



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "BCA" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

☐ Yes

☒ No

If yes, provide existing site number: _____

PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 10*

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME Sofia Redevelopment Inc.

ADDRESS 5739 Demitrios Way

CITY/TOWN Avon

ZIP CODE 14414

PHONE 585-478-7132

FAX NA

E-MAIL sofiak1980@hotmail.com

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

☒ Yes ☐ No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. **Please note:** If the requestor is an LLC, the members/owners names need to be provided on a separate attachment.

Do all individuals that will be certifying documents meet the requirements detailed below? ☒ Yes ☐ No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of [DER-10: Technical Guidance for Site Investigation and Remediation](#) and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP.**

Section II. Project Description

1. What stage is the project starting at?

☒ Investigation

☐ Remediation

NOTE: If the project is proposed to start at the remediation stage, a Remedial Investigation Report (RIR) at a minimum is required to be attached, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Work Plan are also attached (see DER-10 / Technical Guidance for Site Investigation and Remediation for further guidance) then a 45-day public comment period is required.

2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☐ No

3. Please attach a short description of the overall development project, including:

- the date that the remedial program is to start; and
- the date the Certificate of Completion is anticipated.

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit the information requested in this section in electronic format only***):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903). **Please submit a separate electronic copy of each report in Portable Document Format (PDF).**

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum	X	X	
Chlorinated Solvents	X	X	
Other VOCs	X	X	
SVOCs	X	X	
Metals			
Pesticides			
PCBs			
Other*			

***Please describe:** _____

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

- SAMPLE LOCATION
- DATE OF SAMPLING EVENT
- KEY CONTAMINANTS AND CONCENTRATION DETECTED
- FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE
- FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5
- FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

☒ Yes ☐ No

4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

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

Other: Petroleum refinery, petroleum storage and distribution

Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME 920 Exchange Street Site				
ADDRESS/LOCATION 920 Exchange Street				
CITY/TOWN Rochester		ZIP CODE 14608		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): City of Rochester				
COUNTY Monroe		SITE SIZE (ACRES) 3.52		
LATITUDE (degrees/minutes/seconds) 43 ° 08 ' 20.6N "		LONGITUDE (degrees/minutes/seconds) 77 ° 37 ' 11.0W "		
Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed , please indicate as such by inserting "P/O" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding far right column.ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.				
Parcel Address	Section No.	Block No.	Lot No.	Acreage
920 Exchange Street	121.69	3	37.004	3.52
1. Do the proposed site boundaries correspond to tax map metes and bounds? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, please attach an accurate map of the proposed site.				
2. Is the required property map attached to the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (application will not be processed without map)				
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <div style="text-align: right; margin-top: 5px;">If yes, identify census tract : <u>Census Tract 69.Enzone Type-AB</u></div> <div style="margin-top: 5px;"> Percentage of property in En-zone (check one): <input type="checkbox"/> 0-49% <input type="checkbox"/> 50-99% <input checked="" type="checkbox"/> 100% </div>				
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, identify name of properties (and site numbers if available) in related BCP applications: _____				
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach relevant supporting documentation.				
7. Are there any lands under water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, these lands should be clearly delineated on the site map.				

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas?
If yes, identify here and attach appropriate information. ☐ Yes ☒ No

Easement/Right-of-way Holder

Description

None

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

Type

Issuing Agency

Description

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of each narrative requested.**

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**?

☒ Yes ☐ No

Note: Questions 11 through 13 only pertain to sites located within the five counties comprising New York City

11. Is the requestor seeking a determination that the site is eligible for tangible property tax credits? ☐ Yes ☐ No

If yes, requestor must answer questions on the supplement at the end of this form.

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? ☐ Yes ☐ No

13. If you have answered Yes to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? ☐ Yes ☐ No

NOTE: If a tangible property tax credit determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

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

Initials of each Requestor: _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance		DEC USE ONLY	
BCP SITE NAME: _____		BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Sophia Kolokouris			
ADDRESS 5739 Demitrios Way			
CITY/TOWN Avon		ZIP CODE 14414	
PHONE 585-478-7132	FAX N/A	E-MAIL sofiak1980@hotmail.com	
NAME OF REQUESTOR'S CONSULTANT Peter Nimmer, Sr. Geologist, Greenstar Environmental Solutions, LLC.			
ADDRESS 6 Gellatly Dr			
CITY/TOWN Wappingers Falls		ZIP CODE 12590	
PHONE 845-223-9944	FAX 845-223-9944	E-MAIL pnimmer@greenstarsolutions.com	
NAME OF REQUESTOR'S ATTORNEY Tom Walsh, Barclay Damon LLP			
ADDRESS 2000 Five Star Bank Plaza, 100 Chestnut Street			
CITY/TOWN Rochester		ZIP CODE 14604	
PHONE 585-295-4414	FAX N/A	E-MAIL twalsh@barclaydamon.com	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
CURRENT OWNER'S NAME Sofia Redevelopment Inc		OWNERSHIP START DATE: 02/11/2008	
ADDRESS 5739 Demitrios Way			
CITY/TOWN Avon		ZIP CODE 14414	
PHONE	FAX	E-MAIL	
CURRENT OPERATOR'S NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".			
IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.			
Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Section VII. Requestor Eligibility Information (continued)

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ☒ No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. ☐ Yes ☒ No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? ☐ Yes ☒ No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? ☐ Yes ☒ No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? ☐ Yes ☒ No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? ☐ Yes ☒ No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? ☐ Yes ☒ No
11. Are there any unregistered bulk storage tanks on-site which require registration? ☐ Yes ☒ No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

☐ PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☒ VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

☐ Previous Owner ☒ Current Owner ☐ Potential /Future Purchaser ☐ Other _____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted**. Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site. Is this proof attached?

☐ Yes ☐ No

Note: a purchase contract does not suffice as proof of access.

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment. ☐ Yes ☒ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ☒ No
If yes, please provide: Site # _____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☒ No
If yes, please provide: Permit type: _____ EPA ID Number: _____
Date permit issued: _____ Permit expiration date: _____
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☒ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? ☐ Yes ☒ No
If yes, please provide: Order # _____
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? ☐ Yes ☒ No
If yes, please provide explanation as an attachment.

Section IX. Contact List Information

To be considered complete, the application must include the Brownfield Site Contact List in accordance with [DER-23 / Citizen Participation Handbook for Remedial Programs](#). Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). **If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository.** In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.

Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? M-1 Industrial District

What uses are allowed by the current zoning? (Check boxes, below)

☒ Residential ☒ Commercial ☒ Industrial

If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: ☐ Residential ☒ Commercial ☒ Industrial ☐ Vacant ☐ Recreational (check all that apply)

Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.

3. Reasonably anticipated use Post Remediation: ☒ Residential ☒ Commercial ☒ Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

If residential, does it qualify as single family housing?

☐ Yes ☒ No

4. Do current historical and/or recent development patterns support the proposed use?

☒ Yes ☐ No

5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.

☒ Yes ☐ No

As noted in Exhibit H the property is located within the M-1 Industrial District. In this district, the Rochester City Zoning Code allows residential conversions to accommodate loft-style living spaces, redevelopment for retail sales and services, offices, eating and drinking establishments, manufacturing and light industrial uses.

6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.

☒ Yes ☐ No

As noted in Addendum B, Section X.6, the Master Plan's goal is to remediate and redevelop this area. The Master Plan encourages mixed-use development in the area of the former Vacuum Oil refinery site.

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hererby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____

Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Chief Executive Officer (title) of Sofia Redevelopment Inc. (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a BCA within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 10/2/20

Signature: 

Print Name: Sofia Kolokouris

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF), must be sent to:
 - Chief, Site Control Section
 - New York State Department of Environmental Conservation
 - Division of Environmental Remediation
 - 625 Broadway
 - Albany, NY 12233-7020

FOR DEC USE ONLY

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

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY. Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 10

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see DEC's website for more information.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
2. Is the property upside down or underutilized as defined below?	Upside Down? <input type="checkbox"/> Yes <input type="checkbox"/> No
	Underutilized? <input type="checkbox"/> Yes <input type="checkbox"/> No
From ECL 27-1405(31):	
<p>"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p>	
From 6 NYCRR 375-3.2(I) as of August 12, 2016: (Please note: Eligibility determination for the underutilized category can only be made at the time of application)	
375-3.2:	
<p>(I) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and</p> <p>(1) the proposed use is at least 75 percent for industrial uses; or</p> <p>(2) at which:</p> <p>(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;</p> <p>(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and</p> <p>(iii) one or more of the following conditions exists, as certified by the applicant:</p> <p>(a) property tax payments have been in arrears for at least five years immediately prior to the application;</p> <p>(b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or</p> <p>(c) there are no structures.</p>	
<p>"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.</p>	

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)

3. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; the *New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review). **Check appropriate box, below:**

- ☐ Project is an Affordable Housing Project - Regulatory Agreement Attached;
- ☐ Project is Planned as Affordable Housing, But Agreement is Not Yet Available*
(*Checking this box will result in a “pending” status. The Regulatory Agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.);
- ☐ This is Not an Affordable Housing Project.

From 6 NYCRR 375- 3.2(a) as of August 12, 2016:

(a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ households annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.

(3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

BCP Application Summary (for DEC use only)

Site Name: 920 Exchange Street Site
City: Rochester

Site Address: 920 Exchange Street
County: Monroe **Zip:** 14608

Tax Block & Lot

Section (if applicable): 121.69 **Block:** 3 **Lot:** 37.004

Requestor Name: Sofia Redevelopment Inc.
City: Avon

Requestor Address: 5739 Demitrios Way
Zip: 14414 **Email:** sofia1980@hotmail.com

Requestor's Representative (for billing purposes)

Name: Sophia Kolokouris
City: Avon

Address: 5739 Demitrios Way
Zip: 14414 **Email:** sofia1980@hotmail.com

Requestor's Attorney

Name: Tom Walsh, Barclay Damon LLP **Address:** 2000 Five Star Bank Plaza, 100 Chestnut Street
City: Rochester

Zip: 14604 **Email:** twalsh@barclaydamon.com

Requestor's Consultant

Name: Peter Nimmer, Sr. Geologist, Greenstar Environmental Solutions, LLC. **Address:** 6 Gellatly Dr
City: Wappingers Falls

Zip: 12590 **Email:** pnimmer@greenstarsolutions.com

Percentage claimed within an En-Zone: ☐ 0% ☐ <50% ☐ 50-99% ☒ 100%

DER Determination: ☐ Agree ☐ Disagree

Requestor's Requested Status: ☒ Volunteer ☐ Participant

DER/OGC Determination: ☐ Agree ☐ Disagree
Notes:

For NYC Sites, is the Requestor Seeking Tangible Property Credits: ☐ Yes ☐ No

Does Requestor Claim Property is Upside Down: ☐ Yes ☐ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Property is Underutilized: ☐ Yes ☐ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Affordable Housing Status: ☐ Yes ☐ No ☐ Planned, No Contract

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM (BCP)
INSTRUCTIONS FOR COMPLETING A BCP APPLICATION**

The New York State Department of Environmental Conservation (DEC) strongly encourages all applicants to schedule a pre-application meeting with DEC staff to review the benefits, requirements, and procedures for completing a project in the BCP. Contact your [Regional office](#) to schedule a meeting. To add a party to an existing BCP Agreement and/or Application, use the [BCP Agreement Amendment Application](#). **See guidance at the end of these instructions regarding the determination of a complete application.**

SECTION I REQUESTOR INFORMATION

Requestor Name

Provide the name of the person(s)/entity requesting participation in the BCP. (If more than one, attach additional sheets with requested information. If an LLC, the members/owners names need to be provided on a separate attachment). The requestor is the person or entity seeking DEC review and approval of the remedial program.

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

Address, etc.

Provide the requestor's mailing address, telephone number; fax number and e-mail address.

Document Certification

All documents, which are prepared in final form for submission to DEC for approval, are to be prepared and certified in accordance with Section 1.5 of [DER-10](#). Persons preparing and certifying the various work plans and reports identified in Section 1.5 include:

- New York State licensed professional engineers (PEs), as defined at 6 NYCRR 375-1.2(aj) and paragraph 1.3(b)47. Engineering documents must be certified by a PE with current license and registration for work that was done by them or those under their direct supervision. The firm by which the PE is employed must also be authorized to practice engineering in New York State;
- qualified environmental professionals as defined at 6 NYCRR 375-1.2(ak) and DER-10 paragraph 1.3(b)49;
- remedial parties, as defined at 6 NYCRR 375-1.2(ao) and DER-10 paragraph 1.3(b)60; or
- site owners, which are the owners of the property comprising the site at the time of the certification.

SECTION II PROJECT DESCRIPTION

As a separate attachment, provide complete and detailed information about the project, including the purpose of the project, the date the remedial program is to start, and the date the Certificate of Completion is anticipated..

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SECTION III

PROPERTY'S ENVIRONMENTAL HISTORY

Please follow instructions on application form.

SECTION IV

PROPERTY INFORMATION

Proposed Site Name

Provide a name for the proposed site. The name could be an owner's name, current or historical operations (i.e. ABC Furniture) or the general location of the property. Consider whether the property is known by DEC by a particular name, and if so, use that name.

Site Address

Provide a street address, city/town, zip code, and each municipality and county in which the site is located. .

Site Size

Provide the approximate acreage of the site.

GIS Information

Provide the latitude and longitude for the approximate center of the property. Show the latitude and longitude in degrees, minutes and seconds.

Tax Parcel Information

Provide the tax parcel address/section/block/lot information and map. Tax map information may be obtained from the tax assessor's office for all tax parcels that are included in the property boundaries. Attach a county tax map with identifier numbers, along with any figures needed to show the location and boundaries of the property. Include a USGS 7.5 minute quad map on which the property appears and clearly indicate the proposed site's location.

1. Tax Map Boundaries

State whether the boundaries of the site correspond to the tax map boundaries. If no, a metes and bounds description of the property must be attached. The site boundary can occupy less than a tax lot or encompass portions of one or more tax lots and may be larger or smaller than the overall redevelopment/reuse project area. A site survey with metes and bounds will be required to establish the site boundaries before the Certificate of Completion can be issued.

2. Map

Provide a property base map(s) of sufficient detail, clarity and accuracy to show the following: i) map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways; and ii) proposed brownfield property boundary lines, with adjacent property owners clearly identified.

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SECTION IV (continued)

3. En-zone

Is any part of the property in an En-zone? If so, what percentage? For information on En-zones, please see [DEC's website](#).

4. Multiple applications

Generally, only one application can be submitted, and one BCA executed, for a development project. In limited circumstances, the DEC may consider multiple applications/BCAs for a development project where 1) the development project spans more than 25 acres; 2) the approach does not negatively impact the remedial program, including timing, ability to appropriately address areas of concern, and management of off-site concerns; and 3) the approach is not advanced to increase the value of future tax credits (i.e., circumvent the tax credit caps provided under New York State Tax Law Section 21).

10. Property Description Narrative

Provide a property description in the format provided below. Each section should be no more than one paragraph long.

Location

Example: "The XYZ Site is located in an {urban, suburban, rural} area." {Add reference points if address is unspecific; e.g., "The site is approximately 3.5 miles east of the intersection of County Route 55 and Industrial Road."}

Site Features:

Example: "The main site features include several large abandoned buildings surrounded by former parking areas and roadways. About one quarter of the site area is wooded. Little Creek passes through the northwest corner."

Current Zoning and Land Use: (Ensure the current zoning is identified.)

Example: "The site is currently inactive, and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial, light industrial, and utility right-of-ways. The nearest residential area is 0.3 miles east on Route 55."

Past Use of the Site: include source(s) of contamination and remedial measures (site characterizations, investigations, Interim Remedial Measures, etc.) completed outside of the current remedial program (e.g., work under a petroleum spill incident).

Example: "Until 1992 the site was used for manufacturing wire and wire products (e.g., conduit, insulators) and warehousing. Prior uses that appear to have led to site contamination include metal plating, machining, disposal in a one-acre landfill north of Building 7, and releases of wastewater into a series of dry wells."

When describing the investigations/actions performed outside of the remedial program, include the major chronological remedial events that lead to the site entering a remedial program. The history should include the first involvement by government to address hazardous waste/petroleum disposal. Do not cite reports. Only include remedial activities which were implemented PRIOR to the BCA. Do not describe sampling information.

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SECTION IV (continued)

Property Description Narrative (continued)

Site Geology and Hydrogeology:

As appropriate, provide a very brief summary of the main hydrogeological features of the site including depth to water, groundwater flow direction, etc.

Environmental Assessment

The goal of this section is to describe the nature and extent of contamination at the site. When describing the nature of contamination, identify just the primary contaminants of concern (i.e., those that will likely drive remedial decisions/actions). If there are many contaminants present within a group of contaminants (i.e., volatile organic compounds, semivolatile organic compounds, metals), identify the group(s) and one or two representative contaminants within the group. When addressing the extent of contamination, identify the areas of concern at the site, contaminated media (i.e., soil, groundwater, etc.), relative concentration levels, and a broad-brush description of contaminated areas/depths.

The reader should be able to know if contamination is widespread or limited and if concentrations are marginally or greatly above Standards, Criteria and Guidance (SGCs) for the primary contaminants. If the extent is described qualitatively (e.g., low, medium, high), representative concentrations should be given and compared with appropriate SCGs. For soil contamination, the concentrations should be compared with the soil cleanup objectives (SCOs) for the intended use of the site.

A typical Environmental Assessment would look like the following:

Based upon investigations conducted to date, the primary contaminants of concern for the site include cadmium and trichloroethene (TCE).

Soil - Cadmium is found in shallow soil, mostly near a dry well at the northeast end of the property. TCE is found in deeper soil, predominantly at the north end of the site. Concentrations of cadmium found on site (approximately 5 ppm) slightly exceed the soil cleanup objective (SCO) for unrestricted use (2.5 ppm). Concentrations of TCE found on site (5 ppm to 300 ppm) significantly exceed the soil cleanup objectives for the protection of groundwater (0.47 ppm).

Groundwater - TCE and its associated degradation products are also found in groundwater at the north end of the site, moderately exceeding groundwater standards (typically 5 ppb), with a maximum concentration of 1500 ppb. A moderate amount of TCE from the site has migrated 300 feet down-gradient off-site. The primary contaminant of concern for the off-site area is TCE, which is present at a maximum concentration of 500 ppb, at 10 feet below the groundwater table near Avenue A.

Soil Vapor & Indoor Air - TCE was detected in soil vapor at elevated concentrations and was also detected in indoor air at concentrations up to 1,000 micrograms per cubic meter.

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

SECTION V

ADDITIONAL REQUESTOR INFORMATION

Representative Name, Address, etc.

Provide information for the requestor's authorized representative. This is the person to whom all correspondence, notices, etc. will be sent, and who will be listed as the contact person in the BCA. Invoices will be sent to the representative of Applications determined to be Participants unless another contact name and address is provided with the application.

Consultant and Attorney Name, Address, etc.

Provide requested information.

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**SECTION VI CURRENT PROPERTY OWNER/OPERATOR INFORMATION
(IF NOT A REQUESTOR)**

Owner Name, Address, etc.

Provide requested information of the current owner of the property. List all parties holding an interest in the Property and, if the Requestor is not the current owner, describe the Requestor's relationship to the current owner.

Operator Name, Address, etc.

Provide requested information of the current operator (if different from the requestor or owner).

Provide a list of previous property owners and operators with names, last known addresses, telephone numbers and the Requestor's relationship to each owner and operator as a separate attachment

SECTION VII REQUESTOR ELIGIBILITY INFORMATION

As a separate attachment, provide complete and detailed information in response to any eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that such information be summarized. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.

SECTION VIII PROPERTY ELIGIBILITY INFORMATION

As a separate attachment, provide complete and detailed information in response to the following eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that that information be summarized.

1. CERCLA / NPL Listing

Has any portion of the property ever been listed on the National Priorities List (NPL) established under CERCLA? If so, provide relevant information.

2. Registry Listing

Has any portion of the property ever been listed on the New York State Registry of Inactive Hazardous Waste Disposal Sites established under ECL 27-1305? If so, please provide the site number and classification. See the Division of Environmental Remediation (DER) [website](#) for a database of sites with classifications.

3. RCRA Listing

Does the property have a Resource Conservation and Recovery Act (RCRA) TSDF Permit in accordance with the ECL 27-0900 *et seq*? If so, please provide the EPA Identification Number, the date the permit was issued, and its expiration date. Note: for purposes of this application, interim status facilities are not deemed to be subject to a RCRA permit.

4. Registry / RCRA sites owned by volunteers

If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation.

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SECTION VIII (continued)

5. Existing Order

Is the property subject to an order for cleanup under Article 12 of the Navigation Law or Article 17 Title 10 of the ECL? If so, please provide information on an attachment. Note: if the property is subject to a stipulation agreement, relevant information should be provided; however, property will not be deemed ineligible solely on the basis of the stipulation agreement.

6. Enforcement Action Pending

Is the property subject to an enforcement action under Article 27, Titles 7 or 9 of the ECL or subject to any other ongoing state or federal enforcement action related to the contamination which is at or emanating from the property? If so, please provide information on an attachment.

SECTION IX CONTACT LIST INFORMATION

Provide the names and addresses of the parties on the Site Contact List (SCL) and a letter from the repository acknowledging agreement to act as the document repository for the proposed BCP project.

SECTION X LAND USE FACTORS

In addition to eligibility information, site history, and environmental data/reports, the application requires information regarding the current, intended and reasonably anticipated future land use.

1. This information consists of responses to the "land use" factors to be considered relative to the "Land Use" section of the BCP application. The information will be used to determine the appropriate land use in conjunction with the investigation data provided, in order to establish eligibility for the site based on the definition of a "brownfield site" pursuant to ECL 27-1405(2).
2. This land use information will be used by DEC, in addition to all other relevant information provided, to determine whether the proposed use is consistent with the currently identified, intended and reasonably anticipated future land use of the site at this stage. Further, this land use finding is subject to information regarding contamination at the site or other information which could result in the need for a change in this determination being borne out during the remedial investigation.

SECTION XI SIGNATURE PAGE

The Requestor must sign the application, or designate a representative who can sign. The requestor's consultant or attorney cannot sign the application. If there are multiple parties applying, then each must sign a signature page. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the entity's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database.

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DETERMINATION OF A COMPLETE APPLICATION

1. The first step in the application review and approval process is an evaluation to determine if the application is complete. To help ensure that the application is determined complete, requestors should review the list of [common application deficiencies](#) and carefully read these instructions.
2. DEC will send a notification to the requestor within 30 calendar days of receiving the application, indicating whether such application is complete or incomplete.
3. An application must include the following information relative to the site identified by the application, necessary for making an eligibility determination, or it will be deemed incomplete. **(Please note: the application as a whole requires more than the information outlined below to be determined complete).** The application must include:
 - a. for all sites, an investigation report sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data includes site drawings requested in Section III, #3 of the BCP application form.
 - b. for those sites described below, documentation relative to the volunteer status of all requestors, as well as information on previous owners or operators that may be considered responsible parties **and** their ability to fund remediation of the site. This documentation is required for:
 - i. real property listed in the registry of inactive hazardous waste disposal sites as a class 2 site, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP; or
 - ii. real property that was a hazardous waste treatment, storage or disposal facility having interim status pursuant to the Resource Conservation and Recovery Act (RCRA) program, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP.
 - c. for sites located within the five counties comprising New York City, in addition to (a) and if applicable (b) above, if the application is seeking a determination that the site is eligible for tangible property tax credits, sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a). **If this determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion, using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.**
 - d. for sites previously remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law, relevant documentation of this remediation.

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DETERMINATION OF A COMPLETE APPLICATION (continued)

4. If the application is found to be incomplete:
 - a. the requestor will be notified via email or phone call regarding minor deficiencies. The requestor must submit information correcting the deficiency to DEC within the 30-day review time frame; or
 - b. the requestor will receive a formal Letter of Incomplete Application (LOI) if an application is substantially deficient, if the information needed to make an eligibility determination identified in #4 above is missing or found to be incomplete, or if a response to a minor deficiency is not received within the 30-day period. The LOI will detail all of the missing information and request submission of the information. If the information is not submitted within 30 days from the date of the LOI, the application will be deemed withdrawn. In this case, the requestor may resubmit the application without prejudice.
5. If the application is determined to be complete, DEC will send a Letter of Complete Application (LOC) that includes the dates of the public comment period. The LOC will:
 - a. include an approved public notice to be sent to all parties on the Contact List included with the application;
 - b. provide instructions for publishing the public notice in the newspaper on the date specified in the letter, and instructions for mailing the notice to the Contact List;
 - c. identify the need for a certification of mailing form to be returned to DEC along with proof of publication documentation; and
 - d. specify the deadline for publication of the newspaper notice, which must coincide with, or occur before, the date of publication in the Environmental Notice Bulletin (ENB).
 - i. DEC will send a notice of the application to the ENB. As the ENB is only published on Wednesdays, DEC must submit the notice by the Wednesday before it is to appear in the ENB.
 - ii. The mailing to parties on the Contact List must be completed no later than the Tuesday prior to ENB publication. If the mailings, newspaper notice and ENB notice are not completed within the time-frames established by the LOC, the public comment period on the application will be extended to insure that there will be the required comment period.
 - iii. Marketing literature or brochures are prohibited from being included in mailings to the Contact List.

ADDENDUM TO BCP APPLICATION

Part A

SECTION I - REQUESTOR INFORMATION

SECTION II- PROJECT DESCRIPTION

SECTION III- PROPERTY'S ENVIRONMENTAL HISTORY

SECTION IV- PROPERTY INFORMATION

Part B

SECTION V- ADDITIONAL REQUESTOR INFORMATION

SECTION VI- CURRENT OWNER/OPERATOR INFORMATION

SECTION VII- REQUESTOR ELIGIBILITY INFORMATION

SECTION VIII- PROPERTY ELIGIBILITY INFORMATION

SECTION IX - CONTACT LIST

SECTION X - LAND USE FACTORS

Exhibits

Exhibit A - NYSDOS Filing

Exhibit B - Deeds

Exhibit C - Site Location and Base Map

Exhibit D - Written Consent

Exhibit E - Spill Reports

Exhibit F - Site Drawing and Data Summary Tables.

Exhibit G - Tax Map

Exhibit H - Zoning Map

Exhibit I - Previous Owners and Operators

Exhibit J - Site Contact List

Exhibit K - Repository Letter

Exhibit L – Previous Environmental Reports (Provided on Attached CD)

- A. 1989, Oil & Hazardous Material Site Evaluation Report by H&A of New York
- B. 1990, “Detailed Historical Site Assessment of the Vacuum Oil Company’s Facilities and Locations,” by the City of Rochester.
- C. 2016, Phase I Environmental Site Assessment by Bergmann Associates.
- D. 2017, Confirmatory Phase II Environmental Site Investigation Report by Stantec Consulting Services, Inc.
- E. 2018 Investigations by Roux Associates, Inc. completed for Exxon Mobil
- F. 2019, Drain Sump Sample by Rocterra

PART A

SECTION I - REQUESTOR INFORMATION

The Requestor is Sofia Redevelopment Inc., which is a New York State business corporation. **Exhibit A** provides the Department of State (DOS Filing) for the requesting corporation. The Requestor is seeking to admit the property located at 920 Exchange Street (Tax No. 121.69-3-37.004), Rochester, New York 14608 (“Brownfield Site” or “Site”), into the Brownfield Cleanup Program. The property is shown in **Exhibit B**, Deeds, and **Exhibit C**, Site Location and Base Map.

The Written Consent document provided in **Exhibit D** provides that Sofia Kolokouris has authority to sign all Brownfield Cleanup Program documents on behalf of Sofia Redevelopment Inc. The Chief Executive Officer for the corporation is Sofia Kolokouris.

SECTION II- PROJECT DESCRIPTION

[Please refer to Questions 1 and 2 on the BCP Application Form]

Response to Question No. 3 - Purpose and Scope of the Project

The Project will be a mixed-use development of commercial/industrial space on the first floor and office and residential use on the upper floors of the building. The purpose is to redevelop a blighted and underutilized area in a way that will greatly benefit the community. The bottom floor of the 920 Exchange Street building will be used for commercial and industrial businesses, including small businesses and contractors. The top floors will be offices or loft apartments.

This Project is located in the Vacuum Oil - South Genesee River Corridor Brownfield Opportunity Area (BOA). The 58-acre BOA Study Area includes numerous known and potential brownfields centered on the former Vacuum Oil Rochester Works site along Flint and Exchange Street. The former Vacuum Oil Site is the primary focus of the BOA, and has been confirmed to be contaminated by numerous spills, accidents, and other industrial activities taking place since 1867. The primary driver of redevelopment potential within the BOA is the presence of vacant and underutilized land along the Genesee River waterfront. The Requestor will strive to make the development consistent with the BOA.

The Property at 920 Exchange Street consists of three buildings with an associated yard, paved driveway and parking area located within the footprint of the former Vacuum Oil facility. The two buildings share a common wall. The single-story brick building to the northeast is approximately 4,800 square feet and constructed in 1870s. Near the center is a 55,000 square foot single story building. Located to the southernmost part of the property is a three-story concrete structure, approximately 67,000 square feet, that was constructed in 1870s which was one of the Vacuum Oil buildings.

Schedule - Commencement through COC:

October, 2020	BCP Application Submission to NYS DEC.
December, 2020	Acceptance into NYS Brownfield Cleanup Program (includes 60- day comment period on the Application)
February, 2021	Submission of Remedial Investigation Work Plan
March, 2021	Commencement of Remedial Investigation Work
July, 2021	Submission of a Remedial Investigation Report and Remedial Action Work Plan, including a Remedial Design, if required
September, 2021	Commencement of Remediation Work November, 2021 Completion of Remediation Work
February, 2022	Preparation of Final Engineering Report, and Site Management Plan and Environmental Easement Package (if required)
May, 2022	Certificate of Completion

SECTION III- PROPERTY'S ENVIRONMENTAL HISTORY

List of Environmental Reports

The following is the list of environmental report which have been completed for the Site and to the extent available to the Requestor, complete copies of each are included in electronic (PDF) format along with this set of exhibits to the BCP Application:

- A. 1989, Oil & Hazardous Material Site Evaluation Report by H&A of New York.
- B. 1990, "Detailed Historical Site Assessment of the Vacuum Oil Company's Facilities and Locations," by the City of Rochester.
- C. 2016, Phase I Environmental Site Assessment by Bergmann Associates.
- D. 2017, Confirmatory Phase II Environmental Site Investigation Report by Stantec Consulting Services, Inc.
- E. 2018 Investigations by Roux Associates, Inc. completed for Exxon Mobil.
- F. 2019, Drain Sump Sample by Rocterra.

A. 1989 Oil & Hazardous Material Site Evaluation Report by H&A of New York

This Report by H&A of New York was conducted as a preliminary evaluation of whether oil and hazardous material existed in the Exchange/Flint Street area (including the 920 Exchange Street property), in order to assist the Rochester City School District in evaluating the potential liability associated with the ownership, financing, and development of a school in that area. In total, 28 soil vapor locations were sampled, however, only 5 of those sample locations were collected at the 920 Exchange Street property. Out of those 5 samples, 2 samples detected trace results and 3 samples had concentrations of unknown volatile compounds above detection limits.

The Report concluded that the areas not tested had the highest potential for the presence of oil or hazardous materials. H&A recommended that a thorough evaluation be conducted on the Site with additional subsurface investigation (test borings and soil vapor sample locations). The Report then concluded that the Site appeared to be capable of undergoing redevelopment after additional evaluation is conducted.

B. 1990, “Detailed Historical Site Assessment of the Vacuum Oil Company Facilities and Locations,” by the City of Rochester.

This detailed historical site assessment report of the Vacuum Oil Company facilities assembles a wide range of information from various sources. This report is a historic assessment of the larger Vacuum Oil Site, including the 920 Exchange Property, and no environmental samples were collected as part of this report.

In 1879 Standard Oil acquired a controlling interest in Vacuum Oil, and in 1882 organized the Standard Oil Trust, which lasted until 1911. Twenty years after the breakup of the trust SOCONY and Vacuum Oil merged, and in 1959 the name of the company was changed to Mobil Oil. The founders, Hiram Everest and Matthew Ewing, discovered a process for the distillation of crude oil that produced more kerosene than methods at the time. The residual oil was neither burned nor malodorous, characteristics unique to the vacuum process. The distillates from this process were sold as kerosene while the residual oil was sold as machine lubricant and leather refinisher.

The report indicates that Vacuum Oil suffered several documented accidents during the course of its operations. In 1874, a fire occurred, destroying the semi-commercial still and the wood still house. In 1878, a similar fire from a naphtha explosion burned down a shed at the Site. In 1882 there was another explosion inside a still. Major damage occurred in 1887 when 6,000-14,000 gallons of naphtha penetrated the Genesee Valley outlet sewer and caused several explosions, killing several people. After these explosions, Vacuum Oil was prohibited from using the City sewer systems, and installed a complete system of drains and sumps of its own. Also in 1887, Vacuum Oil abandoned a pit used for burning refuse after receiving several complaints. In 1901, a fire destroyed a large part of the refinery, and both naphtha and crude oil storage tanks burned.

There are also several reports of pipelines running from the Site to various locations in the City. No permit records exist for any pipelines. There are also reports of various pipes that ran within the confines of the Site, one of which ran from the Site to across Flint Street. For the Exchange Street portion of the Site, the following permits existed: 1945- storage 90,000 gallons of alcohol; 1960- 2,000 gallon tank; 1984- removal of 2,000 gallon tank; 1990- storage of combustible, corrosive liquid. For the Flint Street portion of the Site, the following permits existed: 1960- maintain 1,000 gallon tank and pump; 1989- combustible material storage; underground gasoline tanks.

C. 2016, Phase I Environmental Site Assessment by Bergmann Associates.

Bergmann Associates was contracted by the City of Rochester to complete a Phase I ESA to document the investigative activities conducted and to identify Recognized Environmental Conditions (RECs) at the 920 Exchange Street property. The Phase I ESA was conducted as part of environmental due diligence to assess the potential for redevelopment of the property. Bergmann identified 17 recognized environmental conditions (RECs) associated with the historic use of the Site.

D. 2017, Confirmatory Phase II Environmental Site Investigation Report by Stantec Consulting Services, Inc.

The 2017 Stantec Phase II focused on collecting samples at the RECs identified in the 2016 Bergmann Phase I ESA Report at 920 Exchange Street. The RECs identified in the Bergmann Phase I ESA report and the Phase II SI sampling locations are summarized below. Due to the complicated history of the Site and the overlapping nature of a number of the RECs, many of the sample locations addressed conditions related to two or more RECs. Sample locations and a summary of results compared to NYS DEC criteria are provided in Exhibit F.

- **Former Oil Facility, Historic Petroleum Bulk Storage, Documented Discharge, and Compromised Historic Infrastructure** – Potential releases and documented discharges (spills) from the various petroleum storage, handling and processing operations reportedly conducted at the Site and the related historic infrastructure reportedly present at the Site were addressed by soil sampling at 12 test borings (B/MW-1, B/MW-2, B3 through B12). Groundwater monitoring wells were also installed and sampled at test borings B/MW-1 and B/MW-2.
- **Potential Impacts from Off-Site Properties** – This REC was addressed by sampling at test boring B/MW-1, where oil staining along the adjacent basement wall indicates the possible presence of petroleum contamination in the subsurface on the adjacent property to the south.
- **Railroad Spur** – Soil sampling at test borings B3, B9, B10, B11 and B12 addressed this REC.
- **Solid Waste Disposal** – Soil sampling at test borings B9, B10 and B11 addressed this REC.
- **Undocumented UST Removal** – Test boring B8 was drilled in the area west of the facility loading dock in the general area of the site where the tank is believed to have been located.
- **Vaulted Below Grade Storage Tanks** – This REC was addressed by collection of a tank-vault water sample (VAULT3) and by the test boring at the southeast end of the tank vault (B4).
- **Boiler Room** – This REC was addressed by sampling of water from the boiler room sump (SUMP2) and addressed indirectly with the nearby tank-vault water sample and test boring described above (VAULT3 and B4).
- **Sump Pumps** – Potential impacts from possible on-Site discharge of water pumped from sumps were evaluated indirectly with the Boiler Room sump sample (SUMP2) and a second sump water sample collected at the SUMP1 location.
- **Floor Drains/Filled-in Floor Drains** – This REC was addressed by collection of water from the floor drain sump at sample location SUMP3 and also by the soil sampling performed at the B3 test boring located near one end of the apparent former floor drain network in that section of the Site building.

-
- **Former On-Site Barrel Storage** – Concrete sampling performed at locations C1 and C2 addressed this REC.
 - **Former Tannery** – Test boring B7 was drilled in the reported tanning pits area of the former tannery (noted on a fire insurance map dated 1892). Test borings B4, B5, B6, B8, B9 and B10 were drilled in other portions of the former tannery facility parcel at locations surrounding the reported footprint of the tanning pits.

Results of the Phase II sampling indicated contamination of soil, groundwater, and concrete by petroleum products and petroleum-related compounds. Water samples from building sumps also contained petroleum constituents. Further investigation of the full nature and extent of the contamination identified in soil, groundwater, floor-slab concrete, and sump/vault water was recommended.

E. 2018 Investigations by Roux Associates, Inc. for Exxon Mobil

On behalf of Exxon Mobil, Roux and Associates completed an investigation of soil and groundwater at the 920 Exchange Street property. A report was not generated although sample results, a map showing sample locations and soil boring logs were provided. Fourteen soil borings (SB-01 to SB-14) were installed and three monitoring wells (MW-1 to MW-3) were installed and sampled. Sample results indicated concentrations of SVOC, all PAH, and petroleum related VOC were above NYS DEC Restricted Residential or Protection of Groundwater soil criteria. Groundwater results did not show significant concentrations of contaminants above NYS DEC criteria. Sample locations and a summary of results compared to NYS DEC criteria are provided in Exhibit F.

F. 2019, Drain Sump Sample by Rocterra

One sample from a drain sump within the building was collected by Rocterra after property staff noted a chemical smell originating from the drain sump. The sample collected from within the drain trap had high concentrations of 2 SVOCs (2-Chloropyridine and 2,6-Dichloropyridine) and lower concentrations of 2 VOCs (trans-1,2-dichloroethene and pyridine). The drain is believed to be connected to the sanitary sewer. Previous environmental reports for the property do not contain indications of the source of this material. The property owner and site management personnel do not know of any previous use, storage, production, or disposal of these materials. The drain was sealed prior to the owner's purchase of the property. The drain was uncovered as part of recent building renovations and the odor was noted and the sample was collected. There has been no further investigation completed near the drain sump. This location will be further investigated as part of the Remedial Investigation. The sample location and a summary of results are provided in Exhibit F.

Sampling Data and Site Drawings

The Site layout and sample locations are provided in Exhibit F, Site Drawing and Data Summary Tables.

Tax Map

Exhibit G shows the site Tax Map.

Past Land Uses

As summarized in Section III, historical land use included industrial purposes, including the distillation of crude oil, the production of kerosene and leather tanning.

Spill Reports

Spill reports from the NYS DEC database are provided in Exhibit E. The following spill reports are on-file for this property:

- Spill No. 9311324 – 12/17/1993 – Nine 55-gallon drums were found abandoned behind an old warehouse, sludge of unknown petroleum material was found on ground. Drums were overpacked and removed. One sample collected by NYS DEC (sample ID: Soil w/oil, summarized in Exhibit F) noted limited concentrations of petroleum-related VOC and SVOC above NYS DEC criteria. The location of the sample is not known.
- Spill No. 9870564, 03/11/1999 – approximately 70 gallons of diesel fuel spilled due to saddle tank on truck being ruptured. Fire and police were called to the scene. Trucking firm took responsibly for cleanup and EP&S was hired to do cleanup.
- Spill No. 9970411, 10/01/1999 – Approximately 30 gallons of diesel from a tractor trailer spilled onto asphalt and into storm sewer. EP&S hired to clean up spill and vacuum storm sewer.
- Spill No. 9970428, 10/15/1999 – Approximately 15 gallons of diesel fuel spilled to the ground at warehouse office from tractor trailer saddle tank. EP&S hired to cleanup and vacuum storm sewer and speedy dry used.
- Spill No. 1307970, 11/04/2013 – equipment failure caused approximately 10 gallons of hydraulic oil from a skid steerer to be released on a roadway near the warehouse. The spill was cleaned up with speedy dry and disposed of in roll off.
- Spill No. 1601806, 05/23/2016 – Elevated PID readings were noted during the drilling completed as part of the 2016 Phase 2 sampling program discussed above.

SECTION IV- PROPERTY INFORMATION

The Site name is the 920 Exchange Street Site. The Site is located at 920 Exchange St (Tax No. 121.69-3-37.004). See **Exhibit G**, Tax Map. The Site is located exclusively in the City of Rochester, and is approximately 3.52 acres.

[Please refer to Questions 1-9 on the BCP Application Form]

Property Description Narrative:

- a. **Location:*** The Site is located at 920 Exchange Street. This is an urban area that is a mix of residential, commercial, and industrial properties, as shown on **Exhibit C**, Site Location and Base map.
- b. **Site Features:*** The three buildings located at 920 Exchange Street include a one story out building in the northeast corner of the site once used for cold storage, a one-story building that contains approximately 55,000 square feet of floor space, and a three-story 67,000 square foot building which was once used as part of the oil refinery. The site is paved on the West, South, North, and part of the East side of the property. The building construction includes: wood, plaster, brick and paneled walls, tile ceiling, tile and concrete floor.
- c. **Current Zoning and Land Use:*** The Site is currently zoned as an M-1 Industrial District, and is used for both commercial and industrial purposes. *See Exhibit H*, Zoning Map. The surrounding area consists of residential, commercial, and industrial uses. The City of Rochester has recognized the obsolescence of many industrial buildings for traditional manufacturing purposes, and the M-1 District encourages re-occupancy and redevelopment of those buildings through the allowance of retail sales and services, offices, eating and drinking establishments in addition to the existing commercial and industrial uses.
- d. **Past Use of the Site:*** A summary of the Previous Owners is contained in Exhibit I. The main source of contamination is the Vacuum Oil Company operations from about 1866 to about 1936. Vacuum Oil operated a large oil refining complex at the Site, involving the distillation of crude oil to kerosene, and contained many on-Site structures, such as numerous aboveground storage tanks (ASTs) and underground ground storage tanks (USTs) (approximately 135), 6 boilers, a refined oil warehouse, a bleaching area, a grease warehouse, a rail yard/tank cars, stills and pipelines, and other structures associated with the oil refinery operation. Although Vacuum Oil ceased operations in 1935, its impacts continued long afterwards. Additionally, in 2006, the City of Rochester began planning for the Vacuum Oil - South Genesee River Brownfield Opportunity Area, which includes the Site.
- e. **Site Geology and Hydrogeology:*** The Site is at an elevation of approximately 525 feet above mean sea level. The unconsolidated (overburden) materials in the vicinity of the Site are classified by the Monroe County Soil Survey as Urban Land, which is identified as an area where development has disturbed the natural sequence of the soil profile by the addition of fill, soil removal or use. During Site investigation, fill material consisting of gravel, soil, brick, asphalt-covered fine gravel and cinders ranging in depths from 3.0 to 7.0 feet below the ground surface were encountered. Soil and sediment consisted of fine sand, silt, and clay layers. Approximately 11.5 feet below is a compacted till or large gravel layer, preventing soil boring penetration. Groundwater was encountered between 4.2 and 7.7 feet below the ground surface. The general direction of groundwater flow is likely northeast, towards the Genesee River.

-
- f. **Environmental Assessment:*** Based upon investigations conducted to date, the primary contaminants of concern for the Site include petroleum contaminants.

Groundwater: Benzene, Chlorobenzene and tri-methyl benzene have been found in groundwater at concentrations which exceeded NYSDEC groundwater quality criteria.

Exhibit F summarizes environmental sample results above NYS DEC criteria.

Soil: Samples collected from the property indicate soil is impacted by concentrations of VOC and SVOC related to petroleum releases. **Exhibit F** summarizes environmental sample results above NYS DEC criteria.

Soil Gas: No samples were collected and analyzed.

[Please refer to Questions 11-13 on the BCP Application Form]

PART B

SECTION V- ADDITIONAL REQUESTOR INFORMATION

Sofia Kolokouris has authority to execute any documents required by the NYSDEC on behalf of the property owner, Sofia Redevelopment Inc. Exhibit D provides written consent from the Board of Directors of Sofia Redevelopment, Inc. Please refer to the BCP Application Form for more information pertaining to this Section.

SECTION VI- CURRENT OWNER/OPERATOR INFORMATION

Sofia Redevelopment, Inc. is the current owner of 920 Exchange Street. It purchased 920 Exchange Street on January 25, 1999 as shown in Exhibit B, Deeds.

The current occupants of 920 Exchange Street are:

- Suck It Up Straws, Inc. DBA as Roc Paper Straws, a maker of drinking straws.
- C. E. Creative, Inc., a cabinet maker.

See **Exhibit I**, Previous Owner and Operator List.

SECTION VII- REQUESTOR ELIGIBILITY INFORMATION

[Please refer to Questions 1-11 on the BCP Application Form]

The Requestor is a Volunteer, and is willing to voluntarily perform the environmental investigation and remediation work on the Site.

VOLUNTEER CERTIFICATION

The Requestor certifies it is a Volunteer, since they are the current property owner and has not contributed to the contamination at the Site. The Requestor further certifies that it will exercise appropriate care with respect to any contamination found at the Site by taking reasonable steps to secure and maintain the Site, and by submitting this application for the BCP in order to address any on-Site contamination.

SECTION VIII- PROPERTY ELIGIBILITY INFORMATION

[Please refer to Questions 1-6 on the BCP Application Form]

In addition to the responses on the application form, which clarify the Site is an eligible brownfield site, the Site meets the definition of an eligible “brownfield site,” recently amended by statute in Environmental Conservation Law §27-1405(2) as “any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental

standards, criteria or guidance adopted by the department that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.” Environmental investigation results show evidence of impact from the Site’s previous industrial uses that can be linked to and caused Site contamination above the applicable cleanup standards. Additional information is provided in **Exhibit F**, and which is included on the Environmental Report CD. As a result, the Site meets the definition of a brownfield site pursuant to Environmental Conservation Law §27-1405(2) above, and thus, is eligible for the BCP.

SECTION IX - CONTACT LIST

See **Exhibit J** for the Site Contact List and **Exhibit K** for the Repository Letter.

SECTION X - LAND USE FACTORS

1. Current Zoning

The Site is currently zoned as M-1. See **Exhibit H**, Zoning Map for a more detailed description.

2. Current Use

The Site is currently leased by 2 tenants for commercial and industrial purposes including drinking straw manufacturing and cabinet making. The remaining portions of the buildings are vacant. The contaminant source areas are a result of the Site’s historical uses. See Section IV Property Narrative and Section VI for more information.

3. Intended Use Post Remediation

The intended use is commercial (including retail and offices), industrial, and restricted residential (apartments). See Section II for a more detailed description on the Project.

4. Do current historical and/or recent development patterns support the proposed use?

Yes. The Site has historically been used for industrial purposes, and will continue to be used for such purposes in the future, along with commercial uses and loft residential units on the second and third floors. The Site is within the City of Rochester Vacuum Oil Brownfield Opportunity Area (BOA). The City has designated this area as a BOA due to Vacuum Oil Company’s previous industrial operations. The City’s goal is to redevelop the area, as redevelopment will have the potential to create the greatest catalytic impact to the surrounding neighborhoods, spurring reinvestment in existing property and the redevelopment of adjacent vacant and underutilized sites. This project aligns with the City’s goals.

5. Is the proposed use consistent with applicable zoning laws/maps?

Yes. The anticipated uses are commercial (including retail and offices), industrial and restricted residential (apartments), which are allowed under the current zoning for the Site. See **Exhibit H**, Zoning Map.

6. Consistent with the Master Plan?

Yes. The Master Plan's goals for the Vacuum Oil BOA are to remediate and redevelop the long-time contaminated and blighted area. The Master Plan encourages mixed-use development in the area of the former Vacuum Oil refinery site. Architectural character is envisioned to be complementary in scale, proportion, and massing to the surrounding neighborhood. The design details, materials, and the overall "look and feel" of the mixed-use development will create a unique atmosphere that is appropriate within the historical context of the BOA. The adaptive reuse of signature buildings and structures, specifically those on the Site, will maintain the historic and iconic presence of the neighborhood's former industrial identity.

EXHIBIT A

NYSDOS Filing

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through July 30, 2020.

Selected Entity Name: SOFIA REDEVELOPMENT INC.

Selected Entity Status Information

Current Entity Name: SOFIA REDEVELOPMENT INC.

DOS ID #: 2578114

Initial DOS Filing Date: NOVEMBER 28, 2000

County: LIVINGSTON

Jurisdiction: NEW YORK

Entity Type: DOMESTIC BUSINESS CORPORATION

Current Entity Status: ACTIVE

Selected Entity Address Information

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

SOFIA REDEVELOPMENT INC.

ATTN SOFIA KOLOKOURIS

5739 DEMETRIOS WAY

AVON, NEW YORK, 14414

Chief Executive Officer

SOFIA KOLOKOURIS

5739 DEMETRIOS WAY

AVON, NEW YORK, 14414

Registered Agent

NONE

This office does not record information regarding the names and addresses of officers, shareholders or directors of nonprofessional corporations except the chief executive officer, if provided, which would be listed above. Professional corporations must include the name(s) and address(es) of the initial officers, directors, and shareholders in the initial certificate of

incorporation, however this information is not recorded and only available by [viewing the certificate.](#)

ARTICLE I.*Stock Information

# of Shares	Type of Stock	\$ Value per Share
200	No Par Value	

*Stock information is applicable to domestic business corporations.

ARTICLE II.Name History

Filing Date	Name Type	Entity Name
JUL 26, 2019	Actual	SOFIA REDEVELOPMENT INC.
NOV 28, 2000	Actual	JOHN K. AND ASSOCIATES, INC.

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

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

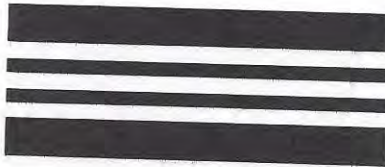
[Search Results](#) [New Search](#)

[Services/Programs](#) | [Privacy Policy](#) | [Accessibility Policy](#) | [Disclaimer](#) | [Return to DOS](#)
[Homepage](#) | [Contact Us](#)

EXHIBIT B

Deeds

MONROE COUNTY CLERK'S OFFICE



W

Return To:

PETERS & PLOETZ
PO BOX 628
ELLCOTTVILLE NY 14731

Index DEEDS

Book 10583 Page 0518

No. Pages 0005

Instrument DEED-OTHER

Date : 2/20/2008

Time : 1:48:00

Control # 200802200682

ROCHESTER CAPITAL CORPORATION

JOHN K AND ASSOCIATES INC

TT# TT 0000 012779

Employee ID DA40

MORTGAGE TAX

TRANS TAX	\$	980.00
FILE FEE-S	\$	156.00
FILE FEE-C	\$	9.00
FILE FEE-S	\$	19.00
FILE FEE-C	\$	8.00
REC FEE	\$	15.00
MISC FEE-C	\$	5.00
	\$.00
	\$.00

Total: \$ 1,192.00

MORTGAGE AMOUNT	\$.00
BASIC MORTGAGE TAX	\$.00
SPEC ADDIT MTG TAX	\$.00
ADDITIONAL MTG TAX	\$.00
Total	\$.00

STATE OF NEW YORK
MONROE COUNTY CLERK'S OFFICE

TRANSFER AMT

WARNING - THIS SHEET CONSTITUTES THE CLERKS
ENDORSEMENT, REQUIRED BY SECTION 317-a(5) &
SECTION 319 OF THE REAL PROPERTY LAW OF THE
STATE OF NEW YORK. DO NOT DETACH OR REMOVE.

TRANSFER AMT \$ 245,000.00

TRANSFER TAX \$ 980.00

Cheryl Dinolfo
Monroe County Clerk



D105830518

RECORDED

WARRANTY DEED - FULL COVENANTS

This indenture, made the 11 day of February, 2008

2008 FEB 20 PM 1:48

MONROE COUNTY CLERK

Between **ROCHESTER CAPITAL CORPORATION**
5739 Demitrious Way
Avon, New York 14414

party of the first part, and

JOHN K. AND ASSOCIATES, INC.
5739 Demitrious Way
Avon, New York 14414

party of the second part,

Witnesseth, that the party of the first part, in consideration of

~~One and More~~-----(\$1.00 & More)
lawful money of the United States, paid by the party of the second part, does hereby
grant and release unto the party of the second part, the heirs or successors and assigns
of the party of the second part forever,

**ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF
LAND**, situate, lying and being in the City of Rochester, County of Monroe and
State of New York, bounded and described as follows:

BEGINNING at a point in the easterly line of Exchange Street, 295.40 feet
north of the intersection of the said easterly line of Exchange Street with the
northerly line of Flint Street, said point being in a line of the southerly face of a
concrete and stone building extended westerly to the easterly line of Exchange
Street; thence (1) southeasterly making an included angle in the southeast quadrant
of 89 degrees 31 minutes and 30 seconds with said line of Exchange Street and
along the south face of the south wall of the concrete and stone building and said
line extended a distance of 302.86 feet to a point, said point being 3 feet westerly
from the west face of the west wall of a brick building; thence (2) northeasterly
making an included angle in the northwest quadrant of 89 degrees 46 minutes with
course (1), a distance of 33.80 feet to a point, said line being 3 feet westerly and
parallel with the west face of the brick building aforementioned; thence (3) at right
angles with course (2) a distance of 92.63 feet to a point in the westerly right of
way line of the Western New York & Pennsylvania Railroad property formerly
Genesee Valley Canal; thence (4) northeasterly making an included angle in the
northwest quadrant of 63 degrees 43 minutes 1 second, a distance of 60.30 feet to
an angle point in said right of way line; thence (5) making an interior angle of 179
degrees 12 minutes 3 seconds with course (4) a distance of 66.09 feet to a point in
said right of way line; thence (6) making an interior angle of 176 degrees 21
minutes 43 seconds with course (5) a distance of 54.42 feet to a point in said right
of way line; thence (7) making an interior angle of 180 degrees 24 minutes 46
seconds with course (6) a distance of 71.98 feet to a point in said right of way line;
thence (8) making an interior angle of 178 degrees 50 minutes 33 seconds with
course (7) a distance of 60.45 feet to a point in said right of way line; thence (9)
making an interior angle of 174 degrees 46 minutes 9 seconds with course (8) a
distance of 66.25 feet to a point in said right of way line; thence (10) making an
interior angle of 177 degrees 51 minutes 54 seconds with course (9) a distance of
63.29 feet to a point in said right of way line; thence (11) making an interior angle
of 178 degrees 52 minutes 40 seconds with course (10) a distance of 28.74 feet to a
point at the intersection of said right of way line and the south line of Violetta

Street; thence (12) west along the south line of Violetta Street, a distance of 189.72 feet to a point in the west line of Lot 47 of the Worcester Tract as shown on map filed in Liber 1 of Maps; Page 58; thence (13) southerly along the westerly line of Lot 47, a distance of 135.82 feet to a point in the westerly line of said Lot 47; thence (14) westerly, making an interior angle of 89 degrees 42 minutes 39 seconds, a distance of 100 feet to a point in the easterly line of Exchange Street; thence (15) southerly in the easterly line of Exchange Street 359.63 feet to the place of beginning.

This sale does not constitute all or substantially all of the assets of the grantor and is made in the ordinary course of business of the grantor corporation.

It is the intention of the grantor herein to release unto the grantee all of the grantor's rights and interest in the premises and to relinquish any right of redemption which the grantor may have pursuant to the terms of a certain mortgage recorded in the office of the Monroe County Clerk in Liber 12290 of Mortgages at Page 0261.

It is the intention of the grantee in accepting this deed in lieu of foreclosure not to merge or extinguish the mortgage lien against the premises but to take this conveyance subject to such mortgage lien and merely to release the grantor from any personal liability for any deficiency payable as a result of a foreclosure of said mortgage.

Tax Nos. 121.690-3-36 /0000WE & 121.690-3-37.004/0000SB

Property Address: 91 Violetta Street & 920 Exchange Street, Rochester, NY 14608

Tax Mailing Address: 5739 Demitrious Way
Avon, NY 14414

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

To have and to hold the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

To have and to hold the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

And the party of the first part covenants as follows:

First, that the party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

Second, that the party of the second part shall quietly enjoy the said premises;

Third, that the premises are free from incumbrances, except as aforesaid;

Fourth, that the party of the first part will execute or procure any further necessary assurance of the title to said premises;

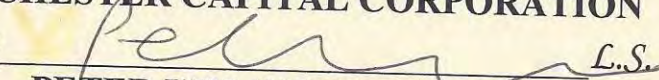
Fifth, that the party of the first part will forever **Warrant** the title to said premises;

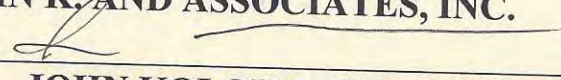
Sixth, the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

In Witness Whereof, the party of the first part has duly executed this deed the day and year first above written.

In Presence of

ROCHESTER CAPITAL CORPORATION
BY:  L.S.
PETER KOLOKOURIS, PRESIDENT

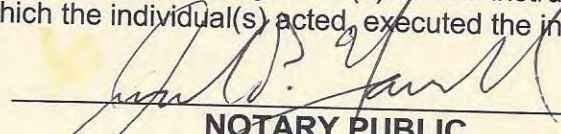
JOHN K. AND ASSOCIATES, INC.
BY:  L.S.
JOHN KOLOKOURIS, PRESIDENT

STATE OF NEW YORK)

COUNTY OF CATTARAUGUS) ss.

On **February 11**, 2008, before me, the undersigned, a Notary Public in and for the said State, personally appeared, **PETER KOLOKOURIS**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose names(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.




NOTARY PUBLIC
JONATHAN R. HAWRYSCHUK
Notary Public - State of New York
No. 01HA6130083
Qualified in Seneca County
My Commission Expires 7/5/2009

STATE OF NEW YORK)

COUNTY OF) ss.

On February 11, 2008, before me, the undersigned, a Notary Public in and for the said State, personally appeared, **JOHN KOLOKOURIS**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose names(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Cynthia L. Chamberlain

NOTARY PUBLIC

CYNTHIA L. CHAMBERLAIN
NOTARY PUBLIC
Cattaraugus Co., New York
Commission Expires
August 17, 2009

RETURN RECORDED DEED TO: Peters & Ploetz, PO Box 628, Ellicottville, NY 14731

EXHIBIT C

Site Location and Base Map

920 EXCHANGE ST BCP BASE MAP WITH ADJACENT PROPERTY OWNERS



ADJACENT PROPERTY OWNERS			
Key	Owner's Name	Address	Tax Map No.
A	Housing Opportunities Inc	104 Violeta St	121.69-3-31
B	Housing Opportunities Inc	100 Violeta St	121.69-3-30.001
C	Arnold Brent Thompson	92 Violeta St	121.69-3-28.001
D	Massachi Bijan	840 Exchange St	121.69-3-27
E	John K and Associates Inc	91 Violeta St	121.69-3-36
F	Kraft Steven	852 Exchange St	121.69-3-39.001
G	Simba Mohamed S	858-862 Exchange St	121.69-3-38
H	Weber Susan B	867 Exchange St	121.69-4-12.001
I	Howard Bertha A	877 Exchange St	121.69-4-14.001
J	Brinkley Terrance	881 Exchange St	121.69-4-15
K	Canfield & Tack Inc	887 Exchange St	121.69-4-16
L	Canfield & Tack Inc	925 Exchange St	121.69-4-44.001
M	Flint Redevelopment LLC	936 Exchange St	121.77-1-7
N	Flint Redevelopment LLC	22 Flint St	121.77-1-8
O	City of Rochester	1320 S. Plymouth Ave	121.77-1-86



U.S. DEPARTMENT OF THE INTERIOR
U. S. GEOLOGICAL SURVEY



ROCHESTER EAST QUADRANGLE
NEW YORK
7.5-MINUTE SERIES

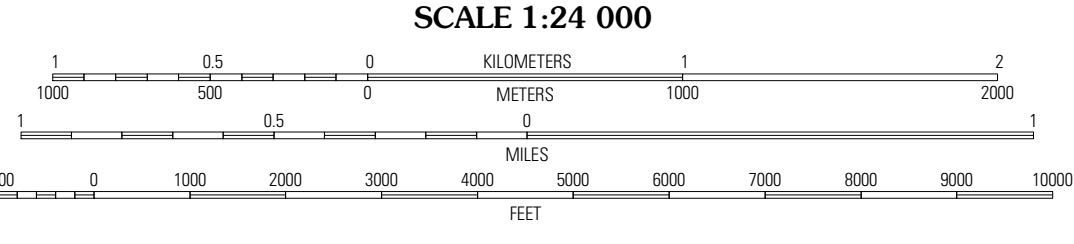


Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 18T
10 000-foot ticks: New York Coordinate System of 1983
(west zone)

Imagery.....NAIP, May 2008
Roads.....US Census Bureau TIGER data
with limited USGS updates, 2004
Names.....GNIS, 2008
Hydrography.....National Hydrography Dataset, 2008
Contours.....National Elevation Dataset, 1998

UTM GRID AND 2010 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000m Square ID
TN
Grid Zone Designation
18T



CONTOUR INTERVAL 10 FEET

This map was produced to conform with version 0.5.10 of the
draft USGS Standards for 7.5-Minute Quadrangle Maps.
A metadata file associated with this product is also draft version 0.5.10



QUADRANGLE LOCATION			
Braddock Heights	Rochester East OE N	Ninemile Point	
Rochester West	Rochester East	Webster	
West Henrietta	Pittsford	Fairport	

ADJOINING 7.5 QUADRANGLES

ROAD CLASSIFICATION

Interstate Route
US Route
Ramp

State Route
Local Road
4WD

Interstate Route
US Route
State Route

ROCHESTER EAST, NY
2010

EXHIBIT D

Written Consent

**UNANIMOUS WRITTEN CONSENT OF
THE BOARD OF DIRECTORS OF**

SOFIA REDEVELOPMENT INC.

**IN LIEU OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS**

The undersigned, being all of the directors of Sofia Redevelopment Inc., a New York corporation (the "Corporation"), acting pursuant to Section 708(b) of the New York Business Corporation Law, do hereby consent to the adoption of the following resolutions:

RESOLVED, that the proper officers of the Corporation are authorized to prepare, execute and cause to be filed with the New York State Department of State a Certificate of Change changing the address of the Corporation to which the Secretary of State of the State of New York shall forward copies of process accepted on behalf of the Corporation to 5739 Demitrios Way, Avon, Livingston County, New York 14414, and take such further action as may be necessary to cause the records of the New York State Department of State to be changed to reflect both the change of address and that Sophia Kolokouris is now the Chief Executive Officer of the Corporation.

RESOLVED, that each of the officers of the Corporation is hereby authorized to execute and deliver, on behalf of the Corporation, such other documents, instruments and certificates and to take such other actions as they, in their sole discretion, deem necessary or appropriate to carry out the full intent and purposes of the foregoing resolutions.

IN WITNESS WHEREOF, the undersigned, being all of the directors of the Corporation, do hereby sign this Consent as of the 17 day of October, 2019.



Sophia Kolokouris

EXHIBIT E

Spill Reports



NYSDEC SPILL REPORT FORM



DEC REGION:	8	SPILL NUMBER:	9311324
SPILL NAME:	EXCHANGE STREET DRUMS	DEC LEAD:	DLTILTON
SPILL DATE:	12/17/1993	SPILL TIME:	2:30 pm
CALL RECEIVED DATE:	12/20/1993	RECEIVED TIME:	9:00 am

SPILL LOCATION

PLACE:	EXCHANGE STREET DRUMS	COUNTY:	Monroe
STREET:	920 EXCHANGE STREET BEHIND	TOWN/CITY:	Rochester (c)
		COMMUNITY:	ROCHESTER
CONTACT:		CONTACT PHONE:	

CONT. FACTOR:	Abandoned Drums	SPILL REPORTED BY:	Local Agency
FACILITY TYPE:	Unknown	WATERBODY:	

CALLER REMARKS:

NINE 55-GHAL DRUMS ABANDONED BEHIND AN OLD WAREHOUSE. NO TOPS ON DRUMS; SOME HAVE BEEN KNOCKED OVER W/SLUDGE SPILLING TO GROUND.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
unknown petroleum	Petroleum	0 G	0 G	Soil,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
UNKNOWN	NY	

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead DEC Field was "DT"

12/20/93: PROPERTY OWNER (ZORBA'S PALACE) OUT OF SALAMANCA, NY. GO DOWN EXCHANGE & VIOLETTA ST END OF ST BEHIND BLDGS. CONTRACTOR TO BE HIRED TO OVERPACK & DISPOSE OF DRUMS.

09/28/95: This is additional information about material spilled from the translation of the old spill file: ABANDONED DRUMS.

12/01/95 ALWASH HIRED TO SAMPLE, OVERPACK & DISPOSE. DRUM TAKEN TO IRA CONKLIN FOR DISPOSAL. DU TO BILLING MIXUP BETWEEN ALLWASH AND CONKLIN, TERRY RICH OF ALLWASH STATES THAT NO BILL FOR DISPOSAL WILL BE FORTHCOMING. NO FURTHER ACTION REQUIRED.

02/09/01: PAPER FILE REVIEWED AND RETAINED PER FILE RETENTION POLICY.

01/23/09: PAPER FILE REMOVED PER FILE RETENTION POLICY.

<u>PIN</u>	<u>T & A</u>	<u>COST CENTER</u>
H0051		

Created On: 12/20/1993

Date Printed: 8/17/2018

Last Updated: 08/17/2018



NYSDEC SPILL REPORT FORM



DEC REGION:	<u>8</u>	SPILL NUMBER:	<u>9311324</u>
SPILL NAME:	<u>EXCHANGE STREET DRUMS</u>	DEC LEAD:	<u>DLTILTON</u>
CLASS:	B3	CLOSE DATE:	12/21/1995
		MEETS STANDARDS:	False



NYSDEC SPILL REPORT FORM



DEC REGION:	8	SPILL NUMBER:	9870564
SPILL NAME:	BEDDOE (PAUL) TRUCKING	DEC LEAD:	DLTILTON
SPILL DATE:	03/11/1999	SPILL TIME:	10:57 am
CALL RECEIVED DATE:	03/11/1999	RECEIVED TIME:	11:38 am

SPILL LOCATION

PLACE:	BEDDOE (PAUL) TRUCKING	COUNTY:	Monroe
STREET:	920 EXCHANGE STREET	TOWN/CITY:	Rochester (c)
		COMMUNITY:	ROCHESTER
CONTACT:	PAUL BEDDOE	CONTACT PHONE:	

CONT. FACTOR:	Traffic Accident	SPILL REPORTED BY:	Health Department
FACILITY TYPE:	Commercial Vehicle	WATERBODY:	

CALLER REMARKS:

WHILE A TRUCK WAS BACKING UP, PAUL BEDDOE HAD HIS SADDLETANK RUPTURED, SPILLING DIESEL FUEL T THE ASPHALT AND TO A STORM SEWER. MCPW IS AWARE. SPILL IS BEING CONTAINED. FIRE AND POLICE DEPARTMENTS ON THE SCENE. MCHD TO UPDATE DEPARTMENT. FAXED TO MCHD ON 03/17/99 AT 1148 HRS.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
diesel	Petroleum	70 G	0 G	Sewer,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
PAUL BEDDOE	402 LEMMI ROAD LEMMI PA 19052-	PAUL BEDDOE

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead DEC Field was "DT"
03/11/99 DT SPOKE WITH MCHD,(NATIONAL FREIGHT) THE TRUCKING FIRM THAT RAN INTO MR. BEDDOE TOOK O RESPONSIBILITY FOR PROPER CLEANUP. EP&S WAS HIRED TO DO CLEANUP. ROCHESTER F.D. CR# 9905787 WA FILED. E.P.&S. TO FORWARD DISPOSAL RECEIPTS TO MCHD AND WILL FORWARD TO THIS DEPARTMENT.

11/12/08: PAPER FILE REMOVED PER FILE RETENTION POLICY.

<u>PIN</u>	<u>T & A</u>	<u>COST CENTER</u>
CLASS: C3	CLOSE DATE: 03/11/1999	MEETS STANDARDS: False



NYSDEC SPILL REPORT FORM



DEC REGION:	8	SPILL NUMBER:	9970411
SPILL NAME:	WAREHOUSING & DIST.	DEC LEAD:	MFZAMIAR
SPILL DATE:	10/01/1999	SPILL TIME:	12:01 pm
CALL RECEIVED DATE:	10/01/1999	RECEIVED TIME:	2:06 pm

SPILL LOCATION

PLACE:	WAREHOUSING & DIST.	COUNTY:	Monroe
STREET:	920 EXCHANGE STREET	TOWN/CITY:	Rochester (c)
		COMMUNITY:	ROCHESTER
CONTACT:	FRANK ARGENTO	CONTACT PHONE:	(716) 328-1000

CONT. FACTOR:	Equipment Failure	SPILL REPORTED BY:	Other
FACILITY TYPE:	Commercial Vehicle	WATERBODY:	

CALLER REMARKS:

A TRACTOR TRAILER LOST 30 GALLONS OF DIESEL TO ASPHALT AND SOME TO A STORM SEWER. EP&S WAS HIRED TO CLEAN UP THE SPILL AND VACUUM OUT THE STORM SEWER. EP&S TO FORWARD DISPOSAL RECEIPTS TO THE DEPARTMENT. FAXED TO MCHD ON 10/01/1999 AT 1423 HRS.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
diesel	Petroleum	30 G	0 G	Sewer,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
DOCKWISE OPERATIONS	420 CANARCTIC DRIVE DOWNSVIEW, ONT. NN	IAN ARBICK
		(888) 739-5439

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "MZ"

PIN

T & A

COST CENTER

CLASS:	C3	CLOSE DATE:	10/01/1999	MEETS STANDARDS:	False
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NYSDEC SPILL REPORT FORM



DEC REGION:	8	SPILL NUMBER:	9970428
SPILL NAME:	WAREHOUSING/DISTRIBUTING	DEC LEAD:	JRMARCHI
SPILL DATE:	10/15/1999	SPILL TIME:	9:30 am
CALL RECEIVED DATE:	10/15/1999	RECEIVED TIME:	10:00 am

SPILL LOCATION

PLACE:	WAREHOUSING/DISTRIBUTING	COUNTY:	Monroe
STREET:	920 EXCHANGE STREET	TOWN/CITY:	Rochester (c)
		COMMUNITY:	ROCHESTER
CONTACT:	JIM NESTICO	CONTACT PHONE:	(716) 328-1000

CONT. FACTOR:	Human Error	SPILL REPORTED BY:	Other
FACILITY TYPE:	Commercial Vehicle	WATERBODY:	

CALLER REMARKS:

A TRACTOR TRAILER RUPTURED ITS SADDLE TANK SPILLING 12-15 GALLONS OF DIESEL TO THE GROUND AT WAREHOUSING AND DISTRIBUTING OFFICES. SOME DIESEL HAS IMPACTED THE STORM SEWER AS WELL. EP&S HAS BEEN HIRED TO VAC OUT THE STORM SEWER, APPLY SPEEDY DRI AND DRUM UP THE WASTE. FAXED TO MCHD 10/18/99 AT 0900 HRS.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
diesel	Petroleum	12 G	0 G	Soil,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
REG INTEGRATE LOGISTICS	2299 KENMORE AVENUE BUFFALO NY 14207-	(716) 876-4645

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "JM"
08/14/2001 BASED ON REVIEW OF DATABASE, NO FURTHER ACTION IS NEEDED BY SPILLS.

<u>PIN</u>	<u>T & A</u>	<u>COST CENTER</u>
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CLASS:	C4	CLOSE DATE:	08/14/2001	MEETS STANDARDS:	False
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NYSDEC SPILL REPORT FORM



DEC REGION:	8	SPILL NUMBER:	1307970
SPILL NAME:	ROADWAY BY WAREHOUSE	DEC LEAD:	DBDAKE
SPILL DATE:	11/04/2013	SPILL TIME:	1:45 pm
CALL RECEIVED DATE:	11/04/2013	RECEIVED TIME:	1:49 pm

SPILL LOCATION

PLACE:	ROADWAY BY WAREHOUSE	COUNTY:	Monroe
STREET:	920 EXCHANGE STREET	TOWN/CITY:	Rochester (c)
		COMMUNITY:	ROCHESTER
CONTACT:		CONTACT PHONE:	

CONT. FACTOR:	Equipment Failure	SPILL REPORTED BY:	Local Agency
FACILITY TYPE:	Commercial/Industrial	WATERBODY:	

CALLER REMARKS:

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
hydraulic oil	Petroleum	10 G		Imp Surf

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
vincent allan	10 mcnaul drive rochester NY 14624	vincent allan
		(585) 247-8961

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:

11/4/13: DDAKE OF DEC SPILLS UNIT ONSITE APPROX. 1420 HOURS - OBSERVED A THIN/FEW INCHES WIDE STAINED TRAIL OF MOSTLY DRIED FLUID ON ROADWAY OF EXCHANGE STREET HEADING SOUTH FROM VIOLETT STREET APPROX, 100-YARDS +/- IN LENGTH. NEAR/IN FRONT OF #920 EXCHANGE STREET WAREHOUSE BUILDING THERE ARE TWO MOSTLY DRIED PUDDLES OF FLUID (WHERE SKID STEER STOPPED). A CONTRACTOR (VINCENT ALLAN) REPORTEDLY WORKING FOR THE PROPERTY OWNER (JOHN KAY & ASSOCIATES) COMES OUT OF #920 EXCHANGE ST BUILDING AND STATES THAT A FEW HOURS AGO HE BROKE A HYDRAULIC LINE ON A SKID STEER AND DIDN'T KNOW LINE WAS BROKEN, DRIPPING/TRAILING OIL ALONG ROADWAY AND EVENTUALLY STOPPING ON CONCRETE DRIVEWAY IN FRONT OF #920 BUILDING. THE TRAIL CONTINUES INTO THE BUILDING. THEY ARE REPORTEDLY WORKING FOR THE OWNER 'CLEANING UP THE BUILDING/REMOVING DEBRIS' AND WORKERS CAN BE SEEN PLACING DEBRIS IN A ROLLOFF. DEC DIRECTS ALLAN TO USE EITHER SALT OR SPEEDY DRY TO CLEAN UP POOLED AREAS AND TRAIL ON ROADWAY ASPHALT. ALLAN LEAVES AND RETURNS 40 MINUTES LATER WITH BAGS OF A WHITE POWDER/PETROLEUM CLEANUP MATERIAL, WHICH IS DUMPED ONTO THE IMPACTED AREAS, WORKED IN WITH BROOMS, AND SWEEPED UP. WASTE TO BE DOUBLE-BAGGED AND PLACED IN ROLLOFF FOR DISPOSAL (LIKELY LESS THAN 100 POUNDS). DDAKE OBSERVED CLEANUP IN FRONT OF #920 EXCHANGE ST AND WORKERS BEGIN TO WORK ON TRAIL IN ROADWAY. SPILLS TO FOLLOWUP IN AM. DIGITAL PICS SAVED TO eDOCS.

Created On: 11/04/2013

Date Printed: 8/17/2018

Last Updated: 12/10/2013



NYSDEC SPILL REPORT FORM



DEC REGION: 8 **SPILL NUMBER:** 1307970
SPILL NAME: ROADWAY BY WAREHOUSE **DEC LEAD:** DBDAKE

11/5/13: MIKE ZAMIARSKI OF SPILLS PERFORMS BRIEF SITE INSPECTION IN AM - POOLS OF OIL HAVE BEEN SOAKED UP. SOME MINOR STAINING ON ASPHALT ON ROADWAY, BUT ALL LIQUIDS HAVE BEEN COLLECTED. NO FURTHER ACTIONS REQUIRED BY SPILLS UNIT/SPILL FILE CLOSED.

PIN

T & A

COST CENTER

CLASS: C3 **CLOSE DATE:** 11/08/2013 **MEETS STANDARDS:** True



NYSDEC SPILL REPORT FORM



DEC REGION: 8 SPILL NUMBER: 1601806
SPILL NAME: FORMER VACUUM OIL DEC LEAD: MFZAMIAR
SPILL DATE: 05/23/2016 SPILL TIME: 9:40 am
CALL RECEIVED DATE: 05/23/2016 RECEIVED TIME: 11:05 am

SPILL LOCATION

PLACE: FORMER VACUUM OIL COUNTY: Monroe
STREET: 920 EXCHANGE STREET TOWN/CITY: Rochester (c)
COMMUNITY: ROCHESTER
CONTACT: CONTACT PHONE:

CONT. FACTOR: Other SPILL REPORTED BY: Local Agency
FACILITY TYPE: Commercial/Industrial WATERBODY:

CALLER REMARKS:

DURING A PHASE II, PETROLEUM ODORS, STAINING, AND ELEVATED PID READINGS WERE ENCOUNTERED.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
unknown petroleum	Petroleum			

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
EXXON MOBIL?	NY	

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:

05/23/2016: GY TELECON WITH BIONDOLILLO. THEY WILL CONTINUE WITH THE PHASE II ESA. DRILLING IS EXPECTED TO CONTINUE FOR THE ENTIRE WEEK. SPILL ASSIGNED TO MIKE ZAMIARSKI FOR FOLLOW UP.

5/24/16 MZ ON SITE WITH STANTEC (LAURA BEST). THEY ARE ADVANCING BORINGS INSIDE BUILDING. SOME POINTS INSIDE BLDG SO FAR HAVE HAD LOW LEVELS IN SOILS. MORE TO BE INSTALLED INSIDE WEST PORTION OF BLDG (CLOSER TO FLINT STREET).

PIN	T & A	COST CENTER
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CLASS: C3 CLOSE DATE: MEETS STANDARDS: False

Created On: 05/23/2016

Date Printed: 8/17/2018

Last Updated: 05/25/2016

EXHIBIT F

Site Figures and Data Summary Tables

Legend

2016 Stantec Phase 2 Samples

- Concrete Sample
- Monitoring Well
- Soil Boring
- Sump/Vault Water Sample

2017 Roux Samples

- Monitoring Well
- Soil Boring

2019 RocTerra SampleS

- Drain/Sump Sample

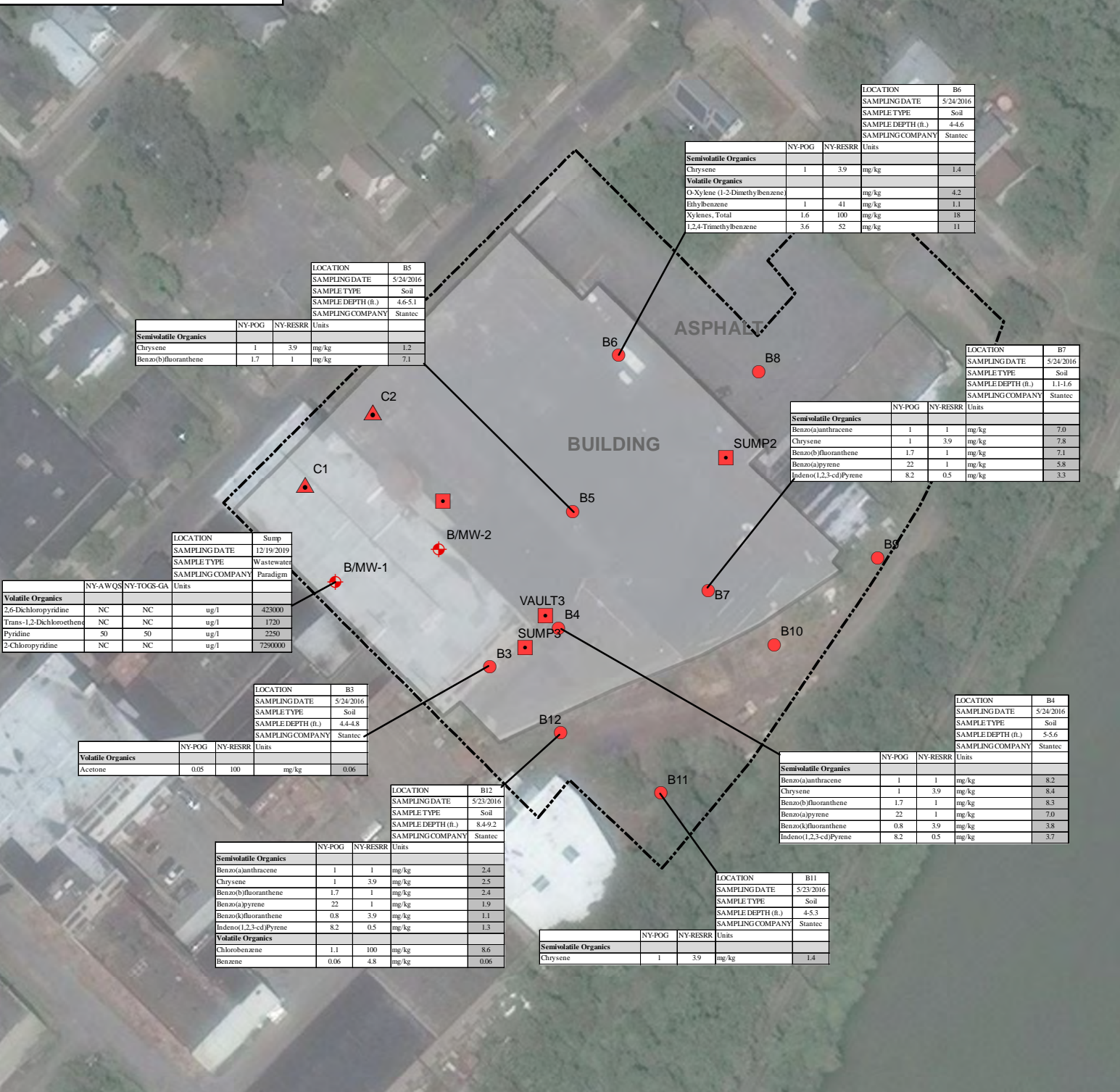
Approximate Property Boundary

Building Footprint

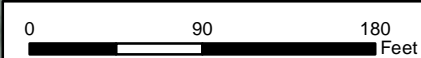


Legend
2016 Stantec Phase 2 Samples

- ▲ Concrete Sample
- Monitoring Well
- Soil Boring
- Sump/Vault Water Sample
- Approximate Property Boundary
- Building Footprint



Notes:
 NY-POG: New York NYCRR Part 375 New York Protection of Groundwater use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
 NY-RESRR: New York NYCRR Part 375 Restricted-Residential Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.



2017 Roux Samples

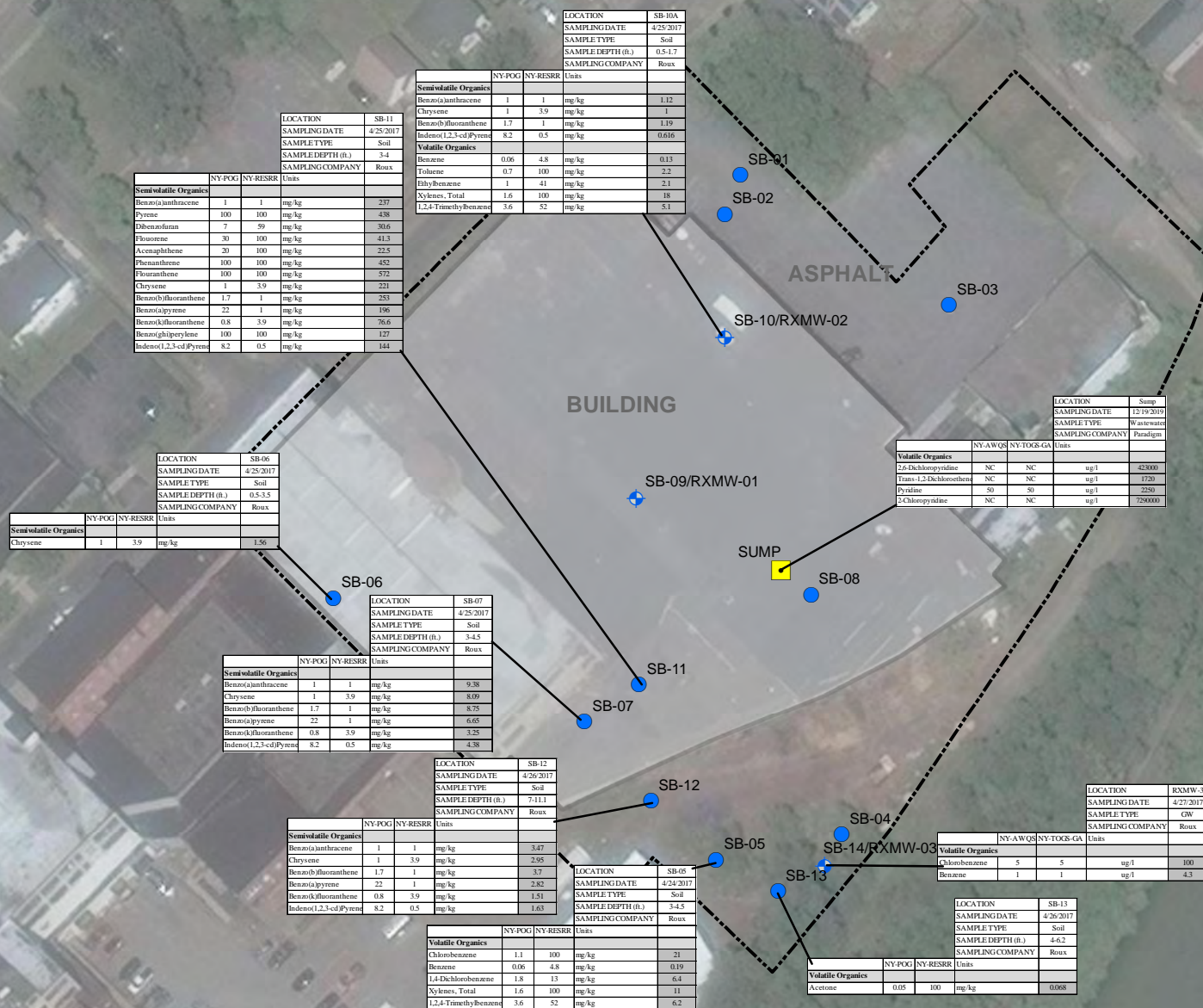
- ## 2019 RocTerra SampleS

- Drain/Sump Sample

 Approximate Property Boundary

 Building Footprint

			LOCATION	State
			SAMPLING DATE	12/21/09
			SAMPLE TYPE	Soil
			SAMPLING COMPANY	Lozier
	NY-POG	NY-RESUR	Units	
Semivolatile Organics				
Naphthalene	12	100	mg/kg	12
Chrysene	1	3.9	mg/kg	15
Benzofluoranthene	1	1	mg/kg	11
Benzofluoranthene	0.8	3.9	mg/kg	10
Benzofluoranthene	1	1	mg/kg	13
Volatile Organics				
n-Butylbenzene	5	5	mg/kg	54
Toluene	0.7	100	mg/kg	13
1,2,4-Trimethylbenzene	3.6	52	mg/kg	10



Notes:
 NY-POG: New York NYCRR Part 375 New York Protection of Groundwater use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
 NY-RESRR: New York NYCRR Part 375 Restricted-Residential Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.

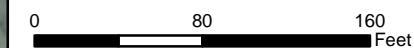


FIGURE 3 - 2017 ROUX AND
2019 ROCTERRA SAMPLE RESULTS
ABOVE NYS DEC CRITERIA

**1993 SOIL SAMPLE RESULTS ABOVE NYS DEC CRITERIA
920 EXCHANGE STREET, ROCHESTER, NEW YORK**

				LOCATION	Soil-w/Oil
				SAMPLING DATE	12/21/1993
				SAMPLE TYPE	Soil
				SAMPLING COMPANY	Lozier
	CasNum	NY-POG	NY-RESRR	Units	
Semivolatile Organics					
Naphthalene	91-20-3	12	100	mg/kg	12
Chrysene	218-01-9	1	3.9	mg/kg	15
Benzo(b)fluoranthene	205-99-2	1	1	mg/kg	11
Benzo(k)fluoranthene	207-08-9	0.8	3.9	mg/kg	10
Benzo(a)pyrene	50-32-8	1	1	mg/kg	13
Volatile Organics					
n-Butylbenzene	104-51-8	5	5	mg/kg	5.4
Toluene	108-88-3	0.7	100	mg/kg	1.3
1,2,4-Trimethylbenzene	95-63-6	3.6	52	mg/kg	10

Notes:

NY-POG: New York NYCRR Part 375 New York Protection of Groundwater use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.

NY-RESRR: New York NYCRR Part 375 Restricted-Residential Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.

**2016 STANTEC PHASE 2 SOIL SAMPLE RESULTS ABOVE NYS DEC CRITERIA
920 EXCHANGE STREET, ROCHESTER, NEW YORK**

				LOCATION	B3	B4	B5	B6	B7	B11	B12
				SAMPLING DATE	5/24/2016	5/24/2016	5/24/2016	5/24/2016	5/24/2016	5/23/2016	5/23/2016
				SAMPLE TYPE	Soil	Soil	Soil	Soil	Soil	Soil	Soil
				SAMPLE DEPTH (ft.)	4.4-4.8	5-5.6	4.6-5.1	4-4.6	1.1-1.6	4-5.3	8.4-9.2
				SAMPLING COMPAN	Stantec	Stantec	Stantec	Stantec	Stantec	Stantec	Stantec
	CasNum	NY-POG	NY-RESRR	Units							
Semivolatile Organics											
Benzo(a)anthracene	56-55-3	1	1	mg/kg		8.2			7.0		2.4
Chrysene	218-01-9	1	3.9	mg/kg		8.4	1.2	1.4	7.8	1.4	2.5
Benzo(b)fluoranthene	205-99-2	1.7	1	mg/kg		8.3	7.1		7.1		2.4
Benzo(a)pyrene	50-32-8	22	1	mg/kg		7.0			5.8		1.9
Benzo(k)fluoranthene	207-08-9	0.8	3.9	mg/kg		3.8					1.1
Indeno(1,2,3-cd)Pyrene	193-39-5	8.2	0.5	mg/kg		3.7			3.3		1.3
Volatile Organics											
Chlorobenzene	108-90-7	1.1	100	mg/kg							8.6
Benzene	71-43-2	0.06	4.8	mg/kg							0.06
O-Xylene (1-2-Dimethylbenzene)				mg/kg				4.2			
Toluene	108-88-3	0.7	100	mg/kg							
Ethylbenzene	100-41-4	1	41	mg/kg				1.1			
Xylenes, Total	1330-20-7	1.6	100	mg/kg				18			
Acetone	67-64-1	0.05	100	mg/kg	0.06						
1,2,4-Trimethylbenzene	95-63-6	3.6	52	mg/kg				11			

Notes:

NY-POG: New York NYCRR Part 375 New York Protection of Groundwater use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.

NY-RESRR: New York NYCRR Part 375 Restricted-Residential Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.

**2016 STANTEC GROUNDWATER SAMPLE RESULTS ABOVE NYS DEC CRITERIA
920 EXCHANGE STREET, ROCHESTER, NEW YORK**

				LOCATION	B/MW-1
				SAMPLING DATE	5/26/2016
				SAMPLE TYPE	GW
				SAMPLING COMPANY	Stantec
	CasNum	NY-AWQS	NY-TOGS-GA	Units	
Volatile Organics					
1,2,4-trimethylbenzene	95-63-6	5	5	ug/l	12

Notes:

NY-AWQS: New York TOGS 111 Ambient Water Quality Standards criteria reflects all addendum to criteria through June 2004.

NY-TOGS-GA: New York TOGS 111 Groundwater Effluent Limitations criteria reflects all addendum to criteria through June 2004.

**2017 ROUX SOIL SAMPLE RESULTS ABOVE NYS DEC CRITERIA
920 EXCHANGE STREET, ROCHESTER, NEW YORK**

				LOCATION	SB-05	SB-06	SB-07	SB-10A	SB-11	SB-12	SB-13
				SAMPLING DATE	4/24/2017	4/25/2017	4/25/2017	4/25/2017	4/25/2017	4/26/2017	4/26/2017
				SAMPLE TYPE	Soil	Soil	Soil	Soil	Soil	Soil	Soil
				SAMPLE DEPTH (ft.)	3-4.5	0.5-3.5	3-4.5	0.5-1.7	3-4	7-11.1	4-6.2
				SAMPLING COMPANY	Roux	Roux	Roux	Roux	Roux	Roux	Roux
	CasNum	NY-POG	NY-RESRR	Units							
Semivolatile Organics											
Benzo(a)anthracene	56-55-3	1	1	mg/kg			9.38	1.12	237	3.47	
Pyrene	129-00-0	100	100	mg/kg					438		
Dibenzofuran	132-64-9	7	59	mg/kg					30.6		
Fluorene	86-73-7	30	100	mg/kg					41.3		
Acenaphthene	83-32-9	20	100	mg/kg					22.5		
Phenanthrene	85-01-8	100	100	mg/kg					452		
Flouranthene	206-44-0	100	100	mg/kg					572		
Chrysene	218-01-9	1	3.9	mg/kg		1.56	8.09	1	221	2.95	
Benzo(b)fluoranthene	205-99-2	1.7	1	mg/kg			8.75	1.19	253	3.7	
Benzo(a)pyrene	50-32-8	22	1	mg/kg			6.65		196	2.82	
Benzo(k)fluoranthene	207-08-9	0.8	3.9	mg/kg			3.25		76.6	1.51	
Benzo(ghi)perylene	191-24-2	100	100	mg/kg					127		
Indeno(1,2,3-cd)Pyrene	193-39-5	8.2	0.5	mg/kg			4.38	0.616	144	1.63	
Volatile Organics											
Chlorobenzene	108-90-7	1.1	100	mg/kg	21						
Benzene	71-43-2	0.06	4.8	mg/kg	0.19			0.13			
1,4-Dichlorobenzene	106-46-7	1.8	13	mg/kg	6.4						
Toluene	108-88-3	0.7	100	mg/kg				2.2			
Ethylbenzene	100-41-4	1	41	mg/kg				2.1			
Xylenes, Total	1330-20-7	1.6	100	mg/kg	11			18			
Acetone	67-64-1	0.05	100	mg/kg							0.068
1,2,4-Trimethylbenzene	95-63-6	3.6	52	mg/kg	6.2			5.1			

Notes:

NY-POG: New York NYCRR Part 375 New York Protection of Groundwater use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.

NY-RESRR: New York NYCRR Part 375 Restricted-Residential Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.

**2017 ROUX GROUNDWATER SAMPLE RESULTS ABOVE NYS DEC CRITERIA
920 EXCHANGE STREET, ROCHESTER, NEW YORK**

				LOCATION	RXMW-3
				SAMPLING DATE	4/27/2017
				SAMPLE TYPE	GW
				SAMPLING COMPANY	Roux
	CasNum	NY-AWQS	NY-TOGS-GA	Units	
Volatile Organics					
Chlorobenzene	108-90-7	5	5	ug/l	100
Benzene	71-43-2	1	1	ug/l	4.3

Notes:

NY-AWQS: New York TOGS 111 Ambient Water Quality Standards criteria reflects all addendum to criteria through June 2004.

NY-TOGS-GA: New York TOGS 111 Groundwater Effluent Limitations criteria reflects all addendum to criteria through June 2004.

**2019 ROCTERRA SUMP SAMPLE RESULTS ABOVE NYS DEC CRITERIA
920 EXCHANGE STREET, ROCHESTER, NEW YORK**

				LOCATION	Sump
				SAMPLING DATE	12/19/2019
				SAMPLE TYPE	Wastewater
				SAMPLING COMPANY	Paradigm
	CasNum	NY-AWQS	NY-TOGS-GA	Units	
Volatile Organics					
2,6-Dichloropyridine		NC	NC	ug/l	423000
Trans-1,2-Dichloroethene		NC	NC	ug/l	1720
Pyridine	110-86-1	50	50	ug/l	2250
2-Chloropyridine	109-09-1	NC	NC	ug/l	7290000

Notes:

NY-AWQS: New York TOGS 111 Ambient Water Quality Standards criteria reflects all addendum to criteria through June 2004.

NY-TOGS-GA: New York TOGS 111 Groundwater Effluent Limitations criteria reflects all addendum to criteria through June 2004.

EXHIBIT G

Tax Map



Tax Map - Monroe County GIS Services Division



Legend

Parcels

500.0 0 250.00 500.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere



The information contained herein is provided for informational purposes only. Monroe County, New York and their mapping and software consultants provide this GIS data and metadata with no claim as to the completeness, usefulness, or accuracy of its content, positional or otherwise. Your use and browsing of information is at your own risk. In providing this data and application or access to it, Monroe County, New York, assumes no obligation to assist the user in the use of such data or in the development, use, or maintenance of any applications applied to or associated with the data or metadata.

Notes

July 20, 2020

EXHIBIT H

Zoning Map

ZONING MAP



The M-1 Industrial District promotes the retention and growth of employment opportunities by providing areas where a broad range of industrial uses may locate and where options for complementary uses exist in older two-story and multistory buildings. The obsolescence of many industrial buildings for traditional manufacturing purposes is recognized, and the reoccupancy and redevelopment of those buildings are encouraged through the allowance of retail sales and services, offices, eating and drinking establishments. Residential conversions are permitted primarily to accommodate loft-style living spaces and to meet the needs of those seeking the benefits of live-work arrangements. Rochester City Zoning Code § 120-80.

The following uses are permitted in the M-1 District: (1) The following uses are permitted when conducted in a fully enclosed building::(a) Research laboratories including testing facilities; (b) Corporate headquarters, regional headquarters and their administrative offices;(c) Local service offices such as real estate sales, insurance agencies, doctors' offices, or other offices typically found in commercial districts only when in a structure or integrated complex of at least 25,000 square feet of gross floor area;(d) Manufacturing, high-tech or light industrial uses;(e) Warehouses and wholesale distribution facilities;(f) Mixed-use facilities, a minimum of 25,000 square feet at initial development, developed according to an approved site plan;(g) Vehicle repair stations within an existing building, subject to the additional requirements for specified uses in § 120-152;(h) Vehicle and equipment rental, sales and storage within an existing building, subject to the additional requirements for specified uses in Article XVIII;(i) Recycling centers, subject to the additional requirements for specified uses in § 120-145;(j) Technical and vocational schools;(k) Animal hospitals and kennels including breeding, boarding and health care;(l) Sexually oriented businesses, subject to the additional requirements for specified uses in § 120-148, including adult arcade, adult cabaret, adult movie theater, limited adult retail store, adult retail store and escort agency;(m) Self-service storage;(n) Retail sales and service, full-line food store, when in an existing building, subject to the additional requirements for specified uses in § 120-146.1;(2) Ancillary parking lots and garages, subject to the additional requirements for specified uses in § 120-131;(3) Community garages and parking lots. Rochester City Zoning Code § 120-81(A).

The following uses are permitted in the M-1 District when located in any existing multistory building or a single-story building not originally designed for industrial purposes: (1) Dwelling unit conversions; (2) Live-work space, subject to the additional requirements for specified uses in § 120-142.1; (3) Retail sales and service, low-impact, subject to the additional requirements for specified uses in § 120-146.1; (4) Retail sales and service, specialty, subject to the additional requirements for specified uses in § 120-146.1; (5) Offices and clinics; (6) Bars, restaurants and banquet facilities; (7) Entertainment, subject to the additional requirements for specified uses in § 120-137; (8) Public and semipublic uses. Rochester City Zoning Code § 120-81(B).

EXHIBIT I

Previous Owners and Operators

PREVIOUS OWNERS & OPERATORS LIST – 920 Exchange St.				
Year	Owner			Relation to Requestor and its members
	Entity Name	Last Known Address	Last Known Phone Number	
1851 - 1888	Various Individuals	Not able to be located	Not able to be located	None
1888-1899	J.C. Lighthouse	Not able to be located	Not able to be located	None
1899-1960	Vacuum Oil Company/Vacuum Oil Company, Inc./ Socony-Vacuum Oil Company Incorporated- now known as Exxon Mobil	5959 Las Colinas Boulevard Irving, Texas 75039-2298	(972) 444-1000	None
1960 - 1990	Sears Roebuck and Company	3333 Beverly Rd, Hoffman Estates, IL	(847) 286-2500	None
1990 – xxxx	Zorba’s Palace	Not able to be located	Not able to be located	None
xxxx - 2008	Rochester Capital Corporation	5739 Demitrious Way Avon, NY	Not able to be located	None
2008 - Current	Sofia Redevelopment Inc.	5739 Demitrious Way Avon, NY	(585) 478-7132	Requestor
Year	Operator			Relation to Requestor and its members
	Entity Name	Last Known Address	Last Known Phone Number	
1871	Individuals	Not able to be located	Not able to be located	None
1888	J.C. Lighthouse	Not able to be located	Not able to be located	None
1899-1935	Vacuum Oil Company/Vacuum Oil Company, Inc./ Socony-Vacuum Oil Company Incorporated- now known as Exxon Mobil	5959 Las Colinas Boulevard Irving, Texas 75039-2298	(972) 444-1000	None
1960-1982	Sears Roebuck and Company	3333 Beverly Rd, Hoffman Estates, IL	(847) 286-2500	None
1975	Eagan M Company Inc	Not able to be located	Not able to be located	None
1985	Bevaco Food Service of Genesee Valley Inc	Not able to be located	Not able to be located	None
1985	Valley Food Products	Not able to be located	Not able to be located	None
1990	North Atlantic Fisheries	243 Midtown Plaza Suite 321 Rochester, New York 14604	(716) 663-7573	None
2000	Complete Paintball	305 Child St Rochester, NY 14611	(585) 527-0570	None
2008	Argento Francis C Sr. Eis	Not able to be located	Not able to be located	None
2008	Warehouse Distribution Svc	1600 Lexington Ave, Rochester, NY 14606	(585) 328-1000	None

EXHIBIT J

Site Contact List

Site Contact List					
Name	Title	Address	City	State	Zip
Hon. Kirsten Gillibrand	U.S. Senate	780 Third Ave, Suite 2601	New York	NY	10017
Hon. Charles Schumer	U.S. Senate	780 Third Ave, Suite 2301	New York	NY	10017
Joseph Morelle	U.S. House of Representatives	3120 Federal Bldg. 100 State St.	Rochester	NY	14614
Michael H. Ranzenhofer	NYS Senate District: 61	8203 Main Street Suite 4	Williamsville	NY	14221
Ana Liss	Monroe County Planning and Development, Director	1150 City Place, 50 W. Main St.	Rochester	NY	14614
Adam Bello	Monroe County Executive	110 County Office Building, 39 W. Main St.	Rochester	NY	14614
Jamie Romeo	Monroe County Clerk	39 County Office Building, 39 W. Main St.	Rochester	NY	14614
Michael Mendoza, MD	Commissioner of Monroe County Department of Public Health	111 Westfall Road, Room 952	Rochester	NY	14620
Lovely Warren	The City of Rochester Mayor	City Hall, 30 Church St, Room 308A	Rochester	NY	14614
David L. Watson	The City of Rochester Planning Commission Chair	City Hall, 30 Church St, Room 125B	Rochester	NY	14614
Loretta C. Scott	The City of Rochester Council member President	City Hall-30 Church Street, Room 301-A	Rochester	NY	14614
Democrat and Chronicle	Media Newspaper	Room 952	Rochester	NY	14614
Monroe County Water Authority	Public Water Supplier	475 Norris Dr	Rochester	NY	14610
Phillis Wheatley Community Library	Document Repository	33 Dr. Samuel McCree Way	Rochester	NY	14608
Moniek Silas-Lee	Principal of Dr. Charles T. Lunsford School No. 19 (nearby school)	465 Seward Street	Rochester	NY	14608
Housing Opportunities Inc	Adjacent Property Owner & Occupant of 104 Violeta St	104 Violeta St	Rochester	NY	14608
Housing Opportunities Inc	Adjacent Property Owner & Occupant of 100 Violeta St	100 Violeta St	Rochester	NY	14608
Arnold Brent Thompson	Adjacent Property Owner & Occupant of 92 Violeta St	92 Violeta St	Rochester	NY	14608
Massachi Bijan	Adjacent Property Owner & Occupant of 840 Exchange St	840 Exchange St	Rochester	NY	14608
John K and Associates Inc	Adjacent Property Owner & Occupant of 91 Violeta St	91 Violeta St	Rochester	NY	14608
Kraft Steven	Adjacent Property Owner & Occupant of 852 Exchange St	852 Exchange St	Rochester	NY	14608
Simba Mohamed S	Adjacent Property Owner & Occupant of 858-862 Exchange St	858-862 Exchange St	Rochester	NY	14608
Weber Susan B	Adjacent Property Owner & Occupant of 867 Exchange St	867 Exchange St	Rochester	NY	14608
Howard Bertha A	Adjacent Property Owner & Occupant of 877 Exchange St	877 Exchange St	Rochester	NY	14608
Brinkley Terrance	Adjacent Property Owner & Occupant of 881 Exchange St	881 Exchange St	Rochester	NY	14608
Canfield & Tack Inc	Adjacent Property Owner & Occupant of 887 Exchange St	887 Exchange St	Rochester	NY	14608
Canfield & Tack Inc	Adjacent Property Owner & Occupant of 925 Exchange St	925 Exchange St	Rochester	NY	14608
Flint Redevelopment LLC	Adjacent Property Owner & Occupant of 936 Exchange St	936 Exchange St	Rochester	NY	14608
Flint Redevelopment LLC	Adjacent Property Owner & Occupant of 22 Flint St	22 Flint St	Rochester	NY	14608
City of Rochester	Adjacent Property Owner & Occupant of 1320 S. Plymouth Ave	1320 S. Plymouth Ave	Rochester	NY	14608

EXHIBIT K

Repository Letter

July 28, 2020

Central Library of Rochester
Darlene Richards
Department Head of Social Sciences and History
Rochester, NY 14608
(585) 428-8132

RE: Brownfield Cleanup Program Application
920 Exchange Street
Rochester, New York, 14608

Dear Darlene,

We represent Sofia Redevelopment LLC in its anticipated Brownfield Cleanup Program application for the above referenced site. It is a requirement of the NYS Department of Environmental Conservation that we supply the agency with a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all document swill be sent in CD format.

Please sign below if you are able to certify that your library would be willing and able to act as the temporary public repository for this Brownfield Cleanup Program project.

Thank you.

Sincerely,

GREENSTAR ENVIRONMENTAL SOLUTIONS

Pete Nimmer

Pete Nimmer, PG, LSRP
Senior Geologist

Yes, the Central Library of Rochester is willing and able to act as a public repository for documents related to the cleanup of the 920 Exchange Street Site under the NYS Brownfield Cleanup Program.

Signature

Darlene B. Richards

Date

7/28/20

EXHIBIT L

Previous Environmental Reports
(Provided on Attached CD)

Exhibit L
Previous Environmental Reports
930 Exchange Street, Rochester, NY

