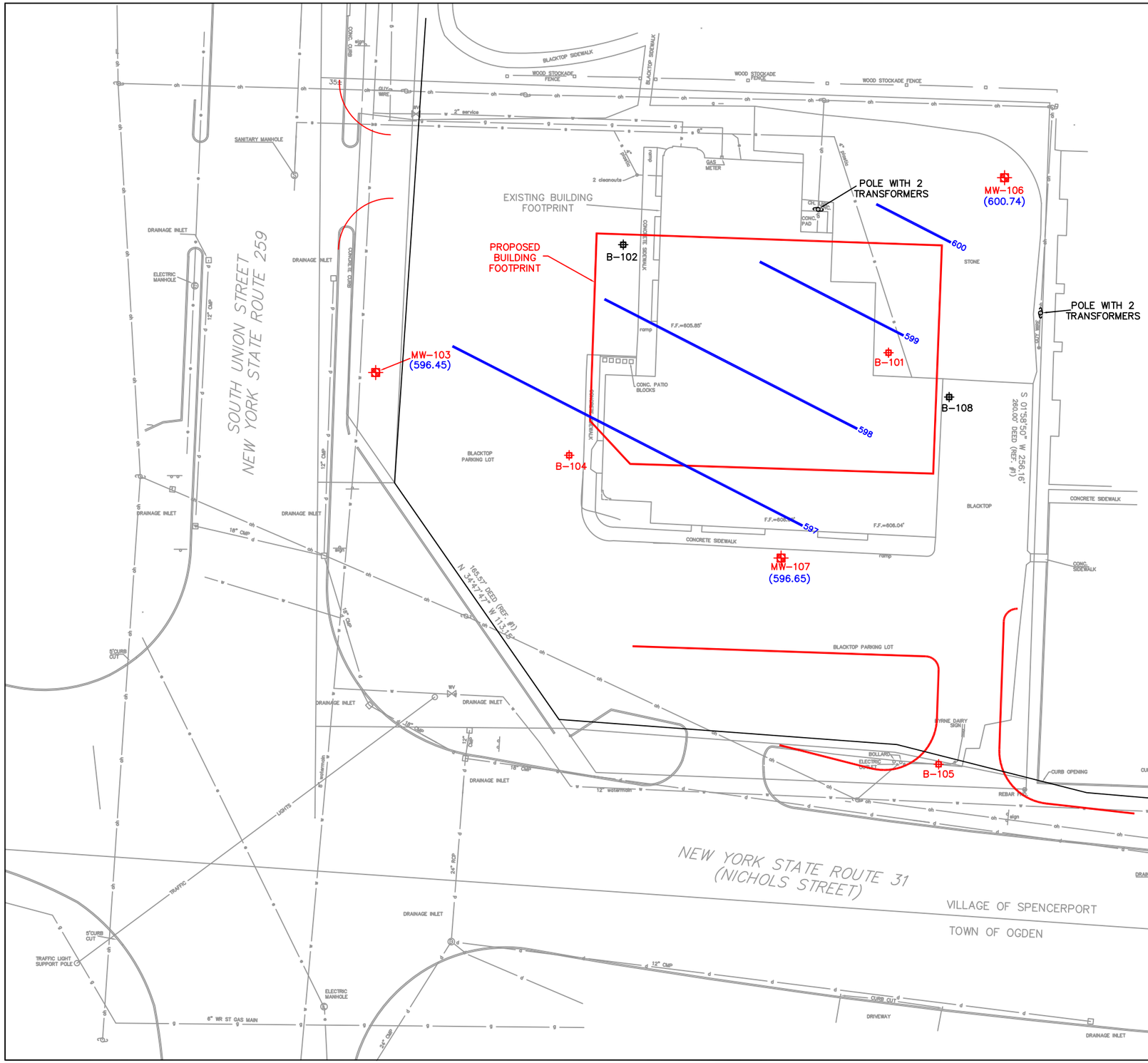
PROJECT LOCUS

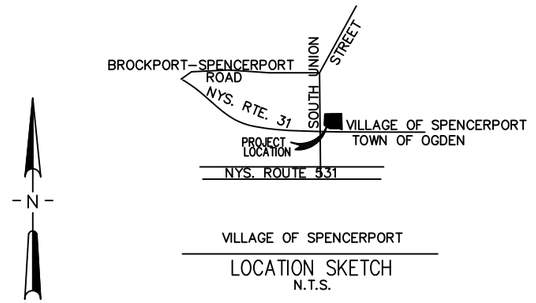
SCALE: 1" = 2000'

NOVEMBER 1998

70620-019

FIGURE 1





VILLAGE OF SPENCERPORT

LOCATION SKETCH
N.T.S.

NOTES:

1. BORING LOCATIONS DETERMINED BY HALEY & ALDRICH PERSONELL TAPING FROM EXISTING FEATURES AND SHOULD BE CONSIDERED APPROXIMATE.
2. THIS DRAWING BASED ON SUPPLIED DRAWINGS "MAP OF SURVEY OF LAND OWNED BY EYEZON ASSOCIATES" BY MAGDE SURVEYING, DATED 11/13/98, AND ""RITE AID STORE NO.", BY CLARK PATTERSON ASSOCIATES, DATED 10/7/98.

LEGEND:

B-101 — TEST BORINGS COMPLETED BY NOTHNAGLE DRILLING NOVEMBER 1998 (IF CONTAINING CHLORINATED AND/OR PETROLEUM RELATED COMPOUNDS, SHOWN IN RED).

MW-106 — MONITORING WELLS COMPLETED BY NOTHNAGLE DRILLING NOVEMBER 1998 (IF CONTAINING CHLORINATED RELATED COMPOUNDS, SHOWN IN RED).

598 — GROUNDWATER CONTOURS INFERRED FROM WATER LEVELS MEASURED IN SITE WELLS ON 16 NOV. 1998.

0 40 80
SCALE IN FEET

HALEY & ALDRICH
UNDERGROUND ENGINEERING & ENVIRONMENTAL SOLUTIONS

PROPOSED RITE-AID STORE
500 UNION STREET
SPENCERPORT, NEW YORK

SITE PLAN

SCALE: AS SHOWN NOVEMBER 1998

70620-019 SITE.DWG

FIGURE 2

APPENDIX A

Logs

H&A OF NEW YORK, ROCHESTER, NEW YORK Consulting Geotechnical Engineers, Geologists and Hydrogeologists	TEST BORING REPORT	BORING NO. B101

PROJECT: SPENCERPORT - 500 UNION STREET
CLIENT: RITE-AID
CONTRACTOR: NOTHNAGLE DRILLING

FILE NO. 70620-019
SHEET NO. 1 OF 1
LOCATION: See Plan

ITEM	CASING	DRIVE SAMPLER	CORE BARREL
TYPE	AUGERS	SS	--
INSIDE DIAMETER (IN)	4-1/4	1-3/8	--
HAMMER WEIGHT (LB)	--	140	--
HAMMER FALL (IN)	--	30	--

DRILLING EQUIPMENT & PROCEDURES

RIG TYPE: BK-81
BIT TYPE: AUGERS
DRILL MUD: --
OTHER: --

ELEVATION: 606.0
DATUM:
START: 11/12/98
FINISH: 11/12/98
DRILLER: K. Busch
H&A REP: N. Hoy

DEPTH (FT)	MICRO TIP (PPM)	SAMPLER BLOWS PER 6 IN	SAMPLE NUMBER & RECOVERY	SAMPLE DEPTH (FT)	STRATA CHANGE (FT)	VISUAL CLASSIFICATION AND REMARKS
	ND	39 20 13 13	S1 8"/24"	0.0 2.0	2.0	Brown GRAVEL with some sandy silt, damp. -FILL-
	ND	13 12 14 18	S2 13"/24"	2.0 4.0		Dense brown clayey SILT, trace fine sand, damp. -LACUSTRINE-
5		8 7 7 8	 0"/24"	4.0 6.0		No Recovery
	80 172 72 41.3	2 5 7 13	S3 23"/24"	6.0 8.0		Same as S2, except trace coarse sand, petroleum-like odor in sample, some minor staining.
	41.6 77 90 37	6 11 17 20	S4 24"/24"	8.0 10.0		Same.
10	27 33	11 13 22 28	S5 22"/24"	10.0 12.0		Same, except trace clay, wet at bottom
15	ND	7 13 20 21	S6 24"/24"	14.0 16.0		Brown SILT with some trace and fine sand.
	ND	8 12 15 30	S7 24"/24"	18.0 20.0		Same.
20						End of Exploration at 20.0 ft.
25						Notes: 1. All samples screened with microtip.

WATER LEVEL DATA						SAMPLE IDENTIFICATION	SUMMARY	
DATE	TIME	ELAPSED TIME (HR)	DEPTH (FT) TO: BOTTOM OF CASING	DEPTH (FT) TO: BOTTOM OF HOLE	DEPTH (FT) TO: WATER	O Open End Rod T Thin Wall Tube U Undisturbed Sample S Split Spoon	OVERBURDEN (LIN FT):	20.0
							ROCK CORED (LIN FT):	--
							SAMPLES:	7S
							BORING NO.	B-101

H&A OF NEW YORK, ROCHESTER, NEW YORK Consulting Geotechnical Engineers, Geologists and Hydrogeologists	TEST BORING REPORT	BORING NO. B102

PROJECT: SPENCERPORT - 500 UNION STREET
CLIENT: RITE-AID
CONTRACTOR: NOTHNAGLE DRILLING

FILE NO. 70620-019
SHEET NO. 1 OF 1
LOCATION: See Plan

ITEM	CASING	DRIVE SAMPLER	CORE BARREL
TYPE	AUGERS	SS	--
INSIDE DIAMETER (IN)	4-1/4	1-3/8	--
HAMMER WEIGHT (LB)	--	140	--
HAMMER FALL (IN)	--	30	--

DRILLING EQUIPMENT & PROCRDURES

RIG TYPE: BK-81
BIT TYPE: AUGERS
DRILL MUD: --
OTHER: --

ELEVATION: 605.2
DATUM:
START: 11/12/98
FINISH: 11/12/98
DRILLER: K. Busch
H&A REP: N. Hoy

DEPTH (FT)	MICRO TIP (PPM)	SAMPLER BLOWS PER 6 IN	SAMPLE NUMBER & RECOVERY	SAMPLE DEPTH (FT)	STRATA CHANGE (FT)	VISUAL CLASSIFICATION AND REMARKS
					0.5	ASPHALT
	ND	8 14 6	S1 5"/18"	0.5 2.0		Brown silty fine SAND, some gravel, moist.
	ND	5 4 11 14	S2 2"/24"	2.0 4.0		Red silty SAND, some gravel, dry. -FILL-
5	ND	4 7 4 5	S3 16"/24"	4.0 6.0	4.0	Brown clayey SILT with trace fine sand, moist to wet, large rounded stone in bottom of spoon.
	ND	12 13 18 21	S4 24"/24"	6.0 8.0		Same with trace coarse sand.
10	ND	8 17 23 29	S5 20"/24"	8.0 10.0		Same with fine sand lens from 9.5 to 9.7 ft. -LACUSTRINE-
		12 17 21 22	S6 20"/24"	13.0 15.0		Same.
15						
	ND	100/6	S7 2"/26"	18.0 20.0		Gray dolostone in bottom of spoon.
20	ND	8 10 13 29	S8 24"/24"	20.0 22.0		Brown clayey SILT with trace fine and coasrse sand, damp.
						Bottom of Exploration at 22.0 ft.
25						Notes: 1. All samples screened with a microtip.

WATER LEVEL DATA						SAMPLE IDENTIFICATION	SUMMARY	
DATE	TIME	ELAPSED TIME (HR)	DEPTH (FT) TO: BOTTOM OF CASING	DEPTH (FT) TO: BOTTOM OF HOLE	DEPTH (FT) TO: WATER	O Open End Rod T Thin Wall Tube U Undisturbed Sample S Split Spoon	OVERBURDEN (LIN FT):	20.0
							ROCK CORED (LIN FT):	--
							SAMPLES:	7S
							BORING NO.	B-102

H&A OF NEW YORK, ROCHESTER, NEW YORK Consulting Geotechnical Engineers, Geologists and Hydrogeologists	TEST BORING REPORT	BORING NO. B103

PROJECT: SPENCERPORT - 500 UNION STREET
CLIENT: RITE-AID
CONTRACTOR: NOTHNAGLE DRILLING

FILE NO. 70620-019
SHEET NO. 1 OF 1
LOCATION: See Plan

ITEM	CASING	DRIVE SAMPLER	CORE BARREL
TYPE	AUGERS	SS	--
INSIDE DIAMETER (IN)	4-1/4	1-3/8	--
HAMMER WEIGHT (LB)	--	140	--
HAMMER FALL (IN)	--	30	--

DRILLING EQUIPMENT & PROCEDURES

RIG TYPE: BK-81
BIT TYPE: AUGERS
DRILL MUD: --
OTHER: --

ELEVATION: 600.7
DATUM:
START: 11/12/98
FINISH: 11/12/98
DRILLER: K. Busch
H&A REP: N. Hoy

DEPTH (FT)	MICRO TIP (PPM)	SAMPLER BLOWS PER 6 IN	SAMPLE NUMBER & RECOVERY	SAMPLE DEPTH (FT)	STRATA CHANGE (FT)	VISUAL CLASSIFICATION AND REMARKS
					0.5	ASPHALT.
	ND	5 7 7	S1 11"/18"	0.5 2.0		Dark brown sandy SILT, trace coarse sand, damp.
	ND	7 7 10 12	S2 11"/24"	2.0 4.0		Brown SILT, trace clay and coarse to fine sand, damp.
5	ND	5 7 8 9	S3 18"/24"	4.0 6.0		Same with fine sand lens from 5.6 to 5.8 ft.
	ND	9 14 11 14	S4 22"/24"	6.0 8.0		Same.
	ND	8 17 31 44	S5 20"/24"	8.0 10.0		Same, wet 8.5 ft. and 9.6 ft.
10						-LACUSTRINE-
						Same.
		10 16 32 30	S6 24"/24"	13.0 15.0		Same.
15		13 14 20 29	S7 22"/24"	15.0 17.0		Same.
						Same with traces lenses of clay.
						End of Exploration at 17.0 ft.
	ND					
20						Notes: 1. All samples screened with a microtip. 2. 2.0 in. Monitoring well was installed in completed borehole. See MW-103 Well Installation Report.
	ND					
25						

WATER LEVEL DATA						SAMPLE IDENTIFICATION	SUMMARY	
DATE	TIME	ELAPSED TIME (HR)	DEPTH (FT) TO: BOTTOM OF CASING	BOTTOM OF HOLE	WATER	O Open End Rod T Thin Wall Tube U Undisturbed Sample S Split Spoon	OVERBURDEN (LIN FT):	17.0
							ROCK CORED (LIN FT):	--
							SAMPLES:	7S
							BORING NO.	B-103

H&A OF NEW YORK, ROCHESTER, NEW YORK
Consulting Geotechnical Engineers,
Geologists and Hydrogeologists

TEST BORING REPORT

BORING NO. B104

PROJECT: SPENCERPORT - 500 UNION STREET
CLIENT: RITE-AID
CONTRACTOR: NOTHNAGLE DRILLING

FILE NO. 70620-019
SHEET NO. 1 OF 1
LOCATION: See Plan

ITEM	CASING	DRIVE SAMPLER	CORE BARREL
TYPE	AUGERS	SS	--
INSIDE DIAMETER (IN)	4-1/4	1-3/8	--
HAMMER WEIGHT (LB)	--	140	--
HAMMER FALL (IN)	--	30	--

DRILLING EQUIPMENT & PROCEDURES

RIG TYPE: BK-81
BIT TYPE: AUGERS
DRILL MUD: --
OTHER: --

ELEVATION: 604.6
DATUM:
START: 11/12/98
FINISH: 11/12/98
DRILLER: K. Busch
H&A REP: N. Hoy

DEPTH (FT)	MICRO TIP (PPM)	SAMPLER BLOWS PER 6 IN	SAMPLE NUMBER & RECOVERY	SAMPLE DEPTH (FT)	STRATA CHANGE (FT)	VISUAL CLASSIFICATION AND REMARKS
					0.5	Augered through BLACKTOP.
	ND	7 5 8	S1 6"/24"	0.5 2.0		Brown silty fine SAND, damp.
	ND	7 7 6	S2 19"/24"	2.0 4.0		Same, with trace coarse sand. -FILL-
5	ND	4 5 11	S3 16"/24"	4.0 6.0	4.0	Brown clayey SILT with trace fine sand and coarse sand, damp. -LACUSTRINE-
	ND	11 8 7	S4 20"/24"	6.0 8.0		Same.
10	ND	5 7 13	S5 22"/24"	8.0 10.0		Same with a medium sand lens from 9.3 to 9.4 ft.
	ND	11 16 33	S6 24"/24"	13.0 15.0		Same, except less sand, damp, trace gravel.
15						
	ND	8 17 20	S7 24"/24"	18.0 20.0		Same.
20						End of Exploration at 20.0 ft.
						Notes: 1. All samples screened with microtip.
25						

WATER LEVEL DATA

DATE	TIME	ELAPSED TIME (HR)	DEPTH (FT) TO: BOTTOM OF CASING	DEPTH (FT) TO: BOTTOM OF HOLE	DEPTH (FT) TO: WATER

SAMPLE IDENTIFICATION

O Open End Rod
T Thin Wall Tube
U Undisturbed Sample
S Split Spoon

SUMMARY

OVERBURDEN (LIN FT):	20.0
ROCK CORED (LIN FT):	--
SAMPLES:	7S
BORING NO.	B-104

H&A OF NEW YORK, ROCHESTER, NEW YORK Consulting Geotechnical Engineers, Geologists and Hydrogeologists	TEST BORING REPORT	BORING NO. B105

PROJECT: SPENCERPORT - 500 UNION STREET
CLIENT: RITE-AID
CONTRACTOR: NOTHNAGLE DRILLING

FILE NO. 70620-019
SHEET NO. 1 OF 1
LOCATION: See Plan

ITEM	CASING	DRIVE SAMPLER	CORE BARREL
TYPE	AUGERS	SS	--
INSIDE DIAMETER (IN)	4-1/4	1-3/8	--
HAMMER WEIGHT (LB)	--	140	--
HAMMER FALL (IN)	--	30	--

DRILLING EQUIPMENT & PROCEDURES

RIG TYPE: BK-81
BIT TYPE: AUGERS
DRILL MUD: --
OTHER: --

ELEVATION: 602.0
DATUM:
START: 11/12/98
FINISH: 11/12/98
DRILLER: K. Busch
H&A REP: N. Hoy

DEPTH (FT)	MICRO TIP (PPM)	SAMPLER BLOWS PER 6 IN	SAMPLE NUMBER & RECOVERY	SAMPLE DEPTH (FT)	STRATA CHANGE (FT)	VISUAL CLASSIFICATION AND REMARKS
	259	15 12 14	S1 7"/18"	0.5 2.0		ASPHALT Dark brown silty fine SAND, trace coarse sand, damp, petroleum odor. -FILL-
	ND	17 20 20 27	0"/24"	2.0 4.0	4.0	No Recovery.
5	ND	9 19 15 15	S2 17"/24"	4.0 6.0		Brown SILT, trace clay, little sand, damp. -LACUSTRINE-
	ND	15 13 15 16	S3 18"/24"	6.0 8.0		Same.
10	ND	10 15 18 36	S4 24"/24"	8.0 10.0		Same with trace coarse sand.
15	ND	10 15 21 25	S5 22"/24"	13.0 15.0		Same.
20	ND	11 15 17 14	S6 24"/24"	18.0 20.0		Same, color becomes gray at 19.1 ft. End of Exploration at 20.0 ft.
25						Notes: 1. All samples screened with microtip.

WATER LEVEL DATA						SAMPLE IDENTIFICATION	SUMMARY	
DATE	TIME	ELAPSED TIME (HR)	DEPTH (FT) TO: BOTTOM OF CASING	DEPTH (FT) TO: BOTTOM OF HOLE	DEPTH (FT) TO: WATER	O Open End Rod T Thin Wall Tube U Undisturbed Sample S Split Spoon	OVERBURDEN (LIN FT):	20.0
							ROCK CORED (LIN FT):	--
							SAMPLES:	6S
							BORING NO.	B-105

H&A OF NEW YORK, ROCHESTER, NEW YORK
Consulting Geotechnical Engineers,
Geologists and Hydrogeologists

TEST BORING REPORT

BORING NO. B106

PROJECT: SPENCERPORT - 500 UNION STREET
CLIENT: RITE-AID
CONTRACTOR: NOTHNAGLE DRILLING

FILE NO. 70620-019
SHEET NO. 1 OF 1
LOCATION: See Plan

ITEM	CASING	DRIVE SAMPLER	CORE BARREL
TYPE	AUGERS	SS	--
INSIDE DIAMETER (IN)	4-1/4	1-3/8	--
HAMMER WEIGHT (LB)	--	140	--
HAMMER FALL (IN)	--	30	--

DRILLING EQUIPMENT & PROCEDURES

RIG TYPE: BK-81
BIT TYPE: AUGERS
DRILL MUD: --
OTHER: --

ELEVATION: 606.1
DATUM:
START: 11/13/98
FINISH: 11/13/98
DRILLER: K. Busch
H&A REP: N. Hoy

DEPTH (FT)	MICRO TIP (PPM)	SAMPLER BLOWS PER 6 IN	SAMPLE NUMBER & RECOVERY	SAMPLE DEPTH (FT)	STRATA CHANGE (FT)	VISUAL CLASSIFICATION AND REMARKS
0	ND	32 32 18 19	S1 5"/24"	0.0 2.0	0.2	Gray gravel (crushed stone), dry. -FILL-
						Brown SILT, trace clay, trace sand and coarse sand, dry.
		28 22 32 37	S2 14"/24"	2.0 4.0		Same.
		10 20 20 18	S3 19"/24"	4.0 6.0		Brown silty fine SAND, trace coarse sand, damp. -LACUSTRINE-
5						Same, except less silt, moist.
		8 15 17 24	S4 24"/24"	6.0 8.0		Same. Brown SILT, trace clay and fine sand, coarse sand, damp.
		5 25 29 30	S5 20"/24"	8.0 10.0		Same, except wet.
10						
	ND	5 8 13 18	S6 24"/24"	13.0 15.0		Same.
15	ND	8 12 15 15	S7 24"/24"	15.0 17.0		Same.
						End of Exploration at 17.0 ft.
20						Notes: 1. All samples screened with microtip. 2. A 2.0 in. monitoring well was installed in completed borehole. See well completion report for MW-106.
25						

WATER LEVEL DATA

DATE	TIME	ELAPSED TIME (HR)	DEPTH (FT) TO: BOTTOM OF CASING	BOTTOM OF HOLE	WATER

SAMPLE IDENTIFICATION

O Open End Rod
T Thin Wall Tube
U Undisturbed Sample
S Split Spoon

SUMMARY

OVERBURDEN (LIN FT):	17.0
ROCK CORED (LIN FT):	--
SAMPLES:	S7
BORING NO.	B-106

H&A OF NEW YORK, ROCHESTER, NEW YORK Consulting Geotechnical Engineers, Geologists and Hydrogeologists	TEST BORING REPORT	BORING NO. B107

PROJECT: SPENCERPORT - 500 UNION STREET
CLIENT: RITE-AID
CONTRACTOR: NOTHNAGLE DRILLING

FILE NO. 70620-019
SHEET NO. 1 OF 1
LOCATION: See Plan

ITEM	CASING	DRIVE SAMPLER	CORE BARREL
TYPE	AUGERS	SS	--
INSIDE DIAMETER (IN)	4-1/4	1-3/8	--
HAMMER WEIGHT (LB)	--	140	--
HAMMER FALL (IN)	--	30	--

DRILLING EQUIPMENT & PROCEDURES

RIG TYPE: BK-81
BIT TYPE: AUGERS
DRILL MUD: --
OTHER: --

ELEVATION: 605.0
DATUM:
START: 11/13/98
FINISH: 11/13/98
DRILLER: K. Busch
H&A REP: N. Hoy

DEPTH (FT)	MICRO TIP (PPM)	SAMPLER BLOWS PER 6 IN	SAMPLE NUMBER & RECOVERY	SAMPLE DEPTH (FT)	STRATA CHANGE (FT)	VISUAL CLASSIFICATION AND REMARKS
					0.5	ASPHALT
	ND	24 23 12	S1 9"/18"	0.5 2.0		Brown and black silty fine SAND, some gray gravel, (crushed stone), damp.
	ND	17 25 17 18	S2 12"/24"	2.0 4.0		Same. -FILL-
5	ND	5 5 9 9	S3 7"/24"	4.0 6.0	4.0	Dark gray clayey SILT with trace fine sand, one rounded gravel, moist. -LACUSTRINE-
	ND	42 9 11 14	S4 12"/24"	6.0 8.0	6.0	Brown SILT with some clay and trace medium sand, moist.
10	ND	5 6 10 12	S5 20"/24"	8.0 10.0		Same.
	ND	11 30 30 46	S6 20"/24"	13.0 15.0	13.0	Brown SILT, trace fine sand, wet.
15	ND	19 34 36 42	S7 20"/24"	15.0 17.0		Same.
						End of Exploration at 17.0 ft.
20						Notes: 1. All samples screened with microtip. 2. A 2.0 in. monitoring well was installed in completed borehole. See Well Completion Report for MW-107.
25						

WATER LEVEL DATA						SAMPLE IDENTIFICATION	SUMMARY	
DATE	TIME	ELAPSED TIME (HR)	DEPTH (FT) TO: BOTTOM OF CASING	DEPTH (FT) TO: BOTTOM OF HOLE	DEPTH (FT) TO: WATER	O Open End Rod T Thin Wall Tube U Undisturbed Sample S Split Spoon	OVERBURDEN (LIN FT):	17.0
							ROCK CORED (LIN FT):	--
							SAMPLES:	S7
							BORING NO.	B-107

H&A OF NEW YORK, ROCHESTER, NEW YORK Consulting Geotechnical Engineers, Geologists and Hydrogeologists	TEST BORING REPORT	BORING NO. B108

PROJECT: SPENCERPORT - 500 UNION STREET
CLIENT: RITE-AID
CONTRACTOR: NOTHNAGLE DRILLING

FILE NO. 70620-019
SHEET NO. 1 OF 1
LOCATION: See Plan

ITEM	CASING	DRIVE SAMPLER	CORE BARREL
TYPE	AUGERS	SS	--
INSIDE DIAMETER (IN)	4-1/4	1-3/8	--
HAMMER WEIGHT (LB)	--	140	--
HAMMER FALL (IN)	--	30	--

DRILLING EQUIPMENT & PROCEDURES

RIG TYPE: BK-81
BIT TYPE: AUGERS
DRILL MUD: --
OTHER: --

ELEVATION: 605.6
DATUM:
START: 11/13/98
FINISH: 11/13/98
DRILLER: K. Busch
H&A REP: N. Hoy

DEPTH (FT)	MICRO TIP (PPM)	SAMPLER BLOWS PER 6 IN	SAMPLE NUMBER & RECOVERY	SAMPLE DEPTH (FT)	STRATA CHANGE (FT)	VISUAL CLASSIFICATION AND REMARKS
	ND	23 61 24 20	S1 20"/24"	0.0 2.0	1.5	Gray sandy SILT with some gravel (crushed stone), dry. -FILL-
		19 17 16 19	S2 14"/24"	2.0 4.0		Brown sandy SILT, dry. Same, trace medium sand, damp. -LACUSTRINE-
5		6 6 17 10	S3 19"/24"	4.0 6.0		Same with trace clay.
		10 20 26 22	S4 20"/24"	6.0 8.0		Same.
		15 23 27 20	S5 22"/24"	8.0 10.0		Same, wet.
10						
	ND	17 26 26 36	S6 20"/24"	13.0 15.0		Same.
15						
	ND	11 15 18 29	S7 22"/24"	18.0 20.0		Same, moist.
20						End of Exploration at 20.0 ft.
						Notes: 1. All samples screened with microtip.
25						

WATER LEVEL DATA					
DATE	TIME	ELAPSED TIME (HR)	DEPTH (FT) TO: BOTTOM OF CASING	BOTTOM OF HOLE	WATER

SAMPLE IDENTIFICATION

O Open End Rod
T Thin Wall Tube
U Undisturbed Sample
S Split Spoon

SUMMARY

OVERBURDEN (LIN FT):	20.0
ROCK CORED (LIN FT):	--
SAMPLES:	7S
BORING NO.	B-108

H&A OF NEW YORK
CONSULTING GEOTECHNICAL ENGINEERS
GEOLOGISTS AND HYDROGEOLOGISTS

OVERBURDEN GROUNDWATER MONITORING WELL REPORT

PROJECT: 500 UNION STREET
LOCATION: SPENCERPORT, NEW YORK
CLIENT: RITE AID
CONTRACTOR: NOTHNAGLE DRILLING
DRILLER: K. BUSCH RIG TYPE: BK-81
INSTALLATION DATE: 11/13/98

FILE NO.: 70620-019
WELL NO.: MW-103
LOCATION: SEE PLAN

SHEET: 1 OF 1
INSPECTOR: N. HOY

Survey Datum

Ground Elevation:

SUMMARIZE Concentrations Soil Sc Cole

-CEMENT GROUT-

3.3 ft.

-HYDRATED BENTONITE PELLETS-

6.2 ft.

00N QUARTZ SAND

17.0 ft.

Depth/Stickup above/below ground surface of protective casing.	Flush
Depth/Stickup above/below ground surface of riser pipe.	0.5 ft.
Thickness of Surface Seal	3.3 ft.
Type of Surface Seal [indicated all seals showing depth, thickness and type]	See Left
Type of Protective Casing	Roadbox
Inside Diameter of Protective Casing	8.0 in.
Depth of Bottom of Protective Casing	12.0 in.
Inside Diameter of Riser Pipe	2.0 in.
Type of Backfill Around Riser	See Left
Diameter of Borehole	8.0 in.
Type of coupling (threaded, welded, etc.)	Threaded
Depth of Bottom of Riser	7.0 ft.
Type of Wellscreen	PVC
Screen Slot Size	10 Slot
Diameter of Wellscreen	2.0 in.
Type of Backfill Around Wellscreen	00N Quartz Sand
Depth of Bottom of Wellscreen	17.0 ft.
Depth of Bottom of Borehole	17.0 ft.

Remarks: 3 Bags sand; 15-gallon bucket bentonite pellets, 1-80 lb. bag Portland Cement
* Water level at 12.2 ft. @ 15:00, 11/12/98

Well No. MW-103

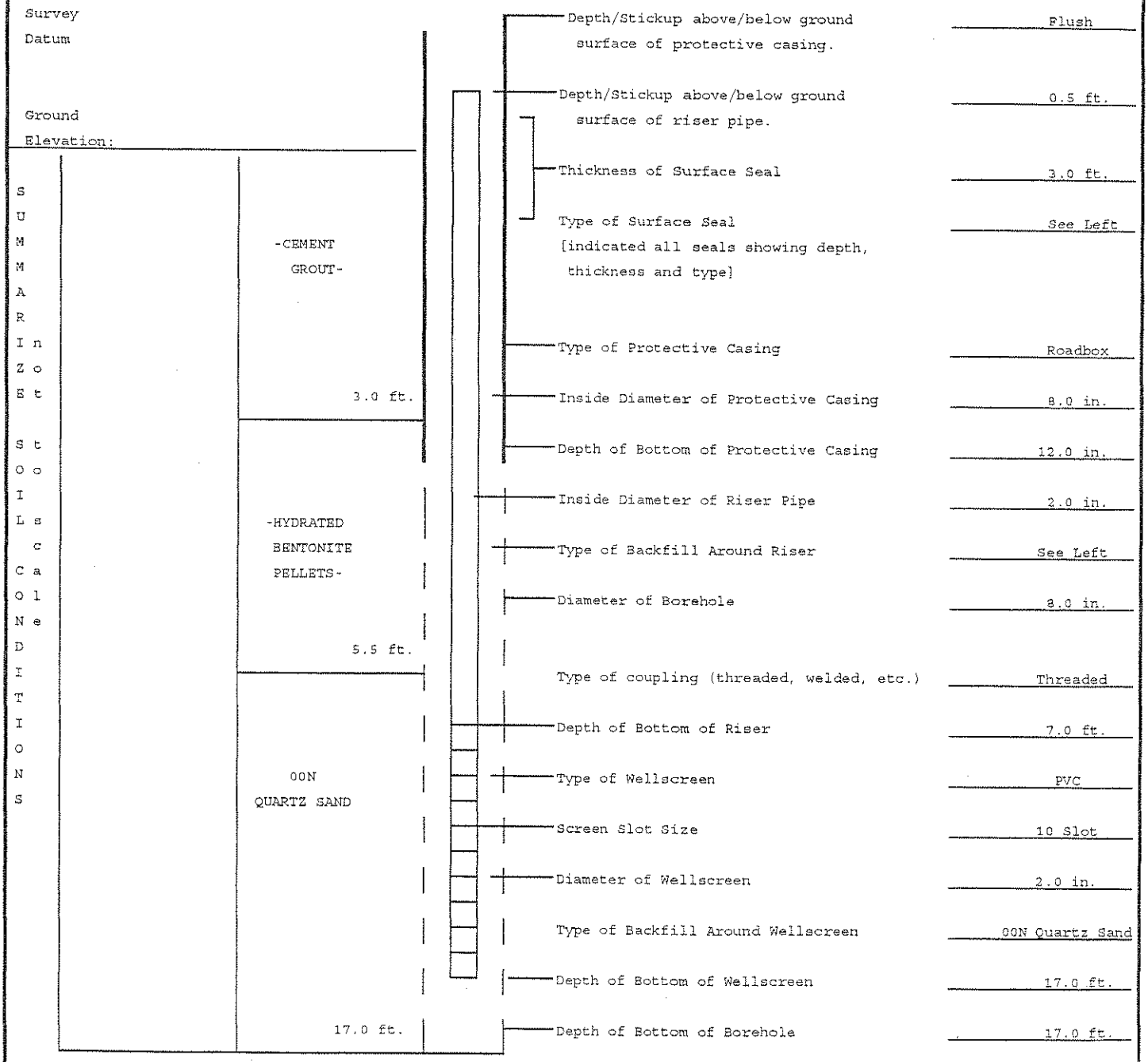
H&A OF NEW YORK
CONSULTING GEOTECHNICAL ENGINEERS
GEOLOGISTS AND HYDROGEOLOGISTS

OVERBURDEN GROUNDWATER MONITORING WELL REPORT

PROJECT: 500 UNION STREET
LOCATION: SPENCERPORT, NEW YORK
CLIENT: RITE AID
CONTRACTOR: NOTHNAGLE DRILLING
DRILLER: K. BUSCH RIG TYPE: BK-81
INSTALLATION DATE: 11/13/98

FILE NO.: 70620-019
WELL NO.: MW-106
LOCATION: SEE PLAN

SHEET: 1 OF 1
INSPECTOR: N. HOY



Remarks:

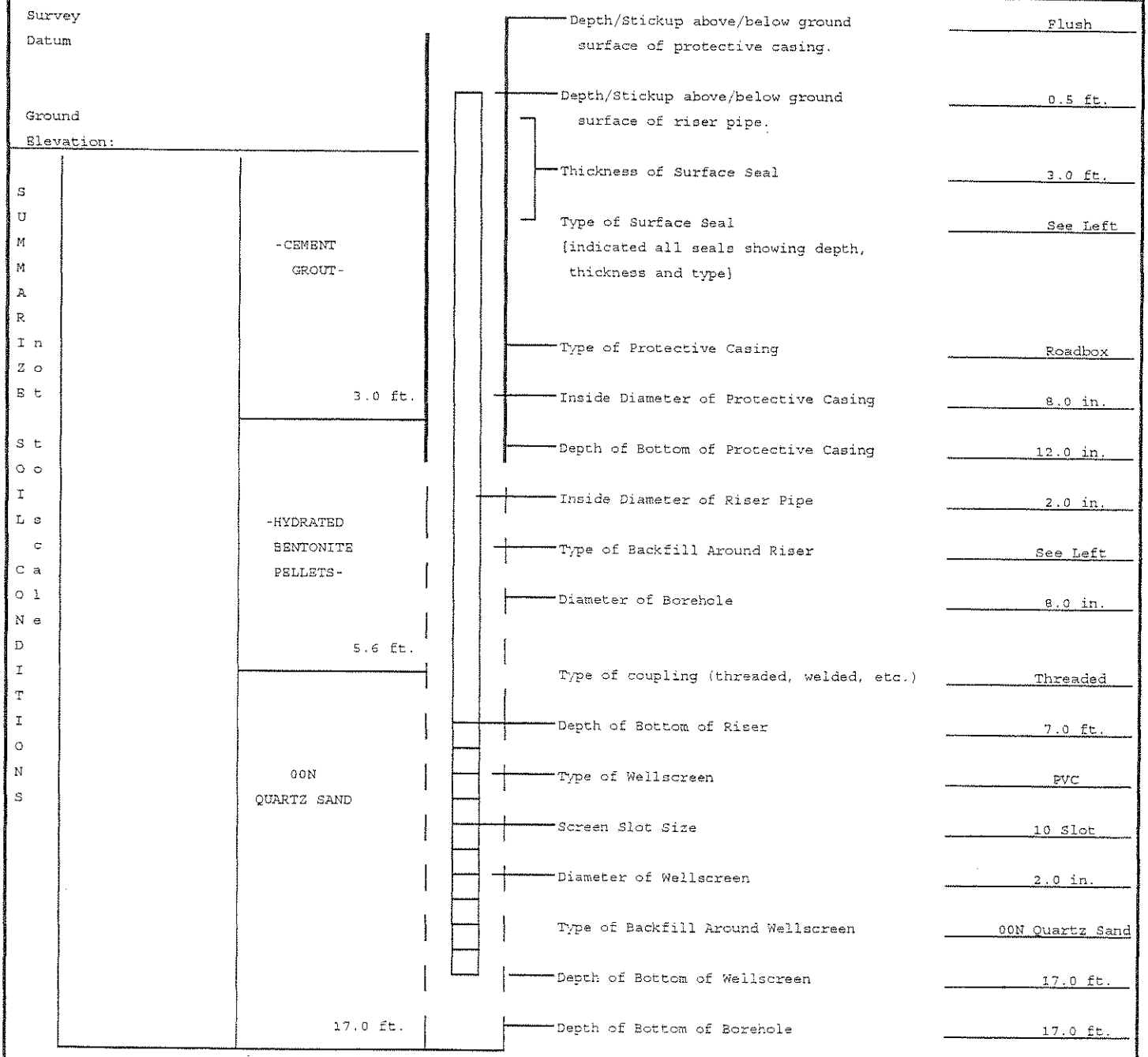
Well No. MW-106

H&A OF NEW YORK
CONSULTING GEOTECHNICAL ENGINEERS
GEOLOGISTS AND HYDROGEOLOGISTS

OVERBURDEN GROUNDWATER MONITORING WELL REPORT

PROJECT: 500 UNION STREET
LOCATION: SPENCERPORT, NEW YORK
CLIENT: RITE AID
CONTRACTOR: NOTHNAGLE DRILLING
DRILLER: K. BUSCH RIG TYPE: BK-81
INSTALLATION DATE: 11/13/98

FILE NO.: 70620-019
WELL NO.: MW-107
LOCATION: SEE PLAN
SHEET: 1 OF 1
INSPECTOR: N. HOY



Depth/Stickup above/below ground surface of protective casing.	Flush
Depth/Stickup above/below ground surface of riser pipe.	0.5 ft.
Thickness of Surface Seal	3.0 ft.
Type of Surface Seal {indicated all seals showing depth, thickness and type}	See Left
Type of Protective Casing	Roadbox
Inside Diameter of Protective Casing	8.0 in.
Depth of Bottom of Protective Casing	12.0 in.
Inside Diameter of Riser Pipe	2.0 in.
Type of Backfill Around Riser	See Left
Diameter of Borehole	8.0 in.
Type of coupling (threaded, welded, etc.)	Threaded
Depth of Bottom of Riser	7.0 ft.
Type of Wellscreen	PVC
Screen Slot Size	10 Slot
Diameter of Wellscreen	2.0 in.
Type of Backfill Around Wellscreen	00N Quartz Sand
Depth of Bottom of Wellscreen	17.0 ft.
Depth of Bottom of Borehole	17.0 ft.

Remarks:

Well No. MW-107

APPENDIX B

FIELD BOREHOLE LOGS

Project No: 0136-007-100

Borehole Number: SB - 1/PZ - 1

Project: Spencerport

Client: Ellicott Development

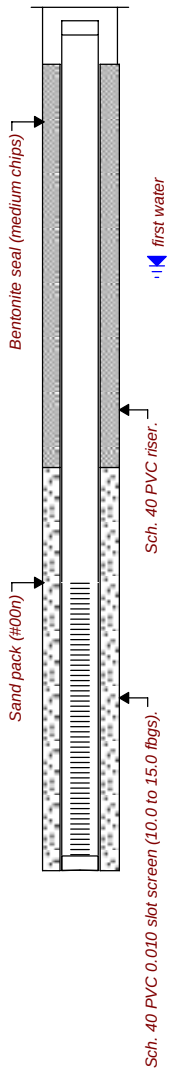
Logged By: TAB

Site Location: Spencerport NY

Checked By:

TurnKey Environmental Restoration, LLC
726 Exchange Street, Suite 624
Buffalo, NY
(716) 856-0635

SUBSURFACE PROFILE			SAMPLE						
Depth (fbgs)	Elev. /Depth	Description (ASTM D2488: Visual-Manual Procedure)	Sample No.	SPT N-Value	Recovery (ft)	Symbol	PID VOCs ppm (0 – 25 – 50)	Lab Sample	Well Completion Details or Remarks
0.0	106.6 / 0.0	Ground Surface							
	105.6 / 1.0	***FILL*** Dark Brown to Black, moist, silt fines with fine sand and some fine gravel Loose, with cinders.							
		CLAYEY SILT Reddish brown, moist, Clayey Silt with some fine to coarse sand and trace fine gravel, massive, very stiff	S1	NA	4.0				
5.0	101.6 / 5.0	***CLAYEY SILT*** SAA, Wet	S2	NA	2.8				
10.0			S3	NA	2.8				
			S4	NA	3.5			TCL + STARS 8260 VOC	
15.0	91.6 / 15.0	End of Borehole							
20.0									



Drilled By: Trec Environmental, Inc.
Drill Rig Type: Geoprope
Drill Method: Direct push with 4 foot macro - core

Drill Date(s): 3/19/08 - 3/20/08

Hole Size: 2"
Stick-up: flush - mount
Datum: site datum of 100 fmsl

Sheet: 1 of 1

Project No: 0136-007-100

Borehole Number: SB - 2/PZ - 2

Project: Spencerport

Client: Ellicott Development

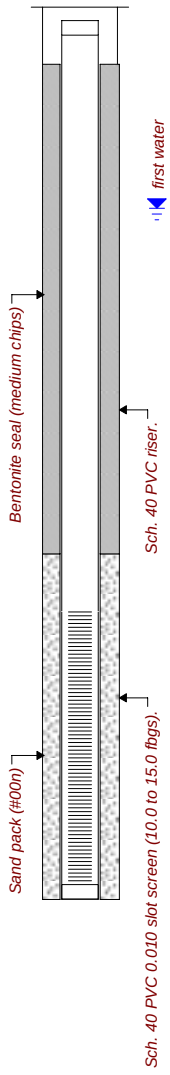
Logged By: TAB

Site Location: Spencerport NY

Checked By:

TurnKey Environmental Restoration, LLC
726 Exchange Street, Suite 624
Buffalo, NY
(716) 856-0635

SUBSURFACE PROFILE			SAMPLE						
Depth (fbgs)	Elev. /Depth	Description (ASTM D2488: Visual-Manual Procedure)	Sample No.	SPT N-Value	Recovery (ft)	Symbol	PID VOCs ppm (0 – 25 – 50)	Lab Sample	Well Completion Details or Remarks
0.0	105.9 / 0.0	Ground Surface							
	0.0	***ASPHALT*** Asphalt and base material.							
	104.9 / 1.0	***CLAYEY SILT*** Reddish brown, moist, Clayey Silt with some fine to coarse sand and trace fine gravel, massive, very stiff	S1	NA	2.7				
	102.4 / 3.5	***CLAYEY SILT*** SAA, Wet							
5.0			S2	NA	2.8				
10.0			S3	NA	2.8				
			S4	NA	3.3				
15.0	90.9 / 15.0	End of Borehole							
20.0									



Drilled By: Trec Environmental, Inc.
Drill Rig Type: Geoprope
Drill Method: Direct push with 4 foot macro - core

Drill Date(s): 3/19/08 - 3/20/08

Hole Size: 2"
Stick-up: flush - mount
Datum: site datum of 100 fmsl

Sheet: 1 of 1

Project No: 0136-007-100

Borehole Number: SB - 3/PZ - 3

Project: Spencerport

Client: Ellicott Development

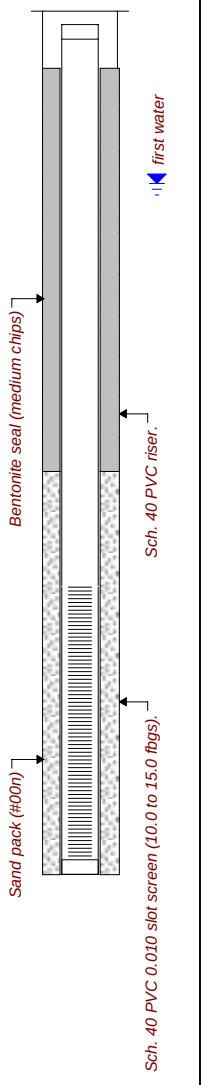
Logged By: TAB

Site Location: Spencerport NY

Checked By:

TurnKey Environmental Restoration, LLC
726 Exchange Street, Suite 624
Buffalo, NY
(716) 856-0635

SUBSURFACE PROFILE			SAMPLE						
Depth (fbgs)	Elev. /Depth	Description (ASTM D2488: Visual-Manual Procedure)	Sample No.	SPT N-Value	Recovery (ft)	Symbol	PID VOCs ppm (0 – 25 – 50)	Lab Sample	Well Completion Details or Remarks
0.0	105.1 / 0.0	Ground Surface							
	104.1 / 1.0	***ASPHALT*** Asphalt and base material.							
		CLAYEY SILT Reddish brown, moist, Clayey Silt with some fine to coarse sand and trace fine gravel, massive, very stiff	S1	NA	3.5				
	101.6 / 3.5	***CLAYEY SILT*** SAA but wet.							
5.0			S2	NA	2.8				
10.0	95.1 / 10.0	***CLAYEY SILT*** SAA but medium soft.	S3	NA	3.6				
	93.1 / 12.0	***CLAYEY SILT*** SAA But very stiff.	S4	NA	3.0			TCL + STARS 8260	
15.0	90.1 / 15.0	End of Borehole							
20.0									



Drilled By: Trec Environmental, Inc.
Drill Rig Type: Geoprope
Drill Method: Direct push with 4 foot macro - core

Drill Date(s): 3/19/08 - 3/20/08

Hole Size: 2"
Stick-up: flush - mount
Datum: site datum of 100 fmsl

Sheet: 1 of 1

Project No: 0136-007-100

Borehole Number: SB - 4/PZ - 4

Project: Spencerport

Client: Ellicott Development

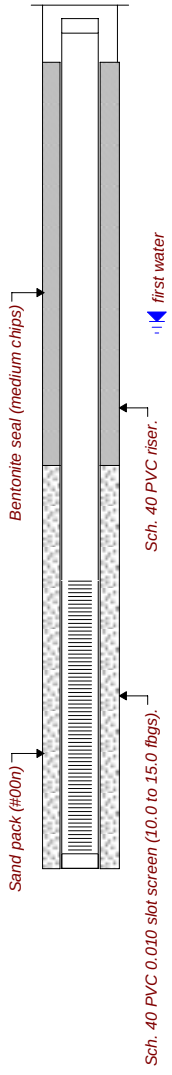
Logged By: TAB

Site Location: Spencerport NY

Checked By:

TurnKey Environmental Restoration, LLC
726 Exchange Street, Suite 624
Buffalo, NY
(716) 856-0635

SUBSURFACE PROFILE			SAMPLE						
Depth (fbgs)	Elev. /Depth	Description (ASTM D2488: Visual-Manual Procedure)	Sample No.	SPT N-Value	Recovery (ft)	Symbol	PID VOCs ppm (0 – 25 – 50)	Lab Sample	Well Completion Details or Remarks
0.0	105.6 / 0.0	Ground Surface							
		ASPHALT Asphalt and base material.							
	104.6 / 1.0	***CLAYEY SILT*** Reddish brown, moist, Clayey Silt with some fine to coarse sand and trace fine gravel, massive, very stiff	S1	NA	1.6				
	102.1 / 3.5	***CLAYEY SILT*** SAA but wet.							
5.0			S2	NA	3.3				
10.0			S3	NA	3.5				
			S4	NA	2.6				
15.0	90.6 / 15.0	End of Borehole							
20.0									



Drilled By: Trec Environmental, Inc.
Drill Rig Type: Geoprope
Drill Method: Direct push with 4 foot macro - core

Drill Date(s): 3/19/08 - 3/20/08

Hole Size: 2"
Stick-up: flush - mount
Datum: site datum of 100 fmsl

Sheet: 1 of 1

Project No: 0136-007-100

Borehole Number: SB - 5/PZ - 5

Project: Spencerport

Client: Ellicott Development

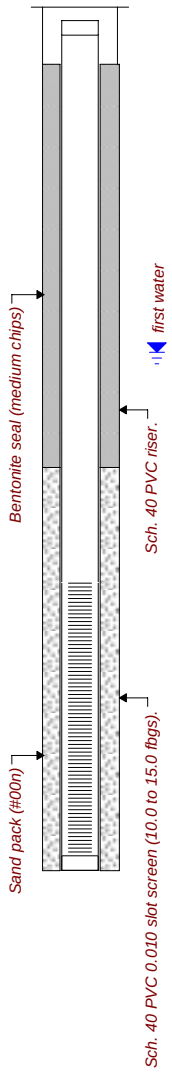
Logged By: TAB

Site Location: Spencerport NY

Checked By:

TurnKey Environmental Restoration, LLC
726 Exchange Street, Suite 624
Buffalo, NY
(716) 856-0635

SUBSURFACE PROFILE			SAMPLE						
Depth (fbgs)	Elev. /Depth	Description (ASTM D2488: Visual-Manual Procedure)	Sample No.	SPT N-Value	Recovery (ft)	Symbol	PID VOCs ppm (0 – 25 – 50)	Lab Sample	Well Completion Details or Remarks
0.0	104.6 / 0.0	Ground Surface							
		ASPHALT Asphalt and base material.							
	103.6 / 1.0	***CLAYEY SILT*** Reddish brown, moist, Clayey Silt with some fine to coarse sand and trace fine gravel, massive, very stiff	S1	NA	2.5				
5.0			S2	NA	2.4				
	98.6 / 6.0	***CLAYEY SILT*** SAA but wet.							
10.0			S3	NA	3.4				
			S4	NA	2.6				
15.0			S%	NA	2.6			TCL + STARS 8260	
	86.6 / 18.0	End of Borehole							
20.0									



Drilled By: Trec Environmental, Inc.
Drill Rig Type: Geoprope
Drill Method: Direct push with 4 foot macro - core

Drill Date(s): 3/19/08 - 3/20/08

Hole Size: 2"
Stick-up: flush - mount
Datum: site datum of 100 fmsl

Sheet: 1 of 1

Project No: 0136-007-100

Borehole Number: SB - 6/PZ - 6

Project: Spencerport

Client: Ellicott Development

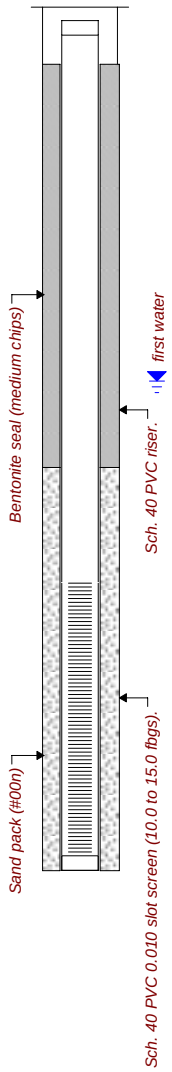
Logged By: TAB

Site Location: Spencerport NY

Checked By:

TurnKey Environmental Restoration, LLC
726 Exchange Street, Suite 624
Buffalo, NY
(716) 856-0635

Depth (fbgs)	Elev. /Depth	Description (ASTM D2488: Visual-Manual Procedure)	Sample No.	SPT N-Value	Recovery (ft)	Symbol	PID VOCs (ppm)	Lab Sample	Well Completion Details or Remarks
0.0	104.0 / 0.0	Ground Surface					0 – 25 – 50		
	0.0	***ASPHALT*** Asphalt and base material.							
	103.0 / 1.0	***CLAYEY SILT*** Reddish brown, moist, Clayey Silt with some fine to coarse sand and trace fine gravel, massive, very stiff	S1	NA	2.7				
5.0			S2	NA	3.1				
	97.5 / 6.5	***CLAYEY SILT*** SAA but wet.							
10.0			S3	NA	3.4				
			S4	NA	2.7				
15.0			S5	NA	2.6			TCL + STARS 8260	
	86.0 / 18.0	End of Borehole							
20.0									



Drilled By: Trec Environmental, Inc.
Drill Rig Type: Geoprope
Drill Method: Direct push with 4 foot macro - core

Drill Date(s): 3/19/08 - 3/20/08

Hole Size: 2"
Stick-up: flush - mount
Datum: site datum of 100 fmsl

Sheet: 1 of 1

Project No: 0136-007-100

Borehole Number: SB - 7

Project: Spencerport

Client: Ellicott Development

Logged By: TAB

Site Location: Spencerport NY

Checked By:

TurnKey Environmental Restoration, LLC
726 Exchange Street, Suite 624
Buffalo, NY
(716) 856-0635

SUBSURFACE PROFILE			SAMPLE						
Depth (fbgs)	Elev. /Depth	Description (ASTM D2488: Visual-Manual Procedure)	Sample No.	SPT N-Value	Recovery (ft)	Symbol	PID VOCs ppm (0 – 25 – 50)	Lab Sample	Well Completion Details or Remarks
0.0	0.0	Ground Surface							
	0.0	***ASPHALT*** Asphalt and base material.							
	-1.0 / 1.0	***CLAYEY SILT*** Reddish brown, moist, Clayey Silt with some fine to coarse sand and trace fine gravel, massive, very stiff	S1	NA	3.2				
5.0			S2	NA	2.0				first water
	-6.0 / 6.0	***SILT*** Reddish brown, wet Silt, with fine sand, with trace coarse sands.							
10.0			S3	NA	0.8				
	-12.0 / 12.0	***CLAYEY SILT*** Reddish brown, wet, Clayey Silt with some fine to coarse sand and trace fine gravel, massive, very stiff	S4	NA	2.8				
15.0			S5	NA	1.2				
	-18.0 / 18.0	End of Borehole							
20.0									

Drilled By: Trec Environmental, Inc.
Drill Rig Type: Geoprope
Drill Method: Direct push with 4 foot macro - core

Drill Date(s): 3/19/08 - 3/20/08

Hole Size: 2"
Stick-up: flush - mount
Datum: site datum of 100 fmsl

Sheet: 1 of 1

Project No: 0136-007-100

Borehole Number: SB - 8

Project: Spencerport

Client: Ellicott Development

Logged By: TAB

Site Location: Spencerport NY

Checked By:

TurnKey Environmental Restoration, LLC
726 Exchange Street, Suite 624
Buffalo, NY
(716) 856-0635

SUBSURFACE PROFILE			SAMPLE						
Depth (fbgs)	Elev. /Depth	Description (ASTM D2488: Visual-Manual Procedure)	Sample No.	SPT N-Value	Recovery (ft)	Symbol	PID VOCs ppm (0 – 25 – 50)	Lab Sample	Well Completion Details or Remarks
0.0	0.0	Ground Surface							
	0.0	***ASPHALT*** Asphalt and base material.							
	-1.0 / 1.0	***CLAYEY SILT*** Reddish brown, moist, Clayey Silt with some fine to coarse sand and trace fine gravel, massive, very stiff	S1	NA	3.0				
5.0			S2	NA	2.3				first water
	-6.0 / 6.0	***CLAYEY SILT*** SAA But wet.f							
10.0			S3	NA	3.3				
15.0			S4	NA	3.0				
	-16.5 / 16.5	End of Borehole	S5	NA	0.5				
20.0									

Drilled By: Trec Environmental, Inc.
Drill Rig Type: Geoprope
Drill Method: Direct push with 4 foot macro - core

Drill Date(s): 3/19/08 - 3/20/08

Hole Size: 2"
Stick-up: flush - mount
Datum: site datum of 100 fmsl

Sheet: 1 of 1

Project No: 0136-007-100

Borehole Number: SB - 9

Project: Spencerport

Client: Ellicott Development

Logged By: TAB

Site Location: Spencerport NY

Checked By:

TurnKey Environmental Restoration, LLC
726 Exchange Street, Suite 624
Buffalo, NY
(716) 856-0635

SUBSURFACE PROFILE			SAMPLE						
Depth (fbgs)	Elev. /Depth	Description (ASTM D2488: Visual-Manual Procedure)	Sample No.	SPT N-Value	Recovery (ft)	Symbol	PID VOCs ppm (0 – 25 – 50)	Lab Sample	Well Completion Details or Remarks
0.0	0.0	Ground Surface							
	0.0	***ASPHALT*** Asphalt and base material.							
	-1.0 / 1.0	***CLAYEY SILT*** Reddish brown, moist, Clayey Silt with some fine to coarse sand and trace fine gravel, massive, very stiff	S1	NA	2.5				
5.0			S2	NA	2.9				first water
	-6.0 / 6.0	***CLAYEY SILT*** SAA But wet.							
10.0			S3	NA	3.1				
			S4	NA	1.5				
15.0			S5	NA	3.1				
20.0	-20.0 / 20.0	End of Borehole							

Drilled By: Trec Environmental, Inc.
Drill Rig Type: Geoprope
Drill Method: Direct push with 4 foot macro - core

Drill Date(s): 3/19/08 - 3/20/08

Hole Size: 2"
Stick-up: flush - mount
Datum: site datum of 100 fmsl

Sheet: 1 of 1

Project No: 0136-007-100

Borehole Number: SB - 10

Project: Spencerport

Client: Ellicott Development

Logged By: TAB

Site Location: Spencerport NY

Checked By:

TurnKey Environmental Restoration, LLC
726 Exchange Street, Suite 624
Buffalo, NY
(716) 856-0635

SUBSURFACE PROFILE			SAMPLE						
Depth (fbgs)	Elev. /Depth	Description (ASTM D2488: Visual-Manual Procedure)	Sample No.	SPT N-Value	Recovery (ft)	Symbol	PID VOCs ppm (0 – 25 – 50)	Lab Sample	Well Completion Details or Remarks
0.0	0.0	Ground Surface							
	0.0	***ASPHALT*** Asphalt and base material.							
	-1.0 / 1.0	***CLAYEY SILT*** Reddish brown, moist, Clayey Silt with some fine to coarse sand and trace fine gravel, massive, very stiff	S1	NA	0.8				
5.0			S2	NA	3.2				*first water*
	-6.5 / 6.5	***CLAYEY SILT*** SAA But wet.							
10.0			S3	NA	3.1				
			S4	NA	2.4				
15.0			S5	NA	1.5				
	-17.8 / 17.8	End of Borehole							
20.0									

Drilled By: Trec Environmental, Inc.
Drill Rig Type: Geoprope
Drill Method: Direct push with 4 foot macro - core

Drill Date(s): 3/19/08 - 3/20/08

Hole Size: 2"
Stick-up: flush - mount
Datum: site datum of 100 fmsl

Sheet: 1 of 1

APPENDIX C

LABORATORY ANALYTICAL DATA SUMMARY PACKAGE

Client ID		SB-1/PZ-1(13.5-15.0)		SB-3/PZ-3(12-13.5)		SB-5/PZ-5 (16.5-18)		SB-5/PZ-5 (16.5-18)	
Job No / Lab ID		A08-2841 / A8284105		A08-2841 / A8284106		A08-2841 / A8284101		A08-2841 / A8284101DL	
Sample Date		03/20/2008		03/20/2008		03/20/2008		03/20/2008	
Analyte	Units	Sample Value	Reporting Limit	Sample Value	Reporting Limit	Sample Value	Reporting Limit	Sample Value	Reporting Limit
Acetone	UG/KG	ND	28	ND	28	ND	28	ND	140
Benzene	UG/KG	ND	6	ND	6	ND	6	ND	27
Bromodichloromethane	UG/KG	ND	6	ND	6	ND	6	ND	27
Bromoform	UG/KG	ND	6	ND	6	ND	6	ND	27
Bromomethane	UG/KG	ND	6	ND	6	ND	6	ND	27
2-Butanone	UG/KG	ND	28	ND	28	ND	28	ND	140
Carbon Disulfide	UG/KG	ND	6	ND	6	ND	6	ND	27
Carbon Tetrachloride	UG/KG	ND	6	ND	6	ND	6	ND	27
Chlorobenzene	UG/KG	ND	6	ND	6	ND	6	ND	27
Chloroethane	UG/KG	ND	6	ND	6	ND	6	ND	27
Chloroform	UG/KG	ND	6	ND	6	ND	6	ND	27
Chloromethane	UG/KG	ND	6	ND	6	ND	6	ND	27
Cyclohexane	UG/KG	ND	6	ND	6	ND	6	ND	27
1,2-Dibromoethane	UG/KG	ND	6	ND	6	ND	6	ND	27
Dibromochloromethane	UG/KG	ND	6	ND	6	ND	6	ND	27
1,2-Dibromo-3-chloropropane	UG/KG	ND	6	ND	6	ND	6	ND	27
1,2-Dichlorobenzene	UG/KG	ND	6	ND	6	ND	6	ND	27
1,3-Dichlorobenzene	UG/KG	ND	6	ND	6	ND	6	ND	27
1,4-Dichlorobenzene	UG/KG	ND	6	ND	6	ND	6	ND	27
Dichlorodifluoromethane	UG/KG	ND	6	ND	6	ND	6	ND	27
1,1-Dichloroethane	UG/KG	ND	6	ND	6	ND	6	ND	27
1,2-Dichloroethane	UG/KG	ND	6	ND	6	ND	6	ND	27
1,1-Dichloroethene	UG/KG	ND	6	ND	6	ND	6	ND	27
cis-1,2-Dichloroethene	UG/KG	2 J	6	ND	6	8	6	ND	27
trans-1,2-Dichloroethene	UG/KG	ND	6	ND	6	ND	6	ND	27
1,2-Dichloropropane	UG/KG	ND	6	ND	6	ND	6	ND	27
cis-1,3-Dichloropropene	UG/KG	ND	6	ND	6	ND	6	ND	27
trans-1,3-Dichloropropene	UG/KG	ND	6	ND	6	ND	6	ND	27
Ethylbenzene	UG/KG	ND	6	ND	6	ND	6	ND	27
2-Hexanone	UG/KG	ND	28	ND	28	ND	28	ND	140
Isopropylbenzene	UG/KG	ND	6	ND	6	ND	6	ND	27
Methyl acetate	UG/KG	ND	6	ND	6	ND	6	ND	27
Methylcyclohexane	UG/KG	ND	6	ND	6	ND	6	ND	27
Methylene chloride	UG/KG	6	6	8	6	7	6	31 D	27
4-Methyl-2-pentanone	UG/KG	ND	28	ND	28	ND	28	ND	140
Methyl-t-Butyl Ether (MTBE)	UG/KG	ND	6	ND	6	ND	6	ND	27
Styrene	UG/KG	ND	6	ND	6	ND	6	ND	27
1,1,2,2-Tetrachloroethane	UG/KG	ND	6	ND	6	ND	6	ND	27
Tetrachloroethene	UG/KG	59	6	6	6	480 E	6	310 D	27
Toluene	UG/KG	ND	6	ND	6	ND	6	ND	27
1,2,4-Trichlorobenzene	UG/KG	ND	6	ND	6	ND	6	ND	27
1,1,1-Trichloroethane	UG/KG	ND	6	ND	6	ND	6	ND	27
1,1,2-Trichloroethane	UG/KG	ND	6	ND	6	ND	6	ND	27

Client ID Job No Lab ID Sample Date		SB-1/PZ-1(13.5-15.0) A08-2841 A8284105 03/20/2008		SB-3/PZ-3(12-13.5) A08-2841 A8284106 03/20/2008		SB-5/PZ-5 (16.5-18) A08-2841 A8284101 03/20/2008		SB-5/PZ-5 (16.5-18) A08-2841 A8284101DL 03/20/2008	
Analyte	Units	Sample Value	Reporting Limit	Sample Value	Reporting Limit	Sample Value	Reporting Limit	Sample Value	Reporting Limit
1,1,2-Trichloro-1,2,2-trifluor	UG/KG	ND	6	ND	6	ND	6	ND	27
Trichlorofluoromethane	UG/KG	ND	6	ND	6	ND	6	ND	27
Trichloroethene	UG/KG	10	6	ND	6	16	6	ND	27
Vinyl chloride	UG/KG	ND	11	ND	11	ND	11	ND	54
Total Xylenes	UG/KG	ND	17	ND	17	ND	17	ND	82
o-Xylene	UG/KG	ND	6	ND	6	ND	6	ND	27
m/p-Xylenes	UG/KG	ND	11	ND	11	ND	11	ND	54
n-Propylbenzene	UG/KG	ND	6	ND	6	ND	6	ND	27
p-Cymene	UG/KG	ND	6	ND	6	ND	6	ND	27
1,2,4-Trimethylbenzene	UG/KG	ND	6	ND	6	ND	6	ND	27
1,3,5-Trimethylbenzene	UG/KG	ND	6	ND	6	ND	6	ND	27
n-Butylbenzene	UG/KG	ND	6	ND	6	ND	6	ND	27
sec-Butylbenzene	UG/KG	ND	6	ND	6	ND	6	ND	27
tert-Butylbenzene	UG/KG	ND	6	ND	6	ND	6	ND	27
IS/SURROGATE(S)									
Chlorobenzene-D5	%	78	50-200	79	50-200	81	50-200	90	50-200
1,4-Difluorobenzene	%	74	50-200	75	50-200	77	50-200	91	50-200
1,4-Dichlorobenzene-D4	%	86	50-200	86	50-200	90	50-200	88	50-200
Toluene-D8	%	99	71-125	98	71-125	98	71-125	94	71-125
p-Bromofluorobenzene	%	92	72-126	89	72-126	90	72-126	85	72-126
1,2-Dichloroethane-D4	%	119	61-136	115	61-136	116	61-136	111	61-136

Date: 04/01/2008
Time: 14:11:58

Benchmark
Benchmark - Spencerport
METHOD 8260 - TCL VOLATILE ORGANICS+STARS

Rept: AN0326

Client ID		SB-6/PZ-6 (15-16.5)		SB-8 (10-12)		SB-9 (18-20)		SB-9 (18-20)	
Job No	Lab ID	A08-2841	A8284102	A08-2841	A8284104	A08-2841	A8284103	A08-2841	A8284103DL
Sample Date		03/20/2008		03/20/2008		03/20/2008		03/20/2008	

Analyte	Units	Sample Value	Reporting Limit	Sample Value	Reporting Limit	Sample Value	Reporting Limit	Sample Value	Reporting Limit
Acetone	UG/KG	ND	30	ND	29	6 J	27	ND	710
Benzene	UG/KG	ND	6	ND	6	ND	5	ND	140
Bromodichloromethane	UG/KG	ND	6	ND	6	ND	5	ND	140
Bromoform	UG/KG	ND	6	ND	6	ND	5	ND	140
Bromomethane	UG/KG	ND	6	ND	6	ND	5	ND	140
2-Butanone	UG/KG	ND	30	ND	29	ND	27	ND	710
Carbon Disulfide	UG/KG	ND	6	ND	6	ND	5	ND	140
Carbon Tetrachloride	UG/KG	ND	6	ND	6	ND	5	ND	140
Chlorobenzene	UG/KG	ND	6	ND	6	ND	5	ND	140
Chloroethane	UG/KG	ND	6	ND	6	ND	5	ND	140
Chloroform	UG/KG	ND	6	ND	6	ND	5	ND	140
Chloromethane	UG/KG	ND	6	ND	6	ND	5	ND	140
Cyclohexane	UG/KG	ND	6	ND	6	ND	5	ND	140
1,2-Dibromoethane	UG/KG	ND	6	ND	6	ND	5	ND	140
Dibromochloromethane	UG/KG	ND	6	ND	6	ND	5	ND	140
1,2-Dibromo-3-chloropropane	UG/KG	ND	6	ND	6	ND	5	ND	140
1,2-Dichlorobenzene	UG/KG	ND	6	ND	6	ND	5	ND	140
1,3-Dichlorobenzene	UG/KG	ND	6	ND	6	ND	5	ND	140
1,4-Dichlorobenzene	UG/KG	ND	6	ND	6	ND	5	ND	140
Dichlorodifluoromethane	UG/KG	ND	6	ND	6	ND	5	ND	140
1,1-Dichloroethane	UG/KG	ND	6	ND	6	ND	5	ND	140
1,2-Dichloroethane	UG/KG	ND	6	ND	6	ND	5	ND	140
1,1-Dichloroethene	UG/KG	ND	6	ND	6	ND	5	ND	140
cis-1,2-Dichloroethene	UG/KG	2 J	6	ND	6	10	5	ND	140
trans-1,2-Dichloroethene	UG/KG	ND	6	ND	6	ND	5	ND	140
1,2-Dichloropropane	UG/KG	ND	6	ND	6	ND	5	ND	140
cis-1,3-Dichloropropene	UG/KG	ND	6	ND	6	ND	5	ND	140
trans-1,3-Dichloropropene	UG/KG	ND	6	ND	6	ND	5	ND	140
Ethylbenzene	UG/KG	ND	6	ND	6	ND	5	ND	140
2-Hexanone	UG/KG	ND	30	ND	29	ND	27	ND	710
Isopropylbenzene	UG/KG	ND	6	ND	6	ND	5	ND	140
Methyl acetate	UG/KG	ND	6	ND	6	ND	5	ND	140
Methylcyclohexane	UG/KG	ND	6	ND	6	ND	5	ND	140
Methylene chloride	UG/KG	7	6	8	6	7	5	ND	140
4-Methyl-2-pentanone	UG/KG	ND	30	ND	29	ND	27	ND	710
Methyl-t-Butyl Ether (MTBE)	UG/KG	ND	6	ND	6	ND	5	ND	140
Styrene	UG/KG	ND	6	ND	6	ND	5	ND	140
1,1,2,2-Tetrachloroethane	UG/KG	ND	6	ND	6	ND	5	ND	140
Tetrachloroethene	UG/KG	3 J	6	130	6	780 E	5	2900 D	140
Toluene	UG/KG	ND	6	ND	6	ND	5	ND	140
1,2,4-Trichlorobenzene	UG/KG	ND	6	ND	6	ND	5	ND	140
1,1,1-Trichloroethane	UG/KG	ND	6	ND	6	ND	5	ND	140
1,1,2-Trichloroethane	UG/KG	ND	6	ND	6	ND	5	ND	140

NA = Not Applicable ND = Not Detected

TestAmerica Lab

Date: 04/01/2008
Time: 14:11:58

Benchmark
Benchmark - Spencerport
METHOD 8260 - TCL VOLATILE ORGANICS+STARS

Rept: AN0326

Client ID	SB-6/PZ-6 (15-16.5)		SB-8 (10-12)		SB-9 (18-20)		SB-9 (18-20)	
Job No / Lab ID	A08-2841	A8284102	A08-2841	A8284104	A08-2841	A8284103	A08-2841	A8284103DL
Sample Date	03/20/2008		03/20/2008		03/20/2008		03/20/2008	

Analyte	Units	Sample Value	Reporting Limit	Sample Value	Reporting Limit	Sample Value	Reporting Limit	Sample Value	Reporting Limit
1,1,2-Trichloro-1,2,2-trifluor	UG/KG	ND	6	ND	6	ND	5	ND	140
Trichlorofluoromethane	UG/KG	ND	6	ND	6	ND	5	ND	140
Trichloroethene	UG/KG	ND	6	ND	6	51	5	62 DJ	140
Vinyl chloride	UG/KG	ND	12	ND	12	ND	11	ND	280
Total Xylenes	UG/KG	ND	18	ND	18	ND	16	ND	420
o-Xylene	UG/KG	ND	6	ND	6	ND	5	ND	140
m/p-Xylenes	UG/KG	ND	12	ND	12	ND	11	ND	280
n-Propylbenzene	UG/KG	ND	6	ND	6	ND	5	ND	140
p-Cymene	UG/KG	ND	6	ND	6	ND	5	ND	140
1,2,4-Trimethylbenzene	UG/KG	ND	6	ND	6	ND	5	ND	140
1,3,5-Trimethylbenzene	UG/KG	ND	6	ND	6	ND	5	ND	140
n-Butylbenzene	UG/KG	ND	6	ND	6	ND	5	ND	140
sec-Butylbenzene	UG/KG	ND	6	ND	6	ND	5	ND	140
tert-Butylbenzene	UG/KG	ND	6	ND	6	ND	5	ND	140
IS/SURROGATE(S)									
Chlorobenzene-D5	%	80	50-200	81	50-200	81	50-200	91	50-200
1,4-Difluorobenzene	%	76	50-200	76	50-200	77	50-200	96	50-200
1,4-Dichlorobenzene-D4	%	87	50-200	89	50-200	88	50-200	88	50-200
Toluene-D8	%	99	71-125	95	71-125	98	71-125	101	10-190
p-Bromofluorobenzene	%	93	72-126	88	72-126	89	72-126	95	10-190
1,2-Dichloroethane-D4	%	118	61-136	115	61-136	115	61-136	101	10-190

NA = Not Applicable ND = Not Detected

Date: 04/01/2008
Time: 14:11:58

Benchmark
Benchmark - Spencerport
METHOD 8260 - TCL VOLATILE ORGANICS+STARS

Rept: AN0326

Client ID		PZ-1		PZ-2		PZ-2		PZ-3	
Job No	Lab ID	A08-2841	A8284107	A08-2841	A8284108	A08-2841	A8284108DL	A08-2841	A8284109
Sample Date		03/20/2008		03/20/2008		03/20/2008		03/20/2008	

Analyte	Units	Sample Value	Reporting Limit	Sample Value	Reporting Limit	Sample Value	Reporting Limit	Sample Value	Reporting Limit
Acetone	UG/L	9	5	ND	5	ND	25	6	5
Benzene	UG/L	ND	1	ND	1	ND	5	ND	1
Bromodichloromethane	UG/L	ND	1	ND	1	ND	5	ND	1
Bromoform	UG/L	ND	1	ND	1	ND	5	ND	1
Bromomethane	UG/L	ND	1	ND	1	ND	5	ND	1
2-Butanone	UG/L	ND	5	ND	5	ND	25	ND	5
Carbon Disulfide	UG/L	ND	1	1	1	ND	5	ND	1
Carbon Tetrachloride	UG/L	ND	1	ND	1	ND	5	ND	1
Chlorobenzene	UG/L	ND	1	ND	1	ND	5	ND	1
Chloroethane	UG/L	ND	1	ND	1	ND	5	ND	1
Chloroform	UG/L	ND	1	1	1	ND	5	ND	1
Chloromethane	UG/L	ND	1	ND	1	ND	5	ND	1
Cyclohexane	UG/L	ND	1	ND	1	ND	5	ND	1
1,2-Dibromoethane	UG/L	ND	1	ND	1	ND	5	ND	1
Dibromochloromethane	UG/L	ND	1	ND	1	ND	5	ND	1
1,2-Dibromo-3-chloropropane	UG/L	ND	1	ND	1	ND	5	ND	1
1,2-Dichlorobenzene	UG/L	ND	1	ND	1	ND	5	ND	1
1,3-Dichlorobenzene	UG/L	ND	1	ND	1	ND	5	ND	1
1,4-Dichlorobenzene	UG/L	ND	1	ND	1	ND	5	ND	1
Dichlorodifluoromethane	UG/L	ND	1	ND	1	ND	5	ND	1
1,1-Dichloroethane	UG/L	ND	1	ND	1	ND	5	ND	1
1,2-Dichloroethane	UG/L	ND	1	ND	1	ND	5	ND	1
1,1-Dichloroethene	UG/L	ND	1	ND	1	ND	5	ND	1
cis-1,2-Dichloroethene	UG/L	8	1	ND	1	ND	5	72	1
trans-1,2-Dichloroethene	UG/L	ND	1	ND	1	ND	5	ND	1
1,2-Dichloropropane	UG/L	ND	1	ND	1	ND	5	ND	1
cis-1,3-Dichloropropene	UG/L	ND	1	ND	1	ND	5	ND	1
trans-1,3-Dichloropropene	UG/L	ND	1	ND	1	ND	5	ND	1
Ethylbenzene	UG/L	ND	1	ND	1	ND	5	ND	1
2-Hexanone	UG/L	ND	5	ND	5	ND	25	ND	5
Isopropylbenzene	UG/L	ND	1	ND	1	ND	5	ND	1
Methyl acetate	UG/L	ND	1	ND	1	ND	5	ND	1
Methylcyclohexane	UG/L	ND	1	ND	1	ND	5	ND	1
Methylene chloride	UG/L	ND	1	ND	1	ND	5	ND	1
4-Methyl-2-pentanone	UG/L	3 J	5	ND	5	ND	25	ND	5
Methyl-t-Butyl Ether (MTBE)	UG/L	ND	1	ND	1	ND	5	ND	1
Styrene	UG/L	ND	1	ND	1	ND	5	ND	1
1,1,2,2-Tetrachloroethane	UG/L	ND	1	ND	1	ND	5	ND	1
Tetrachloroethene	UG/L	52	1	310 E	1	340 D	5	43	1
Toluene	UG/L	ND	1	ND	1	ND	5	ND	1
1,2,4-Trichlorobenzene	UG/L	ND	1	ND	1	ND	5	ND	1
1,1,1-Trichloroethane	UG/L	ND	1	ND	1	ND	5	ND	1
1,1,2-Trichloroethane	UG/L	ND	1	ND	1	ND	5	ND	1

NA = Not Applicable ND = Not Detected

Date: 04/01/2008
Time: 14:11:58

Benchmark
Benchmark - Spencerport
METHOD 8260 - TCL VOLATILE ORGANICS+STARS

Rept: AN0326

Client ID		PZ-1		PZ-2		PZ-2		PZ-3	
Job No	Lab ID	A08-2841	A8284107	A08-2841	A8284108	A08-2841	A8284108DL	A08-2841	A8284109
Sample Date		03/20/2008		03/20/2008		03/20/2008		03/20/2008	

Analyte	Units	Sample Value	Reporting Limit	Sample Value	Reporting Limit	Sample Value	Reporting Limit	Sample Value	Reporting Limit
1,1,2-Trichloro-1,2,2-trifluor	UG/L	ND	1	ND	1	ND	5	ND	1
Trichlorofluoromethane	UG/L	ND	1	ND	1	ND	5	ND	1
Trichloroethene	UG/L	20	1	2	1	ND	5	17	1
Vinyl chloride	UG/L	ND	1	ND	1	ND	5	5	1
Total Xylenes	UG/L	ND	3	ND	3	ND	15	ND	3
o-Xylene	UG/L	ND	1	ND	1	ND	5	ND	1
m/p-Xylenes	UG/L	ND	2	ND	2	ND	10	ND	2
n-Propylbenzene	UG/L	ND	1	ND	1	ND	5	ND	1
p-Cymene	UG/L	ND	1	ND	1	ND	5	ND	1
1,2,4-Trimethylbenzene	UG/L	ND	1	ND	1	ND	5	ND	1
1,3,5-Trimethylbenzene	UG/L	ND	1	ND	1	ND	5	ND	1
n-Butylbenzene	UG/L	ND	1	ND	1	ND	5	ND	1
sec-Butylbenzene	UG/L	ND	1	ND	1	ND	5	ND	1
tert-Butylbenzene	UG/L	ND	1	ND	1	ND	5	ND	1
IS/SURROGATE(S)									
Chlorobenzene-D5	%	110	50-200	116	50-200	89	50-200	112	50-200
1,4-Difluorobenzene	%	100	50-200	114	50-200	81	50-200	100	50-200
1,4-Dichlorobenzene-D4	%	99	50-200	103	50-200	85	50-200	102	50-200
Toluene-D8	%	89	71-126	85	71-126	93	71-126	91	71-126
p-Bromofluorobenzene	%	93	73-120	88	73-120	96	73-120	93	73-120
1,2-Dichloroethane-D4	%	94	66-137	84	66-137	96	66-137	97	66-137

NA = Not Applicable ND = Not Detected

Date: 04/01/2008
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Benchmark
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METHOD 8260 - TCL VOLATILE ORGANICS+STARS

Rept: AN0326

Client ID		PZ-4		PZ-5		PZ-5		PZ-6	
Job No	Lab ID	A08-2841	A8284110	A08-2841	A8284111	A08-2841	A8284111DL	A08-2841	A8284112
Sample Date		03/20/2008		03/20/2008		03/20/2008		03/20/2008	

Analyte	Units	Sample Value	Reporting Limit	Sample Value	Reporting Limit	Sample Value	Reporting Limit	Sample Value	Reporting Limit
Acetone	UG/L	6	5	ND	5	ND	120	11	5
Benzene	UG/L	ND	1	ND	1	ND	25	ND	1
Bromodichloromethane	UG/L	ND	1	ND	1	ND	25	ND	1
Bromoform	UG/L	ND	1	ND	1	ND	25	ND	1
Bromomethane	UG/L	ND	1	ND	1	ND	25	ND	1
2-Butanone	UG/L	ND	5	ND	5	ND	120	3 J	5
Carbon Disulfide	UG/L	1	1	ND	1	ND	25	1	1
Carbon Tetrachloride	UG/L	ND	1	ND	1	ND	25	ND	1
Chlorobenzene	UG/L	ND	1	ND	1	ND	25	ND	1
Chloroethane	UG/L	ND	1	ND	1	ND	25	ND	1
Chloroform	UG/L	ND	1	ND	1	ND	25	ND	1
Chloromethane	UG/L	0.6 J	1	ND	1	ND	25	ND	1
Cyclohexane	UG/L	ND	1	ND	1	ND	25	ND	1
1,2-Dibromoethane	UG/L	ND	1	ND	1	ND	25	ND	1
Dibromochloromethane	UG/L	ND	1	ND	1	ND	25	ND	1
1,2-Dibromo-3-chloropropane	UG/L	ND	1	ND	1	ND	25	ND	1
1,2-Dichlorobenzene	UG/L	ND	1	ND	1	ND	25	ND	1
1,3-Dichlorobenzene	UG/L	ND	1	ND	1	ND	25	ND	1
1,4-Dichlorobenzene	UG/L	ND	1	ND	1	ND	25	ND	1
Dichlorodifluoromethane	UG/L	ND	1	ND	1	ND	25	ND	1
1,1-Dichloroethane	UG/L	ND	1	ND	1	ND	25	ND	1
1,2-Dichloroethane	UG/L	ND	1	ND	1	ND	25	ND	1
1,1-Dichloroethene	UG/L	ND	1	ND	1	ND	25	2	1
cis-1,2-Dichloroethene	UG/L	ND	1	9	1	ND	25	480 E	1
trans-1,2-Dichloroethene	UG/L	ND	1	ND	1	ND	25	2	1
1,2-Dichloropropane	UG/L	ND	1	ND	1	ND	25	ND	1
cis-1,3-Dichloropropene	UG/L	ND	1	ND	1	ND	25	ND	1
trans-1,3-Dichloropropene	UG/L	ND	1	ND	1	ND	25	ND	1
Ethylbenzene	UG/L	ND	1	ND	1	ND	25	ND	1
2-Hexanone	UG/L	ND	5	ND	5	ND	120	ND	5
Isopropylbenzene	UG/L	ND	1	ND	1	ND	25	ND	1
Methyl acetate	UG/L	ND	1	ND	1	ND	25	ND	1
Methylcyclohexane	UG/L	ND	1	ND	1	ND	25	ND	1
Methylene chloride	UG/L	ND	1	ND	1	ND	25	ND	1
4-Methyl-2-pentanone	UG/L	ND	5	ND	5	ND	120	8	5
Methyl-t-Butyl Ether (MTBE)	UG/L	ND	1	ND	1	ND	25	2	1
Styrene	UG/L	ND	1	ND	1	ND	25	ND	1
1,1,2,2-Tetrachloroethane	UG/L	ND	1	ND	1	ND	25	ND	1
Tetrachloroethene	UG/L	30	1	1200 E	1	1600 D	25	53	1
Toluene	UG/L	ND	1	ND	1	ND	25	0.7 J	1
1,2,4-Trichlorobenzene	UG/L	ND	1	ND	1	ND	25	ND	1
1,1,1-Trichloroethane	UG/L	ND	1	ND	1	ND	25	ND	1
1,1,2-Trichloroethane	UG/L	ND	1	ND	1	ND	25	ND	1

NA = Not Applicable ND = Not Detected

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Benchmark
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METHOD 8260 - TCL VOLATILE ORGANICS+STARS

Rept: AN0326

Client ID Job No Sample Date	Lab ID	PZ-4 A08-2841 03/20/2008	A8284110	PZ-5 A08-2841 03/20/2008	A8284111	PZ-5 A08-2841 03/20/2008	A8284111DL	PZ-6 A08-2841 03/20/2008	A8284112
Analyte	Units	Sample Value	Reporting Limit	Sample Value	Reporting Limit	Sample Value	Reporting Limit	Sample Value	Reporting Limit
1,1,2-Trichloro-1,2,2-trifluor	UG/L	ND	1	ND	1	ND	25	ND	1
Trichlorofluoromethane	UG/L	ND	1	ND	1	ND	25	ND	1
Trichloroethene	UG/L	2	1	33	1	35 D	25	140 E	1
Vinyl chloride	UG/L	ND	1	ND	1	ND	25	9	1
Total Xylenes	UG/L	ND	3	ND	3	ND	75	ND	3
o-Xylene	UG/L	ND	1	ND	1	ND	25	ND	1
m/p-Xylenes	UG/L	ND	2	ND	2	ND	50	ND	2
n-Propylbenzene	UG/L	ND	1	ND	1	ND	25	ND	1
p-Cymene	UG/L	ND	1	ND	1	ND	25	ND	1
1,2,4-Trimethylbenzene	UG/L	ND	1	ND	1	ND	25	ND	1
1,3,5-Trimethylbenzene	UG/L	ND	1	ND	1	ND	25	ND	1
n-Butylbenzene	UG/L	ND	1	ND	1	ND	25	ND	1
sec-Butylbenzene	UG/L	ND	1	ND	1	ND	25	ND	1
tert-Butylbenzene	UG/L	ND	1	ND	1	ND	25	ND	1
IS/SURROGATE(S)									
Chlorobenzene-D5	%	113	50-200	116	50-200	90	50-200	112	50-200
1,4-Difluorobenzene	%	108	50-200	116	50-200	83	50-200	114	50-200
1,4-Dichlorobenzene-D4	%	100	50-200	103	50-200	84	50-200	96	50-200
Toluene-D8	%	92	71-126	86	71-126	86	71-126	97	71-126
p-Bromofluorobenzene	%	92	73-120	86	73-120	88	73-120	93	73-120
1,2-Dichloroethane-D4	%	90	66-137	79	66-137	88	66-137	88	66-137

NA = Not Applicable ND = Not Detected

Client ID		PZ-6							
Job No	Lab ID	A08-2841	A8284112DL						
Sample Date		03/20/2008							
Analyte	Units	Sample Value	Reporting Limit	Sample Value	Reporting Limit	Sample Value	Reporting Limit	Sample Value	Reporting Limit
Acetone	UG/L	ND	40	NA		NA		NA	
Benzene	UG/L	ND	8	NA		NA		NA	
Bromodichloromethane	UG/L	ND	8	NA		NA		NA	
Bromoform	UG/L	ND	8	NA		NA		NA	
Bromomethane	UG/L	ND	8	NA		NA		NA	
2-Butanone	UG/L	ND	40	NA		NA		NA	
Carbon Disulfide	UG/L	ND	8	NA		NA		NA	
Carbon Tetrachloride	UG/L	ND	8	NA		NA		NA	
Chlorobenzene	UG/L	ND	8	NA		NA		NA	
Chloroethane	UG/L	ND	8	NA		NA		NA	
Chloroform	UG/L	ND	8	NA		NA		NA	
Chloromethane	UG/L	ND	8	NA		NA		NA	
Cyclohexane	UG/L	ND	8	NA		NA		NA	
1,2-Dibromoethane	UG/L	ND	8	NA		NA		NA	
Dibromochloromethane	UG/L	ND	8	NA		NA		NA	
1,2-Dibromo-3-chloropropane	UG/L	ND	8	NA		NA		NA	
1,2-Dichlorobenzene	UG/L	ND	8	NA		NA		NA	
1,3-Dichlorobenzene	UG/L	ND	8	NA		NA		NA	
1,4-Dichlorobenzene	UG/L	ND	8	NA		NA		NA	
Dichlorodifluoromethane	UG/L	ND	8	NA		NA		NA	
1,1-Dichloroethane	UG/L	ND	8	NA		NA		NA	
1,2-Dichloroethane	UG/L	ND	8	NA		NA		NA	
1,1-Dichloroethene	UG/L	ND	8	NA		NA		NA	
cis-1,2-Dichloroethene	UG/L	510 D	8	NA		NA		NA	
trans-1,2-Dichloroethene	UG/L	ND	8	NA		NA		NA	
1,2-Dichloropropane	UG/L	ND	8	NA		NA		NA	
cis-1,3-Dichloropropene	UG/L	ND	8	NA		NA		NA	
trans-1,3-Dichloropropene	UG/L	ND	8	NA		NA		NA	
Ethylbenzene	UG/L	ND	8	NA		NA		NA	
2-Hexanone	UG/L	ND	40	NA		NA		NA	
Isopropylbenzene	UG/L	ND	8	NA		NA		NA	
Methyl acetate	UG/L	ND	8	NA		NA		NA	
Methylcyclohexane	UG/L	ND	8	NA		NA		NA	
Methylene chloride	UG/L	ND	8	NA		NA		NA	
4-Methyl-2-pentanone	UG/L	ND	40	NA		NA		NA	
Methyl-t-Butyl Ether (MTBE)	UG/L	ND	8	NA		NA		NA	
Styrene	UG/L	ND	8	NA		NA		NA	
1,1,2,2-Tetrachloroethane	UG/L	ND	8	NA		NA		NA	
Tetrachloroethene	UG/L	36 D	8	NA		NA		NA	
Toluene	UG/L	ND	8	NA		NA		NA	
1,2,4-Trichlorobenzene	UG/L	ND	8	NA		NA		NA	
1,1,1-Trichloroethane	UG/L	ND	8	NA		NA		NA	
1,1,2-Trichloroethane	UG/L	ND	8	NA		NA		NA	

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Benchmark
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METHOD 8260 - TCL VOLATILE ORGANICS+STARS

Rept: AN0326

Client ID		PZ-6							
Job No	Lab ID	A08-2841	A8284112DL						
Sample Date		03/20/2008							
Analyte	Units	Sample Value	Reporting Limit	Sample Value	Reporting Limit	Sample Value	Reporting Limit	Sample Value	Reporting Limit
1,1,2-Trichloro-1,2,2-trifluor	UG/L	ND	8	NA		NA		NA	
Trichlorofluoromethane	UG/L	ND	8	NA		NA		NA	
Trichloroethene	UG/L	110 D	8	NA		NA		NA	
Vinyl chloride	UG/L	7 DJ	8	NA		NA		NA	
Total Xylenes	UG/L	ND	24	NA		NA		NA	
o-Xylene	UG/L	ND	8	NA		NA		NA	
m/p-Xylenes	UG/L	ND	16	NA		NA		NA	
n-Propylbenzene	UG/L	ND	8	NA		NA		NA	
p-Cymene	UG/L	ND	8	NA		NA		NA	
1,2,4-Trimethylbenzene	UG/L	ND	8	NA		NA		NA	
1,3,5-Trimethylbenzene	UG/L	ND	8	NA		NA		NA	
n-Butylbenzene	UG/L	ND	8	NA		NA		NA	
sec-Butylbenzene	UG/L	ND	8	NA		NA		NA	
tert-Butylbenzene	UG/L	ND	8	NA		NA		NA	
IS/SURROGATE(S)									
Chlorobenzene-D5	%	84	50-200	NA		NA		NA	
1,4-Difluorobenzene	%	75	50-200	NA		NA		NA	
1,4-Dichlorobenzene-D4	%	80	50-200	NA		NA		NA	
Toluene-D8	%	91	71-126	NA		NA		NA	
p-Bromofluorobenzene	%	93	73-120	NA		NA		NA	
1,2-Dichloroethane-D4	%	100	66-137	NA		NA		NA	

NA = Not Applicable ND = Not Detected