



April 12, 1995

Carlson Road Associates
100 Carlson Road
Rochester, New York 14609

Subject: Phase I Report

Attached is the required Phase I Environmental Assessment Report in conjunction with the close out lease.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Raymond Rose", written over the typed name.

Ray Rose
Offsites Property Manager

RR:mat



PHASE I ENVIRONMENTAL ASSESSMENT REPORT

EASTMAN KODAK COMPANY
C-PLANT
100 CARLSON ROAD
ROCHESTER, NEW YORK 14653

Prepared for:

MR. RICHARD SPIEGEL
EASTMAN KODAK COMPANY
901 ELMGROVE ROAD
ROCHESTER, NEW YORK 14653-5710

Prepared by:

MCLAREN/HART ENVIRONMENTAL ENGINEERING CORPORATION
28 MADISON AVENUE EXTENSION
ALBANY, NY 12203

Proprietary Notice

The report and its contents represent PRIVILEGED AND CONFIDENTIAL INFORMATION. This document should not be duplicated or copied under any circumstances without the express permission of Eastman Kodak Company (EKC). The purpose of the report is to allow EKC to evaluate the potential environmental liabilities at the C-Plant facility. Any unauthorized reuse of McLaren/Hart's reports or data will be at the unauthorized user's sole risk and liability.

MCLAREN/HART PROJECT N^o: 14-0802291-001-001

MARCH 31, 1995

Prepared by:

Michael J. D'Eufemia

Michael J. D'Eufemia
Senior Associate Environmental Scientist

Reviewed by:

John A. Crouse

John A. Crouse, P.E.
Supervising Engineer



**McLaren-
Hart**

ENVIRONMENTAL ENGINEERING CORPORATION

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1.0 EXECUTIVE SUMMARY

McLaren/Hart Environmental Engineering Corporation (McLaren/Hart) was retained by Eastman Kodak Company (EKC) on January 24, 1995 to perform a Phase I Environmental Assessment of a portion of the facility (C-Plant) located at 100 Carlson Road, Monroe County, Rochester, New York, 14653. The Phase I Environmental Assessment site visit was performed on March 9, 1995. The C-Plant facility is a former EKC equipment assembly building in which EKC ultimately occupied approximately 468,540 square feet, a portion of the premises. The main Property building was originally constructed in four (4) segments ranging between 1925 and 1952. EKC has only occupied Buildings 2, 3, 4, 8, 10A, 10B and 10C, which are part of the main Property building. The Phase I Environmental Assessment identified the following potential environmental concerns at the subject Property:

- 1) Based on a review of available Sanborn maps for the Property, the potential exists for historical operations (*i.e.*, prior to EKC occupancy) to have adversely impacted the Property.
- 2) Based on the visual inspection conducted by McLaren/Hart, suspect asbestos containing materials (ACMs) were observed in the form of: friable spray-on fireproofing in the basement; friable pipe and boiler insulation; friable acoustical lay-in ceiling tile; non-friable floor tiles; and, non-friable roofing materials. Suspect ACMs were observed in condition ranging from poor to good.
- 3) McLaren/Hart observed a variety of hazardous materials and chemicals slated for eventual off-site disposal. These materials were stored in containers ranging in size from small vials to 55-gallon drums. Floor drains were not observed near these materials. Reportedly, the hazardous materials, classified as hazardous waste, are slated for removal from the Property. Some areas of hazardous waste storage (*i.e.*, less than 90 day hazardous waste accumulation) were observed without secondary containment. McLaren/Hart recommends daily visual inspections of these areas to confirm that potential releases are not occurring.
- 4) A review of the regulatory database revealed Rochester Circuits, Inc. was an apparent CERCLIS site and was a tenant of the Property building. Rochester Circuits, Inc. is reportedly no longer a tenant at the Property.

McLaren/Hart believes that all of the environmental concerns, listed above, pose a low liability to EKC. Therefore, McLaren/Hart is not recommending that further work, beyond that mentioned, be conducted at the Property. The above listed environmental issues are discussed fully in the body of this report.

2.0 INTRODUCTION

McLaren/Hart Environmental Engineering Corporation (McLaren/Hart) was retained by Eastman Kodak Company (EKC) to conduct a Phase I Environmental Assessment ("Phase I") of their C-Plant facility located at 100 Carlson Road, Monroe County, Rochester, New York, 14653. Hereinafter, the C-Plant facility will be referred to as the Property.

This environmental assessment report has been prepared for the exclusive use of EKC. This report has been performed in accordance with the scope of work outlined in McLaren/Hart's proposal N° AB94-0171, dated December 13, 1994. The information contained within this report was prepared for the sole purpose of evaluating the potential environmental risks associated with the C-Plant facility Property.

3.0 SCOPE OF WORK

The specific scope of work for this project was defined in McLaren/Hart Proposal N^o AB94-0171 and includes the following specific tasks:

3.1 Historical Information Review

A review of current and past activities conducted at the Property was performed. This review included:

- *Interviews with appropriate EKC personnel regarding the Property's activities and uses.* This task included verification, where possible, as to whether current or past owners or tenants stored, created, or discharged hazardous materials or wastes;
- *Interviews with available city and state officials regarding the Property's current and past activities and land uses;*
- *A review of the environmental files maintained by EKC; and*
- *Reviews of available historical information, topographic maps and Sanborn fire insurance maps.*

A list of regulatory agency contacts is included as Appendix A of this report.

3.2 Regulatory Agency Review

The regulatory review included a review of the following databases provided by the United States Environmental Protection Agency (USEPA): the National Priorities List (NPL), the Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) list, the Resource Conservation and Recovery Act (RCRA) facilities list, and the Emergency Response Notification System (ERNS) list. Additionally, the following State of New York databases were reviewed: the New York State List of Inactive Hazardous Waste Sites, the Petroleum Bulk Storage Report (PBS) list, the New York State Spills Database (LST), and the Solid Waste Facilities (SWF) list. A copy of the regulatory database is provided as Appendix B of this report.

3.3 Visual Inspection of the Property

On March 9, 1994, McLaren/Hart representative Mr. Michael D'Eufemia, Senior Associate Environmental Scientist, performed a visual inspection of the Property. All of the aforementioned EKC personnel provided McLaren/Hart with information pertaining to site activities and history and accompanied the McLaren/Hart representative during the site inspection. EKC was observed in the process of vacating the premises and most areas were empty. All formerly occupied areas were inspected by the representative. These areas included the basement and rooftop locations (i.e., boiler rooms and power/utility rooms) that were maintained by EKC.

The Property was inspected for evidence of previous, ongoing or potential releases of hazardous substances, hazardous materials, or petroleum products with resultant contamination and proximity to sensitive receptors. The inspection focused on aboveground storage tanks (ASTs), evidence of underground storage tanks (USTs), hazardous materials and wastes, petroleum product and hazardous materials storage and use, liquid-filled electrical transformers and other equipment suspected of containing polychlorinated biphenyls (PCBs), evidence of on-site waste disposal activities, wastewater treatment and/or discharge systems (including septic systems, dry wells and storm water drainage systems), air emissions, and other areas of potential environmental concern. Site photographs are provided as Appendix C of this report.

3.4 Asbestos Containing Materials

McLaren/Hart, through a non-intrusive evaluation of building construction materials, identified potential asbestos containing materials (ACMs). As a result of the Property building having been constructed between 1925 and 1952, the presence of ACMs is considered possible. According to information provided by EKC, the Property owner, Carlson Park Associates, is responsible for the management of ACMs at the Property and maintains an Operations and Maintenance Plan for ACMs. EKC did not request that an ACM survey/sampling be conducted at the Property.

For conservatism, the building was visually inspected for the presence of suspect ACMs. This inspection was conducted only in those areas of the building that were readily accessible. Inspections of areas that required removal or disturbance of structural building components, ceiling panels, fixtures or other building materials were not performed as part of this assessment. An ACM survey and sampling program would be necessary to positively assess and quantify the potential risks and liabilities posed by any suspect ACMs.

In addition, McLaren/Hart reviewed the EKC environmental files pertaining to asbestos. EKC has conducted several ACM abatement projects at the Property when minor renovations to assembly/testing areas were necessary. Based on the review of these files, these ACM projects appear to have been appropriately conducted by properly trained asbestos contractors and workers and included acceptable air monitoring results.

3.5 Review of Surrounding Properties

As part of the inspection, McLaren/Hart attempted to identify any off-site adjacent operations or facilities that may pose a potential environmental impact to the Property. Where access to an adjacent property was restricted, the inspection of the adjacent property was performed only from the perimeter of the Property and from nearby public thoroughfares. Additionally, when conducting the inspection, McLaren/Hart attempted to identify sensitive receptors or critical habitats within a one-quarter (1/4) mile radius of the Property which could potentially be impacted by operations known or suspected to have been performed at the Property.

3.6 Conclusions and Recommendations

Based on the information obtained through the historical information review, the regulatory agency review, the visual inspection of the Property, and the review of surrounding properties McLaren/Hart has prepared a summary of the existing and potential environmental issues associated with the Property. From these issues, McLaren/Hart has: (1) attempted to conclude potential environmental impact; (2) qualitatively prioritized the issues for action; and, (3) recommended additional action to be taken, if necessary.

4.0 LIMITATIONS AND LIABILITIES

McLaren/Hart undertakes all assignments in its role as an environmental engineering consulting firm using our best professional effort consistent with generally accepted environmental assessment practices. McLaren/Hart has attempted to assess the EKC C-Plant Property located at 100 Carlson Road, Monroe County, Rochester, New York, utilizing information obtained from: the on-site assessment conducted on March 9, 1994; review of regulatory records, available literature and documents; a historical site information review; and interviews with employees and other parties believed to be reliable and knowledgeable of the Property. McLaren/Hart has not conducted its own asbestos, lead-based paint, air, soil or groundwater quality monitoring, analytical or geotechnical investigations but has relied on existing available information. Findings presented herein are based upon observations of current conditions, the performance of this scope of work, and may not be indicative of future conditions or operating practices at the Property.

5.0 PROPERTY DESCRIPTION AND HISTORY

5.1 Property Location and Description

The EKC C-Plant facility is located at 100 Carlson Road in Monroe County, Rochester, New York. The Property building is located on the west side of Carlson Road between Humboldt Road and Blossom Road as indicated on Figure 1. The Property is located approximately 2½ miles east of the Genesee River and one (1) mile northeast of the Cobbs Hill Reservoir. The Property consists of a multi story office/commercial/industrial building with a limited basement situated on approximately twenty acres. The Property building contains a total of approximately 900,000 square feet with 468,540 square feet accounting for space leased by EKC. EKC originally occupied limited space at the Property in 1978 and gradually acquired additional space until their departure during 1995. The Property building is comprised of approximately eleven separate main areas or "Buildings" (Figure 2). Buildings that have been occupied by EKC during their tenure include: B2, B3, B4, B8, B10A, B10B and B10C.

Constructed in four main segments between 1925 and 1952, the existing building construction is primarily of steel skeletal construction reinforced with concrete floors, rubber sheet and tar roof, with a brick exterior. The building's basement is comprised of a boiler room, chiller pit, electrical meter/power rooms, a former recreation/leisure space, and elevator machine rooms. The building contains three (3) elevators. The Building 8 freight elevator is electrically operated. The Building 10A freight elevator and the Building 10C passenger elevator are both hydraulically operated. Several rooftop cooling systems are also present.

5.2 Facility Operations

The Property building was observed mostly vacant at the time of the site inspection. EKC site management occupies one of the few office spaces remaining in the EKC occupied area. The moving project is managed from this office. Several areas outside the EKC site management office were observed as storage for files, boxes, general photographic material supplies and chemical material storage including one (1) less than 90 day hazardous waste accumulation area. Chemicals remaining at the Property were observed undergoing inventory and segregation for eventual off-site shipment. Appropriate manifests were being maintained by EKC for all hazardous wastes that had been shipped from the Property.

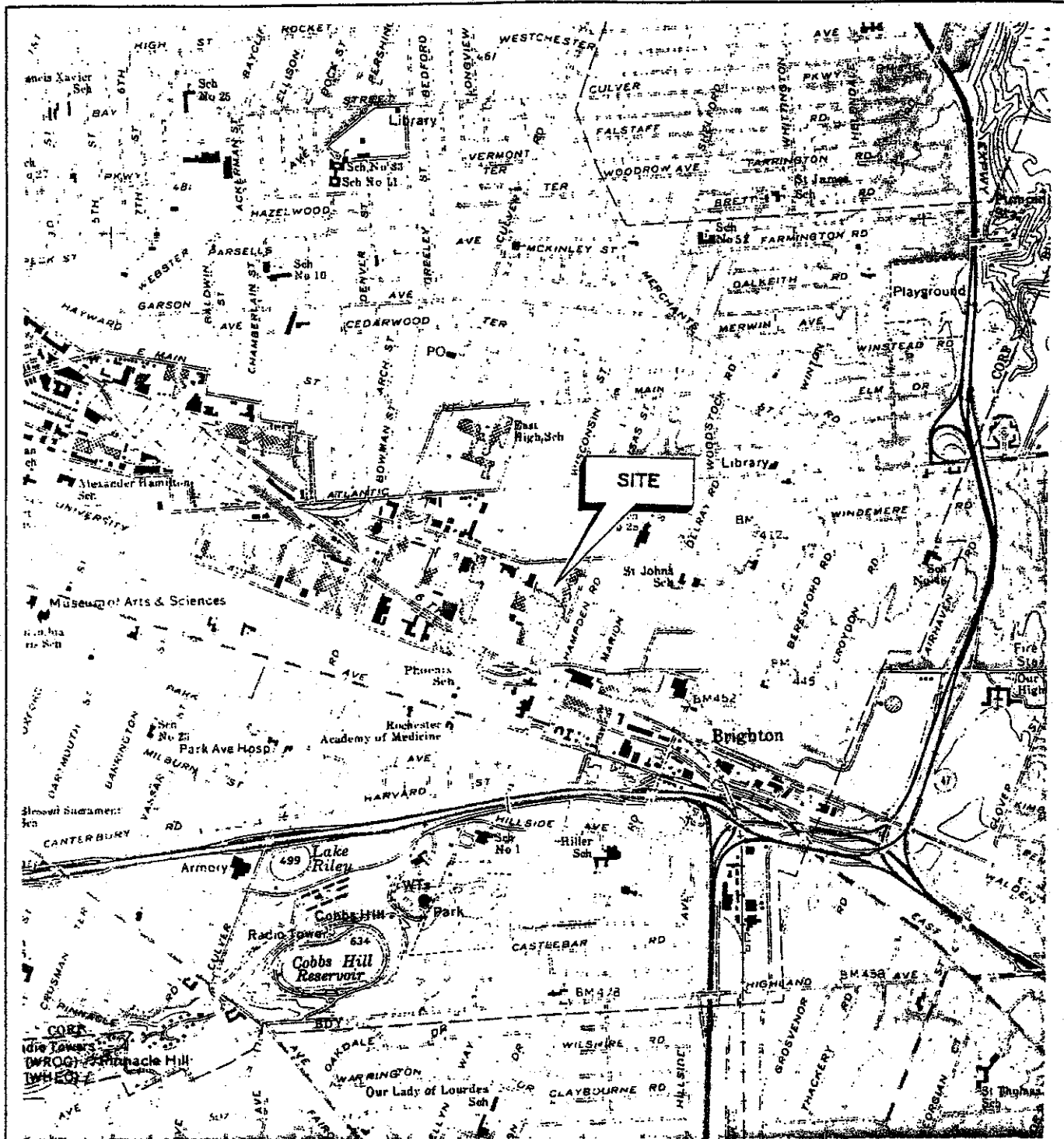


FIGURE 1



McLAREN/HART
ENVIRONMENTAL ENGINEERING CORPORATION
28 Madison Avenue Extension
Albany, NY 12203

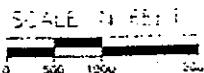
SITE LOCATION MAP

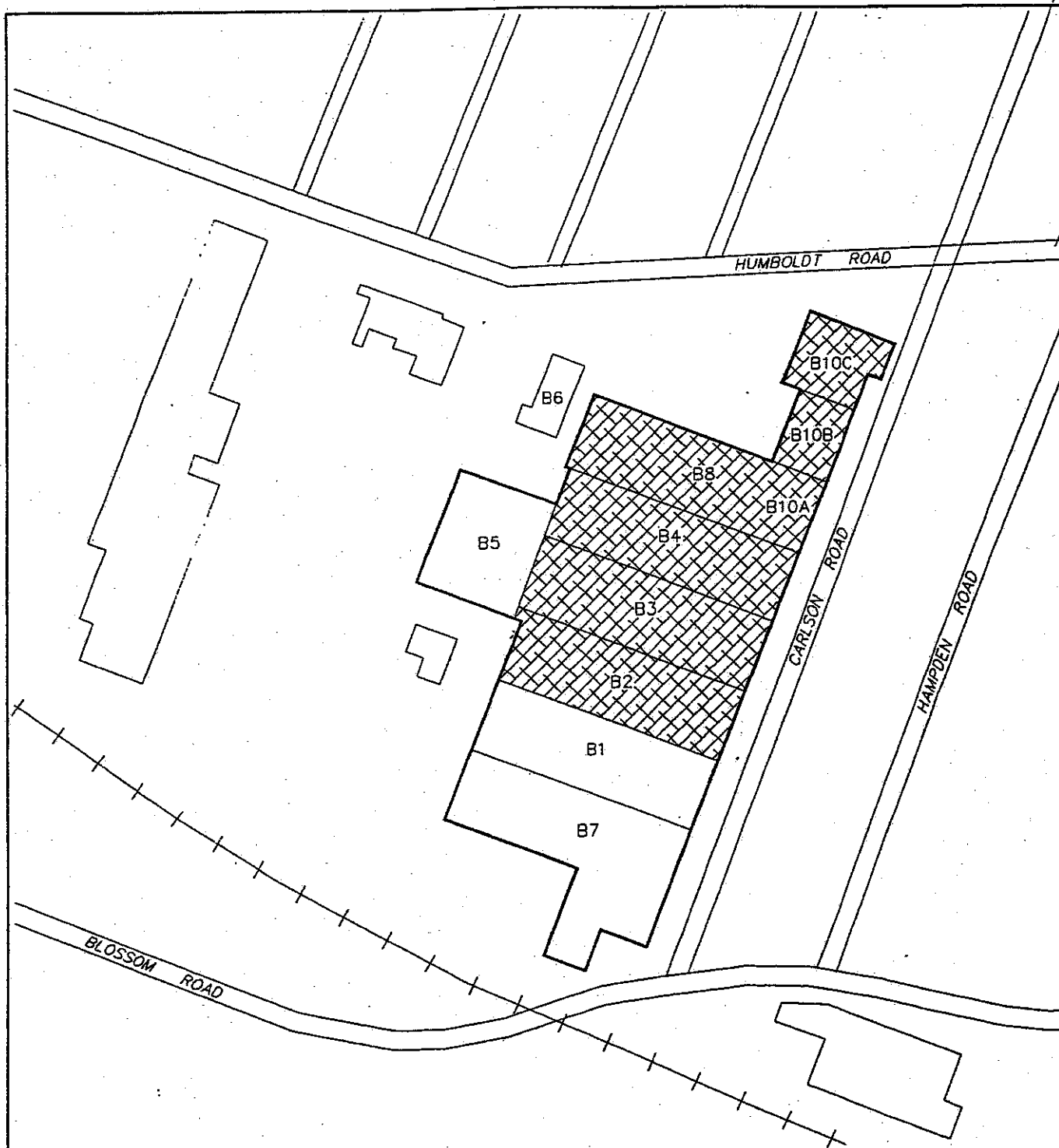
EKC

PLANT 100 CARLSON ROAD

ROCHESTER

MONROE COUNTY, NY





LEGEND



EKC 'C' PLANT OCCUPIED SPACE



NOT TO SCALE

FIGURE 2



McLAREN/HART
ENVIRONMENTAL ENGINEERING CORPORATION
28 Madison Avenue Extension
Albany, NY 12203

SITE MAP

EKC
100 CARLSON ROAD

CITY OF ROCHESTER

MONROE COUNTY, NY

DWG NO. 2281002 - 3/85

5.5 Site Topography

The topography of the Property appeared to be level and at grade with adjacent properties. The Property is located in a urbanized area where the natural topography has been altered to some extent. The Property is located on the United States Geological Survey (USGS) 7.5 minute series Rochester East, New York topographic quadrangle. The topographic quadrangle was produced in 1971 and was photorevised in 1978. According to this map the elevation of the Property is approximately 450 feet above mean sea level. The Genesee River is located approximately two and one-half (2½) miles west of the Property.

5.6 Adjacent Properties

The Property is located in an urbanized area of Rochester, New York. The entire front of the Property building borders Carlson Road (east). Adjacent properties are as follows:

North The Property is bordered on the north by Humboldt Street. Residential properties are located across Humboldt Street.

South The Property is bordered on the south by Blossom Road and the Amtrak/Conrail railroad lines.

East The Property is bordered on the east by Carlson Road. Residential properties are located across Carlson Road.

West The Property is bordered on the west by industrial/commercial properties (WROC-TV).

5.7 Property History

The Property building was reportedly constructed between 1925 and 1952. EKC began limited occupancy in 1978. Occupied EKC areas increased, in a step-wise manner, throughout their tenure until EKC ultimately occupied approximately one-half (½) of the total available building space. Reportedly, the Property was originally constructed by Stromberg-Carlson (owner/occupant). The Property is currently owned by Carlson Park Associates. Mr. Szklany reported that there have been a variety of tenants over the years, some of which include: Bolter-Carting (B2, B3); Bausch & Lomb (B4); Xerox (B8, B4), Stromberg-Carlson; and, WXXI-TV.

Reportedly, previous operations conducted by EKC at the Property included equipment assembly only (e.g., x-ray machines/equipment, blood analyzers, photographic equipment). Divisions of EKC that were present at the Property included Health Sciences, Clinical Products, Kodak Health Imaging Systems (KHIS) and Copy Products.

5.3 Site Utilities

Potable water is supplied to the Property by the City of Rochester in conjunction with the Monroe County Water Authority. Sanitary sewage lines are connected to the Monroe County sanitary sewer system. The Property building is heated by hot water generating boilers from the combustion of natural gas. The building is cooled by several rooftop cooling systems. Electricity and natural gas are supplied to the Property by Rochester Gas and Electric (RG&E). Solid waste is hauled off-site by Waste Management, Inc.. Shipments of hazardous and non-hazardous chemical wastes are handled directly by EKC who utilize certified hazardous waste haulers and disposal facilities (EKC permitted hazardous waste incinerator located at Kodak Park).

5.4 Site Geology

According to the General Soils Map, Monroe County, New York, produced by the United States Department of Agriculture Soil Conservation Service in cooperation with the Cornell University Agricultural Experiment Station (published 1971), the site is underlain by the Madrid-Massena association: deep, well-drained to poorly drained soils that have a moderately coarse textured to medium-textured subsoil. However, based on the urbanized conditions of the Property and adjacent properties, the Property is consider located atop Urban Land (Ub). Urban land consists of areas that have been so altered or obscured by urban works and structures that identification of the soils was not feasible.

Regional groundwater flow direction is dependent on bedrock fracture patterns, however, is difficult to determine based on the urbanized environment of the City of Rochester. It should be noted that precise groundwater flow directions can only be determined through the installation and survey of groundwater monitoring wells. Actual local groundwater flow directions can be influenced by factors such as, underground structures, seasonal fluctuations, and production wells.

In summary, the historical information review appears to indicate that the Property building was used by a wide variety of businesses since its original construction began in 1925. Please refer to Section 5.9 (Sanborn Map Review) for additional historical information.

5.8 Aerial Photograph Review

McLaren/Hart was unable to obtain historical aerial photographs for the Property. Based on the urbanized development of the Property, since the early 1900s, aerial photographs would most likely not be a useful tool in assessing the historical usage of the Property. Please refer to the Sanborn Map Review section (Section 5.9) for a detailed description of the historical usage of the Property.

5.9 Sanborn Map Review

McLaren/Hart reviewed Sanborn land use maps in order to evaluate prior land use for the Property. Sanborn maps typically exist for a city with populations of 2,000 or more, with the coverage beginning in 1867 and continuing until the present. The availability of Sanborn coverage is dependent on the location of the Property. McLaren/Hart obtained and reviewed four (4) Sanborn maps for this Property dated 1912, 1938, 1950, and 1971.

A review of the 1912 Sanborn map depicted the Property as vacant land. Adjacent properties to the north, south, east and west appeared as either vacant land or residential properties in the 1912 Sanborn map.

The 1938 Sanborn map depicts the Property building as being comprised of only B1, B2, B3, and B4. The entire building was apparently occupied by the Stromberg-Carlson Telephone Manufacturing Company. The building was utilized as a factory building for the manufacturing of telephones and radio apparatus. The Sanborn map does not depict any structures adjacent to the Property building on the west. Residential properties are apparent east of the Property, across Carlson Road. Humboldt Road is depicted north of the Property. Areas north of Humboldt Road are not depicted in the 1938 Sanborn map. Blossom Road and the New York City Railroad (NYCRR) rail line are apparent south of the Property with a spur leading to the Property building.

The 1950 Sanborn map depicts the Property building as being comprised of only B1, B2, B3, B4, B5 and B7. The entire building was still apparently occupied by the Stromberg-Carlson Telephone Manufacturing Company. The 1950 Sanborn map now depicts the radio studios

of Stromberg-Carlson Telephone Manufacturing Company "Rochester Radio City" - W.H.A.M. as being adjacent to the Property on the west. West of the Radio Studio, a Harts Food Stores Company, Inc. building is depicted. Residential properties are apparent east of the Property, across Carlson Road. Humboldt Road is depicted north of the Property. Areas north of Humboldt Road are not depicted in the 1950 Sanborn map. Blossom Road and the NYCRR rail line are apparent south of the Property with a spur leading to the Property building. Acid, coal and oil storage are evident next to the incoming rail line in the 1950 Sanborn map.

The 1971 Sanborn map depicts the Property building as being comprised of all building components (*i.e.*, B1, B2, B3, B4, B5, B6, B7, B8, B10A, B10B, and B10C) as it appeared at the time of the site inspection. The entire building was apparently occupied by the Stromberg-Carlson a Division of General Dynamics Corporation, manufacturers of telephones and radio apparatus. The 1971 Sanborn map depicts the radio studios of "Rochester Radio City" - W.H.A.M. and W.R.O.C. - T.V. and F.M. Radio Studios F.P.X. as being adjacent to the Property on the west. West of the Radio and T.V. Studio, a Star Supermarket building is apparent. Residential properties are apparent east of the Property, across Carlson Road. Humboldt Road is depicted north of the Property. Areas north of Humboldt Road are not depicted in the 1971 Sanborn map. Blossom Road and the NYCRR rail line are apparent south of the Property with a spur leading to the Property building. Acid, coal and oil storage are evident next to the incoming rail line in the 1971 Sanborn map.

In summary, a review of the 1912, 1938, 1950, and 1971 Sanborn maps revealed that portions of the Property building have been present on-site since at least 1938. The Sanborn maps revealed that there were no apparent landfills, or lagoons. However, based on historical operations apparently conducted at the Property, the potential exists that these operations adversely impacted the Property.

6.0 REGULATORY REVIEW

A regulatory database search was performed for the Property. McLaren/Hart reviewed this report and summarizes the information in the following sections:

6.1 Federal Database Review

6.1.1 National Priorities List (NPL)

The National Priority List (NPL), is the Environmental Protection Agency's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program. A site, to be included on the NPL, must either meet or surpass a predetermined hazard ranking system score, or be chosen as a state's top-priority site, or meet the following criteria: (1) the U.S. Department of Health and Human Services issues a health advisory recommending that people be removed from the site to avoid exposure; (2) EPA determines that the site represents a significant threat; and (3) EPA determines that the remedial action is more cost-effective than the removal action.

A review of this database indicated that Superfund sites do not currently exist within a one (1) mile radius of the Property. Thus, there is no present indication that NPL sites pose an environmental concern to the Property.

6.1.2 Comprehensive Environmental Response Compensation Liability Information System (CERCLIS)

The Comprehensive Environmental Response Compensation Liability Information System (CERCLIS) list includes a list of properties/facilities which are suspected or confirmed to have adversely impacted the environment. The list is comprehensive in that it includes all properties for which an allegation has been made regarding environmental abuse.

A review of the USEPA CERCLIS list revealed that there is one (1) CERCLIS listed site located within a one-half (1/2) mile radius of the Property. This CERCLIS site is Rochester Circuits, Inc. (RCI) located at 100 Carlson Road, the Property. According to the database, the discovery and preliminary assessment for RCI (EPA ID: NYD094410586) were EPA fund financed and were completed June 6, 1989 and September 27, 1989, respectively.

McLaren/Hart contacted Mr. David Abrines, Environmental Protection Specialist, EPA, regarding the current status of RCI. Mr. Abrines works in the Hazardous and Solid Waste Programs Branch of EPA and has access to the RCRA database. Mr. Abrines reported that RCI was not listed on the RCRA database and referred McLaren/Hart to Mr. Larry Dimarco, Environmental Protection Specialist, EPA. Mr. Dimarco works in the Superfund Division of EPA and has access to the CERCLA database. Mr. Dimarco reported that RCI was not listed on the CERCLA database and referred McLaren/Hart to Mr. Jim Reidy, Section Chief, RCRA Corrective Action Division, EPA. Mr. Reidy reported that he was unable to find any records regarding RCI and referred McLaren/Hart to Mr. Yuan Davilia, Remediation Project Manager, EPA. Mr. Davilia stated that RCI was apparently investigated (Preliminary Assessment) under EPA Superfund in 1989 and was deferred to EPA RCRA because of RCI's Large Quantity Generator status (LQG). Apparently, RCI applied for a RCRA permit (TSD) in 1980, however, did not pursue the permit. Mr. Davilia stated that EPA RCRA deferred RCI to NYSDEC Region 8. McLaren/Hart contacted Mr. Joe Marchitell, Spills Management Division, NYSDEC Region 8, regarding RCI. Mr. Marchitell stated that he could find no records pertaining to RCI and referred McLaren/Hart to Mr. Pete Hofmeyer, Division of Hazardous Waste Site Remediation. Mr. Hofmeyer reported that RCI was not listed on the Inactive Hazardous Waste Disposal Site Registry in New York State. Additionally, RCI was not familiar to himself or his peers who handle Monroe County hazardous waste issues. Mr. Hofmeyer suggested submitting a Freedom of Information Act (FOIA) request for potential RCI files within NYSDEC to Ms. Vonnie Gerace, FOIA Coordinator, NYSDEC Region 8. McLaren/Hart has submitted a FOIA request for additional information regarding RCI and will forward this information to EKC upon receipt.

6.1.3 Resource Conservation and Recovery Act (RCRA)

The U.S. EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the USEPA of reporting facilities that generate, store, transport, treat, or dispose of hazardous waste.

McLaren/Hart's review of the USEPA's RCRA database revealed that there is one (1) RCRA-Treatment, Storage, Disposal (TSD) Facilities located within a one (1) mile radius of the Property. This facility is Gleason Works-Machine Division (GWMD) located at 1000 University Avenue, approximately ¼ mile west of the Property. The database did not identify any spills/releases or other environmental problems (e.g., compliance violations) associated with GWMD. Additionally, GWMD is located between the Property and the Genesee River.

Potential groundwater contamination migrating from GWMD would most likely travel toward the Genesee River, away from the Property. Thus, RCRA TSD facilities do not appear to pose an environmental concern to the Property.

McLaren/Hart's review of the RCRA database revealed that there are 6 RCRA generators located within a one-eighth (1/8) mile radius of the Property. These sites are as follows:

Site Name	Site Address	Proximity to Property	USEPA ID#	Generator Status*
Kodak Apparatus Division C-Plant	100 Carlson Road	The Property	NYD980537112	LQG
Rochester Circuits, Inc.	100 Carlson Road	The Property (adjacent tenant to EKC)	NYD094410586	LQG
Carlson Park Associates	100 Carlson Road	The Property (adjacent tenant to EKC)	NYD980789143	LQG
Farrel Co. Division USM Corporation	565 Blossom Road	0.12 mile SE	NYD002208262	LQG
Bausch & Lomb Exhibits	251 Humboldt Street	0.12 mile NW	NYD986871184	LQG
Machine Tool Research, Inc.	405 Blossom Road	0.10 mile SW	NYD982274839	SQG
*LQG - Large Quantity Generator. Generates at least 1000 kg./mo. of non-acutely hazardous waste (or 1 kg./mo. of acutely hazardous waste).				

The Property (EKC) is listed as a RCRA Large Quantity Generator. According to information provided by EKC at the time of the site visit, EKC mainly generates containerized photographic fixer solution, containing silver, for hazardous waste disposal. EKC handles all disposal of their hazardous wastes and utilizes their permitted hazardous waste incinerator located at Building 218 Kodak Park in Rochester, New York. Based on the file review conducted by McLaren/Hart at the time of the site visit, it appears that EKC maintains all appropriate documentation (e.g., manifests) for disposal of their hazardous wastes.

No evidence of on-site releases were observed in EKC occupied areas of the Property building at the time of the site visit. The risk commonly associated with RCRA listed facilities, is based on the possible release of a hazardous substance/waste from aboveground or underground storage tanks or containers, if there is a breach in their integrity, or if product is spilled during off-loading operations. The primary concern is the potential for migration

of off-site contamination impacting the Property's soils, groundwater, or potable water supply. Since the facility receives its potable water supply from the City of Rochester in conjunction with the Monroe County Water Authority, the potential to impact its potable water supply is negligible. However, the Property is located in an urbanized environment in the City of Rochester and there is a strong potential for regionally degraded soils and groundwater in this urbanized area.

6.1.5 Emergency Response Notification System (ERNS)

The Emergency Response Notification System (ERNS) is a national database used to collect information or report releases of oil and hazardous substances. The database contains information from spill reports made to the federal authorities including the USEPA, the US Coast Guard, and the Department of Transportation.

A review of the ERNS database for this area from October 1986 through September 1993 found no ERNS listings have occurred on or adjacent to the Property. Thus, there is no present indication that ERNS sites pose an environmental concern to the Property.

6.2 State Database Review

6.2.1 Petroleum Bulk Storage Report

A search of the State of New York's list of Petroleum Bulk Storage (PBS) facilities (as of May, 1994) indicated that there are three (3) registered underground storage tank (UST) facilities and one (1) registered aboveground storage tank (AST) facility located within a one-quarter (1/4) mile radius of the Property. These facilities are as follows:

Site Name	Site Address	Proximity to Property	NYSDEC ID#	UST/AST
Carlson Park Associates	100 Carlson Road	The Property (adjacent tenant to EKC)	8-298336	UST
Stirling Industries	525 Blossom Road	0.10 mile SE	8-505528	AST
City of Rochester School #28	450 Humboldt Street	0.18 mile NE	8-381519	UST
Teale Machine Company, Inc.	1425 University Avenue	0.23 mile W	8-015164	UST

It should be noted that a tenant of the Property (Carlson Park Associates) was listed as having three 30,000-gallon fuel oil and one 4,000-gallon unleaded gasoline USTs. These USTs were reportedly not associated with any EKC operations. EKC reportedly did not own/operate/maintain USTs or ASTs at the Property. Additionally, one (1) of these facilities (City of Rochester School #28) is listed as having a leaking underground storage tank and is discussed further in Section 6.2.2 (LUSTs).

6.2.2 Leaking Underground Storage Tanks (LUSTs)

The New York State Department of Environmental Conservation (NYSDEC) Spills database is a comprehensive listing of all reported releases from aboveground and underground storage tanks within the State of New York.

A review of the LUST report for the area revealed that there are eight (8) LUST sites located within a one-half (1/2) mile radius of the Property. McLaren/Hart requested the Oil and Hazardous Material Fact Sheets (e.g., spill reports) from NYSDEC Region 8 for each of these LUST sites. A description of these sites is as follows:

Site Name	Address	Proximity to Property	NYSDEC ID No	Status
Ron Ink Company, Inc.	61 Halstead St.	≈ 0.42 mile southeast	8707726	According to the Spill Fact Sheet dated December 7, 1987, an unknown quantity of #2 fuel oil was released to groundwater apparently due to a tank test failure. The current action being taken is apparently pumping the tank out for removal. Based on the distance between this site and the Property and since the tank contents have been removed and the release appears minimal, this LUST site does not appear to pose an environmental concern to the Property.
City of Rochester School #28	450 Humboldt Street	≈ 0.18 mile northeast	8708309	According to the Spill Fact Sheet dated December 27, 1987, an unknown quantity of #2 fuel oil was released on land apparently due to a tank test failure. The action taken was apparently pumping the tank out and taking bids for removal. Since the tank contents have been removed and the release appears minimal, this LUST site does not appear to pose an environmental concern to the Property.

Site Name	Address	Proximity to Property	NYSDEC ID #	Status
Atlantic Service Station	1656 East Ave.	= 0.30 mile south	8804040	According to the Spill Fact Sheet dated August 5, 1988, an unknown quantity of waste oil was reportedly released into the sewer (fumes). A site inspection was conducted by NYSDEC on 8/9/88 and revealed no evidence of discharges into sewers. Therefore, this LUST site does appear to currently pose an environmental concern to the Property.
Hess Gas Mart	1849 East Avenue	= 0.46 mile southeast	9106819	According to the Spill Fact Sheet dated September 24, 1991 an unknown quantity of gasoline was released on land due to a failed tank tightness test. The tank tightness test was determined to be conducted incorrectly. The tank passed the retest. Therefore, McLaren/Hart does not believe that this site currently poses an environmental concern to the Property.
Guenthers Auto	1912 Est Main St.	= 0.50 mile north	9206207	According to the Spill Fact Sheet dated August 27, 1992 an unknown quantity of dry cleaning fluid was released to groundwater. While digging to obtain soil samples where USTs had been recently removed, contaminated soil was encountered. A venting system was installed. Based on the distance between this site and the Property McLaren/Hart does not believe that this site currently poses an environmental concern to the Property.
Atlantic Gas Station	1656 East Avenue	= 0.30 mile south	9206723	According to the Spill Fact Sheet dated September 10, 1992 an unknown quantity of waste oil was released to groundwater due to a vacuum test failure. Reportedly the 550 gallon waste oil tank was removed, approx. 10 cubic yards of contaminated soil was removed, and wells have been installed. Remediation was required and some work has been completed, however, gross contamination has been observed in the wells. Based on the distance between this site and the Property and the fact that corrective action is in progress, McLaren/Hart does not believe that this site currently poses an environmental concern to the Property.

Site Name	Address	Proximity to Property	NYSDEC ID#	Status
Oser Press	1239 University Avenue	= 0.43 mile west	9208397	According to the Spill Fact Sheet dated October 20, 1992, an unknown quantity of #2 fuel oil was released on land. Contaminated soil was reportedly encountered while removing two (2) 3,000 gallon USTs. The current action being taken is apparently the recommendation for a soil gas survey and a soil venting system. Based on the distance between this site and the Property and since corrective action is being considered, this LUST site does not appear to pose an environmental concern to the Property.
Atlantic Service Station #0363-3849	1656 East Ave.	= 0.30 mile south	9307880	According to the Spill Fact Sheet dated September 28, 1993 an unknown quantity of gasoline was released to groundwater due to a gross leak during a tank tightness test. Reportedly remediation was required and some work has been completed, however, the information provided was not specific. Based on the distance between this site and the Property and the fact that corrective action is in progress, McLaren/Hart does not believe that this site currently poses an environmental concern to the Property.

Copies of the spill fact sheets (*i.e.*, spill reports) are included in Appendix D of this report. Based on the information provided in the aforementioned table, off-site LUST sites do not appear to currently pose an environmental concern to the Property. The risk commonly associated with LUST sites is the potential for migration of off-site contamination impacting the Property's soils, groundwater, or potable water supply. Since the facility receives its potable water supply from the City of Rochester in conjunction with the Monroe County Water Authority, the potential to impact its potable water supply is negligible. The Property is located in an urbanized environment in the City of Rochester and there is a strong potential for regionally degraded soils and groundwater in this urbanized area.

6.2.3 Solid Waste Facilities List

A review of the Solid Waste Facilities List revealed that there are currently no permitted landfills located within a one-half (1/2) mile radius of the Property. Thus, there is no present indication that solid waste landfills pose an environmental concern to the Property.

6.2.4 New York List of Inactive Hazardous Waste Disposal Sites

The New York Inactive Hazardous Waste Disposal Sites list contains summary information pertaining to those facilities that are deemed hazardous by the NYSDEC.

A review of the New York State Inactive Hazardous Waste Disposal Sites list revealed one (1) State Inactive Hazardous Waste Disposal Site located within a one-mile (1) radius of the Property. This Property is as follows:

Site Name	Site Address	Proximity to Property	Agency ID#	State Status
Scobell Chemical; NYSDOT Site	1 Rockwood Place	0.70 mile southeast	828076	In Progress

According to the database report, the Scobell Chemical site investigation is in progress. McLaren/Hart contacted Mr. Todd Caffoe, Environmental Engineer, NYSDEC, regarding the current site status of Scobell Chemical. According to Mr. Caffoe, the site is a low priority site, however, is considered to have significant environmental issues. Mr. Caffoe reported that the New York State Department of Transportation (NYSDOT) has demolished an on-site building and performed a limited soil removal programs. Reportedly, approximately sixty (60) 55 gallon drums of Silvex contaminated debris remain on-site. It is unknown, at this time, if groundwater has been impacted, and there are no groundwater monitoring wells located at the site. A consent order has not been issued by the NYSDEC. Mr. Caffoe stated that the Attorney General's Office is still trying to recover costs for NYSDOT. Apparently, a portion of the site is now covered by a paved roadway. Based on the distance between the Scobell Chemical Site and the Property, it does not appear that the Scobell site will adversely impact the Property. However, McLaren/Hart recommends that the Property owner monitor the cleanup progress of the Scobell Chemical site with the NYSDEC.

7.0 SITE VISIT

On March 2, 1995, Mr. Michael D'Eufemia, Senior Associate Environmental Scientist of McLaren/Hart conducted a visual inspection at the Property. Appropriate EKC personnel provided McLaren/Hart with information pertaining to site activities and history and escorted the representative during the site inspection. All of the former EKC occupied space was inspected by the representative. Most areas in the EKC occupied space were observed vacant at the time of the site visit. Several areas outside the EKC site management office were observed as storage for files, boxes, general photographic material supplies and chemical material storage including one (1) less than 90 day hazardous waste accumulation area. Chemicals remaining at the Property were observed undergoing inventory and segregation for eventual off-site shipment.

7.1 Potable Water

7.1.1 Site Observations

Potable water is supplied to the Property by the City of Rochester in conjunction with the Monroe County Water Authority. No groundwater wells were observed located at EKC occupied areas.

7.1.2 Regulatory Contact

McLaren/Hart contacted Mr. John Salisbury, Manager Water Distribution, of the City of Rochester Water Bureau, regarding the quality of the water supplied to the Property. Mr. Salisbury reported that potable water for the area is surface water drawn from either Hemlock Lake or Lake Ontario, depending on water availability fluctuations. The water is treated at the Hemlock Lake Water Filtration Plant (Hemlock Lake) or at the Monroe County Water Filtration Plant at Shoremont (Lake Ontario) and is routed to the City of Rochester. Mr. Salisbury stated that all of the water that is supplied to the Property meets or exceeds the federal primary and secondary safe drinking water standards.

McLaren/Hart contacted Mr. Dale Kriewall, Manager of Water Production, Hemlock Lake Water Filtration Plant regarding the quality of water supplied to the Property and the average Langelier Saturation Index of that water. According to Mr. Kriewall, most of the potable water that is supplied to the Property comes from Hemlock Lake. According to

Mr. Kriewall, it would be an extremely rare occurrence for water from Lake Ontario to go to the section of the City including the Property. Mr. Kriewall stated that the Langelier Saturation Index of the water that is supplied to the Property is approximately -1.0. The Langelier Saturation Index is the measurement of a solution's ability to dissolve or deposit calcium carbonate, and is often used as an indicator of the corrosivity of water. The lower the Langelier Saturation Index, the more aggressive (corrosive) it is and the greater the potential that lead (solder) from copper pipes could be dissolved in the water. Since the water from the public supply has a relatively low Langelier Saturation Index, lead levels at the point of use may be elevated. Mr. Kriewall indicated, that over the next several months, measures will be initiated to reduce the corrosivity of the water leaving the Hemlock Lake Water Filtration Plant. Notification of this initiative is planned for all industrial facilities in the City of Rochester within the next two (2) weeks.

7.2 Wastewater/Storm Water

7.2.1 Site Observations

The current wastewater discharges at the Property consist primarily of limited sanitary wastewater. The Property was observed mostly vacant at the time of the site inspection and wastewater associated with former EKC operations is not produced. The Property is connected to the Monroe County Water Authority sanitary sewer system. All of the floor drains located in the building are reportedly connected to the Monroe County Water Authority sanitary sewer system.

Storm water runoff (*i.e.*, generated from parking lots and roof drains) is collected by the Monroe County Water Authority storm water collection system. Reportedly, the sanitary sewer system and storm water sewer system are separate lines under Carlson Road and become a combined system under Humboldt Drive. Wastewater in this system combined is treated by the Monroe County Water Authority.

7.2.2 Regulatory Contacts

McLaren/Hart contacted Mr. Michael Kirchgessner, Industrial Wastewater Engineer, of the Monroe County Pure Waters Agency (MCPWA) regarding wastewater and storm water discharges at the Property. Mr. Kirchgessner reported that wastewater and storm water generated on-site is discharged to the Frank E. VanLare Sewage Treatment Plant in Rochester, New York. Treated wastewater and storm water is eventually discharged to Lake Ontario.

According to information provided by EKC during the site visit, EKC was required to have a sewer use permit under the Monroe County Sewer Use Law, however, was subsequently relieved of that requirement. The MCPWA has periodically monitored effluent from the Property and issued correspondence regarding the results. Based on McLaren/Hart's review of this correspondence and other EKC files for wastewater discharges from the Property, it appears that EKC has always been in compliance with the MCPWA and has not been in violation with the Monroe County Sewer Use Law.

7.3 Solid Waste

7.3.1 Site Observations

General refuse generated at the Property consists primarily of limited amounts of household type garbage such as; cardboard, paper, plastics, and waste food materials. The Property was observed mostly vacant at the time of the site inspection and solid waste associated with former EKC operations is not produced. According to information provided by EKC at the time of the site inspection, prior to September 1994, office-type wastes generated at the Property were handled directly by EKC and were transported by EKC to the EKC owned and operated incinerator located at Kodak Park. After September 1994, office-type wastes generated at the Property were reportedly handled by Waste Management, Inc. of Rochester, New York. Reportedly, Waste Management, Inc. transported solid waste generated at the Property to the Riga Mill Seat Landfill in Riga, New York.

7.3.2 Regulatory Contact

McLaren/Hart contacted Mr. Gerard Wagner, Environmental Engineer I, NYSDEC, Solid Waste Landfills Division, regarding the Riga Mill Seat Landfill. Mr. Wagner reported that the Riga Mill Seat Landfill is not an NPL or CERCLIS listed site.

Therefore, solid waste disposal activities do not currently appear to pose an environmental concern to the Property.

7.4 Medical Waste

Medical waste is currently not generated on-site. The Property was observed mostly vacant at the time of the site inspection and medical waste associated with former EKC operations is not produced. According to information provided by EKC during the site visit, Clinical

Diagnostics (EKC) and Health Sciences (EKC) were former producers of medical waste (e.g., sharps and slides) at the Property. Medical waste formerly generated at the Property was handled directly by EKC and was transported by EKC to the EKC owned and operated incinerator located at Kodak Park. Based on McLaren/Hart's review of EKC files, all appropriate documentation appears in-place for the former generation and disposal of medical wastes. Therefore, the former generation and disposal of medical waste does not currently appear to pose an environmental concern to the Property.

7.5 Waste Oil

McLaren/Hart observed that waste oil is not generated at the Property. The Property was observed mostly vacant at the time of the site inspection and waste oil associated with former EKC operations is not produced. According to information provided by EKC during the site visit, limited amounts of waste oil were formerly generated at the Property during general maintenance of building equipment. Waste oil formerly generated at the Property was handled directly by EKC and was transported by EKC to the EKC owned and operated incinerator located at Kodak Park. Based on McLaren/Hart's review of EKC files, all appropriate documentation appears in-place for the former generation and disposal of waste oil. Therefore, the former generation and disposal of waste oil does not currently appear to pose an environmental concern to the Property.

7.6 Hazardous Materials/Chemicals

McLaren/Hart observed limited amounts of hazardous materials and chemicals stored at the Property. These materials were stored in containers ranging from very small vials to 55 gallon drums (Photographs N^os 1 and 2). Floor drains were not observed near these materials. All of these hazardous materials/chemicals were undergoing inventory and appropriate segregation for disposal off-site, at the time of the site inspection. Therefore, these materials/chemicals are discussed further in Section 7.7, Hazardous Waste.

7.7 Hazardous Waste

During the site inspection, it was observed that operations conducted at the Property do not currently generate regulated quantities of hazardous waste, which significantly reduces the potential environmental and regulatory risks presented by hazardous waste. The Property was observed mostly vacant at the time of the site inspection and hazardous waste associated with former EKC operations is not produced. Former operations that generated hazardous waste included photographic fixer and developer containing silver (Photograph N^o 3).

Limited quantities of hazardous wastes (shelf life exceeded) were observed at the Property, during the site inspection, undergoing inventory and segregation for eventual off-site disposal. One (1) less than 90 day hazardous waste accumulation area (Photograph N^o 4) was observed at the Property. This area appeared neat and orderly at the time of the site inspection, however was not equipped with secondary containment. Since all wastes at the Property are slated for removal from the Property, McLaren/Hart recommends daily visual inspections of the storage area to confirm potential releases are not occurring. Hazardous waste located at the Property is being handled directly by EKC and will be transported by EKC to the EKC owned and operated incinerator located at Kodak Park. Based on McLaren/Hart's review of EKC files, all appropriate documentation appears in-place for the former generation and disposal of hazardous wastes. Therefore, the disposal of hazardous waste does not currently appear to pose an environmental concern to the Property.

7.8 Air Emissions

During the site inspection, it was observed that current EKC operations conducted at the Property do not require city, state or federal air emission permits. The Property was observed mostly vacant at the time of the site inspection and permitted air emission sources associated with former EKC operations are not currently used. According to information provided by EKC during the site visit, several air emission sources (e.g., paint mixing, welding and epoxy hoods) were permitted for air emissions (Photograph N^o 5). Reportedly, other EKC processing machines were exempt from permitting. Based on McLaren/Hart's review of EKC files, all appropriate documentation appears in-place for the former air emission sources located at the Property. McLaren/Hart is not aware of any past notices of violations (NOVs) relating to air emissions at the Property. Therefore, past air emission sources do not appear to pose an environmental concern to the Property.

7.9 Indoor Air Quality

Reportedly, there have been several indoor air quality studies performed at the Property during his tenure. EKC reported that some of these studies have resulted from employee complaints, however, the majority of the studies were performed as general health and safety evaluation and were conducted by EKC Certified Industrial Hygienists (CIHs). Reportedly, no significant issues arose as a result of any of the indoor air quality studies performed at the Property. Therefore, indoor air quality does appear to have been adversely impacted by former EKC operations at the Property.

7.10 Aboveground Storage Tanks (ASTs)

There was no evidence of EKC ASTs at the Property. Reportedly, there were never any EKC owned/operated/maintained ASTs at the Property.

7.11 Underground Storage Tanks (USTs)

Reportedly, there were never any EKC owned/operated/maintained USTs at the Property. As discussed in Section 6.2.1, Carlson Park Associates, a Property tenant, apparently owns and operates four (4) USTs at the Property. Since EKC has only leased space at the Property building and has not owned/operated/maintained USTs at the Property, potential environmental liabilities (*i.e.*, releases) associated with these USTs are not a concern to EKC.

7.12 Polychlorinated Biphenyls (PCBs)

7.12.1 Site Observations

According to 40 CFR Subpart A, Section 761.3, a "PCB transformer" means any transformer that contains PCB concentrations of 500 ppm or greater; and "PCB-Contaminated Electrical Equipment" means any electrical equipment, including but not limited to transformers, capacitors, circuit breakers, reclosures, voltage regulators, switches, electromagnets, and cable, that contain PCB concentrations between 50 ppm and 499 ppm. This section of the CFR also states that "oil filled electrical equipment other than circuit breakers, reclosures, and cable whose PCB concentration is unknown must be assumed to be PCB-Contaminated Electrical Equipment."

McLaren/Hart observed at least one (1) 55 gallon drum, in the EKC occupied space, that was labeled "ballasts" for disposal (Photograph N^o 6). Reportedly, PCB ballast waste located at the Property is being handled directly by EKC and will be transported by EKC to the EKC facility located at Kodak Park for eventual off-site disposal at a TSCA permitted facility. Based on McLaren/Hart's review of EKC files, all appropriate documentation appears in-place for the disposal of PCB wastes. Therefore, the disposal of PCB waste does not currently appear to pose an environmental concern to the Property.

McLaren/Hart observed several liquid containing electrical transformers at the Property. The locations and apparent PCB content of these units are as follows:

Transformer(s) Location	PCB Content
Building 10S Switch Gear Room	PCB
Building 10N (2 units)	PCB
Building 8 - 1st Floor	PCB
Building 8 - 1st Floor (entrance)	Non-PCB
Building 8 - 2nd Floor	Non-PCB
Building 2 - 1st Floor	Non-PCB
Building 4 - 2nd Floor	PCB

Those liquid filled transformers that are apparently PCB were observed labeled with appropriate PCB labels. Secondary containment was observed for all liquid filled transformers labeled as PCB (Photograph N^o 7). Leaks or stains were not observed around any of the liquid filled transformers. Since EKC has only leased space in the Property building, PCB transformers at the Property should not pose an environmental concern to EKC.

7.13 Asbestos Containing Materials (ACMs)

A visual inspection was performed in accessible areas of the building to observe suspect ACMs. Inaccessible areas, such as behind walls and columns, were not inspected. The date of building construction (1925-1952) would indicate that asbestos may have been used in friable building materials typically suspected of containing asbestos. Friable materials are those which can be crushed or broken by hand and include such materials as suspended ceiling tiles and pipe insulation. The use of asbestos in the manufacturing of certain building materials has been banned by the EPA as follows:

- 1973 all spray-on applications of asbestos coating for fireproofing and insulation.
- 1975 Installation of wet applied and performed asbestos pipe insulation, asbestos block-insulation used on boilers, hot water tanks, and heat exchangers.
- 1978 Spray-applied asbestos coatings for decorative purposes; use of asbestos as an ingredient in spackle and joint compounds.

While the use of asbestos in manufacture of most building materials has not been fully prohibited by federal law, the use of asbestos, for the most part, has voluntarily been discontinued since the late 1970s. Some non-friable materials, such as roofing material and floor coverings (floor tiles and adhesive mastic) may have been manufactured with asbestos materials and may have been used into the early 1980s.

Based on the visual inspection conducted by McLaren/Hart, suspect ACMs were observed in the form of: friable spray-on fireproofing in the basement; friable pipe and boiler insulation (Photograph N^o 8); friable acoustical lay-in ceiling tile; non-friable floor tiles (Photograph N^o 9); and, non-friable roofing materials. All suspect ACMs ranged from poor to good condition.

According to information provided by EKC at the time of the site visit, all ACMs located at the Property are the responsibility of the Property owner, Carlson Park Associates. Reportedly, Carlson Park Associates, does have an Operations and Maintenance Plan in-place for ACMs at the Property. Mr. Szklany reported that EKC has conducted several ACM abatement projects at the Property when renovations to EKC occupied areas involved disturbing ACMs. Based on McLaren/Hart's review of EKC files, all appropriate documentation appears in-place for the removal of asbestos from EKC occupied areas of the Property building. Appropriately licensed contractors and workers appear to have been utilized by EKC during these removal projects and proper air monitoring was conducted to support clean removals and project closures. McLaren/Hart is not aware of any past notices of violations (NOVs) relating to the removal of asbestos from the Property. Therefore, past asbestos abatement projects, conducted by EKC, do not appear to pose an environmental concern to the Property. However, many damaged friable and non-friable suspect ACMs were observed at the Property at the time of the site inspection.

7.14 Lead-Based Paint

Lead was a major ingredient in paint pigment prior to and through the 1940s. While other pigments were used in the 1950s, the use of lead in paint continued until the early 1970s. In 1978, the Consumer Products Safety Commission banned paint and other surfacing coating materials which are "lead-containing paint". Lead paint is defined by the United States Environmental Protection Agency (USEPA) and the Housing and Urban Development Agency (HUD) as containing 0.50% lead by mass.

Based on the date of building construction (1925-1952), lead-based paint may have been used at the Property building. Some painted areas were observed delaminating at the time of the site inspection (Photograph N^o 10). Reportedly, EKC occupied areas of the building that have been repainted by EKC, have been painted with either latex-based or oil-based paints. Since EKC has only leased space in the Property building, lead-based paint at the Property does not pose an environmental concern to EKC.

7.15 Lead Piping

Lead has also been used in the manufacture of pipes, solder and flux. As of 1986, the EPA banned the use of lead in quantities greater than 0.2 percent for solder and flux and 8.0 percent for pipes and fittings in plumbing for residential and non-residential facilities providing water for human consumption.

Reportedly, copper, cast iron and PVC pipes are utilized throughout the Property building. Based on the date of the building construction (1925-1952), the possibility exists for lead solder and flux to have been used at the Property.

Mr. Dale Kriewall, Manager of Water Production, Hemlock Lake Water Filtration Plant, reported the Langelier Saturation Index of the water supplied to the Property averages approximately -1.0 (see Section 7.1.2). Since the water from the public supply has a relatively low Langelier Saturation Index, lead levels at the point of use may be elevated.

7.16 Urea Formaldehyde Foam Insulation (UFFI)

Based on the findings of McLaren/Hart's site inspection, there was no evidence of urea formaldehyde insulation at the Property. However, UFFI is reportedly located on some exterior rooftop locations. Carlson Park Associates is responsible for all exterior rooftop maintenance activities.

7.17 Sensitive Receptors and Wetlands

McLaren/Hart did not perform a formal wetlands delineation during this Phase I Environmental Assessment. Primary concerns associated with sensitive receptors and wetlands are:

- Federal and state environmental regulations often limit an owner's ability to modify his/her property when sensitive receptors or wetlands are potentially impacted; and,
- The potential of a release or discharge from a facility impacting a sensitive receptor or wetland.

McLaren/Hart did not observe any potential wetlands on or adjacent to the Property.

7.18 Radon

Radon is a gas which can seep into structures constructed in areas with soils containing radium. Radon travels through the soil and enters the structure through cracks and holes in basement walls or floors, drains, or other openings (*i.e.*, dry well). The EPA action level for radon is 4.0 picocuries per liter (pCi/L). Reportedly, a radon test has never been conducted at the Property.

According to information obtained for the New York State Department of Health (NYSDOH) through April 1, 1990, the average radon level for 705 homes tested in Monroe County was 3.0 pCi/L. The USEPA action level for radon is 4.0 pCi/L.

Therefore, radon does not appear to be a concern in Monroe County. It should be noted, however, that the only definitive method of identifying specific radon levels for a property is to conduct a radon test at that property.

7.19 Chlorofluorocarbons (CFC)

EKC operates and maintains air conditioning/chillers for room air temperature control. These units contain chlorofluorocarbons (CFCs). The units are purged of CFCs during winter months and stored in storage vessels in the basement (Photograph N^o 11). All CFC containing equipment is reportedly maintained by properly trained outside contractors and no CFCs have been reportedly released to the environment. Since the equipment is owned by the Property owner, CFCs at the Property do not pose an environmental concern to EKC.

7.20 Potential and/or Existing Soil and Groundwater Contamination

The Property is located in an urbanized environment in the City of Rochester, New York. There is a strong potential for regionally degraded groundwater in this urbanized area. The likelihood that EKC would be held liable for these groundwater conditions that may be beneath the Property is negligible. Therefore, McLaren/Hart is not recommending test borings, monitoring wells or sample collection to identify contamination at the Property.

8.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the Scope of Work defined in Section 3.0 and the findings of the environmental assessment described in Sections 5.0, 6.0 and 7.0 of this report, McLaren/Hart has prepared the following summary of existing and potential environmental issues at the Property. The conclusions are based on the conditions present during the on-site inspection and the information provided through interviews and document reviews provided prior to the submission of this report.

The following environmental issues were identified by McLaren/Hart and recommendations are made based on the information made available regarding the Property.

- 1) Based on a review of available Sanborn maps for the Property, the potential exists for historical operations (*i.e.*, prior to EKC occupancy) to have adversely impacted the Property.
- 2) Based on the visual inspection conducted by McLaren/Hart, suspect asbestos containing materials (ACMs) were observed in the form of: friable spray-on fireproofing in the basement; friable pipe and boiler insulation; friable acoustical lay-in ceiling tile; non-friable floor tiles; and, non-friable roofing materials. Suspect ACMs were observed in condition ranging from poor to good.
- 3) McLaren/Hart observed a variety of hazardous materials and chemicals slated for eventual off-site disposal. These materials were stored in containers ranging in size from small vials to 55-gallon drums. Floor drains were not observed near these materials. The hazardous materials, classified as hazardous waste, are slated for removal from the Property. Since areas of hazardous waste storage (*i.e.*, less than 90 day hazardous waste accumulation area) were observed without secondary containment, McLaren/Hart recommends daily visual inspections of these areas to confirm that potential releases are not occurring.
- 4) A review of the regulatory database revealed Rochester Circuits, Inc. was an apparent CERCLIS site and was a tenant of the Property building. Rochester Circuits, Inc., is reportedly no longer a tenant at the Property.

McLaren/Hart believes that all of the aforementioned environmental concerns pose a low liability to the Property. Therefore, McLaren/Hart is not recommending that further work, beyond that mentioned, be conducted at the Property.

APPENDIX A

LIST OF REGULATORY AGENCY CONTACTS

APPENDIX A

LIST OF REGULATORY AGENCY CONTACTS

Agency: City of Rochester
Department: Water Bureau
Phone: (716) 428-7565
Contact: Mr. John Salisbury
Purpose of Call: Potable Water

Agency: Hemlock Lake Water Filtration Plant
Department: Water Production
Phone: (716) 346-3160
Contact: Mr. Dale Kriewall
Purpose of Call: Potable Water

Agency: Monroe County Pure Waters Agency
Phone: (716) 274-7700
Contact: Mr. Mike Kirchgessner
Purpose of Call: Wastewater/Storm Water

Agency: NYSDEC
Department: Solid Waste Landfills
Phone: (518) 457-2052
Contact: Mr. Gerard Wagner
Purpose of Call: Riga Mill Seat Landfill

Agency: EPA
Department: Superfund
Phone: (212) 637-4341
Contact: Mr. Yuan Davila
Purpose of Call: Rochester Circuits, Inc.

APPENDIX B
REGULATORY DATABASE

SITE ASSESSMENT REPORT

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: EASTMAN KODAK C EASTMAN KODAK COMPANY 100 CARLSON RD ROCHESTER, NY 14653 Latitude/Longitude: (43.151513, 77.560636)	FRED LONEKER MCLAREN/HART-ALBANY 28 MADISON AVENUE EXT ALBANY, NY 12203-5326

Site Distribution Summary			within 1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile
Agency / Database - Type of Records						
A) Databases searched to 1 mile:						
US EPA	NPL	National Priority List	0	0	0	0
US EPA	TSD	RCRA permitted treatment, storage, disposal facilities	0	0	0	1
STATE	SPL	State equivalent priority list	0	0	0	1
B) Databases searched to 1/2 mile:						
US EPA	CERCLIS	Sites under review by US EPA	1	0	0	-
STATE	LUST	Leaking Underground Storage Tanks	0	1	7	-
STATE	SWLF	Permitted as solid waste landfills, incinerators, or transfer stations	0	0	0	-
C) Databases searched to 1/4 mile:						
STATE	UST	Registered underground storage tanks	1	2	-	-
STATE	AST	Registered aboveground storage tanks	1	0	-	-
D) Databases searched to 1/8 mile:						
US EPA	ERNS	Emergency Response Notification System of spills	0	-	-	-
US EPA	LG GEN	RCRA registered large generators of hazardous waste	5	-	-	-
US EPA	SM GEN	RCRA registered small generators of hazardous waste	1	-	-	-

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

LIMITATION OF LIABILITY

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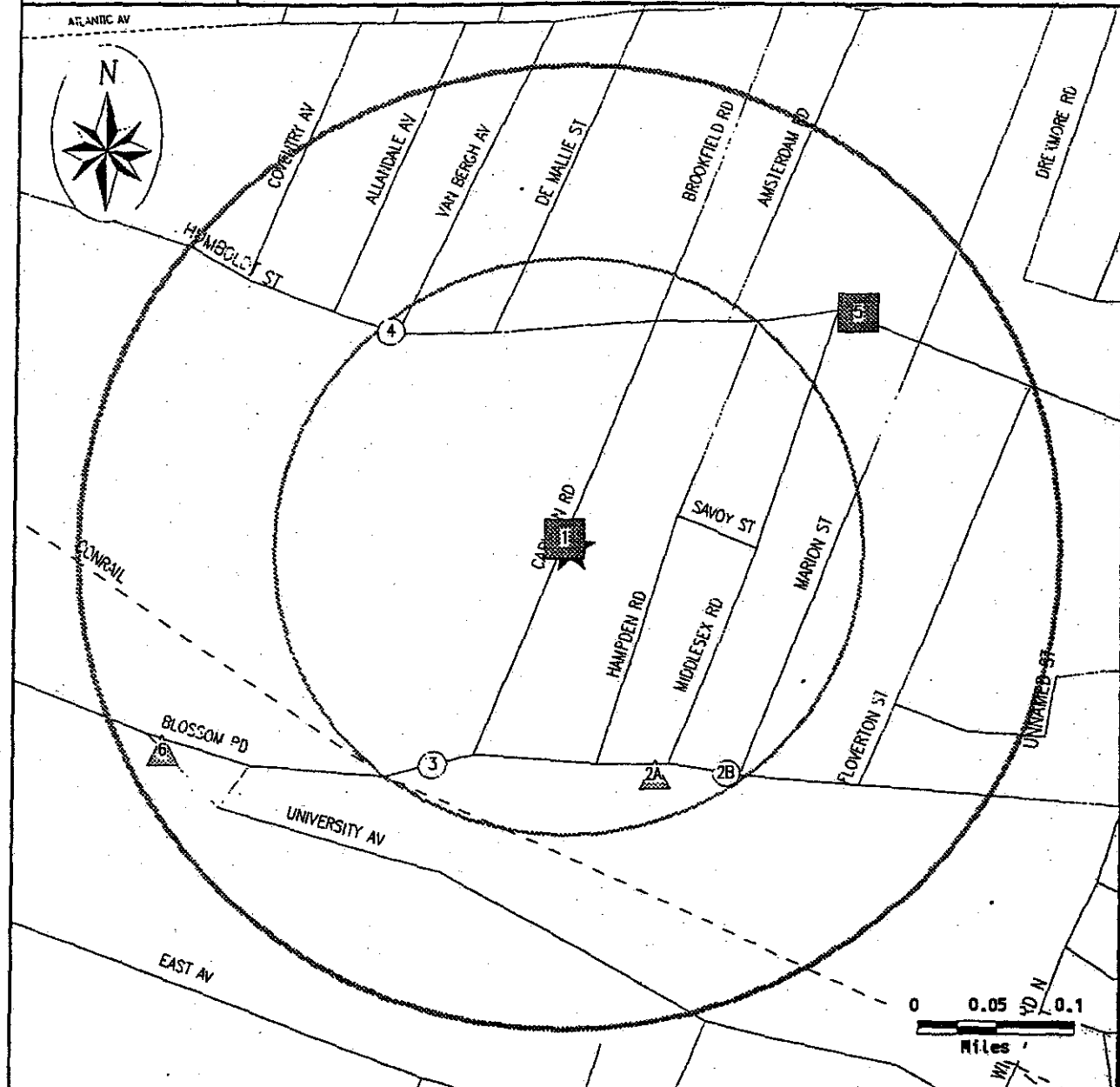
Date of Report: February 3, 1995

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SITE ASSESSMENT REPORT

Map of Sites within Quarter Mile



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

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SITE ASSESSMENT REPORT

SITE INVENTORY

MAP ID	PROPERTY AND THE ADJACENT AREA (within 1/8 mile)	A			B			C		D			VISTA ID DISTANCE DIRECTION
		NPL	ISD	SPL	CERCLIS	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN	
1	KODAK APPARATUS DIVISION - 'C' PLANT 100 CARLSON ROAD ROCHESTER, NY 14610										X		231469 0.00 MI ADJACENT
1	ROCHESTER CIRCUITS INC. 100 CARLSON ROAD ROCHESTER, NY 14610				X						X		357700 0.00 MI ADJACENT
1	CARLSON PARK ASSOCIATES 100 CARLSON ROAD ROCHESTER, NY 14610							X			X		70786 0.00 MI ADJACENT
2A	STIRLING INDUSTRIES, DIV BISHOP CHEM 525 BLOSSOM ROAD ROCHESTER, NY 14610								X				1522118 0.10 MI SE
2B	FARREL CO DIV USM CORP 565 BLOSSOM RD ROCHESTER, NY 14610										X		149051 0.12 MI SE
3	MACHINE TOOL RESEARCH, INC. 405 BLOSSOM ROAD ROCHESTER, NY 14610											X	253627 0.10 MI SW
4	BAUSCH LOMB EXHIBITS 251 HUMBOLT STREET ROCHESTER, NY 14610										X		39799 0.12 MI NW

MAP ID	SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)	A			B			C		D			VISTA ID DISTANCE DIRECTION
		NPL	ISD	SPL	CERCLIS	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN	
5	CITY OF ROCHESTER SCHOOL #28 450 HUMBOLT STREET ROCHESTER, NY 14610							X					752617 0.17 MI NE
5	SCHOOL 28 450 HUMBOLDT STREET ROCHESTER, NY 14610					X							2721186 0.18 MI NE
6	TEALE MACHINE COMPANY INC. 1425 UNIVERSITY AVE ROCHESTER, NY 14607							X					418410 0.23 MI W

MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	A			B			C		D			VISTA ID DISTANCE DIRECTION
		NPL	ISD	SPL	CERCLIS	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN	
7	ATLANTIC SERVICE STATION 1656 EAST AVE ROCHESTER, NY 14610					X							1123815 0.30 MI S

X = search criteria; • = tag-along (beyond search criteria).

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MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	A		B		C		D		VISTA ID DISTANCE DIRECTION			
		NPL	TSD	SPL	CERCLIS	UST	SWLF	UST	AST		ERNS	LG GEN	SM GEN
7	ATLANTIC STA #0363-3849 1656 EAST AVENUE ROCHESTER, NY					X							4717557 0.30 MI S
7	ATLANTIC GAS STATION 1656 EAST AVNUE ROCHESTER, NY					X							3537222 0.30 MI S
8	RON INK COMPANY INC 61 HALSTEAD STREET ROCHESTER, NY 14610					X		•		•			360017 0.42 MI SE
9	OSER PRESS 1239 UNIVERSITY AVE ROCHESTER, NY 14607					X					•		3861551 0.43 MI W
10	HESS GAS MART 1849 EAST AVENUE ROCHESTER, NY 14610					X		•					751797 0.46 MI SE
11	GUENTHERS AUTO 1912 EAST MAIN STREET ROCHESTER, NY 14609					X							3539262 0.50 MI N

MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	A			B			C		D		VISTA ID DISTANCE DIRECTION	
		NPL	TSD	SPL	CERCLIS	UST	SWLF	UST	AST	ERNS	LG GEN		SM GEN
12	SCOBELL CHEMICAL; NYSDOT SITE 1 ROCKWOOD PLACE ROCHESTER, NY 14610			X							•		3506955 0.70 MI SE
13	GLEASON WORKS-MACHINE DIVISION 1000 UNIVERSITY AVE. ROCHESTER, NY 14607		X						•		•		172356 0.76 MI W



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UNMAPPED SITES	A		B		C		D		VISTA ID			
	NPL	TSD	SPL	GERCLIS	LUST	SWLF	UST	AST		ERNS	LG GEN	SM GEN
HESS SERVICE STATION WINTON ROAD BRIGHTON, NY					X							2739752
EMPIRE RETURNS CORP ROCHESTER, NY						X						3998529
MONROE COUNTY T.S. NY						X						3502430
HIGH ACRES GAS NY						X						3502177
MONROE COUNTY RDF PROCESSING MONROE COUNTY, NY						X						3998578
ONTARIO RECYCLING INC ROCHESTER, NY						X						3998595
ROCHESTER (C) ROCHESTER, NY						X						3998601
MILL SEAT SLF NY						X						4898220
PENFIELD (T) RURAL T.S. NY						X						4898257
SWEDEN (T) RURAL T.S. NY						X						4898300



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SITE ASSESSMENT REPORT

DETAILS

PROPERTY AND THE ADJACENT AREA (within 1/8 mile)

VISTA Address*:	KODAK APPARATUS DIVISION - 'C' PLANT 100 CARLSON ROAD ROCHESTER, NY 14610	VISTA ID#:	231469	Map ID: 1
		Distance/Direction:	0.00 MI / ADJACENT	
		Plotted as:	Point	
RCRA-LgGen - RCRA-Large Generator / SRC# 1832		EPA ID:	NYD980537112	
Agency Address:	SAME AS ABOVE			
Generator Class:	GENERATORS WHO GENERATE AT LEAST 1000 KG/MONTH OF NON-ACUTELY HAZARDOUS WASTE OR 1 KG/MONTH OF ACUTELY HAZARDOUS WASTE			
Generator Requirements Violation:	NO			
Violation of Corrective Action Scheduled:	NO			
Land Requirements Violation:	NO			
VISTA Address*:	ROCHESTER CIRCUITS INC. 100 CARLSON ROAD ROCHESTER, NY 14610	VISTA ID#:	357700	Map ID: 1
		Distance/Direction:	0.00 MI / ADJACENT	
		Plotted as:	Point	
CERCLIS / SRC# 1955		EPA ID:	NYD094410586	
Agency Address:	ROCHESTER CIRCUITS INC. 100 CARLSON ROAD ROCHESTER, NY 14603			
NPL Status:	NOT A PROPOSED, CURRENT, OR DELETED NPL SITE			
Site Ownership:	UNKNOWN			
Lead Agency:	NO DETERMINATION			
Site Description:	NOT REPORTED			
Event Type:	Lead Agency:	Event Status:	Start Date:	Completion Date:
DISCOVERY	EPA FUND FINANCED	NOT REPORTED	NOT REPORTED	JUNE 6, 1989
PRELIMINARY ASSESSMENT	EPA FUND FINANCED	NOT REPORTED	NOT REPORTED	SEPTEMBER 27, 1989
RCRA-LgGen - RCRA-Large Generator / SRC# 1832		EPA ID:	NYD094410586	
Agency Address:	ROCHESTER CIRCUITS, INC. 100 CARLSON ROAD ROCHESTER, NY 14603			
Generator Class:	GENERATORS WHO GENERATE AT LEAST 1000 KG/MONTH OF NON-ACUTELY HAZARDOUS WASTE OR 1 KG/MONTH OF ACUTELY HAZARDOUS WASTE			
Generator Requirements Violation:	NO			
Violation of Corrective Action Scheduled:	NO			
Land Requirements Violation:	NO			



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PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

VISTA Address:	CARLSON PARK ASSOCIATES 100 CARLSON ROAD ROCHESTER, NY 14610	VISTA ID#	70786
		Distance/Direction:	0.00 MI / ADJACENT
		Plotted as:	Point

Map ID:

1

RCRA-LgGen - RCRA-Large Generator / SRC# 1832		EPA ID:	NYD980789143
Agency Address:	SAME AS ABOVE		
Generator Class:	GENERATORS WHO GENERATE AT LEAST 1000 KG/MONTH OF NON-ACUTELY HAZARDOUS WASTE OR 1 KG/MONTH OF ACUTELY HAZARDOUS WASTE.		
Generator Requirements Violation:	NO		
Violation of Corrective Action	NO		
Scheduled:			
Land Requirements Violation:	NO		

STATE UST - State Underground Storage Tank / SRC# 1829		Agency ID:	8-298336
Agency Address:	CARLSON PARK 100 CARLSON RD ROCHESTER, NY 14610		
Underground Tanks:	NOT REPORTED		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		

Tank ID:	001	Tank Status:	CLOSED
Tank Contents:	FUEL OIL	Leak Monitoring:	NO MONITOR
Tank Age:	NOT REPORTED	Tank Piping:	GALVANIZED STEEL
Tank Size (Units):	30000 (GALLONS)	Tank Material:	STEEL
Tank ID:	002	Tank Status:	CLOSED
Tank Contents:	FUEL OIL	Leak Monitoring:	NO MONITOR
Tank Age:	NOT REPORTED	Tank Piping:	GALVANIZED STEEL
Tank Size (Units):	30000 (GALLONS)	Tank Material:	STEEL
Tank ID:	003	Tank Status:	CLOSED
Tank Contents:	FUEL OIL	Leak Monitoring:	NO MONITOR
Tank Age:	NOT REPORTED	Tank Piping:	GALVANIZED STEEL
Tank Size (Units):	30000 (GALLONS)	Tank Material:	STEEL
Tank ID:	004	Tank Status:	CLOSED
Tank Contents:	UNLEADED GAS	Leak Monitoring:	NO MONITOR
Tank Age:	NOT REPORTED	Tank Piping:	GALVANIZED STEEL
Tank Size (Units):	4000 (GALLONS)	Tank Material:	STEEL

VISTA Address:	STIRLING INDUSTRIES, DIV BISHOP CHEMI 525 BLOSSOM ROAD ROCHESTER, NY 14610	VISTA ID#	1522116
		Distance/Direction:	0.10 MI / SE
		Plotted as:	Point

Map ID:

2A

AST - Above Ground Storage Tank / SRC# 1829		Agency ID:	8-505528
Agency Address:	SAME AS ABOVE		
Underground Tanks:	4		
Aboveground Tanks:	1		
Tanks Removed:	NOT REPORTED		
Tank ID:	009	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	LUBE OIL	Leak Monitoring:	MONITOR PRESENT
Tank Age:	NOT REPORTED	Tank Piping:	STEEL/IRON
Tank Size (Units):	1000 (GALLONS)	Tank Material:	STEEL
Tank ID:	015	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	FUEL OIL	Leak Monitoring:	MONITOR PRESENT
Tank Age:	NOT REPORTED	Tank Piping:	STEEL/IRON
Tank Size (Units):	3000 (GALLONS)	Tank Material:	STEEL



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PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

Tank ID:	016	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	KEROSENE	Leak Monitoring:	MONITOR PRESENT
Tank Age:	NOT REPORTED	Tank Piping:	STEEL/IRON
Tank Size (Units):	3000 (GALLONS)	Tank Material:	STEEL
Tank ID:	022	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	FUEL OIL	Leak Monitoring:	MONITOR PRESENT
Tank Age:	NOT REPORTED	Tank Piping:	STEEL/IRON
Tank Size (Units):	1000 (GALLONS)	Tank Material:	STEEL

VISTA Address*:	FARREL CO DIV USM CORP 565 BLOSSOM RD ROCHESTER, NY 14610	VISTA ID#:	149051
		Distance/Direction:	0.12 MI / SE
		Plotted as:	Point

Map ID

2B

RCRA-LqGen - RCRA-Large Generator / SRC# 1832	EPA ID:	NYD002208262
Agency Address:	SAME AS ABOVE	
Generator Class:	GENERATORS WHO GENERATE AT LEAST 1000 KG/MONTH OF NON-ACUTELY HAZARDOUS WASTE OR 1 KG/MONTH OF ACUTELY HAZARDOUS WASTE.	
Generator Requirements Violation:	NO	
Violation of Corrective Action	NO	
Scheduled:		
Land Requirements Violation:	NO	

VISTA Address*:	MACHINE TOOL RESEARCH, INC. 405 BLOSSOM ROAD ROCHESTER, NY 14610	VISTA ID#:	253627
		Distance/Direction:	0.10 MI / SW
		Plotted as:	Point

Map ID

3

RCRA-SmGen - RCRA-Small Generator / SRC# 1832	EPA ID:	NYD982274839
Agency Address:	SAME AS ABOVE	
Generator Class:	GENERATORS WHO GENERATE 100 KG/MONTH BUT LESS THAN 1000 KG/MONTH OF NON-ACUTELY HAZARDOUS WASTE	
Generator Requirements Violation:	NO	
Violation of Corrective Action	NO	
Scheduled:		
Land Requirements Violation:	NO	

VISTA Address*:	BAUSCH LOMB EXHIBITS 251 HUMBOLT STREET ROCHESTER, NY 14610	VISTA ID#:	39799
		Distance/Direction:	0.12 MI / NW
		Plotted as:	Point

Map ID

4

RCRA-LqGen - RCRA-Large Generator / SRC# 1832	EPA ID:	NYD986871184
Agency Address:	SAME AS ABOVE	
Generator Class:	GENERATORS WHO GENERATE AT LEAST 1000 KG/MONTH OF NON-ACUTELY HAZARDOUS WASTE OR 1 KG/MONTH OF ACUTELY HAZARDOUS WASTE.	
Generator Requirements Violation:	NO	
Violation of Corrective Action	NO	
Scheduled:		
Land Requirements Violation:	NO	



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

VISTA Address*:	CITY OF ROCHESTER SCHOOL #28 450 HUMBOLT STREET ROCHESTER, NY 14610	VISTA ID#:	752617
		Distance/Direction:	0.17 MI / NE
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 1829		Agency ID:	8-381519
Agency Address:		SAME AS ABOVE	
Underground Tanks:		NOT REPORTED	
Aboveground Tanks:		NOT REPORTED	
Tanks Removed:		NOT REPORTED	
Tank ID:	032	Tank Status:	CLOSED
Tank Contents:	FUEL OIL	Leak Monitoring:	NO MONITOR
Tank Age:	NOT REPORTED	Tank Piping:	STEEL/IRON
Tank Size (Units):	8000 (GALLONS)	Tank Material:	STEEL

Map ID

5

VISTA Address*:	SCHOOL 28 450 HUMBOLDT STREET ROCHESTER, NY 14610	VISTA ID#:	2721186
		Distance/Direction:	0.18 MI / NE
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 1830		Agency ID:	8708309
Agency Address:		SCHOOL 28 450 HUMBOLDT STREET ROCHESTER, NY NOT AVAILABLE	
Tank Status:		DECEMBER 27, 1987	
Discovery Date:		SOIL/SAND/LAND	
Media Affected:		FUEL OIL	
Substance:		TANK FAILURE	
Leak Cause:		NON-COMMERCIAL INDUSTRY	
Leak Source:		CLEANED UP	
Remedial Action:		NOT AVAILABLE	
Remedial Status 1:		NOT AVAILABLE	
Remedial Status 2:		Quantity (Units)	
Fields Not Reported:			

Map ID

5

VISTA Address*:	TEALE MACHINE COMPANY INC. 1425 UNIVERSITY AVE ROCHESTER, NY 14607	VISTA ID#:	418410
		Distance/Direction:	0.23 MI / W
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 1829		Agency ID:	8-015164
Agency Address:		TEALE MACHINE CO INC 1425 UNIVERSITY AVE BOX 936 ROCHESTER, NY 14607	
Underground Tanks:		NOT REPORTED	
Aboveground Tanks:		NOT REPORTED	
Tanks Removed:		NOT REPORTED	
Tank ID:	001	Tank Status:	CLOSED
Tank Contents:	AGENCY REPORTS THE UNDEFINED TERM "OTHER"	Leak Monitoring:	NO MONITOR
Tank Age:	NOT REPORTED	Tank Piping:	STEEL/IRON
Tank Size (Units):	6000 (GALLONS)	Tank Material:	STEEL
Tank ID:	002	Tank Status:	CLOSED
Tank Contents:	AGENCY REPORTS THE UNDEFINED TERM "OTHER"	Leak Monitoring:	NO MONITOR
Tank Age:	NOT REPORTED	Tank Piping:	STEEL/IRON
Tank Size (Units):	6000 (GALLONS)	Tank Material:	STEEL

Map ID

6



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SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile) CONT.

Tank ID:	003	Tank Status:	CLOSED
Tank Contents:	FUEL OIL	Leak Monitoring:	NO MONITOR
Tank Age:	NOT REPORTED	Tank Piping:	STEEL/IRON
Tank Size (Units):	600 (GALLONS)	Tank Material:	STEEL

SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)

VISTA Address*:	ATLANTIC SERVICE STATION 1656 EAST AVE ROCHESTER, NY 14610	VISTA ID#:	1123815
		Distance/Direction:	0.30 MI / S
		Plotted as:	Point

Map ID

7

STATE LUST - State Leaking Underground Storage Tank / SRC#	Agency ID:	8804040
--	------------	---------

Agency Address:	ATLANTIC RICHFIELD 1660 EAST AVENUE ROCHESTER, NY
Tank Status:	NOT AVAILABLE
Discovery Date:	AUGUST 19, 1988
Media Affected:	GROUNDWATER
Substance:	GASOLINE (UNSPECIFIED)
Leak Cause:	TANK FAILURE
Leak Source:	FIXED FACILITY
Remedial Action:	CLEANED UP
Remedial Status 1:	NOT AVAILABLE
Remedial Status 2:	NOT AVAILABLE
Fields Not Reported:	Quantity (Units)

VISTA Address*:	ATLANTIC STA #0363-3849 1656 EAST AVENUE ROCHESTER, NY	VISTA ID#:	4717557
		Distance/Direction:	0.30 MI / S
		Plotted as:	Point

Map ID

7

STATE LUST - State Leaking Underground Storage Tank / SRC#	Agency ID:	9307880
--	------------	---------

Agency Address:	SAME AS ABOVE
Tank Status:	NOT AVAILABLE
Discovery Date:	SEPTEMBER 28, 1993
Media Affected:	GROUNDWATER
Substance:	GASOLINE (UNSPECIFIED)
Leak Cause:	TANK FAILURE
Leak Source:	FIXED FACILITY
Remedial Action:	CORRECTIVE ACTION IN PROGRESS
Remedial Status 1:	NOT AVAILABLE
Remedial Status 2:	NOT AVAILABLE
Fields Not Reported:	Quantity (Units)



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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

VISTA Address*:	ATLANTIC GAS STATION 1656 EAST AVENUE ROCHESTER, NY	VISTA ID#:	3537222
		Distance/Direction:	0.30 MI / S
		Plotted as:	Point

Map ID:

7

STATE LUST - State Leaking Underground Storage Tank / SRC#	Agency ID:	9206723
1830		

Agency Address:	SAME AS ABOVE
Tank Status:	NOT AVAILABLE
Discovery Date:	SEPTEMBER 10, 1992
Media Affected:	GROUNDWATER
Substance:	WASTE OIL
Leak Cause:	TANK FAILURE
Leak Source:	FIXED FACILITY
Remedial Action:	CORRECTIVE ACTION IN PROGRESS
Remedial Status 1:	NOT AVAILABLE
Remedial Status 2:	NOT AVAILABLE
Fields Not Reported:	Quantity (Units)

VISTA Address*:	RON INK COMPANY INC 61 HALSTEAD STREET ROCHESTER, NY 14610	VISTA ID#:	360017
		Distance/Direction:	0.42 MI / SE
		Plotted as:	Point

Map ID:

8

STATE LUST - State Leaking Underground Storage Tank / SRC#	Agency ID:	8707726
1830		

Agency Address:	RON INK 61 HALSTEAD ST ROCHESTER, NY
Tank Status:	NOT AVAILABLE
Discovery Date:	DECEMBER 7, 1987
Media Affected:	GROUNDWATER
Substance:	FUEL OIL
Leak Cause:	TANK FAILURE
Leak Source:	COMMERCIAL INDUSTRY
Remedial Action:	CLEANED UP
Remedial Status 1:	NOT AVAILABLE
Remedial Status 2:	NOT AVAILABLE
Fields Not Reported:	Quantity (Units)

VISTA Address*:	OSER PRESS 1239 UNIVERSITY AVE ROCHESTER, NY 14607	VISTA ID#:	3861551
		Distance/Direction:	0.43 MI / W
		Plotted as:	Point

Map ID:

9

STATE LUST - State Leaking Underground Storage Tank / SRC#	Agency ID:	9208397
1830		

Agency Address:	OSER PRESS 1239 UNIVERSITY AVENUE ROCHESTER, NY
Tank Status:	NOT AVAILABLE
Discovery Date:	OCTOBER 20, 1992
Media Affected:	SOIL/SAND/LAND
Substance:	FUEL OIL
Leak Cause:	TANK FAILURE
Leak Source:	COMMERCIAL INDUSTRY
Remedial Action:	CORRECTIVE ACTION IN PROGRESS
Remedial Status 1:	NOT AVAILABLE
Remedial Status 2:	NOT AVAILABLE
Fields Not Reported:	Quantity (Units)



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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

VISTA Address*:	HESS GAS MART 1849 EAST AVENUE ROCHESTER, NY 14610	VISTA ID#:	751797
		Distance/Direction:	0.46 MI / SE
		Plotted as:	Point

Map ID:

10

STATE LUST - State Leaking Underground Storage Tank / SRC# 1830	Agency ID:	9106819
Agency Address:	HESS GAS MART 1849 EAST AVENUE ROCHESTER, NY NOT AVAILABLE	
Tank Status:	NOT AVAILABLE	
Discovery Date:	SEPTEMBER 24, 1991	
Media Affected:	SOIL/SAND/LAND	
Substance:	GASOLINE (UNSPECIFIED)	
Leak Cause:	TANK FAILURE	
Leak Source:	FIXED FACILITY	
Remedial Action:	CLEANED UP	
Remedial Status 1:	NOT AVAILABLE	
Remedial Status 2:	NOT AVAILABLE	
Fields Not Reported:	Quantity (Units)	

STATE LUST - State Leaking Underground Storage Tank / SRC# 1830	Agency ID:	0
Agency Address:	HESS STATION #32355 1849 EAST AVENUE ROCHESTER, NY NOT AVAILABLE	
Tank Status:	NOT AVAILABLE	
Discovery Date:	SEPTEMBER 11, 1992	
Media Affected:	GROUNDWATER	
Substance:	GASOLINE (UNSPECIFIED)	
Leak Cause:	TANK FAILURE	
Leak Source:	FIXED FACILITY	
Remedial Action:	CLEANED UP	
Remedial Status 1:	NOT AVAILABLE	
Remedial Status 2:	NOT AVAILABLE	
Fields Not Reported:	Quantity (Units)	

VISTA Address*:	GUENTHERS AUTO 1912 EAST MAIN STREET ROCHESTER, NY 14609	VISTA ID#:	3539262
		Distance/Direction:	0.50 MI / N
		Plotted as:	Point

Map ID:

11

STATE LUST - State Leaking Underground Storage Tank / SRC# 1830	Agency ID:	9206207
Agency Address:	GUENTHERS AUTO 1912 EAST MAIN STREET ROCHESTER, NY NOT AVAILABLE	
Tank Status:	NOT AVAILABLE	
Discovery Date:	AUGUST 27, 1992	
Media Affected:	GROUNDWATER	
Substance:	NON-HAZARDOUS MATERIAL	
Leak Cause:	TANK FAILURE	
Leak Source:	COMMERCIAL INDUSTRY	
Remedial Action:	CORRECTIVE ACTION IN PROGRESS	
Remedial Status 1:	NOT AVAILABLE	
Remedial Status 2:	NOT AVAILABLE	
Fields Not Reported:	Quantity (Units)	



* VISTA address includes enhanced city and ZIP.

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SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)

VISTA Address*:	SCOBELL CHEMICAL, NYSDOT SITE 1 ROCKWOOD PLACE ROCHESTER, NY 14610	VISTA ID#:	3506955	Map ID 12
		Distance/Direction:	0.70 MI/SE	
		Plotted as:	Point	
SPL - State Equivalent Priority List / SRC# 1412		Agency ID:	828076	
Agency Address:	SCOBELL CHEMICAL, NYSDOT SITE 1 ROCKWOOD PLACE BRIGHTON, NY 14610 OPEN DUMP			
Facility Type:	STATE			
Lead Agency:	IN PROGRESS			
State Status:	ORGANICS			
Pollutant 1:	HERBECIDES			
Pollutant 2:	UNKNOWN			
Pollutant 3:	Status			
Fields Not Reported:				

VISTA Address*:	GLEASON WORKS-MACHINE DIVISION 1000 UNIVERSITY AVE. ROCHESTER, NY 14607	VISTA ID#:	172356	Map ID 13
		Distance/Direction:	0.76 MI/W	
		Plotted as:	Point	
RCRA-TSD / SRC# 1832		EPA ID:	NYD002205755	
Agency Address:	GLEASON WORKS-MACHINE DIVISION 1000 UNIVERSITY AVE. ROCHESTER, NY 14603			
Off-Site Waste Received:	NO			
Land Disposal:	NO			
Incinerator:	NO			
Storage/Treatment:	YES			
Ground Water Violation:	NO			
Closure Violation:	NO			
Financial Requirements Violation:	NO			
Corrective Action Violation:	NO			
Land Ban Violation:	NO			
Other Requirements Violation:	NO			



UNMAPPED SITES

VISTA Address*	HESS SERVICE STATION WINTON ROAD BRIGHTON, NY	VISTA ID#	2739752
STATE LUST - State Leaking Underground Storage Tank / SRC# 1830		Agency ID:	9003509
Agency Address:	SAME AS ABOVE		
Tank Status:	NOT AVAILABLE		
Discovery Date:	JUNE 13, 1990		
Media Affected:	GROUNDWATER		
Substance:	GASOLINE (UNSPECIFIED)		
Remedial Action:	CLEANED UP		
Remedial Status 1:	NOT AVAILABLE		
Remedial Status 2:	NOT AVAILABLE		
VISTA Address*	EMPIRE RETURNS CORP ROCHESTER, NY	VISTA ID#	3998529
STATE SWLF - Solid Waste Landfill / SRC# 1332		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	RESOURCE RECOVERY (RECYCLING)		
Facility Status:	NOT AVAILABLE		
Permit Status:	EXEMPT		
VISTA Address*	MONROE COUNTY T.S. NY	VISTA ID#	3502430
STATE SWLF - Solid Waste Landfill / SRC# 1784		Agency ID:	28T02
Agency Address:	SAME AS ABOVE		
Facility Type:	TRANSFER STATION		
Facility Status:	ACTIVE		
Permit Status:	PERMITTED/LICENSED		
VISTA Address*	HIGH ACRES GAS NY	VISTA ID#	3502177
STATE SWLF - Solid Waste Landfill / SRC# 1784		Agency ID:	28F02
Agency Address:	SAME AS ABOVE		
Facility Type:	AGENCY REPORTS THE UNDEFINED TERM "OTHER"		
Facility Status:	ACTIVE		
Permit Status:	PERMITTED/LICENSED		
VISTA Address*	MONROE COUNTY RDF PROCESSING MONROE COUNTY, NY	VISTA ID#	3998578
STATE SWLF - Solid Waste Landfill / SRC# 1877		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	INCINERATOR		
Facility Status:	OPERATIONS SUSPENDED		
Permit Status:	NOT AVAILABLE		



* VISTA address includes enhanced city and ZIP.

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UNMAPPED SITES CONT.

VISTA Address*:	ONTARIO RECYCLING INC ROCHESTER, NY	VISTA ID#	3998595
STATE SWLF - Solid Waste Landfill / SRC# 1332		EPA/Agency ID:	N/A
Agency Address:		SAME AS ABOVE	
Facility Type:		RESOURCE RECOVERY (RECYCLING)	
Facility Status:		NOT AVAILABLE	
Permit Status:		EXEMPT	

VISTA Address*:	ROCHESTER (C) ROCHESTER, NY	VISTA ID#	3998601
STATE SWLF - Solid Waste Landfill / SRC# 1332		EPA/Agency ID:	N/A
Agency Address:		SAME AS ABOVE	
Facility Type:		RESOURCE RECOVERY (RECYCLING)	
Facility Status:		NOT AVAILABLE	
Permit Status:		PROPOSED/PLANNED	

VISTA Address*:	MILL SEAT SLF NY	VISTA ID#	4898220
STATE SWLF - Solid Waste Landfill / SRC# 1784		Agency ID:	28S31
Agency Address:		SAME AS ABOVE	
Facility Type:		SANITARY LANDFILL/LANDFILL	
Facility Status:		ACTIVE	
Permit Status:		PERMITTED/LICENSED	

VISTA Address*:	PENFIELD (T) RURAL T.S. NY	VISTA ID#	4898257
STATE SWLF - Solid Waste Landfill / SRC# 1784		Agency ID:	28R01
Agency Address:		SAME AS ABOVE	
Facility Type:		TRANSFER STATION	
Facility Status:		ACTIVE	
Permit Status:		PERMITTED/LICENSED	

VISTA Address*:	SWEDEN (T) RURAL T.S. NY	VISTA ID#	4898300
STATE SWLF - Solid Waste Landfill / SRC# 1784		Agency ID:	28R02
Agency Address:		SAME AS ABOVE	
Facility Type:		TRANSFER STATION	
Facility Status:		ACTIVE	
Permit Status:		PERMITTED/LICENSED	



* VISTA address includes enhanced city and ZIP.

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SITE ASSESSMENT REPORT

DESCRIPTION OF DATABASES SEARCHED

A) DATABASES SEARCHED TO 1 MILE

NPL
SRC#: 1948 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for NPL was August, 1994.

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

SPL
SRC#: 1412 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Inactive Hazardous Waste Disposal Sites was May, 1993.

This database is provided by the Department of Environmental Conservation, Bureau of Hazardous Site Control.

RCRA-TSD
SRC#: 1832 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for RCRIS was June, 1994.

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

B) DATABASES SEARCHED TO 1/2 MILE

CERCLIS
SRC#: 1955 VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for CERCLIS was September, 1994.

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

SWLF
SRC#: 1332 VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Recycler's Listing was April, 1993.

This database is provided by the Department of Environmental Conservation, Bureau of Municipal Waste.

SWLF
SRC#: 1784 VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Active Solid Waste Disposal Sites was March, 1994.

This database is provided by the Department of Environmental Conservation, Division of Municipal Waste.



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SWLF VISTA conducts a database search to identify all sites within 1/2 mile of your property.
SRC#: 1877 The agency release date for Incinerators-Resource Recovery Projects was January, 1994.

This database is provided by the Department of Environmental Conservation, Bureau of Waste Management.

LUST VISTA conducts a database search to identify all sites within 1/2 mile of your property.
SRC#: 1830 The agency release date for LUST (Tank Test Failures) Database was May, 1994.

This database is provided by the Department of Environmental Conservation.

C) DATABASES SEARCHED TO 1/4 MILE

UST's VISTA conducts a database search to identify all sites within 1/4 mile of your property.
SRC#: 1829 The agency release date for Underground Storage Tank Database was May, 1994.

This database is provided by the Department of Environmental Conservation, Petroleum Bulk Storage Program.

AST's VISTA conducts a database search to identify all sites within 1/4 mile of your property.
SRC#: 1829 The agency release date for Aboveground Storage Tanks was May, 1994.

This database is provided by the Department of Environmental Conservation, Petroleum Bulk Storage Program.

D) DATABASES SEARCHED TO 1/8 MILE

ERNS VISTA conducts a database search to identify all sites within 1/8 mile of your property.
SRC#: 1428 The agency release date for ERNS was September, 1993.

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

RCRA-LgGen VISTA conducts a database search to identify all sites within 1/8 mile of your property.
SRC#: 1832 The agency release date for RCRIS was June, 1994.

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



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RCRA-SmGen
SRC#: 1832

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for RCRIS was June, 1994.

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

End of Report



For more information call VISTA Environmental Information at 1 - 800 - 767 - 0403.

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APPENDIX C

SITE PHOTOGRAPHS

APPENDIX C

SITE PHOTOGRAPH LOG EASTMAN KODAK COMPANY C-PLANT FACILITY ROCHESTER, NEW YORK

Photograph Nº	Photograph Description
1	Hazardous material storage.
2	Hazardous materials undergoing inventory for disposal as hazardous waste.
3	Former hazardous waste generation area.
4	Current less than 90 day hazardous waste accumulation area (Photographic Fixer).
5	Former air emission source for epoxy hoods.
6	PCB ballast storage container.
7	PCB transformer containment dike.
8	Potential ACM on boiler.
9	Potential floor tile ACM.
10	Potential lead based paint.
11	Chlorofluorocarbon storage vessels.



PHOTOGRAPH 01: Hazardous material storage.



PHOTOGRAPH 02: Hazardous materials inventory for disposal as hazardous waste.



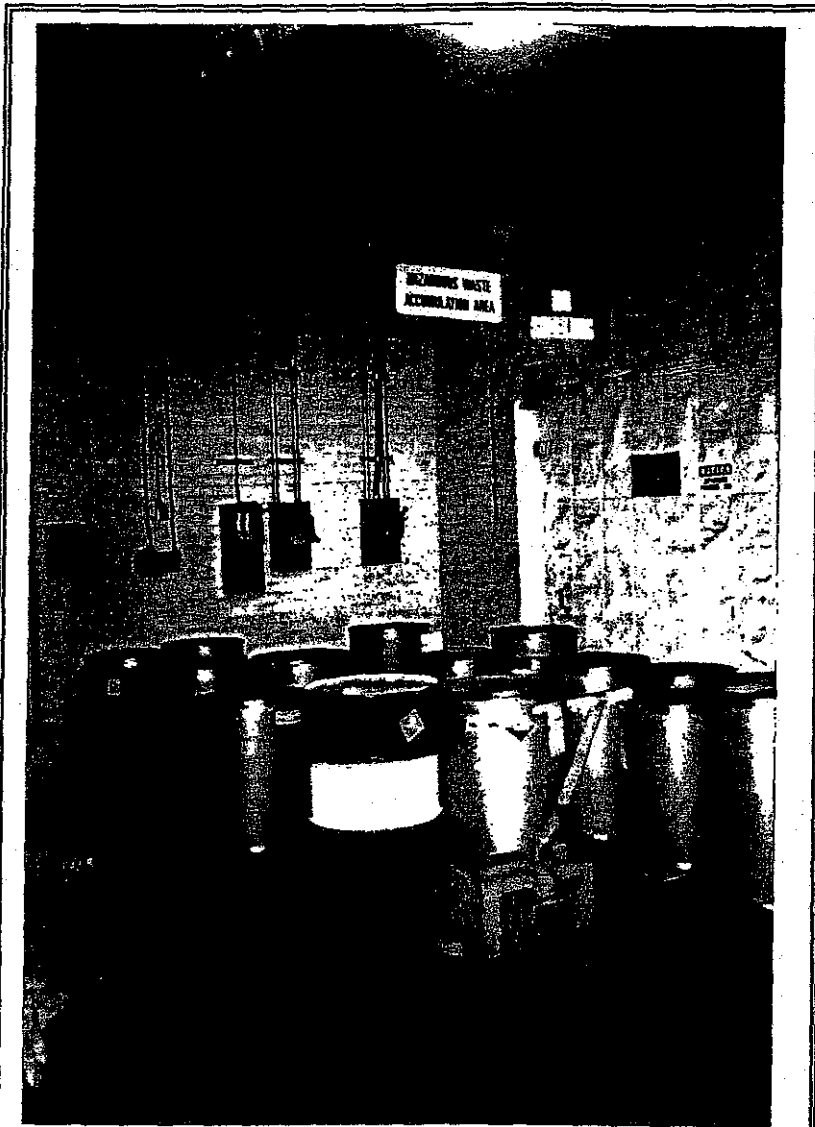
Eastman Kodak Company
C-Plant
Rochester, New York



PHOTOGRAPH 03: Former hazardous waste generation area (Photographic Fixer).



Eastman Kodak Company
C-Plant
Rochester, New York



PHOTOGRAPH 04: Current <90 hazardous waste accumulation area.



Eastman Kodak Company
C-Plant
Rochester, New York



PHOTOGRAPH 03: . Former hazardous waste generation area (Photographic Fixer).



Eastman Kodak Company
C-Plant
Rochester, New York



PHOTOGRAPH 01: Hazardous material storage.



PHOTOGRAPH 02: Hazardous materials inventory for disposal as hazardous waste.



Eastman Kodak Company
C-Plant
Rochester, New York

APPENDIX D

NYSDEC SPILL FACT SHEETS

NYS DEC Region 8
Oil & Hazardous Material Spill - Fact Sheet

** SPILL INFORMATION **

Spill Name : SCHOOL 28
Spill Number: 878306
Spill Date : 12/27/87Spill Time : 1540
FIN : 0Cost Center Code :
Time/Activity Code: 0

** REGIONAL NOTIFICATION **

Date1: 12/27/87
Caller : ANTHONY KARWIELTime1: 1730
From1: NYDEC, 518-235-5413

Call Recipient: CARL HETTENBAUGH

** INITIAL NOTIFICATION **

Date2: / /
Notifier : GEDAR LAVALLEYTime2: 0
From2: LAVALLEY BROS, 515-594-8222

Noti. Recipient:

** MATERIAL **

Material Spilled: 42 FUEL

Quantity Spilled: 0

Recovered: 0

** SPILL GEOGRAPHY **

Spill Location: 450 HUMBOLDT STREET

Municipality: ROCHESTER

County: MONROE

Waterbody :

Resource Affected: ON LAND

Source/Cause : TEST PREMATURELY ENDED, RATE GREATER THAN 46 GAL/HR. 50 GAL REMOVED FROM MAN WAY. IT IS A 15,000 GALLON TANK.

** NOTIFICATION **

Date3: / /
Date4: / /
Date5: / /Time3: 0
Time4: 0
Time5: 0Who3:
Who4:
Who5:Investigator : CH
Personnel on Scene:

Actions: TANK BEING PUMPED OUT AND TAKING BIDS FOR REMOVAL.

NYS DEC Region 8
Oil & Hazardous Material Spill - Fact Sheet

** SPILL INFORMATION **

Spill Name : ATLANTIC RICHFIELD
Spill Number: 8804040
Spill Date : 08/05/88Spill Time : 1630
PIN : 0Cost Center Code :
Time/Activity Code: 0

** REGIONAL NOTIFICATION **

Date1: 08/05/88
Caller : GREG BYLERTime1: 1645
From1: MONROE COUNTY HEALTH DEPARTMENT, 716-274-6052

Call Recipient: GARY MARSH

** INITIAL NOTIFICATION **

Date2: / /
Notifier : SARAH MORIARTYTime2: 0
From2: 716-244-3302

Noti. Recipient:

** MATERIAL **

Material Spilled: WASTE OIL

Quantity Spilled: 0

Recovered: 0

** SPILL GEOGRAPHY **

Spill Location: 1660 EAST AVENUE

Municipality: ROCHESTER

County: MONROE

Waterbody :

Resource Affected: IN SEWER (FUMES)

Source/Cause : COMPLAINANT INDICATES STATION IS DUMPING OIL INTO STORM SEWER.

** NOTIFICATION **

Date3: 08/06/88

Time3: 1320

Who3: MONROE CO. HEALTH DEPT.

Date4: / /

Time4: 0

Who4:

Date5: / /

Time5: 0

Who5:

Investigator : GM

Personnel on Scene:

Actions: GARY MARSH INVESTIGATES ON 8/9. STATION MANAGER INTERVIEWED; COMPLAINT UNFOUNDED.

DATE: 8/07/88

SPILL NO.: 88-04040

PIN NO.:

INSPECTOR: GM

LOCATION: East Ave

TOWN: Roch

COUNTY: Monroe

INSPECTION NARRATIVE (SKETCH, DISCUSSIONS, AGREEMENTS):

Interviewed Paul Marone, Mgr. of gas station, regarding complaint of illegal discharge of waste oil. Together, we conducted a walk-a-round inspection of his facility. No evidence of discharge into storm drains found.

Paul Marone stated that all waste oils are handled properly on premise. He showed me the location of the 66 waste oil tank and explained how the complainant most likely mistook the fill pipe as a storm drain. The pipe is near a storm drain. No discharge into the drain is believed to have occurred.

**NYS DEC Region 8
Oil & Hazardous Material Spill - Fact Sheet**

**** SPILL INFORMATION ****

Spill Name : ATLANTIC STA #0363-3849
Spill Number: 9307880
Cost Center Code :

Spill Date : 09/28/93
PIN : 0
Priority: B3

Spill Time : 1215
Time/Activity Code:

**** REGIONAL NOTIFICATION ****

Date: 09/28/93

Time: 1637

Call Recipient: JOSEPH MARCHITELL

**** INITIAL NOTIFICATION ****

Date: / /

Time: 0

Notif. Recipients:

**** MATERIAL ****

Petroleum spilled: GASOLINE, ALL
Material Spilled:

Quantity Spilled: Unknown Recovered: 0

**** SPILL GEOGRAPHY ****

Spill Location: 1656 EAST AVENUE
Waterbody :

Municipality: ROCHESTER County: MONROE
Resource Affected: GROUND WATER

Source/Cause : A 6,000 GAL UNDERGROUND GASOLINE TANK FAILED LINE PETROTITE TEST W/GROSS LEAK RATE. IT WAS THE PLUS LINE.
CONTACT: SUE HICKEY

**** ALLEGED SPILLER ****

Name: SLN OIL CO
Phone: 315-977-6801

Address:

**** ADDITIONAL NOTIFICATIONS ****

Date: / /
Date: / /
Date: / /

Time: 0
Time: 0
Time: 0

Who:
Who:
Who:

Investigator : JN
Personnel on Scene:
Status : A

Actions:

09/28/93 JN SPOKE W/SUE HICKEY ON 09-29-93; LINE HAS BEEN TAKEN OUT OF SERVICE. DECISION TO BE MADE TO REPLACE LINE OR REPAIR IT.

10/19/94 JN ON SITE TO CHECK ON FACILITY UPGRADE & REMEDIATION ACTIVITY. FACILITY UPGRADED MONTH OF SEPTEMBER. PAUL MAREME, OPERATOR, UNAVAILABLE TO DISCUSS WORK COMPLETED.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
REGION 8 OFFICE
6274 EAST AVON-LINA ROAD, AVON, NY 14414

DATE: 10/19/94 SPILL NO.: 93-07880 PIN NO.: INSPECTOR: Ralph Menchillo
LOCATION: 1656 East Avenue SPILL NAME: Atlantic STA
TOWN: Rochester COUNTY: Monroe TIME: 12:15 PM
WEATHER: rainy/60°

INSPECTION NARRATIVE (Sketch, Discussions, Agreements, Observations):

On site to check on recent facility upgrade and
remediation activity - upgrade conducted during month of
September.

Facility operator Paul Marone not available
Attendant on site not up on work completed

CONTRACTOR & SUBS:

PERSONNEL:

TIMES:

EQUIPMENT:

TIMES:

**NYS DEC Region 8
Oil & Hazardous Material Spill - Fact Sheet**

**** SPILL INFORMATION ****

Spill Name : ATLANTIC GAS STATION
Spill Number: 9206723
Cost Center Code :

Spill Date : 09/10/92
PIN : 0
Priority: 83

Spill Time : 1345
Time/Activity Code: 0

**** REGIONAL NOTIFICATION ****

Date: 09/10/92

Time: 1458

Call Recipient: SALLY PERRY

**** INITIAL NOTIFICATION ****

Date: / /

Time: 0

Noti. Recipient:

**** MATERIAL ****

Petroleum spilled: WASTE OIL
Material Spilled:

Quantity Spilled: Unknown

Recovered: 0

**** SPILL GEOGRAPHY ****

Spill Location: 1656 EAST AVENUE

Municipality: ROCHESTER

County: MONROE

Waterbody :

Resource Affected: GROUND WATER

Source/Cause : 550 GAL WASTE OIL TANK FAILED VACUTECT SYSTEM TEST. THEY WILL EMPTY TANK. CONTACT PERSON: KEITH MEREDITH

**** ALLEGED SPILLER ****

Name: SUN REFINING & MKTG
Phone: 800-545-7776

Address: PO BOX 119
DAYTON, OH 45404

**** ADDITIONAL NOTIFICATIONS ****

Date: / /

Time: 0

Who:

Date: / /

Time: 0

Who:

Date: / /

Time: 0

Who:

Investigator : CH

Personnel on Scene:

Status : A

Actions:

- 09/10/92 D TILTON SPOKE W/KEITH MEREDITH; CHECKING LINES & RETEST LETTING DEPT KNOW OF RESULTS AND IF TANK WILL BE REMOVED.
- 09/16/92 550 GAL TANK REMOVED ON 09-16-92. CONTAMINATED SOIL WAS ENCOUNTERED DURING THE TANK REMOVAL. APPROX 10 CU YDS OF CONTAMINATED SOIL REMOVED FROM SITE.
- 12/31/92 IN DEC 1992 MATRIX ENVIRON CONDUCTED A SITE ASSESSMENT. 4 MONITORING WELLS WERE INSTALLED. CONTAMINATION I N SOILS & GROUNDWATER WAS ENCOUNTERED.
- 07/20/93 CH MEETS W/SUN OIL JIM OPPENHEIM. SUN WILL INSTALL ADDITIONAL WELLS AND PERFORM SITE REMEDIATION.
- 08/12/93 MATRIX ON SITE TO DRILL 3 ADDITIONAL MONITORING WELLS. NOTHAGLE DOING THE DRILLING. CHRIS TREES OF MATRIX BAILS EXISTING WELLS. ONE WELL HAS 3 FT OF GASOLINE PRESENT. CH RESPONDS TO SITE IN
- 08/12/93AFTERNOON. DRILLERS AND MATRIX HAVE LEFT SITE FOR THE DAY. DRILLING TO CONTINUE TOMORROW.
- 08/13/93 CH ON SITE W/CHRISS TRESE OF MATRIX. FOUR ADDITIONAL MONITORING WELLS INSTALLED. ONE OF THE NEW WELLS (MW -5) HAS APPROX 3 FT OF PRODUCT. EXISTING WELL MW-3 HAS APPROX 3 FT OF PRODUCT.
- 08/13/93 MW-2 HAS 1 INCH OF PRODUCT. BEDROCK VARIES FROM 6 FT TO 21 FT BELOW GROUND SURFACE. MATRIX WILL DEVELOP A REPORT AFTER SURVEYING WELLS NEXT WEEK. INVENTORY AT SITE APPEARS TO BE OKAY.

Spill Fact Sheet (continued)

Spill Number: 9206723

Actions:

- 08/13/93 MANAGER OF STATION TO MAKE COMPUTER DISK OF INVENTORY AND FORWARD IT TO THIS DEPARTMENT.
- 08/20/93 TELCON W/MATRIX ENVIRON TECH; PRODUCT ONLY PUMP INSTALLED IN WELL ON 08-18-93. 55 GAL RECOVERED IN 2 HRS. NO REDUCTION IN DEPTH OF PRODUCT IN WELL. 275 GAL TANK PLACED ON SITE 08-19-93; UNKNOWN AT ...
- 08/20/93 ...TIME OF TELCON HOW MUCH PRODUCT RECOVERED SINCE 275 GAL TANK PUT IN PLACE. MATRIX CURRENTLY WORKING ON ACCESS FOR INSTALLING OFF SITE WELLS. PRODUCT IN WELLS IS VERY BLACK.
- 11/17/93 CH MEETS ON SITE W/C TREES OF MATRIX. SUN WANTS TO PUT IN A HIGH VAC BLOWER TO SUCK WATER, PRODUCT & VAPOR \$ FROM EXISTING WELLS AND NEW WELLS TO BE PUT IN PLACE. PRODUCT WILL BE COLLECTED VIA OIL ...
- 11/17/93 ...WATER SEPARATOR. WATER WILL BE TREATED USING SHALLOW TRAY STRIPPER & OFF GAS WILL BE TREATED BY BIO FI LTERS. PERIMETER WELLS HAVE NO PRODUCT. MW-2 HAS APPROX 1.5 INCHES OF PRODUCT.
- 11/17/93 BEDROCK DEPTH VARIES FROM 6.5 FT TO 23 FT BELOW GROUND SURFACE.
- 12/06/93 MATRIX IS ON SITE STARTING THE TRENCHING WORK TO TIE IN VAPOR & FLUID EXTRACTION. THE TRENCHING MACHINE HI T WHAT APPEARS TO BE A 1000 -3,000 GAL UNDERGROUND TANK ADJACENT TO MW-2. THE TANK ...
- 12/06/93 ...IS WITHIN FEET OF MW-2. THE TANK CONTAINS APPROX 1 FT OF KERO/FUEL OIL. MATRIX HIRED OKAR TO RESPOND & PUMP OUT TANK. THEY WILL TRY & REMOVE TANK THIS AFTERNOON. THIS MAY EXPLAIN
- 12/06/93 ...THE PRESENCE OF PRODUCT IN MW-2.
- 12/07/93 MATRIX IS ON SITE. NO ADDITIONAL TRENCHING HAS BEEN DONE SINCE THE TANK WAS DISCOVERED NEAR MW-2. THE TANK TURNED OUT TO BE A 550 GAL FUEL OIL/KERO TANK. TANK HAS BEEN CLEANED AND PURGED AND WILL
- 12/07/93 ...BE REMOVED FROM GROUND ON 12-07-93. TRENCHING WORK WILL RESUME ONCE TANK IS OUT.
- 12/23/93 CH INSPECTS SITE; MATRIX HAS NOT FINISHED INSTALLATION OF REMEDIAL SYSTEM. RECOVERY SHED IS NOT IN PLACE. HOLD UP IS DUE TO PROBLEMS WITH THE CITY PLUMBING INSPECTOR.
- 04/04/94 CH ON SITE; SLURPY SYSTEM IN PLACE, BUT NOT OPERATIONAL. SYSTEM WAS STARTED ON 04-01-94, BUT SHUT DOWN ON 04-02 DUE TO SYSTEM OVERRIDE. MATRIX TO TROUBLESHOOT SYSTEM. C TREES OF MATRIX
- 04/04/94 ...REPORTS SITE TO BE UPGRADED (NEW TANKS & LINES) IN AUGUST 1994.
- 04/05/94 CH ON SITE; SLURPY SYSTEM IS OPERATIONAL BUT ONLY PULLING FROM ONE WELL, MW-3. BIOFILTER OFF GAS SEEMS TO BE HIGH IN STEK CONTENT & SHOULD BE CHECKED W/PID.
- 04/21/94 CH ON SITE TO MEET MATRIX WHO IS WORKING ON RECOVERY SYSTEM. MATRIX ADDING A BIOFILTER HUMIDIFYING DRUM. S YSTEM SEEMED TO BE WORKING WELL BEFORE THIS.
- 05/09/94 CH ON SITE. SYSTEM IS OPERATIONAL & SEEMS TO BE WORKING FINE. MATRIX INSPECTION LOG INDICATES SYSTEM HAS B EEN SHUTTING DOWN DUE TO PUMP LOOSING PRIME. UNKNOWN HOW MUCH PRODUCT HAS BEEN RECOVERED.
- 08/02/94 CH MEETS ON SITE W/MATRIX. SYSTEM HAS BEEN RUNNING WELL W/NO DOWNTIME. EXPERIENCING SOME TROUBLE W/THE BIO FILTER DRYING OUT. MATRIX IS MODIFYING THE HUMIDIFIER.
- 08/08/94 CH & SF INSPECT SITE. SF HAS NEVER SEEN TOTAL FLUIDS RECOVERY SYSTEM IN OPERATION. SYSTEM SEEMS TO BE OPER ATING WELL. HHV READINGS AFTER THE BIOFILTER ARE 50 PPM.
- 09/07/94 CH RESPONDS TO SITE; THREE 1,000 GAL UNDERGROUND TANKS WERE DISCOVERED ABANDONED IN PLACE IN FRONT OF THE ISLAND CANOPY BETWEEN CANOPY & SIDEWALK. MATRIX BELIEVES THERE MAY BE A 4TH TANK ALSO.
- 09/07/94 TANKS WERE FILLED W/GRAVEL AND SOIL. THERE IS NO PRODUCT IN TANKS. SOILS AROUND TANKS ARE CONTAMINATED. MA TRIX WILL TRY TO DIG OUT OF CONTAMINATION. WILL TAKE CONFIRMATORY SAMPLES.
- 09/07/94 RECOVERY WELLS DESTROYED WHEN DIGGING NEW TANK PIT. THEY WILL BE REPLACED. 8 FT OF BEDROCK MUST BE REMOVED
- 09/09/94 PL FOUND BEDROCK BEING QUARRIED TO MAKE ROOM FOR LARGER TANKS. NO CONTAMINATION FOUND.
- 09/30/94 CH TELCON W/C TRESE OF MATRIX; L & O MECHANICAL PULLED TWO TANKS ON 09-29 & ARE REMOVING THE LAST OF 3 TA NKS TODAY. THE 3 TANKS WERE LOCATED AT THE REAR OF THE STATION. SOME CONTAMINATED SOIL ...
- 09/30/94 ...BEING REMOVED, BUT THEY ARE NOT OVER EXCAVATING BECAUSE OF REMEDIAL SYSTEM IN PLACE. CONTAMINATION LEFT IN PLACE WILL BE ADDRESSED WITH REMEDIATION SYSTEM.
- 01/10/95 RECEIVE NOV SITE REPORT; LAST GROUNDWATER SAMPLING WAS CONDUCTED ON 10-17-94. DISSOLVED CONTAMINANT LEVELS ROSE IN 6 WELLS & DECREASED IN 3 WELLS. ALL OTHER WELLS REMAINED NEAR PAST LEVELS OR WERE....
- 01/10/95 ...NOT SAMPLED. AIR STRIPPER INFLUENT & EFFLUENT LEVELS SAMPLED. THE EFFLUENT LEVELS ARE HIGHER THAN THE I NFLUENT LEVELS BY 2 TIMES. BOTH ARE IN THE LOW PPB RANGE THOUGH. BIOFILTER REDUCTION
- 01/10/95 ...EFFICIENCY IS 17%. EFFICIENCY OF BIOFILTER SHOULD BE INCREASED.

**NYS DEC Region 8
Oil & Hazardous Material Spill - Fact Sheet**

**** SPILL INFORMATION ****

Spill Name : ROM INK
Spill Number: 8707726
Cost Center Code :

Spill Date : 12/07/87
PIN : 0
Priority:

Spill Time : 1215
Time/Activity Code: 0

**** REGIONAL NOTIFICATION ****

Date: 12/08/87

Time: 1455

Call Recipients: GARY MARSH

**** INITIAL NOTIFICATION ****

Date: / /

Time: 0

Noti. Recipients:

**** MATERIAL ****

Petroleum spilled: #2 FUEL
Material Spilled: #2 FUEL

Quantity Spilled: Unknown Recovered: 0

**** SPILL GEOGRAPHY ****

Spill Location: 61 MALSTEAD ST

Municipality: ROCHESTER

County: MONROE

Waterbody :

Resource Affected: GROUND WATER

Source/Cause : 5,300 GALLON UG TANK FAILED TIGHTNESS TEST AT -2.434 GAL/HR. RICK SANDERS, CONTACT.

****Alleged Spiller****

Name: ROM INK

Address: 61 MALSTEAD ST

Phone: 716-482-7050

ROCHESTER NY

**** ADDITIONAL NOTIFICATIONS ****

Date: 12/08/87

Time: 1605

Who: MCHD

Date: / /

Time: 0

Who:

Date: / /

Time: 0

Who:

Investigator : GM

Personnel on Scene:

Status : C

Actions:

- / / 12/8 GM SPOKE WITH SANDERS. TANK IS BEING EMPTIED. TANK TO BE TAKEN OUT OF SERVICE PER P&S. 12/9 FUEL LEVEL MONITORED WHILE SKID INSTALLED
- / / 1/22 SPOKE WITH SANDERS. TANK IS EMPTY AND WILL BE ABANDONED IN PLACE. TEST HOLE WILL BE DUG PRIOR TO FINAL CLOSURE.
- / / 2/2 SPOKE WITH SANDERS. SUBSURFACE EVALUATIONS BEFORE 2/12.

02/17/88 GM PRESENT DURING TANK ABANDONMENT. NO FUMES OR EVIDENCE OF CONTAMINATION DETECTED. BEVIN LONG IS CONTACT PERSON, 482-7050.

**NYS DEC Region 8
Oil & Hazardous Material Spill - Fact Sheet**

**** SPILL INFORMATION ****

Spill Name : HESS GAS MART
Spill Number: 9106819
Cost Center Code :

Spill Date : 09/24/91
PIN : 0
Priority:

Spill Time : 1800
Time/Activity Code: 0
Afterhours call

**** REGIONAL NOTIFICATION ****

Date: 09/24/91
Caller : CHRIS WYSKOSKI

Time: 1911
From: SWIECH ELECTRICAL & MECHANICAL

Call Recipient: JOSEPH MARCHITELL

**** INITIAL NOTIFICATION ****

Date: / /
Notifier :

Time: 0
From:

Notif. Recipients:

**** MATERIAL ****

Petroleum spilled: GASOLINE, ALL
Material spilled:

Quantity Spilled: Unknown

Recovered: 0

**** SPILL GEOGRAPHY ****

Spill Location: 1849 EAST AVENUE
Waterbody :

Municipality: ROCHESTER
Resource Affected: ON LAND

County: MONROE

Source/Cause : LINE TEST CONDUCTED AT THE STATION. PREMIUM UNLEADED LINE FAILED TIGHTNESS TEST. LINE EVACUATED.

**** Alleged Spiller ****

Name: HESS GAS MART
Phone: 716-442-1174

Address: SAME

**** ADDITIONAL NOTIFICATIONS ****

Date: / /
Date: / /
Date: / /

Time: 0
Time: 0
Time: 0

Who:
Who:
Who:

Investigator : JM
Personnel on Scene:
Status : C

Actions:

- 09/24/91 JM SPOKE W/DONALD SWIECH ON 09-15. CONDUCTING A HELIUM TEST TO LOCATE PROBLEM IN LINE. NO LEAKS APPARENT AT OBVIOUS PLACES. HOWEVER, HELIUM DETECTED IN TANK THRU LEAK DETECTION. UPON TAKING
- 09/24/91 ...SUBMERSIBLE APART A METAL RING WAS FOUND WHICH COULD HAVE PREVENTED A COMPLETE SEAL. LINE PUT BACK TOGETHER & TO BE RETESTED.
- 09/27/91 . METAL RING IN LEAK DETECTOR PREVENTING SEAL. RETEST & SYSTEM PASSED. PDS HAS TEST RESULTS. NO FURTHER ACTION NECESSARY.

**NYS DEC Region 8
Oil & Hazardous Material Spill - Fact Sheet**

**** SPILL INFORMATION ****

Spill Name : GUENTHERS AUTO
Spill Number: 9206207
Cost Center Code : 90932443--93

Spill Date : 08/27/92
PIN : 93244
Priority: C3

Spill Time : Unknown
Time/Activity Code: P343

**** REGIONAL NOTIFICATION ****

Date: 08/27/92

Time: 1400

Call Recipient: JOSEPH MARCHITELL

**** INITIAL NOTIFICATION ****

Date: / /

Time: 0

Notif. Recipient:

**** MATERIAL ****

Petroleum spilled: NON-PETROLEUM
Material Spilled: DRY CLEANING FLUIDS

Quantity Spilled: Unknown

Recovered: 0

**** SPILL GEOGRAPHY ****

Spill Location: 1912 EAST MAIN STREET
Waterbody :

Municipality: ROCHESTER
Resource Affected: GROUND WATER

County: MONROE

Source/Cause : WHILE DIGGING TO OBTAIN SOIL SAMPLES WHERE UNDERGROUND TANKS HAD BEEN RECENTLY REMOVED CONTAMINATED SOIL ENCOUNTERED. HNU READINGS OF 200 PPM OBTAINED.

**** ALLEGED SPILLER ****

Name: STANLEY G. CLARKSON
Phone: 716-924-9886

Address:
VICTOR, NY

**** ADDITIONAL NOTIFICATIONS ****

Date: 08/27/92

Time: 1445

Who: DIANE, MONROE CO HEALTH

Date: / /

Time: 0

Who:

Date: / /

Time: 0

Who:

Investigator : JM
Personnel on Scene:
Status : A

Actions:

- 08/27/92 LOZIER ON SITE & TOOK SOIL SAMPLE. ALSO ADDITIONAL INVESTIGATION WAS DONE TO DETERMINE EXTENT OF CONTAMINATION. LAW ENFORCEMENT NOTIFIED THAT TANK CONTRACTOR, TRIMALDI, MAY HAVE IMPROPERLY REMOVED TANKS.
- 01/07/93 JM ON SITE; APPROXIMATELY 40 CU YDS OF SOIL STOCKPILED ON SITE & COVERED WITH PLASTIC. VENT SYSTEM INSTALLED. VENT STACK UP ALONG BACK OF BLDG. NO TURBINE FAN.
- 08/19/93 JM ON SITE W/OBS SIGNON OF ENVIRONMENTAL PRODUCTS; SAMPLES OF CONTAMINATED SOIL PILE TO BE TAKEN TODAY & SENT TO LAB FOR ANALYSIS. SOIL PILE WAS COVERED WITH PLASTIC.
- 06/24/94 JM ON SITE; VENTILATION SYSTEM STILL IN PLACE. AREA BEHIND STORE BEING GRADED & STONES FOR WHAT APPEARS TO BE BLACKTOP STOCKPILED. REMODELING OF THE STORE'S ENTRANCE IS BEING COMPLETED.