



155 Tri-County Parkway
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Ms. Vivian Knight
Phillips Edison & Company
11501 Northlake Drive
Cincinnati, Ohio 45249

October 18, 2010

**Re: Additional Research Findings for Southside Plaza
704-744 Foote Avenue, Jamestown, New York**



Dear Ms. Knight:

Apex Companies, LLC (Apex) is pleased to submit to Phillips Edison & Company, LTD (PECO) this letter report detailing the findings of our additional research into the location of the former dry cleaner that reportedly operated within the Southside Plaza from approximately 1956 until approximately 1976. As part of our additional research, Apex made inquiries and / or visits with the following offices / organizations:

- Jamestown Department of Assessments
- Jamestown City Clerk
- Jamestown Board of Public Utilities
- Jamestown Department of Public Works
- Jamestown Fire Department
- Fenton History Center
- James Pendergrast Library
- Chautauqua County Chamber of Commerce
- The Post-Journal
- Anderson Cleaners
- Retro Jamestown Historic Photograph Collection



Upon review of the historic tax records at the Jamestown Department of Assessments, Apex was able to determine that with the exception of a gas station that operated at 704 Foote Avenue (current McDonald's location), prior to construction of the Plaza the subject property was limited to single-family and two-family residential dwellings.

During our research at the Fenton History Center Research Library, Apex was able to review several Polk City Directories dating from the 1930s to 2000. Upon detailed review of the Polk City Directories, Apex was able to make several determinations regarding historic dry cleaner operations in the vicinity of the Southside Plaza, which are summarized in the following bullets:

- From approximately 1956 until approximately 1966, Triangle Cleaners operated out of 736 Foote Avenue.
- From approximately 1967 until approximately 1983, Anderson Cleaners operated out of 736 Foote Avenue.
- From approximately 1985 until at least 2000, Anderson Cleaners operated another location at 812 Foote Avenue, which is located near the intersection of Foote Avenue and Brad Street, approximately one block south of the Southside Plaza.
- From approximately 1962 until approximately 1997, Whirley-Wash operated a self-serve Laundromat at 750 Foote Avenue, and beginning in approximately 1988 the operations included the addition of dry cleaning services.
- In 1997, the owner of the Whirley-Wash Laundry & Dry Cleaning Center was Mr. James Perry.
- During the 1990s, the President of Anderson Cleaners was Mr. Michael Lyons.

During our research at the Jamestown Department of Public Works, Apex was able to locate original Sanborn Fire Insurance Maps from the years 1956 and 1981 (see Attachment A), which help to illustrate the exact location of the aforementioned addresses within the Plaza. Based on review of these Sanborn Maps and use of Google Earth's measuring tool, Apex has been able to make the following determinations:

- Following the angle of the store fronts, 736 Foote Avenue is located approximately 370 feet south of the northern most edge of the contiguous Plaza building (see Attachment B).
- Following the angle of the store fronts, 750 Foote Avenue is located approximately 190 feet south of 736 Foote Avenue, or approximately 30 feet south of the property line separating the two Plaza parcels (see Attachment B).

- The address of 736 Foote Avenue coincides closely with the location of monitoring well MW-2.

Based on the findings presented above, the location of the former Anderson cleaner is very close to the location of MW-2, the well with the highest detections of drycleaner compounds in groundwater. However, a second former drycleaner (Whirley cleaner) operated out of the property to the south, approximately 190 feet south of the Anderson Cleaner location. Based on the estimated direction of groundwater flow and distribution of the dry cleaner related compounds in groundwater (Attachment C), additional groundwater sampling to the south, beyond the property line, is recommended to determine with better certainty whether the former Whirley dry cleaner on the upgradient property is the source or a contributor to the groundwater plume.

Apex did perform some very preliminary research regarding the reported owners of the Whirley-Wash Laundry & Dry Cleaner Center and Anderson Cleaners, which is summarized below:

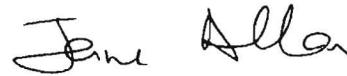
- One James R. Perry is identified as being age 65+ residing on Bassett Street in Jamestown, NY.
- The Anderson Cleaners website's history page identifies Mike and Barb Lyons as owners since 1976, when they purchased the business from Burton Anderson (Barb's father) and Sydney Anderson (Burton's brother).
- One Michael K. Lyons is identified as being age 65+ and one Barbara H. Lyons is identified as being age 65+ both residing on Overlook Terrace in Bemus Point, NY.
- Three of the Anderson Cleaners locations 215 Fluvanna Avenue, Jamestown, NY (listed as 217 in the tax assessment rolls), 812 Foote Avenue, Jamestown, NY, and 5 Hunt Road, Ellicott, NY are identified as being owned by High Traverse Properties, Inc.
- The address for High Traverse Properties, Inc. is listed in the tax assessment rolls as 3605 Overlook Terrace in Bemus Point, NY.

On behalf of Apex Companies, LLC, we thank you for this opportunity to support Phillips Edison & Company. Please feel free to contact us at (513) 771-3617 should you have any questions or concerns.

Sincerely,
Apex Companies, LLC.



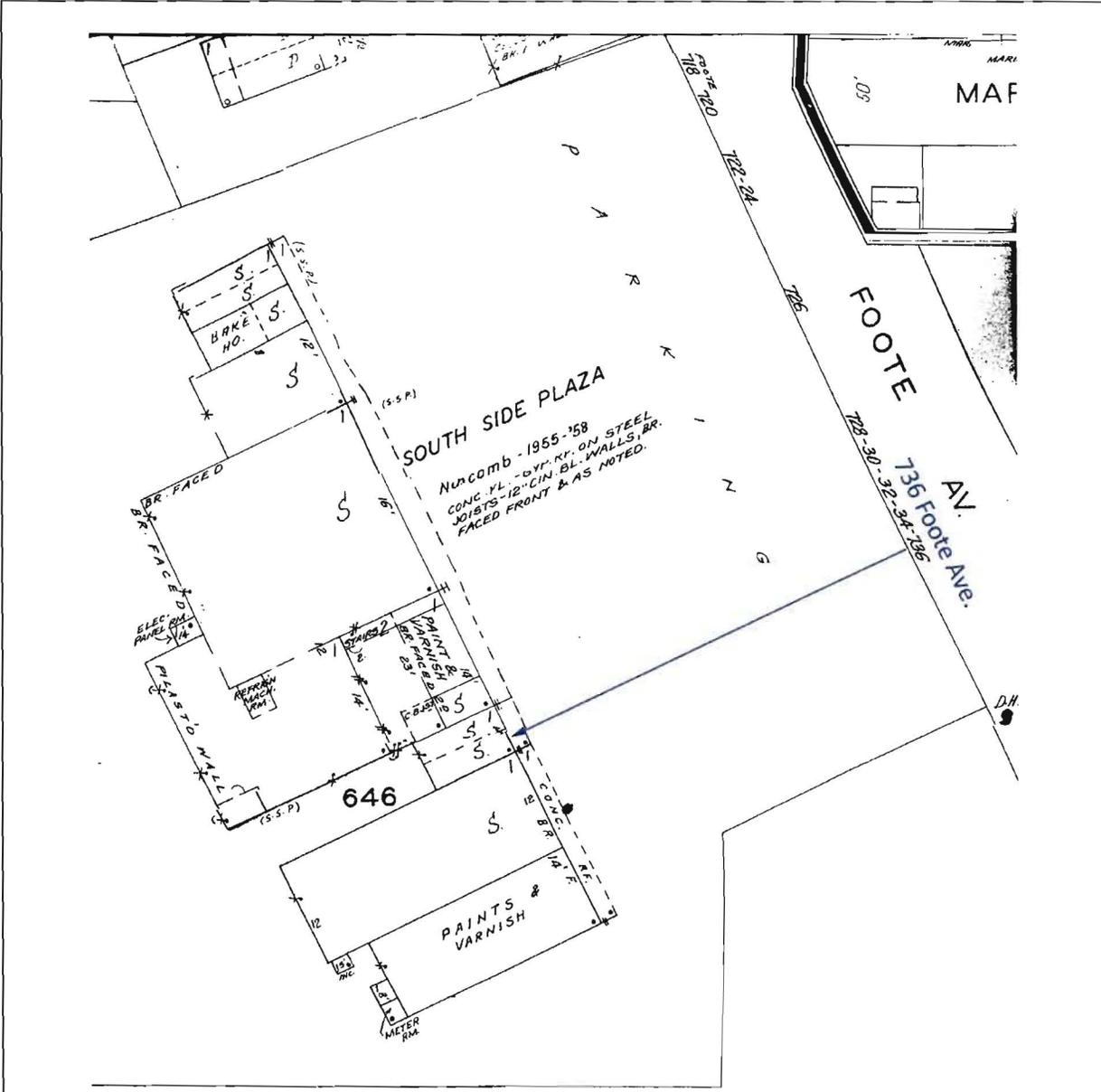
Terrie L. Swanson, CHMM
Sr. Environmental Scientist



Jane Allan, PhD
Project Manager

Attachments

Attachment A



Southside Plaza - Jamestown, NY

Source: Sanborn Fire Insurance Map 1956



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Southside Plaza – Jamestown, NY

Source: Sanborn Fire Insurance Map 1981



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Attachment B



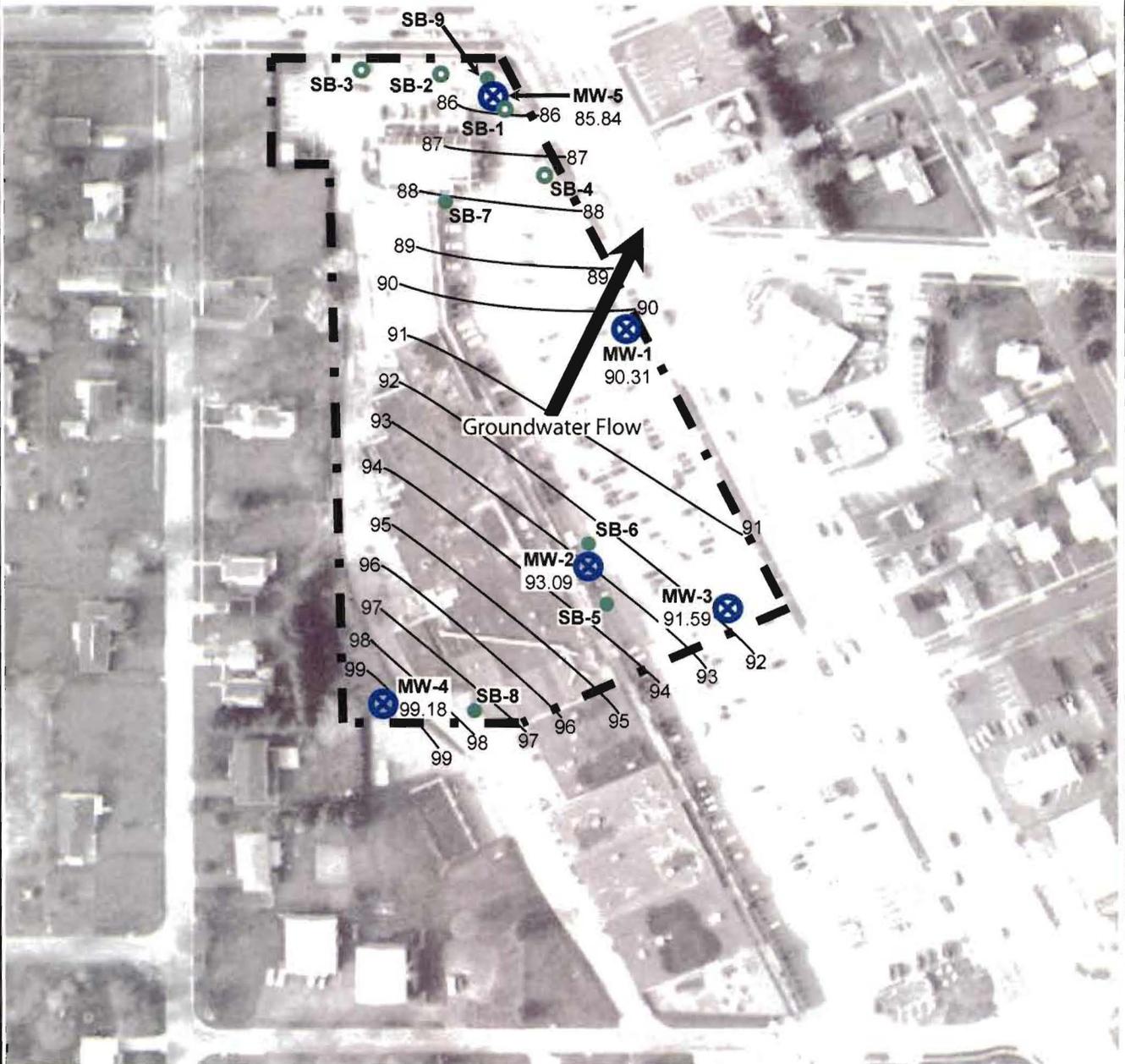
Southside Plaza – Jamestown, NY

Source: Google Earth

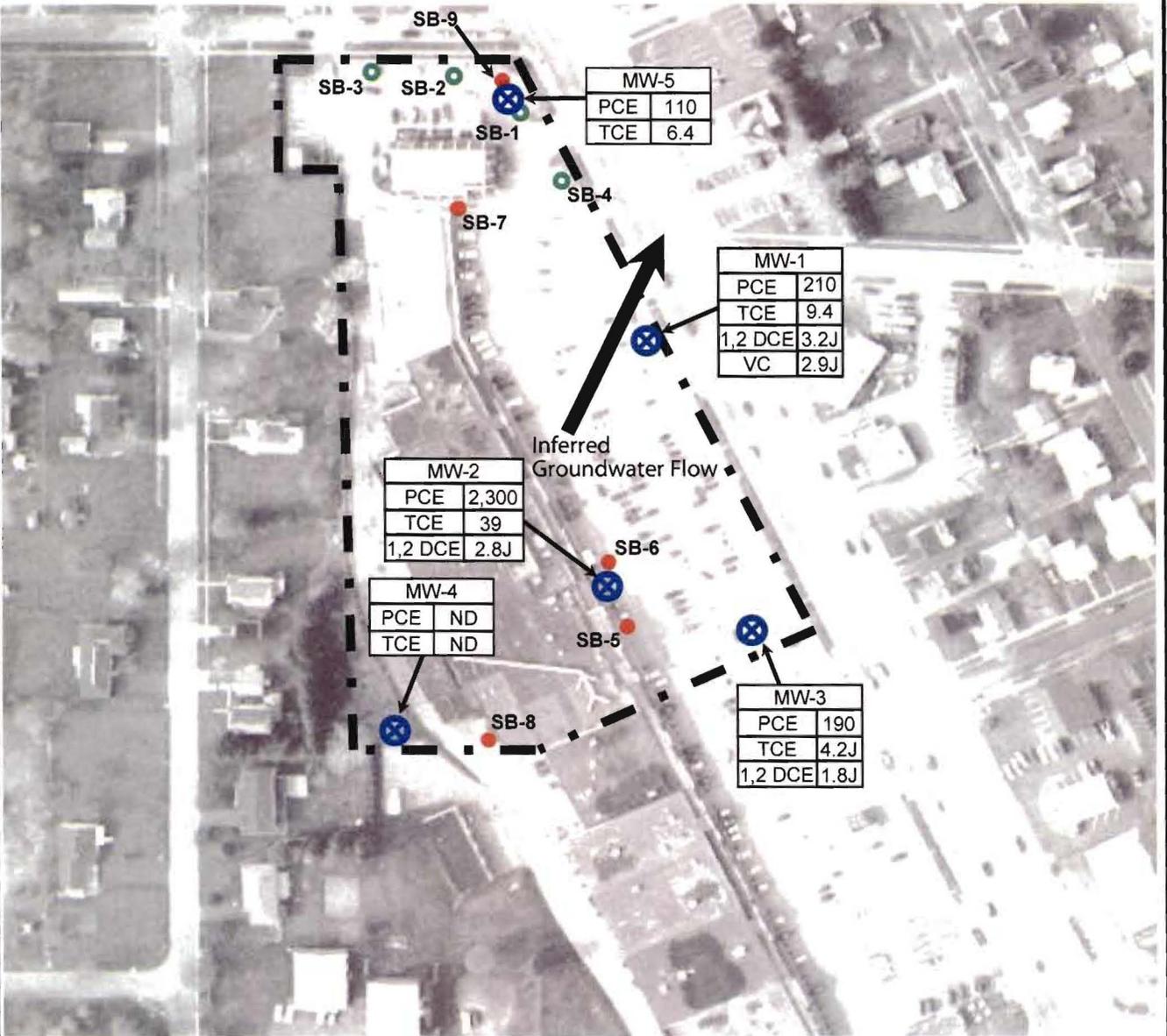


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Attachment C



-  SB-1 Boring Location from August 2008 Investigation
-  SB-5 Boring Location from March 2010 Investigation
-  MW-1 ← Monitoring Well Number
90.31 ← Groundwater Elevation (feet)



-  SB-1 Boring Location from August 2008 Investigation
-  SB-5 Boring Location from March 2010 Investigation

	MW-1	←	Monitoring Well Number
	PCE 210	←	Concentration of Tetrachloroethylene in µg/l
	TCE 9.4	←	Concentration of Trichloroethylene in µg/l
	1,2 DCE 1.8J	←	Concentration of cis-1,2-Dichloroethylene in µg/l
	VC 2.9J	←	Concentration of Vinyl Chloride in µg/l

ND = Not Detected
J = Estimated