

Phase I Environmental Site Assessment Report

Herbert F. Darling Site
99 Tifft Street
Buffalo, New York

August 2006

0116-001-100

Prepared For:

Buffalo Urban Development Corporation

Prepared By:



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
for
HERBERT F. DARLING SITE
99 TIFFT STREET
BUFFALO, NEW YORK

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1.0 EXECUTIVE SUMMARY

1.1 REPORT FINDINGS

The following details the findings of Benchmark Environmental Engineering and Science, PLLC (Benchmark) relative to all appropriate inquiries of recognized environmental conditions (RECs) for the Herbert F. Darling Site, 99 Tifft Street, Buffalo, Erie County, New York in accordance with ASTM E1527-05. It should be noted that this Phase I Environmental Site Assessment (ESA) includes only a portion of what is required by the user to comply with all appropriate inquiries (see Appendix J). This section is provided for convenience to the reader. The reader is encouraged to read the entire report.

It is Benchmark's understanding that this assessment was requested by the Buffalo Urban Development Corporation (BUDC) (i.e., the User) for the purpose of meeting the all appropriate inquiries provisions necessary to qualify for landowner liability protections under CERCLA (see Appendix K).

1.1.1 Site Description

The subject property is identified as the Herbert F. Darling Site (Darling Site), 99 Tifft Street, City of Buffalo, Erie County, New York (see Figure 1). The subject property consists of 75.5 acres of vacant land (Erie County Tax ID No. 132.15-1-2.111) located near the southern boundary of the City of Buffalo (see Figure 2).

1.1.2 Site Reconnaissance

The subject property is a vacant undeveloped parcel generally described as fallow land. The northern portion of the Site is covered with apparent wetland vegetation. There were no buildings located on-site at the time of the site inspection. Miscellaneous dumping was noted in various areas on-site. Materials observed included slag/fill piles, scrap automobile parts, household items, apparent asbestos house siding, and tires.

The following conditions indicative of releases or threatened releases of hazardous substances or petroleum products on, at, in, or to the subject property were identified.

- The subject site includes three large slag and soil/fill materials from an unknown source. Slag and other industrial fill materials contain highly variable and sometimes elevated concentrations of metals and semi-volatile organic compounds.
- Miscellaneous dumping was noted in various areas on-site. Materials observed included scrap automobile parts, household items, apparent asbestos house siding, and tires.
- Adjacent sites include the CSX property (historic railroad), Tifft Farms, St. Lawrence Cement and current/historic railroad properties.

1.1.3 Site History

The historical use of the subject property has been researched through review of historic maps, historic aerial photographs, municipal records, city directories, and/or other reasonably obtainable documents. In general, the historical site uses were determined to be as follows.

Date Range	Apparent Use	Source
1917	Vacant land	Sanborn Maps
1926	Railroad transportation	Aerial photographs
1926 through 1986	Vacant, disturbed land	Aerial photographs, Sanborn maps, Topographic maps
1995 to present	Vacant land	Aerial photographs

The following conditions indicative of releases or threatened releases of hazardous substances or petroleum products on, at, in, or to the subject property were identified based on historical research.

- The subject site was formerly used as a slag dumping area and potential railroad corridor. Slag and other industrial fill materials used as rail ballasts contain highly variable and sometimes elevated concentrations of metals and semi-volatile organic compounds.
- Possible dumping or landfill activities were noted on the north and south adjacent properties from at least the 1960s through 2005.
- Historic adjacent sites included CSX property (rail yard), Tifft Farms (former landfill), and St. Lawrence Cement.
- Benchmark reviewed a Phase I Environmental Site Assessment (ESA) performed by KayVer Group, Inc. for the subject property dated July 2002, completed on behalf of Herbert F. Darling, Inc. The Phase I ESA included records of historic slag sampling conducted by the NYSDEC on-site. Based on Benchmark's review of the slag sampling results attached to the Phase I ESA, elevated arsenic, barium and PCBs were noted within at least one slag sample on-site that would likely require remediation.

1.1.4 Regulatory Information

A review of regulatory database information and any additional regulatory information identified the following conditions indicative of releases or threatened releases of hazardous substances and/or petroleum products on, at, in, or to the subject property.

- An adjacent property, identified as Independent Concrete, addressed at 1751 Fuhrmann Boulevard, is listed as NY Spills site, a Historic NY Spills site, a NY Manifest site, an AST site, and a Historic AST site.

- An adjacent property, identified as Tifft Farm Playfield Team Building, addressed at 140 Tifft Street, is listed as a Facility Index Systems (FINDS) site.

1.1.5 Interviews

Interviews were conducted with BUDC personnel knowledgeable about the subject property. An environmental questionnaire was provided to the current site owner.

The following conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject property were identified based on these interviews.

- The subject site was historically used for slag dumping and railroad transportation.
- BUDC is aware of illegal dumping at the site.

1.2 CONCLUSIONS

We have performed this all appropriate inquiry in conformance with the scope and limitations of 40 CFR 312 for HF Darling (99 Tifft Street) Site, Buffalo, Erie County, New York. Any exceptions to, or deletions from, this practice are described within Section 1.4. Any data gaps are also discussed in Section 1.4.

This inquiry has revealed no conditions indicative of releases or threatened releases of hazardous substances or petroleum products on, at, in, or to the subject property (i.e., REC) except for the following.

- The subject site was formerly used as a slag dumping area and apparent railroad corridor. Slag and other industrial fill materials used as rail ballasts contain highly variable and sometimes elevated concentrations of metals and semi-volatile organic compounds.
- Miscellaneous dumping was noted in various areas on-site. Materials observed included scrap automobile parts, household items, apparent asbestos house siding, and tires.
- Historic slag sampling conducted by the NYSDEC indicated that elevated arsenic, barium and PCBs were noted within at least one slag sample on-Site.
- Possible dumping or landfill activities were noted on the north and south adjacent properties from at least the 1960s through 2005.
- Adjacent sites included the CSX property (historic rail yard), Tifft Farms (former landfill) and St. Lawrence Cement (cement plant). A gasoline station was formerly located adjacent to the northwest corner of the site.

This inquiry has revealed no conditions indicative of releases or threatened releases of hazardous substances or petroleum products on, at, in, or to the subject property that have previously been addressed or remediated (i.e., historical RECs).

1.3 OPINION

Based on the information contained in this report, it is the opinion of the environmental professional preparing this report that the following additional investigation is warranted.

- A Phase II ESA is recommended for the subject property. The Phase II ESA should include soil and slag/fill sample collection and analysis for VOCs, SVOCs, PCBs and metals and groundwater sample collection and analysis for VOCs and metals.
- Although outside the scope of this Phase I ESA, wetland vegetation and ponded water was noted on the northern portion of the Site. Prior to Site redevelopment, a general wetland boundary delineation is recommended to determine the area of the Site which is not developable due to the presence of (potential) wetlands.

1.4 DATA GAPS

The following data gaps¹ were encountered in completion of this inquiry.

Type of Data Gap	Details of Data Gap	Sources Consulted	Significance
Regulatory Review	NYSDEC files relative to slag sampling conducted by the NYSDEC in 2000 were included within a previous study but were not available for review at the NYSDEC office at the time of this Phase I ESA.	NYSDEC Region 9, Buffalo, New York	This data gap did not limit Benchmark's ability to provide an opinion on RECs related to the site.
Interviews	The environmental questionnaire was not provided to the previous owner (i.e., owner prior to 1980).	Not applicable	This data gap did not limit Benchmark's ability to provide an opinion on RECs related to the site.
Abstract of Title	The abstract of title was not available for review at the time of report preparation.	The title search was ordered by the BUDC.	This data gap did not limit Benchmark's ability to provide an opinion on RECs related to the site.

¹ A data gap is defined by 40 CFR 312.10 as "a lack of or inability to obtain information required by the standards and practices" of preparation of this document "despite good faith efforts by the environmental professional" or others to gather such information.

1.5 LIMITATIONS

To the best of our knowledge, the information contained in this report is true and accurate. Benchmark personnel have exercised due diligence in the compilation of the information contained herein appropriate to environmental professionals engaged in investigations of this sort. Benchmark makes no guarantees regarding the accuracy of information gained from other sources. Refer to Appendix I for additional limitations.

1.6 RELIANCE AND DECLARATION

Benchmark authorizes the Buffalo Urban Development Corporation (BUDC) to use this report in order to determine its interest in purchase of the above referenced subject property.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR 312.10.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR part 312.

Reviewed by:

Michael Lesakowski
Project Manager

2.0 PURPOSE

The primary purpose of this assessment was to document the inquiry of the environmental professional for all appropriate inquiries for the subject property. Specifically, this document is intended to provide the “all appropriate inquiries” for the purposes of CERCLA Section 101(35)(B). Such is applicable to persons seeking to qualify for (i) the innocent landowner defense pursuant to CERCLA Sections 101(35) and 107(b)(3); (ii) the bona fide prospective purchaser liability protection pursuant to CERCLA Sections 101(40) and 107(r); and, (iii) the contiguous property owner liability protection pursuant to CERCLA Section 107(q). This report was not intended as part of the site characterization and assessment with use of a grant awarded under CERCLA Section 104(k)(2)(B). More specifically, the scope is intended to identify conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject property.

3.0 SCOPE OF WORK

This Environmental Assessment report has been prepared in accordance with “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process,” ASTM E 1527-05. This standard was devised to address the site assessment portion for *Innocent Landowners, Standards for Conducting All Appropriate Inquiries* (40 CFR 312). The scope of work is intended to identify conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject property, via the following tasks.

A) Review of information provided by the person seeking liability protection relative to: environmental cleanup liens; specialized knowledge or experience regarding the subject property; relationship of the purchase price to the fair market value of the property, if the property were not contaminated; and, commonly known or reasonably available information about the subject property.

B) Interviews with past and present owners, operators and occupants.

C) Review of historical sources of information documenting the subject property’s first use.

D) Review of Federal, State, tribal and local government records, as defined in 40 CFR 312.26.

E) A visual inspection of the subject property and adjoining properties (to the extent possible).

F) Preparation of this written report on all appropriate inquiries.

4.0 SUBJECT PROPERTY/VICINITY DESCRIPTION

4.1 SITE RECONNAISSANCE

A visual site review of the subject property was completed to document site conditions and to identify recognized environmental conditions. The site reconnaissance included a walk-over of all accessible areas. Benchmark personnel were unaccompanied during the site inspection. Dense vegetation on certain areas of the property prevented a detailed inspection of the ground surface of the site.

The following summarizes Benchmark's observations.

4.1.1 Overview

General Site Information	
Name of Site	Herbert F. Darling Property
Site Address	99 Tifft Street
Municipality, County, State	City of Buffalo, Erie County, New York
Fronting Streets	NY State Route 5, Fuhrmann Boulevard
Site Size (acres)	75.5 +/-
Site Topography	Generally flat
Nearest Water Body	Lake Erie ~ 1000 feet west of Site
Exterior Conditions/Improvements	No Improvements

4.1.2 Storage Tanks

During the site inspection, there was no indication of any on-site USTs or ASTs for the containment of petroleum products (e.g., fill ports, vent pipes, accessways, etc.).

4.1.3 Hazardous or Regulated Materials

No hazardous and/or regulated materials were noted stored and/or utilized on the subject property at the time of the site inspection.

4.1.4 Solid, Hazardous or Regulated Waste

There was no evidence of hazardous or regulated waste generated on-site. However, one roll-off dumpster was noted on-Site proximate to the Tifft Street entrance area. The purpose of that dumpster was not apparent.

4.1.5 Staining, Corrosion, Stressed Vegetation and/or Dead Vegetation

During the site reconnaissance, there were no stained soils, stained pavement, stressed vegetation or corroded surfaces noted on-site.

4.1.6 Fill Dirt or Land Disposal

During the site reconnaissance, there was evidence of placement of slag and slag/soil/fill materials on-site. Three large fill piles were noted on-site (see Site photographs in Appendix A). In addition, miscellaneous dumping was noted in various areas on-site. Materials observed included scrap automobile parts, household items, apparent asbestos house siding, and tires.

4.1.7 Wastewaters

Although municipal sanitary and storm sewers service the area of subject property, there was no evidence of municipal sewers on-site. There was no evidence of any pits, ponds or lagoons used in connection with waste treatment or waste disposal.

4.1.8 Potable Water Supply/Wells

There was no evidence of municipal water supply, active or abandoned supply wells, drywells, monitoring wells or irrigation wells on-site.

4.1.9 Air Emissions

There were no process exhaust systems noted on-site at the time of the site investigation.

4.1.10 PCBs

No suspect PCB-containing materials were noted on-site.

4.1.11 Other Issues

At the time of the site inspection, there was no evidence of any other issues of concern, i.e. air quality, odors, etc., associated with the subject property. Although outside of the scope for this Phase I ESA, the northern portion of the Site appeared covered with wetland vegetation and ponded water.

4.2 ADJACENT SITE USE

The adjacent properties were visually inspected from the subject property at the time of the site reconnaissance. Physical limitations included heavy vegetation and restricted road access.

The surrounding property uses include the following:

Direction	Owner/Current Use	Apparent Past Use	Concerns
North	Wooded and Fallow Land; City Park	Same/similar to current use; this site may be	- None based on visual observation - Former landfill further north

		included within the boundaries of the former landfill to the north	
South:	CSX Site/Former railroad	Railroad	- Historic railroad
East:	- Vacant undeveloped land	- Similar/same as current	- None based on visual observation
	- Railroad	- Railroad	- Current/historic railroad
West:	St. Lawrence Cement (Cement plant)	- Similar/same as current	- Historic industrial use

It should also be noted that surrounding properties beyond those parcels directly adjacent to the subject Site include a current industrial sites (CertainTeed, St. Lawrence Cement), a former heavy industrial site (Hanna Furnace) and the Tifft Farm Nature Preserve (former landfill). A NYSDEC inactive hazardous waste site (Sherland, Inc. a/k/a Shenango Steel and Mold) is also located in close proximity to the subject property.

4.3 SUBJECT SITE PHOTOGRAPHS

Photographs of the subject property were taken by Benchmark on August 2, 2006. Photographs were taken with the objective of documenting the physical condition of the subject property and any improvements thereon. Photographs are included in Appendix A.

4.4 SUMMARY OF OBSERVATIONS OF POTENTIAL CONCERNS

Based solely on observations made during the site inspection, the following conditions indicative of releases or threatened releases of hazardous substances and/or petroleum products on, at, in, or to the subject property were identified:

- The subject site includes three large slag and soil/fill materials from an unknown source. Slag and other industrial fill materials contain highly variable and sometimes elevated concentrations of metals and semi-volatile organic compounds.
- Miscellaneous dumping was noted in various areas on-site. Materials observed included scrap automobile parts, household items, apparent asbestos house siding, and tires.
- Adjacent sites include the CSX property (historic railroad), Tifft Farms (portion; former landfill), St. Lawrence Cement and current/historic railroad properties.

5.0 SUBJECT PROPERTY HISTORY AND USE

The historical use of the subject property has been researched through review of historic maps, historic aerial photographs, municipal records, city directories, historic topographic maps, and/or other reasonably obtainable documents. The following summarizes Benchmark's historical research.

5.1 HISTORIC AERIAL PHOTOGRAPHS

Historical aerial photographs serve to reveal former topography, buildings, structures and man-made works such as canals, lagoons and railroads that may have been altered or may no longer be in existence.

Historical aerial photographs were provided by EDR, Erie County Public Works website and <http://earth.google.com>. Changes in land use and general subject property characteristics were noted and are described below. Copies of the aerial photographs are included in Appendix B. Observations of the subject property and surrounding properties are detailed below.

YEAR/SITE	OBSERVATIONS/PROPERTY USES
1926	
Subject Property	Rail yard
North	Vacant land
South	Rail yard
East	Vacant fallow land/Railroad tracks
West	Fuhrmann Boulevard/Industrial area along Lake Erie
1951	
Subject Property	Vacant land/ Former rail yard
North	Vacant land
South	Rail yard
East	Vacant fallow land/Railroad tracks
West	Fuhrmann Boulevard/Industrial area along Lake Erie
1959	
Subject Property	Vacant land/evidence of disturbance and access roads
North	Vacant/disturbed land/wooded
South	Rail yard
East	Vacant fallow land/Railroad tracks
West	Fuhrmann Boulevard/Industrial area along Lake Erie
1966	
Subject Property	Vacant land/evidence of disturbance and access roads
North	Vacant/highway off-ramp/wooded
South	Rail yard
East	Vacant fallow land/Railroad tracks
West	Fuhrmann Boulevard/Industrial area along Lake Erie
1978	
Subject Property	Vacant land/evidence of disturbance and access roads
North	Vacant/highway off-ramp/wooded
South	Rail yard
East	Vacant fallow land/Railroad tracks
West	Fuhrmann Boulevard/Industrial area along Lake Erie

1983	
Subject Property	Vacant land/evidence of additional disturbance/potential land disposal activities
North	Vacant/highway off-ramp/wooded/recreational park
South	Rail yard
East	Vacant fallow land/Railroad tracks
West	Fuhrmann Boulevard/Industrial area along Lake Erie
1995	
Subject Property	Vacant land/evidence of additional disturbance/potential land disposal activities
North	Vacant/wooded/recreational park
South	Rail yard
East	Vacant fallow land/Railroad tracks
West	Fuhrmann Boulevard/Industrial area along Lake Erie
2003	
Subject Property	Vacant land/evidence of disturbance and access roads
North	Vacant/wooded/recreational park
South	Former rail yard
East	Vacant fallow land/Railroad tracks
West	Fuhrmann Boulevard/Industrial area along Lake Erie
2005	
Subject Property	Vacant land/evidence of disturbance and access roads
North	Vacant/wooded/recreational park
South	Former rail yard
East	Vacant fallow land/Railroad tracks
West	Fuhrmann Boulevard/Industrial area along Lake Erie

5.2 SANBORN MAPS

EDR provided historical maps dating 1917, 1940, 1950 and 1986. Based on those maps, included within the Appendix C of this report, the subject property the historical uses and those of adjacent properties are described as below.

YEAR /SITE	OCCUPANTS/PROPERTY USE
1917	
Subject Property	Vacant
North	Tifft Street/Vacant
South	Vacant/Railroad tracks
East	Vacant
West	Hamburg Turnpike/Vacant
1940	
Subject Property	Vacant
North	Tifft Street/Vacant
South	Railroad tracks/Union Ship Canal and Hanna Furnace Corporation are shown further south
East	Vacant/Railroad tracks
West	Fuhrmann Boulevard/no coverage beyond Fuhrmann Boulevard
1950	
Subject Property	Vacant/ Gas Station shown on the northwest corner of the site ¹
North	Tifft Street/no coverage beyond Tifft Street
South	Railroad tracks/Union Ship Canal and Hanna Furnace Corporation are shown further south
East	Vacant/Railroad tracks
West	Fuhrmann Boulevard/no coverage beyond Fuhrmann Boulevard
1986	
Subject Property	Vacant

North	Vacant
South	Tifft Street/no coverage beyond Tifft Street
East	Railroad tracks/Union Ship Canal, Shenango, Inc. Foundry and Jordan Foster Scrap Corporation are shown further south
West	Vacant/Railroad tracks

Notes:

1) The gas station identified on-site on the 1950 Sanborn map appears to be beneath the current Route 5. The subject property parcel boundaries in that area appear to have been moved easterly and would no longer include the area of the former gasoline station.

5.3 CITY DIRECTORIES

Historic Polk Directories were reviewed for additional information regarding the subject property. Past occupants of the subject property and those of adjacent/nearby properties have been identified through the Polk Directories as listed below.

YEAR	OCCUPANTS/PROPERTY USES
1942	
Subject Property	Not listed
Adjacent/Nearby Properties (address)	Hanna Furnace (1615 Fuhrmann Blvd.) Lehigh Cement (1615 Fuhrmann Blvd.)
1950	
Subject Property	Not listed
Adjacent/Nearby Properties (address)	Kozy's Service Station (1568 Fuhrmann Blvd.) Hanna Furnace (1751 Fuhrmann Blvd.) Lehigh Cement (1751 Fuhrmann Blvd.)
1962	
Subject Property	Not listed
Adjacent/Nearby Properties (address)	Hanna Furnace Corp. (1812 Fuhrmann Blvd.) West Shore Fuel (dock) (1812 Fuhrmann Blvd.) John W. Cowper Co., Inc. (1812 Fuhrmann Blvd.)
1967	
Subject Property	Not listed
Adjacent/Nearby Properties (address)	Shenango Inc. (1800 Fuhrmann Blvd.) Hanna Furnace Corp. (1812 Fuhrmann Blvd.) West Shore Fuel (dock) (1812 Fuhrmann Blvd.)
1975	
Subject Property	Not listed
Adjacent/Nearby Properties (address)	Vacant (1760 Fuhrmann Blvd.) Shenango Inc. (1800 Fuhrmann Blvd.) Hanna Furnace Corp. (1812-1818 Fuhrmann Blvd.)
1985	
Subject Property	Not listed
Adjacent/Nearby Properties (address)	Independent Cement (1751 Fuhrmann Blvd.) Buffalo Sand Blasting (1751 Fuhrmann Blvd.) Buffalo Tube and Core (1751 Fuhrmann Blvd.) NYPENN Elevators (1751 Fuhrmann Blvd.) Cement Transportation, Inc. (1751 Fuhrmann Blvd.)

5.4 HISTORIC TOPOGRAPHIC MAPS

Historic topographic maps, available through <http://historical.maptech.com> and DeLorme 3-D TopoQuads, were reviewed for additional information regarding the subject property. Copies of the maps are included in Appendix D. Observations of the subject property and surrounding properties are detailed below.

YEAR/SITE	OBSERVATIONS/PROPERTY USES
1901	
Subject Property	Vacant land
Adjacent/Nearby Properties	Railroad tracks are shown nearby to the east and west
1948	
Subject Property	Vacant land
Adjacent/Nearby Properties	Railroad tracks are present south adjacent and east of the site
1995	
Subject Property	Vacant land
Adjacent/Nearby Properties	Railroad tracks are present south adjacent and east of the site

5.5 MUNICIPAL RECORDS

Subject Property Information	
Sources	http://erie-gis.co.erie.ny.us
SBL No.	132.15-1-2.111
Size (acres)	75.5
Current Owner	Herbert F. Darling, Jr.
Past Owners	Not listed
Square Footage of Buildings	Not applicable
Date of Construction	Not applicable
Utilities Provided	Not listed

5.5.1 City of Buffalo Records

Benchmark personnel completed a records search at the City of Buffalo Building and Fire Departments. No pertinent records relative to environmental concerns were identified for 99 Tifft Street during the records search. However, there were records of a gasoline service station at 1568 Fuhrmann Boulevard (i.e., the gas station identified on the 1950 Sanborn map as discussed in Section 5.2 above). Records/permits reviewed for the gasoline station include the following.

Permit Date	Nature of Permit	Comments/Concerns
2/9/1940	1568 Fuhrmann Boulevard- Building permit issued to Socony-Vacuum to erect service station and place gas tanks (4,400 gallons).	This gas station was historically located beneath the current area of Route 5 and Tifft Street based on a review of Sanborn maps.
9/28/1949	1569 Fuhrmann Boulevard- Building permit issued to construct a frame cover over a grease pit	Same as above.
1/17/1950	1568 Fuhrmann Boulevard- Fire Department	Same as above.

	record for installation of one 3,000-gallon tank and three 1,000-gallon tanks.	
1/24/1950	1568 Fuhrmann Boulevard- Building permit issued to Ray Kaczmarek to install one 3,000-gallon tank.	Same as above.

5.5.2 Abstract of Title

According to the Abstract of Title Search provided, the following summarizes site ownership.

Date	From	To
	(to be inserted upon receipt of Abstract of Title)	

5.6 PREVIOUS STUDIES

Benchmark reviewed a Phase I Environmental Site Assessment (ESA) performed by KayVer Group, Inc. for the subject property dated July 2002. The Phase I ESA was completed on behalf of Herbert F. Darling, Inc.

As part of KayVer's Phase I ESA, historical documents referring to the site being identified as a potential "inactive disposal area" were noted. To investigate this concern, NYSDEC conducted slag sampling in 2000. The results of that sampling indicated detections of certain metals, polyaromatic hydrocarbons (PAHs) and polychlorinated biphenyls (PCBs) and the samples tested. Toxicity Characteristic Leaching Procedure (TCLP) results showed that slag does not contain significant leachable metals.

KayVer also discovered a reference to the site (described as Conrail south of Tifft St.) being used as an "illegal dump site." The reference also notes that a Mr. Anthony Bodami apparently applied for a NYSDEC permit to operate a C&D dump at the site in June of 1980. The current owner, Mr. HF Darling, was the owner on record in 1980 and no permit application, or reference there to, was provided by the NYSDEC as part of the FOIA request for the subject property. The dumping reference could not be confirmed and be associated with another nearby site.

KayVer concluded that there were no RECs for the Site and no further investigation was recommended. KayVer identified one historical REC; a former gasoline station at Tifft Street and Fuhrmann Boulevard, which is no longer part of the Site. KayVer also identified several de minimis conditions including: petroleum ASTs; slag/fill/debris located on-site; ASTs on the adjacent railroad property; and, reference to the permit to operate a C&D Dump by Mr. Anthony Bodami.

Based on Benchmark's review of the previous Phase I ESA, we disagree with KayVer's conclusion that slag sampling results from samples collected by the NYSDEC are considered de minimis. Specifically, the results indicate that elevated arsenic, barium and PCBs within at least one slag sample that would likely require remediation.

5.7 SUMMARY OF HISTORIC USES

The historical use of the subject property has been researched through review of historic maps, historic aerial photographs, municipal records, city directories and/or other reasonably obtainable documents, as detailed below.

Date Range	Apparent Use	Source
1917	Vacant land	Sanborn Maps
1926	Railroad transportation	Aerial photographs
1926 through 1986	Vacant, disturbed land; Gasoline station on-site in at least 1950 ¹	Aerial photographs, Sanborn maps, Topographic maps
1995 to present	Vacant land	Aerial photographs

Notes:

1) The gas station identified on-site on the 1950 Sanborn map appears to be beneath the current Route 5. The subject property parcel boundaries in that area appear to have been moved easterly and would no longer include the area of the former gasoline station.

The following conditions indicative of releases or threatened releases of hazardous substances or petroleum products on, at, in, or to the subject property were identified based on historical research.

- The subject site was apparently previously used as a slag dumping area and a railroad corridor. Slag and other industrial fill materials used as rail ballasts contain highly variable and sometimes elevated concentrations of metals and semi-volatile organic compounds.
- A gasoline station was formerly located adjacent to the northwest corner of the site.
- Possible dumping or landfill activities were noted on the north and south adjacent properties from at least the 1960s through 2005.
- Historic adjacent and nearby sites included rail yards and heavy industrial sites. These sites included Sherland, Inc. (current NYSDEC inactive hazardous waste site), the former Hanna Furnace Corporation site, the CSX Property (historic rail yard), Tifft Street Nature Preserve (former landfill) and St. Lawrence Cement.
- As part of a previous Phase I ESA, historical documents referring to the site being identified as a potential "inactive disposal area" were noted. The NYSDEC conducted slag sampling in 2000. The results of that sampling indicated elevated concentrations of certain metals and PCBs.

6.0 PHYSICAL AND HYDROGEOLOGIC SETTING

The subject property is included on the Buffalo SE Quadrangle Topographic Map dated 1995. This map indicates that the subject property was vacant land at that time.

Mapping indicates the surficial geology of the area to consist primarily of lacustrine silt and clay where the bedrock may be within one to three meters of the surface, may sporadically crop out and consists of a variable mantle of rock debris and glacial till. Lacustrine silt and clay was deposited in pro-glacial lakes and is generally laminated and calcareous. It has the potential for land instability. The thickness varies up to 100 meters.

Geologic mapping of the area reveals the primary underlying bedrock as belonging to the Hamilton Group, composed primarily of the Skaneateles Formation having Levanna Shale and Stafford Limestone Members. Thickness ranges from 60 to 150 meters.

The subject property does not appear to have any open water bodies or surficial water bodies located on-site. Regional groundwater would appear to flow in a western direction towards Lake Erie based on a review of geological/soils and USGS quadrangle maps. Localized groundwater flow could be influenced by utilities and/or other subsurface structures.

7.0 REGULATORY INFORMATION

Regulatory information involving the subject property was obtained through a commercial database search company, interviews with local municipalities and/or other knowledgeable persons, NYSDEC FOIA requests, and user-supplied information. The following summarizes the regulatory research.

7.1 ENVIRONMENTAL RECORDS DATABASE

Federal and state environmental regulatory information was provided by EDR. Databases were reviewed at the radii as defined in 40 CFR 312.26. It should be noted that the search radii has been adjusted to account for the size of the subject property to search from the approximate site boundary.

Any sites unplotable by EDR were also reviewed, to the extent practical based on the site name and address, to assess whether they are also present within their appropriate radii. Any listings for the subject property or any adjacent sites are included in the details below.

7.1.1 Subject Property

Based on the EDR report, the subject property was not identified in any on any of the state or federal environmental databases.

7.1.2 Adjacent Properties

An adjacent property, identified as Tifft Farm Playfield Team Building, addressed at 140 Tifft Street, is listed as a Facility Index Systems (FINDS) site.

An adjacent property, identified as Independent Concrete, addressed at 1751 Fuhrmann Boulevard, is listed as NY Spills site, a Historic NY Spills site, a NY Manifest site, an aboveground storage tank (AST) site and a Historic AST site.

7.1.3 Surrounding Properties

There is one CERCLIS-NFRAP listed site located within a one-mile radius of the site. The closest such site is located over one-half mile from the subject property. This information is not considered a recognized environmental condition at the subject property based on the distance to the subject property.

There is one RCRA CORRACTS listed facilities located within a one-mile radius of the subject property. The closest such site is located over one-half mile from the subject property. This information is not considered a recognized environmental condition at the subject property based on the distance to the subject property.

There is one RCRA-TSDF listed facility within a one-mile radius of the subject property. The closest such site is located over one-half mile from the subject property. This information is not considered a recognized environmental condition at the subject property based on the distance to the subject property.

There is one Resource Conservation and Recovery Act (RCRA) - Large Quantity Generator (LQG) of hazardous waste listed facility within a one-half mile radius of the subject property. The referenced property is identified as NYSDEC Shenango Steel Mold # 915172 and Shenango Inc, addressed at 1800 Fuhrmann Boulevard. The site is former foundry that operated from the 1960s through the 1980s. This information is not considered a recognized environmental condition at the subject property based on the distance to the subject property.

There are two RCRA – Small Quantity Generators (SQG) of hazardous waste listed facilities within a one-half mile radius of the subject property. The referenced properties are identified as the Hanna Furnace Corporation property, addressed at 1818 Fuhrmann Boulevard (steel manufacturing facility); and Shenango Inc, addressed at 1800 Fuhrmann Boulevard (former foundry). This information is not considered a recognized environmental condition at the subject property based on the distance to the subject property.

There is one US Brownfields site located within a one-mile radius of the subject property. The referenced property is identified as the Buffalo Lakeside Commerce Park, addressed at 1818 Fuhrmann Boulevard, is located more than one-eighth of a mile from the subject property. This information is not considered a recognized environmental condition at the subject property based on the distance to the subject property.

In addition to the adjacent site listed above, there is one FINDS listed site within a one-mile radius of the subject property. The Hanna Furnace Corporation property, addressed at 1818 Fuhrmann Boulevard, is located over one-eighth of mile from the subject property. This information is not considered a recognized environmental condition at the subject property based on the distance to the subject property.

There is one Hazardous Substance Waste Disposal Site (HSWDS) listed site within a one-mile radius of the subject property. This site is located over one-half mile from the subject property. This information is not considered a recognized environmental condition at the subject property based on the distance to the subject property.

There are eight State Hazardous Waste Site (SHWS) listed sites within a one-mile radius of the subject property. The Shenango Steel Mold (NYSDEC # 915172) property, addressed at 1818A Fuhrmann Boulevard, is located over one-quarter mile from the subject property. The seven other sites identified are located over one-half mile from the subject property. This information is not considered a recognized environmental condition at the subject property based on the distance to the subject property and/or the regulatory status of the listed sites.

There are two Solid Waste Facilities/Landfill Site (SWF/LF) listed sites within a one-mile radius of the subject property. These sites are located over one-half mile from the subject property. This information is not considered a recognized environmental condition at the subject property based on the distance to the subject property and/or the regulatory status of the listed sites.

In addition to the adjacent NY Spill sites listed above, there are two NY Spill sites and two spill sites attributed to LTANKS within a one-mile radius of the subject property. All of these spill sites and LTANKS site are considered “closed” by NYSDEC. This information is not considered a recognized environmental condition at the subject property based on the distance to the subject property and/or the regulatory status of the listed sites.

There is one Institutional Controls listed site within a one-mile radius of the subject property. This site is located over one-half mile from the subject property. This information is not considered a recognized environmental condition at the subject property based on the distance to the subject property.

There are two NY Voluntary Cleanup Program sites listed within a one-mile radius of the subject property. The Buffalo Lakeside Commerce Park, addressed at 1818 Fuhrmann Boulevard, is located over one-quarter mile from the subject property; and the Hanna Furnace Corporation (former manufacturing area) property, addressed at 1818 Fuhrmann Boulevard, is located over one-eighth mile from the subject property. This information is not considered a recognized environmental condition at the subject property based on the distance to the subject property.

There is one Brownfields listed site within a one-mile radius of the subject property. The Buffalo Lakeside Commerce Park, addressed at 1714 Fuhrmann Boulevard, is located over one-eighth mile from the subject property. This information is not considered a recognized environmental condition at the subject property based on the distance to the subject property.

The discussion included above regarding adjacent and/or nearby properties is based on information supplied to Benchmark as well as observations of nearby properties at the time of the site reconnaissance. Further study would be required to positively confirm whether the subject property has been impacted by nearby properties.

7.2 NYSDEC RECORDS

To augment the information provided by EDR, a FOIA request was forwarded to the NYSDEC on July 31, 2006 for information concerning the subject property.

Benchmark personnel reviewed the NYSDEC documents relating to nearby Shenango Steel Mold site and the Hanna Furnace Site. Specifically Benchmark was provided with the following documents to review as part of the FOIA request:

- *Engineering Investigation at Inactive Hazardous Waste Sites – Preliminary Site Assessment Report (Hanna Furnace and Shenango Steel Mill – November 1995) completed by ABB Environmental Services (ABB-ES).*

This document summarizes the preliminary investigation completed by the NYSDEC to determine whether these sites posed a significant threat to public health and the environment at that time. The investigation was completed subsequent to a NYSDEC removal of PCB-contaminated soil from the Shenango Steel site. ABB-ES concluded that the Hanna Furnace Site should be removed from the NYS Registry of Inactive Hazardous Waste Sites. However, ABB-ES also concluded that based on exceedances of groundwater and surface water quality standards for SVOCs and inorganics, the site “is interpreted to pose a significant threat to public health and the environment.”

- *Remedial Investigation/ Feasibility Study (RI/FS) - Vols. 1 through 3, Shenango Steel Mold (Site Code No. 9-15-172) completed by Environmental Resources Management (ERM).*

This document presents the findings of a remedial investigation and feasibility study (RI/FS) for the former Shenango Steel Mold site. An additional removal action was undertaken by the NYSDEC during the RI/FS to remove hydraulic oil contaminated soil. The selected remedial approach was identified as full excavation of PCB-impacted soil.

- *Preliminary Findings- Buffalo Lakeside Commerce Park (BLCP) Parcel 4 Site Investigation completed by Malcolm Pirnie.*

This documentation included limited discussion, data tables and figures related to the nearby BLCP Parcel 4 site, located north of the Union Ship Canal and south of the subject Site. Generally, the findings indicated that elevated PAHs and metals were present in surface and subsurface soils and elevated VOCs, SVOCs and metals were present within groundwater. A full report for this investigation is reportedly forthcoming.

It should be noted that no documents were provided by the NYSDEC in relation to the previously mentioned “illegal dump site” or “inactive disposal area” for the subject property as summarized in the previous Phase I ESA as part of Benchmark’s FOIA request for the subject property.

7.3 ENFORCEMENT ACTIONS/PERMITTED ACTIVITIES/INSTITUTIONAL CONTROLS

According to obtainable information to date, there have been no enforcement actions, orders or institutional controls imposed against the referenced subject property.

According to obtainable information to date, the subject property does not appear to be subject to any environmental permit activities.

7.4 SUMMARY OF REGULATORY INFORMATION

The following conditions indicative of releases or threatened releases of hazardous substances and/or petroleum products on, at, in, or to the subject property were identified based on review of regulatory information.

- An adjacent property, identified as Independent Concrete, addressed at 1751 Fuhrmann Boulevard, is listed as NY Spills site, a Historic NY Spills site, a NY Manifest site, an AST site and a Historic AST site.
- An adjacent property, identified as Tifft Farm Playfield Team Building, addressed at 140 Tifft Street, is listed as a Facility Index Systems (FINDS) site.

8.0 INTERVIEWS/USER PROVIDED INFORMATION

8.1.1 User Provided Information

As required under 40 CFR 312, those seeking liability protection under CERCLA, for which this report is prepared, must provide the environmental professional certain information and documentation (See Appendix J). Benchmark has requested that information from the appropriate party and the response to that inquiry is as follows (See Appendix H).

Environmental Liens

According to Mr. Peter Cammarata of BUDC, there are no environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state or local law.

Activity Use Limitations

According to Mr. Peter Cammarata of BUDC, there are no engineering controls in place, filed or recorded under federal, tribal, state or local law for the Site. However, Mr. Cammarata is aware that there are certain land use restrictions/ institutional controls in-place that have been developed for the Buffalo Lakeside Commerce Park area. These land use restrictions prohibit the site to be utilized for residential dwellings, freight terminals, junk/scrap yards and heavy industrial uses.

Specialized knowledge or experience

According to Mr. Peter Cammarata, he has no specialized knowledge or experience regarding the subject property, the area surrounding the subject property, the conditions of adjoining properties or other experience relative to this inquiry indicative of releases or threatened releases at the subject property.

Purchase Price

According to Mr. Peter Cammarata, he has concluded that the purchase price of the subject property reflects the fair market value of that property, if the property were not contaminated.

Commonly Known or Reasonably Ascertainable Information

Mr. Cammarata was not aware commonly known or reasonably ascertainable information regarding the subject property which may be indicative of releases or threatened releases at the subject property.

Obvious Indicators

Mr. Cammarata provided following obvious indicators that point to the presence or likely presence of contamination at property.

- BUDC is aware of illegal dumping at the site.

8.1.2 Site Owner Information

Benchmark also requested information from the current property owner and site contact relative to pending, threatened or past litigation, administrative proceedings or any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

The Environmental Questionnaire was provided to Mr. Cammarata, who forwarded it to a representative of the current owner. Mr. Paul Hassett, Brown and Kelley, LLP, on behalf of Mr. H Darling, Jr., completed the environmental questionnaire. Mr. Hassett has provided the following commonly known or reasonably ascertainable information regarding the subject property, which may be indicative of releases or threatened releases at the subject property.

- The subject property was used for slag dumping and railroad transportation.

8.1.3 Previous Owner Information

Benchmark attempted to identify and contact the previous site owner contact relative to pending, threatened or past litigation, administrative proceedings or any notices from any

governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

Benchmark was not able to identify the previous owner of the subject property.

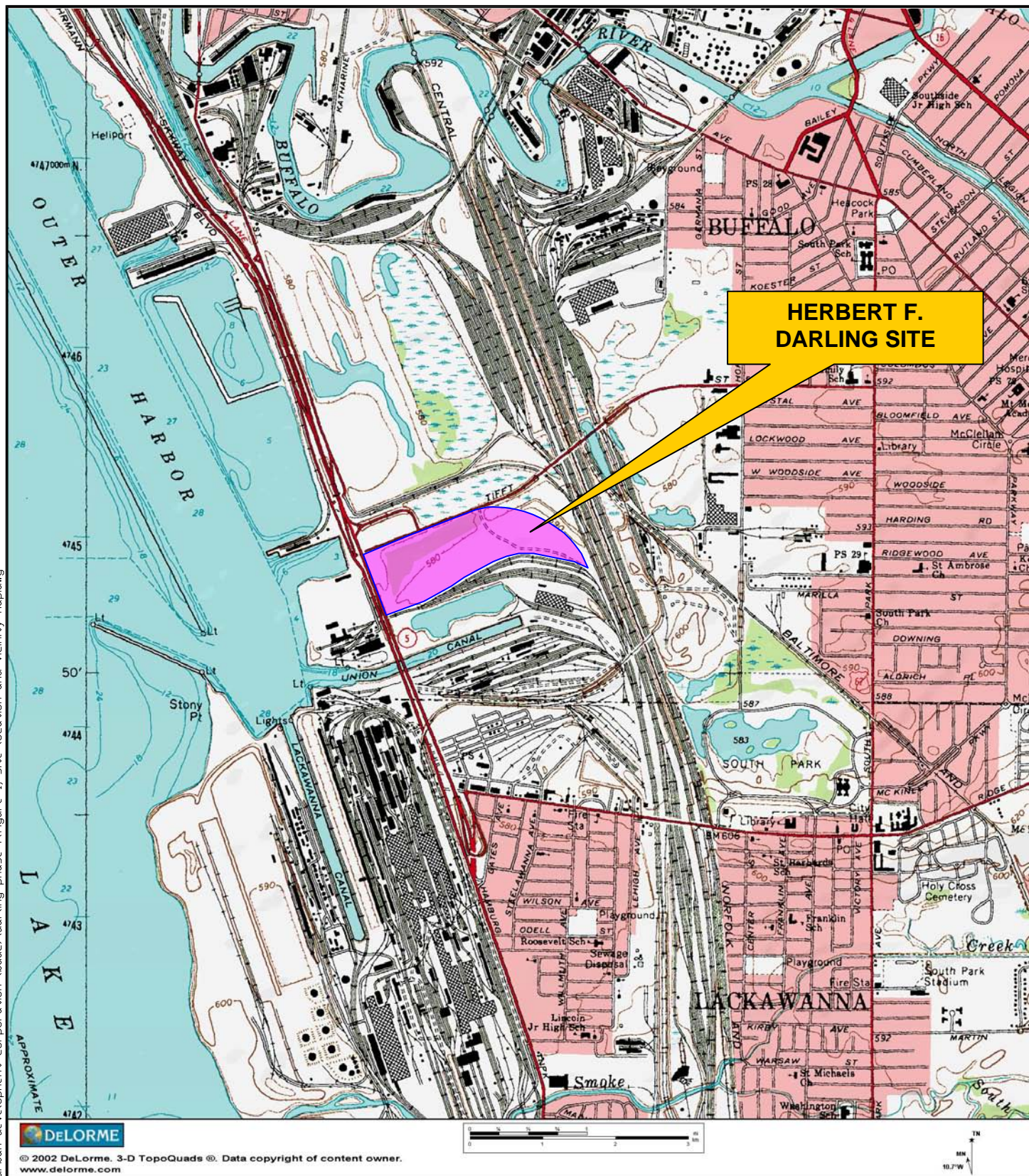
8.2 SUMMARY OF INTERVIEWS/USER PROVIDED INFORMATION

The following conditions indicative of releases or threatened releases of hazardous substances and/or petroleum products on, at, in, or to the subject property were identified based on review of regulatory information.

- The subject site was historically used for rail transportation and slag dumping.
- BUDC is aware of illegal dumping at the site.

FIGURES

FIGURE 1



726 EXCHANGE STREET
SUITE 624
BUFFALO, NEW YORK 14210
(716) 856-0599

PROJECT NO.: 0116-001-100

DATE: AUGUST 2006

DRAFTED BY: BCH

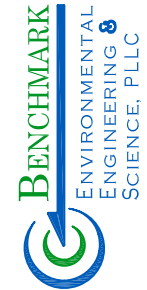
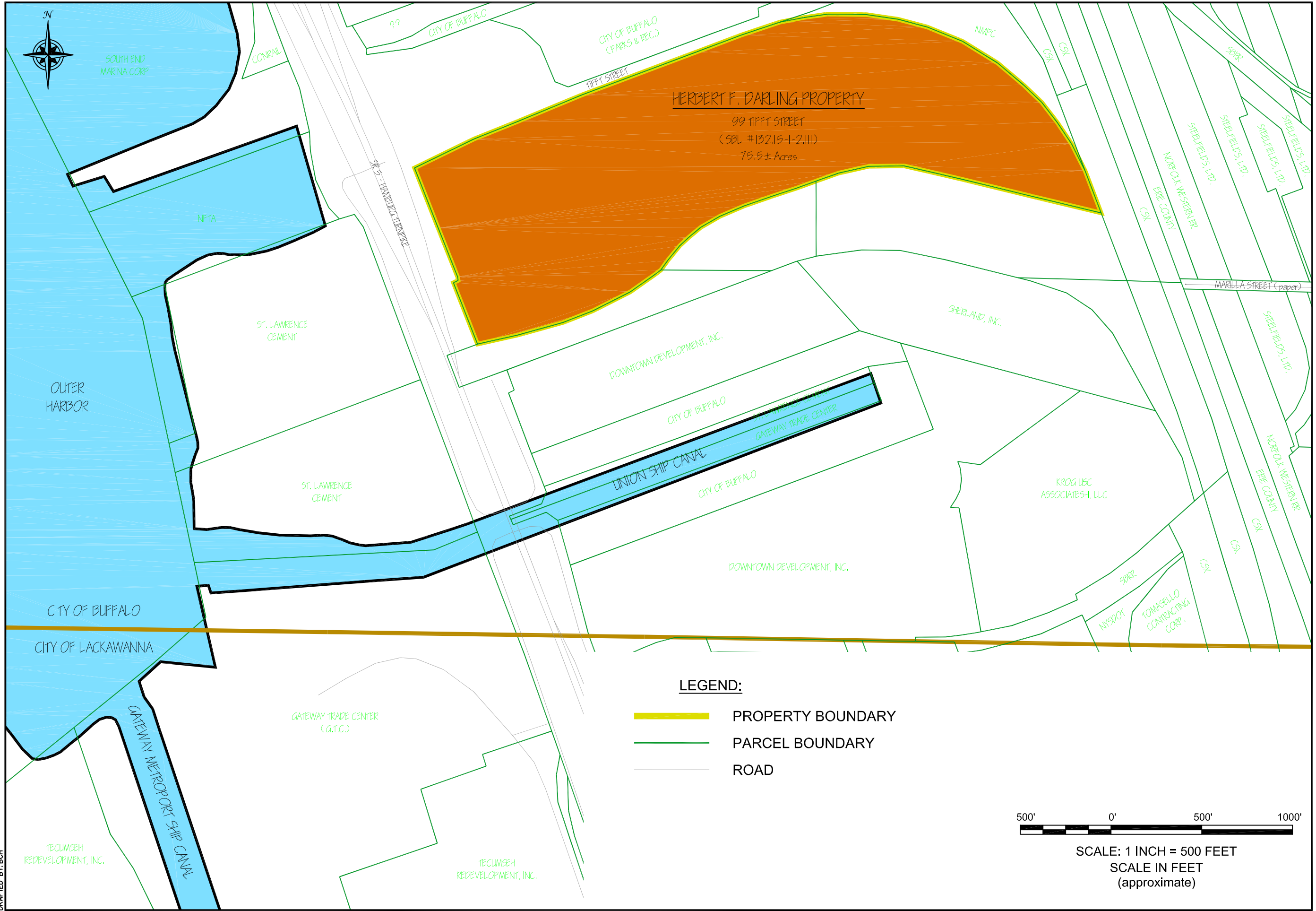
SITE LOCATION AND VICINITY MAP

PHASE I ENVIRONMENTAL SITE ASSESSMENT

HERBERT F. DARLING SITE
BUFFALO, NEW YORK

PREPARED FOR
BUFFALO URBAN DEVELOPMENT CORPORATION (BUDC)

DATE: AUGUST 2006
DRAFTED BY: BCH



726 EXCHANGE STREET
SUITE 624
BUFFALO, NEW YORK 14210
(716) 856-0599

JOB NO.: 0116-001-100

SITE PLAN

PHASE I ENVIRONMENTAL SITE ASSESSMENT
HERBERT F. DARLING SITE
BUFFALO, NEW YORK

PREPARED FOR
BUFFALO URBAN DEVELOPMENT CORPORATION (BUDC)

FIGURE 2

LEGEND:

lsc = Lacustrine silt and clay. Generally laminated silt and clay deposited in proglacial lakes generally calcareous, potential land instability, thickness variable (up to 100 meters); stipple overprint where bedrock is within 1-3 meters of the surface.

**HERBERT F.
DARLING SITE**

Image digitized from the Surficial Geologic Map of New York, Niagara Sheet, Compiled and edited by Donald H. Cadwell, University of the State of New York, The State Education Department, 1988.



726 EXCHANGE STREET
SUITE 624
BUFFALO, NEW YORK 14210
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PROJECT NO.: 0116-001-100

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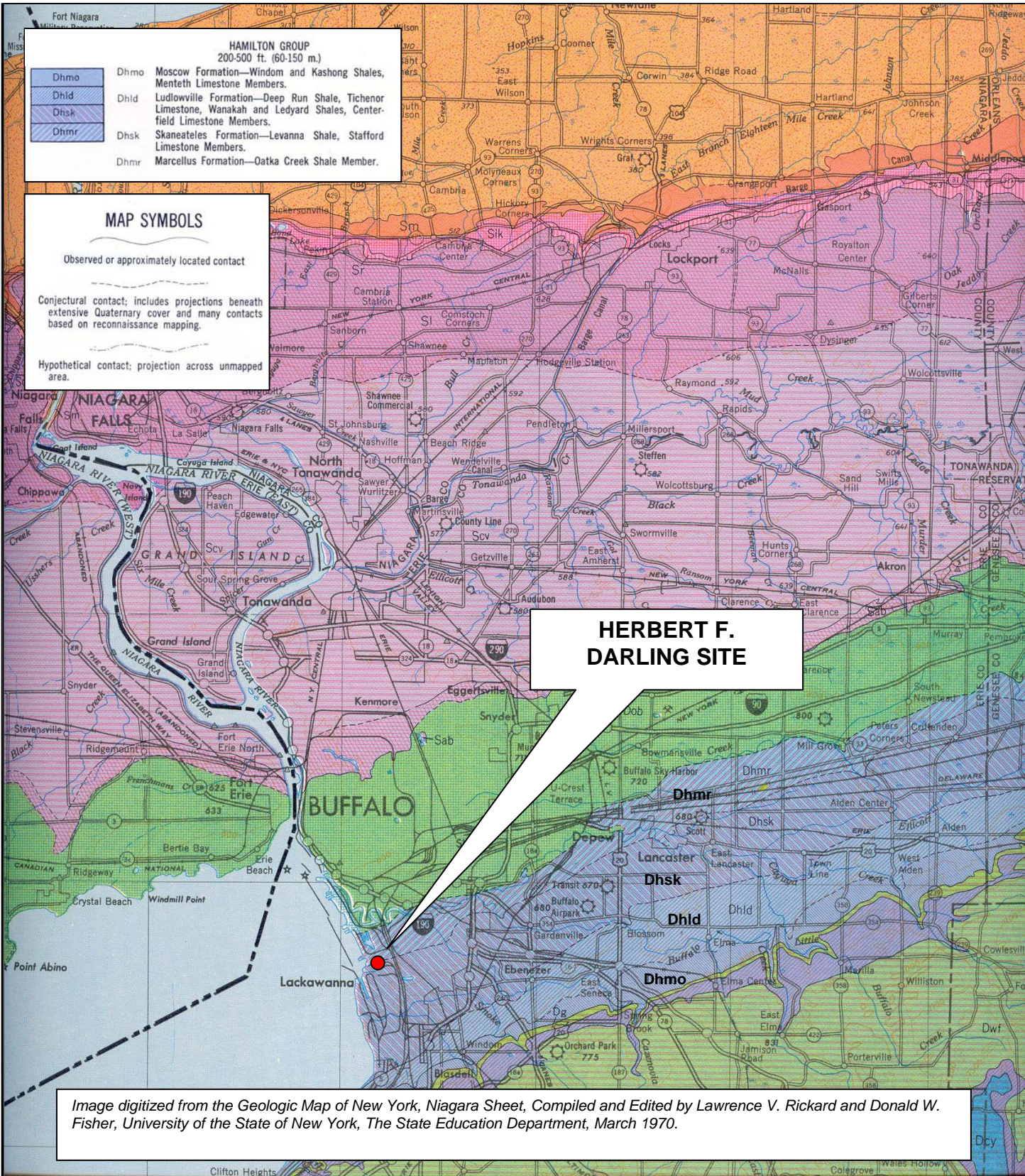
SOIL TYPE MAP

PHASE I ENVIRONMENTAL SITE ASSESSMENT

HERBERT F. DARLING SITE
BUFFALO, NEW YORK

PREPARED FOR
BUFFALO URBAN DEVELOPMENT CORPORATION (BUDC)

FIGURE 4



726 EXCHANGE STREET
SUITE 624
BUFFALO, NEW YORK 14210
(716) 856-0599

REGIONAL BEDROCK MAP PHASE I ENVIRONMENTAL SITE ASSESSMENT

HERBERT F. DARLING SITE
BUFFALO, NEW YORK

PROJECT NO.: 0116-001-100

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APPENDIX A

SITE PHOTOGRAPHS

SITE PHOTOGRAPHS

Photo 1:



Photo 2:



Photo 3:



Photo 4:



- Photo 1: Adjacent Property (CSX) looking west
- Photo 2: Adjacent property (CSX/BUDC) looking south
- Photo 3: Nearby property (Alt-Tifft LF/Marilla St. LF) looking east
- Photo 4: Gas can within heavy vegetation along eastern edge of property

Darling Site
99 Tifft Street
Buffalo, New York

Photo Date: August 2, 2006



SITE PHOTOGRAPHS

Photo 1:



Photo 2:



Photo 3:



Photo 4:



Photo 1: General site photo looking west

Photo 2: Adjacent property (NFTA/Niagara Mohawk) looking to the north towards Tifft St.

Photo 3: Tire debris pile on site looking south

Photo 4: Dumpster near Tifft St. access road looking west

Darling Site
99 Tifft Street
Buffalo, New York

Photo Date: August 2, 2006



SITE PHOTOGRAPHS

Photo 1:



Photo 2:



Photo 3:



Photo 4:



- Photo 1: Adjacent property across Tifft St. looking north
- Photo 2: Tile debris found on site looking north
- Photo 3: Large central soil pile on site looking west
- Photo 4: Soil/slag pile on northern side of subject property looking west

Darling Site
99 Tifft Street
Buffalo, New York

Photo Date: August 2, 2006



SITE PHOTOGRAPHS

Photo 1:



Photo 2:



Photo 3:



Photo 4:



- Photo 1: Central soil pile looking from the east
- Photo 2: Slag pile on northern side of property
- Photo 3: Close up of slag pile surface
- Photo 4: Adjacent property Route 5 embankment

Darling Site
99 Tifft Street
Buffalo, New York

Photo Date: August 2, 2006



SITE PHOTOGRAPHS

Photo 1:



Photo 2:



Photo 3:



Photo 4:



Photo 1: Adjacent property (CSX) looking south from eastern most section of property

Photo 2: General property from on top of central large soil pile looking west

Photo 3: General property from on top of central large soil pile looking east

Photo 4: General property from on top of central large soil pile looking south onto CSX and BUDC

Darling Site
99 Tifft Street
Buffalo, New York

Photo Date: August 2, 2006



SITE PHOTOGRAPHS

Photo 1:



Photo 2:



Photo 3:



Photo 4:



Photo 1: Gas pipeline in northwestern most corner of property looking east

Photo 2: Intersection of Tifft St. and Route 5 off ramp looking north

Photo 3: Adjacent property across Tifft St looking north (Tifft nature preserve)

Photo 4: Access gate off of Tifft St. looking south onto property

Darling Site
99 Tifft Street
Buffalo, New York

Photo Date: August 2, 2006



SITE PHOTOGRAPHS

Photo 1:



Photo 2:



Photo 1: North property boundary with Tifft Street looking east

Photo 2: Adjacent property (St. Lawrence Cement) across Route 5 looking west

Darling Site
99 Tifft Street
Buffalo, New York

Photo Date: August 2, 2006



APPENDIX B

AERIAL PHOTOGRAPHS

**HERBERT F.
DARLING SITE**



FILEPATHG:\cod\benchmark\buffalo urban development corporation (budc)\darling phase I\figure 11, 2005 aerial.dwg



726 EXCHANGE STREET
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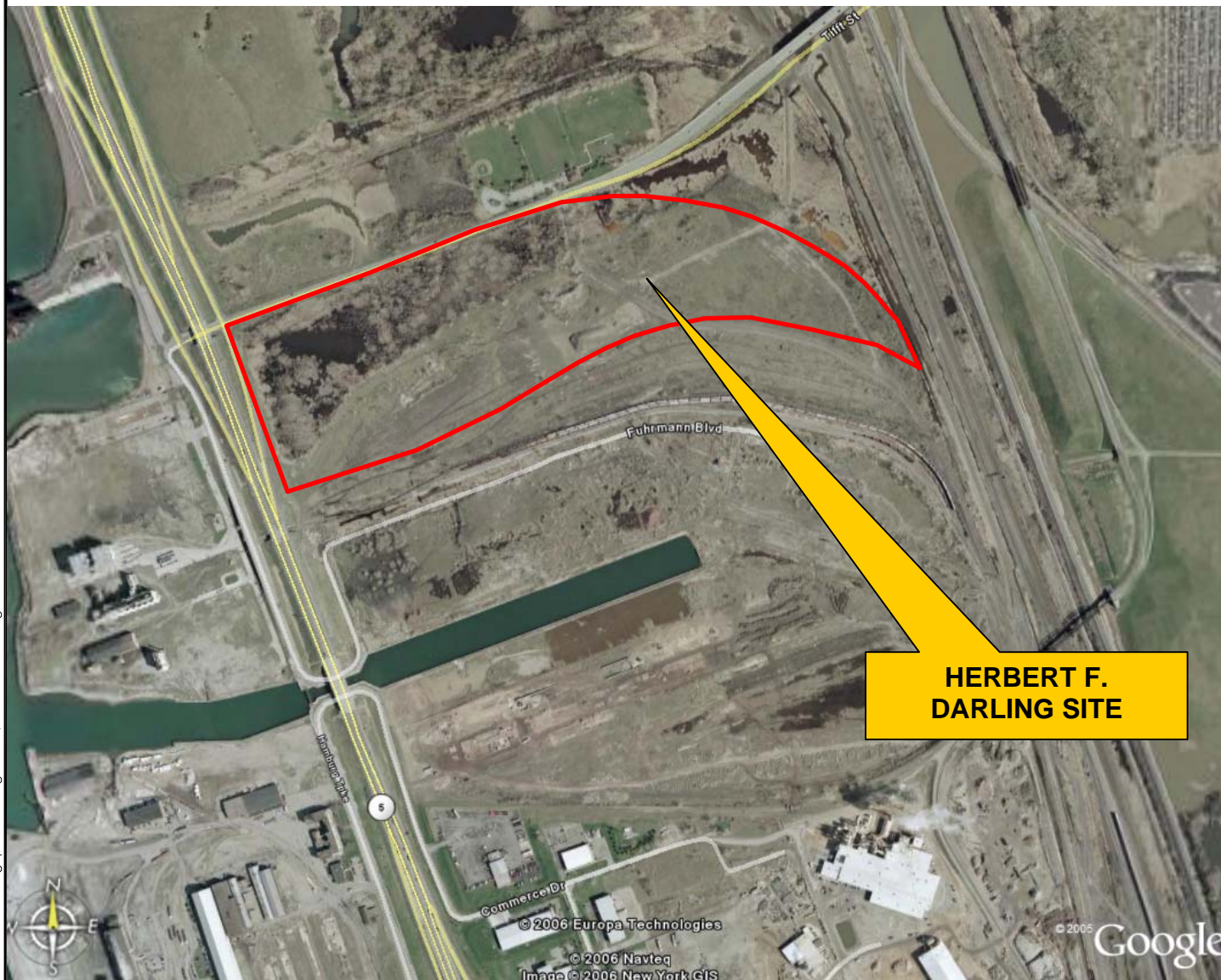
DRAFTED BY: BCH

2005 AERIAL
PHASE I ENVIRONMENTAL SITE ASSESSMENT

HERBERT F. DARLING SITE
BUFFALO, NEW YORK

PREPARED FOR
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FILEPATHg:\cad\benchmark\buffalo urban development corporation (budc)\darling phase \figure 10, 2003 aerial.dwg



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PROJECT NO.: 0116-001-100

DATE: AUGUST 2006

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2003 AERIAL
PHASE I ENVIRONMENTAL SITE ASSESSMENT
HERBERT F. DARLING SITE
BUFFALO, NEW YORK

PREPARED FOR
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INQUIRY #: 1726113.4

YEAR: 1995

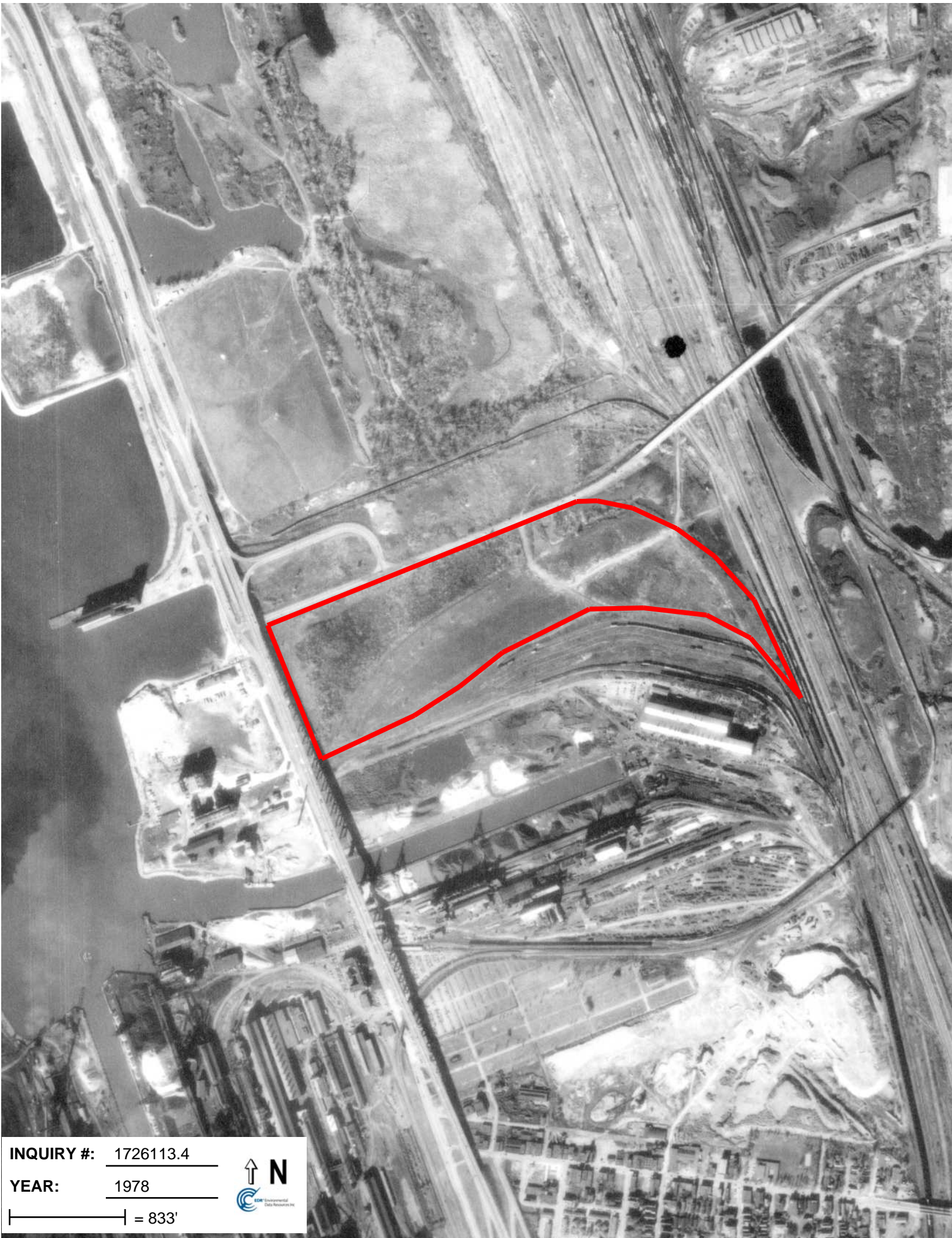
| = 833'





INQUIRY #: 1726113.4
YEAR: 1983
| = 750'





INQUIRY #: 1726113.4

YEAR: 1978

| = 833'





INQUIRY #: 1726113.4

YEAR: 1966

| = 750'



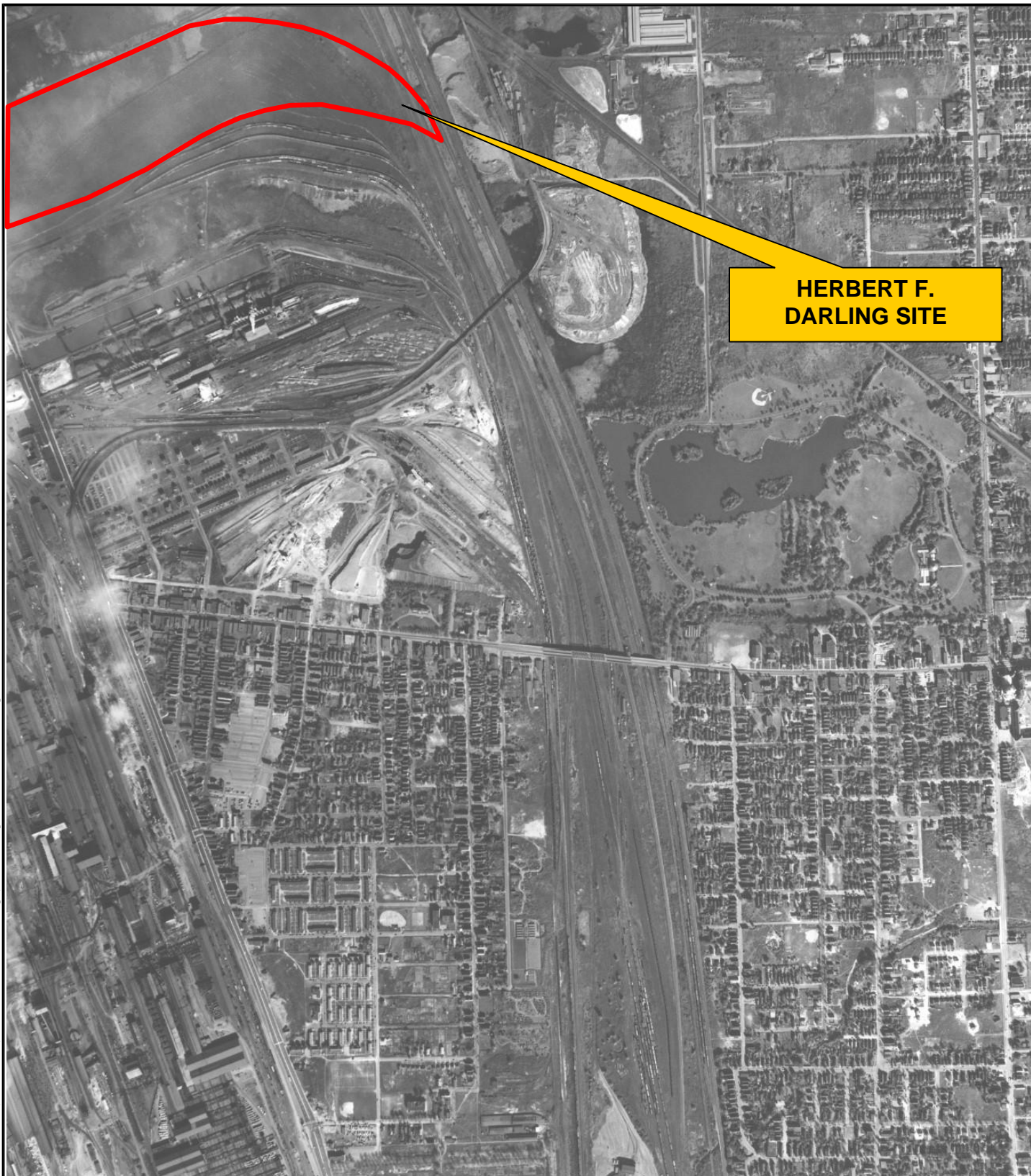


INQUIRY #: 1726113.4

YEAR: 1959

| = 750'





726 EXCHANGE STREET
SUITE 624
BUFFALO, NEW YORK 14210
(716) 856-0599

PROJECT NO.: 0116-001-100

DATE: AUGUST 2006

DRAFTED BY: BCH

1951 AERIAL PHASE I ENVIRONMENTAL SITE ASSESSMENT

HERBERT F. DARLING SITE
BUFFALO, NEW YORK

PREPARED FOR
BUFFALO URBAN DEVELOPMENT CORPORATION (BUDC)

**HERBERT F.
DARLING SITE**



AERIAL WORK BY RONKE & WASHBURN BUFFALO NEW YORK
ENGINEERING & MAP BY FAIRCHILD AERIAL SURVEYS INC NEW YORK

COPYRIGHT 1926
GEORGE C. DIEHL, COUNTY ENGINEER

ERIE
OFFICE
GREATER



726 EXCHANGE STREET
SUITE 624
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PROJECT NO.: 0116-001-100

DATE: AUGUST 2006

DRAFTED BY: BCH

1926 AERIAL

PHASE I ENVIRONMENTAL SITE ASSESSMENT

HERBERT F. DARLING SITE
BUFFALO, NEW YORK

PREPARED FOR
BUFFALO URBAN DEVELOPMENT CORPORATION (BUDC)

APPENDIX C

SANBORN MAPS

BUFFALO, N.Y. 10213

1081

1080

1080

1076

1082

1081

1075

P R R DRE DOCK

Union Canal

WENMID INC
LUBRICANTS
INDUSTRIAL OILS

SEE MAP OF LACKAWANNA
CITY OF LACKAWANNA

SCALE OF FEET
0 25 50
ONE INCH = FIFTY FEET



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Year AMB
EDR Research Associate

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BUFFALO, N.Y. VOL. NO.
1081 E. Y. ... 087

(743-744-745-746.
765-766-VOL. 7)

1080

1080

1076

1082

P. R. R. ORE DOCK

Union Canal

THE HANNA FURNACE CORPN. MERCHANT STEEL CO. OF THE NATIONAL STEEL CORPN. - SUSQUEHANNA PLANT

1082

1075

1081

SEE MAP OF LACKAWANNA

Scale 1:25,000

BUFFALO, N.Y. VOL. 10

1081

(743-744-745-746-
755-756-VOL. 7)

1080

1080

1076

1082

1081

1075

1081

1082

SEE MAP OF LACKAWANNA
CITY OF LACKAWANNA



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Year AMB
EDR Research Associate

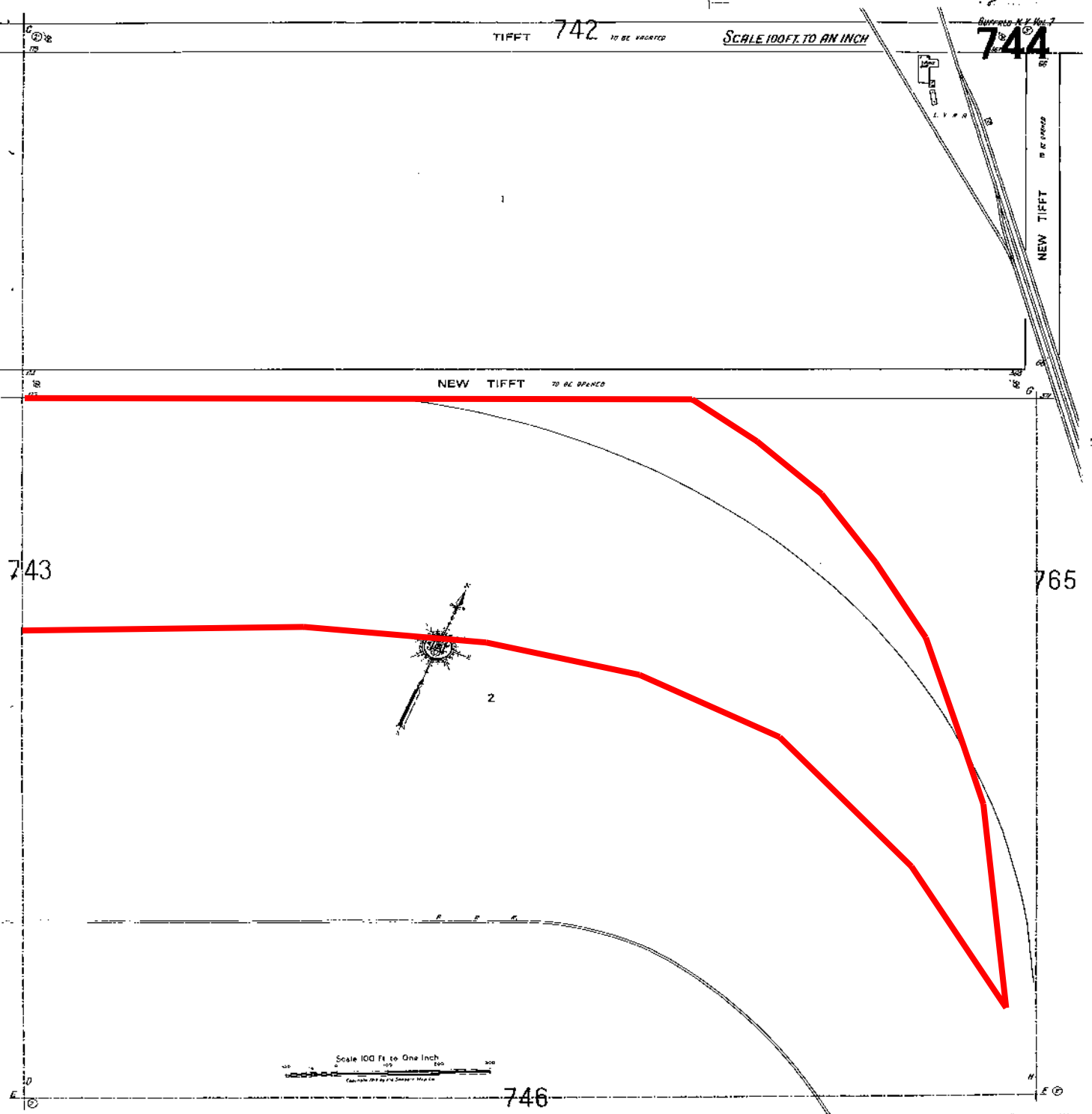
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743

SCALE 100 FT. TO AN INCH

TIFFET 741 TO BE WIDENED



Lake Erie
-Buffalo Harbor-

HAMBURG TURNPIKE

NEW TIFFET TO BE OPENED

744

2

R R R ONE DOCK

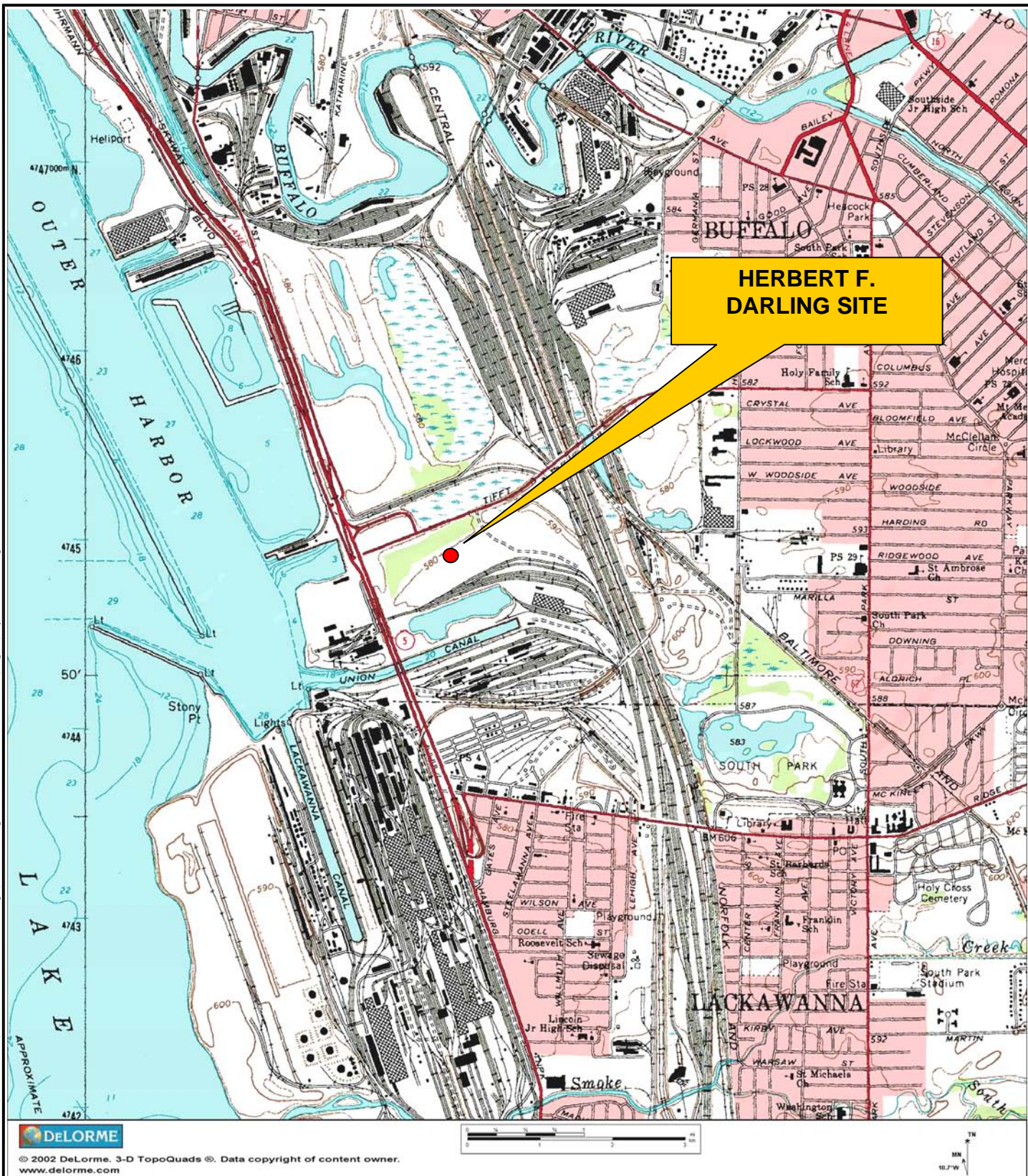
Scale 100 Ft. to One Inch.
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745

APPENDIX D

HISTORICAL TOPOGRAPHIC MAPS

FILEPATH: \\g:\cadd\benchmark\buffalo urban development corporation (budc)\darling phase I\figure 7\ current site topography - 1995.dwg



726 EXCHANGE STREET
SUITE 624
BUFFALO, NEW YORK 14210
(716) 856-0599

PROJECT NO.: 0116-001-100

DATE: AUGUST 2006

DRAFTED BY: BCH

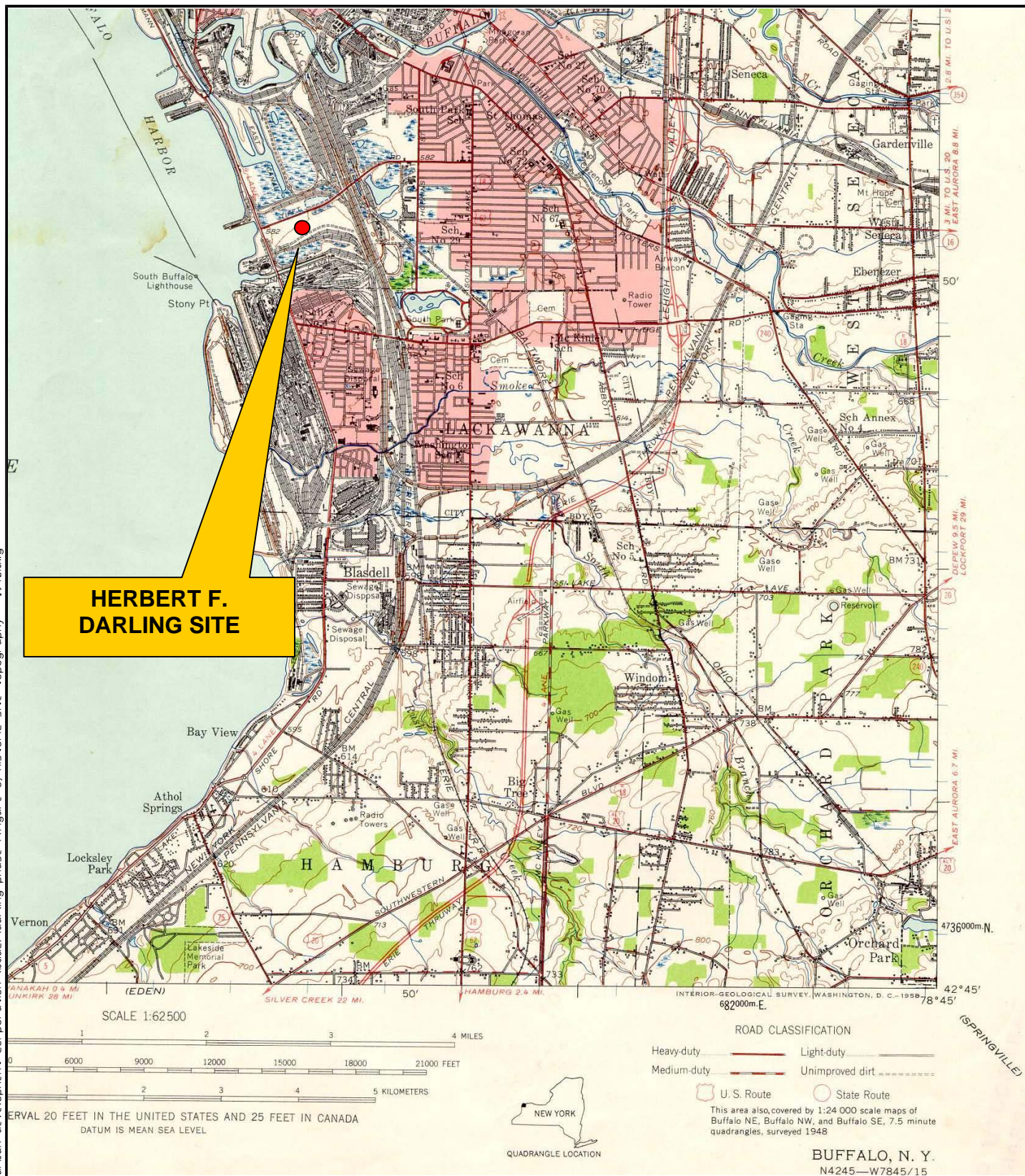
CURRENT SITE TOPOGRAPHY - 1995

PHASE I ENVIRONMENTAL SITE ASSESSMENT

HERBERT F. DARLING SITE
BUFFALO, NEW YORK

PREPARED FOR
BUFFALO URBAN DEVELOPMENT CORPORATION (BUDC)

FILEPATH: \\c:\cad\benchmark\buffalo urban development corporation (budc)\darling phase I figure 6: historic site topography - 1948.dwg



726 EXCHANGE STREET
SUITE 624
BUFFALO, NEW YORK 14210
(716) 856-0599

PROJECT NO.: 0116-001-100

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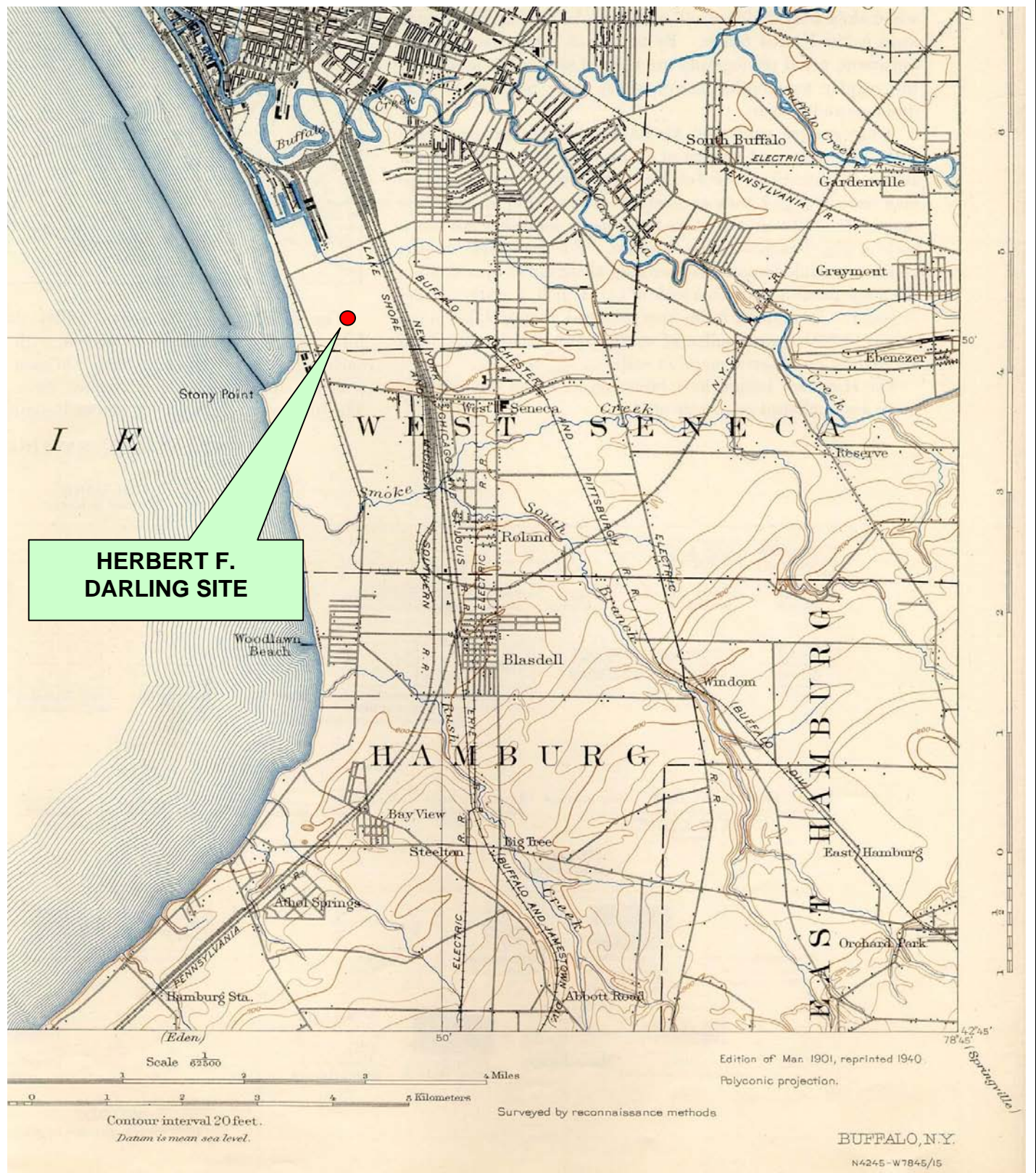
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HISTORIC SITE TOPOGRAPHY - 1948

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HISTORIC SITE TOPOGRAPHY - 1901

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