Brownfield Cleanup Program Application

399 Ohio Street Site
Buffalo, New York

April 2014 0136-013-011

Prepared for:

1093 Group, LLC

Prepared by:

TurnKey Environmental Restoration, LLC

2558 Hamburg Turnpike, Buffalo, New York | phone: (716) 856-0635 | fax: (716) 856-0583

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM (BCP)
ECL ARTICLE 27 / TITLE 14

DEPARTMENT USE ONLY
BCP SITE #:

08/2013

Section I. Requestor Information

NAME 1093 Group, LLC

ADDRESS 295 Main Street, Suite 210

CITY/TOWN Buffalo, New York ZIP CODE 14203

PHONE 716-854-0060 FAX 716-852-2829 E-MAIL bpaladino@ellicottdevelopment.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 DEC with the application, to document that the applicant is authorized to do business in NYS. (See Attachment 1)

-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 New York State Education Law. **Documents that are not properly certified will not be approved under the BCP.** ☑ Yes ☐ No

NAME OF REQUESTOR'S REPRESENTATIVE Mr. William Paladino

ADDRESS 295 Main Street, Suite 210

CITY/TOWN Buffalo, New York ZIP CODE 14203

PHONE 716-854-0060 FAX 716-852-2829 E-MAIL bpaladino@ellicottdevelopment.com

NAME OF REQUESTOR'S CONSULTANT Mr. Michael Lesakowski (Benchmark Environmental Engineering and Science, PLLC)

ADDRESS 2558 Hamburg Turnpike, Suite 300

CITY/TOWN Buffalo, New York ZIP CODE 14218

PHONE (716) 856-0635 FAX (716) 856-0583 E-MAIL mlesakowski@benchmarkturnkey.com

NAME OF REQUESTOR'S ATTORNEY Mr. Craig Slater, Esq. (The Slater Law Firm, PLLC)

ADDRESS 26 Mississippi Street, Suite 400

CITY/TOWN Buffalo, New York ZIP CODE 14203

PHONE (716) 845-6760 FAX (716) 845-6764 E-MAIL cslater@cslaterlaw.com

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, the requestor 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; and iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

Requestor Relationship to Property (check one):

☐ Previous Owner ☐ Current Owner ☑ Potential /Future Purchaser ☐ Other_____

If requestor is not the site owner, requestor will have access to the property throughout the BCP project. ☑ Yes ☐ No
-Proof of site access must be submitted for non-owners

Section II. Property Information

Check here if this application is to request significant changes to property set forth in an existing BCA: ☐
Existing BCP site number:_____

PROPERTY NAME 399 Ohio Street Site

ADDRESS/LOCATION 399 Ohio Street CITY/TOWN Buffalo ZIP CODE 14204

MUNICIPALITY(IF MORE THAN ONE, LIST ALL):
City of Buffalo

COUNTY Erie SITE SIZE (ACRES) 5.0

LATITUDE (degrees/minutes/seconds) N42 ° 52 ' 08 " LONGITUDE (degrees/minutes/seconds) W78 ° 52 ' 09 "

HORIZONTAL COLLECTION METHOD: ☐ SURVEY ☐ GPS ☑ MAP HORIZONTAL REFERENCE DATUM: NAD 83

COMPLETE TAX MAP INFORMATION FOR ALL TAX PARCELS INCLUDED WITHIN THE PROPERTY BOUNDARIES. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage
portion of 399 Ohio Street	399	122.10	2	7.21	5.0

1. Do the property boundaries correspond to tax map metes and bounds? (See Attachment 2) ☐ Yes ☑ No
   If no, please attach a metes and bounds description of the property.
2. Is the required property map attached to the application? (application will not be processed without map) ☑ Yes ☐ No
3. Is the property part of a designated En-zone pursuant to Tax Law § 21(b)(6)? ☑ Yes ☐ No
   For more information please see Empire State Development's website.
   If yes, identify area (name) A and B; Census Tract 1302 (see Figure 8)
   Percentage of property in En-zone (check one): ☐ 0-49% ☐ 50-99% ☑ 100%
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)? If yes, identify name of properties in related BCP applications:_____ ☐ Yes ☑ No

5. Property Description Narrative:

See Attachment 2

6. List of Existing Easements (type here or attach information)

Easement Holder	Description
None / Unknown	

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

Type	Issuing Agency	Description
PBS	NYSDEC	Petroleum Bulk Storage (No. 9-600347)

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

Initials of each Requestor: _____ _____ _____ _____ _____ _____

Section III. Current Property Owner/Operator Information

OWNER'S NAME Paladino and Magnano Revocable Trust		
ADDRESS 295 Main Street		
CITY/TOWN Buffalo, New York	ZIP CODE 14303	
PHONE 716-854-0060	FAX 716-852-2829	E-MAIL
OPERATOR'S NAME same as owner		
ADDRESS		
CITY/TOWN	ZIP CODE	
PHONE	FAX	E-MAIL

Section IV. 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? ☐ Yes ☑ No
2. Is the requestor subject to an existing order relating to contamination at the site? ☐ Yes ☑ No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? ☐ Yes ☑ No
4. Has the requestor been determined to have violated any provision of ECL Article 27? ☐ Yes ☑ No
5. Has the requestor previously been denied entry to the BCP? ☐ Yes ☑ No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving contaminants? ☐ Yes ☑ No
7. Has the requestor been convicted of a criminal offense that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration? ☐ Yes ☑ No
8. Has the requestor knowingly falsified or concealed material facts or knowingly submitted or made use of a false statement in a matter before the Department? ☐ 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

Section V. Property Eligibility Information (Please refer to ECL § 27-1405)

1. Is the property, or was any portion of the property, listed on the National Priorities List? ☐ Yes ☑ No
   If yes, please provide relevant information as an attachment.
2. Is the property, or was any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites? ☐ Yes ☑ No
   If yes, please provide: Site #_____ Class # _____
3. Is 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. 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 #_____
5. 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 VI. Project Description

What stage is the project starting at? ☑ Investigation ☐ Remediation

Please attach a description of the project which includes the following components:

- Purpose and scope of the project
- Estimated project schedule

(See Attachment 3)

Section VII. Property's Environmental History

To the extent that existing information/studies/reports are available to the requestor, please attach the following:

1. Environmental Reports

A Phase I environmental site assessment report prepared in accordance with ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), and all environmental reports related to contaminants on or emanating from the site.

If a final investigation report is included, indicate whether it meets the requirements of ECL Article 27-1415(2): ☐Yes ☑No

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	Surface Water	Sediment	Soil Gas
Petroleum	x				
Chlorinated Solvents					
Other VOCs					
SVOCs	x				
Metals	x				
Pesticides					
PCBs					
Other*					

*Please describe: _____

3. SUSPECTED CONTAMINANTS: INDICATE SUSPECTED CONTAMINANTS AND THE MEDIA WHICH MAY HAVE BEEN AFFECTED. PROVIDE BASIS FOR ANSWER AS AN ATTACHMENT.

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

*Please describe: _____

4. INDICATE KNOWN OR SUSPECTED SOURCES OF CONTAMINANTS (CHECK ALL THAT APPLY). PROVIDE BASIS FOR ANSWER AS AN ATTACHMENT.

☑Above Ground Pipeline or Tank ☐Lagoons or Ponds ☑Underground Pipeline or Tank ☐Surface Spill or Discharge
☑Routine Industrial Operations ☐Dumping or Burial of Wastes ☐Septic tank/lateral field ☐Adjacent Property
☑Drums or Storage Containers ☐Seepage Pit or Dry Well ☐Foundry Sand ☐Electroplating
☐Coal Gas Manufacture ☐Industrial Accident ☐Unknown

Other: Historic rail lines, warehouses, commercial-industrial operations, bus and truck repair facility, including USTs/ASTs - See Attachments 3 and 4

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

☐Coal Gas Manufacturing ☑Manufacturing ☐Agricultural Co-op ☐Dry Cleaner ☐Salvage Yard ☐Bulk Plant
☐Pipeline ☐Service Station ☐Landfill ☐Tannery ☐Electroplating ☑Unknown

Other: Historic rail lines, warehouses, commercial-industrial operations, bus and truck repair facility, including USTs/ASTs - See Attachments 3 and 4

6. PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".

(See Attachment 4)

Section VIII. Contact List Information

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. In cities with a population of one million or more, the local community board if the proposed site is located within such community board's boundaries (*note: per the 2010 census, New York City is the only city in NY with a population over one million).
8. The location of a document repository for the project (e.g., local library). In addition, attach a copy of a letter sent to the repository acknowledging that it agrees to act as the document repository for the property.

Section IX. Land Use Factors (Please refer to ECL § 27-1415(3))

1. Current Use: ☐Residential ☑Commercial ☐Industrial ☑Vacant ☐Recreational (check all that apply)
Provide summary of business operations as an attachment.

2. Intended Use Post Remediation: ☐Unrestricted ☑Residential ☑Commercial ☐Industrial (check all that apply)
Provide specifics as an attachment.

3. Do current historical and/or recent development patterns support the proposed use? (See #14 below re: discussion of area land uses)	☑Yes ☐No
4. Is the proposed use consistent with applicable zoning laws/maps? (See Attachment 7)	☑Yes ☐No
5. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, designated Brownfield Opportunity Area plans, other adopted land use plans? (See Attachment 7)	☑Yes ☐No
6. Are there any Environmental Justice Concerns? (See §27-1415(3)(p)).	☐Yes ☑No
7. Are there any federal or state land use designations relating to this site?	☐Yes ☑No
8. Do the population growth patterns and projections support the proposed use?	☑Yes ☐No
9. Is the property accessible to existing infrastructure?	☑Yes ☐No
10. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites within ½ mile? (See Attachment 7)	☑Yes ☐No
11. Are there important federal, state or local natural resources, including waterways, wildlife refuges, wetlands, or critical habitats of endangered or threatened species within ½ mile? (See Attachment 7)	☑Yes ☐No
12. Are there floodplains within ½ mile? (See Attachment 7)	☑Yes ☐No
13. Are there any institutional controls currently applicable to the property?	☐Yes ☑No

14. Describe the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas in an attachment. (See Attachment 7)

15. Describe the potential vulnerability of groundwater to contamination that might migrate from the property, including proximity to wellhead protection and groundwater recharge areas in an attachment. (See Attachment 7)

16. Describe the geography and geology of the site in an attachment. (See Attachment 7)

Section X. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. 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 an requestor other than an individual)

I hereby affirm that I am Manager (title) of 1093 Group, LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. 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: 4/28/14 Signature: _____ Print Name: William A. Paladino

SUBMITTAL INFORMATION:

Three (3) complete copies are required.

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF) on a CD, 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

- **One (1)** paper copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our website for the address of our regional offices.

FOR DEPARTMENT USE ONLY

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

ATTACHMENT 1

BCP Application – Section I

REQUESTER INFORMATION

NYS DEPARTMENT OF STATE CORPORATION & BUSINESS ENTITY DATABASE

AUTHORIZATION TO SIGN

SITE ACCESS LETTER

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through January 7, 2014.

Selected Entity Name: 1093 GROUP, LLC

Selected Entity Status Information

Current Entity Name:	1093 GROUP, LLC
DOS ID #:	3078310
Initial DOS Filing Date:	JULY 15, 2004
County:	ERIE
Jurisdiction:	NEW YORK
Entity Type:	DOMESTIC LIMITED LIABILITY COMPANY
Current Entity Status:	ACTIVE

Selected Entity Address Information

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

1093 GROUP, LLC
295 MAIN ST
STE 210
BUFFALO, NEW YORK, 14203

Registered Agent

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by viewing the certificate.

*Stock Information

# of Shares	Type of Stock	$ Value per Share
No Information Available		

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
JUL 15, 2004	Actual	1093 GROUP, LLC

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

RESOLVED, that Mr. William Paladino, Managing Member of 1093 Group, LLC (Company) be hereby authorized and empowered to sign a Brownfield Cleanup Agreement (BCA)for property referred to as the 399 Ohio Street Sitewith New York State Department of Environmental Conservation (NYSDEC), in the name of and on behalf of this Company.

The undersigned hereby certify that he is the duly qualified Managing Member and custodian of the books and recordsof 1093 Group, LLC,a corporation duly formed pursuant to the laws of the State of New York,and that the foregoing is a true record of a resolution duly adopted by the Membersat a meeting of 1093 Group, LLC and that said meeting was held in accordance with state law and the Bylaws of the above-named Corporation on February 20, 2014,and that said resolution is now in full force and effect without modification or rescission.

IN WITNESS WHEREOF, I have executed my name as Memberof the above-named Company this20th day of February 2014.

(Signature)	William Paladino (Print Name)	Managing Member (Title)
(Signature)	Joseph M Hauser (Print Name)	Member (Title)
(Signature)	(Print Name)	Member (Title)

ACKNOWLEDGMENT

(STATE OF NEW YORK)

(COUNTY OF ERIE)

On the 20th day of February in the year 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared William Paladino and Joseph M Hauser, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(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 the behalf of which the individual(s) acted, executed the instrument.

Wendy Hartnett
Notary Public

WENDY ~~SCHUSTER~~ Hartnett
Notary Public, State of New York
Qualified in Erie County
My Commission Expires February 20, 2015

Ellicott
Development
Company A Division of 10 Ellicott Square Court Corp.
Real Estate Development, Management & Leasing
Commercial • Residential

210 Ellicott Square
295 Main Street
Buffalo, N.Y. 14203-2219

716.854.0060
fax 716.852.2829
www.ellicottdevelopment.com

February 19, 2014

Mr. Anthony Lopes, Environmental Engineer
New York State Division of Environmental Conservation
270 Michigan Avenue
Buffalo, NY 14203

Re: 399 Ohio Street Site
Buffalo, New York

Dear Mr. Lopes:

Please be advised that the property located at 399 Ohio Streetis currently under a contract of sale to 1093 Group, LLC.1093 Group, LLC and its agents have full right of access to the property to undertake investigation and remediation of the property under the New York Brownfield Cleanup Program.

I hope this letter is satisfactory for your purpose. If you have any questions whatsoever, please do not hesitate to call me.

Very truly yours,

Joseph Hannon
Paladino and Magnano Revocable Trust

ATTACHMENT 2

BCP Application – Section II

PROPERTY INFORMATION

PROPERTY DESCRIPTION
FIGURE 1; SITE LOCATION AND VICINITY MAP
FIGURE 2; SITE PLAN (AERIAL)
FIGURE 3; PARCEL MAP
FIGURE 4; TAX MAP
FIGURE 5; PROPERTY BASE MAP
FIGURE 6; NEARBY LAND USE/ ZONING MAP
FIGURE 7; ADJACENT PROPERTY OWNERS MAP
FIGURE 8; EN-ZONE MAP
PETROLEUM BULK STORAGE (PBS) RECORDS
CITY OF BUFFALO HISTORIC PERMITS
TAX MAP (ELECTRONIC COPY)

ATTACHMENT 2
BCP Application – Section II
Property Information
399 Ohio Street Site

SECTION II - QUESTIONS 1-4

PARCEL DESCRIPTION

The subject property (hereinafter, the "Project Site" or the "Site") subject to the BCP Application is identified as:

- **5.0 acre portion of 399 Ohio Street, City of Buffalo, Erie County, New York - S.B.L. # 122.10-2-7.21**

It should be noted that prior operations at the Site were addressed from 301-399 Ohio Street, and as such historic records were researched according to the address range. For the purpose of this application, the Site is referred to herein as the 399 Ohio Street Site (see Figures 1 and 2). Erie County Real Property parcel and tax boundaries are presented on Figures 3 and 4, respectively. A property boundary survey (Frandina, PLS) that was prepared for several Ohio Street parcels, including the 399 Ohio Street parcel, and draft legal description for the Brownfield Cleanup Program Area (Frandina, PLS) for the Site is provided in Attachment 2. After acceptance into the BCP an updated certified metes and bounds description will be provided to the Department.

As indicated on the tax map (see Figure 4), and the attached survey (attached) the 399 Ohio Street property extends into the Buffalo River. 1093 Group, LLC does not wish to include the submerged portion of the parcel in the BCP application; the western boundary of the BCP Site coincides with the top of the river bank. A metes and bounds description of the BCP site (i.e., modified to limit the western edge to the top of the river bank) will be prepared as part of the Final Engineering Report and Site Management Plan (if required).

The Site is located in a historically mixed use heavy industrial, commercial, and residential area of the City of Buffalo, Erie County, New York. The Site is bound by recreational property (River Fest Park) with commercial/industrial properties beyond to the north, the Buffalo Scholastic Rowing Association boathouse to the south, Ohio Street with commercial,

residential, and vacant property beyond to the east, and the Buffalo River to the west with industrial and commercial beyond (see Figure 5).

Land use surrounding the Site includes industrial, commercial, residential, recreational and vacant (see Figure 6). Residential properties are located approximately 0.2-miles to the southeast of the Site across Ohio Street. Adjacent property owners are identified on Figure 7.

The Site is located within Census Tract 13.02 (2000) and is 100% included in the applicable En-Zone 021100, meeting both the A and B Eligibility Criteria (see Figure 8).

SECTION II - QUESTION 5

PROPERTY DESCRIPTION NARRATIVE

The 399 Ohio Street Site is currently improved with an approximately 10,000 square foot vehicle maintenance and office building, with the remainder of the site covered by asphalt/concrete. The Site has a long history of industrial and commercial operation which has contaminated the Site. The Site has been utilized for various industrial and commercial operations since at least 1889. Operations included rail lines, material handling and shipping equipment maintenance, the likely application of pesticides and rodenticides related to the shipping and storage of raw food materials, and the use and storage of paints, solvents, thinners, greases, hydraulic oils and lubricants common among former commercial operations. More recent property uses have included the operation of bus and trucking terminal and maintenance operations, including the placement of underground storage tanks (USTs), aboveground storage tanks (ASTs) and fuel dispensing pump(s).

A subsurface investigation (BDC, 1995) was completed on multiple Ohio Street parcels including several boring locations on the 399 Ohio Street Site. One boring location, B-3,

was field identified to have potential petroleum contamination. The report also notes that a UST was reportedly removed in May 1995.

A Phase I Environmental Site Assessment (CLS, 2005) was completed on the southern portion of the Site (see Attachment 4), which identified multiple recognized environmental conditions (RECs) including:

- Past use of the property included automotive repair operations, including multiple USTs, pump island, and ASTs.
- Storage of 55-gallon drums of suspect oil
- Presence of floor drain in the maintenance pit and trench drench drains in the floor, with unknown discharge points
- Staining noted proximate waste oil/grease storage area.
- Railroad spurs were noted historically on Site; rail operations are frequently associated with elevated levels of semi-volatile organic compounds (SVOCs) and metals.
- City of Buffalo historic permit records indicate the potential for at least three (3) USTs on Site.
- NYSDEC PBS database records (Site No. 9-600347) indicate that two (2) ASTs had been located on Site.

A limited Phase II Environmental Investigation Report (TurnKey, 2013) was completed across the 399 Ohio Street Site, including the excavation of eight (8) test pits. Findings have the investigation, included:

- Numerous PAHs were detected in on-Site soil above their respective Unrestricted, Restricted-Residential and Commercial Use SCOs;
- Several RCRA metals (arsenic, cadmium, chromium, lead, silver and mercury) were detected above their respective Unrestricted, Restricted-Residential and/or Commercial Use SCOs.

ATTACHMENT 2
BCP Application – Section II
Property Information
399 Ohio Street Site

A detailed summary of the previous investigations is provided in Attachment 4, and the reports are included electronically (Attachment 4).

QUESTIONS 6 AND 7

The Site is not subject to any known easements.

Based on review of the on-line NYSDEC Environmental Site database and USEPA ECHO database, no permits were issued for the Site except the following:

- NYSDEC Petroleum Bulk Storage (PBS) permit No. 9-600347, addressed to Bulkmatic Transport Company, addressed at 301 Ohio Street, including;
    - Tank No. 001 – 10,000 gallon diesel aboveground storage tank (AST)
    - Tank No. 002 – 275 gallon kerosene (#1 fuel oil) AST

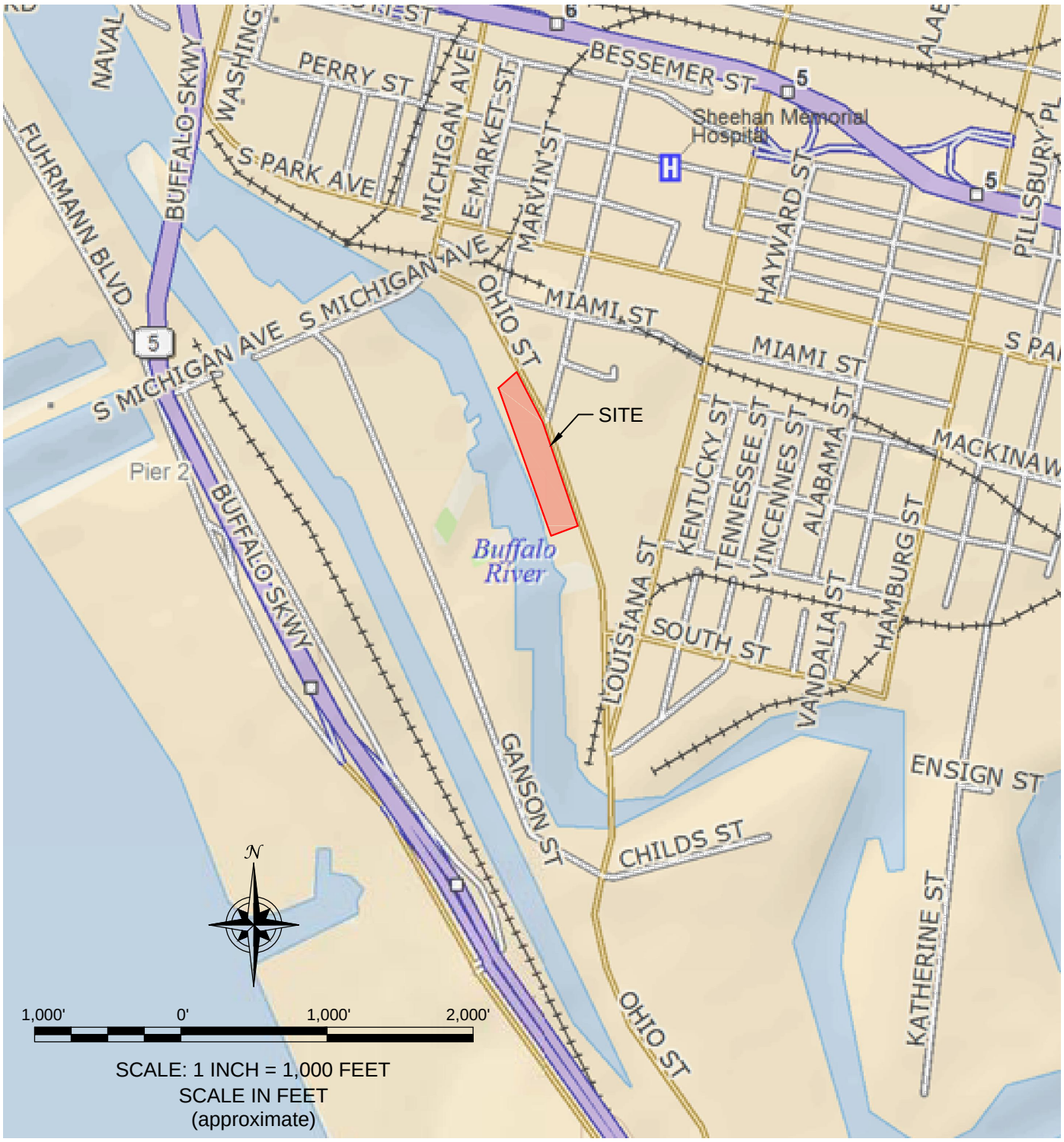
Though not issued by NYSDEC or USEPA, additional permits have been researched with the City of Buffalo. Historic permits potentially related to the Site are described below.

- City of Buffalo – Permits Office Records
  Historic permits indicate the potential for historic USTs, dispensers, and truck maintenance operations were located on-Site, including:
    - Dated 04/11/1941 – Place gasoline tank 1,000 gallon. Addressed at 393 Ohio Street (N.Y.C.R.R.)
    - Dated 6/10/1974 – Erect steel building for storage and truck repair. Addressed at 263-393 Ohio Street (Modern Terminal of Boss Linco.)
    - Dated 12/10/1986 – Place and use UST – (1) 10,000 gallon at existing truck repair garage. Addressed at 375 Ohio Street (Blue Bird Bus Lines)
    - Dated 3/05/1987 - Electrical permit to install conduit and wiring to gas pump. Addressed at 301 Ohio Street (Blue Bird Bus)

ATTACHMENT 2
BCP Application – Section II
Property Information
399 Ohio Street Site

The NYSDEC PBS record and historic permits are included in Attachment 2.

FIGURE 1



TurnKey Environmental Restoration, LLC

2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0635

PROJECT NO.: 0136-013-011

DATE: JANUARY 2014

DRAFTED BY: JGT

SITE LOCATION AND VICINITY MAP

BROWNFIELD CLEANUP PROGRAM APPLICATION

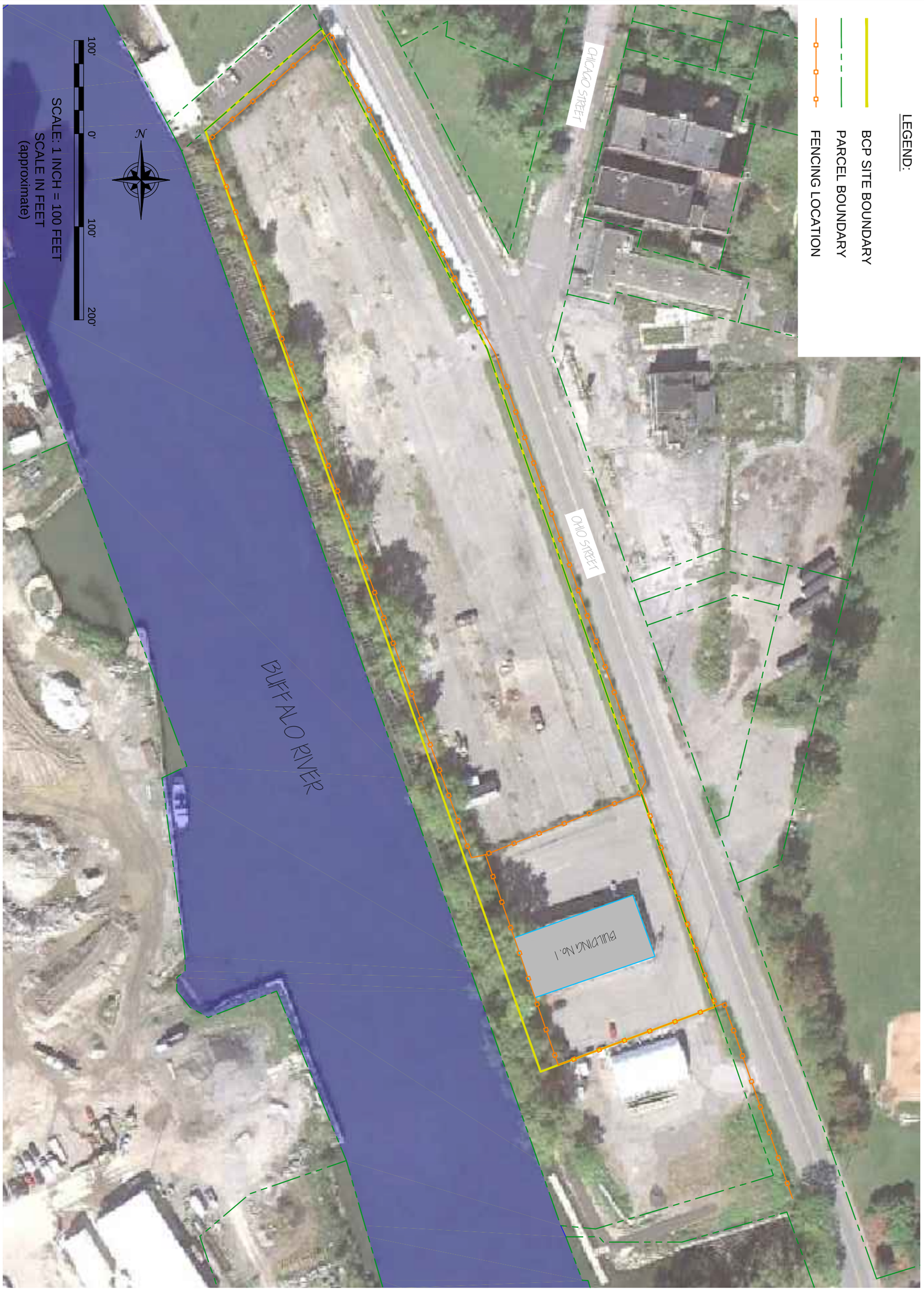
399 OHIO STREET SITE

BUFFALO, NEW YORK

PREPARED FOR

1093 GROUP, LLC

DATE: JANUARY 2014
DRAFTED BY: JGT



SITE PLAN (AERIAL)

BROWNFIELD CLEANUP PROGRAM APPLICATION

399 OHIO STREET SITE

BUFFALO, NEW YORK

PREPARED FOR

1093 GROUP, LLC

FIGURE 2

TURNKEY ENVIRONMENTAL RESTORATION, LLC

2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0635

JOB NO.: 0136-013-011

Erie County On-Line Mapping Application

Legend
- Parcels
- Municipal Boundaries

0 363.61 727.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

TurnKey Environmental Restoration, LLC
2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0635

PROJECT NO.: 0136-013-011

DATE: JANUARY 2014

DRAFTED BY: JGT

PARCEL MAP

BROWNFIELD CLEANUP PROGRAM APPLICATION

399 OHIO STREET

BUFFALO, NEW YORK

PREPARED FOR

1093 GROUP, LLC

FIGURE 3

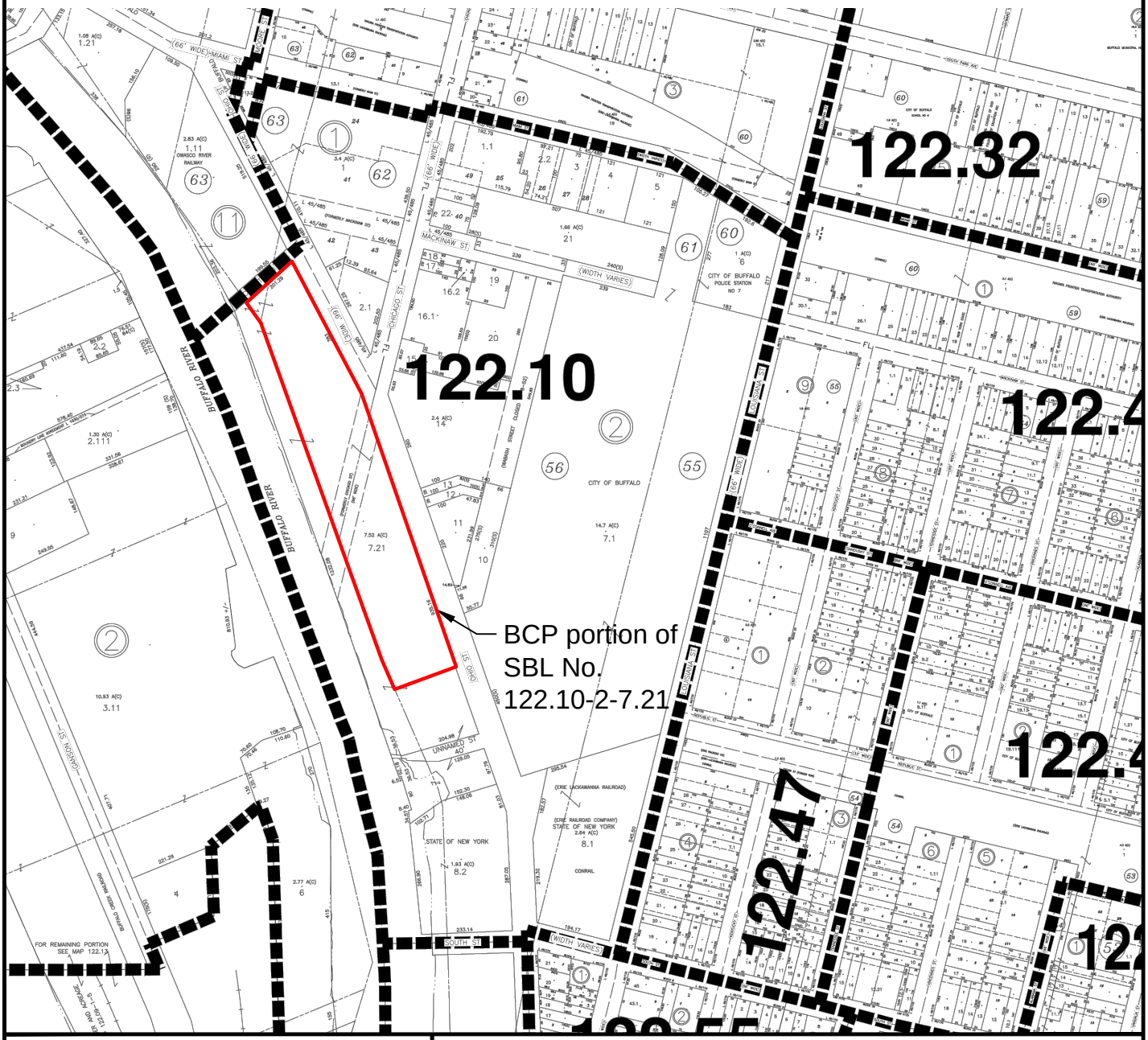
F:\CAD\TurnKey\Elliott Development\399 Ohio Street BCP\Figure 4; Tax Map.dwg

FIGURE 4

400' 0' 400' 800'

SCALE: 1 INCH = 400 FEET
SCALE IN FEET
(approximate)

NOTES:
1. TAX MAP PER ERIE COUNTY REAL PROPERTY SERVICES



TURNKEY ENVIRONMENTAL RESTORATION, LLC
2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0635

PROJECT NO.: 0136-013-011

DATE: JANUARY 2014

DRAFTED BY: BLR

TAX MAP

BROWNFIELD CLEANUP PROGRAM APPLICATION

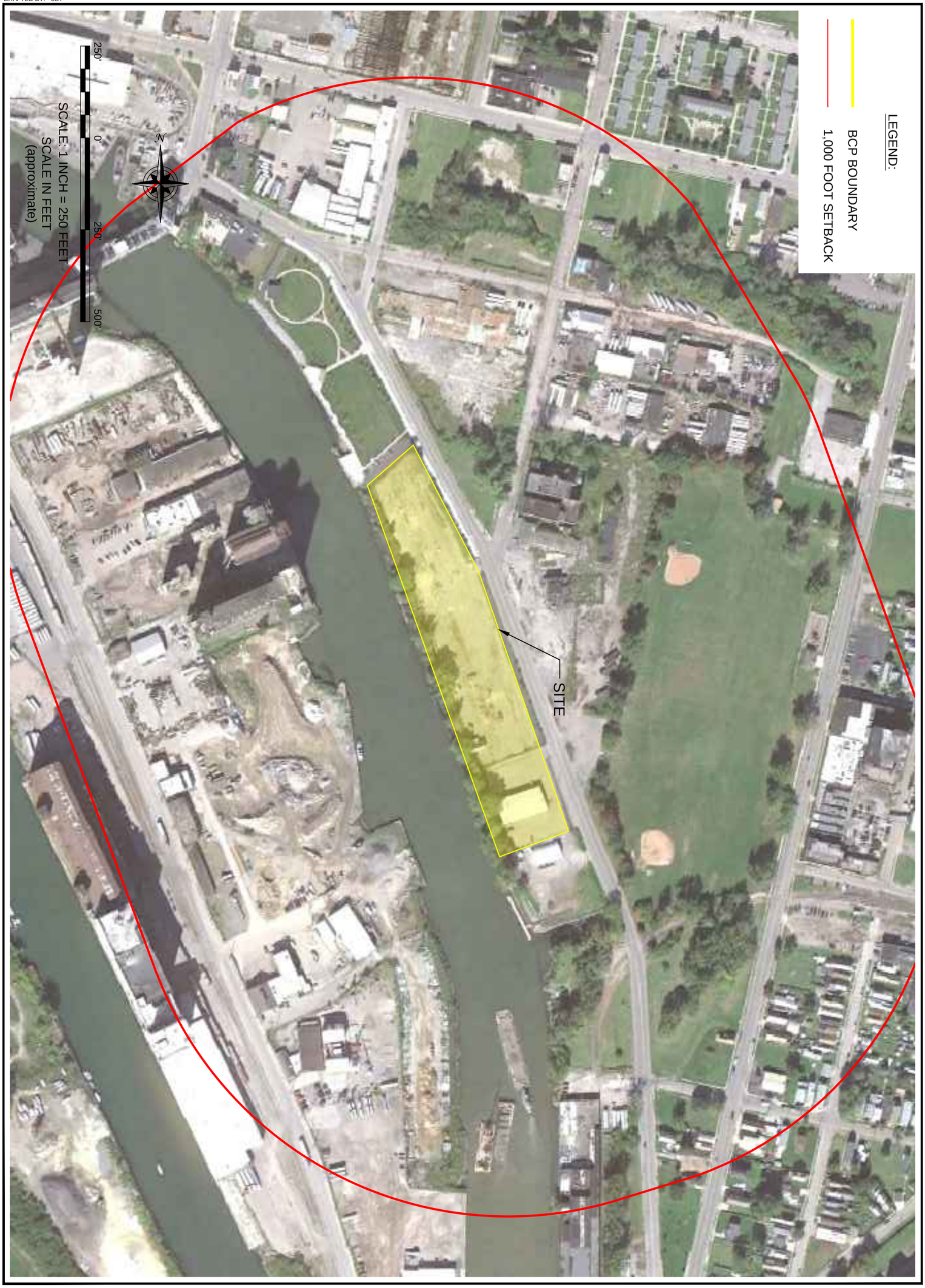
399 OHIO STREET SITE

BUFFALO, NEW YORK

PREPARED FOR

1093 GROUP, LLC

DATE: JANUARY 2014
DRAFTED BY: JGT



PROPERTY BASEMAP (1,000' SETBACK)

BROWNFIELD CLEANUP PROGRAM APPLICATION

399 OHIO STREEET SITE

BUFFALO, NEW YORK

PREPARED FOR

1093 GROUP, LLC

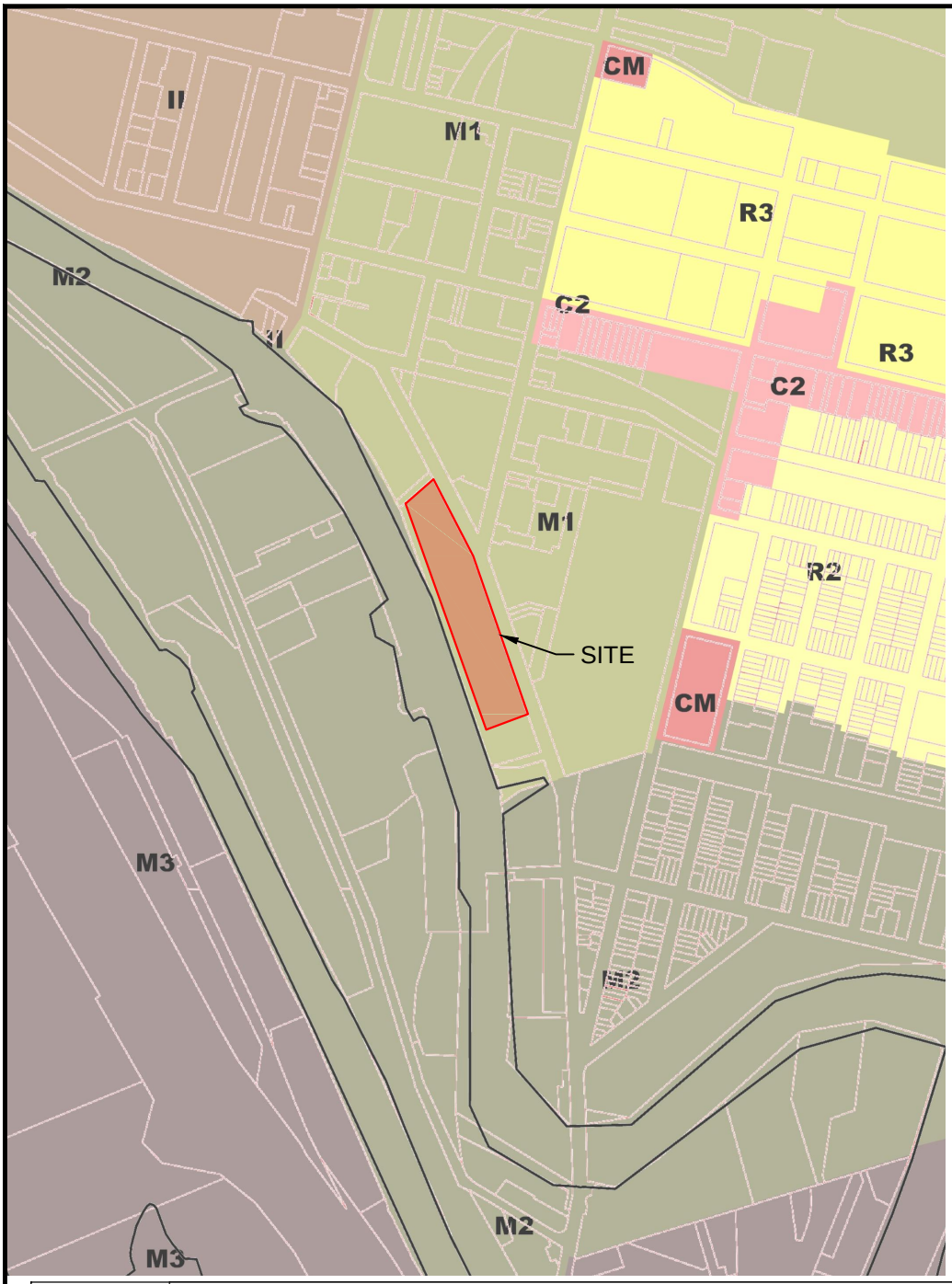
FIGURE 5

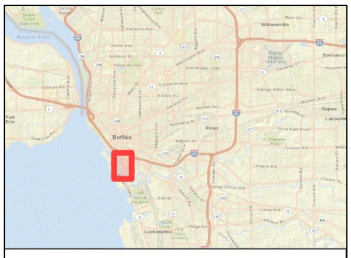
TURNKEY ENVIRONMENTAL RESTORATION, LLC

2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0635

JOB NO.: 0133-013-011

FIGURE 6





Legend

- Council Districts
- Erie County Municipal Boundary

Zoning

- AD-Allen Street District
- C1-Neighborhood Business District
- C2-Community Business District
- C3-Central Business District
- CM-General Commercial District
- DO-Downtown Opportunity
- EB-Elmwood Business
- II-Institutional/Light Industrial
- KB-Kensington/Bailey
- M1-Light Industrial District
- M2-General Industrial District
- M3-Heavy Industrial District
- PB-Porter Business District
- R1-One Family District
- R2-Dwelling District
- R3-Dwelling District
- R4-Apartment District
- R5-Apartment Hotel District
- SS-Seneca Street
- TS-Transit Station

N

0.2 0 0.09 0.2 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
MIS Department, City of Buffalo

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

TurnKey Environmental Restoration, LLC
2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0635

PROJECT NO.: 0136-013-011

DATE: JANUARY 2014

DRAFTED BY: JGT

NEARBY LAND USE/ ZONING MAP

BROWNFIELD CLEANUP PROGRAM APPLICATION

399 OHIO STREET SITE

BUFFALO, NEW YORK

PREPARED FOR

1093 GROUP, LLC

F:\CAD\TurnKey\Ellicott Development\399 Ohio Street BCP\Figure 7- Adjacent Property Owners.dwg

ADDRESS:
5 Miami Street

OWNER:
Seneca Erie Gaming Corp
310 Fourth Street
Niagara Falls, NY 14303

ADDRESS:
215 Ohio Street

OWNER:
Buffalo River Fest Park LLC
93 Leddy Street
Buffalo, NY 14210

ADDRESS:
11 Chicago Street

OWNER:
4216 Group LLC
295 Main Street
Buffalo, NY 14203

ADDRESS:
326 Ohio Street

OWNER:
4216 Group LLC
295 Main Street
Buffalo, NY 14203

ADDRESS:
301 Ohio Street

OWNER:
Buffalo Scholastic Rowing Association
120 West Tupper Street Suite 201
Buffalo, NY 14201

ADDRESS:
286 Ohio Street

OWNER:
1029 Group LLC
210 Elliott Square Building
Buffalo, NY 14203

ADDRESS:
235 Ohio Street

OWNER:
Buffalo River Fest Park LLC
93 Leddy Street
Buffalo, NY 14210

ADDRESS:
340 Ohio Street

OWNER:
4216 Group LLC
295 Main Street
Buffalo, NY 14203

ADDRESS:
354 Ohio Street

OWNER:
4216 Group LLC
295 Main Street
Buffalo, NY 14203

ADDRESS:
75 Chicago Street

OWNER:
4216 Group LLC
295 Main Street
Buffalo, NY 14203

ADDRESS:
421 Ohio Street

OWNER:
NYSDEC
128 South Street
Olean, NY 14760

ADDRESS:
71 Chicago Street

OWNER:
4216 Group LLC
295 Main Street
Buffalo, NY 14203

ADDRESS:
75 Chicago Street

OWNER:
4216 Group LLC
295 Main Street
Buffalo, NY 14203

ADDRESS:
49 Mackinaw Street

OWNER:
4216 Group LLC
295 Main Street
Buffalo, NY 14203

ADDRESS:
55 Chicago Street

OWNER:
Newark Niagara LLC
617 Main Street
Buffalo, NY 14203

ADDRESS:
53 Chicago Street

OWNER:
4216 Group LLC
295 Main Street
Buffalo, NY 14203

ADDRESS:
300 Ohio Street

OWNER:
4216 Group LLC
295 Main Street
Buffalo, NY 14203

ADDRESS:
328 Ohio Street

OWNER:
4216 Group
295 Main Street
Buffalo, NY 14203

ADDRESS:
420 Ohio Street

OWNER:
NYSDEC
138 Louisiana Street
Buffalo, NY 14204

ADDRESS:
122 Louisiana Street

OWNER:
Parks & Recreation
511 City Hall
Buffalo, NY 14202

N

NOT TO SCALE

DATE: JANUARY 2014
DRAFTED BY: JGT

2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0635

JOB NO.: 0136-013-011

ADJACENT PROPERTY OWNERS

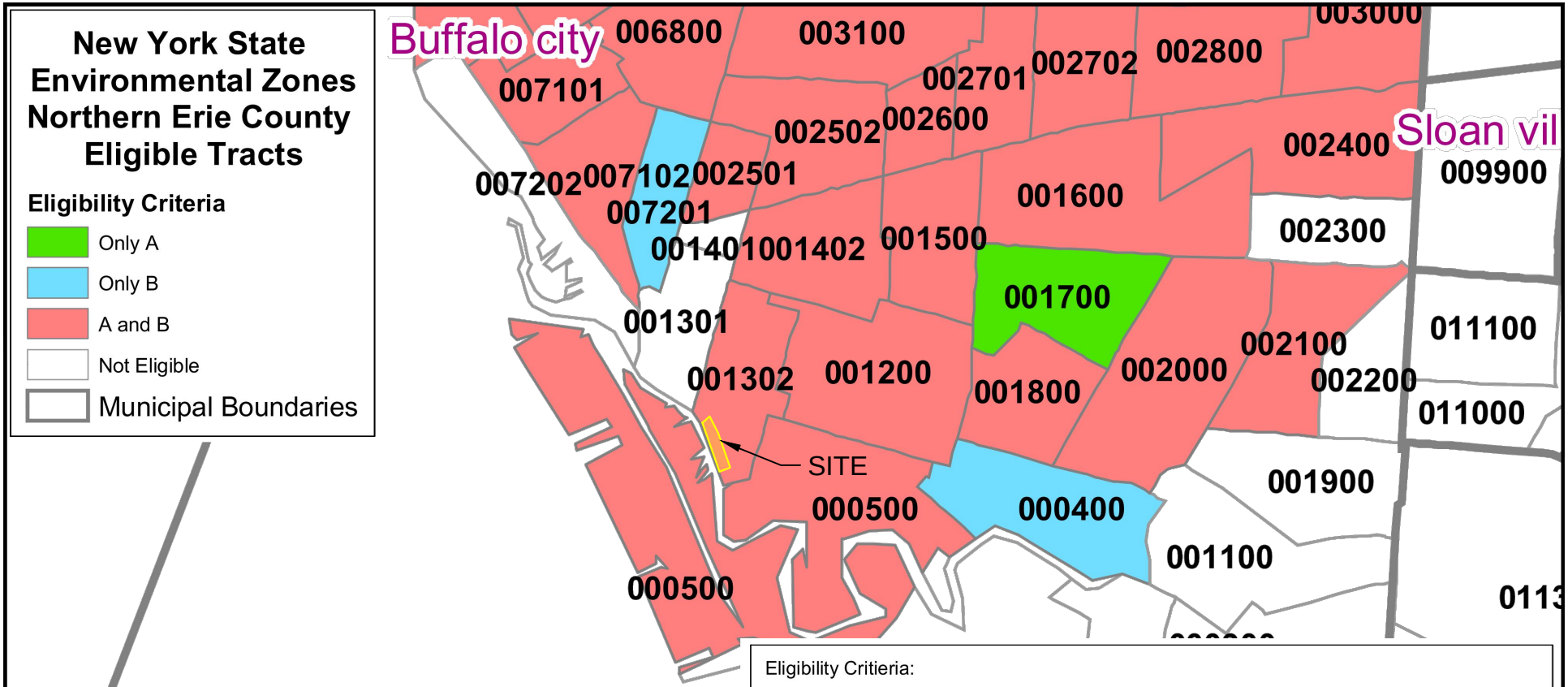
BROWNFIELD CLEANUP PROGRAM APPLICATION

399 OHIO STREET SITE

BUFFALO, NEW YORK

PREPARED FOR
1093 GROUP, LLC

FIGURE 7



TurnKey Environmental Restoration, LLC
2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0635

PROJECT NO.: 0136-013-011

DATE: JANUARY 2014

DRAFTED BY: JGT

EN-ZONE MAP

BROWNFIELD CLEANUP PROGRAM APPLICATION

399 OHIO STREET SITE

BUFFALO, NEW YORK

PREPARED FOR

1093 GROUP, LLC

FIGURE 8

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Bulk Storage Database Search Details

First Site | Previous Site | Next Site | Last Site

Facility Information

Site No.: 9-600347
Status: Unregulated
Expiration Date: 09/15/2002
Site Type: PBS
Site Name: BULKMATIC TRANSPORT COMPANY
Address: 301 OHIO STREET BUFFALO, NY TERMINAL FACILITY
Locality: BUFFALO
State: NY
Zipcode: 14203
County: ERIE

Owner(s) Information

Facility Owner: BULKMATIC TRANSPORT COMPANY
2001 N. CLINE AVENUE . GRIFFITH , IN. 46319
Mail Contact: BULKMATIC TRANSPORT COMPANY
2001 NORTH CLINE AVENUE . GRIFFITH , IN. 46319

Tank Information

2 Tanks Found

Tank No	Tank Location	Status	Capacity (Gal.)
001	Aboveground - No Contact (on saddles, legs, rack, cradle, etc.)	Closed - Removed	10000
002	Aboveground - No Contact (on saddles, legs, rack, cradle, etc.)	Closed - Removed	275

Back to Search Results

Refine Current Search

CITY OF BUFFALO HISTORIC BUILDING PERMITS

LOCATION Ohio & South Sts.

PERMIT No. 19206 R.O. DATE 3/18/27

OWNER D. C. Ryan

DESCRIPTION alter 2d. story frame flour mill

LOCATION Ohio & South Sts.

PERMIT No. 18557 R.O. DATE 5/12/26

OWNER Erie R. R.

DESCRIPTION repair freight house

LOCATION Ohio St. & Buffalo River

PERMIT No. 26533 DATE October 30, 1934

OWNER Gulf Refining Co.

DESCRIPTION Construct brick service station and place steel gasoline tanks. 4000 gals.

LOCATION 393 Ohio St.

PERMIT No. 33033 DATE 4/11/41

OWNER N. Y. C. R. R.

DESCRIPTION place gasoline tank. 1000 gallons.
$100.00

385

LOCATION ~~350~~ Ohio St.

PERMIT No. 23487 DATE March 15, 1932

OWNER Great Lakes Transit Co.

DESCRIPTION Construct steel loading platform.

LOCATION 375 Ohio St. DATE Dec. 10, 1986
OWNER Blue Bird Bus Lines
ADDRESS same

CONTRACTOR S.L. Roblee Inc.
DESCRIPTION OF WORK Place & use underground tank (1) 10,000 gallon at exist. truck repair garage.
Approvd by Bureau of Fire Prevention 12/4/86.
CONDITIONS

VALUE $5,000 FEE $60

APPLICATION # 190776 PLAN FILE #

BUILDING PERMIT # B 4087

LOCATION 345 Ohio Street

PERMIT NO. RO 48305 DATE January 23, 1950

OWNER Phil Strauss

DESCRIPTION Demolish brick freight house.

$500

PWB-308

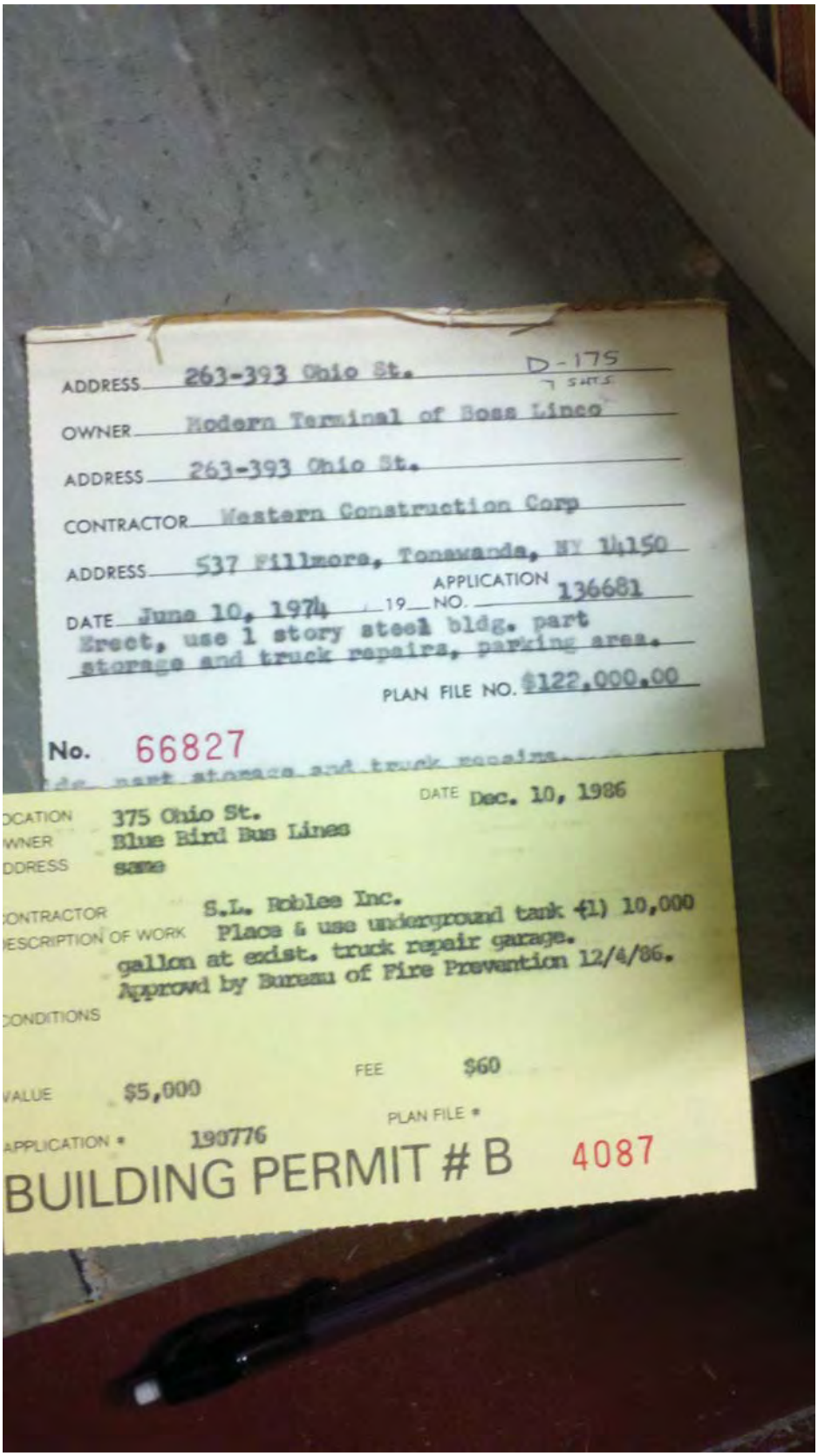
LOCATION 363 Ohio St.

PERMIT NO. RO 50225 DATE July 19, 1951

OWNER Jos. T. Ryerson

DESCRIPTION Alter exterior --brick- for storage $2500.

PWB-308



ADDRESS 263-393 Ohio St. D-175 7 SHTS

OWNER Modern Terminal of Boss Linco

ADDRESS 263-393 Ohio St.

CONTRACTOR Western Construction Corp

ADDRESS 537 Fillmore, Tonawanda, NY 14150

DATE June 10, 1974 19__ APPLICATION NO. 136681

Erect, use 1 story steel bldg. part storage and truck repairs, parking area.

PLAN FILE NO. $122,000.00

No. 66827

part storage and truck repairs...

DATE Dec. 10, 1986

LOCATION 375 Ohio St.

OWNER Blue Bird Bus Lines

ADDRESS same

CONTRACTOR S.L. Roblee Inc.

DESCRIPTION OF WORK Place & use underground tank (1) 10,000 gallon at exist. truck repair garage. Approvd by Bureau of Fire Prevention 12/4/86.

CONDITIONS

VALUE $5,000

FEE $60

APPLICATION # 190776

PLAN FILE #

BUILDING PERMIT # B 4087

LOCATION— 302 to 310 Ohio St.

PERMIT NO. 1566 DATE Feb 3 1893 PLAN FILE

OWNER Central Mun Co.,

DESCRIPTION— 1 STORY Frame USE Shed

PERMIT NO. DATE 190 PLAN FILE

OWNER

DESCRIPTION— STORY USE

24

LOCATION 301 Ohio DATE 3/05/87

OWNER Blue Bird Bus

ADDRESS 301 Ohio

CONTRACTOR Harold G. Hoffman Inc.

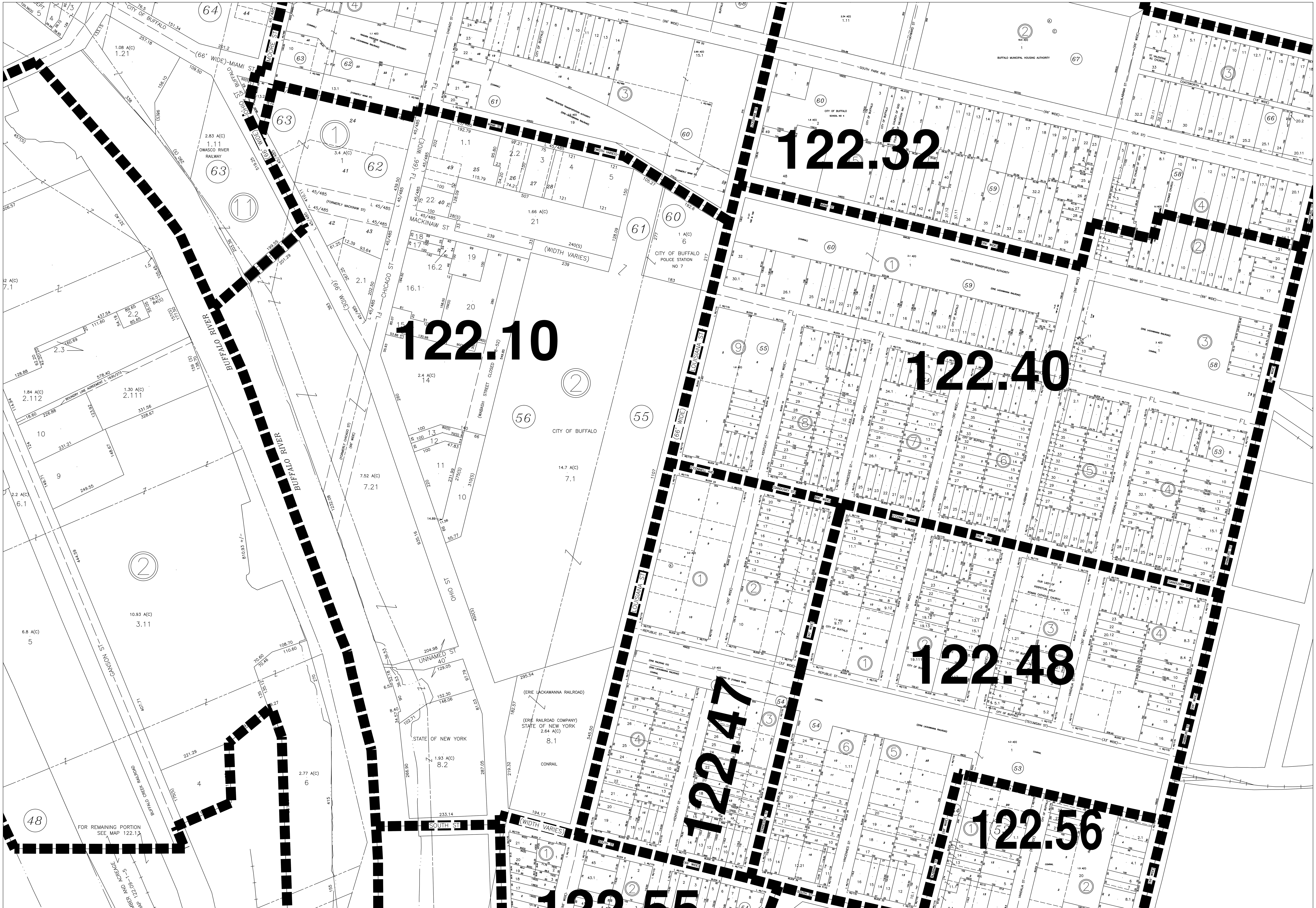
DESCRIPTION OF WORK Install conduit and wiring to gas pump.

CONDITIONS

VALUE FEE $7.50

PLAN FILE#

ELECTRICAL PERMIT #



NOTES

THIS MAP WAS PREPARED FOR TAX PURPOSES ONLY AND IS NOT TO BE REPRODUCED OR USED FOR SURVEYING OR CONVEYANCING.

MAP CONVERTED TO AUTOCAD DIGITAL FORMAT BY ANALYTICAL SURVEYS INC. IN COOPERATION WITH WEILER MAPPING INC. NOV. 1998

REVISION TABLE

DATE	MADE BY	CHANGES OR ADDITIONS

SPECIAL DISTRICTS

SCHOOL BUFFALO PUBLIC SCHOOL DISTRICT	DRAINAGE
FIRE CITY OF BUFFALO FIRE DISTRICT	SEWER
WATER	

LEGEND

PROPERTY LINE	TOWN LINE	FIRE DISTRICT LINE — F —	CALCULATED ACREAGE 7.5 A(C)
ORIGINAL SUBLOT LINE	VILLAGE LINE	DENOTES COMMON OWNER	DEED ACREAGE 17.5 A
RAILROAD	BLOCK LIMIT		SCALED DIMENSION 225 (S)
STREAM OR DITCH	FARM LOT LINE	TAX MAP BLOCK NO. ③	SCALED DIMENSION (CHECKED) 743.25(S)
	SCHOOL DISTRICT LINE — SCH —	TAX MAP PARCEL NO. 116.00–1–11	DEED DIMENSION 173.33
ROAD OR RAILROAD BNDY	WATER DISTRICT LINE — W —	FILED PLAN LOT NO. 14	DEED DIMENSION (CENTER LINE) 173.33 ℄
COUNTY LINE	SEWER DISTRICT LINE — S —	FARM LOT NO. ⑨	COORDINATE LOCATOR •

SHEET INDEX

122.05	122.31	122.31
122.09		122.40
122.09	122.13	122.47

NORTH

TAX MAP
CITY OF BUFFALO
ERIE COUNTY, NEW YORK

100 0 100
GRAPHIC SCALE
1" = 100'

122.10

OUTER LOTS
RANGE 00

MAP DATE ______

399 Ohio Street BCP
Site Boundary

BOUNDARY SURVEY

301-399 Ohio Street

Former Erie Canal Lands
Former Village of New Amsterdam
Part of Outer Lots 56, 62 & 63: Township 11: Range 8
City of Buffalo : County of Erie : State of New York

NOTES :

- PROPERTY OWNERSHIP INFORMATION OBTAINED FROM THE ERIE COUNTY GIS MAPPING SERVICE ON AUGUST 12, 2009
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

Print Issued: August 19, 2009

This map void unless Embossed with New York State Licensed Land Surveyors Seal No. 50510

Rosanne Frandina PE, LS

FRANDINA ENGINEERING and LAND SURVEYING, PC
CIVIL ENGINEERS and LAND SURVEYORS
589 Delaware Avenue www.FRANDINA.com Phone: (716) 883-1299
Buffalo, New York 14202 FAX: (716) 883-1274

Revisions	
Date	Description

Drawn By: PGP
Checked By: RF
Job No: 3397
Scale: 1"=50'
Date: 7/14/09
Sheet: D-50

DRAFT 399 OHIO STREET
BROWNFIELD CLEANUP PROGRAM AREA
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Buffalo, County of Erie and State of New York, being part of Outer Lot No. 56 bounded and described as follows:

COMMENCING at a point on the southwesterly line of Ohio Street (66 feet wide) at its intersection with the southerly line of lands conveyed by Laidlaw Transport, Inc to Carl P. Paladino and Louis A. Magnano by deed recorded in the Erie County Clerk's Office in Liber 9219 of deeds at page 505; thence northwesterly along the southwesterly line of Ohio Street a distance of 192.00 feet to the POINT of BEGINNING; thence northwesterly and continuing along the southwesterly line of Ohio Street a distance of 760.46 feet to an angle point in said southwesterly line of Ohio Street; thence continuing along the southwesterly line of Ohio Street at an interior angle of 172°04'22", a distance of 366.00 feet to a point; thence southwesterly at an interior angle of 76°48'25" a distance of 117.00 feet to a point; thence southeasterly at an interior angle of 110°54'00" a distance of 1059.15 feet to a point; thence northeasterly at an interior angle of 90°56'15" a distance of 205.00 feet to the point of beginning, containing 5.012 acres more or less

.

ATTACHMENT 3

BCP Application – Section V & VI

PROPERTY ELIGIBILITY INFORMATION

PROJECT DESCRIPTION & ELIGIBILITY STATEMENT

PROJECT DESCRIPTION

FIGURE 9; ESTIMATED PROJECT SCHEDULE

ATTACHMENT 3

BCP Application – Sections V and VI

Project Description and BCP Eligibility Statement

399 Ohio Street Site

PROJECT DESCRIPTION

The subject property (hereinafter, the "Project Site" or the "Site") subject to this BCP application is a 5.0 acre portion of a larger 7.26 acre property, located in a highly developed mixed use industrial, commercial, residential, and recreational area of the City of Buffalo, Erie County, New York (see Figures 1 and 2).

The Site is bound by recreational property (River Fest Park) with commercial/industrial properties beyond to the north, the Buffalo Scholastic Rowing Association boathouse to the south, Ohio Street with commercial, residential, and vacant property beyond to the east, and the Buffalo River to the west with industrial and commercial beyond (see Figure 5).

Land use surrounding the Site includes industrial, commercial, residential, recreational and vacant (see Figure 6). Residential properties are located approximately 0.2-miles to the southeast of the Site across Ohio Street. Adjacent property owners are identified on Figure 7.

The 399 Ohio Street Site has a long history of industrial and commercial operation which has contaminated the Site. The Site has been utilized for various commercial operations including a bulk flour transport service, New York Central Railroad Freight Warehouses, Niagara Elevators, and the Plimpton Fire Proof Elevator. Portions of the property have been utilized as a tractor trailer repair facility, bus terminal and maintenance (Blue Bird Bus Lines), and NYSDOT maintenance facility.

Operations included multiple rail spurs, truck parking, material handling and shipping equipment use and maintenance, the likely application of pesticides and rodenticides related to the storage of raw food materials, and the use and storage of waste greases, hydraulic oils, and lubricants common among commercial automotive repair operations.

Previous investigations completed on the Site (see Attachment 4) identified multiple recognized environmental conditions (RECs) including:

- Potential petroleum contamination was field noted in historic soil borings on Site.
- Past use of the property included automotive repair operations, including multiple USTs, pump island, and ASTs.
- Storage of 55-gallon drums of suspect oil
- Presence of floor drain in the maintenance pit and trench drench drains in the floor, with unknown discharge points

- Staining noted proximate waste oil/grease storage area.
- Railroad spurs were noted historically on Site. Rail operations are frequently associated with elevated levels of semi-volatile organic compounds (SVOCs) and metals.
- City of Buffalo historic permit records indicate the potential for at least three (3) USTs on Site.
- NYSDEC PBS database records indicate that two (2) ASTs had been located on Site.

Results of the limited Phase II Environmental Investigation indicated:

- Elevated SVOCs across the Site above 6NYCRR Part 375 Unrestricted, Restricted Residential and Commercial Use SCOs.
- Elevated metals, including arsenic, cadmium, chromium, lead, silver, and mercury were detected across the Site above their respective 6NYCRR Part 375 Unrestricted, Residential, Restricted Residential, and Commercial Use SCOs.

The environmental investigations and supplemental historical information are provided electronically in Attachment 4.

As clearly evidenced by the known contamination associated with the historic Site use, and the known contamination identified on-Site; and the potential impacts associated with historic on-Site operations; the confirmed and potential environmental contamination of the Site complicates use and future redevelopment/reuse of the Project Site.

The Applicant plans to redevelop the Site for mixed commercial and residential use. The Applicant currently is in the process of purchasing the Site, and upon acceptance into the BCP, is willing to complete the required Remedial Investigation and Remediation, and redevelop the parcel. The preliminary Site Redevelopment Plan estimates capital investments of approximately $15,000,000 to $20,000,000 to investigate, remediate and redevelop the Site. This Project will results in the remediation and redevelopment of an idle, abandoned, environmentally-impaired Site along a targeted area of the City of Buffalo for redevelopment to productive use. Estimated Project Schedule is presented on Figure 9.

ATTACHMENT 3

BCP Application – Sections V and VI

Project Description and BCP Eligibility Statement

399 Ohio Street Site

ELIGIBILITY FOR ACCEPTANCE INTO THE BROWNFIELD CLEANUP PROGRAM

The Site meets the definition of a "Brownfield site" as set forth in New York State Environmental Conservation Law (the "ECL"). The ECL Section 27-1405(2) defines a "Brownfield site" as "any real property, the development or reuse of which may be complicated by the presence or potential presence of a contaminant". The regulations in 6NYCRR 375-3.3(a)(1) reiterate that a brownfield site has two elements and adds a "reasonable basis" test to each:

> (1) A brownfield site has two elements:
>
> (i) There must be confirmed contamination on the property or a reasonable basis to believe that contamination is likely to be present on the property (the "Contamination Element"); and,
>
> (ii) There must be a reasonable basis to believe that the contamination or potential presence of contamination may be complicating the development, use or re-use of the property (the "Complication Element")

Moreover, the New York State Department of Environmental Conservation BCP Eligibility Guidance dated March 2005, which is incorporated into the Brownfield Cleanup Program Guide establishes several factors that the Department considers in evaluating whether the Contamination Element and the Complication Element exist.

The Contamination Element

The Department considers the following factors with respect to the Contamination Element; to the extent they are relevant to the proposed Site:

> (A) The nature and extent of known or suspected contamination;
>
> (B) Whether contaminants are present at levels that exceed standards, criteria or guidance;
>
> (C) Whether contamination on the proposed site is historic fill material or exceeds background levels;
>
> (D) Whether there are or were industrial or commercial operations at the proposed site which may have resulted in environmental contamination; and/or,
>
> (E) Whether the proposed site has previously been subject to closure, a removal action, an interim or final remedial action, corrective action or any other cleanup activities performed by or under the oversight of the State or Federal government.

ATTACHMENT 3

BCP Application – Sections V and VI

Project Description and BCP Eligibility Statement

399 Ohio Street Site

The Contamination Element of the BCP Eligibility Test has clearly been met in this application because:

A. The previous investigations have established that on-site soils have been impacted by contaminants that will require remediation.

B. Contaminated soils, evidenced by elevated PID readings and analytical sample results are present on-Site exceeding Part 375 Commercial Use SCOs and are complicating redevelopment efforts

C. Contamination identified on Site that exceeds Part 375 Commercial Use SCOs and is associated with the historic use and operations of the Site.

D. Historic industrial/commercial operations on-Site have resulted in environmental contamination.

E. The Site has not previously been subject to cleanup activities by or under the oversight of State or Federal agencies.

The Complication Element

The Department considers the following factors with respect to the Complication Element; to the extent they are relevant to the proposed Site:

(A) Whether the proposed site is idled, abandoned or underutilized;

(B) Whether the proposed site is unattractive for redevelopment or reuse due to the presence or reasonable perception of contamination;

(C) Whether properties in the immediate vicinity of the proposed site show indicators of economic distress such as high commercial vacancy rates or depressed property values; and/or,

(D) Whether the estimated cost of any necessary remedial program is likely to be significant in comparison to the anticipated value of the proposed site as redeveloped or reused.

The Complication Element of the BCP Eligibility Test has clearly been met in this application because the proposed Site is unattractive for redevelopment or reuse due to the presence of contamination. This factor is clearly established by the following:

(A) The majority of the Site is currently vacant and underutilized.

(B) The Site is currently unattractive for redevelopment or reuse due to the actual presence of contamination and the reasonable perception that there is contamination present on the Site related to the historic operations that will require remediation.

(C) The Site is located in an NYS En-Zone (see Figure 8), indicative of the economic conditions of the surrounding area, including a poverty rate of at least 20% and unemployment of at 125% of the State average; and a poverty rate of at least double the Erie County poverty rate. Additionally, the Site is located within the Buffalo River Corridor Brownfield Opportunity Area (BOA). Because the site is located in these designated distressed areas, it is eligible for certain local, state, and federal financial incentives, further indicating that the Site is unattractive for redevelopment particularly outside of the context of the BCP.

(D) The estimated cost of a proposed remedial program with regard to the Site is significant in comparison to the value of the Site (i.e., estimated at approximately 10-20% of the value of the Site if it were not environmentally impaired).

The Requestor as a Volunteer

A BCP applicant may be either a "Participant" or a "Volunteer."

A "Participant" is an applicant who either (i) was the owner of the site at the time of the disposal or discharge of contaminants; or (ii) is otherwise responsible according to applicable principles of statutory or common law liability, unless such person's liability arises solely as a result of such person's ownership or operation of or involvement with the site subsequent to the disposal or discharge. NY ECL 27-1405(1)(a). This definition is repeated verbatim at 6 NYCRR 375-3.2(b)(1) and is paraphrased in the Brownfield Cleanup Program Guide at Section 2.4(1)(A).

A "Volunteer" is an applicant other than a participant, including a person whose liability arises solely as a result of such person's ownership or operation of or involvement with the site subsequent to the disposal or discharge of contaminants provided that such person exercises appropriate care with respect to the contamination. NY ECL 27-1405(1)(b). This definition is repeated verbatim at 6 NYCRR 375-3.2(b)(2) and is paraphrased in the Brownfield Cleanup Program Guide at Section 2.4(1)(B).

ATTACHMENT 3

BCP Application – Sections V and VI

Project Description and BCP Eligibility Statement

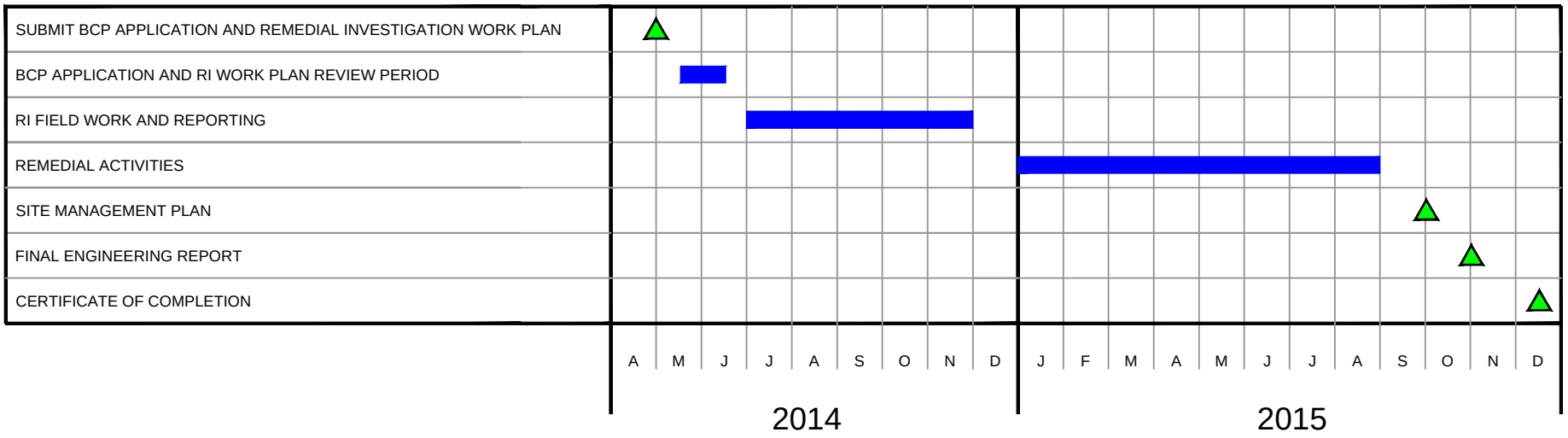
399 Ohio Street Site

Since the Applicant, 1093 Group, LLC, became involved with the property after the disposal or discharge of contaminants, and has exercised appropriate care with respect to the contamination, it is entitled to Volunteer status under NY ECL27-1405(1)(b).

Based on the foregoing and as further set forth in this BCP application, the Site meets the Contamination Element and the Complication Element tests. As such, the Site qualifies as a Brownfield Site eligible for participation in the BCP, with the Applicant as a Volunteer, because (A) there is confirmed contamination at the Site, and (B) the contamination is complicating the redevelopment and re-use of the Site.

F:\CAD\TurnKey\Ellicott Development\399 Ohio Street BCP\Figure 9; Project Schedule.dwg

PROJECT TASKS:



TurnKey Environmental Restoration, LLC

2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0635

PROJECT NO.: 0136-013-011

DATE: APRIL 2014

DRAFTED BY: BLR

PROJECT SCHEDULE

BROWNFIELD CLEANUP PROGRAM APPLICATION

399 OHIO STREET SITE

BUFFALO, NEW YORK

PREPARED FOR

1093 GROUP, LLC

FIGURE 9

ATTACHMENT 4

BCP Application – Section VII

PROPERTY ENVIRONMENTAL HISTORY

PREVIOUS ENVIRONMENTAL REPORTS SUMMARY

PAST LAND USES

LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS

ATTACHMENT 4
BCP Application – Section VII
Previous Environmental Investigations
399 Ohio Street Site

A summary of the previous environmental findings completed for the Site is presented below.

Site Inspection Report – 282-301 Ohio Street (aka 399 Ohio Street), Buffalo, Erie County, New York, June 1995

Buffalo Drilling Company, Inc. completed a Site Inspection Report on several Ohio Street properties, including the 399 Ohio Street Site. Findings for the 399 Ohio Street Site are summarized below.

- Olfactory field evidence of potential petroleum contaminated soil was noted in soil boring B-3;
- Staining noted on concrete, in the vicinity of suspected waste oil/grease storage pails.
- Railroad spurs were noted historically on Site, through research of historic maps. Rail operations are frequently associated with elevated levels of semi-volatile organic compounds (SVOCs) and metals.

Phase I Environmental Site Assessment – 301 Ohio Street (aka 399 Ohio Street), Buffalo, New York, November 2005

Construction Lending Services, Inc. (CLS) completed a Phase I Environmental Site Assessment on the Site, and the findings are summarized below.

- Past Site uses included: automotive repair including, tractor trailer storage and repair, Bulkmatic transport, and Blue Bird Bus Lines.
- City of Buffalo records indicate the presence of at least three (3) tanks on the Site.
- NYSDEC Petroleum Bulk Storage (PBS) database indicate that two (2) AST had been located on Site and removed in approximately 2002.
- Oil staining was noted proximate to floor drains in the service pit and a trench drain near the overhead doors. Discharge point drains were not identified during site reconnaissance.

ATTACHMENT 4
BCP Application – Section VII
Previous Environmental Investigations
399 Ohio Street Site

Limited Phase II Environmental Investigation Report – 301 Ohio Street (aka 399 Ohio Street), Buffalo, Erie County, New York

TurnKey Environmental Restoration (TurnKey) completed a Limited Phase II Environmental Investigation on the 301 Buffalo Avenue Site, and the findings are summarized below.

- Elevated PAHs, including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, and dibenzo(a,h)anthracene were detected above their respective Part 375 Unrestricted, Restricted-Residential and/or Commercial Use SCOs;
- Several RCRA metals (arsenic, cadmium, chromium, lead, silver and mercury) were detected above their respective Part 375 Unrestricted, Restricted-Residential and/or Commercial Use SCOs across the Site.

Copies of the previous environmental reports are provided electronically in Attachment 4.

ATTACHMENT 4
BCP Application – Section VI
Listing of Property Owners and Operators
399 Ohio Street Site

INTRODUCTION

Reasonable attempts were made to attain complete previous site owner contact information.

The following table lists the current and previous property owners/operators:

Parcel Address	Date(s)	Relationship to Applicant
399 Ohio Street		
Current Owner/Operator		
Carl Paladino Revocable Trust Carl Paladino & Louis Magnano 295 Main Street Buffalo, NY 14203 (716) 854-0060	1983- current	Potentially related entity
Previous Owner/Operator		
Bulkmatic Transport Company (Operator only) 500 Bison Parkway Buffalo, NY 14227 (716) 894-0009	2001	None
Blue Bird Bus Lines Laidlaw Transit Bus Lines (Operator only) 51 Botsford Place Buffalo, NY 14216 (716) 874-9684	1986 – at least 1992	None
Modern Terminal Boss Linco	1974	None
New York Central Railroad Freight Warehouses Great Lake Transit Co.	1899 – at least 1951	None
Niagara Elevators / Plimpton Fire Proof Elevator	At least 1889	None

Limited Phase II Environmental Investigation Report

301 Ohio Street Site
Buffalo, New York

November 2013 0136-013-004

Prepared For:

Ellicott Development Company

Prepared By:

TurnKey Environmental Restoration, LLC

2558 Hamburg Turnpike, Suite 300, Buffalo, New York | phone: (716) 856-0635 | fax: (716) 856-0583

LIMITED PHASE II ENVIRONMENTAL INVESTIGATION REPORT

301 Ohio Street Site
Buffalo, New York

November 2013 0136-013-004

Prepared for:

Ellicott Development Company

LIMITED PHASE II ENVIRONMENTAL INVESTIGATION REPORT

301 Ohio Street Site

Buffalo, New York

Table of Contents

LIMITED PHASE II ENVIRONMENTAL INVESTIGATION REPORT
301 Ohio Street Site
Buffalo, New York
Table of Contents

LIST OF TABLES

LIST OF FIGURES

APPENDICES

1.0 INTRODUCTION

1.1 Background and Site Description

TurnKey Environmental Restoration, LLC (TurnKey) performed a Limited Phase II Environmental Investigation on behalf of Ellicott Development Company at 301 Ohio Street, City of Buffalo, Erie County, New York (Site; see Figure 1). This investigation was performed to assess the condition of subsurface soil at the Site.

The subject property is located in a highly developed commercial area of Buffalo, New York. The subject Site, addressed at 301 Ohio Street, is also identified as Tax ID No. 122.10-2-7.21. The Site, totaling approximately 7.26-acres, is bordered by vacant commercial property and River Fest Park to the north; Dead Creek to the south, commercial properties and Conway Park across Ohio Street to the east; and the Buffalo River to the west. The Site is improved with two structures one metal clad building and one hoop frame building toward the south end of the property.

This Limited Phase II investigation included completion of a soil investigation to assess potential environmental impacts from chemical constituents of concern, including volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), and Resource Conservation and Recovery Act (RCRA) metals.

2.0 SUBSURFACE SOIL/FILL INVESTIGATION

2.1 Test Pits

On October 15th, 2013, TurnKey mobilized a track-mounted excavator to the site and excavated eight test pits, identified as TP-1 through TP-8, at various locations across the Site. Test pit locations are shown on Figure 2. Soil samples were collected for laboratory analytical analysis from TP-2 through TP-7. Test pit logs are presented in Appendix A. Soil descriptions were completed in the field via visual characterization of excavated soils and test pit excavation faces using the Unified Soil Classification System (USCS), and scanned for total volatile organic vapors with a calibrated MiniRae 2000 PID equipped with a 10.6 eV lamp.

2.2 Soil Characterization

The subsurface soil/fill for the 301 Ohio Street parcel of the Site observed in TP-1 through TP-8 was typically characterized as asphalt in TP-2, TP-4, and TP-7, or topsoil in TP-3, TP-5, TP-6, and TP-8 from 0-0.5 fbgs overlying a soil/fill layer with varying depth and amounts of material (i.e. ash, brick, and sand) overlying native clay. Test pit logs are presented in Appendix A. Groundwater was encountered in native clay material at TP-4, TP6, and TP-8 at approximately 4-6 fbgs during the test pit excavations.

2.3 Laboratory Analysis

Soil samples collected from test pits were placed in pre-cleaned, laboratory provided sample bottles using dedicated stainless steel sampling tools, and cooled to 4º C in the field. The samples were transported under chain-of-custody command to Alpha Analytical of Westborough, MA for analysis. Soil samples from TP-2 through TP-7 were analyzed for polycyclic aromatic hydrocarbons (PAHs) and Resource Conservation and Recovery Act (RCRA) metals while TP-2 and TP-5 were also analyzed for Target Compound List (TCL) volatile organic compounds (VOCs).

3.0 INVESTIGATION FINDINGS

Eight test pits (TP-1 through TP-8) were completed and six soil/fill samples were collected for analysis. Table 1 presents a summary of the soil sample results. Each compound that was analyzed and detected above the laboratory reporting limit is listed on the table with its associated result to provide a complete data summary. For comparison purposes, Table 1 presents soil cleanup objectives (SCOs) for each of the detected parameters as published in 6 NYCRR Part 375 Soil Cleanup Objectives dated May 2010. Appendix B contains a copy of the laboratory analytical data package.

3.1 Qualitative Soil Screening

Soil samples were screened via headspace for VOCs using a MiniRae 2000 PID. PID measurements ranged from 0 ppm to approximately 161 ppm (TP-2). Fill material was noted at varying thickness in TP-1 through TP-8 consisting of ash, brick, and sand. Refer to the test pit logs Appendix A for a summary of soil classification for each sample interval, field observations, and PID measurements.

3.2 Site Hydrogeology

The property is located within the Erie-Ontario lake plain physiographic province, which is typified by little topographic relief, except in the immediate vicinity of major drainage ways. Surface soils are generally characterized as urban land with level to gently sloping land in which 80 percent or more of the soil surface is covered by asphalt, concrete, buildings, or other impervious structures typical of an urban environment. In addition, the presence of overburden fill material is widespread and common throughout the City of Buffalo.

Groundwater flow direction likely follows regional topography in the vicinity of the subject property and is to the west toward the Buffalo River. Local groundwater flows, however, may be influenced by subsurface features, such as excavations, utilities, and localized fill-conditions. Groundwater was encountered in native clay material in test pits on the western side of the Site, nearest the Buffalo River, from 4-6 fbgs during the test pit excavations.

3.2 Soil Analytical Results

Soil samples from TP-2 through TP-7 were analyzed for PAHs and RCRA metals. Soil samples from soil borings TP-2 and TP-5 were also analyzed for TCL VOCs. As indicated on Table 2, the analytical data results indicate several PAHs were detected above their respective Unrestricted, Restricted-Residential and/or Commercial Use SCOs in TP-2 and TP-5; including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, and dibenzo(a,h)anthracene. Several RCRA metals were detected above their respective Unrestricted, Restricted-Residential and/or Commercial Use SCOs in TP-2, TP-3 and TP-5. Of note, arsenic, cadmium and lead were detected above Commercial Use SCOs on-Site.

4.0 PREVIOUS INVESTIGATION

TurnKey reviewed "Preliminary Subsurface Exploration Report for 282-301 Ohio Street, Buffalo, New York", dated June 15, 1995, completed by Buffalo Drilling Company, Inc. (see Appendix C). The report was an attachment to "Site Inspection Report" also completed by Buffalo Drilling Company, Inc, and dated June 15, 1995. Four subsurface soil borings, designated B-3 through B-6, were completed on-Site (B-1 and B-2 were completed on an adjacent site). Based on that report, elevated levels of VOCs were detected in soil samples screened with a photoionization detector (PID) in each of the borings, with highest VOC concentrations noted in borings B-3 and B-4. Soil boring B-3 also had evidence of petroleum-like sheen and petroleum-like odors from four to eight fbgs.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of the soil investigation at the Site, TurnKey offers the following conclusions and recommendations:

- Elevated PID readings were noted in current test pits (TP-2, TP-5) and historical soil borings (B-3, B-4);
- Petroleum-like odors and petroleum-like sheen were noted in historical soil boring B-3;
- Numerous PAHs were detected in on-Site soil above their respective Unrestricted, Restricted-Residential and/or Commercial Use SCOs;
- Several RCRA metals (arsenic, cadmium, chromium, lead, silver and mercury) were detected above their respective Unrestricted, Restricted-Residential and/or Commercial Use SCOs.
- Based on the findings of this investigation, additional Site investigation and remediation appears warranted. We understand that Ellicott Development Company is considering redeveloping the property; based on environmental impacts noted during the 2013 and historic 1995 investigation, the Site may be eligible for the New York Brownfield Cleanup Program.

6.0 LIMITATIONS

This report has been prepared for the exclusive use of Ellicott Development Company. The contents of this report are limited to information available at the time of the site investigation activities and to data referenced herein, and assume all referenced historic information sources to be true and accurate. The findings herein may be relied upon only at the discretion of Ellicott Development Company. Use of or reliance on this report or its findings by any other person or entity is prohibited without written permission of TurnKey Environmental Restoration, LLC.

TABLES

TURNKEY ENVIRONMENTAL RESTORATION, LLC

TABLE 1

SUMMARY OF SOIL ANALYTICAL RESULTS

301 OHIO STREET SITE

BUFFALO, NEW YORK

Parameter[1]	Unrestricted Use SCOs[2]	Restricted Residential Use SCOs[2]	Commercial Use SCOs[2]	Sample Locations (Depth)					
				TP-2 (1-3)	TP-3 (1-3)	TP-4 (1-3)	TP-5 (2-4)	TP-6 (0-2)	TP-7 (2-4)
				10/15/13	10/15/13	10/15/13	10/15/13	10/15/13	10/15/13
Volatile Organic Compounds (VOCs) - mg/Kg [3]									
Methylene chloride	**0.05**	**100**	**500**	0.0039 J	--	--	ND	--	--
Semi-Volatile Organic Compounds (SVOCs) - mg/Kg [3]									
2-Methylnaphthalene	--	**--**	--	ND	0.52	0.072 J	ND	ND	ND
Acenaphthene	**20**	**100**	**500**	ND	0.078 J	ND	ND	ND	ND
Acenaphthylene	**100**	**100**	**500**	1.9	ND	0.039 J	0.93 J	0.085 J	ND
Anthracene	**100**	**100**	**500**	1 J	ND	0.067 J	1.8	0.14 J	ND
Benzo(a)anthracene	**1**	**1**	**5.6**	**2.7**	0.13 J	0.29	**7.8**	0.38	ND
Benzo(a)pyrene	**1**	**1**	**1**	**2.8**	0.092 J	0.26	**7.4**	0.5	ND
Benzo(b)fluoranthene	**1**	**1**	**5.6**	**4.7**	0.24	0.38	**9.9**	0.54	ND
Benzo(g,h,i)perylene	**100**	**100**	**500**	2.8	0.099 J	0.19	4.7	0.54	ND
Benzo(k)fluoranthene	**0.8**	**3.9**	**56**	**1.8**	0.069 J	0.12	**4.1**	0.19 J	ND
Chrysene	**1**	**3.9**	**56**	**3**	0.24	0.35	**7.9**	0.41	ND
Dibenzo(a,h)anthracene	**0.33**	**0.33**	**0.56**	**0.72 J**	ND	0.049 J	**1.1**	0.12 J	ND
Fluoranthene	**100**	**100**	**500**	4.5	0.29	0.54	19	0.61	ND
Indeno(1,2,3-cd)pyrene	**0.5**	**0.5**	**5.6**	**3.2**	0.091 J	0.19	**5.3**	0.44	ND
Naphthalene	**12**	**100**	**500**	1.5 J	0.57	0.064 J	ND	ND	ND
Phenanthrene	**100**	**100**	**500**	2.4	0.7	0.38	7.5	0.41	ND
Pyrene	**100**	**100**	**500**	3.4	0.22	0.45	16	0.59	ND
Total Metals - mg/Kg									
Arsenic	**13**	**16**	**16**	**89**	7.3	1.9	3.9	3.7	2.4
Barium	**350**	**400**	**400**	68	110	27	73	37	140
Cadmium	**2.5**	**4.3**	**9.3**	**19**	**32**	0.14 J	**4.8**	0.42 J	0.29 J
Chromium	**30**	**180**	**1500**	**170**	**110**	2.7	27	5.9	7
Lead	**63**	**400**	**1000**	**1200**	**1300**	16	**230**	16	10
Selenium	**3.9**	**180**	**1500**	0.26 J	ND	0.17 J	0.13 J	0.14 J	1.8
Silver	**2**	**180**	**1500**	1.4	**7.3**	ND	0.82	0.11 J	0.12 J
Mercury	**0.18**	**0.81**	**2.8**	0.14	**0.39**	ND	**0.22**	0.02 J	ND

Notes:

1. Only those parameters detected at a minimum of one sample location are presented in this table; all other compounds were reported as non-detect.
2. Values per NYSDEC Part 375 Soil Cleanup Objectives (December 2006)
3. Sample results were reported by the laboratory in ug/kg and converted to mg/kg for comparison to SCOs.

Definitions:

ND = Parameter not detected above laboratory detection limit.

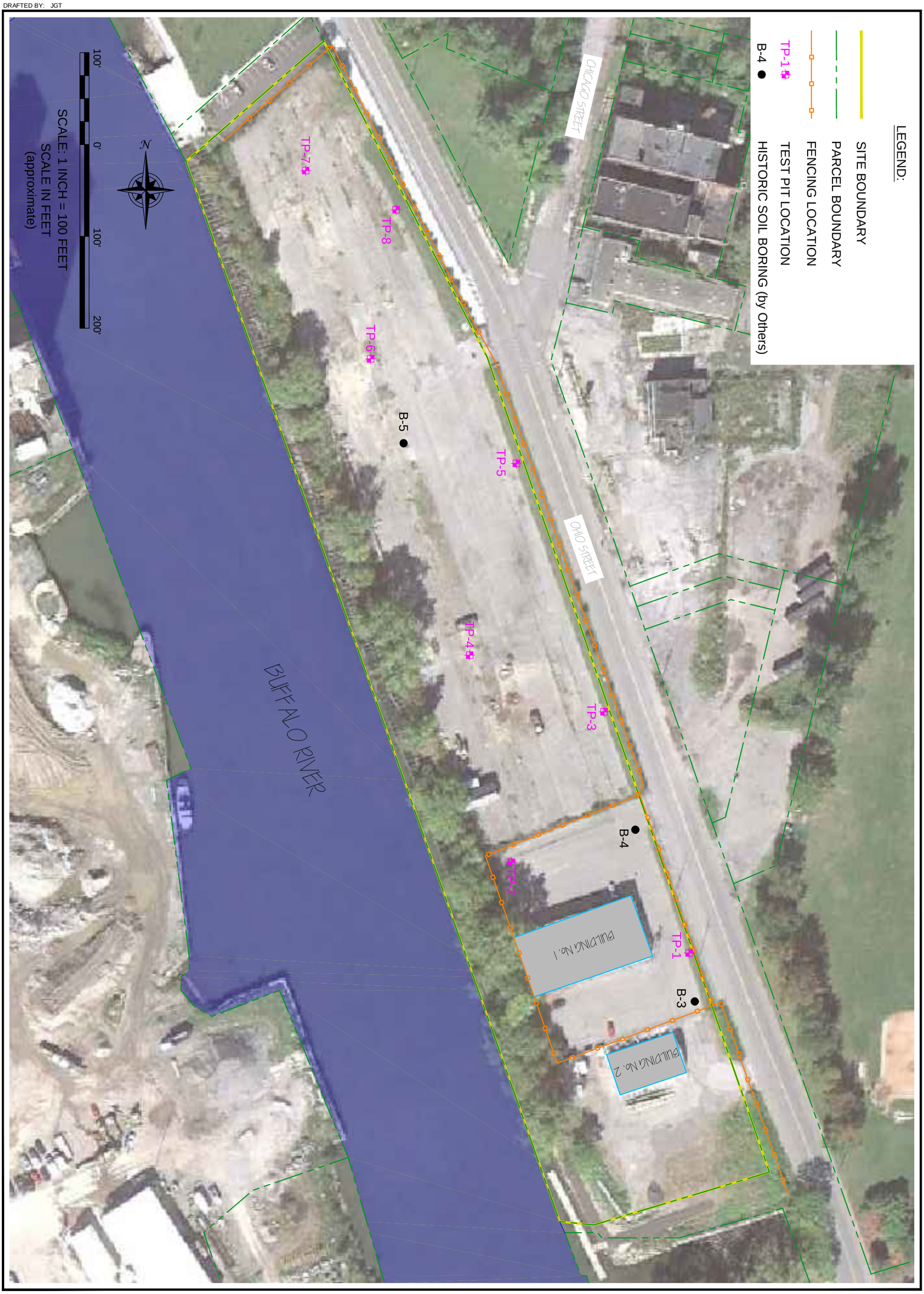
"--" = Sample not analyzed for parameter or no SCO available for the parameter.

J = Estimated value; result is less than the sample quantitation limit but greater than zero.

BOLD	= Result exceeds Part 375 Unrestricted Use SCOs.
BOLD	= Result exceeds Part 375 Restricted Residential Use SCOs.
BOLD	= Result exceeds Part 375 Commercial Use SCOs.

FIGURES

DATE: OCTOBER 2013
DRAFTED BY: JGT



SITE PLAN (AERIAL)

PHASE II SITE INVESTIGATION

301 OHIO STREET SITE

BUFFALO, NEW YORK

PREPARED FOR

ELLICOTT DEVELOPMENT COMPANY

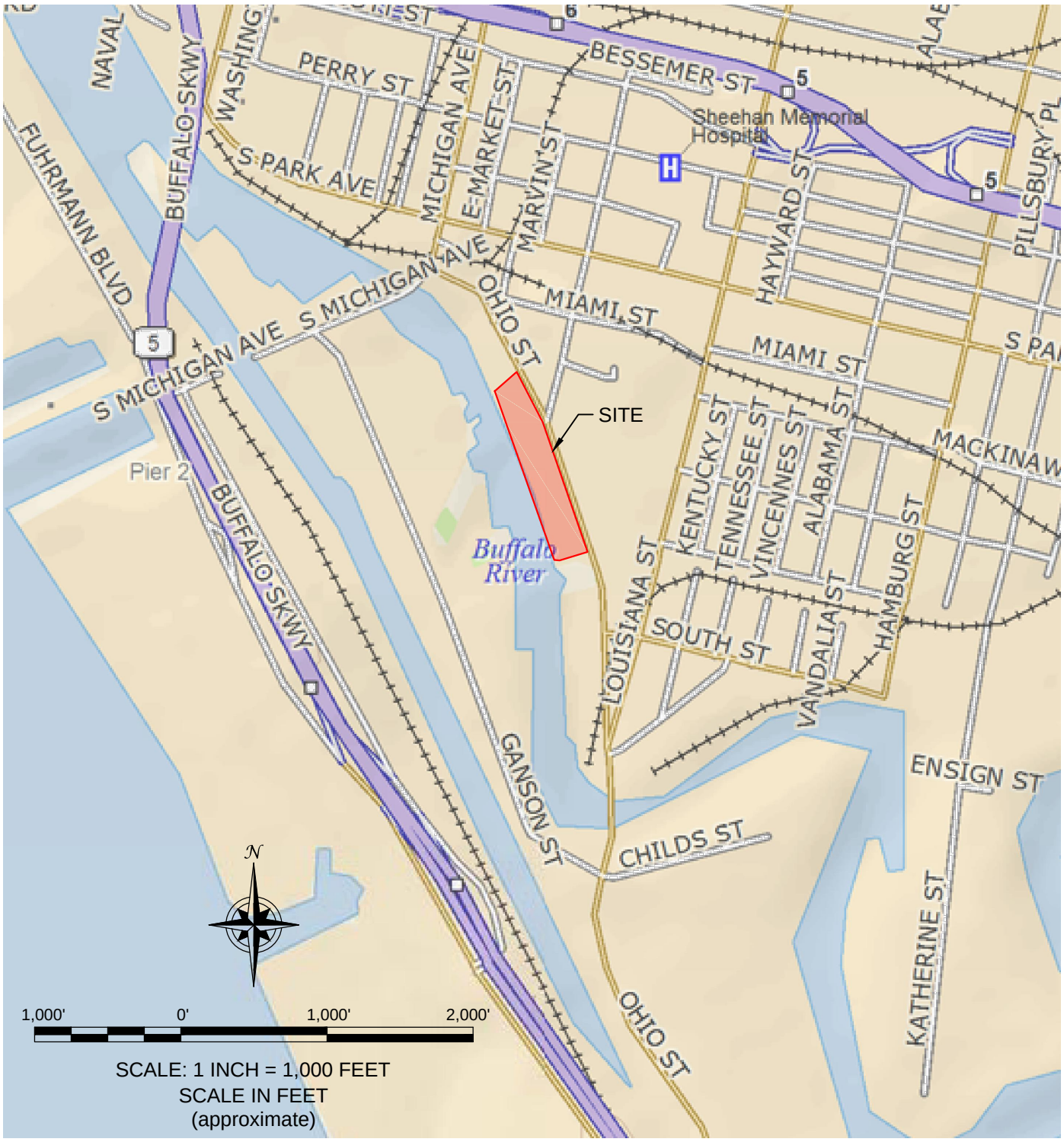
FIGURE 2

TURNKEY ENVIRONMENTAL RESTORATION, LLC

2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0635

JOB NO.: 0136-013-004

FIGURE 1



TurnKey Environmental Restoration, LLC

2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0635

PROJECT NO.: 013-013-004

DATE: OCTOBER 2013

DRAFTED BY: JGT

SITE LOCATION AND VICINITY MAP

PHASE II SITE INVESTIGATION

301 OHIO STREET SITE

BUFFALO, NEW YORK

PREPARED FOR

ELLICOTT DEVELOPMENT COMPANY

APPENDIX A

SOIL BORING AND TEST PIT LOGS

TEST PIT EXCAVATION LOG

Project No: 0136-013-004

Project: 301 Ohio Street

Client: Ellicott Development Company

Site Location: 301 Ohio Strret

Test Pit I.D.: TP-01

Logged By: PWW

Checked By: BCH

TurnKey Environmental Restoration, LLC
2558 Hamburg Turnpike, Suite 300
Buffalo, NY 14218
(716) 856-0635

SUBSURFACE PROFILE

Depth (fbgs)	Elev. /Depth	Description (ASTM D2488: Visual-Manual Procedure)	Lithologic Symbol	PID VOCs (ppm)	Lab Sample	Remarks
0.0	0.0	Ground Surface				
	0.0	***Topsoil***		0.0		
	-0.5					
	0.5	***Fill*** Black, moist, ash fill with fine sand, loose when disturbed, massive		0.0	Sampled (1-3)	
				0.0		
	-3.0					
	3.0	***Lean Clay*** Brown, moist, mostly medium plasticity fines, little non-plastic fines, trace fine sand, stiff, massive		0.0		
5.0				0.0		
				0.0		
	-9.0					
	9.0	End of Test Pit				
10.0						

Excavated By: Turnkey Environmental Restoration
Excavator Type: Bobcat Excavator ZHS
Excavation Date(s): 10-15-13
Comments:

Length: 6.0'
Width: 2.5'
Depth: 9.0 fbgs

Depth to Water: none
Visual Impacts: none
Olfactory Observations: none

TEST PIT EXCAVATION LOG

Project No: 0136-013-004
Project: 301 Ohio Street
Client: Ellicott Development Company
Site Location: 301 Ohio Strret

Test Pit I.D.: TP-02
Logged By: PWW
Checked By: BCH

TurnKey Environmental Restoration, LLC
2558 Hamburg Turnpike, Suite 300
Buffalo, NY 14218
(716) 856-0635

SUBSURFACE PROFILE

Elev. /Depth	Description (ASTM D2488: Visual-Manual Procedure)	Lab Sample	Remarks
0.0 / 0.0	Ground Surface		
-0.5 / 0.5	***Ashphalt***		
-1.5 / 1.5	***Fill*** Reddish brown, moist, mostly slag fill, little fine sand, trace non-plastic fines, loose when disturbed, no odor		
-3.5 / 3.5	***Fill*** yellow, moist, mostly fine sand with brick, loose when disturbed, no odor	Sampled (1-3)	
-9.0 / 9.0	***Lean Clay*** Brown, moist, mostly medium plasticity fines, little non-plastic fines, trace fine sand, stiff, massive		
	End of Test Pit		

PID VOCs (ppm; axis 0, 100, 300, 500):

Depth (fbgs)	PID (ppm)
0.5	20.0
1.0	150.0
2.0	161.0
3.0	26.0
5.0	20.0
7.0	4.2
9.0	0.0

Excavated By: Turnkey Environmental Restoration
Excavator Type: Bobcat Excavator ZHS
Excavation Date(s): 10-15-13
Comments:

Length: 6.0'
Width: 2.5'
Depth: 9.0 fbgs

Depth to Water: none
Visual Impacts: none
Olfactory Observations: none; although elevated PID

TEST PIT EXCAVATION LOG

Project No: 0136-013-004

Project: 301 Ohio Street

Client: Ellicott Development Company

Site Location: 301 Ohio Strret

Test Pit I.D.: TP-03

Logged By: PWW

Checked By: BCH

TurnKey Environmental Restoration, LLC
2558 Hamburg Turnpike, Suite 300
Buffalo, NY 14218
(716) 856-0635

SUBSURFACE PROFILE

Depth (fbgs)	Elev. /Depth	Description (ASTM D2488: Visual-Manual Procedure)	Lithologic Symbol	PID VOCs (ppm)	Lab Sample	Remarks
0.0	0.0	Ground Surface				
	0.0	***Topsoil***		0.0		
	-0.5					
	0.5	***Fill*** Black, moist, ash fill with fine sand, loose when disturbed, massive		0.0	Sampled (1-3)	
	-3.0			0.0		
	3.0	***Lean Clay*** Brown, moist, mostly medium plasticity fines, little non-plastic fines, trace fine sand, stiff, massive		0.0		
5.0				0.0		
	-9.0			0.0		
	9.0	End of Test Pit				
10.0						

Excavated By: Turnkey Environmental Restoration
Excavator Type: Bobcat Excavator ZHS
Excavation Date(s): 10-15-13
Comments:

Length: 6.0'
Width: 2.5'
Depth: 9.0 fbgs

Depth to Water: none
Visual Impacts: none
Olfactory Observations: none

TEST PIT EXCAVATION LOG

Project No: 0136-013-004

Project: 301 Ohio Street

Client: Ellicott Development Company

Site Location: 301 Ohio Strret

Test Pit I.D.: TP-04

Logged By: PWW

Checked By: BCH

TurnKey Environmental Restoration, LLC
2558 Hamburg Turnpike, Suite 300
Buffalo, NY 14218
(716) 856-0635

SUBSURFACE PROFILE

Depth (fbgs)	Elev. /Depth	Description (ASTM D2488: Visual-Manual Procedure)	Lithologic Symbol	PID VOCs (ppm)	Lab Sample	Remarks
0.0	0.0	Ground Surface				
	0.0	***Ashphalt***		0.0		
	-0.5					
	0.5	***Fill*** Reddish brown, moist, mostly slag fill, little fine sand, trace non-plastic fines, loose when disturbed		0.0		
	-1.5					
	1.5	***Fill*** yellow, moist, mostly fine sand with brick, loose when disturbed		0.0	Sampled (1-3)	
	-3.5			0.0		
	3.5	***Lean Clay*** Brown, moist, mostly medium plasticity fines, little non-plastic fines, trace fine sand, stiff, massive				
5.0				0.0		
				0.0		
	-9.0			0.0		
	9.0	End of Test Pit				
10.0						

PID VOCs ppm: 0 25 50 75 100

Excavated By: Turnkey Environmental Restoration
Excavator Type: Bobcat Excavator ZHS
Excavation Date(s): 10-15-13
Comments:

Length: 6.0'
Width: 2.5'
Depth: 9.0 fbgs

Depth to Water: none
Visual Impacts: none
Olfactory Observations: none

TEST PIT EXCAVATION LOG

Project No: 0136-013-004

Project: 301 Ohio Street

Client: Ellicott Development Company

Site Location: 301 Ohio Strret

Test Pit I.D.: TP-05

Logged By: PWW

Checked By: BCH

TurnKey Environmental Restoration, LLC
2558 Hamburg Turnpike, Suite 300
Buffalo, NY 14218
(716) 856-0635

SUBSURFACE PROFILE

Depth (fbgs)	Elev. /Depth	Description (ASTM D2488: Visual-Manual Procedure)	Lithologic Symbol	PID VOCs (ppm)	Lab Sample	Remarks
0.0	0.0	Ground Surface				
	0.0	***Topsoil***		0.0		
	-0.5 / 0.5	***Fill*** Black, moist, ash fill with fine sand, loose when disturbed, massive		0.0		
	-2.0 / 2.0	***Fill*** Reddish brown, moist, mostly brick fill with fine sand, wood debris, slight petroleum-like odor, massive,		15.2	Sampled (1-3)	
				20.6		
	-4.0 / 4.0	refusal on suspected concrete @ 4 fbgs		19.3		
		End of Test Pit				
5.0						

Excavated By: Turnkey Environmental Restoration
Excavator Type: Bobcat Excavator ZHS
Excavation Date(s): 10-15-13
Comments:

Length: 6.0'
Width: 2.5'
Depth: 4.0 fbgs

Depth to Water: none
Visual Impacts: none
Olfactory Observations: slight petroleum-like odor

TEST PIT EXCAVATION LOG

Project No: 0136-013-004
Project: 301 Ohio Street
Client: Ellicott Development Company
Site Location: 301 Ohio Strret

Test Pit I.D.: TP-06
Logged By: PWW
Checked By: BCH

TurnKey Environmental Restoration, LLC
2558 Hamburg Turnpike, Suite 300
Buffalo, NY 14218
(716) 856-0635

SUBSURFACE PROFILE

Depth (fbgs)	Elev. /Depth	Description (ASTM D2488: Visual-Manual Procedure)	Lithologic Symbol	PID VOCs (ppm)	Lab Sample	Remarks
0.0	0.0	Ground Surface				
	0.0	***Topsoil***		0.0		
	-0.5					
	0.5	***Fill*** Reddish brown, moist, mostly brick fill with fine sand, wood debris, refusal on concrete floor @ 4', massive, slight petroleum-like odor		0.0	Sampled (0.5-2')	
	-2.0			0.0		
	2.0	***Lean Clay*** Brown, moist to wet (7'), mostly medium plasticity fines, little fine sand, stiff, massive		0.0		
5.0				0.0		
				0.0		DTW = 7 fbgs
	-9.0			0.0		
	9.0	End of Test Pit				
10.0						

Excavated By: Turnkey Environmental Restoration
Excavator Type: Bobcat Excavator ZHS
Excavation Date(s): 10-15-13
Comments:

Length: 6.0'
Width: 2.5'
Depth: 9.0 fbgs

Depth to Water: 7.0 fbgs
Visual Impacts: none
Olfactory Observations: slightly petroleum-like odor

TEST PIT EXCAVATION LOG

Project No: 0136-013-004

Project: 301 Ohio Street

Client: Ellicott Development Company

Site Location: 301 Ohio Strret

Test Pit I.D.: TP-07

Logged By: PWW

Checked By: BCH

TurnKey Environmental Restoration, LLC
2558 Hamburg Turnpike, Suite 300
Buffalo, NY 14218
(716) 856-0635

SUBSURFACE PROFILE

Depth (fbgs)	Elev. /Depth	Description (ASTM D2488: Visual-Manual Procedure)	Lithologic Symbol	PID VOCs (ppm)	Lab Sample	Remarks
0.0	0.0	Ground Surface				
	0.0	***Ashphalt***		0.0		
	-0.5					
	0.5	***Fill*** Reddish brown, moist, mostly slag fill, little fine sand, trace non-plastic fines, loose when disturbed		0.0		
	-2.0			0.0		
	2.0	***Fill*** yellow, moist, mostly fine sand with brick, loose when disturbed		0.0	Sampled (2-4)	
	-4.0					
	4.0	***Lean Clay*** Brown, moist, mostly medium plasticity fines, little non-plastic fines, trace fine sand, stiff, massive		0.0		
5.0				0.0		
	-9.0			0.0		
	9.0	End of Test Pit				
10.0						

PID VOCs ppm: 0 25 50 75 100

Excavated By: Turnkey Environmental Restoration
Excavator Type: Bobcat Excavator ZHS
Excavation Date(s): 10-15-13
Comments:

Length: 6.0'
Width: 2.5'
Depth: 9.0 fbgs

Depth to Water: none
Visual Impacts: none
Olfactory Observations: none

TEST PIT EXCAVATION LOG

Project No: 0136-013-004

Project: 301 Ohio Street

Client: Ellicott Development Company

Site Location: 301 Ohio Strret

Test Pit I.D.: TP-08

Logged By: PWW

Checked By: BCH

TurnKey Environmental Restoration, LLC
2558 Hamburg Turnpike, Suite 300
Buffalo, NY 14218
(716) 856-0635

SUBSURFACE PROFILE

Depth (fbgs)	Elev. /Depth	Description (ASTM D2488: Visual-Manual Procedure)	Lithologic Symbol	PID VOCs (ppm)	Lab Sample	Remarks
0.0	0.0	Ground Surface				
	0.0	***Topsoil***		0.0		
	-0.5					
	0.5	***Fill*** Black, moist to wet (6'), ash-like material with fine sand, loose when disturbed, massive		0.0	Sampled (1-4)	
				0.0		
				0.0		
5.0				0.0		
	-6.5					
	6.5	***Lean Clay*** Brown, moist, mostly medium plasticity fines, little non-plastic fines, trace fine sand, stiff, massive		0.0		
	-9.0			0.0		
	9.0	End of Test Pit				
10.0						

Excavated By: Turnkey Environmental Restoration
Excavator Type: Bobcat Excavator ZHS
Excavation Date(s): 10-15-13
Comments:

Length: 6.0'
Width: 2.5'
Depth: 9.0 fbgs

Depth to Water: none
Visual Impacts: none
Olfactory Observations: none

APPENDIX B

LABORATORY ANALYTICAL DATA SUMMARY PACKAGE

ANALYTICAL REPORT

Lab Number:	L1320788
Client:	Benchmark & Turnkey Companies 2558 Hamburg Turnpike Suite 300 Buffalo, NY 14218
ATTN:	Mike Lesakowski
Phone:	(716) 856-0599
Project Name:	301 OHIO ST
Project Number:	0136-013-004
Report Date:	10/23/13

Certifications & Approvals: MA (M-MA086), NY (11148), CT (PH-0574), NH (2003), NJ NELAP (MA935), RI (LAO00065), ME (MA00086), PA (68-03671), USDA (Permit #P-330-11-00240), NC (666), TX (T104704476), DOD (L2217), US Army Corps of Engineers.

Eight Walkup Drive, Westborough, MA 01581-1019
508-898-9220 (Fax) 508-898-9193 800-624-9220 - www.alphalab.com

Project Name: 301 OHIO ST
Project Number: 0136-013-004

Lab Number: L1320788
Report Date: 10/23/13

Alpha Sample ID	Client ID	Sample Location	Collection Date/Time
L1320788-01	TP-02 (1-3)	301 OHIO ST	10/15/13 11:45
L1320788-02	TP-03 (1-3)	301 OHIO ST	10/15/13 14:15
L1320788-03	TP-04 (1-3)	301 OHIO ST	10/15/13 14:30
L1320788-04	TP-05 (2-4)	301 OHIO ST	10/15/13 14:45
L1320788-05	TP-06 (0-2)	301 OHIO ST	10/15/13 15:10
L1320788-06	TP-07 (2-4)	301 OHIO ST	10/15/13 15:35

Project Name: 301 OHIO ST
Project Number: 0136-013-004

Lab Number: L1320788
Report Date: 10/23/13

Case Narrative

The samples were received in accordance with the Chain of Custody and no significant deviations were encountered during the preparation or analysis unless otherwise noted. Sample Receipt, Container Information, and the Chain of Custody are located at the back of the report.

Results contained within this report relate only to the samples submitted under this Alpha Lab Number and meet all of the requirements of NELAC, for all NELAC accredited parameters. The data presented in this report is organized by parameter (i.e. VOC, SVOC, etc.). Sample specific Quality Control data (i.e. Surrogate Spike Recovery) is reported at the end of the target analyte list for each individual sample, followed by the Laboratory Batch Quality Control at the end of each parameter. If a sample was re-analyzed or re-extracted due to a required quality control corrective action and if both sets of data are reported, the Laboratory ID of the re-analysis or re-extraction is designated with an "R" or "RE", respectively. When multiple Batch Quality Control elements are reported (e.g. more than one LCS), the associated samples for each element are noted in the grey shaded header line of each data table. Any Laboratory Batch, Sample Specific % recovery or RPD value that is outside the listed Acceptance Criteria is bolded in the report. Performance criteria for CAM and RCP methods allow for some LCS compound failures to occur and still be within method compliance. In these instances, the specific failures are not narrated but are noted in the associated QC table. This information is also incorporated in the Data Usability format for our Data Merger tool where it can be reviewed along with any associated usability implications. Soil/sediments, solids and tissues are reported on a dry weight basis unless otherwise noted. Definitions of all data qualifiers and acronyms used in this report are provided in the Glossary located at the back of the report.

In reference to questions H (CAM) or 4 (RCP) when "NO" is checked, the performance criteria for CAM and RCP methods allow for some quality control failures to occur and still be within method compliance. In these instances the specific failure is not narrated but noted in the associated QC table. The information is also incorporated in the Data Usability format of our Data Merger tool where it can be reviewed along with any associated usability implications.

Please see the associated ADEx data file for a comparison of laboratory reporting limits that were achieved with the regulatory Numerical Standards requested on the Chain of Custody.

HOLD POLICY
For samples submitted on hold, Alpha's policy is to hold samples free of charge for 21 calendar days from the date the project is completed. After 21 calendar days, we will dispose of all samples submitted including those put on hold unless you have contacted your Client Service Representative and made arrangements for Alpha to continue to hold the samples.

Please contact Client Services at 800-624-9220 with any questions.

Project Name:	301 OHIO ST	**Lab Number:**	L1320788
Project Number:	0136-013-004	**Report Date:**	10/23/13

Case Narrative (continued)

Report Submission

All non-detect (ND) or estimated concentrations (J-qualified) have been quantitated to the limit noted in the MDL column.

Volatile Organics

Any reported concentrations that are below 200 ug/kg may be biased low due to the sample not being collected according to 5035-L/5035A-L low-level specifications.

Semivolatile Organics

L1320788-01, -04, -05 and -06 have elevated detection limits due to the dilutions required by the sample matrices.

Metals

The CCV recovery associated with WG645024-1 was above the acceptance criteria for silver. Any associated samples with positive detections were re-analyzed under a passing CCV. The samples that were non-detect for this element are reporting results from the original analyses.

I, the undersigned, attest under the pains and penalties of perjury that, to the best of my knowledge and belief and based upon my personal inquiry of those responsible for providing the information contained in this analytical report, such information is accurate and complete. This certificate of analysis is not complete unless this page accompanies any and all pages of this report.

Authorized Signature: Michelle M. Morris

Title: Technical Director/Representative Date: 10/23/13

ORGANICS

VOLATILES

Project Name: 301 OHIO ST
Project Number: 0136-013-004
Lab Number: L1320788
Report Date: 10/23/13

SAMPLE RESULTS

Lab ID: L1320788-01
Client ID: TP-02 (1-3)
Sample Location: 301 OHIO ST
Matrix: Soil
Analytical Method: 1,8260C
Analytical Date: 10/22/13 05:48
Analyst: PP
Percent Solids: 83%

Date Collected: 10/15/13 11:45
Date Received: 10/16/13
Field Prep: Not Specified

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	3.9	J	ug/kg	12	2.4	1
1,1-Dichloroethane	ND		ug/kg	1.8	0.21	1
Chloroform	ND		ug/kg	1.8	0.45	1
Carbon tetrachloride	ND		ug/kg	1.2	0.25	1
1,2-Dichloropropane	ND		ug/kg	4.2	0.28	1
Dibromochloromethane	ND		ug/kg	1.2	0.37	1
1,1,2-Trichloroethane	ND		ug/kg	1.8	0.37	1
Tetrachloroethene	ND		ug/kg	1.2	0.17	1
Chlorobenzene	ND		ug/kg	1.2	0.42	1
Trichlorofluoromethane	ND		ug/kg	6.0	0.15	1
1,2-Dichloroethane	ND		ug/kg	1.2	0.18	1
1,1,1-Trichloroethane	ND		ug/kg	1.2	0.13	1
Bromodichloromethane	ND		ug/kg	1.2	0.28	1
trans-1,3-Dichloropropene	ND		ug/kg	1.2	0.14	1
cis-1,3-Dichloropropene	ND		ug/kg	1.2	0.15	1
Bromoform	ND		ug/kg	4.8	0.50	1
1,1,2,2-Tetrachloroethane	ND		ug/kg	1.2	0.20	1
Benzene	ND		ug/kg	1.2	0.14	1
Toluene	ND		ug/kg	1.8	0.13	1
Ethylbenzene	ND		ug/kg	1.2	0.18	1
Chloromethane	ND		ug/kg	6.0	0.94	1
Bromomethane	ND		ug/kg	2.4	0.41	1
Vinyl chloride	ND		ug/kg	2.4	0.17	1
Chloroethane	ND		ug/kg	2.4	0.38	1
1,1-Dichloroethene	ND		ug/kg	1.2	0.25	1
trans-1,2-Dichloroethene	ND		ug/kg	1.8	0.25	1
Trichloroethene	ND		ug/kg	1.2	0.18	1
1,2-Dichlorobenzene	ND		ug/kg	6.0	0.22	1
1,3-Dichlorobenzene	ND		ug/kg	6.0	0.22	1
1,4-Dichlorobenzene	ND		ug/kg	6.0	0.29	1
Methyl tert butyl ether	ND		ug/kg	2.4	0.12	1

Project Name: 301 OHIO ST **Lab Number:** L1320788

Project Number: 0136-013-004 **Report Date:** 10/23/13

SAMPLE RESULTS

Lab ID: L1320788-01 Date Collected: 10/15/13 11:45

Client ID: TP-02 (1-3) Date Received: 10/16/13

Sample Location: 301 OHIO ST Field Prep: Not Specified

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
p/m-Xylene	ND		ug/kg	2.4	0.39	1
o-Xylene	ND		ug/kg	2.4	0.33	1
cis-1,2-Dichloroethene	ND		ug/kg	1.2	0.18	1
Styrene	ND		ug/kg	2.4	0.37	1
Dichlorodifluoromethane	ND		ug/kg	12	0.26	1
Acetone	ND		ug/kg	12	3.7	1
Carbon disulfide	ND		ug/kg	12	2.4	1
2-Butanone	ND		ug/kg	12	0.43	1
4-Methyl-2-pentanone	ND		ug/kg	12	0.29	1
2-Hexanone	ND		ug/kg	12	0.23	1
Bromochloromethane	ND		ug/kg	6.0	0.24	1
1,2-Dibromoethane	ND		ug/kg	4.8	0.21	1
n-Butylbenzene	ND		ug/kg	1.2	0.24	1
sec-Butylbenzene	ND		ug/kg	1.2	0.25	1
tert-Butylbenzene	ND		ug/kg	6.0	0.68	1
1,2-Dibromo-3-chloropropane	ND		ug/kg	6.0	0.95	1
Isopropylbenzene	ND		ug/kg	1.2	0.20	1
p-Isopropyltoluene	ND		ug/kg	1.2	0.23	1
Naphthalene	ND		ug/kg	6.0	0.93	1
n-Propylbenzene	ND		ug/kg	1.2	0.15	1
1,2,3-Trichlorobenzene	ND		ug/kg	6.0	0.20	1
1,2,4-Trichlorobenzene	ND		ug/kg	6.0	0.95	1
1,3,5-Trimethylbenzene	ND		ug/kg	6.0	0.17	1
1,2,4-Trimethylbenzene	ND		ug/kg	6.0	0.69	1
Methyl Acetate	ND		ug/kg	24	0.92	1
Cyclohexane	ND		ug/kg	24	1.3	1
1,4-Dioxane	ND		ug/kg	120	21.	1
Freon-113	ND		ug/kg	24	0.33	1
Methyl cyclohexane	ND		ug/kg	4.8	1.5	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	101		70-130
Toluene-d8	97		70-130
4-Bromofluorobenzene	106		70-130
Dibromofluoromethane	101		70-130

Project Name: 301 OHIO ST
Project Number: 0136-013-004
Lab Number: L1320788
Report Date: 10/23/13

SAMPLE RESULTS

Lab ID: L1320788-04
Client ID: TP-05 (2-4)
Sample Location: 301 OHIO ST
Matrix: Soil
Analytical Method: 1,8260C
Analytical Date: 10/22/13 06:16
Analyst: PP
Percent Solids: 87%

Date Collected: 10/15/13 14:45
Date Received: 10/16/13
Field Prep: Not Specified

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/kg	12	2.3	1
1,1-Dichloroethane	ND		ug/kg	1.7	0.20	1
Chloroform	ND		ug/kg	1.7	0.43	1
Carbon tetrachloride	ND		ug/kg	1.2	0.24	1
1,2-Dichloropropane	ND		ug/kg	4.0	0.26	1
Dibromochloromethane	ND		ug/kg	1.2	0.36	1
1,1,2-Trichloroethane	ND		ug/kg	1.7	0.35	1
Tetrachloroethene	ND		ug/kg	1.2	0.16	1
Chlorobenzene	ND		ug/kg	1.2	0.40	1
Trichlorofluoromethane	ND		ug/kg	5.8	0.14	1
1,2-Dichloroethane	ND		ug/kg	1.2	0.17	1
1,1,1-Trichloroethane	ND		ug/kg	1.2	0.13	1
Bromodichloromethane	ND		ug/kg	1.2	0.26	1
trans-1,3-Dichloropropene	ND		ug/kg	1.2	0.14	1
cis-1,3-Dichloropropene	ND		ug/kg	1.2	0.15	1
Bromoform	ND		ug/kg	4.6	0.48	1
1,1,2,2-Tetrachloroethane	ND		ug/kg	1.2	0.20	1
Benzene	ND		ug/kg	1.2	0.14	1
Toluene	ND		ug/kg	1.7	0.13	1
Ethylbenzene	ND		ug/kg	1.2	0.17	1
Chloromethane	ND		ug/kg	5.8	0.90	1
Bromomethane	ND		ug/kg	2.3	0.39	1
Vinyl chloride	ND		ug/kg	2.3	0.16	1
Chloroethane	ND		ug/kg	2.3	0.36	1
1,1-Dichloroethene	ND		ug/kg	1.2	0.24	1
trans-1,2-Dichloroethene	ND		ug/kg	1.7	0.24	1
Trichloroethene	ND		ug/kg	1.2	0.18	1
1,2-Dichlorobenzene	ND		ug/kg	5.8	0.21	1
1,3-Dichlorobenzene	ND		ug/kg	5.8	0.21	1
1,4-Dichlorobenzene	ND		ug/kg	5.8	0.28	1
Methyl tert butyl ether	ND		ug/kg	2.3	0.12	1

Project Name: 301 OHIO ST **Lab Number:** L1320788

Project Number: 0136-013-004 **Report Date:** 10/23/13

SAMPLE RESULTS

Lab ID: L1320788-04 Date Collected: 10/15/13 14:45

Client ID: TP-05 (2-4) Date Received: 10/16/13

Sample Location: 301 OHIO ST Field Prep: Not Specified

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
p/m-Xylene	ND		ug/kg	2.3	0.37	1
o-Xylene	ND		ug/kg	2.3	0.31	1
cis-1,2-Dichloroethene	ND		ug/kg	1.2	0.17	1
Styrene	ND		ug/kg	2.3	0.36	1
Dichlorodifluoromethane	ND		ug/kg	12	0.25	1
Acetone	ND		ug/kg	12	3.6	1
Carbon disulfide	ND		ug/kg	12	2.3	1
2-Butanone	ND		ug/kg	12	0.41	1
4-Methyl-2-pentanone	ND		ug/kg	12	0.28	1
2-Hexanone	ND		ug/kg	12	0.22	1
Bromochloromethane	ND		ug/kg	5.8	0.23	1
1,2-Dibromoethane	ND		ug/kg	4.6	0.20	1
n-Butylbenzene	ND		ug/kg	1.2	0.23	1
sec-Butylbenzene	ND		ug/kg	1.2	0.24	1
tert-Butylbenzene	ND		ug/kg	5.8	0.65	1
1,2-Dibromo-3-chloropropane	ND		ug/kg	5.8	0.91	1
Isopropylbenzene	ND		ug/kg	1.2	0.19	1
p-Isopropyltoluene	ND		ug/kg	1.2	0.22	1
Naphthalene	ND		ug/kg	5.8	0.89	1
n-Propylbenzene	ND		ug/kg	1.2	0.14	1
1,2,3-Trichlorobenzene	ND		ug/kg	5.8	0.19	1
1,2,4-Trichlorobenzene	ND		ug/kg	5.8	0.91	1
1,3,5-Trimethylbenzene	ND		ug/kg	5.8	0.16	1
1,2,4-Trimethylbenzene	ND		ug/kg	5.8	0.66	1
Methyl Acetate	ND		ug/kg	23	0.88	1
Cyclohexane	ND		ug/kg	23	1.2	1
1,4-Dioxane	ND		ug/kg	120	20.	1
Freon-113	ND		ug/kg	23	0.32	1
Methyl cyclohexane	ND		ug/kg	4.6	1.4	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	99		70-130
Toluene-d8	98		70-130
4-Bromofluorobenzene	103		70-130
Dibromofluoromethane	100		70-130

Project Name: 301 OHIO ST
Project Number: 0136-013-004
Lab Number: L1320788
Report Date: 10/23/13

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260C
Analytical Date: 10/21/13 21:51
Analyst: PP

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01,04 Batch: WG645907-3					
Methylene chloride	ND		ug/kg	10	2.0
1,1-Dichloroethane	ND		ug/kg	1.5	0.18
Chloroform	ND		ug/kg	1.5	0.37
Carbon tetrachloride	ND		ug/kg	1.0	0.21
1,2-Dichloropropane	ND		ug/kg	3.5	0.23
Dibromochloromethane	ND		ug/kg	1.0	0.31
1,1,2-Trichloroethane	ND		ug/kg	1.5	0.30
Tetrachloroethene	ND		ug/kg	1.0	0.14
Chlorobenzene	ND		ug/kg	1.0	0.35
Trichlorofluoromethane	ND		ug/kg	5.0	0.12
1,2-Dichloroethane	ND		ug/kg	1.0	0.15
1,1,1-Trichloroethane	ND		ug/kg	1.0	0.11
Bromodichloromethane	ND		ug/kg	1.0	0.23
trans-1,3-Dichloropropene	ND		ug/kg	1.0	0.12
cis-1,3-Dichloropropene	ND		ug/kg	1.0	0.13
Bromoform	ND		ug/kg	4.0	0.41
1,1,2,2-Tetrachloroethane	ND		ug/kg	1.0	0.17
Benzene	ND		ug/kg	1.0	0.12
Toluene	ND		ug/kg	1.5	0.11
Ethylbenzene	ND		ug/kg	1.0	0.15
Chloromethane	ND		ug/kg	5.0	0.78
Bromomethane	ND		ug/kg	2.0	0.34
Vinyl chloride	ND		ug/kg	2.0	0.14
Chloroethane	ND		ug/kg	2.0	0.32
1,1-Dichloroethene	ND		ug/kg	1.0	0.20
trans-1,2-Dichloroethene	ND		ug/kg	1.5	0.21
Trichloroethene	ND		ug/kg	1.0	0.15
1,2-Dichlorobenzene	ND		ug/kg	5.0	0.18
1,3-Dichlorobenzene	ND		ug/kg	5.0	0.18
1,4-Dichlorobenzene	ND		ug/kg	5.0	0.24
Methyl tert butyl ether	ND		ug/kg	2.0	0.10

Project Name: 301 OHIO ST
Project Number: 0136-013-004

Lab Number: L1320788
Report Date: 10/23/13

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260C
Analytical Date: 10/21/13 21:51
Analyst: PP

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01,04 Batch: WG645907-3					
p/m-Xylene	ND		ug/kg	2.0	0.32
o-Xylene	ND		ug/kg	2.0	0.27
cis-1,2-Dichloroethene	ND		ug/kg	1.0	0.15
Styrene	ND		ug/kg	2.0	0.31
Dichlorodifluoromethane	ND		ug/kg	10	0.22
Acetone	ND		ug/kg	10	3.1
Carbon disulfide	ND		ug/kg	10	2.0
2-Butanone	ND		ug/kg	10	0.36
4-Methyl-2-pentanone	ND		ug/kg	10	0.24
2-Hexanone	ND		ug/kg	10	0.19
Bromochloromethane	ND		ug/kg	5.0	0.20
1,2-Dibromoethane	ND		ug/kg	4.0	0.18
n-Butylbenzene	ND		ug/kg	1.0	0.20
sec-Butylbenzene	ND		ug/kg	1.0	0.20
tert-Butylbenzene	ND		ug/kg	5.0	0.56
1,2-Dibromo-3-chloropropane	ND		ug/kg	5.0	0.79
Isopropylbenzene	ND		ug/kg	1.0	0.17
p-Isopropyltoluene	ND		ug/kg	1.0	0.19
Naphthalene	ND		ug/kg	5.0	0.77
n-Propylbenzene	ND		ug/kg	1.0	0.12
1,2,3-Trichlorobenzene	ND		ug/kg	5.0	0.17
1,2,4-Trichlorobenzene	ND		ug/kg	5.0	0.79
1,3,5-Trimethylbenzene	ND		ug/kg	5.0	0.14
1,2,4-Trimethylbenzene	ND		ug/kg	5.0	0.57
Methyl Acetate	ND		ug/kg	20	0.76
Cyclohexane	ND		ug/kg	20	1.1
1,4-Dioxane	ND		ug/kg	100	17.
Freon-113	ND		ug/kg	20	0.27
Methyl cyclohexane	ND		ug/kg	4.0	1.3

Project Name: 301 OHIO ST
Project Number: 0136-013-004

Lab Number: L1320788
Report Date: 10/23/13

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260C
Analytical Date: 10/21/13 21:51
Analyst: PP

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01,04 Batch: WG645907-3					

Surrogate	%Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	107		70-130
Toluene-d8	96		70-130
4-Bromofluorobenzene	99		70-130
Dibromofluoromethane	105		70-130

Lab Control Sample Analysis

Batch Quality Control

Project Name: 301 OHIO ST

Project Number: 0136-013-004

Lab Number: L1320788

Report Date: 10/23/13

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01,04 Batch: WG645907-1 WG645907-2								
Methylene chloride	110		106		70-130	4		30
1,1-Dichloroethane	111		108		70-130	3		30
Chloroform	116		113		70-130	3		30
Carbon tetrachloride	127		123		70-130	3		30
1,2-Dichloropropane	107		105		70-130	2		30
Dibromochloromethane	107		104		70-130	3		30
1,1,2-Trichloroethane	102		100		70-130	2		30
Tetrachloroethene	108		106		70-130	2		30
Chlorobenzene	104		102		70-130	2		30
Trichlorofluoromethane	122		121		70-139	1		30
1,2-Dichloroethane	117		114		70-130	3		30
1,1,1-Trichloroethane	121		118		70-130	3		30
Bromodichloromethane	113		110		70-130	3		30
trans-1,3-Dichloropropene	106		103		70-130	3		30
cis-1,3-Dichloropropene	108		107		70-130	1		30
1,1-Dichloropropene	111		110		70-130	1		30
Bromoform	102		100		70-130	2		30
1,1,2,2-Tetrachloroethane	95		92		70-130	3		30
Benzene	109		106		70-130	3		30
Toluene	100		98		70-130	2		30
Ethylbenzene	105		102		70-130	3		30

Lab Control Sample Analysis

Batch Quality Control

Project Name: 301 OHIO ST

Project Number: 0136-013-004

Lab Number: L1320788

Report Date: 10/23/13

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01,04 Batch: WG645907-1 WG645907-2								
Chloromethane	**134**	Q	**132**	Q	52-130	2		30
Bromomethane	133		115		57-147	15		30
Vinyl chloride	126		128		67-130	2		30
Chloroethane	122		120		50-151	2		30
1,1-Dichloroethene	111		109		65-135	2		30
trans-1,2-Dichloroethene	111		108		70-130	3		30
Trichloroethene	115		110		70-130	4		30
1,2-Dichlorobenzene	103		100		70-130	3		30
1,3-Dichlorobenzene	102		101		70-130	1		30
1,4-Dichlorobenzene	102		101		70-130	1		30
Methyl tert butyl ether	109		108		66-130	1		30
p/m-Xylene	108		105		70-130	3		30
o-Xylene	108		106		70-130	2		30
cis-1,2-Dichloroethene	110		108		70-130	2		30
Dibromomethane	114		111		70-130	3		30
Styrene	110		107		70-130	3		30
Dichlorodifluoromethane	126		115		30-146	9		30
Acetone	106		83		54-140	24		30
Carbon disulfide	103		100		59-130	3		30
2-Butanone	101		90		70-130	12		30
Vinyl acetate	106		105		70-130	1		30

Lab Control Sample Analysis
Batch Quality Control

Project Name: 301 OHIO ST
Project Number: 0136-013-004

Lab Number: L1320788
Report Date: 10/23/13

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01,04 Batch: WG645907-1 WG645907-2								
4-Methyl-2-pentanone	102		100		70-130	2		30
1,2,3-Trichloropropane	100		91		68-130	9		30
2-Hexanone	89		83		70-130	7		30
Bromochloromethane	115		112		70-130	3		30
2,2-Dichloropropane	121		117		70-130	3		30
1,2-Dibromoethane	103		101		70-130	2		30
1,3-Dichloropropane	100		98		69-130	2		30
1,1,1,2-Tetrachloroethane	108		106		70-130	2		30
Bromobenzene	98		98		70-130	0		30
n-Butylbenzene	105		102		70-130	3		30
sec-Butylbenzene	103		102		70-130	1		30
tert-Butylbenzene	104		102		70-130	2		30
o-Chlorotoluene	101		91		70-130	10		30
p-Chlorotoluene	101		100		70-130	1		30
1,2-Dibromo-3-chloropropane	109		103		68-130	6		30
Hexachlorobutadiene	106		103		67-130	3		30
Isopropylbenzene	101		100		70-130	1		30
p-Isopropyltoluene	106		104		70-130	2		30
Naphthalene	97		96		70-130	1		30
Acrylonitrile	109		100		70-130	9		30
Isopropyl Ether	103		103		66-130	0		30

Lab Control Sample Analysis

Batch Quality Control

Project Name: 301 OHIO ST

Project Number: 0136-013-004

Lab Number: L1320788

Report Date: 10/23/13

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01,04 Batch: WG645907-1 WG645907-2								
tert-Butyl Alcohol	106		98		70-130	8		30
n-Propylbenzene	100		98		70-130	2		30
1,2,3-Trichlorobenzene	100		98		70-130	2		30
1,2,4-Trichlorobenzene	103		99		70-130	4		30
1,3,5-Trimethylbenzene	105		103		70-130	2		30
1,2,4-Trimethylbenzene	106		104		70-130	2		30
Methyl Acetate	103		98		51-146	5		30
Ethyl Acetate	102		98		70-130	4		30
Acrolein	104		101		70-130	3		30
Cyclohexane	107		106		59-142	1		30
1,4-Dioxane	90		82		65-136	9		30
Freon-113	114		111		50-139	3		30
1,4-Diethylbenzene	106		104		70-130	2		30
4-Ethyltoluene	102		101		70-130	1		30
1,2,4,5-Tetramethylbenzene	107		105		70-130	2		30
Tetrahydrofuran	96		94		66-130	2		30
Ethyl ether	**132**	Q	**134**	Q	67-130	2		30
trans-1,4-Dichloro-2-butene	106		101		70-130	5		30
Methyl cyclohexane	108		105		70-130	3		30
Ethyl-Tert-Butyl-Ether	109		109		70-130	0		30
Tertiary-Amyl Methyl Ether	109		107		70-130	2		30

Lab Control Sample Analysis

Batch Quality Control

Project Name: 301 OHIO ST

Project Number: 0136-013-004

Lab Number: L1320788

Report Date: 10/23/13

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01,04 Batch: WG645907-1 WG645907-2								

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
1,2-Dichloroethane-d4	110		107		70-130
Toluene-d8	97		96		70-130
4-Bromofluorobenzene	95		96		70-130
Dibromofluoromethane	107		105		70-130

SEMIVOLATILES

Project Name: 301 OHIO ST
Project Number: 0136-013-004
Lab Number: L1320788
Report Date: 10/23/13

SAMPLE RESULTS

Lab ID:	L1320788-01	D	Date Collected:	10/15/13 11:45
Client ID:	TP-02 (1-3)		Date Received:	10/16/13
Sample Location:	301 OHIO ST		Field Prep:	Not Specified
Matrix:	Soil		Extraction Method:	EPA 3546
Analytical Method:	1,8270D		Extraction Date:	10/17/13 17:34
Analytical Date:	10/23/13 09:38			
Analyst:	RC			
Percent Solids:	83%			

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Acenaphthene	ND		ug/kg	1600	410	10
2-Chloronaphthalene	ND		ug/kg	2000	650	10
Fluoranthene	4500		ug/kg	1200	370	10
Naphthalene	1500	J	ug/kg	2000	660	10
Benzo(a)anthracene	2700		ug/kg	1200	390	10
Benzo(a)pyrene	2800		ug/kg	1600	490	10
Benzo(b)fluoranthene	4700		ug/kg	1200	400	10
Benzo(k)fluoranthene	1800		ug/kg	1200	380	10
Chrysene	3000		ug/kg	1200	390	10
Acenaphthylene	1900		ug/kg	1600	370	10
Anthracene	1000	J	ug/kg	1200	330	10
Benzo(ghi)perylene	2800		ug/kg	1600	410	10
Fluorene	ND		ug/kg	2000	570	10
Phenanthrene	2400		ug/kg	1200	390	10
Dibenzo(a,h)anthracene	720	J	ug/kg	1200	390	10
Indeno(1,2,3-cd)pyrene	3200		ug/kg	1600	440	10
Pyrene	3400		ug/kg	1200	390	10
2-Methylnaphthalene	ND		ug/kg	2400	640	10

Surrogate	% Recovery	Qualifier	Acceptance Criteria
Nitrobenzene-d5	70		23-120
2-Fluorobiphenyl	91		30-120
4-Terphenyl-d14	81		18-120

Project Name: 301 OHIO ST
Project Number: 0136-013-004
Lab Number: L1320788
Report Date: 10/23/13

SAMPLE RESULTS

Lab ID:	L1320788-02	Date Collected:	10/15/13 14:15
Client ID:	TP-03 (1-3)	Date Received:	10/16/13
Sample Location:	301 OHIO ST	Field Prep:	Not Specified
Matrix:	Soil	Extraction Method:	EPA 3546
Analytical Method:	1,8270D	Extraction Date:	10/17/13 17:34
Analytical Date:	10/23/13 10:06		
Analyst:	RC		
Percent Solids:	70%		

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Acenaphthene	ND		ug/kg	190	48.	1
2-Chloronaphthalene	ND		ug/kg	230	76.	1
Fluoranthene	290		ug/kg	140	43.	1
Naphthalene	570		ug/kg	230	78.	1
Benzo(a)anthracene	130	J	ug/kg	140	46.	1
Benzo(a)pyrene	92	J	ug/kg	190	57.	1
Benzo(b)fluoranthene	240		ug/kg	140	47.	1
Benzo(k)fluoranthene	69	J	ug/kg	140	45.	1
Chrysene	240		ug/kg	140	46.	1
Acenaphthylene	ND		ug/kg	190	44.	1
Anthracene	78	J	ug/kg	140	39.	1
Benzo(ghi)perylene	99	J	ug/kg	190	49.	1
Fluorene	ND		ug/kg	230	67.	1
Phenanthrene	700		ug/kg	140	46.	1
Dibenzo(a,h)anthracene	ND		ug/kg	140	45.	1
Indeno(1,2,3-cd)pyrene	91	J	ug/kg	190	52.	1
Pyrene	220		ug/kg	140	46.	1
2-Methylnaphthalene	520		ug/kg	280	75.	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
Nitrobenzene-d5	62		23-120
2-Fluorobiphenyl	73		30-120
4-Terphenyl-d14	65		18-120

Project Name: 301 OHIO ST
Project Number: 0136-013-004
Lab Number: L1320788
Report Date: 10/23/13

SAMPLE RESULTS

Lab ID:	L1320788-03	Date Collected:	10/15/13 14:30
Client ID:	TP-04 (1-3)	Date Received:	10/16/13
Sample Location:	301 OHIO ST	Field Prep:	Not Specified
Matrix:	Soil	Extraction Method:	EPA 3546
Analytical Method:	1,8270D	Extraction Date:	10/17/13 17:34
Analytical Date:	10/23/13 10:34		
Analyst:	RC		
Percent Solids:	90%		

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Acenaphthene	ND		ug/kg	150	38.	1
2-Chloronaphthalene	ND		ug/kg	180	60.	1
Fluoranthene	540		ug/kg	110	34.	1
Naphthalene	64	J	ug/kg	180	61.	1
Benzo(a)anthracene	290		ug/kg	110	36.	1
Benzo(a)pyrene	260		ug/kg	150	45.	1
Benzo(b)fluoranthene	380		ug/kg	110	37.	1
Benzo(k)fluoranthene	120		ug/kg	110	35.	1
Chrysene	350		ug/kg	110	36.	1
Acenaphthylene	39	J	ug/kg	150	34.	1
Anthracene	67	J	ug/kg	110	30.	1
Benzo(ghi)perylene	190		ug/kg	150	38.	1
Fluorene	ND		ug/kg	180	52.	1
Phenanthrene	380		ug/kg	110	36.	1
Dibenzo(a,h)anthracene	49	J	ug/kg	110	35.	1
Indeno(1,2,3-cd)pyrene	190		ug/kg	150	41.	1
Pyrene	450		ug/kg	110	36.	1
2-Methylnaphthalene	72	J	ug/kg	220	58.	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
Nitrobenzene-d5	74		23-120
2-Fluorobiphenyl	89		30-120
4-Terphenyl-d14	91		18-120

Project Name: 301 OHIO ST
Project Number: 0136-013-004
Lab Number: L1320788
Report Date: 10/23/13

SAMPLE RESULTS

Lab ID:	L1320788-04	D	Date Collected:	10/15/13 14:45
Client ID:	TP-05 (2-4)		Date Received:	10/16/13
Sample Location:	301 OHIO ST		Field Prep:	Not Specified
Matrix:	Soil		Extraction Method:	EPA 3546
Analytical Method:	1,8270D		Extraction Date:	10/17/13 17:34
Analytical Date:	10/23/13 11:03			
Analyst:	RC			
Percent Solids:	87%			

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Acenaphthene	ND		ug/kg	1500	390	10
2-Chloronaphthalene	ND		ug/kg	1900	620	10
Fluoranthene	19000		ug/kg	1100	350	10
Naphthalene	ND		ug/kg	1900	630	10
Benzo(a)anthracene	7800		ug/kg	1100	370	10
Benzo(a)pyrene	7400		ug/kg	1500	470	10
Benzo(b)fluoranthene	9900		ug/kg	1100	380	10
Benzo(k)fluoranthene	4100		ug/kg	1100	360	10
Chrysene	7900		ug/kg	1100	380	10
Acenaphthylene	930	J	ug/kg	1500	360	10
Anthracene	1800		ug/kg	1100	320	10
Benzo(ghi)perylene	4700		ug/kg	1500	400	10
Fluorene	ND		ug/kg	1900	550	10
Phenanthrene	7500		ug/kg	1100	370	10
Dibenzo(a,h)anthracene	1100		ug/kg	1100	370	10
Indeno(1,2,3-cd)pyrene	5300		ug/kg	1500	420	10
Pyrene	16000		ug/kg	1100	370	10
2-Methylnaphthalene	ND		ug/kg	2300	610	10

Surrogate	% Recovery	Qualifier	Acceptance Criteria
Nitrobenzene-d5	65		23-120
2-Fluorobiphenyl	80		30-120
4-Terphenyl-d14	77		18-120

Project Name: 301 OHIO ST
Project Number: 0136-013-004
Lab Number: L1320788
Report Date: 10/23/13

SAMPLE RESULTS

Lab ID:	L1320788-05	D	Date Collected:	10/15/13 15:10
Client ID:	TP-06 (0-2)		Date Received:	10/16/13
Sample Location:	301 OHIO ST		Field Prep:	Not Specified
Matrix:	Soil		Extraction Method:	EPA 3546
Analytical Method:	1,8270D		Extraction Date:	10/17/13 17:34
Analytical Date:	10/23/13 11:31			
Analyst:	RC			
Percent Solids:	89%			

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Acenaphthene	ND		ug/kg	300	77.	2
2-Chloronaphthalene	ND		ug/kg	370	120	2
Fluoranthene	610		ug/kg	220	68.	2
Naphthalene	ND		ug/kg	370	120	2
Benzo(a)anthracene	380		ug/kg	220	73.	2
Benzo(a)pyrene	500		ug/kg	300	91.	2
Benzo(b)fluoranthene	540		ug/kg	220	75.	2
Benzo(k)fluoranthene	190	J	ug/kg	220	71.	2
Chrysene	410		ug/kg	220	73.	2
Acenaphthylene	85	J	ug/kg	300	70.	2
Anthracene	140	J	ug/kg	220	62.	2
Benzo(ghi)perylene	540		ug/kg	300	78.	2
Fluorene	ND		ug/kg	370	110	2
Phenanthrene	410		ug/kg	220	73.	2
Dibenzo(a,h)anthracene	120	J	ug/kg	220	72.	2
Indeno(1,2,3-cd)pyrene	440		ug/kg	300	83.	2
Pyrene	590		ug/kg	220	72.	2
2-Methylnaphthalene	ND		ug/kg	450	120	2

Surrogate	% Recovery	Qualifier	Acceptance Criteria
Nitrobenzene-d5	51		23-120
2-Fluorobiphenyl	70		30-120
4-Terphenyl-d14	68		18-120

Project Name: 301 OHIO ST
Project Number: 0136-013-004
Lab Number: L1320788
Report Date: 10/23/13

SAMPLE RESULTS

Lab ID:	L1320788-06	D	Date Collected:	10/15/13 15:35
Client ID:	TP-07 (2-4)		Date Received:	10/16/13
Sample Location:	301 OHIO ST		Field Prep:	Not Specified
Matrix:	Soil		Extraction Method:	EPA 3546
Analytical Method:	1,8270D		Extraction Date:	10/17/13 17:34
Analytical Date:	10/23/13 11:59			
Analyst:	RC			
Percent Solids:	87%			

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Acenaphthene	ND		ug/kg	1500	390	10
2-Chloronaphthalene	ND		ug/kg	1900	620	10
Fluoranthene	ND		ug/kg	1100	350	10
Naphthalene	ND		ug/kg	1900	630	10
Benzo(a)anthracene	ND		ug/kg	1100	370	10
Benzo(a)pyrene	ND		ug/kg	1500	470	10
Benzo(b)fluoranthene	ND		ug/kg	1100	380	10
Benzo(k)fluoranthene	ND		ug/kg	1100	360	10
Chrysene	ND		ug/kg	1100	380	10
Acenaphthylene	ND		ug/kg	1500	360	10
Anthracene	ND		ug/kg	1100	320	10
Benzo(ghi)perylene	ND		ug/kg	1500	400	10
Fluorene	ND		ug/kg	1900	550	10
Phenanthrene	ND		ug/kg	1100	370	10
Dibenzo(a,h)anthracene	ND		ug/kg	1100	370	10
Indeno(1,2,3-cd)pyrene	ND		ug/kg	1500	420	10
Pyrene	ND		ug/kg	1100	370	10
2-Methylnaphthalene	ND		ug/kg	2300	610	10

Surrogate	% Recovery	Qualifier	Acceptance Criteria
Nitrobenzene-d5	83		23-120
2-Fluorobiphenyl	93		30-120
4-Terphenyl-d14	81		18-120

Project Name: 301 OHIO ST
Project Number: 0136-013-004

Lab Number: L1320788
Report Date: 10/23/13

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8270D
Analytical Date: 10/23/13 09:37
Analyst: RC

Extraction Method: EPA 3546
Extraction Date: 10/17/13 17:34

Parameter	Result	Qualifier	Units	RL	MDL
Semivolatile Organics by GC/MS - Westborough Lab for sample(s): 01-06 Batch: WG644882-1					
Acenaphthene	ND		ug/kg	130	34.
Hexachlorobenzene	ND		ug/kg	98	30.
Bis(2-chloroethyl)ether	ND		ug/kg	150	46.
2-Chloronaphthalene	ND		ug/kg	160	53.
3,3'-Dichlorobenzidine	ND		ug/kg	160	43.
2,4-Dinitrotoluene	ND		ug/kg	160	35.
2,6-Dinitrotoluene	ND		ug/kg	160	42.
Fluoranthene	ND		ug/kg	98	30.
4-Chlorophenyl phenyl ether	ND		ug/kg	160	50.
4-Bromophenyl phenyl ether	ND		ug/kg	160	38.
Bis(2-chloroisopropyl)ether	ND		ug/kg	200	58.
Bis(2-chloroethoxy)methane	ND		ug/kg	180	49.
Hexachlorobutadiene	ND		ug/kg	160	46.
Hexachlorocyclopentadiene	ND		ug/kg	470	100
Hexachloroethane	ND		ug/kg	130	30.
Isophorone	ND		ug/kg	150	43.
Naphthalene	ND		ug/kg	160	54.
Nitrobenzene	ND		ug/kg	150	39.
NDPA/DPA	ND		ug/kg	130	34.
n-Nitrosodi-n-propylamine	ND		ug/kg	160	49.
Bis(2-ethylhexyl)phthalate	ND		ug/kg	160	43.
Butyl benzyl phthalate	ND		ug/kg	160	32.
Di-n-butylphthalate	ND		ug/kg	160	32.
Di-n-octylphthalate	ND		ug/kg	160	40.
Diethyl phthalate	ND		ug/kg	160	34.
Dimethyl phthalate	ND		ug/kg	160	42.
Benzo(a)anthracene	ND		ug/kg	98	32.
Benzo(a)pyrene	ND		ug/kg	130	40.
Benzo(b)fluoranthene	ND		ug/kg	98	33.
Benzo(k)fluoranthene	ND		ug/kg	98	31.
Chrysene	ND		ug/kg	98	32.

Project Name: 301 OHIO ST
Project Number: 0136-013-004

Lab Number: L1320788
Report Date: 10/23/13

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8270D
Analytical Date: 10/23/13 09:37
Analyst: RC

Extraction Method: EPA 3546
Extraction Date: 10/17/13 17:34

Parameter	Result	Qualifier	Units	RL	MDL
Semivolatile Organics by GC/MS - Westborough Lab for sample(s): 01-06 Batch: WG644882-1					
Acenaphthylene	ND		ug/kg	130	30.
Anthracene	ND		ug/kg	98	27.
Benzo(ghi)perylene	ND		ug/kg	130	34.
Fluorene	ND		ug/kg	160	47.
Phenanthrene	ND		ug/kg	98	32.
Dibenzo(a,h)anthracene	ND		ug/kg	98	32.
Indeno(1,2,3-cd)pyrene	ND		ug/kg	130	36.
Pyrene	ND		ug/kg	98	32.
Biphenyl	ND		ug/kg	370	54.
4-Chloroaniline	ND		ug/kg	160	43.
2-Nitroaniline	ND		ug/kg	160	46.
3-Nitroaniline	ND		ug/kg	160	45.
4-Nitroaniline	ND		ug/kg	160	44.
Dibenzofuran	ND		ug/kg	160	54.
2-Methylnaphthalene	ND		ug/kg	200	52.
1,2,4,5-Tetrachlorobenzene	ND		ug/kg	160	51.
Acetophenone	ND		ug/kg	160	51.
2,4,6-Trichlorophenol	ND		ug/kg	98	31.
p-Chloro-m-cresol	ND		ug/kg	160	47.
2-Chlorophenol	ND		ug/kg	160	49.
2,4-Dichlorophenol	ND		ug/kg	150	53.
2,4-Dimethylphenol	ND		ug/kg	160	49.
2-Nitrophenol	ND		ug/kg	350	51.
4-Nitrophenol	ND		ug/kg	230	53.
2,4-Dinitrophenol	ND		ug/kg	780	220
4,6-Dinitro-o-cresol	ND		ug/kg	420	60.
Pentachlorophenol	ND		ug/kg	130	35.
Phenol	ND		ug/kg	160	48.
2-Methylphenol	ND		ug/kg	160	53.
3-Methylphenol/4-Methylphenol	ND		ug/kg	240	54.
2,4,5-Trichlorophenol	ND		ug/kg	160	53.

Project Name: 301 OHIO ST
Project Number: 0136-013-004

Lab Number: L1320788
Report Date: 10/23/13

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8270D
Analytical Date: 10/23/13 09:37
Analyst: RC

Extraction Method: EPA 3546
Extraction Date: 10/17/13 17:34

Parameter	Result	Qualifier	Units	RL	MDL
Semivolatile Organics by GC/MS - Westborough Lab for sample(s): 01-06 Batch: WG644882-1					
Carbazole	ND		ug/kg	160	35.
Benzaldehyde	ND		ug/kg	220	66.
Caprolactam	ND		ug/kg	160	45.
Atrazine	ND		ug/kg	130	37.
2,3,4,6-Tetrachlorophenol	ND		ug/kg	160	28.

Surrogate	%Recovery	Qualifier	Acceptance Criteria
2-Fluorophenol	79		25-120
Phenol-d6	80		10-120
Nitrobenzene-d5	74		23-120
2-Fluorobiphenyl	73		30-120
2,4,6-Tribromophenol	70		0-136
4-Terphenyl-d14	79		18-120

Lab Control Sample Analysis
Batch Quality Control

Project Name: 301 OHIO ST
Project Number: 0136-013-004

Lab Number: L1320788
Report Date: 10/23/13

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Semivolatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-06 Batch: WG644882-2 WG644882-3								
Acenaphthene	86		87		31-137	1		50
1,2,4-Trichlorobenzene	71		73		38-107	3		50
Hexachlorobenzene	83		81		40-140	2		50
Bis(2-chloroethyl)ether	78		78		40-140	0		50
2-Chloronaphthalene	84		87		40-140	4		50
1,2-Dichlorobenzene	75		75		40-140	0		50
1,3-Dichlorobenzene	74		74		40-140	0		50
1,4-Dichlorobenzene	74		74		28-104	0		50
3,3'-Dichlorobenzidine	66		68		40-140	3		50
2,4-Dinitrotoluene	**96**	Q	**97**	Q	28-89	1		50
2,6-Dinitrotoluene	93		96		40-140	3		50
Fluoranthene	95		95		40-140	0		50
4-Chlorophenyl phenyl ether	88		87		40-140	1		50
4-Bromophenyl phenyl ether	84		84		40-140	0		50
Bis(2-chloroisopropyl)ether	80		82		40-140	2		50
Bis(2-chloroethoxy)methane	82		86		40-117	5		50
Hexachlorobutadiene	67		68		40-140	1		50
Hexachlorocyclopentadiene	74		75		40-140	1		50
Hexachloroethane	72		72		40-140	0		50
Isophorone	84		87		40-140	4		50
Naphthalene	78		79		40-140	1		50

Lab Control Sample Analysis
Batch Quality Control

Project Name: 301 OHIO ST
Project Number: 0136-013-004

Lab Number: L1320788
Report Date: 10/23/13

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Semivolatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-06 Batch: WG644882-2 WG644882-3								
Nitrobenzene	80		83		40-140	4		50
NDPA/DPA	94		94			0		50
n-Nitrosodi-n-propylamine	81		85		32-121	5		50
Bis(2-ethylhexyl)phthalate	93		91		40-140	2		50
Butyl benzyl phthalate	92		96		40-140	4		50
Di-n-butylphthalate	94		93		40-140	1		50
Di-n-octylphthalate	91		91		40-140	0		50
Diethyl phthalate	92		92		40-140	0		50
Dimethyl phthalate	89		90		40-140	1		50
Benzo(a)anthracene	89		89		40-140	0		50
Benzo(a)pyrene	88		88		40-140	0		50
Benzo(b)fluoranthene	88		86		40-140	2		50
Benzo(k)fluoranthene	94		92		40-140	2		50
Chrysene	92		91		40-140	1		50
Acenaphthylene	89		92		40-140	3		50
Anthracene	95		93		40-140	2		50
Benzo(ghi)perylene	74		80		40-140	8		50
Fluorene	91		90		40-140	1		50
Phenanthrene	91		90		40-140	1		50
Dibenzo(a,h)anthracene	79		83		40-140	5		50
Indeno(1,2,3-cd)pyrene	76		80		40-140	5		50

Lab Control Sample Analysis
Batch Quality Control

Project Name: 301 OHIO ST
Project Number: 0136-013-004

Lab Number: L1320788
Report Date: 10/23/13

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Semivolatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-06 Batch: WG644882-2 WG644882-3								
Pyrene	94		95		35-142	1		50
Biphenyl	78		79			1		50
4-Chloroaniline	74		76		40-140	3		50
2-Nitroaniline	96		99		47-134	3		50
3-Nitroaniline	75		80		26-129	6		50
4-Nitroaniline	89		92		41-125	3		50
Dibenzofuran	88		88		40-140	0		50
2-Methylnaphthalene	78		80		40-140	3		50
1,2,4,5-Tetrachlorobenzene	70		71		40-117	1		50
Acetophenone	79		80		14-144	1		50
2,4,6-Trichlorophenol	92		96		30-130	4		50
p-Chloro-m-cresol	98		102		26-103	4		50
2-Chlorophenol	84		88		25-102	5		50
2,4-Dichlorophenol	88		90		30-130	2		50
2,4-Dimethylphenol	102		107		30-130	5		50
2-Nitrophenol	82		84		30-130	2		50
4-Nitrophenol	**118**	Q	**122**	Q	11-114	3		50
2,4-Dinitrophenol	88		94		4-130	7		50
4,6-Dinitro-o-cresol	92		95		10-130	3		50
Pentachlorophenol	81		80		17-109	1		50
Phenol	88		**93**	Q	26-90	6		50

Lab Control Sample Analysis

Batch Quality Control

Project Name: 301 OHIO ST

Project Number: 0136-013-004

Lab Number: L1320788

Report Date: 10/23/13

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Semivolatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-06 Batch: WG644882-2 WG644882-3								
2-Methylphenol	90		94		30-130.	4		50
3-Methylphenol/4-Methylphenol	95		100		30-130	5		50
2,4,5-Trichlorophenol	92		94		30-130	2		50
Benzoic Acid	80		84			5		50
Benzyl Alcohol	83		88		40-140	6		50
Carbazole	94		93		54-128	1		50
Benzaldehyde	83		84			1		50
Caprolactam	108		111			3		50
Atrazine	113		114			1		50
2,3,4,6-Tetrachlorophenol	85		86			1		50

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
2-Fluorophenol	88		91		25-120
Phenol-d6	90		96		10-120
Nitrobenzene-d5	84		87		23-120
2-Fluorobiphenyl	87		90		30-120
2,4,6-Tribromophenol	86		84		0-136
4-Terphenyl-d14	85		86		18-120

METALS

Project Name: 301 OHIO ST
Lab Number: L1320788
Project Number: 0136-013-004
Report Date: 10/23/13

SAMPLE RESULTS

Lab ID: L1320788-01
Client ID: TP-02 (1-3)
Sample Location: 301 OHIO ST
Matrix: Soil
Percent Solids: 83%

Date Collected: 10/15/13 11:45
Date Received: 10/16/13
Field Prep: Not Specified

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Prep Method	Analytical Method	Analyst
Total Metals - Westborough Lab											
Arsenic, Total	89		mg/kg	0.46	0.09	1	10/18/13 10:30	10/19/13 16:40	EPA 3050B	1,6010C	MG
Barium, Total	68		mg/kg	0.46	0.14	1	10/18/13 10:30	10/19/13 16:40	EPA 3050B	1,6010C	MG
Cadmium, Total	19		mg/kg	0.46	0.03	1	10/18/13 10:30	10/19/13 16:40	EPA 3050B	1,6010C	MG
Chromium, Total	170		mg/kg	0.46	0.09	1	10/18/13 10:30	10/19/13 16:40	EPA 3050B	1,6010C	MG
Lead, Total	1200		mg/kg	2.3	0.09	1	10/18/13 10:30	10/19/13 16:40	EPA 3050B	1,6010C	MG
Mercury, Total	0.14		mg/kg	0.10	0.02	1	10/23/13 10:31	10/23/13 13:58	EPA 7471B	1,7471B	MC
Selenium, Total	0.26	J	mg/kg	0.92	0.14	1	10/18/13 10:30	10/19/13 16:40	EPA 3050B	1,6010C	MG
Silver, Total	1.4		mg/kg	0.46	0.09	1	10/18/13 10:30	10/22/13 02:07	EPA 3050B	1,6010C	TT

Project Name: 301 OHIO ST
Project Number: 0136-013-004
Lab Number: L1320788
Report Date: 10/23/13

SAMPLE RESULTS

Lab ID: L1320788-02
Client ID: TP-03 (1-3)
Sample Location: 301 OHIO ST
Matrix: Soil
Percent Solids: 70%

Date Collected: 10/15/13 14:15
Date Received: 10/16/13
Field Prep: Not Specified

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Prep Method	Analytical Method	Analyst
Total Metals - Westborough Lab											
Arsenic, Total	7.3		mg/kg	0.54	0.11	1	10/18/13 10:30	10/19/13 16:44	EPA 3050B	1,6010C	MG
Barium, Total	110		mg/kg	0.54	0.16	1	10/18/13 10:30	10/19/13 16:44	EPA 3050B	1,6010C	MG
Cadmium, Total	32		mg/kg	0.54	0.04	1	10/18/13 10:30	10/19/13 16:44	EPA 3050B	1,6010C	MG
Chromium, Total	110		mg/kg	0.54	0.11	1	10/18/13 10:30	10/19/13 16:44	EPA 3050B	1,6010C	MG
Lead, Total	1300		mg/kg	2.7	0.11	1	10/18/13 10:30	10/19/13 16:44	EPA 3050B	1,6010C	MG
Mercury, Total	0.39		mg/kg	0.11	0.02	1	10/23/13 10:31	10/23/13 14:00	EPA 7471B	1,7471B	MC
Selenium, Total	ND		mg/kg	1.1	0.16	1	10/18/13 10:30	10/19/13 16:44	EPA 3050B	1,6010C	MG
Silver, Total	7.3		mg/kg	0.54	0.11	1	10/18/13 10:30	10/22/13 02:12	EPA 3050B	1,6010C	TT

Project Name: 301 OHIO ST
Lab Number: L1320788
Project Number: 0136-013-004
Report Date: 10/23/13

SAMPLE RESULTS

Lab ID: L1320788-03
Client ID: TP-04 (1-3)
Sample Location: 301 OHIO ST
Matrix: Soil
Percent Solids: 90%

Date Collected: 10/15/13 14:30
Date Received: 10/16/13
Field Prep: Not Specified

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Prep Method	Analytical Method	Analyst
Total Metals - Westborough Lab											
Arsenic, Total	1.9		mg/kg	0.44	0.09	1	10/18/13 10:30	10/19/13 16:47	EPA 3050B	1,6010C	MG
Barium, Total	27		mg/kg	0.44	0.13	1	10/18/13 10:30	10/19/13 16:47	EPA 3050B	1,6010C	MG
Cadmium, Total	0.14	J	mg/kg	0.44	0.03	1	10/18/13 10:30	10/19/13 16:47	EPA 3050B	1,6010C	MG
Chromium, Total	2.7		mg/kg	0.44	0.09	1	10/18/13 10:30	10/19/13 16:47	EPA 3050B	1,6010C	MG
Lead, Total	16		mg/kg	2.2	0.09	1	10/18/13 10:30	10/19/13 16:47	EPA 3050B	1,6010C	MG
Mercury, Total	ND		mg/kg	0.09	0.02	1	10/23/13 10:31	10/23/13 14:02	EPA 7471B	1,7471B	MC
Selenium, Total	0.17	J	mg/kg	0.87	0.13	1	10/18/13 10:30	10/19/13 16:47	EPA 3050B	1,6010C	MG
Silver, Total	ND		mg/kg	0.44	0.09	1	10/18/13 10:30	10/19/13 16:47	EPA 3050B	1,6010C	MG

Project Name: 301 OHIO ST
Lab Number: L1320788
Project Number: 0136-013-004
Report Date: 10/23/13

SAMPLE RESULTS

Lab ID: L1320788-04
Client ID: TP-05 (2-4)
Sample Location: 301 OHIO ST
Matrix: Soil
Percent Solids: 87%

Date Collected: 10/15/13 14:45
Date Received: 10/16/13
Field Prep: Not Specified

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Prep Method	Analytical Method	Analyst
Total Metals - Westborough Lab											
Arsenic, Total	3.9		mg/kg	0.44	0.09	1	10/18/13 10:30	10/19/13 17:09	EPA 3050B	1,6010C	MG
Barium, Total	73		mg/kg	0.44	0.13	1	10/18/13 10:30	10/19/13 17:09	EPA 3050B	1,6010C	MG
Cadmium, Total	4.8		mg/kg	0.44	0.03	1	10/18/13 10:30	10/19/13 17:09	EPA 3050B	1,6010C	MG
Chromium, Total	27		mg/kg	0.44	0.09	1	10/18/13 10:30	10/19/13 17:09	EPA 3050B	1,6010C	MG
Lead, Total	230		mg/kg	2.2	0.09	1	10/18/13 10:30	10/19/13 17:09	EPA 3050B	1,6010C	MG
Mercury, Total	0.22		mg/kg	0.08	0.02	1	10/23/13 10:31	10/23/13 14:04	EPA 7471B	1,7471B	MC
Selenium, Total	0.13	J	mg/kg	0.87	0.13	1	10/18/13 10:30	10/19/13 17:09	EPA 3050B	1,6010C	MG
Silver, Total	0.82		mg/kg	0.44	0.09	1	10/18/13 10:30	10/22/13 02:15	EPA 3050B	1,6010C	TT

Project Name: 301 OHIO ST
Lab Number: L1320788
Project Number: 0136-013-004
Report Date: 10/23/13

SAMPLE RESULTS

Lab ID: L1320788-05
Client ID: TP-06 (0-2)
Sample Location: 301 OHIO ST
Matrix: Soil
Percent Solids: 89%

Date Collected: 10/15/13 15:10
Date Received: 10/16/13
Field Prep: Not Specified

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Prep Method	Analytical Method	Analyst
Total Metals - Westborough Lab											
Arsenic, Total	3.7		mg/kg	0.43	0.09	1	10/18/13 10:30	10/19/13 17:12	EPA 3050B	1,6010C	MG
Barium, Total	37		mg/kg	0.43	0.13	1	10/18/13 10:30	10/19/13 17:12	EPA 3050B	1,6010C	MG
Cadmium, Total	0.42	J	mg/kg	0.43	0.03	1	10/18/13 10:30	10/19/13 17:12	EPA 3050B	1,6010C	MG
Chromium, Total	5.9		mg/kg	0.43	0.09	1	10/18/13 10:30	10/19/13 17:12	EPA 3050B	1,6010C	MG
Lead, Total	16		mg/kg	2.1	0.09	1	10/18/13 10:30	10/19/13 17:12	EPA 3050B	1,6010C	MG
Mercury, Total	0.02	J	mg/kg	0.09	0.02	1	10/23/13 10:31	10/23/13 14:06	EPA 7471B	1,7471B	MC
Selenium, Total	0.14	J	mg/kg	0.85	0.13	1	10/18/13 10:30	10/19/13 17:12	EPA 3050B	1,6010C	MG
Silver, Total	0.11	J	mg/kg	0.43	0.09	1	10/18/13 10:30	10/19/13 17:12	EPA 3050B	1,6010C	MG

Project Name: 301 OHIO ST
Lab Number: L1320788
Project Number: 0136-013-004
Report Date: 10/23/13

SAMPLE RESULTS

Lab ID: L1320788-06
Client ID: TP-07 (2-4)
Sample Location: 301 OHIO ST
Matrix: Soil
Percent Solids: 87%

Date Collected: 10/15/13 15:35
Date Received: 10/16/13
Field Prep: Not Specified

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Prep Method	Analytical Method	Analyst
Total Metals - Westborough Lab											
Arsenic, Total	2.4		mg/kg	0.45	0.09	1	10/18/13 10:30	10/19/13 17:16	EPA 3050B	1,6010C	MG
Barium, Total	140		mg/kg	0.45	0.13	1	10/18/13 10:30	10/19/13 17:16	EPA 3050B	1,6010C	MG
Cadmium, Total	0.29	J	mg/kg	0.45	0.03	1	10/18/13 10:30	10/19/13 17:16	EPA 3050B	1,6010C	MG
Chromium, Total	7.0		mg/kg	0.45	0.09	1	10/18/13 10:30	10/19/13 17:16	EPA 3050B	1,6010C	MG
Lead, Total	10		mg/kg	2.2	0.09	1	10/18/13 10:30	10/19/13 17:16	EPA 3050B	1,6010C	MG
Mercury, Total	ND		mg/kg	0.09	0.02	1	10/23/13 10:31	10/23/13 14:07	EPA 7471B	1,7471B	MC
Selenium, Total	1.8		mg/kg	0.89	0.13	1	10/18/13 10:30	10/19/13 17:16	EPA 3050B	1,6010C	MG
Silver, Total	0.12	J	mg/kg	0.45	0.09	1	10/18/13 10:30	10/19/13 17:16	EPA 3050B	1,6010C	MG

Project Name: 301 OHIO ST
Project Number: 0136-013-004
Lab Number: L1320788
Report Date: 10/23/13

Method Blank Analysis
Batch Quality Control

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
Total Metals - Westborough Lab for sample(s): 01-06 Batch: WG645024-1										
Arsenic, Total	ND		mg/kg	0.50	0.10	1	10/18/13 10:30	10/19/13 15:07	1,6010C	MG
Barium, Total	ND		mg/kg	0.50	0.15	1	10/18/13 10:30	10/19/13 15:07	1,6010C	MG
Cadmium, Total	ND		mg/kg	0.50	0.04	1	10/18/13 10:30	10/19/13 15:07	1,6010C	MG
Chromium, Total	ND		mg/kg	0.50	0.10	1	10/18/13 10:30	10/19/13 15:07	1,6010C	MG
Lead, Total	ND		mg/kg	2.5	0.10	1	10/18/13 10:30	10/19/13 15:07	1,6010C	MG
Selenium, Total	ND		mg/kg	1.0	0.15	1	10/18/13 10:30	10/19/13 15:07	1,6010C	MG
Silver, Total	ND		mg/kg	0.50	0.10	1	10/18/13 10:30	10/22/13 00:47	1,6010C	TT

Prep Information

Digestion Method: EPA 3050B

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
Total Metals - Westborough Lab for sample(s): 01-06 Batch: WG645987-1										
Mercury, Total	ND		mg/kg	0.08	0.02	1	10/23/13 10:31	10/23/13 13:42	1,7471B	MC

Prep Information

Digestion Method: EPA 7471B

Lab Control Sample Analysis

Batch Quality Control

Project Name: 301 OHIO ST

Project Number: 0136-013-004

Lab Number: L1320788

Report Date: 10/23/13

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Total Metals - Westborough Lab Associated sample(s): 01-06 Batch: WG645024-2 SRM Lot Number: 0518-10-02								
Arsenic, Total	100		-		81-119	-		
Barium, Total	96		-		83-118	-		
Cadmium, Total	94		-		82-117	-		
Chromium, Total	101		-		80-119	-		
Lead, Total	95		-		80-120	-		
Selenium, Total	106		-		80-120	-		
Silver, Total	101		-		66-134	-		
Total Metals - Westborough Lab Associated sample(s): 01-06 Batch: WG645987-2 SRM Lot Number: 0518-10-02								
Mercury, Total	114		-		67-133	-		

Matrix Spike Analysis
Batch Quality Control

Project Name: 301 OHIO ST
Project Number: 0136-013-004

Lab Number: L1320788
Report Date: 10/23/13

Parameter	Native Sample	MS Added	MS Found	MS %Recovery	Qual	MSD Found	MSD %Recovery	Qual	Recovery Limits	RPD	Qual	RPD Limits
Total Metals - Westborough Lab Associated sample(s): 01-06 QC Batch ID: WG645024-4 QC Sample: L1320926-01 Client ID: MS Sample												
Arsenic, Total	20.	11.8	38	**153**	Q	-	-		75-125	-		35
Barium, Total	90.	196	300	107		-	-		75-125	-		35
Cadmium, Total	4.4	5	10	112		-	-		75-125	-		35
Chromium, Total	4200	19.6	7000	**14300**	Q	-	-		75-125	-		35
Lead, Total	160	50	180	**40**	Q	-	-		75-125	-		35
Selenium, Total	0.92J	11.8	13	110		-	-		75-125	-		35
Silver, Total	7.3	29.4	32	84		-	-		75-125	-		35
Total Metals - Westborough Lab Associated sample(s): 01-06 QC Batch ID: WG645987-4 QC Sample: L1320782-04 Client ID: MS Sample												
Mercury, Total	ND	0.225	0.28	124		-	-		70-130	-		35

Lab Duplicate Analysis
Batch Quality Control

Project Name: 301 OHIO ST
Project Number: 0136-013-004

Lab Number: L1320788
Report Date: 10/23/13

Parameter	Native Sample	Duplicate Sample	Units	RPD	Qual	RPD Limits
Total Metals - Westborough Lab Associated sample(s): 01-06 QC Batch ID: WG645024-3 QC Sample: L1320926-01 Client ID: DUP Sample						
Arsenic, Total	20.	18	mg/kg	11		35
Barium, Total	90.	69	mg/kg	26		35
Cadmium, Total	4.4	4.1	mg/kg	7		35
Chromium, Total	4200	4600	mg/kg	9		35
Lead, Total	160	120	mg/kg	29		35
Selenium, Total	0.92J	0.78J	mg/kg	NC		35
Total Metals - Westborough Lab Associated sample(s): 01-06 QC Batch ID: WG645024-3 QC Sample: L1320926-01 Client ID: DUP Sample						
Silver, Total	7.3	2.5	mg/kg	**98**	Q	35
Total Metals - Westborough Lab Associated sample(s): 01-06 QC Batch ID: WG645987-3 QC Sample: L1320782-04 Client ID: DUP Sample						
Mercury, Total	ND	ND	mg/kg	NC		35

INORGANICS
&
MISCELLANEOUS

Project Name: 301 OHIO ST
Project Number: 0136-013-004

Lab Number: L1320788
Report Date: 10/23/13

SAMPLE RESULTS

Lab ID: L1320788-01
Client ID: TP-02 (1-3)
Sample Location: 301 OHIO ST
Matrix: Soil

Date Collected: 10/15/13 11:45
Date Received: 10/16/13
Field Prep: Not Specified

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
General Chemistry - Westborough Lab										
Solids, Total	83.0		%	0.100	NA	1	-	10/18/13 02:59	30,2540G	RT

Project Name: 301 OHIO ST
Project Number: 0136-013-004

Lab Number: L1320788
Report Date: 10/23/13

SAMPLE RESULTS

Lab ID: L1320788-02
Client ID: TP-03 (1-3)
Sample Location: 301 OHIO ST
Matrix: Soil

Date Collected: 10/15/13 14:15
Date Received: 10/16/13
Field Prep: Not Specified

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
General Chemistry - Westborough Lab										
Solids, Total	70.2		%	0.100	NA	1	-	10/18/13 02:59	30,2540G	RT

Project Name: 301 OHIO ST
Project Number: 0136-013-004

Lab Number: L1320788
Report Date: 10/23/13

SAMPLE RESULTS

Lab ID: L1320788-03
Client ID: TP-04 (1-3)
Sample Location: 301 OHIO ST
Matrix: Soil

Date Collected: 10/15/13 14:30
Date Received: 10/16/13
Field Prep: Not Specified

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
General Chemistry - Westborough Lab										
Solids, Total	90.0		%	0.100	NA	1	-	10/18/13 02:59	30,2540G	RT

Project Name: 301 OHIO ST
Project Number: 0136-013-004

Lab Number: L1320788
Report Date: 10/23/13

SAMPLE RESULTS

Lab ID: L1320788-04
Client ID: TP-05 (2-4)
Sample Location: 301 OHIO ST
Matrix: Soil

Date Collected: 10/15/13 14:45
Date Received: 10/16/13
Field Prep: Not Specified

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
General Chemistry - Westborough Lab										
Solids, Total	86.7		%	0.100	NA	1	-	10/18/13 02:59	30,2540G	RT

Project Name: 301 OHIO ST
Project Number: 0136-013-004

Lab Number: L1320788
Report Date: 10/23/13

SAMPLE RESULTS

Lab ID: L1320788-05
Client ID: TP-06 (0-2)
Sample Location: 301 OHIO ST
Matrix: Soil

Date Collected: 10/15/13 15:10
Date Received: 10/16/13
Field Prep: Not Specified

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
General Chemistry - Westborough Lab										
Solids, Total	89.1		%	0.100	NA	1	-	10/18/13 02:59	30,2540G	RT

Project Name: 301 OHIO ST
Project Number: 0136-013-004

Lab Number: L1320788
Report Date: 10/23/13

SAMPLE RESULTS

Lab ID: L1320788-06
Client ID: TP-07 (2-4)
Sample Location: 301 OHIO ST
Matrix: Soil

Date Collected: 10/15/13 15:35
Date Received: 10/16/13
Field Prep: Not Specified

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
General Chemistry - Westborough Lab										
Solids, Total	86.9		%	0.100	NA	1	-	10/18/13 02:59	30,2540G	RT

Lab Duplicate Analysis
Batch Quality Control

Project Name: 301 OHIO ST
Project Number: 0136-013-004

Lab Number: L1320788
Report Date: 10/23/13

Parameter	Native Sample	Duplicate Sample	Units	RPD	Qual	RPD Limits
General Chemistry - Westborough Lab Associated sample(s): 01-06 QC Batch ID: WG644956-1 QC Sample: L1320747-01 Client ID: DUP Sample						
Solids, Total	81.3	78.0	%	4		20

Project Name: 301 OHIO ST
Project Number: 0136-013-004

Lab Number: L1320788
Report Date: 10/23/13

Sample Receipt and Container Information

Were project specific reporting limits specified? YES

Reagent H2O Preserved Vials Frozen on: NA

Cooler Information Custody Seal

Cooler	
A	Absent

Container Information

Container ID	Container Type	Cooler	pH	Temp deg C	Pres	Seal	Analysis(*)
L1320788-01A	Amber 120ml unpreserved	A	N/A	2.5	Y	Absent	NYTCL-8260(14)
L1320788-01B	Amber 120ml unpreserved	A	N/A	2.5	Y	Absent	NYTCL-8270(14),AS-TI(180),BA-TI(180),AG-TI(180),CR-TI(180),TS(7),PB-TI(180),SE-TI(180),HG-T(28),CD-TI(180)
L1320788-01C	Amber 120ml unpreserved	A	N/A	2.5	Y	Absent	NYTCL-8270(14),AS-TI(180),BA-TI(180),AG-TI(180),CR-TI(180),TS(7),PB-TI(180),SE-TI(180),HG-T(28),CD-TI(180)
L1320788-02A	Amber 120ml unpreserved	A	N/A	2.5	Y	Absent	NYTCL-8270(14),AS-TI(180),BA-TI(180),AG-TI(180),CR-TI(180),TS(7),PB-TI(180),SE-TI(180),HG-T(28),CD-TI(180)
L1320788-02B	Amber 120ml unpreserved	A	N/A	2.5	Y	Absent	NYTCL-8270(14),AS-TI(180),BA-TI(180),AG-TI(180),CR-TI(180),TS(7),PB-TI(180),SE-TI(180),HG-T(28),CD-TI(180)
L1320788-02C	Amber 120ml unpreserved	A	N/A	2.5	Y	Absent	NYTCL-8270(14),AS-TI(180),BA-TI(180),AG-TI(180),CR-TI(180),TS(7),PB-TI(180),SE-TI(180),HG-T(28),CD-TI(180)
L1320788-03A	Amber 120ml unpreserved	A	N/A	2.5	Y	Absent	NYTCL-8270(14),AS-TI(180),BA-TI(180),AG-TI(180),CR-TI(180),TS(7),PB-TI(180),SE-TI(180),HG-T(28),CD-TI(180)
L1320788-03B	Amber 120ml unpreserved	A	N/A	2.5	Y	Absent	NYTCL-8270(14),AS-TI(180),BA-TI(180),AG-TI(180),CR-TI(180),TS(7),PB-TI(180),SE-TI(180),HG-T(28),CD-TI(180)
L1320788-03C	Amber 120ml unpreserved	A	N/A	2.5	Y	Absent	NYTCL-8270(14),AS-TI(180),BA-TI(180),AG-TI(180),CR-TI(180),TS(7),PB-TI(180),SE-TI(180),HG-T(28),CD-TI(180)
L1320788-04A	Amber 120ml unpreserved	A	N/A	2.5	Y	Absent	NYTCL-8260(14)

*Values in parentheses indicate holding time in days

Project Name: 301 OHIO ST
Project Number: 0136-013-004

Lab Number: L1320788
Report Date: 10/23/13

Container Information

Container ID	Container Type	Cooler	pH	Temp deg C	Pres	Seal	Analysis(*)
L1320788-04B	Amber 120ml unpreserved	A	N/A	2.5	Y	Absent	NYTCL-8270(14),AS-TI(180),BA-TI(180),AG-TI(180),CR-TI(180),TS(7),PB-TI(180),SE-TI(180),HG-T(28),CD-TI(180)
L1320788-04C	Amber 120ml unpreserved	A	N/A	2.5	Y	Absent	NYTCL-8270(14),AS-TI(180),BA-TI(180),AG-TI(180),CR-TI(180),TS(7),PB-TI(180),SE-TI(180),HG-T(28),CD-TI(180)
L1320788-05A	Amber 120ml unpreserved	A	N/A	2.5	Y	Absent	NYTCL-8270(14),AS-TI(180),BA-TI(180),AG-TI(180),CR-TI(180),TS(7),PB-TI(180),SE-TI(180),HG-T(28),CD-TI(180)
L1320788-05B	Amber 120ml unpreserved	A	N/A	2.5	Y	Absent	NYTCL-8270(14),AS-TI(180),BA-TI(180),AG-TI(180),CR-TI(180),TS(7),PB-TI(180),SE-TI(180),HG-T(28),CD-TI(180)
L1320788-05C	Amber 120ml unpreserved	A	N/A	2.5	Y	Absent	NYTCL-8270(14),AS-TI(180),BA-TI(180),AG-TI(180),CR-TI(180),TS(7),PB-TI(180),SE-TI(180),HG-T(28),CD-TI(180)
L1320788-06A	Amber 120ml unpreserved	A	N/A	2.5	Y	Absent	NYTCL-8270(14),AS-TI(180),BA-TI(180),AG-TI(180),CR-TI(180),TS(7),PB-TI(180),SE-TI(180),HG-T(28),CD-TI(180)
L1320788-06B	Amber 120ml unpreserved	A	N/A	2.5	Y	Absent	NYTCL-8270(14),AS-TI(180),BA-TI(180),AG-TI(180),CR-TI(180),TS(7),PB-TI(180),SE-TI(180),HG-T(28),CD-TI(180)
L1320788-06C	Amber 120ml unpreserved	A	N/A	2.5	Y	Absent	NYTCL-8270(14),AS-TI(180),BA-TI(180),AG-TI(180),CR-TI(180),TS(7),PB-TI(180),SE-TI(180),HG-T(28),CD-TI(180)

*Values in parentheses indicate holding time in days

Project Name:	301 OHIO ST	**Lab Number:**	L1320788
Project Number:	0136-013-004	**Report Date:**	10/23/13

GLOSSARY

Acronyms

EDL	- Estimated Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The EDL includes any adjustments from dilutions, concentrations or moisture content, where applicable. The use of EDLs is specific to the analysis of PAHs using Solid-Phase Microextraction (SPME).
EPA	- Environmental Protection Agency.
LCS	- Laboratory Control Sample: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.
LCSD	- Laboratory Control Sample Duplicate: Refer to LCS.
LFB	- Laboratory Fortified Blank: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.
MDL	- Method Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The MDL includes any adjustments from dilutions, concentrations or moisture content, where applicable.
MS	- Matrix Spike Sample: A sample prepared by adding a known mass of target analyte to a specified amount of matrix sample for which an independent estimate of target analyte concentration is available.
MSD	- Matrix Spike Sample Duplicate: Refer to MS.
NA	- Not Applicable.
NC	- Not Calculated: Term is utilized when one or more of the results utilized in the calculation are non-detect at the parameter's reporting unit.
NI	- Not Ignitable.
RL	- Reporting Limit: The value at which an instrument can accurately measure an analyte at a specific concentration. The RL includes any adjustments from dilutions, concentrations or moisture content, where applicable.
RPD	- Relative Percent Difference: The results from matrix and/or matrix spike duplicates are primarily designed to assess the precision of analytical results in a given matrix and are expressed as relative percent difference (RPD). Values which are less than five times the reporting limit for any individual parameter are evaluated by utilizing the absolute difference between the values; although the RPD value will be provided in the report.
SRM	- Standard Reference Material: A reference sample of a known or certified value that is of the same or similar matrix as the associated field samples.

Footnotes

1	- The reference for this analyte should be considered modified since this analyte is absent from the target analyte list of the original method.

Terms

Analytical Method: Both the document from which the method originates and the analytical reference method. (Example: EPA 8260B is shown as 1,8260B.) The codes for the reference method documents are provided in the References section of the Addendum.

Data Qualifiers

A	- Spectra identified as "Aldol Condensation Product".
B	- The analyte was detected above the reporting limit in the associated method blank. Flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For MCP-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For DOD-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank AND the analyte was detected above one-half the reporting limit (or above the reporting limit for common lab contaminants) in the associated method blank. For NJ-Air-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte above the reporting limit.
C	- Co-elution: The target analyte co-elutes with a known lab standard (i.e. surrogate, internal standards, etc.) for co-extracted analyses.
D	- Concentration of analyte was quantified from diluted analysis. Flag only applies to field samples that have detectable concentrations of the analyte.
E	- Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.
G	- The concentration may be biased high due to matrix interferences (i.e, co-elution) with non-target compound(s). The result should be considered estimated.
H	- The analysis of pH was performed beyond the regulatory-required holding time of 15 minutes from the time of sample collection.
I	- The lower value for the two columns has been reported due to obvious interference.

Report Format: DU Report with "J" Qualifiers

Project Name:	301 OHIO ST	**Lab Number:**	L1320788
Project Number:	0136-013-004	**Report Date:**	10/23/13

Data Qualifiers

M - Reporting Limit (RL) exceeds the MCP CAM Reporting Limit for this analyte.

NJ - Presumptive evidence of compound. This represents an estimated concentration for Tentatively Identified Compounds (TICs), where the identification is based on a mass spectral library search.

P - The RPD between the results for the two columns exceeds the method-specified criteria.

Q - The quality control sample exceeds the associated acceptance criteria. For DOD-related projects, LCS and/or Continuing Calibration Standard exceedences are also qualified on all associated sample results. Note: This flag is not applicable for matrix spike recoveries when the sample concentration is greater than 4x the spike added or for batch duplicate RPD when the sample concentrations are less than 5x the RL. (Metals only.)

R - Analytical results are from sample re-analysis.

RE - Analytical results are from sample re-extraction.

S - Analytical results are from modified screening analysis.

J - Estimated value. The Target analyte concentration is below the quantitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for SPME-related analyses. This represents an estimated concentration for Tentatively Identified Compounds (TICs).

ND - Not detected at the method detection limit (MDL) for the sample, or estimated detection limit (EDL) for SPME-related analyses.

Report Format: DU Report with "J" Qualifiers

Project Name:	301 OHIO ST	**Lab Number:**	L1320788
Project Number:	0136-013-004	**Report Date:**	10/23/13

REFERENCES

1 Test Methods for Evaluating Solid Waste: Physical/Chemical Methods. EPA SW-846. Third Edition. Updates I - IV, 2007.

30 Standard Methods for the Examination of Water and Wastewater. APHA-AWWA-WPCF. 18th Edition. 1992.

LIMITATION OF LIABILITIES

Alpha Analytical performs services with reasonable care and diligence normal to the analytical testing laboratory industry. In the event of an error, the sole and exclusive responsibility of Alpha Analytical shall be to re-perform the work at it's own expense. In no event shall Alpha Analytical be held liable for any incidental, consequential or special damages, including but not limited to, damages in any way connected with the use of, interpretation of, information or analysis provided by Alpha Analytical.

We strongly urge our clients to comply with EPA protocol regarding sample volume, preservation, cooling, containers, sampling procedures, holding time and splitting of samples in the field.

Certificate/Approval Program Summary

Last revised October 1, 2013 - Westboro Facility

The following list includes only those analytes/methods for which certification/approval is currently held.
For a complete listing of analytes for the referenced methods, please contact your Alpha Customer Service Representative.

Connecticut Department of Public Health Certificate/Lab ID: PH-0574. ***NELAP Accredited Solid Waste/Soil.***

Drinking Water (Inorganic Parameters: Color, pH, Turbidity, Conductivity, Alkalinity, Chloride, Free Residual Chlorine, Fluoride, Calcium Hardness, Sulfate, Nitrate, Nitrite, Aluminum, Antimony, Arsenic, Barium, Beryllium, Cadmium, Calcium, Chromium, Copper, Iron, Lead, Magnesium, Manganese, Mercury, Nickel, Selenium, Silver, Sodium, Thallium, Zinc, Total Dissolved Solids, Total Organic Carbon, Total Cyanide, Perchlorate. Organic Parameters: Volatile Organics 524.2, Total Trihalomethanes 524.2, 1,2-Dibromo-3-chloropropane (DBCP) 504.1, Ethylene Dibromide (EDB) 504.1, 1,4-Dioxane (Mod 8270). Microbiology Parameters: Total Coliform-MF mEndo (SM9222B), Total Coliform – Colilert (SM9223, Enumeration and P/A), E. Coli. – Colilert (SM9223, Enumeration and P/A), HPC – Pour Plate (SM9215B), Fecal Coliform – MF m-FC (SM9222D), Fecal Coliform-EC Medium (SM 9221E).

Wastewater/Non-Potable Water (Inorganic Parameters: Color, pH, Conductivity, Acidity, Alkalinity, Chloride, Total Residual Chlorine, Fluoride, Total Hardness, Silica, Sulfate, Sulfide, Ammonia, Kjeldahl Nitrogen, Nitrate, Nitrite, O-Phosphate, Total Phosphorus, Aluminum, Antimony, Arsenic, Barium, Beryllium, Boron, Cadmium, Calcium, Chromium, Hexavalent Chromium, Cobalt, Copper, Iron, Lead, Magnesium, Manganese, Mercury, Molybdenum, Nickel, Potassium, Selenium, Silver, Sodium, Strontium, Thallium, Tin, Titanium, Vanadium, Zinc, Total Residue (Solids), Total Dissolved Solids, Total Suspended Solids (non-filterable), BOD, CBOD, COD, TOC, Total Cyanide, Phenolics, Foaming Agents (MBAS), Bromide, Oil and Grease. Organic Parameters: PCBs, Organochlorine Pesticides, Technical Chlordane, Toxaphene, Acid Extractables (Phenols), Benzidines, Phthalate Esters, Nitrosamines, Nitroaromatics & Isophorone, Polynuclear Aromatic Hydrocarbons, Haloethers, Chlorinated Hydrocarbons, Volatile Organics, TPH (HEM/SGT), CT-Extractable Petroleum Hydrocarbons (ETPH), MA-EPH, MA-VPH. Microbiology Parameters: Total Coliform – MF mEndo (SM9222B), Total Coliform – MTF (SM9221B), E. Coli – Colilert (SM9223 Enumeration), HPC – Pour Plate (SM9215B), Fecal Coliform – MF m-FC (SM9222D), Fecal Coliform – A-1 Broth (SM9221E), Enterococcus - Enterolert.

Solid Waste/Soil (Inorganic Parameters: pH, Sulfide, Aluminum, Antimony, Arsenic, Barium, Beryllium, Boron, Cadmium, Calcium, Chromium, Hexavalent Chromium, Cobalt, Copper, Iron, Lead, Magnesium, Manganese, Mercury, Molybdenum, Nickel, Potassium, Selenium, Silver, Sodium, Thallium, Tin, Vanadium, Zinc, Total Cyanide, Ignitability, Phenolics, Corrosivity, TCLP Leach (1311), SPLP Leach (1312 metals only), Reactivity. Organic Parameters: PCBs, PCBs in Oil, Organochlorine Pesticides, Technical Chlordane, Toxaphene, CT-Extractable Petroleum Hydrocarbons (ETPH), MA-EPH, MA-VPH, Dicamba, 2,4-D, 2,4,5-T, 2,4,5-TP(Silvex), Dalapon, Volatile Organics (SW 8260), Acid Extractables (Phenols) (SW 8270), Benzidines (SW 8270), Phthalates (SW 8270), Nitrosamines (SW 8270), Nitroaromatics & Cyclic Ketones (SW 8270), PAHs (SW 8270), Haloethers (SW 8270), Chlorinated Hydrocarbons (SW 8270).)

State of Illinois Certificate/Lab ID: 003155. ***NELAP Accredited.***
Drinking Water (Inorganic Parameters: SM2120B, 2320B, 2510B, 2540C, SM4500CN-CE, 4500F-C, 4500H-B, 4500NO3-F, 5310C, EPA 200.7, 200.8, 245.1, 300.0. Organic Parameters: EPA 504.1, 524.2.)

Wastewater/Non-Potable Water (Inorganic Parameters: SM2120B, 2310B, 2320B, 2340B, 2510B, 2540B, 2540C, 2540D, SM4500CL-E, 4500CN-E, 4500F-C, 4500H-B, 4500NH3-H, 4500NO2-B, 4500NO3-F, 4500P-E, 4500S-D, 4500SO3-B, 5210B, 5220D, 5310C, 5540C, EPA 120.1, 1664A, 200.7, 200.8, 245.1, 300.0, 350.1, 351.1, 353.2, 410.4, 420.1. Organic Parameters: EPA 608, 624, 625.)

Hazardous and Solid Waste (Inorganic Parameters: EPA 1010A, 1030, 1311, 1312, 6010C, 6020A, 7196A, 7470A, 7471B, 9012B, 9014, 9038, 9040C, 9045D, 9050A, 9065, 9251. Organic Parameters: 8011 (NPW only), 8015C, 8081B, 8082A, 8151A, 8260C, 8270D, 8315A, 8330.)

Maine Department of Human Services Certificate/Lab ID: 2009024.
Drinking Water (Inorganic Parameters: SM9215B, 9222D, 9223B, EPA 180.1, 353.2, SM2120B, 2130B, 2320B, 2510C, 2540C, 4500Cl-D, 4500CN-C, 4500CN-E, 4500F-C, 4500H+B, 4500NO3-F, 5310C, EPA 200.7, EPA 200.8, 245.1, EPA 300.0. Organic Parameters: 504.1, 524.2.)

Wastewater/Non-Potable Water (Inorganic Parameters: EPA 120.1, 1664A, 300.0, 350.1, 351.1, 353.2, 410.4, 420.1, 8315A, 9010C, SM2120B, 2310B, 2320B, 2510B, 2540B, 2540C, 2540D, 426C, 4500Cl-E, 4500CN-C, 4500CN-E, 4500F-B, 4500F-C, 4500H+B, 4500Norg-C, 4500NH3-B, 4500NH3-H, 4500NO2-B, 4500NO3-F, 4500P-B, 4500P-E, 4500S2-D, 4500SO3-B, 5540C, 5210B, 5220D, 5310C, 9010B, 9030B, 9040C, 7470A, 7196A, 2340B, EPA 200.7, 6010C, 200.8, 6020A, 245.1, 1311, 1312, 3005A, Enterolert, 9223B, 9222D. Organic Parameters: 608, 624, 625, 8011, 8081B, 8082A, 8330, 8151A, 8260C, 8270D, 3510C, 3630C, 5030B, ME-DRO, ME-GRO, MA-EPH, MA-VPH.)

Solid Waste/Soil (Inorganic Parameters: 9010B, 9012A, 9014, 9040B, 9045C, 6010C, 6020A, 7471B, 7196A, 9050A, 1010, 1030, 9065, 1311, 1312, 3005A, 3050B, 9038, 9251. Organic Parameters: ME-DRO, ME-GRO, MA-EPH, MA-VPH, 8260C, 8270D, 8330, 8151A, 8081B, 8082A, 3540C, 3546, 3580A, 3620C, 3630C, 5030B, 5035.)

Massachusetts Department of Environmental Protection Certificate/Lab ID: M-MA086.
*Drinking Water (*Inorganic Parameters: (EPA 200.8 for: Sb,As,Ba,Be,Cd,Cr,Cu,Pb,Ni,Se,Tl) (EPA 200.7 for: Ba,Be,Ca,Cd,Cr,Cu,Na,Ni) 245.1, (300.0 for: Nitrate-N, Fluoride, Sulfate); (EPA 353.2 for: Nitrate-N, Nitrite-N); (SM4500NO3-F for: Nitrate-N and Nitrite-N); 4500F-C, 4500CN-CE, EPA 180.1, SM2130B, SM4500Cl-D, 2320B, SM2540C, SM4500H-B. Organic Parameters: (EPA 524.2 for: Trihalomethanes, Volatile Organics); (504.1 for: 1,2-Dibromoethane, 1,2-Dibromo-3-Chloropropane), EPA 332. Microbiology Parameters: SM9215B; ENZ. SUB. SM9223; ColilertQT SM9223B; MF-SM9222D.)

*Non-Potable Water (*Inorganic Parameters:, (EPA 200.8 for: Al,Sb,As,Be,Cd,Cr,Cu,Pb,Mn,Ni,Se,Ag,Tl,Zn); (EPA 200.7 for: Al,Sb,As,Be,Cd,Ca,Cr,Co,Cu,Fe,Pb,Mg,Mn,Mo,Ni,K,Se,Ag,Na,Sr,Ti,Tl,V,Zn); 245.1, SM4500H,B, EPA 120.1, SM2510B, 2540C, 2340B, 2320B, 4500CL-E, 4500F-BC, 426C, SM4500NH3-BH, (EPA 350.1 for: Ammonia-N), LACHAT 10-107-06-1-B for Ammonia-N, SM4500NO3-F, 353.2 for Nitrate-N, SM4500NH3-BC-NES, EPA 351.1, SM4500P-E, 4500P-B,E, 5220D, EPA 410.4, SM 5210B, 5310C, 4500CL-D, EPA 1664, SM14 510AC, EPA 420.1, SM4500-CN-CE, SM2540D.
Organic Parameters: (EPA 624 for Volatile Halocarbons, Volatile Aromatics),(608 for: Chlordane, Toxaphene, Aldrin, alpha-BHC, beta-BHC, gamma-BHC, delta-BHC, Dieldrin, DDD, DDE, DDT,Endosulfan I, Endosulfan II, Endosulfan sulfate, Endrin, Endrin Aldehyde, Heptachlor, Heptachlor Epoxide, PCBs-Water), (EPA 625 for SVOC Acid Extractables and SVOC Base/Neutral Extractables), 600/4-81-045-PCB-Oil. Microbiology Parameters: (ColilertQT SM9223B; Enterolert-QT: SM9222D-MF.)

New Hampshire Department of Environmental Services Certificate/Lab ID: 200307. ***NELAP Accredited.***
Drinking Water (Inorganic Parameters: SM 9222B, 9223B, 9215B, EPA 200.7, 200.8, 300.0, SM4500CN-E, 4500H+B, 4500NO3-F, 2320B, 2510B, 2540C, 4500F-C, 5310C, 2120B, EPA 332.0. Organic Parameters: 504.1, 524.2.)

Non-Potable Water (Inorganic Parameters: SM9222D, 9221B, 9222B, 9221E-EC, EPA 3005A, 200.7, 200.8, 245.1, SW-846 6010C, 6020A, 7196A, 7470A, SM3500-CR-D, EPA 120.1, 300.0, 350.1, 350.2, 351.1, 353.2, 410.4, 420.1, 426C, 1664A, SW-846 9010B, 9010C, 9030, 9040B, 9040C, SM2120B, 2310B, 2320B, 2340B, 2540B, 2540D, 4500H+B, 4500CL-E, 4500CN-E, 4500NH3-H, 4500NO3-F, 4500NO2-B, 4500P-E, 4500-S2-D, 4500SO3-B, 5210B, 5220D, 2510B, 2540C, 4500F-C, 5310C, 5540C, LACHAT 10-204-00-1-A, LACHAT 10-107-06-2-D, 3060A. Organic Parameters: SW-846 3510C, 3630C, 5030B, 8260C, 8270D, 8330, EPA 624, 625, 608, SW-846 8082A, 8081B, 8015C, 8151A, 8330, 8270D-SIM.)

Solid & Chemical Materials (Inorganic Parameters: SW-846 6010C, 6020A, 7196A, 7471B, 1010, 1010A, 1030, 9010C, 9012B, 9014, 9030B, 9040C, 9045C, 9045D, 9050, 9065, 9251, 1311, 1312, 3005A, 3050B, 3060A. Organic Parameters: SW-846 3540C, 3546, 3050B, 3580A, 3620D, 3630C, 5030B, 5035, 8260C, 8270D, 8270D-SIM, 8330, 8151A, 8015B, 8015C, 8082A, 8081B.)

New Hampshire Department of Environmental Services Certificate/Lab ID: 2064. ***NELAP Accredited.***
Drinking Water (Organic Parameters: **EPA 524.2:** Di-isopropyl ether (DIPE), Ethyl-t-butyl ether (ETBE), Tert-amyl methyl ether (TAME)).

Non-Potable Water (Organic Parameters: **EPA 8260C:** 1,3,5-Trichlorobenzene. **EPA 8015C(M):** TPH.)

Solid & Chemical Materials (Organic Parameters: **EPA 8260C:** 1,3,5-Trichlorobenzene.)

New Jersey Department of Environmental Protection Certificate/Lab ID: MA935. ***NELAP Accredited.***
Drinking Water (Inorganic Parameters: SM9222B, 9221E, 9223B, 9215B, 4500CN-CE, 4500NO3-F, 4500F-C, EPA 300.0, 200.7, 200.8, 245.1, 2540C, SM2120B, 2320B, 2510B, 5310C, SM4500H-B. Organic Parameters: EPA 332, 504.1, 524.2.)

Non-Potable Water (Inorganic Parameters: SM5210B, EPA 410.4, SM5220D, 4500Cl-E, EPA 300.0, SM2120B, 2340B, SM4500F-BC, EPA 200.7, 200.8, 351.1, LACHAT 10-107-06-2-D, EPA 353.2, SM4500NO3-F, 4500NO2-B, EPA 1664A, SM5310C, 4500-PE, EPA 420.1, SM4500P-B5+E, 2540B, 2540C, 2540D, EPA 120.1, SM2510B, 9222D, 9221B, 9221C, 9221E, 9222B, 9215B, 2310B, 2320B, 4500NH3-H, 4500-S D, 4500SO4-E, EPA 350.1, 350.2, SW-846 1312, 7470A, 5540C, SM4500H-B, 4500SO3-B, SM3500Cr-D, 4500CN-CE, EPA 245.1, SW-846 9040B, 9040C, 3005A, 3015, EPA 6010B, 6010C, 6020, 6020A, 7196A, 3060A, SW-846 9010C, 9030B. Organic Parameters: SW-846 8260B, 8260C, 8270C, 8270D, 8270C-SIM, 8270D-SIM, 3510C, EPA 608, 624, 625, SW-846 3630C, 5030B, 5030C, 8011, 8015C, 8081A, 8081B, 8082, 8082A, 8151A, 8330, 1,4-Dioxane by NJ Modified 8270, 8015B, NJ EPH.)

Solid & Chemical Materials (Inorganic Parameters: SW-846, 6010B, 6010C, 6020, 6020A, 7196A, 3060A, 9030B, 1010, 1010A, 1030, 1311, 1312, 3005A, 3050B, 7471A, 7471B, 9010C, 9012B, 9014, 9038, 9040B, 9040C, 9045C, 9045D,

9050A, 9065, 9251. Organic Parameters: SW-846 8015B, 8015C, 8081A, 8081B, 8082, 8082A, 8151A, 8330, 8260B, 8260C, 8270C, 8270D, 8270C-SIM, 8270D-SIM, 3540C, 3546, 3580A, 3620C, 3630C, 5030B, 5030C, 5035L, 5035H, NJ EPH.)

New York Department of Health Certificate/Lab ID: 11148. ***NELAP Accredited.***
Drinking Water (Inorganic Parameters: SM9223B, 9222B, 9215B, EPA 200.8, 200.7, 245.1, SM5310C, EPA 332.0, SM2320B, EPA 300.0, SM2120B, 4500CN-E, 4500F-C, 4500NO3-F, 2540C, SM 2510B. Organic Parameters: EPA 524.2, 504.1.)

Non-Potable Water (Inorganic Parameters: SM9221E, 9222D, 9221B, 9222B, 9215B, 5210B, 5310C, EPA 410.4, SM5220D, 2310B, 2320B, EPA 200.7, 300.0, SM4500CL-E, 4500F-C, SM15 426C, EPA 350.1, SM4500NH3-BH, EPA 351.1, LACHAT 10-107-06-2, EPA 353.2, SM4500-NO3-F, 4500-NO2-B, 4500P-E, 2340B, 2540C, 2540B, 2540D, EPA 200.8, EPA 6010C, 6020A, EPA 7196A, SM3500Cr-D, EPA 245.1, 7470A, SM2120B, 4500CN-CE, EPA 1664A, EPA 420.1, SM14 510C, EPA 120.1, SM2510B, SM4500S-D, SM5540C, EPA 8315A, 3005A, 9010C, 9030B. Organic Parameters: EPA 624, 8260C, 8270D, 8270D-SIM, 625, 608, 8081B, 8151A, 8330A, 8082A, EPA 3510C, 5030B, 5030C, 8015C, 8011.)

Solid & Hazardous Waste (Inorganic Parameters: EPA 1010A, 1030, EPA 6010C, 6020A, 7196A, 7471B, 8315A, 9012B, 9014, 9065, 9050A, 9038, 9251, EPA 1311, 1312, 3005A, 3050B, 9010C, 9030B, 9040C, 9045D. Organic Parameters: EPA 8260C, 8270D, 8270D-SIM, 8015C, 8081B, 8151A, 8330A, 8082A, 3540C, 3546, 3580A, 5035A-H, 5035A-L.)

North Carolina Department of the Environment and Natural Resources Certificate/Lab ID : 666. (Inorganic Parameters: SM2310B, 2320B, 4500Cl-E, 4500Cn-E, 9012B, 9014, Lachat 10-204-00-1-X, 1010A, 1030, 4500NO3-F, 353.2, 4500P-E, 4500SO4-E, 300.0, 4500S-D, 5310B, 5310C, 6010C, 6020A, 200.7, 200.8, 3500Cr-B, 7196A, 245.1, 7470A, 7471B, 1311,1312. Organic Parameters: 608, 8081B, 8082A, 624, 8260B, 625, 8270D, 8151A, 8015C, 504.1, MA-EPH, MA-VPH.)

Drinking Water Program Certificate/Lab ID: 25700. (Inorganic Parameters: Chloride EPA 300.0. Organic Parameters: 524.2)

Pennsylvania Department of Environmental Protection Certificate/Lab ID : 68-03671. ***NELAP Accredited.***
Drinking Water (Inorganic Parameters: 200.7, 200.8, 300.0, 332.0, 2120B, 2320B, 2510B, 2540C, 4500-CN-CE, 4500F-C, 4500H+-B, 4500NO3-F, 5310C. Organic Parameters: EPA 524.2, 504.1)

Non-Potable Water (Inorganic Parameters: EPA 120.1, 1312, 3005A,3015, 3060A, 200.7, 200.8, 410.4, 1664A, SM2540D, 5210B, 5220D, 4500-P,BE, 245.1, 300.0, 350.1, 350.2, 351.1, 353.2, 420.1, 6010C, 6020A, 7196A, 7470A, 9030B, 2120B, 2310B, 2320B, 2510B, 2540B, 2540C, 3500Cr-D, 426C, 4500CN-CE, 4500Cl-E, 4500F-B, 4500F-C, 4500H+-B, 4500NH3-H, 4500NO2-B, 4500NO3-F, 4500S-D, 4500SO3-B, 5310BCD, 5540C, 9010C, 9040C. Organic Parameters: EPA 3510C, 3630C, 5030B, 625, 624, 608, 8081B, 8082A, 8151A, 8260C, 8270D, 8270D-SIM, 8330, 8015C, NJ-EPH.)

Solid & Hazardous Waste (Inorganic Parameters: EPA 350.1, 1010, 1030, 1311, 1312, 3005A, 3050B, 3060A, 6010C, 6020A, 7196A, 7471B, 9010C, 9012B, 9014, 9040B, 9045D, 9050A, 9065, SM 4500NH3-BH, 9030B, 9038, 9251. Organic Parameters: 3540C, 3546, 3580A, 3620C, 3630C, 5035, 8015C, 8081B, 8082A, 8151A, 8260C, 8270D, 8270D-SIM, 8330, NJ-EPH.)

Rhode Island Department of Health Certificate/Lab ID: LAO00065. ***NELAP Accredited via NJ-DEP.***
Refer to MA-DEP Certificate for Potable and Non-Potable Water.
Refer to NJ-DEP Certificate for Potable and Non-Potable Water.

Texas Commisson on Environmental Quality Certificate/Lab ID: T104704476. ***NELAP Accredited.***
Non-Potable Water (Inorganic Parameters: EPA 120.1, 1664, 200.7, 200.8, 245.1, 245.2, 300.0, 350.1, 351.1, 353.2, 410.4, 420.1, 6010, 6020, 7196, 7470, 9040, SM 2120B, 2310B, 2320B, 2510B, 2540B, 2540C, 2540D, 426C, 4500CL-E, 4500CN-E, 4500F-C, 4500H+B, 4500NH3-H, 4500NO2B, 4500P-E, 4500 $S2^{-}$D, 510C, 5210B, 5220D, 5310C, 5540C. Organic Parameters: EPA 608, 624, 625, 8081, 8082, 8151, 8260, 8270, 8330.)

Solid & Hazardous Waste (Inorganic Parameters: EPA 1311, 1312, 9012, 9014, 9040, 9045, 9050, 9065.)

Virginia Division of Consolidated Laboratory Services Certificate/Lab ID: 460195. ***NELAP Accredited.***
Drinking Water (Inorganic Parameters: EPA 200.7, 200.8, 300.0, 2510B, 2120B, 2540C, 4500CN-CE, 245.1, 2320B, 4500F-C, 4500NO3-F, 4500H+B, 5310C. Organic Parameters: EPA 504.1, 524.2.)

Non-Potable Water (Inorganic Parameters: EPA 120.1, 1664A, 200.7, 200.8, 245.1, 300.0, 350.1, 351.1, 351.2, 3005A, 3015, 1312, 6010B, 6010C, 3060A, 353.2, 420.1, 2340B, 6020, 6020A, SM4500S-D, SM4500-CN-CE, Lachat 10-204-00-1-X, 7196A, 7470A, 2310B, 2320B, 2510B, 2540B, 2540C, 2540D, 3500Cr-D, 426C, 4500Cl-E, 4500F-B, 4500F-C,

4500NH3-H, 4500NO2-B, 4500NO3-F, 4500 SO3-B, 4500H-B, 4500PE, 510AC, 5210B, 5310B 5310C, 5540C, 9010Cm 9030B, 9040C. Organic Parameters: EPA 3510C, 3630C, 5030B, 8260B, 608, 624, 625, 8011, 8015C, 8081A, 8081B, 8082, 8082A, 8151A, 8260C, 8270C, 8270D, 8270C-SIM, 8270D-SIM, 8330,)

Solid & Hazardous Waste (Inorganic Parameters: EPA 1010A, 1030, 3060A, 3050B, 1311, 1312, 6010B, 6010C, 6020, , 7196A, 7471A, 7471B, 6020A, 9010C, 9012B, 9030B, 9014, 9038, 9040C, 9045D, 9251, 9050A, 9065. Organic Parameters: EPA 5030B, 5035, 3540C, 3546, 3550B, 3580A, 3620C, 3630C, 6020A, 8260B, 8260C, 8015B, 8015C, 8081A, 8081B, 8082, 8082A, 8151A, 8270C, 8270D, 8270C-SIM, 8270D-SIM, 8330.)

Department of Defense, L-A-B Certificate/Lab ID: L2217.
Drinking Water (Inorganic Parameters: SM 4500H-B. Organic Parameters: EPA 524.2, 504.1.)

Non-Potable Water (Inorganic Parameters: EPA 200.7, 200.8, 6010C, 6020A, 245.1, 7470A, 9040B, 9010B, 180.1, 300.0, 332.0, 6860, 351.1, 353.2, 9060, 1664A, SM 4500CN-E, 4500H-B, 4500Norg-C, 4500NO3-F, 5310C, 2130B, 2320B, 2340B, 2540C, 5540C, 3005A, 3015, 9056, 7196A, 3500-Cr-D. Organic Parameters: EPA 8015C, 8151A, 8260C, 8270D, 8270D-SIM, 8330A, 8082A, 8081B, 3510C, 5030B, MassDEP EPH, MassDEP VPH.)

Solid & Hazardous Waste (Inorganic Parameters: EPA 200.7, 6010C, 6020A, 7471A, 6860, 1311, 1312, 3050B, 7196A, 9040B, 9045C, 9010C, 9012B, 9251, SM3500-CR-D, 4500CN-CE, 2540G, Organic Parameters: EPA 8015C, 8151A, 8260C, 8270D, 8270D-SIM, 8330A/B-prep, 8082A, 8081B, 3540C, 3546, 3580A, 5035A, MassDEP EPH, MassDEP VPH.)

The following analytes are not included in our current NELAP/TNI Scope of Accreditation:
EPA 524.2: Acetone, 2-Butanone (Methyl ethyl ketone (MEK)), Tert-butyl alcohol, 2-Hexanone, Tetrahydrofuran, 1,3,5-Trichlorobenzene, 4-Methyl-2-pentanone (MIBK), Carbon disulfide, Diethyl ether. **EPA 8260B:** 1,2,4,5-Tetramethylbenzene, 4-Ethyltoluene. **EPA 8260 Non-potable water matrix:** Iodomethane (methyl iodide), Methyl methacrylate. **EPA 8260 Soil matrix:** Tert-amyl methyl ether (TAME), Diisopropyl ether (DIPE), Azobenzene. **EPA 8330A:** PETN, Picric Acid, Nitroglycerine, 2,6-DANT, 2,4-DANT. **EPA 8270C:** Methyl naphthalene, Dimethyl naphthalene, Total Methylnapthalenes, Total Dimethylnaphthalenes, 1,4-Diphenylhydrazine. **EPA 625:** 4-Chloroaniline, 4-Methylphenol. Total Phosphorus in a soil matrix, TKN in a soil matrix, NO2 in a soil matrix, NO3 in a soil matrix. **EPA 9071:** Total Petroleum Hydrocarbons, Oil & Grease.

CHAIN OF CUSTODY

PAGE 1 OF 1

ALPHA ANALYTICAL
WESTBORO, MA TEL: 508-898-9220 FAX: 508-898-9193
MANSFIELD, MA TEL: 508-822-9300 FAX: 508-822-3288

Date Rec'd in Lab: 10/16/13

ALPHA Job #: L1320788

Client Information

Client: Turnkey
Address: 2558 Hamburg Turnpike Buffalo NY 14218
Phone: 716-856-0599
Fax: 716-856-0595
Email:

☐ These samples have been previously analyzed by Alpha

Project Information

Project Name: 301 Ohio St
Project Location: 301 Ohio
Project #: 0136-013-004
Project Manager: Mike Lesakowski
ALPHA Quote #:

Turn-Around Time

☒ Standard ☐ RUSH (only confirmed if pre-approved!)

Date Due: 10/23/13 Time:

Report Information - Data Deliverables

☐ FAX ☐ EMAIL
☒ ADEx ☐ Add'l Deliverables

Billing Information

☐ Same as Client info PO #:

Regulatory Requirements/Report Limits

State /Fed Program	Criteria

Other Project Specific Requirements/Comments/Detection Limits:

ALPHA Lab ID (Lab Use Only)	Sample ID	Collection Date	Collection Time	Sample Matrix	Sampler's Initials	ANALYSIS: TCL VOC + STARS	TAL Metals	RCRA Metals	SAMPLE HANDLING	TOTAL # BOTTLES
20788-01	TP-02 (1-3)	10-15-13	1145	Soil	PWW	X	X	X		3
-02	TP-03 (1-3)		1415				X	X		3
-03	TP-04 (1-3)		1430				X	X		3
-04	TP-05 (2-4)		~~1340~~ 1445			X	X	X		3
-05	TP-06 (0-2)		1510				X	X		3
-06	TP-07 (2-4)		1535				X	X		3

SAMPLE HANDLING
Filtration
☐ Done
☐ Not needed
☐ Lab to do
Preservation
☐ Lab to do
(Please specify below)
Sample Specific Comments

Container Type															
Preservative															

Relinquished By:	Date/Time	Received By:	Date/Time
	10-15-13 1700	James Rivkin	10-16-13 1125
James Rivkin	10-16-13 1900	Robert Glaire	10-16-13 1900
Robert Glaire	10-16-13 2115		10-16-13 2115
	10-16-13 23:59		10/16/13 23:59

Please print clearly, legibly and completely. Samples can not be logged in and turnaround time clock will not start until any ambiguities are resolved. All samples submitted are subject to Alpha's Terms and Conditions. See reverse side.

FORM NO: 01-01 (rev. 14-OCT-07)

APPENDIX C

PREVIOUS INVESTIGATION

RECEIVED

JUN 2 1 1995

P. V. M.

cc-P.G.-1
J.C.-2

Buffalo Drilling Company, Inc.
10440 Main Street, Clarence, NY 14031

Job No.: 95-198
Date: June 15, 1995

SITE INSPECTION REPORT

An environmental site inspection has been performed and this report has been prepared for the exclusive use of Magnano-Paladino, c/o 10 Ellicott Square Court Corporation and/or its designated agents. The purpose of this environmental site inspection was to identify and evaluate any actual and potential environmental concerns associated with the inspected properties. This report does not constitute a complete Phase I Environmental Site Assessment. The findings and recommendations presented in this report are exclusive to the client and the assessed properties, and are based solely on a visual inspection of the site. Written permission must be obtained from Buffalo Drilling Company, Inc., for use of this report, its findings, and recommendations by other parties, persons or firms.

REPORT PREPARED FOR:

- Name:	Magnano-Paladino c/o 10 Ellicott Square Court Corp.
- Street:	210 Ellicott Square Building
- Municipality, State, Zip Code:	Buffalo, New York 14203
- Client Contact:	Paul Moretta
- Telephone Number:	(716) 854-0060
- P.O. No:	8432MP

INSPECTED PROPERTY INFORMATION:

- Address:	282-301 Ohio Street
- Municipality:	Buffalo
- County, State, Zip State:	Erie, New York, 14204
- Tax Account No.:	N/A
- Parcel Size (acres):	N/A
- Site Location Map:	Refer to Attachment #1

PRELIMINARY SITE INSPECTION SUMMARY:

ENVIRONMENTAL CONCERN(S): [X] Identified [ ] Not Identified

FURTHER INVESTIGATION(S): [X] Identified [ ] Not Recommended

CONCERNS LISTED BASED ON SITE INSPECTION:

[X] ASBESTOS [ ] RADON [ ] LEAD [ ] WETLANDS

[ ] FLOODPLAINS [ ] ARCHAEOLOGICAL/HISTORICAL SITES

STATEMENT OF PERFORMANCE

Buffalo Drilling Company, Inc. has performed a preliminary site inspection and subsurface investigation program on the properties. The listed environmental concerns are based solely on the results of the site inspection and include an examination of the properties for the presence/absence of suspected asbestos containing material, radon, lead based paint, lead in drinking water, and structural condition of the building(s).

In addition, a limited subsurface investigation was also undertaken by BDC and included the advancement of six preliminary test borings on the properties (refer to Attachment #3). In general, subsurface conditions were found to consist of random fill layers that ranged in thickness from three to fifteen feet (i.e., boring B-2 and B-4, respectively). The fill consists of loose to very dense sands, gravels, brick fragments, cinders, slag, concrete, and silt materials. Below the fill materials, a stiff natural layer of clay and silt was encountered in all borings, except B-4, to completion depths. A silty sand layer was encountered in all borings, except B-4, interbedded in the silt and clay layer. This silty sand layer may be associated with the former meandering of the Buffalo River floodplain at these boring locations.

Groundwater was encountered during or at completion of drilling operations in all of the borings, except at boring B-6. The water level measurement at these boring locations was approximately 9.6 to 10.0 feet below ground surface.

Photoionization screening (PID) of the soil samples collected from the soil borings generally indicated that elevated levels of total ionizable compounds were recorded in the soils from borings B-1, B-2, and B-4 (refer to Attachment #3, Figure #2, and Table 1). Elevated PID readings were also recorded on the soil samples collected from boring B-3 (see below). A slight organic (i.e., topsoil or humus) odor was sensed in the soil samples from borings B-2 and B-4. No visual or olfactory evidence was sensed in the remaining soil samples from the above listed borings, except B-3, which would be considered to be environmentally significant.

THE FOLLOWING ENVIRONMENTAL CONCERN(S) AND RECOMMENDATION(S) ARE IDENTIFIED BASED ON THE SITE INSPECTION OF THE PROPERTIES:

1) <u>Potential Residual Contamination:</u> A soil boring advanced on the 301 Ohio Street property, boring B-3, encountered olfactory evidence on the soil samples that are characterized as a petroleum hydrocarbon-type (i.e., gasoline) odor. An

oily sheen was also observed on the soil samples from this boring location. Photoionization screening (PID) of the soil samples collected from boring B-3 generally indicated that elevated levels of total ionizable compounds were recorded. Based on the aforementioned results, petroleum hydrocarbon contamination is suspected at this boring location.

Recommendations: It is recommended that an additional investigation be conducted in the area of boring B-3 to determine the characteristics and extent of the potential contaminants.

2) Suspected Asbestos Containing Materials (SACM): SACM that were observed in poor condition, included the following:

282 Ohio Street:

- vinyl floor tiles, 12" x 12", gray, white, beige, black, and red, located in the first floor tavern, kitchen, and restaurant, and the second and third floor apartments (approximately five to ten percent of the inspected tiles are damaged).

- rolled linoleum floor covering, located in the second and third floor apartments (approximately five percent damaged).

- thermal pipe insulation (i.e., lagging) located in the basement (approximately five to ten percent damaged).

No representations are made for the presence/absence of SACM in the uninspected building at 301 Ohio Street (i.e., Bulkmatic Transport Company).

Recommendations: It is the understanding of BDC that this building is scheduled for demolition. Thus, it is recommended that the SACM be sampled and analyzed for the presence/absence of asbestos prior to the scheduled demolition. If these materials contain asbestos, it is recommended that they be abated (i.e., removed, encapsulated, renovated, etc.) to limit the release of asbestos fibers. It is also recommended that a trained and licensed contractor, familiar with New York State Department of Labor Industrial Code Rule 56, be retained to complete the abatement, if any.

3) **Material Storage:** Six pails of suspected waste oil/grease were observed on the northern side of the Bulkmatic Transport Company building. Minor staining was also observed on the concrete surface in the vicinity of the pails.

Recommendations: It is recommended that the pails be characterized (i.e., sampled and analyzed) and properly disposed. It is also recommended that the staining be cleaned-up.

4) **Past Usage:** Based solely on a review of historic topographic maps available to BDC, the vacant parking lot appears to have previously been occupied by a large building and several railroad spur lines. The Bulkmatic site also appears to have been occupied by a former building (not the currently existing building) and a railroad spur line. No representations are made with respect to the past usage of the properties or potential environmental concerns associated with the former structures.

1.0 HISTORICAL RECORDS/DATA REVIEW

At the request of the owner, this section was not completed for this site inspection report. This section of a complete Phase I Environmental Site Assessment includes the property history and available site information such as building department records, aerial photographs, fire insurance maps, directories, abstract of title, wetland and floodplain data, and site geology.

2.0 PUBLIC DOMAIN INFORMATION SOURCES

At the request of the owner, this section was not completed for this site inspection report. This section of a complete Phase I Environmental Site Assessment includes data base searches and information provided by such agencies as the USEPA, the NYSDEC, county, and local government regulatory agencies.

3.0 SUMMARY OF SITE INSPECTION

Date of Inspection:	May 18, 1995
Inspector(s):	Andrew J. Kucserik
Ground Cover:	None
Weather Conditions:	Sunny 45°F
Photographs:	N/A

3.1 CURRENT USES OF PROPERTY: [ ] Yes [X] No Observed Concern

The inspected properties currently consist of a restaurant/apartment complex known as the Harbor Inn located at 282 Ohio Street, a bulk flour transport service, tractor trailer repair facility (i.e., Bulkmatic Transport Company) located at 301 Ohio Street, and a vacant parking lot leased by Buffalo Structural Steel. The Harbor Inn has been located on this site for the past forty years. This building consists of eight apartments located on the second and third floors, presently unoccupied, and a first floor kitchen, restaurant, and tavern. As per the client's request, the interior of this building was inspected.

The Bulkmatic facility has reportedly occupied this site for the past three years and is used for the repair of tractor trailer trucks. An UST was reportedly recently removed from this site in May 1995. As per the client's request, the building on this property was not inspected.

The vacant parking lot was reportedly used by Marine Midland Bank as an employee parking lot. Currently, Buffalo Structural Steel used the lot for temporary parking of its tractor trailers.

3.2 PAST USES OF PROPERTY: [ ] Yes [X] No Observed Concern

Refer to Section 2.0. Based solely on a review of historic topographic maps available to BDC, the vacant parking lot appears to have previously been occupied by a large building and several railroad spur lines. The Bulkmatic site also appears to have been occupied by a former building (not the currently existing building) and a railroad spur line. No representations are made with respect to the past usage of the properties or potential environmental concerns associated with the former structures.

3.3 EXTERIOR CONDITIONS:

3.3.1 Topography: [ ] Yes [X] No Observed Concern

The inspected properties are relatively level with respect to the adjacent roadways. According to the owner of the Harbor Inn site, the western portion of this site was previously occupied by residential buildings that have been demolished. The local topography on this site is slightly hummocky due to the presence of the fill materials associated with the former buildings.

The Bulkmatic site is also relatively level, and is located adjacent to the Buffalo River. The southeastern portion of the site is slightly elevated with respect to the main parking lot area of the site and is grass covered. The vacant parking lot is level, and is also located adjacent to the Buffalo River.

3.3.2 Roads, Streets, Parking: [ ] Yes [X] No Observed Concern

Roadways and streets to the inspected properties and parking on the inspected properties were confirmed by a visual inspection of the properties.

3.3.3 Solid Waste Containers: [ ] Yes [X] No Observed Concern

3.3.4 Fill: [X] Yes [ ] No Observed Concern

In addition, a limited subsurface investigation was also undertaken by BDC and included the advancement of six preliminary test borings on the properties. In general, subsurface conditions were found to consist of random fill layers that ranged in thickness from three to fifteen feet (i.e., boring B-2 and B-4, respectively). The fill consists of loose to very dense sands, gravels, brick fragments, cinders, slag, concrete, and silt materials. Below the fill materials, a stiff natural layer of clay and silt was encountered in all borings, except B-4, to completion depths. A silty sand layer was encountered in all borings, except B-4, interbedded in the silt and clay layer. This silty sand layer may be associated with the former meandering of the Buffalo River floodplain at these boring locations.

Groundwater was encountered during or at completion of drilling operations in all of the borings, except at boring B-6. The water level measurement at these boring locations was approximately 9.6 to 10.0 feet below ground surface.

Photoionization screening (PID) of the subsurface samples generally indicated that elevated levels of organic vapors were recorded in the soils from borings B-1, B-2, B-3, and B-4 (refer to Attachment #3, Figure #3, and Table 1). Olfactory evidence was sensed in the soil samples from boring B-3 that are characterized as a petroleum hydrocarbon-type (i.e., gasoline) odor. An oily sheen was also observed on the soil samples from the boring B-3 location. Based on the PID results, and the visual and olfactory evidence from boring location B-3, petroleum hydrocarbon contamination is suspected at this boring location.

A slight organic (i.e., topsoil or humus) odor was sensed in the soil samples from borings B-2 and B-4. No visual or olfactory evidence was sensed in the remaining soil samples from the borings which would be considered to be environmentally significant.

3.3.5 **Debris/Dumping/Mounds:** [ ] Yes [X] No Observed Concern

A mound of demolition debris was observed at the property located at 282 Ohio Street, presumably associated with the previous demolition of the former residential buildings. No staining, spillage, or discoloration were observed on the ground surface due to this mound.

3.3.6 **Spillage/Pools:** [ ] Yes [X] No Observed Concern

3.3.7 **Stained Soil/Pavement:** [ ] Yes [X] No Observed Concern

3.3.8 **Stressed Vegetation:** [ ] Yes [X] No Observed Concern

3.3.9 **Pits/Ponds/Lagoons:** [ ] Yes [X] No Observed Concern

There are no surface water bodies on the inspected properties. Pits, ponds, and lagoons were not observed on the adjoining properties.

3.3.10 **Septic Systems:** [ ] Yes [X] No Observed Concern

According to the current owner of the structure located at 282 Ohio Street, the on-site building has been serviced by the municipal sewer and storm water system for at least the past 40 years.

3.3.11 Wells: [ ] Yes [X] No Observed Concern

Potable, domestic, irrigation, dry, injection, monitoring, and/or abandoned wells for water or other uses were not observed.

3.4 INSPECTED BUILDING CONDITION:

3.4.1 Number:	One
Description:	Masonry and wood frame
Stories:	Three
Approximate Age:	60 years
Ancillary Structures:	None

The building at 301 Ohio Street was not inspected.

3.4.2 Structural: [ ] Yes [X] No Observed Concern

3.4.3 Suspected Asbestos: [X] Yes [ ] No Observed Concern

Suspected Asbestos Containing Materials (SACM) that were observed in poor condition, included the following:

282 Ohio Street:

- vinyl floor tiles, 12" x 12", gray, white, beige, black, and red, located in the first floor tavern, kitchen, and restaurant, and the second and third floor apartments (approximately five to ten percent of the inspected tiles are damaged).

- rolled linoleum floor covering, located in the second and third floor apartments (approximately five percent damaged).

- thermal pipe insulation (i.e., lagging) located in the basement (approximately five to ten percent damaged).

No representations are made for the presence/absence of SACM in the uninspected building at 301 Ohio Street (i.e., Bulkmatic).

Recommendations: It is the understanding of BDC that this building is scheduled for demolition. Thus, it is recommended that the SACM be sampled and analyzed for the presence/absence of asbestos prior to the scheduled demolition. If these materials contain asbestos, it is recommended that they be abated (i.e., removed, encapsulated, renovated, etc.) to limit the release of asbestos fibers. It is also recommended that a

trained and licensed contractor, familiar with New York State Department of Labor Industrial Code Rule 56, be retained to complete the abatement, if any.

3.4.4 Lead-Based Paint: [ ] Yes [X] No Observed Concern

The building located at 282 Ohio Street is reportedly scheduled for demolition.

3.4.5 Lead in Drinking Water: [ ] Yes [X] No Observed Concern

The building located at 282 Ohio Street is reportedly scheduled for demolition.

3.4.6 Radon Accumulation Spaces: [ ] Yes [X] No Observed Concern

The building located at 282 Ohio Street is reportedly scheduled for demolition.

3.5 UTILITIES:

3.5.1 Transformers/PCB's: [ ] Yes [X] No Observed Concern

A utility pole with three pole-mounted electrical transformers was observed on the eastern side of the building located at 301 Ohio Street. No staining, spillage, discoloration or markings/labels were observed on the transformer units or the ground surface beneath the units during the site inspection.

3.5.2 Floor Drains/Sump Pits: [ ] Yes [X] No Observed Concern

A floor drain was observed in the basement of the building located at 282 Ohio Street. No staining, spillage, or discoloration were observed on the concrete or water surface of the floor drain.

3.5.3 Services: [ ] Yes [X] No Observed Concern

a. Potable Water:	City of Buffalo
b. Sanitary Sewer and Date Installed:	City of Buffalo
c. Storm Sewer:	City of Buffalo
d. Building Cooling:	N/A
- Type of Unit(s):	No
- Fueled by:	N/A
e. Building Heating:	Yes
- Type of Unit(s):	Furnace / forced air
- Fueled by:	Natural gas

3.5.4 Wastewater Discharges: None

3.5.6 Air Emissions: None

3.6 OPERATIONS/EQUIPMENT:

3.6.1 Storage Tanks: [ ] Yes [X] No Observed Concern

No USTs/ASTs were observed on the inspected properties. As previously stated, a UST was recently removed from the parking lot located at 301 Ohio Street. A soil boring advanced at this location be BDC indicated that at least fifteen feet of granular fill was encountered. Elevated readings were recorded during the PID scanning of the soil samples from this boring; however, no visual or olfactory evidence was sensed in association with the PID readings. No evidence of tanks was observed on the properties located at 282 Ohio Street or the vacant parking lot.

3.6.2 Materials Storage/Drums: [X] Yes [ ] No Observed Concern

a. Substance: Waste grease/oil
b. Type/No. of Containers: 6 @ 5-gallon plastic pails
c. Storage Conditions: On ground surface

Six pails were observed on the northern side of the Bulkmatic building. Minor staining was also observed on the concrete surface in the vicinity of the pails. It is recommended that the pails be characterized (i.e., sampled and analyzed) and properly disposed. It is also recommended that the staining be cleaned-up.

3.6.3 Materials Use: [ ] Yes [X] No Observed Concern

No concerns were observed for the property located at 282 Ohio Street.

3.6.4 Spillage/Staining/Pools: [X] Yes [ ] No Observed Concern

Refer to Section 3.6.2.

3.6.5 Facility Equipment: [ ] Yes [X] No Observed Concern

No concerns were observed for the property located at 282 Ohio Street.

END OF SECTION

4.0 INTERVIEWS

4.1 Name: Edward Malloy
Title: None
Relationship to Property: [X] Owner [ ] User [ ] Occupant
Property: 282 Ohio Street
Date of Interview: May 18, 1995

ENVIRONMENTAL CONCERNS(S): [ ] Identified [X] Not Identified

Mr. Malloy indicated that he has no knowledge of past or current environmental concerns associated with the inspected property. Mr. Malloy provided access to the building located on this property.

According to Mr. Malloy, he has been the owner of this property for the past forty years. Furthermore, the adjacent residential buildings were demolished at an unknown date. According to Mr. Malloy, the demolition debris was placed into the former basements of these buildings.

Mr. Malloy stated that no USTs or ASTs existed or currently exist on the property.

END OF SECTION

CERTIFICATION and SIGNATURES of ENVIRONMENTAL PROFESSIONALS

This Environmental Site Inspection Report is certified to be prepared in accordance with sound environmental investigatory practices.

Report Preparer:

Andrew J. Kucserik, C.P.G.
Senior Geologist

Report Reviewer:

James S. Barron, P.E.
President

END OF SECTION

ACRONYMS/ABBREVIATIONS

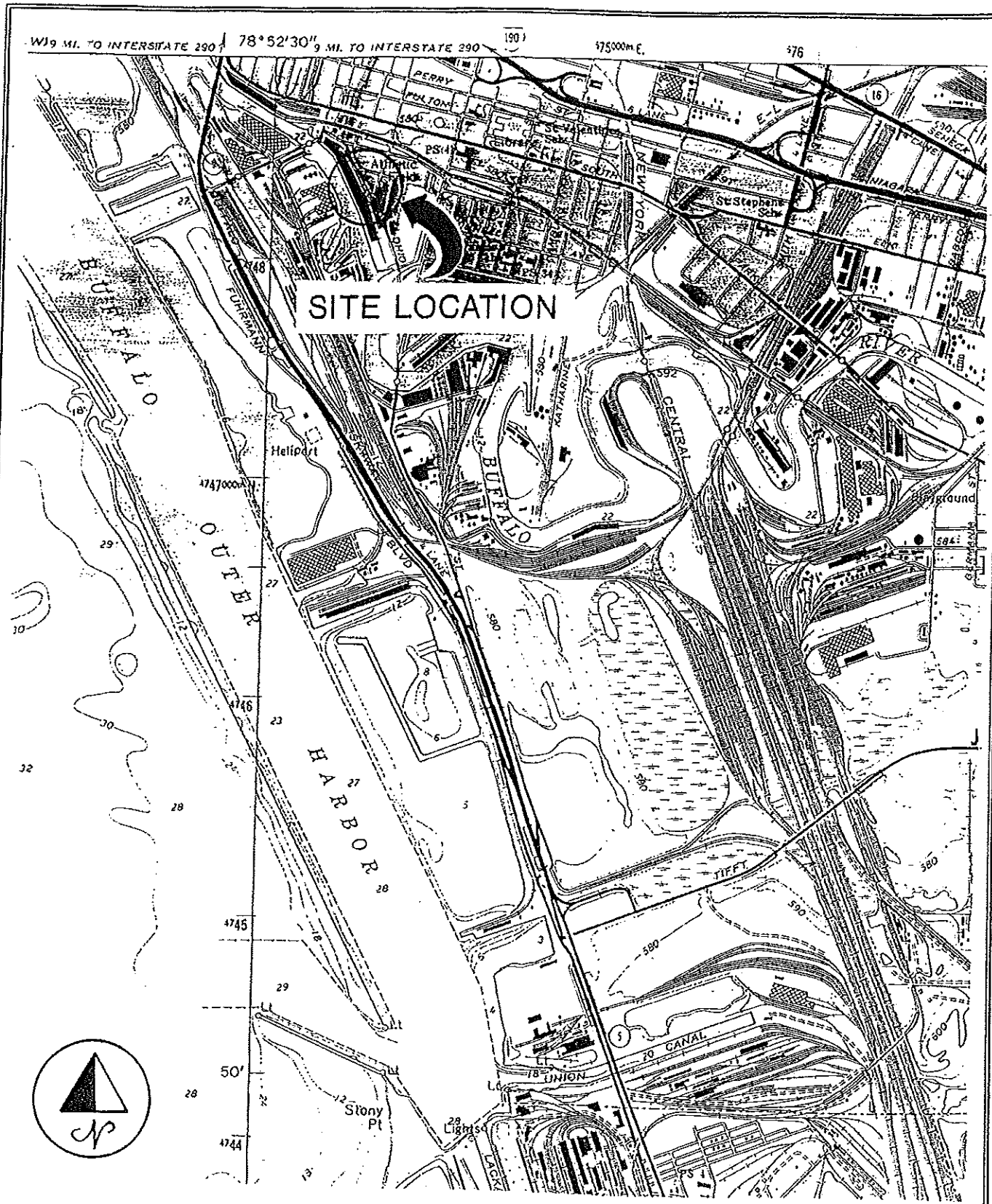
AST	- Aboveground Storage tank
ASTM	- American Society for Testing and Materials
BDC	- Buffalo Drilling Company, Inc.
BCE	- Barron Consulting Engineers, P.C.
CERCLA	- Comprehensive Environmental Response, Compensation and Liability Act
CERCLIS	- Comprehensive Environmental Response, Compensation and Liability Information System
EPA	- (U.S.) Environmental Protection Agency
EPCRA	- Emergency Planning and Community Right to Know Act
ECDEP	- Erie County Department of Environment and Planning
ECDOH	- Erie County Department of Health
ECSD	- Erie County Sewer District
ECWA	- Erie County Water Authority
ERNS	- Emergency Response and Notification System
FOIA	- Freedom of Information Act
FOIL	- Freedom of Information Law
LQG	- Large Quantity Generator
LUST	- Leaking Underground Storage Tanks
MSDS	- Material Data Safety Sheets
N/A	- Not Available, Not Applicable
N/R	- Not Reviewed, Not Researched
NPDES	- National Pollution Discharge Elimination System
NPL	- National Priorities List
NYSDEC	- New York State Department of Environmental Conservation
NYSDOH	- New York State Department of Health
NYSDOL	- New York State Department of Labor
OSHA	- Occupational Safety and Health Administration
PBS	- Petroleum Bulk Storage
PCB(s)	- Polychlorinated Biphenyl(s)
RCRA	- Resource Conservation and Recovery Act
SACM	- Suspected Asbestos Containing Materials
SARA	- Superfund Amendments and Reauthorization Act of 1986
SCS	- Soil Conservation Service (by County)
SPDES	- State Pollution Discharge Elimination System
SQG	- Small Quantity Generator
TSDF	- Treatment, Storage and Disposal Facility
USDA	- United States Department of Agriculture
USGS	- United States Geological Survey
UST	- Underground Storage Tanks
USEPA	- United States Environmental Protection Agency

END OF SECTION

ATTACHMENT #1
MAPS, FIGURES, AND OWNERSHIP DOCUMENTATION

Date or I.D. No.	Description
Figure 1	Site Location map

END OF ATTACHMENT #1



BUFFALO DRILLING COMPANY, INC. 10440 Main Street Clarence, New York 14031		U.S.G.S. SITE LOCATION MAP SITE INSPECTION 282 - 301 Ohio Street & Vacant Lot Buffalo, New York	
DATE: 6/14/95	JOB NO.: 95-198	SCALE: 1" = 2000'	FIGURE: 1

ATTACHMENT #2
REGULATORY DOCUMENTATION

Date or I.D. No.	Description
-	Refer to Section 2.0.

END OF ATTACHMENT #2

ATTACHMENT #3
SITE INSPECTION AND PHOTOGRAPHIC DOCUMENTATION

Date or I.D. No.	Description
June 15, 1995	Preliminary Subsurface Investigation Report, 282 - 301 Ohio Street, Buffalo, New York
Table 1	Photoionization Detector (PID) Summary of Organic Vapor Screening Results

END OF ATTACHMENT #3

BUFFALO DRILLING COMPANY
INC.
10440 MAIN STREET
CLARENCE, NEW YORK
14031
(716) 759-7821
FAX (716) 759-7823

June 15, 1995

JOB NO: 95-198

Magnano - Paladino
210 Ellicott Square Building
Buffalo, New York 14203-2545

ATTN: Mr. Paul Moretta

RE: Preliminary Subsurface Exploration Report for 282 - 301 Ohio Street, Buffalo, New York

Gentlemen:

This report presents findings of the preliminary subsurface investigation program for the above referenced project. The project site is illustrated in Figure No. 1, entitled "Boring Location Plan," which includes: approximate locations of six test borings drilled by Buffalo Drilling Company, Inc. (BDC) on May 23 and 24, 1995; and additional site details.

EXPLORATION METHODS

A truck mounted Diedrich D-50 rotary drill rig was used to drill the test borings to depths of approximately 15 feet below ground surface using 4-1/4 inch inside diameter (ID), continuous flight hollow stem augers. Soil samples were recovered by driving a standard split-spoon sampler (2 foot long by 1-3/8 inch inside diameter) 24 inches using a 140 pound hammer falling 30 inches each blow (ASTM D1586). The number of blows for 12 inches of penetration is defined as the Standard Penetration Test (SPT) N-value.

Retrieved soil samples were initially classified and logged in the field by the driller and a portion of each soil sample was placed and sealed in a glass jar. The boring logs, included as Appendix A, were prepared based on the field log and a second visual classification of the retained soil samples in the laboratory by a B.S. degreed geologist.

Classification of soil samples, as noted on the logs, is based on the Unified Soil Classification System. Refer to Appendix B entitled "Geotechnical Reference Standards" for an explanation of the terminology used for soil descriptions.

SUBSURFACE CONDITIONS

The site is addressed as 282 - 301 Ohio Street, located in Buffalo, New York. Currently the site is occupied by a restaurant and a commercial facility. In general, subsurface conditions consist of an upper random fill layer underlain by naturally deposited clay, and silty sands.

Granular and cohesive fill materials, generally extending to depths of three to nine feet below ground surface, were encountered at all test boring locations. It is noted that the fill depth at test boring location B-4 extended the full length drilled of 15 feet below ground surface. The slightly to moderately plastic, medium stiff cohesive fill is composed of a silt and clay intermixed with varying amounts of sand, gravel, and brick. The granular fill consisted of a loose to very dense mixture of sand, and gravel with lesser amounts of silt, brick,

cinders, rubble, concrete, and slag. Moisture contents of the fill units ranged from moist to saturated.

Several of the borings were extended into a unit of naturally deposited stiff to very stiff silty clay, intermixed with trace amounts of sand and organic matter (roots). Plasticities and moisture contents of this unit were noted as moderately plastic and moist, respectively. This unit extended the full length drilled in boring location B-6 only.

A wet silty sand was encountered underlying the silty clay or fill material in most of the boring locations. This loose to medium dense granular unit extended to an approximate depth of ten feet below ground surface.

Samples retrieved below the silty sand consisted of medium stiff to hard silty clay, which extended the full length drilled. Moisture contents throughout the cohesive unit were noted as moist.

Groundwater was encountered at several boring locations at approximately ten feet below ground surface. Note that groundwater measurements were taken at the completion of drilling efforts and may not represent the actual static groundwater depth. Lastly, it is noted that fluctuations in groundwater level may occur due to factors other than those present during field operations.

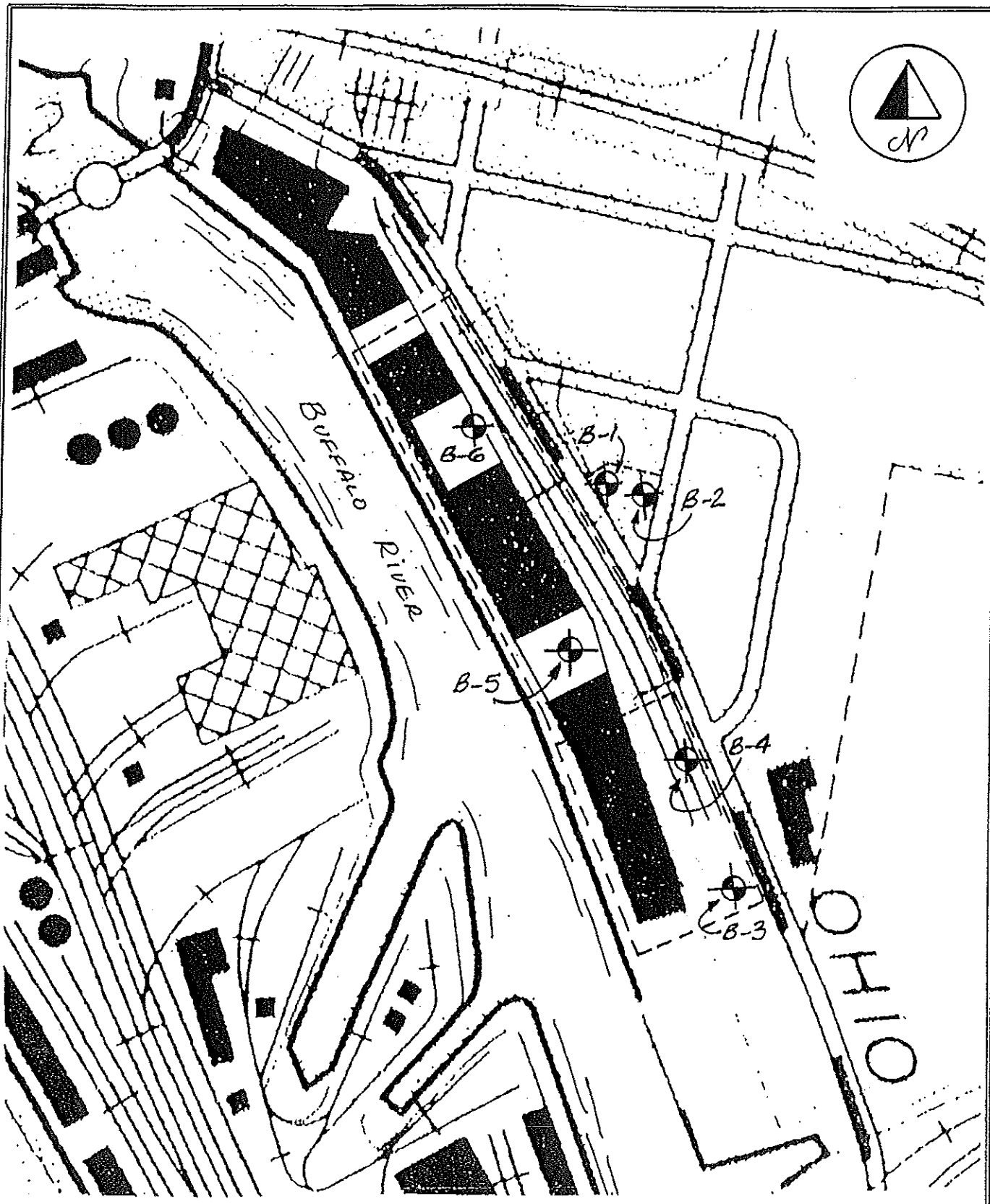
Thank you for the opportunity to assist on this project. Please call at your earliest convenience, if questions should arise.

Very truly yours,
BUFFALO DRILLING COMPANY, INC.

James S. Barron, P.E.
President

Michele M. Patterson

Michele M. Patterson
Geologist



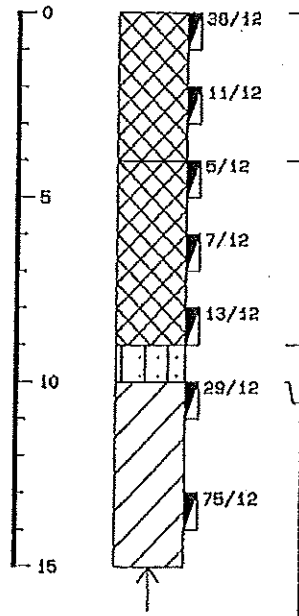
BUFFALO DRILLING COMPANY, INC. 10440 Main Street Clarence, New York 14031		BORING LOCATION MAP SITE INSPECTION 282 - 301 Ohio Street & Vacant Lot Buffalo, New York	
DATE: 6/14/95	JOB NO.: 95-198	SCALE: 1" = 250'	FIGURE: 2

APPENDIX A

TEST BORING LOGS

TEST BORING LOG

TEST BORING NO: 8-1
PROJECT: Ohio Street, Buffalo, New York JOB NO: 95-198
DRILLER: D. Robinson TYPE OF DRILL RIG: Diedrich D50
SAMPLING METHOD: ASTM D1586 SIZE AND TYPE OF BIT: 4 1/4" ID auger
DATE STARTED: 5/24/95 COMPLETED: 5/24/95
SURFACE ELEV (FT): 0 GROUNDWATER DEPTH (FT): No water at completion



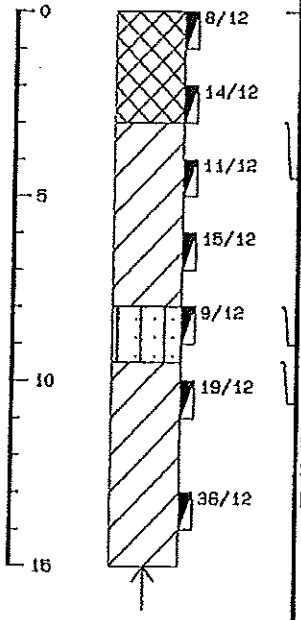
ELEV. / DEPTH	SOIL AND ROCK DESCRIPTION	REMARKS	BLOW/ .5 FT.	N VALUE	%REC (RQD)
	Grey, dense f/c Sand, some Gravel, some Silt, little Brick, moist (FILL)	S-1: 0-2'	8-9-29-67	38	40
	...grade: med. dense, little Silt, tr. Brick	S-2: 2-4'	10-6-5-6	11	10
	Brown, med. stiff Clay, some Silt, tr. f/c Sand, mod. plastic, moist (FILL)	S-3: 4-6'	2-3-2-3	5	40
	...grade: grey, and Silt, little f/m Sand	S-4: 6-8'	2-3-4-4	7	30
	...grade: stiff, tr. Brick	S-5: 8-10'	5-6-7-6	13	50
	Brown, med. dense f/c SAND and Silt, wet (SM)	S-6: 10-12'	6-10-19-27	29	50
	Brown, v. stiff CLAY, some Silt, tr. f/c Sand, mod. plastic, moist (CL)				
	...grade: hard	S-7: 13-15'	17-21-54-30	75	70

1. Bottom of hole 15.0 feet.

BUFFALO DRILLING CO., INC.

TEST BORING LOG

TEST BORING NO: B-2
PROJECT: Ohio Street, Buffalo, New York JOB NO: 95-198
DRILLER: D. Robinson TYPE OF DRILL RIG: Diedrich D50
SAMPLING METHOD: ASTM D1586 SIZE AND TYPE OF BIT: 4 1/4" ID auger
DATE STARTED: 5/23/95 COMPLETED: 5/23/95
SURFACE ELEV (FT): 0 GROUNDWATER DEPTH (FT): No water at completion



ELEV. / DEPTH	SOIL AND ROCK DESCRIPTION	REMARKS	BLOW/ .5 FT.	N VALUE	%REC (RQD)
0	Dk. grey, loose f/c Sand, little Cinders, little Silt, little Gravel, little Rubble, tr. Brick, moist (FILL)	S-1: 0-2'	4-4-4-4	8	60
	...grade: med. dense, tr. Slag	S-2: 2-4'	4-6-8-9	14	40
5	Brown, v. stiff CLAY and Silt tr. f/c Sand, mod. plastic, moist (CL)	S-3: 4-6'	4-5-6-6	11	50
	...grade: stiff, tr. Organic matter (Roots)	S-4: 6-8'	5-7-8-9	15	40
	...grade: v. stiff	S-5: 8-10'	3-4-5-6	9	60
10	Grey, loose f. SAND and Silt, tr. Clay, wet (SM)	S-6: 10-12'	6-8-11-16	19	20
	Brown, v. stiff CLAY, some Silt, tr. f/c Sand, mod. plastic, moist (CL)	S-7: 13-15'	8-16-20-25	36	90
	...grade: hard				
15					

1. Bottom of hole 15.0 feet.

BUFFALO DRILLING CO., INC.

TEST BORING LOG

TEST BORING NO: B-3
PROJECT: Ohio Street, Buffalo, New York JOB NO: 95-198
DRILLER: D. Robinson TYPE OF DRILL RIG: Diedrich D50
SAMPLING METHOD: ASTM D1586 SIZE AND TYPE OF BIT: 4 1/4" ID auger
DATE STARTED: 5/23/95 COMPLETED: 5/23/95
SURFACE ELEV (FT): 0 GROUNDWATER DEPTH (FT): 10' at completion

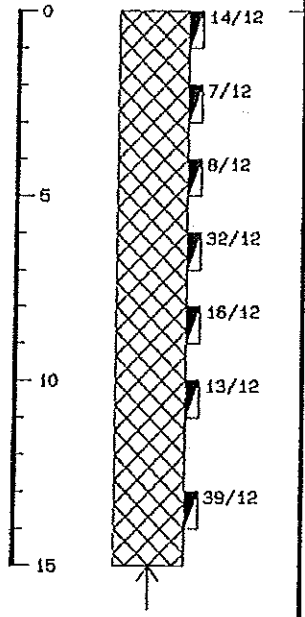
ELEV. / DEPTH	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	SOIL AND ROCK DESCRIPTION	REMARKS	BLOW/ .5 FT.	N VALUE	%REC (RQD)
0	142/12	Grey, v. dense f/c Sand, little Gravel, little Slag, tr. Brick, tr. Cinders, wet (FILL)	S-1: 0-2'	1-46-96	100+	10
5	13/12	...grade: some Gravel, some Silt, tr. Slag	S-2: 4-6'	12-7-6-4	13	20
	4/12	Dk. grey, med. stiff Silt, some f/c Sand, little Clay, tr. Gravel, sl. plastic, wet (FILL)	S-3: 6-8'	3-2-2-3	4	30
	5/12		S-4: 8-10'	5-3-2-7	5	60
10	11/12	Grey, med. stiff SILT, some Clay, tr. f/c Sand, mod. plastic, moist (ML)	S-5: 10-12'	6-6-5-10	11	80
	28/12	Brown, stiff CLAY, some Silt, tr. f/c Sand, mod. plastic, moist (CL) ...grade: v. stiff, tr. Gravel	S-6: 13-15'	9-11-17-21	28	80
15						

1. Oil sheen noted in sample S-2 and S-3.
2. Bottom of hole 15.0 feet.

BUFFALO DRILLING CO., INC.

TEST BORING LOG

TEST BORING NO: B-4
PROJECT: Ohio Street, Buffalo, New York JOB NO: 95-198
DRILLER: D. Robinson TYPE OF DRILL RIG: Diedrich D50
SAMPLING METHOD: ASTM D1586 SIZE AND TYPE OF BIT: 4 1/4" ID auger
DATE STARTED: 5/23/95 COMPLETED: 5/23/95
SURFACE ELEV (FT): 0 GROUNDWATER DEPTH (FT): 10' at completion



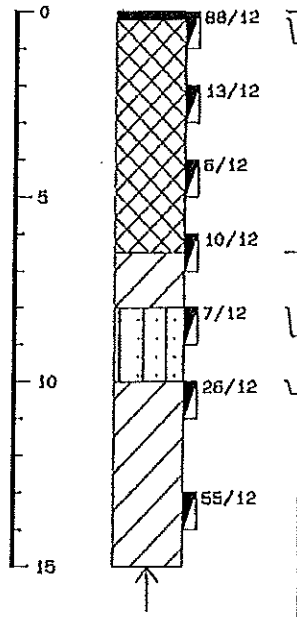
ELEV. / DEPTH	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	SOIL AND ROCK DESCRIPTION	REMARKS	BLOW/ .5 FT.	N VALUE	%REC (RQD)
		Brown-grey, med. dense f/c Sand and Gravel, little Silt, tr. Concrete, tr. Brick, moist (FILL)	S-1: 0-2'	9-7-7-6	14	20
		...grade: loose, wet	S-2: 2-4'	3-4-3-6	7	10
		Same as S-2	S-3: 4-6'	5-5-3-4	8	30
		...grade: dense	S-4: 6-8'	8-16-16-17	32	10
		...grade: med. dense, saturated	S-5: 8-10'	35-10-6-6	16	40
		Same as S-5	S-6: 10-12'	6-6-7-8	13	60
		...grade: dense	S-7: 13-15'	13-17-22-30	39	10

1. Bottom fo hole 15.0 feet.

BUFFALO DRILLING CO., INC.

TEST BORING LOG

TEST BORING NO: B-5
PROJECT: Ohio Street, Buffalo, New York JOB NO: 95-198
DRILLER: D. Robinson TYPE OF DRILL RIG: Diedrich D50
SAMPLING METHOD: ASTM D1586 SIZE AND TYPE OF BIT: 4 1/4" ID auger
DATE STARTED: 5/24/95 COMPLETED: 5/24/95
SURFACE ELEV (FT): 0 GROUNDWATER DEPTH (FT): 10.0' at completion



ELEV. / DEPTH	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	SOIL AND ROCK DESCRIPTION	REMARKS	BLOW/ .5 FT.	N VALUE	%REC (RQD)
		Asphalt	S-1: 0-2'	27-58-30-20	88	10
		Grey, v. dense f/c Sand and Gravel, tr. Silt, saturated (FILL)	S-2: 2-4'	10-8-5-7	13	20
		...grade: med. dense	S-3: 4-6'	2-3-3-3	6	10
		...grade: loose, tr. Brick	S-4: 6-8'	9-5-5-5	10	20
		Grey, stiff CLAY and Silt, tr. f/c Sand, mod. plastic, moist (CL)	S-5: 8-10'	3-3-4-4	7	60
		Brown, loose f/c SAND and Silt, saturated (SM)	S-6: 10-12'	8-12-14-17	26	70
		Brown, v. stiff CLAY, some Silt, tr. f/c Sand, mod. plastic, moist (CL)				
		...grade: hard	S-7: 13-15'	12-17-38-37	55	80

1. Bottom of hole 15.0 feet.

BUFFALO DRILLING CO., INC.

TEST BORING LOG

TEST BORING NO: B-6
PROJECT: Ohio Street, Buffalo, New York JOB NO: 95-198
DRILLER: D. Robinson TYPE OF DRILL RIG: Diedrich D50
SAMPLING METHOD: ASTM D1586 SIZE AND TYPE OF BIT: 4 1/4" ID auger
DATE STARTED: 5/24/95 COMPLETED: 5/24/95
SURFACE ELEV (FT): 0 GROUNDWATER DEPTH (FT): No water at completion

ELEV. / DEPTH	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	SOIL AND ROCK DESCRIPTION	REMARKS	BLOW/ .5 FT.	N VALUE	%REC (RQD)
0	64/12	Grey, dense f/c Sand and Gravel, little Brick, tr. Slag, tr. Silt, wet (FILL)	S-1: 0-2'	20-52-12-11	64	20
	16/12	...grade: med. dense, some Silt, little Gravel tr. Brick	S-2: 2-4'	10-8-7-8	15	40
5	4/12	Grey, med. stiff CLAY and Silt, tr. f/c Sand, mod. plastic, moist (CL)	S-3: 4-6'	1-2-2-3	4	30
	9/12	...grade: stiff	S-4: 6-8'	3-4-5-6	9	60
	9/12	...grade: brown, some Silt	S-5: 8-10'	7-5-4-8	9	80
10	14/12	Same as S-5	S-6: 10-12'	4-5-9-10	14	90
	30/12	...grade: hard	S-7: 13-15'	8-16-14-19	30	80
15						

1. Bottom of hole 15.0 feet.

BUFFALO DRILLING CO., INC.

APPENDIX B

GEOTECHNICAL REFERENCE STANDARDS

GEOTECHNICAL REFERENCE STANDARDS
SUMMARY OF LOGGING TECHNIQUES

Depth (ft.)	Blows per .5 ft.	Sample No.	N	% REC (ROD)	SOIL AND ROCK DESCRIPTION	REMARKS

Depth– The depth column provides the verticle scale of the boring log in feet below ground surface.

Blows per .5 ft. The number of blows obtained from each of the 0.5 ft. intervals of sampler penetration.

NOTE: WR represents the static weight of drill rods. WH represents the static weight of rods and hammer.

Sample Identification Number– Disturbed samples are identified with "S" preceding the sample number. Undisturbed samples (shelby tube) samples are identified with "U" preceding the sample number. Rock core samples are identified with "C" preceding the core run.

% Recovery– The length of sample recovered divided by the total length sampled. The result is numerically expressed as percent.

(RQD)– The "Rock Quality Designation". The total length of pieces>4 inches divided by the total length of core run.

N-value– The Standard Penetration Test N-value, as specified by ASTM D1586 is defined as the number of blows required by a 140-pound hammer falling 30 inches each blow to drive a 2 inch outside diameter split spoon sampler 12 inches.

Remarks – Denotes exact depth of recovery and general documentation of drilling efforts.

Notes – Description and classification are based on visual inspection of samples and boring operations.

The stratum lines shown on the boring logs are based upon interpretation and may not represent precise subsurface conditions.

Water level readings have been made in the drill holes at times and under conditions stated on the boring logs. Fluctuations in the water level may occur due to other factors than those present at the time measurements taken.

TERMINOLOGY USED FOR SOIL DESCRIPTION

Density Description of Granular Soil

Number of Blows per ft., N.	Relative Density
0–4	Very loose
4–10	Loose
10–30	Medium
30–50	Dense
Over 50	Very dense

Consistency Description of Cohesive Soil

Number of Blows per ft., N.	Consistency
Below 2	Very soft
2–4	Soft
4–8	Medium
8–15	Stiff
15–30	Very stiff
Over 30	Hard

Grain Size

Boulder –	greater than 12 inch diameter
Cobble –	passing 12 inch, retained on 3 inch
Gravel –	passing 3 inch, retained on No. 4 sieve
Sand –	Coarse – passing No. 4 sieve, retained on No. 10 sieve Medium – passing No. 10 sieve, retained on No. 40 sieve Fine – passing No. 40 sieve, retained on No. 200 sieve
Silt –	0.074 mm to 0.005 mm
Clay –	smaller than 0.005 mm

Description of Percentage or Proportions Used in Soil Sample Classification

Trace	0–10%
Little	10–20%
Some	20–35%
And	35–50%

Abbreviations Used In Soil Sample Classification

f – fine	v – very
m – medium	gr – gray
c – coarse	bn – brown
f/m – fine to medium	yel – yellow
f/c – fine to coarse	sl – slight
tr – trace	

Plasticity

Non-plastic –	A 1/8 inch thread cannot be rolled at any water content.
Slight plasticity –	The thread can barely be rolled.
Moderate Plasticity –	Thread is easy to roll and little time is required to reach plastic limit.
Plastic –	Considerable time is required to reach plastic limit. Thread can be re-rolled several times after reaching the plastic limit.

Moisture

Dry –	Absence of moisture, dusty, dry to the touch.
Moist –	Small quantity of moisture. Soil usually above groundwater level.
Wet –	Moisture noticeable to the touch. Soil may be below groundwater level.
Saturated –	Visible free water, usually soil is below groundwater level.

TERMINOLOGY USED FOR ROCK DESCRIPTION

Bedding

Parting	Less than 0.02 ft.
Band	0.02 to 0.2 ft.
Thin bed	0.2 to 0.5 ft.
Medium bed	0.5 to 1.0 ft.
Thick bed	1.0 to 2.0 ft.
Massive	Over 2.0 ft.

Hardness

Very Soft or Plastic	– Can be indented w/ thumb
Soft	– Can be scratched with fingernail
Moderately Hard	– Can be scratched easily with knife; cannot be scratched with fingernail
Hard	– Difficulty to scratch with knife
Very hard	– Cannot be scratched with knife

Crystallinity or Texture

Dense – Crystals are so small they cannot be distinguished with the naked eye.

Very Fine Crystalline – Crystals barely discernible with the naked eye.

Crystalline – Crystals are medium size –up to 1/8 inch diameter.

Very Coarsely Crystalline – Crystals larger than 1/8 inch diameter.

Voids

Pourous –	Smaller than a pinhead. Their presence is indicated by the degree of absorbency.
Pitted –	Pinhead size to 1/4 inch. If only thin walls separate the individual pits, the core may be described as honeycombed.
Vug –	1/4 inch to the diameter of the core. The upper limit will vary with core size.
Cavity –	Larger than the diameter of the core.

SOIL CLASSIFICATION CHART
(Unified Soil Classification System)

MAJOR DIVISIONS			GRAPH SYMBOL	LETTER SYMBOL	TYPICAL DESCRIPTIONS
COARSE-GRAINED SOILS More than 50% of material larger than No. 200 sieve	GRAVELS- More than 50% of coarse fraction larger than No. 4 sieve	Clean Gravels (little or no fines)		GW	Well-graded gravels, gravel-sand mixtures, little or no fines
				GP	Poorly-graded gravels, gravel-sand mixtures, little or no fines
		Gravels with appreciable amounts of fines		GM	Silty gravels, gravel-sand-silt mixtures
				GC	Clayey gravels, gravel-sand-clay mixtures
	SANDS- Less than 50% of coarse fraction larger than No. 4 sieve	Clean sands (little or no fines)		SW	Well-graded sands, gravelly sands, little or no fines
				SP	Poorly-graded sands, gravelly sands, little or no fines
		Sand with appreciable amounts of fines		SM	Silty sands, silt-sand mixtures
				SC	Clayey sands, sand-clay mixtures
FINE-GRAINED SOILS Less than 50% of material larger than No. 200 sieve	SILTS AND CLAYS Low plasticity Liquid Limit < 50%			ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
				CL	Inorganic clays of low to medium plasticity, gravely clays, sandy clays, silty clays, lean clays
				OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS High plasticity Liquid limit > 50%			MH	Inorganic silts, micaceous or diatomaceous fine sand or silty soils
				CH	Inorganic clays of high plasticity, fat clays
				OH	Organic clays of medium to high plasticity, organic silts
	Highly Organic Soils			Pt	Peat, humus, swamp soils with organic contents
	Miscellaneous Fill			FILL	Miscellaneous fill may belong in any division but is identified as FILL

TABLE NO. 1
PHOTOIONIZATION DETECTOR
SUMMARY OF ORGANIC VAPOR SCREENING

CLIENT:	Magnano - Paladino	SAMPLES REC'D BY:	BDC
PROJECT:	282-301 Ohio St., Buffalo, NY	SAMPLE METHOD:	ASTM D1586
JOB NO:	95-198	TEST DATE:	5/26/95

TOTAL IONIZABLES PRESENT

SAMPLE I.D.		DEPTH (ft.)	PID READING (ppm)
Background		in air	0.0
B-1	S-1	0-2	10.9
	S-2	2-4	15.2
	S-3	4-6	13.2
	S-4	6-8	5.2
	S-5	8-10	8.8
	S-6	10-12	8.8
	S-7	13-15	5.2
B-2	S-1	0-2	7.2
	S-2	2-4	5.2
	S-3	4-6	4.7
	S-4	6-8	10.0 (a)
	S-5	8-10	4.2
	S-6	10-12	0.0
	S-7	13-15	0.0

SAMPLE I.D.		DEPTH (ft.)	PID READING (ppm)
B-3	S-1	0-2	28.0
	S-2	2-4	---
	S-3	0-2	104 (b) (c)
	S-4	2-4	95 (c)
	S-5	4-6	31.7 (c)
	S-6	6-8	14.6
	S-7	8-10	12.0
B-4	S-1	0-2	15.0 (a)
	S-2	2-4	25.0
	S-3	4-6	15.0
	S-4	6-8	7.0
	S-5	8-10	11.3
	S-6	10-12	14.0
	S-7	13-15	13.2
Background		in air	0.0

NOTES:

(a) Slight organic (topsoil) odor.

(b) Gasoline odor

(c) Oily sheen on sample

TABLE NO. 1
PHOTOIONIZATION DETECTOR
SUMMARY OF ORGANIC VAPOR SCREENING

CLIENT:	Magnano - Paladino	SAMPLES REC'D BY:	BDC
PROJECT:	282-301 Ohio St., Buffalo, NY	SAMPLE METHOD:	ASTM D1586
JOB NO:	95-198	TEST DATE:	5/26/95

TOTAL IONIZABLES PRESENT

SAMPLE I.D.		DEPTH (ft.)	PID READING (ppm)
Background		in air	0.0
B-5	S-1	0-2	3.4
	S-2	2-4	0.0
	S-3	4-6	0.0
	S-4	6-8	0.0
	S-5	8-10	2.3
	S-6	10-12	2.3
	S-7	13-15	3.5
B-6	S-1	0-2	0.0
	S-2	2-4	0.0
	S-3	4-6	0.0
	S-4	6-8	7.1
	S-5	8-10	0.0
	S-6	10-12	0.0
	S-7	14-16	0.0

SAMPLE I.D.	DEPTH (ft.)	PID READING (ppm)
Background	in air	0.0

NOTES:

1. Screening of the headspace of samples containers was done using a Photovac Inc. (Microtip HL-200) hand held air monitor/ photoionization detector (PID) equipped with a 10.6 eV bulb.
2. The PID was calibrated, prior to sample screening using isobutylene in air at equivalent concentration of 56.2 ppm benzene in air.
3. The detected concentration in sample headspace does not represent actual concentration in soil but rather a relative measure of total ionizables present with an ionization potential less than 10.6 eV.
4. Soil samples were allowed to acclimate to room temperature (22 deg. C) prior to headspace screening. Readings were obtained by inserting the sample line into the sample container through a hole in the lid.

ATTACHMENT 5

BCP Application – Section VIII

CONTACT LIST INFORMATION

BROWNFIELDS SITE CONTACT LIST

ATTACHMENT 5
BCP Application – Section VIII
Contact List Information
399 Ohio Street Site

Erie County Contacts:

Honorable Mark Poloncarz
Erie County Executive
95 Franklin Street
Buffalo, NY 14202

Mr. Timothy R. Hogues
District 1 Erie County Legislator
609 Ridge Road
Lackawanna, NY 14218

Commissioner Maria R. Whyte
Erie Co. Environment & Plan.
95 Franklin Street
Buffalo, NY 14202

Mr. Paul Kranz
Erie Co. Environment & Plan.
95 Franklin Street
Buffalo, NY 14202

Mr. Robert Graber
Erie County Legislature Clerk
25 Delaware Avenue
Buffalo, NY 14202

Mr. Christopher Pawenski
Erie Co. Environment & Planning
95 Franklin Street
Buffalo, NY 14202

Commissioner Gale Burstein
Erie Co. Health Dept.
95 Franklin Street, Room 931
Buffalo, NY 14202

Commissioner Daniel Neaverth, Jr.
Erie County Local Emergency
45 Elm Street
Buffalo, NY 14203

Mr. John J. LaFalce
ECIDA
143 Genesee Street
Buffalo, NY 14203

City of Buffalo Contacts:

Byron Brown, Mayor
City of Buffalo
65 Niagara Square
Buffalo, NY 14219

David A. Franczyk, Councilman
City of Buffalo
1315 City Hall
Buffalo, NY 14219

ATTACHMENT 5
BCP Application – Section VIII
Contact List Information
399 Ohio Street Site

City of Buffalo Contacts (cont.):

James A. Morrell, Chairman
City of Buffalo
Planning Board
901 City Hall
Buffalo, NY 14219

Supplier of Potable Water:

Buffalo Water Authority
281 Exchange Street
Buffalo, NY 14204

Local News Media:

Buffalo News
ATTN: Ms. Aaron Besecker
1 News Plaza
Buffalo, NY 14240

WGRZ TV - Ch. 2
ATTN: Ms. Maria Sisti
259 Delaware Avenue
Buffalo, NY 14202

WIVB - Ch. 4
ATTN: Ms. Lisa Fullone
2077 Elmwood Avenue
Buffalo, NY 14207

WKBW News Channel 7
ATTN: Ms. Melanie Pritchard
7 Broadcast Plaza
Buffalo, NY 14202

Alternate Press
ATTN: Mr. Joe Schmidbauer
P.O. Box 729, Washington Station
Buffalo, NY 14205

Business First
ATTN: Anne Marie Franczyk
465 Main Street
Buffalo, NY 14203-1793

WBEN News Radio 930
Entercom Radio of Buffalo
500 Corporate Pkwy, Ste 200
Buffalo, NY 14226

WNED, Environmental News Desk
ATTN: Mr. Michael Desmond
P.O. Box 1263, Horizons Plaza
Buffalo, NY 14240

ATTACHMENT 5
BCP Application – Section VIII
Contact List Information
399 Ohio Street Site

Nearby Schools:

Todd Miklas, Principal
Lorraine Elementary School
425 South Park Avenue
Buffalo, NY 14204

Other Interested Parties:

WNY Director
Citizens Env. Coalition
543 Franklin Street
Buffalo, NY 14202-1109

Document Repository:

Mary Jean Jakubowski, Deputy Director
Buffalo & Erie County Public Library
1 Lafayette Square
Buffalo, NY 14203

Attachment 5

BCP Application - Section VIII
Contact List Information
399 Ohio Street Site
Brownfield Cleanup Program Application

Adjacent Property Address				Property Owner Mailing Address
No.	Street	Property Type	Property Use	
122	Louisiana St	Municipal	Park	City of Buffalo Dept. of Parks and Recreation 511 City Hall Buffalo, NY 14202
49	Mackinaw St	Industrial	Vacant	4216 Group LLC 295 Main Street Buffalo, NY 14203
53	Mackinaw St	Commercial	Truck Terminal	4216 Group LLC 295 Main Street Buffalo, NY 14203
5	Miami St	Industrial	Vacant	Seneca Erie Gaming Corp. 310 Fourth Street Niagara Falls, NY 14303
55	Chicago St	Industrial	Manufacturing	Newark Niagara, LLC 617 Main Street Buffalo, NY 14203
11	Chicago St	Commercial	Row Building	4216 Group LLC 295 Main Street Buffalo, NY 14203
71	Chicago St	Industrial	Vacant	4216 Group LLC 295 Main Street Buffalo, NY 14203
73	Chicago St	Industrial	Vacant	4216 Group LLC 295 Main Street Buffalo, NY 14203
75	Chicago St	Industrial	Vacant	4216 Group LLC 295 Main Street Buffalo, NY 14203
215	Ohio St	Municipal	Park	Buffalo River Fest Park, LLC 93 Leddy Street Buffalo, NY 14210
235	Ohio St	Municipal	Park	Buffalo River Fest Park, LLC 93 Leddy Street Buffalo, NY 14211
286	Ohio St	Commercial	Vacant	1029 Group, LLC 210 Ellicott Sq Bldg Buffalo, NY 14203
300	Ohio St	Commercial	Mini-mart	4216 Group LLC 295 Main Street Buffalo, NY 14203
301	Ohio St	Commercial	Scholastic/Athletic	Buffalo Scholastic Rowing Association 120 West Tupper Street Buffalo, NY 14201
326	Main St	Industrial	Vacant	4216 Group LLC 295 Main Street Buffalo, NY 14203
328	Ohio St	Industrial	Vacant	4216 Group LLC 295 Main Street Buffalo, NY 14203
340	Ohio St	Industrial	Vacant	4216 Group LLC 295 Main Street Buffalo, NY 14203
345	Ohio St	Industrial	Vacant	4216 Group LLC 295 Main Street Buffalo, NY 14203
420	Ohio St	Commercial	Vacant	NYSDEC 138 Louisiana Street Buffalo, NY 14204
421	Ohio St	Commercial	Vacant	NYSDEC 128 South Street Olean, NY 14760

ATTACHMENT 6

BCP Application – Section VIII

DOCUMENT REPOSITORY

DOCUMENT REPOSITORY CONFIRMATION LETTER

February 18, 2014

Mary Jean Jakubowski
Deputy Director
Buffalo & Erie County Public Library
1 Lafayette Square
Buffalo, NY 14203

Re: Document Repository for Brownfield Cleanup Program
399 Ohio Street Site
Buffalo, New York

Dear Ms. Jakubowski:

As we discussed, thank you for agreeing to the Buffalo & Erie County Public Library acting as the document repository for the above-referenced Site. In the future, we will be sending various documents relating to the Site that should be made available for public review upon request.

Please contact me if you have questions or require additional information.

Sincerely,
TurnKey Environmental Restoration, LLC

Nathan T. Munley
Sr. Project Scientist

File: 0136-013-011

ATTACHMENT 7

BCP Application – Section IX

LAND USE FACTORS

ADJACENT LAND USES AND DEVELOPMENT PATTERNS
NEARBY LAND USE/ ZONING
COMPREHENSIVE LAND USE PLANS
GROUNDWATER VULNERABILITY ASSESSMENT
SITE GEOGRAPHY/ GEOLOGY
EXISTING LAND USE MAP 2-2A
PROPOSED LAND USE MAP 4-1C
BUFFALO BROWNFIELD OPPORTUNITY AREA – BUFFALO RIVER CORRIDOR:
BOA POTENTIALLY BROWNFIELD SITES SLIDE
BOA EXISTING LAND USE SLIDE
FIGURE 10; CULTURAL RESOURCES
FIGURE 11; ENVIRONMENTAL JUSTICE AREA
FIGURE 12; NATURAL RESOURCE MAP
FIGURE 13; WETLAND & FLOODPLAIN MAP
FIGURE 14; SOIL MAP

ATTACHEMENT 7
BCP Application – Section IX
Land Use Factors
399 Ohio Street Site

LAND USE FACTORS

INTRODUCTION

The following provides a brief summary of the Site:

- The Site is located within a highly developed mixed use industrial and commercial area of the City of Buffalo, Erie County, New York.
- The Site includes a single story garage building on the southern end of the parcel, with the remainder of the Site vacant.
- The planned future use of the Site (Mixed commercial residential) is consistent with the local zoning plan (see Figure 6).
- In accordance with §27-1415(3)(p), there are no environmental justice concerns associated with this project. The Site is located within a NYSDEC Potential Environmental Justice (EJ) Area (see Figure 11). However, EJ concerns are not applicable to this project as "the proposed use [is not] expected to cause or increase a disproportionate burden on the community in which the site is located."
- There are no State or Federal land use designations related to the property.
- Population in Erie county has increased by 42 (<0.001%) over the period of April 2010 - July 2012 (per US Census Bureau).
- The Site has access to municipal utilities including: natural-gas, municipal sewer, electric and public water.
- There are no known Institutional Controls (ICs) for the Site.

COMPREHENSIVE PLANS

Currently, the City of Buffalo is in the process of updating the City's building and zoning ordinances into the Buffalo Development Framework, including the draft Buffalo Green Code. The framework is based on the Comprehensive Plan (2006), Local Waterfront Redevelopment Plan (LWRP; 2007), and the City of Buffalo Brownfield Opportunity Areas (BOAs). Currently the draft Buffalo Green Code (2011) is partially available for review, and the Buffalo Development Framework is expected to be released for public review and

comment in February 2014. Review of the current plans being incorporated into the Framework as related to the Site are discussed below.

The Site is located within Sub-Area 3 of the City of Buffalo LWRP. The existing LWRP identifies the Site in an area proposed for mixed-use commercial. The City of Buffalo's LWRP maps identifying the Existing Land Use (Map 2-2A) and Proposed Land Use (Map 4-1C) are included in Attachment 7 for reference.

The Site is located within the Buffalo River Corridor BOA. The Buffalo River Corridor BOA is currently in the Step 2 phase, which will nominate approximately 980 acres of property and 40 potential brownfield sites. The 399 Ohio Street Site is identified within the Buffalo River Corridor BOA boudnary. City of Buffalo - Buffalo River Corridor BOA presentation slides showing the site identified within the BOA boundary and presenting the BOA surrounding land use are included in Attachment 7 for reference.

While the Buffalo Green Code (2011) is still considered "draft", the project area is planned as a transition from predominantly commercial/industrial zoned area to an "Urban Core" area. Urban Core areas as described in the Buffalo Green Code are a mixed use of residential, commercial and light industrial areas, either within or on the edge of the downtown urban area. Planned reuse of the site as a residential development is consistent with current and contemplated future zoning, the draft Buffalo Green Code, as well as recently announced planned developments occurring along Ohio Street and the Buffalo River corridor.

NATURAL AND CULTURAL RESOURCES

- Per New York States Historical Preservation Office, two (2) National Register listed historical sites are located within 0.5 miles of the subject Site (see Figure 11), including:
    - E & B Holmes Machinery Company Building, addressed at 59 Chicago Street (08NR00597).
    - Edward M. Cotter Fire Boat (97NR01143).
- According to the NYSDEC's Environmental Resource Mapper (ERM) there are important plant habitats, and endangered species listed for the area encompassing the Site (see Figure 10), including:

  - Golden Dock *Rumex fueginus*, listed as endangered rare plant species under NYS Protection Status.
  - Midland Clubtail *Gomphus fraternus*, listed as a rare animal species under NYS Protection Status.
  - American Burying Beetle *Nicrophorus americanus,* listed as an endangered rare animal species under NYS Protection Status.
- There are no State wetlands or floodplains located on Site. The Federal Emergency Management Agency (FEMA) 100-year floodplain is identified across the western portion of the Site, associated with the Buffalo River, which is located along the western boundary of the Site (see Figures 12 and 13).
- A Significant Coastal Fish and Wildlife Habitat is identified for the Outer Harbor, located approximately 0.5 miles west of the Site (see Figure 12).
- The nearest NYSDEC regulated freshwater wetland (BU-3) is located approximately 0.6 mile to the northwest of the site.

ADJACENT LAND USE

The Site is located in a historically heavy industrial, commercial, and residential area of the City of Buffalo, Erie County, New York. The Site is bound by recreational property (River Fest Park) with commercial/industrial properties beyond to the north, the Buffalo Scholastic Rowing Association boathouse to the to the south, Ohio Street with commercial, residential, and vacant property beyond to the east, and the Buffalo River to the west with industrial and commercial beyond (see Figure 5).

Land use surrounding the Site includes industrial, commercial, residential, recreational, and vacant (see Figure 6). Residential properties are located approximately 0.2-miles to the southeast of the Site across Ohio Street. Adjacent property owners are identified on Figure 7.

ATTACHEMENT 7
BCP Application – Section IX
Land Use Factors
399 Ohio Street Site

POTENTIAL VULNERABILITY OF GROUNDWATER TO CONTAMINATION

Select polycyclic aromatic hydrocarbons (PAHs) were detected on-Site above their respective 6NYCRR Part 375 Commercial Use Soil Cleanup Objectives (SCOs). Heavy metals, including arsenic, cadmium, and lead, were also detected above 6NYCRR Part 375 Commercial Use SCOs. Groundwater quality will be evaluated during the Remedial Investigation.

Currently, there are no known deed restrictions on the use of groundwater at the Site. Municipal water (Buffalo Water Authority) is available to the Site and all surrounding properties. The municipal water is supplied by the Buffalo Water Authority, and is derived from Lake Erie and the Niagara River.

Groundwater Flow

Based on the proximity to the Buffalo River and Lake Erie, groundwater likely flows in a western direction.

Recommendations

Further work is required to investigate groundwater quality. Wells to assess groundwater flow patterns and water quality will be advanced during the Remedial Investigation.

REGIONAL GEOGRAPHY AND GEOLOGY/HYDROGEOLOGY

The Site is located within the Erie-Ontario lake plain physiographic province, which is typified by little topographic relief and gentle slope toward Lake Erie, except in the immediate vicinity of major drainage ways (USDA, 1978). The surficial geology of the Lake Erie Plain consists of a thin glacial till (if present), glaciolacustrine deposits, recent alluvium, and the soils derived from these deposits.

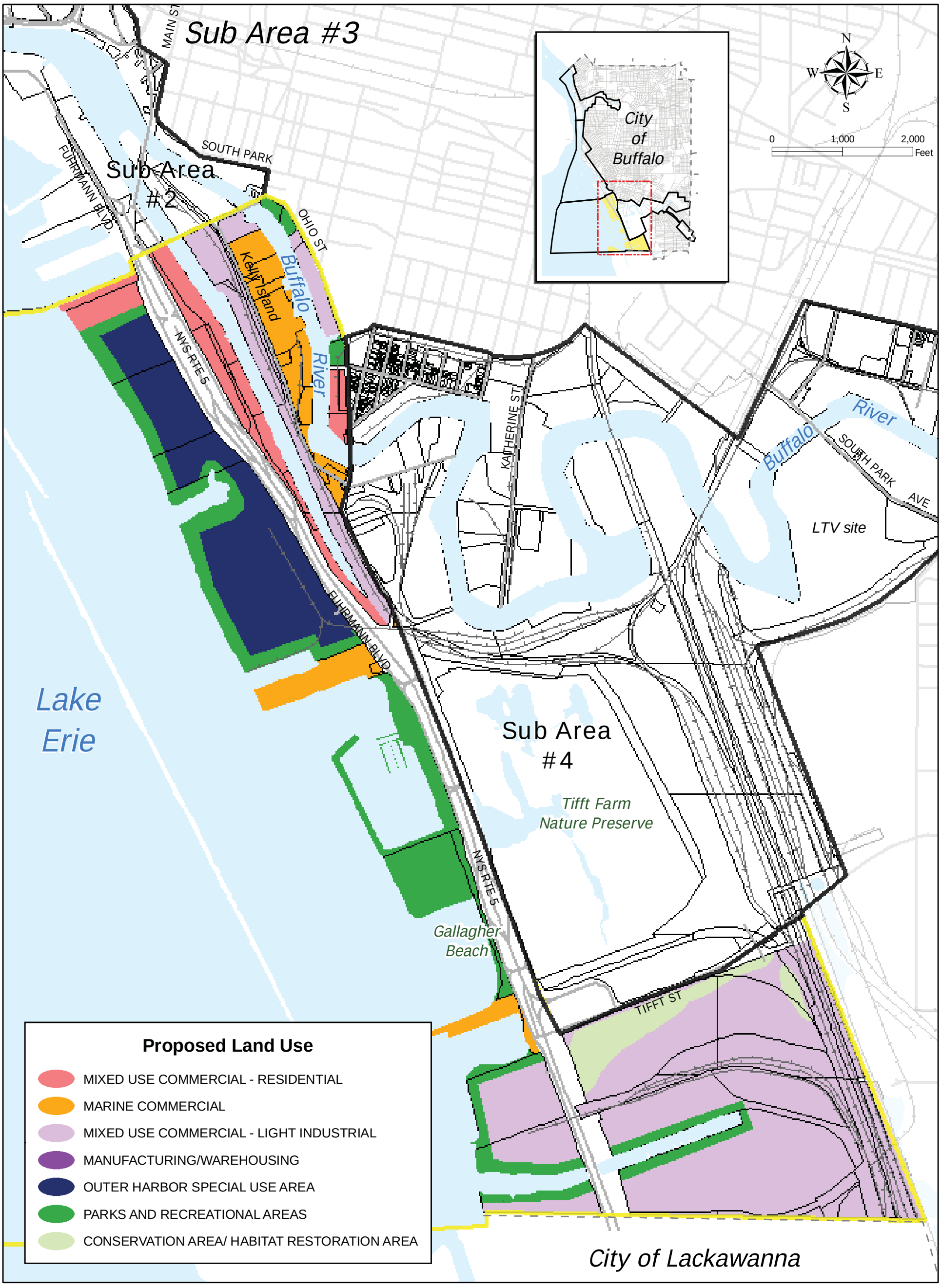
Surface soils within the City are characterized as urban land with level to gently sloping land in which 80 percent or more of the soil surface is covered by asphalt, concrete, buildings, or

other impervious structures (USDA, 1978) typical of an urban environment (see Figure 12). The Site is primarily level at grade, with one office and maintenance building located in the southern portion of the BCP Site. The remainder of the site is covered by concrete or asphalt.

Based on the bedrock geologic map of Erie County (Buehler and Tesmer, 1963), the Site is situated over Onondaga Formation of the Middle Devonian Series. The Onondaga Formation is comprised of a varying texture from coarse to very finely crystalline with a dark gray to tan color and chert and fossils within. The unit has an approximated thickness of 110 to 160 feet.

MAP 4-1C

CITY OF BUFFALO LWRP
PROPOSED LAND USE



Proposed Land Use

- MIXED USE COMMERCIAL - RESIDENTIAL
- MARINE COMMERCIAL
- MIXED USE COMMERCIAL - LIGHT INDUSTRIAL
- MANUFACTURING/WAREHOUSING
- OUTER HARBOR SPECIAL USE AREA
- PARKS AND RECREATIONAL AREAS
- CONSERVATION AREA/ HABITAT RESTORATION AREA

Legend

- LWRP Boundary
- LWRP Sub Area of Interest
- Parcel Boundaries
- Municipal Boundary
- Railroads
- Roads
- Water

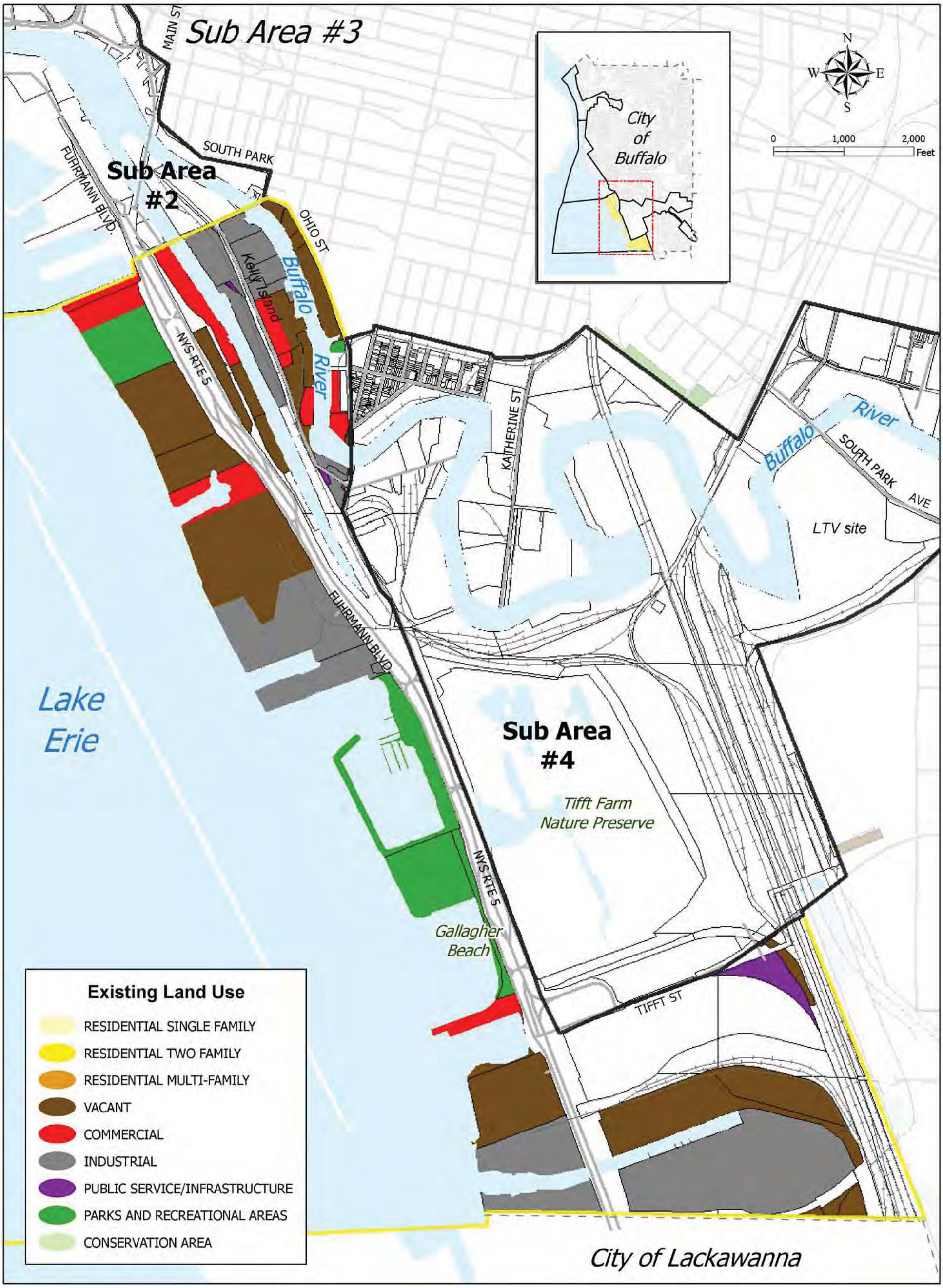
THE INFORMATION ON THIS DOCUMENT IS BASED ON DATA GATHERED FROM THE FOLLOWING DATA SOURCES AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION.

DATA SOURCES: CITY OF BUFFALO

WENDEL DUCHSCHERER ARCHITECTS & ENGINEERS

MAP 2-2C

CITY OF BUFFALO LWRP
EXISTING LAND USE



Existing Land Use

- RESIDENTIAL SINGLE FAMILY
- RESIDENTIAL TWO FAMILY
- RESIDENTIAL MULTI-FAMILY
- VACANT
- COMMERCIAL
- INDUSTRIAL
- PUBLIC SERVICE/INFRASTRUCTURE
- PARKS AND RECREATIONAL AREAS
- CONSERVATION AREA

Legend

- LWRP Boundary
- LWRP Sub Area of Interest
- Parcel Boundaries
- Municipal Boundary
- Railroads
- Roads
- Water

THE INFORMATION ON THIS DOCUMENT IS BASED ON DATA GATHERED FROM THE FOLLOWING DATA SOURCES AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION.

DATA SOURCES: CITY OF BUFFALO

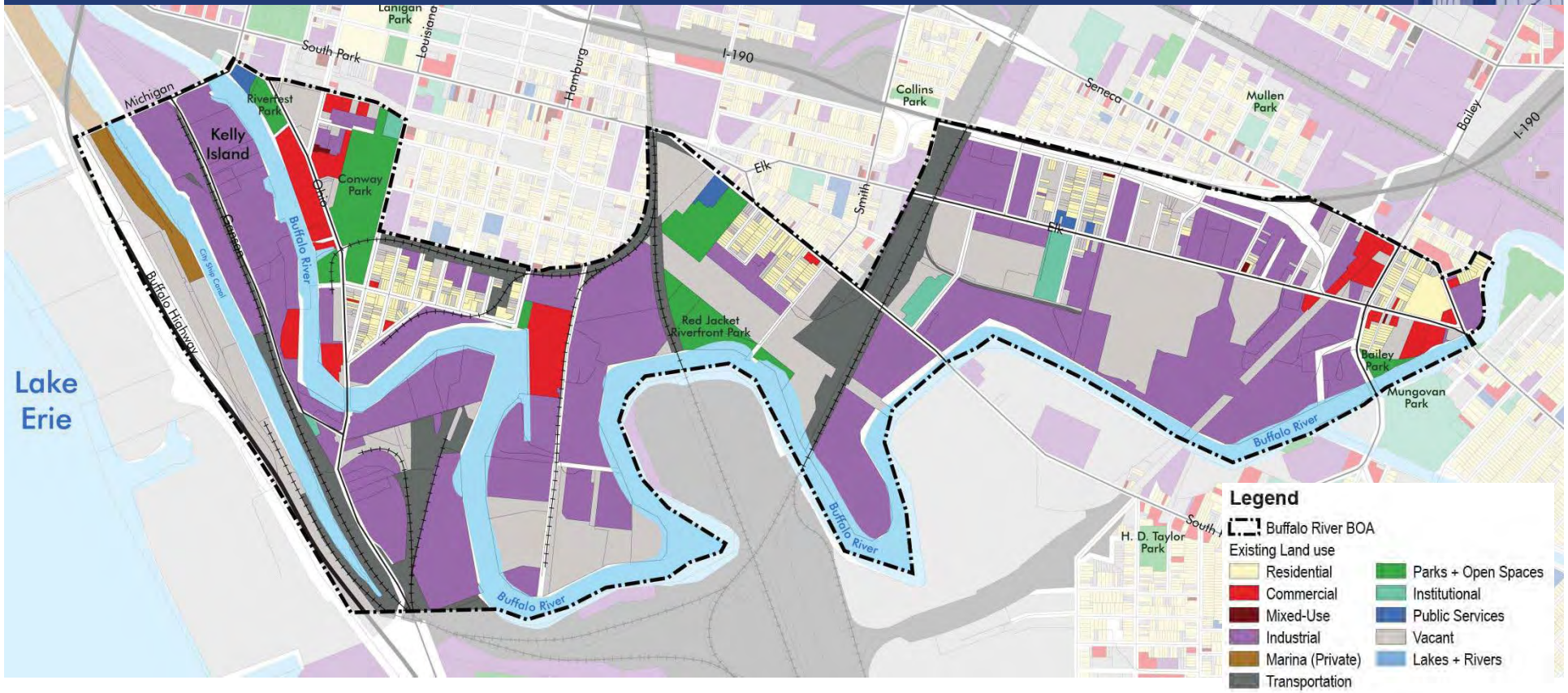
WENDEL DUCHSCHERER ARCHITECTS & ENGINEERS

WD Project #274710-LWRP
January 29, 2004

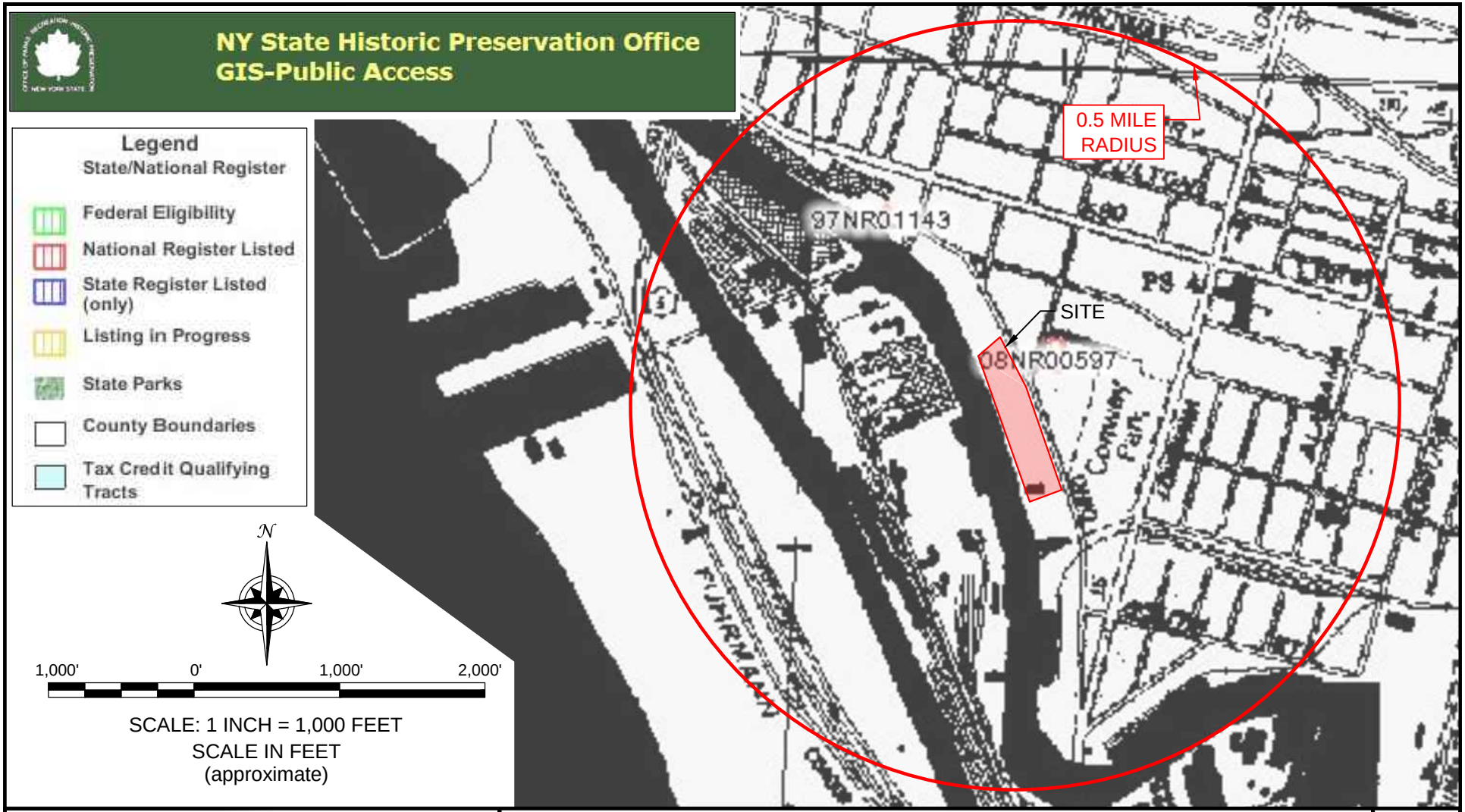
Brownfield Sites

- 60 “brownfield” parcels account for 41% of the total BOA area (325 acres)
- 90% of identified brownfields are being actively used
- As nearly all parcels along the river are potential brownfields, remediation strategies will need to be considered during redevelopment

Existing Land Use



- The pattern of land use classification reflects a predominantly industrial past along the river front with pockets of residential development to the north.
- 34% of the area is classified industrial and 20% classified as vacant
- Transportation uses account for 9% of the area, including several large rail yards
- Parks and open space account for 5% of the area



TurnKey Environmental Restoration, LLC
2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0635

PROJECT NO.: 0136-013-011

DATE: JANUARY 2014

DRAFTED BY: JGT

CULTURAL RESOURCES MAP

BROWNFIELD CLEANUP PROGRAM APPLICATION

399 OHIO STREET SITE

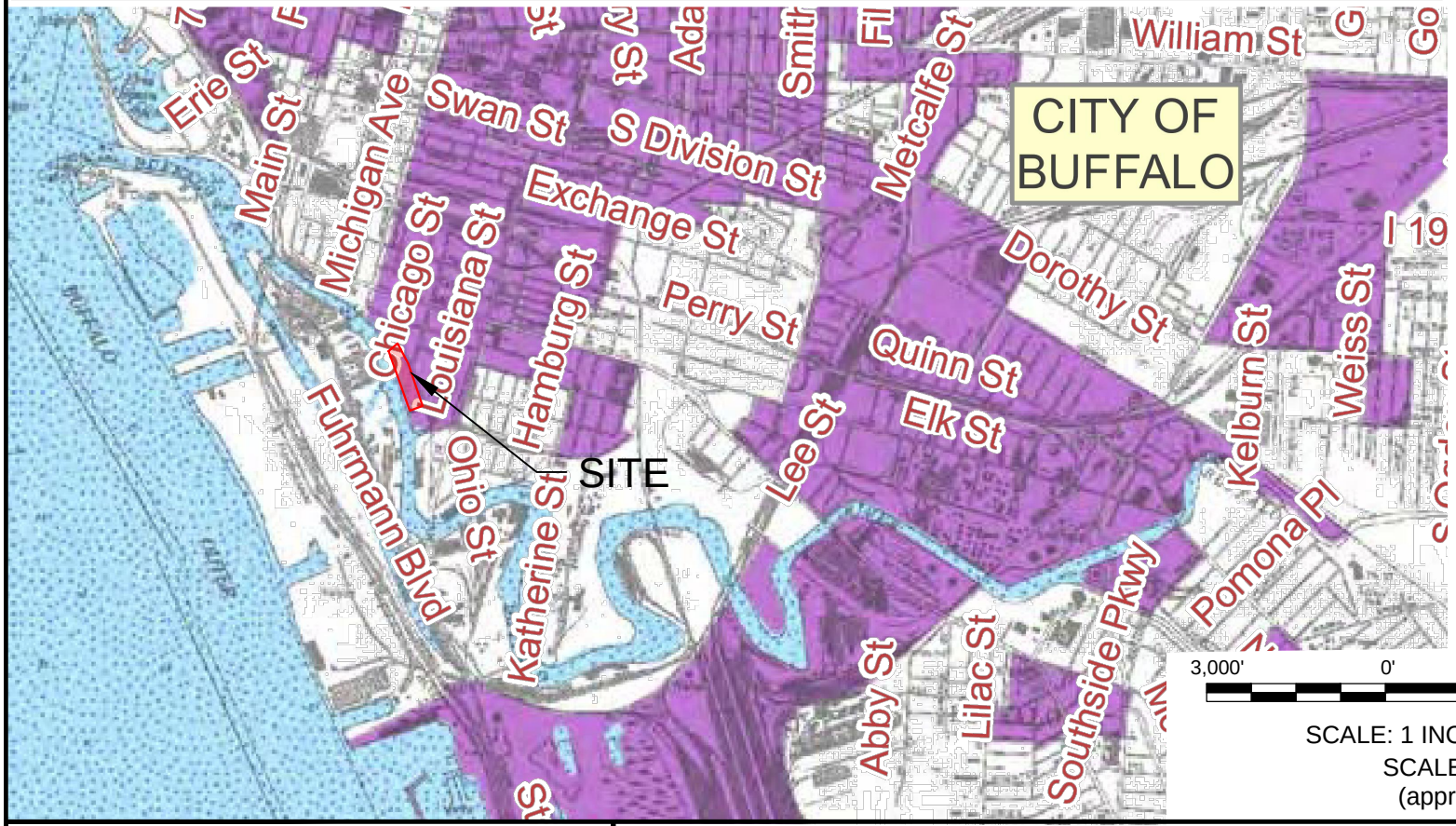
BUFFALO, NEW YORK

PREPARED FOR

1093 GROUP. LLC

FIGURE 10

Potential Environmental Justice Areas in the City of Buffalo (south detail) and Town of West Seneca, Erie County, New York



Legend

- Potential EJ Areas
- County Boundary
- Waterbodies

For questions about this map contact:
New York State Department of Environmental Conservation
Office of Environmental Justice
625 Broadway, 14th Floor
Albany, New York 12233-1500
(518) 402-8556
ej@gw.dec.state.ny.us

This computer representation has been compiled from supplied data or information that has not been verified by NYSDEC. The data is offered here as a general representation only and is not to be used for commercial purposes without verification by an independent professional qualified to verify such data or information.

NYSDEC does not guarantee the accuracy, completeness, or timeliness of the information shown and shall not be liable for any loss or injury resulting from reliance.

Data Source for Potential Environmental Justice Areas:
U.S. Census Bureau, 2000 U.S. Census

3,000' 0' 3,000' 6,000'

SCALE: 1 INCH = 3,000 FEET
SCALE IN FEET
(approximate)

TurnKey Environmental Restoration, LLC
2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0635

PROJECT NO.: 0136-013-011
DATE: JANUARY 2014
DRAFTED BY: JGT

POTENTIAL ENVIRONMENTAL JUSTICE AREAS

BROWNFIELD CLEANUP PROGRAM APPLICATION

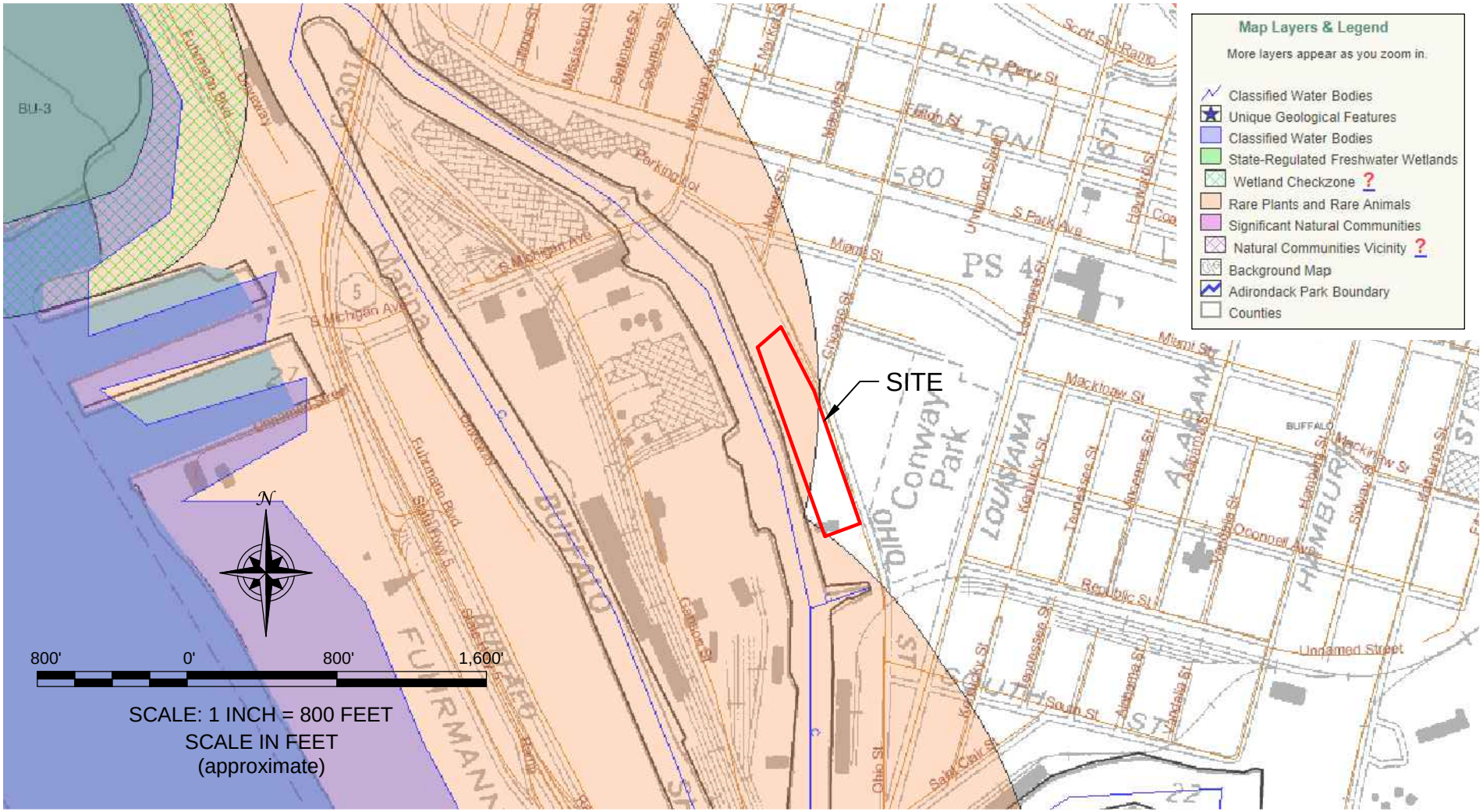
399 OHIO STREET SITE

BUFFALO, NEW YORK

PREPARED FOR

1093 GROUP, LLC

FIGURE 11



TurnKey Environmental Restoration, LLC
2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0635

PROJECT NO.: 0136-013-011

DATE: JANUARY 2014

DRAFTED BY: JGT

NATURAL RESOURCES MAP

BROWNFIELD CLEANUP PROGRAM APPLICATION

399 OHIO STREET SITE

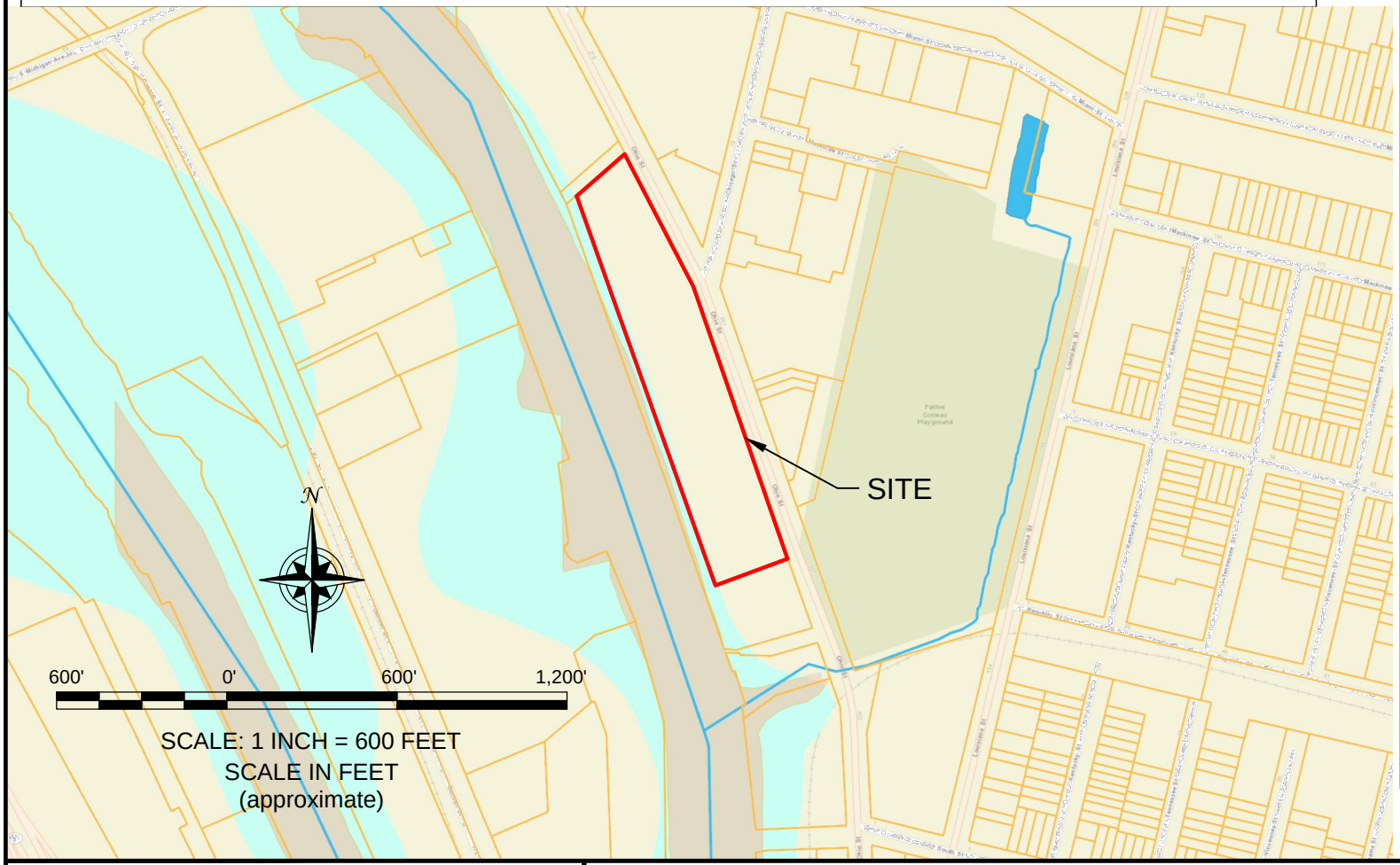
BUFFALO, NEW YORK

PREPARED FOR

1093 GROUP, LLC

FIGURE 12

Erie County On-Line Mapping Application



Legend

- Parcels
- Streams
- Lakes / Ponds
- DEC Wetlands
- National Wetlands Inventory
  - Wetlands
  - No Digital Data
- FEMA Floodplains
- Municipal Boundaries

TurnKey Environmental Restoration, LLC

2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0635

PROJECT NO.: 0136-013-011

DATE: JANUARY 2014

DRAFTED BY: JGT

WETLAND & FLOODPLAIN MAP

BROWNFIELD CLEANUP PROGRAM APPLICATION

399 OHIO STREET SITE

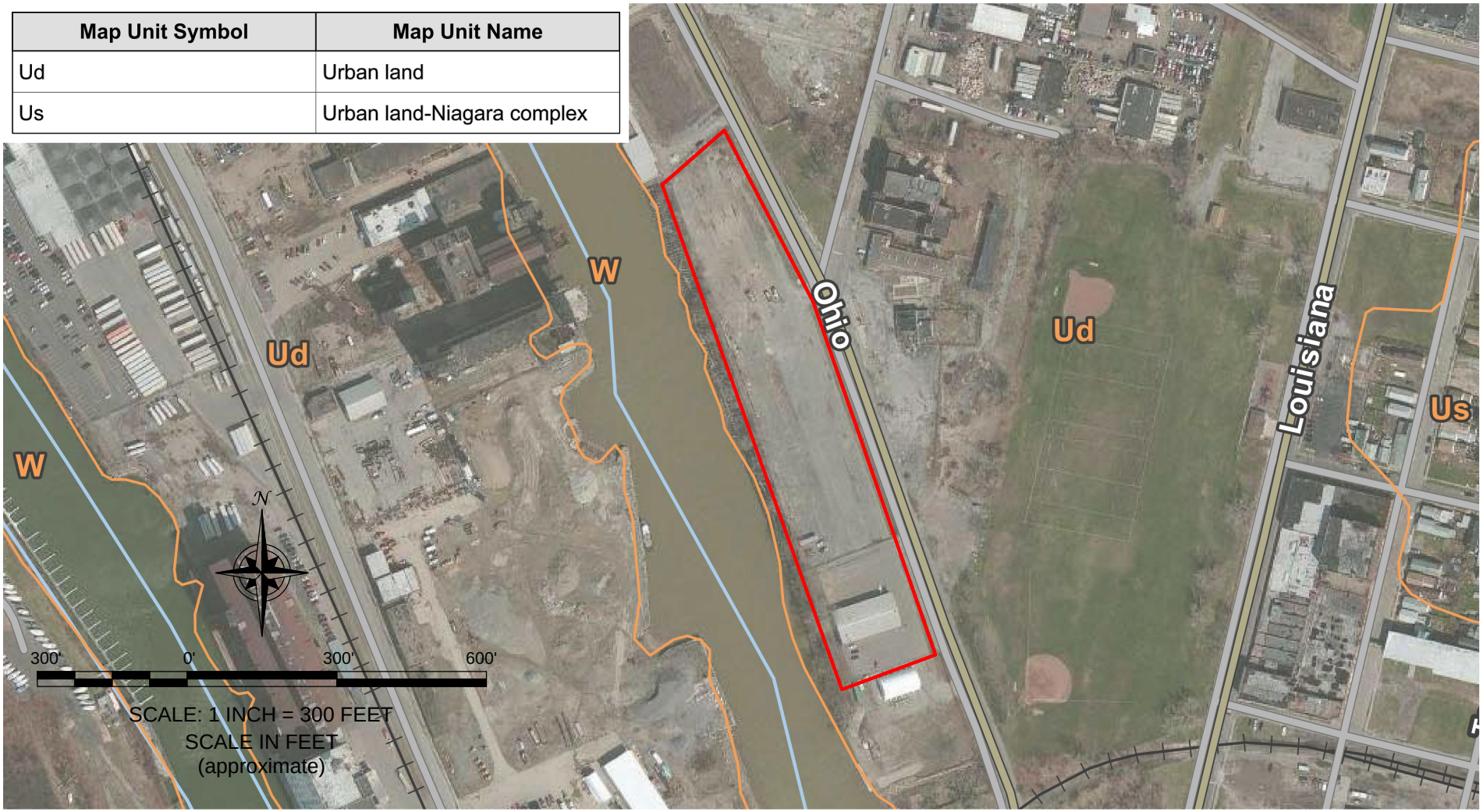
BUFFALO, NEW YORK

PREPARED FOR

1093 GROUP, LLC

FIGURE 13

Map Unit Symbol	Map Unit Name
Ud	Urban land
Us	Urban land-Niagara complex



TurnKey Environmental Restoration, LLC
2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0635

PROJECT NO.: 0136-013-011

DATE: JANUARY 2014

DRAFTED BY: JGT

SOIL MAP

BROWNFIELD CLEANUP PROGRAM APPLICATION

399 OHIO STREET SITE

BUFFALO, NEW YORK

PREPARED FOR

1093 GROUP, LLC

FIGURE 14