



AEI Consultants

Environmental & Engineering Services

June 30, 2016

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Property Identification:

Campus Square
903 Ellicott Street & 1100 Michigan Avenue
Buffalo, Erie County, New York 14209

AEI Project No. 359275
Client Reference No. W-16-00785-02-1

Prepared For:

KeyBank National Association
11501 Outlook Street Suite 300
Overland Park, Kansas 66211

and

Freddie Mac

Prepared By:

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KeyBank National Association
11501 Outlook Street Suite 300
Overland Park, Kansas 66211

Subject: PHASE I ENVIRONMENTAL SITE ASSESSMENT
Campus Square
903 Ellicott Street & 1100 Michigan Avenue, Buffalo, New York 14209
AEI Project No. 359275

Dear Lori Allison:

AEI Consultants is pleased to provide the results of the Phase I Environmental Site Assessment (Phase I ESA) report of the above referenced address (the "subject property"). This assessment was authorized and performed in accordance with the scope of services outlined in the project award, the scope and limitations of ASTM Standard Practice E1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), and the Freddie Mac *Multi-Family Seller/Service Guide-Environmental Reporting Requirements*.

We appreciate the opportunity to provide services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Bryan Hogan at (561) 826-8696 or bhogan@aeiconsultants.com.

Sincerely,

Bryan Hogan
AEI Consultants

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LIST OF COMMONLY USED ACRONYMS

AST	Aboveground Storage Tank
AUL	Activity and Use Limitation
APCD	Air Pollution Control District
AHERA	Asbestos Hazard Emergency Response Act
AQMD	Air Quality Management District
ACM	Asbestos-Containing Material
APN	Assessor's Parcel Number
ASTM	American Society for Testing and Materials
bgs	Below Ground Surface
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes
COC	Contaminant of Concern
CERCLA	Comprehensive Environmental Response Compensation and Liability Act
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System
CREC	Controlled Recognized Environmental Condition
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
HAZNET	Facility and Manifest Data
GPR	Ground-Penetrating Radar
HWS	Hazardous Waste Site
HVAC	Heating, Ventilation and Air Conditioning
HREC	Historical Recognized Environmental Condition
LLP	Landowner Liability Protection
LQG	Large Quantity Generator
LBP	Lead-Based Paint
LCP	Lead Containing Paint
LUST	Leaking Underground Storage Tank
MSDS	Material Safety Data Sheet
MCL	Maximum Contaminant Level
MTBE	Methyl Tertiary Butyl Ether
µg/L	Micrograms per Liter
mg/kg	Milligrams per Kilogram
mg/L	Milligrams per Liter
NESHAP	National Emission Standards for Hazardous Air Pollutants
NPL	National Priorities List
NFA	No Further Action
ND	None Detected
NOV	Notice of Violation
NTC	Notice to Comply
O&M	Operations and Maintenance
OSHA	Occupational Safety and Health Administration
ppb	Parts per Billion
ppm	Parts per Million
PCE	Perchloroethylene, Tetrachloroethylene, Tetrachloroethene, PERC
PTO	Permit to Operate
pCi/L	PicoCuries per Liter
PCB	Polychlorinated Biphenyl
REC	Recognized Environmental Condition
RCRA	Resource Conservation and Recovery Act
RP	Responsible Party
SVOC	Semi-Volatile Organic Compound
SQG	Small Quantity Generator
SLIC	Spills, Leaks, Investigation, and Cleanup
TPH	Total Petroleum Hydrocarbons
TPHd	Total Petroleum Hydrocarbons (diesel range)
TPHg	Total Petroleum Hydrocarbons (gasoline range)
TPHo	Total Petroleum Hydrocarbons (oil range)
TRPH	Total Recoverable Petroleum Hydrocarbons
TCE	Trichloroethylene, Trichloroethene
UST	Underground Storage Tank
USDA	United States Department of Agriculture
USGS	United States Geological Survey
VOC	Volatile Organic Compound

PROJECT SUMMARY

Campus Square
903 Ellicott Street & 1100 Michigan Avenue, Buffalo, Erie County, New York
14209

Hazard	Acceptable	Acceptable, Requires O&M	Fail	Fail, Possible Remedy
Asbestos		✓		
PCB	✓			
Radon	✓			
UST	✓			
Hazardous Waste Sites			✓	
Lead-Based Paint	✓			
Moisture	✓			
Other	✓			

EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by KeyBank National Association to conduct a Phase I ESA in conformance with the project award and the scope and limitations of ASTM Standard Practice E1527-13, the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), and the *Freddie Mac Multi-Family Seller/Service Guide-Environmental Reporting Requirements* for the property located at 903 Ellicott Street & 1100 Michigan Avenue, Buffalo, Erie County, New York. Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

PROPERTY DESCRIPTION

The subject property, which consists of 57-unit multi-family apartment complex and occupies most of the city block bounded by Best Street to the north, Michigan Avenue to the east, East North Street to the south, and Ellicott Street to the west, is located in a mixed residential and institutional area of Buffalo, New York. The subject property consists of Assessor Parcel Number 100.71-3-1.1 and 100.72-1-1.1. The property totals approximately 11.41 acres and is improved with 12 one-and two-story apartment buildings totaling approximately 80,000 SF square feet. A portion of the buildings have basements. The subject property is currently occupied by Pilgrim Village, an apartment complex. In addition to the 12 subject property residential apartment buildings, the property is improved with a maintenance garage, asphalt-paved parking areas, and associated landscaping.

The subject property was identified in the regulatory database report as a NY Spills, Brownfield, and EDR Historical Auto Station site, and is further discussed in Section 5.1.

Based on a review of historical sources, the subject property was identified to consist of dense residential housing with several small shops, from the late 1800s through the mid 1970s. A soap factory was noted in the 1889 Sanborn map, being replaced with "Homestead Laundry" in the 1899 Sanborn map. By 1925, a metals processing facility (W.A. Eckert Manufacturing) was located along the west property boundary during the 1920s, although the Brownsfield information indicates it was present from 1884 to 1925. An auto repair facility with a gasoline tank was located along the west side of the subject property from the 1920s through the 1950s. A gasoline filling station was located at the northeast property corner from the 1930s through the 1960s.

The property was cleared for redevelopment in the late 1970s, and the current apartment complex was constructed in 1980. The property has been used as a multi-family apartment complex since 1980.

The following historical addresses were associated with the subject property:

Prior to 1980: 65 through 145 Best Street (odd numbers), 1080 through 1122 Michigan Avenue (even numbers), 60 through 132 East North Street (even numbers), 903 through 935 Ellicott Street (odd numbers), 9 through 48 Wellmont Place (all numbers), 801 through 831 Elm Street (odd numbers) and 808 through 832 Elm, Street (even numbers).

After 1980: 11 through 58 Hollway Boulevard, 1 through 49 Jaktram Court, 28 through 65 Pierce Court, 42 through 92 Nora Lane, and 66 through 89 Jackson Terrace.

Erie County currently uses the address of 903 Ellicott Street to identify the west parcel, and 1100 Michigan Avenue to identify the east parcel. The business address is 91 Nora Lane.

The immediately surrounding properties consist of the following:

Direction from Site	Tenant/Use (Address)	Regulatory Database Listing(s)
North	Best Street followed by: One-and two-family residences (70 through 134 Best Street) Commercial building (68 Best Street) Osmose Inc. (980 Ellicott Street)	EDR HIST CLEANER, (68 Best Street), EDR HIST AUTO (150 Best Street), NY UST, NY AST, TRIS, SSTS, EDR Hist Auto, RCRA LQG, NY SHWS, NT LTANKS, NY CBS, NY ENG CONTROLS, NY INST CONTROLS, US AIRS, NY MANIFEST (980 Ellicott Street)
East	Vacant land, City of Buffalo (entire block, no address)	None identified
South	Buffalo General Hospital (112 Goodrich, North Street, Goodrich, Goodrich and Ellicott) Clinical Translational Research Center (875 Ellicott Street)	NY SPILLS (112 Goodrich), LTANKS (North Street), NY SPILLS (Goodrich), NY Spills (Goodrich and Ellicott)
West	Buffalo Hearing & Speech Center (50 East North Street) 908 Ellicott Street	NY SPILLS (50 East North Street); EDR HIST AUTO (908 Ellicott Street), EDR HIST AUTO (938 Ellicott Street)

If the surrounding properties are listed in the regulatory database, please refer to Section 5.1 for discussion.

Based upon topographic map interpretation, the direction of groundwater flow beneath the subject property is inferred to be to the northwest. Based on the information in a Phase II report for the subject property, groundwater is presumed to be greater than 22 feet below ground surface.

FINDINGS

Recognized Environmental Condition (REC) is defined by the ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

AEI identified the following RECs at the subject property:

- The property is a Brownfield site with documented current soil and groundwater contamination from heavy metals, polycyclic aromatic hydrocarbons (PAHs), pesticides, and VOCs, and SVOCs identified in and around the northwest property corner. Groundwater concentrations were not provided in the summary, therefore, a vapor concern could not be ruled out. This contamination is believed to be sourced from the former on-site metals processing facility, a former on-site underground gasoline tank, as well as an former auto repair shop (reported to be "just off the proposed Brownfields site". According to the most current Environmental Site Remediation Database Search details, "Information submitted with the BCP application regarding the conditions at the site are currently under review and will be revised as additional information becomes available." Based on the confirmed presences of contamination on site associated with historic use of the subject property represents a REC.

Controlled Recognized Environmental Condition (CREC) is defined by the ASTM Standard Practice E1527-13 as a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

- AEI did not identify evidence of CRECs during the course of this assessment.

Historical Recognized Environmental Condition (HREC) is defined by the ASTM Standard Practice E1527-13 as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

- The subject property is listed in the NY Spills database. Petroleum odors were found during a Phase II site assessment conducted in 2015. VOCs were detected slightly above CP-51 soil cleanup objectives. The spill is listed as closed, November 23, 2015.

Other Environmental Considerations warrant discussion, but do not qualify as RECs as defined by the ASTM Standard Practice E1527-13. These include, but are not limited to, de minimis conditions and/or environmental considerations such as the presence of ACMs, LBP, radon, mold, and lead in drinking water, which can affect the liabilities and financial obligations of the client, the health and safety of site occupants, and the value and marketability of the subject property.

- Per Freddie Mac ESA Guidelines, buildings of any age may contain asbestos. Due to the presence of friable materials observed, and in accordance with the Freddie Mac Multi-Family Seller/Service Guide-Environmental Reporting Requirements, AEI collected 4 samples of on-site friable building components. The components sampled included drywall and joint compound. None of the samples contained detectable quantities of asbestos. However, based on the limited extent of sampling performed, the potential still exists that ACMs may be present on site. In accordance with Freddie Mac requirements, AEI recommends the property owner implement an O&M Plan which stipulates that the assessment, repair and maintenance of damaged materials be performed to protect

the health and safety of the building occupants. All sampled building components and/or suspect ACMs observed were in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. In the event that building renovation or demolition activities are planned, an asbestos survey adhering to the AHERA sampling protocol should be performed prior to demolition or renovation activities that may disturb suspect ACMs. The cost to implement an asbestos O&M is \$250.00.

- The subject property was occupied by a gasoline filling station located at the northeast property corner from the 1930s through the 1960s. A Phase II ESA was performed at this location in 2014. No contamination excess of regulatory cleanup objectives was found. However, it is unclear if the USTs were removed as no documentation of their removal is available and no discussion of the presence or absence of the USTs was included in the Phase II. If the subject property is redeveloped in the future, ground penetrating radar (GPR) may be appropriate.
- A former gasoline filling station at 150 Best Street (located north of the northeast corner of the subject property) was present from 1930 through 1970. No records of tank removal were found. No release has been reported from this facility. Based on the time that has passed since it was last used as a gas station (approximately 40 to 45 years) and the distance from the subject property (approximately 75 feet across Best Street), this facility does not appear to represent a significant environmental concern.
- An active hazardous waste site with groundwater contamination (Osmose Inc.) located at 980 Ellicott Street (located northwest of the subject property across the intersection of Ellicott Street and Best Street) is an OEC. Groundwater extraction and treatment is on-going to address groundwater contamination. Currently, groundwater and street sanitary sewers are being monitored under the Operation and Monitoring Plan. Based on the on-going remediation, this site does not appear to represent a significant environmental concern at this time, however, it represents an OEC.

CONCLUSIONS, OPINIONS, AND RECOMMENDATIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E1527-13, the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), and the *Freddie Mac Multi-Family Seller/Service Guide-Environmental Reporting Requirements* of 903 Ellicott Street & 1100 Michigan Avenue, Buffalo, Erie County, New York, the *subject property*. Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

AEI did not identify evidence of RECs or CRECs in connection with the property except for those previously identified in the Findings section.

The subject property appears to be currently under brownfield review. Once the site status has been determined, AEI recommends continuing compliance with the New York State Brownfield Cleanup Program.

1.0 INTRODUCTION

This report documents the methods and findings of the Phase I ESA performed in conformance with the project award and scope and limitations of ASTM Standard Practice E1527-13, the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), and the *Freddie Mac Multi-Family Seller/Service Guide-Environmental Reporting Requirements* for the property located at 903 Ellicott Street & 1100 Michigan Avenue, Buffalo, Erie County, New York (Appendix A: Figures and Appendix B: Property Photographs).

1.1 SCOPE OF WORK

The purpose of the Phase I ESA is to assist the client in identifying potential RECs, in accordance with ASTM E1527-13, associated with the presence of any hazardous substances or petroleum products, their use, storage, and disposal at and in the vicinity of the subject property. Property assessment activities focused on: 1) a review of federal, state, tribal, and local databases that identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; 2) a property and surrounding site reconnaissance, and interviews with the past and present owners and current occupants and operators to identify potential environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

1.2 ADDITIONAL SERVICES

Other Environmental Considerations such as ACMs, LBP, lead in drinking water, radon, mold, and wetlands can result in business environmental risks for property owners which may disrupt current or planned operations or cash flow and are generally beyond the scope of a Phase I assessment as defined by ASTM E1527-13. Based upon the agreed-on scope of services this ESA did not include subsurface or other invasive assessments, business environmental risks, or other services not specifically identified and discussed herein.

1.3 SIGNIFICANT ASSUMPTIONS

The following assumptions are made by AEI in this report. AEI relied on information derived from secondary sources including governmental agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, and personal interviews. AEI has reviewed and evaluated the thoroughness and reliability of the information derived from secondary sources including government agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, or personal interviews. It appears that all information obtained from outside sources and reviewed for this assessment is thorough and reliable. However, AEI cannot guarantee the thoroughness or reliability of this information.

Groundwater flow, unless otherwise specified by on-site well data or well data from the subject property or nearby sites, is inferred from contour information depicted on the USGS topographic maps. AEI assumes the property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and property owner's representatives.

1.4 LIMITATIONS

Property conditions, as well as local, state, tribal, and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this assessment apply strictly to the environmental regulations and property conditions existing at the time the assessment was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. AEI makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the assessment.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: ACMs, radon, LBP, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-13.

If requested by the client, these non-scope issues are discussed herein. Otherwise, the purpose of this assessment is solely to satisfy one of the requirements for qualification of the innocent landowner defense, contiguous property owner or bona fide prospective purchaser under CERCLA. ASTM Standard Practice E1527-13 and the United States EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) constitute the "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in:

1. 42 U.S.C. § 9601(35)(B), referenced in the ASTM Standard Practice E1527-13.
2. Sections 101(35)(B) (ii) and (iii) of CERCLA and referenced in the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).
3. 42 U.S.C. § 9601(40) and 42 U.S.C. § 9607(q).

The Phase I ESA is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of assessment into property title records is to ascertain a historical basis of prior land use. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, and observations and conditions that existed on the date and time of the property reconnaissance.

Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

AEI's limited radon screening, if included, is intended to provide a preliminary screening to evaluate the potential presence of elevated radon concentrations at the site. The proposed scope is not intended to define the full extent of the presence of radon at the subject property. As such, the results should be used for lending purposes only. The recommendations and conclusions presented as a result of the limited preliminary radon screening apply strictly to the property conditions existing at the time the sampling was performed. The sample analytical results are only valid for the time, place, and condition of the site at the time of collection and AEI does not warrant that the results will be repeatable or are representative of past or future conditions.

1.5 LIMITING CONDITIONS/DEVIATIONS

The performance of this Phase I ESA was limited by the following:

- The User did not complete the ASTM User Questionnaire or provide the User information to AEI. AEI assumes that qualification for the LLPs is being established by the User in documentation outside of this assessment.
- Due to the size of the property, a representative sample of interior spaces was accessed and observed by AEI. Due to the residential nature of occupancy, this limited inspection method is expected to be adequate for the purposes of this assessment. AEI accessed the following units:

On-site Units Accessed

BUILDING	UNITS		
5	44	45	46
7	16	18	-
8	23	26	-
9	31	-	-
10	61	-	-
11	68	-	-
12	58	-	-
13	74	-	-
14	81	-	-
15	85	-	-
16	33	-	-
17	90	-	-
18 - Maintenance garage	All	-	-

- AEI submitted FOIA requests to the City of Buffalo Building and Fire Departments, and the Erie County Health Department, requesting pertinent information about the subject property. Refer to Section 4.0. As of the date of this report, responses have not been received.
 - However, based on the quality of information obtained from other sources including regulatory databases and multiple historical sources, this limitation is not expected to significantly alter the Findings of this assessment.

- When the files are made available to AEI, if the records review reveals any items of concern for the subject property, an addendum to this report will be issued.

1.6 DATA GAPS AND DATA FAILURE

According to ASTM E1527-13, data gaps occur when the Environmental Professional is unable to obtain information required by the Standard, despite good faith efforts to gather such information. Pursuant to ASTM E1527-13, only significant data gaps, defined as those that affect the ability of the Environmental Professional to identify RECs, need to be documented.

Data failure is one type of data gap. According to ASTM E1527-13, data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Pursuant to ASTM E1527-13, historical sources are required to document property use back to the property's first developed use or back to 1940, whichever is earlier, or periods of five years or greater.

1.6.1 DATA FAILURE

Data failure was not identified during the course of this assessment.

Data Failure	<p>The earliest historical resource obtained during this assessment was a Sanborn map from 1889. The lack of historical sources for the subject property dating back to first developed use represents historical data source failure.</p> <p>Based on a review of the historical aerials and Sanborn maps available, the subject property has consisted of numerous dwellings with several small shops and Jabesh Harris Soap Factory in 1889. Thus, it is assumed that prior to 1889, the subject property would have been used for similar purposes, if not undeveloped. Therefore, this data failure is not expected to significantly alter the Findings of this assessment.</p>
Information/Sources Consulted	Aerial photographs, Sanborn maps, city directories, regulatory agency records.

1.6.2 DATA GAPS

No significant data gaps were identified during the course of this assessment.

1.7 RELIANCE

This report is for the use and benefit of, and may be relied upon by (a) the Seller/Service, Freddie Mac and any successors and assigns ("Lender"); (b) independent auditors, accountants, attorneys and other professionals acting on behalf of Lender; (c) governmental agencies having regulatory authority over Lender; (d) designated persons pursuant to an order or legal process of any court or governmental agency; (e) prospective purchasers of the Mortgage; and (f) with respect to any debt (or portion thereof) and/or securities secured, directly or indirectly, by the Property which is the subject of this report, the following parties and their respective successors and assigns:

- any placement agent or broker/dealer and any of their respective affiliates, agents and advisors;
- any initial purchaser or subsequent holder of such debt and/or securities;
- any Servicer or other agent acting on behalf of the holders of such debt and/or securities;
- any indenture trustee;
- any rating agency; and
- any institutional provider from time to time of any liquidity facility or credit support for such financings.

In addition, this report, or a reference to this report, may be included or quoted in any offering circular, information circular, offering memorandum, registration statement, private placement memorandum, prospectus or sales brochure (in either electronic or hard copy format) in connection with a securitization or transaction involving such debt (or portion thereof) and/or securities.

Reliance is provided in accordance with AEI's Proposal and Standard Terms & Conditions executed by KeyBank National Association on June 14, 2106. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties.

2.0 SITE AND VICINITY DESCRIPTION

2.1 SITE LOCATION AND DESCRIPTION

PROPERTY INFORMATION	
Property Name	Campus Square
Street Address(es)	903 Ellicott Street & 1100 Michigan Avenue
City	Buffalo
State	New York
Location	The property occupies most of the city block bounded by Best Street to the north, Michigan Avenue to the east, East North Street to the south, and Ellicott Street to the west.
Vicinity Characteristics	Residential and institutional.
Approximate Site Acreage/Source	11.41 acres/Owner
Property Type	Multi-family
Subject Property Use(s)	Multi-family apartment complex
Assessor Parcel Number(s)	100.71-3-1.1 and 100.72-1-1.1
SITE AND BUILDING INFORMATION	
Number of Buildings	13
Year(s) of Construction	1980
Number of Floors/Stories	One and two
Basement or Subgrade Area(s)	A portion of the buildings have basements.
Number of Units	57
Building Area (SF)/Source	80,000 SF per Owner
Building Description(s)	The subject buildings are of wood-frame construction with brick veneer and vinyl siding and sloped shingled roofs. Each building is comprised of side-by-side dwelling units of one and two stories.
Building Occupant(s)	Residential tenants
Additional Improvements	Maintenance garage
Current On-site Operations	Residential
Current Use of Hazardous Substances	Limited to paints and cleaning/maintenance products
UTILITY PROVIDER INFORMATION	
Natural Gas Provider	National Fuel per owner
Electricity Provider	National Grid per owner
Heating System Fuel Source	Natural gas per on-site observations
Cooling System Power Source	None
Potable Water Provider or Source	City of Buffalo per owner
Sewage Disposal Provider or Treatment System	City of Buffalo per owner
REGULATORY INFORMATION	
Regulatory Database Listings	NY Brownfields, NY Spills, EDR Historic Auto
Institutional Controls	None identified
Engineering Controls	None identified
Environmental Liens	None identified

Refer to Appendix A: Figures and Appendix B: Property Photographs for site location and description.

2.2 SITE AND VICINITY CHARACTERISTICS

The immediately surrounding properties consist of the following:

Direction from Site	Tenant/Use (Address)	Regulatory Database Listing(s)
North	Best Street followed by: One-and two-family residences (70 through 134 Best Street) Commercial building (68 Best Street) Osmose Inc. (980 Ellicott Street)	EDR HIST CLEANER, (68 Best Street), EDR HIST AUTO (150 Best Street), NY UST, NY AST, TRIS, SSTS, EDR Hist Auto, RCRA LQG, NY SHWS, NT LTANKS, NY CBS, NY ENG CONTROLS, NY INST CONTROLS, US AIRS, NY MANIFEST (980 Ellicott Street)
East	Vacant land, City of Buffalo (entire block, no address)	None identified
South	Buffalo General Hospital (112 Goodrich, North Street, Goodrich, Goodrich and Ellicott) Clinical Translational Research Center (875 Ellicott Street)	NY SPILLS (112 Goodrich), LTANKS (North Street), NY SPILLS (Goodrich), NY Spills (Goodrich and Ellicott)
West	Buffalo Hearing & Speech Center (50 East North Street) 908 Ellicott Street	NY SPILLS (50 East North Street); EDR HIST AUTO (908 Ellicott Street), EDR HIST AUTO (938 Ellicott Street)

If the surrounding properties are listed in the regulatory database, please refer to Section 5.1 for discussion.

2.3 PHYSICAL SETTING

Information provided by Natural Resources Conservation Service (NRCS) indicates the following soil type in the vicinity of the subject property:

- Urban land-Odesa complex, somewhat poorly drained. Parent material is reddish clayey and silty glaciolacustrine deposits. Depth to restrictive feature (if any) is more than 80 inches. Depth to groundwater (if any) is more about 6 to 18 inches. Frequency of flooding: none; frequency of ponding: none.

According to USGS New York State Geology Online Spatial Data, geologic rock formations in the general area of the subject property are as follows:

- Onondaga and Bois Blanc Limestones of Middle Devonian age.

USGS Topographic Map:	Buffalo Northeast, New York Quadrangle
Nearest surface water to subject property:	Lake Erie, 1.6 miles to the southwest
Gradient Direction/Source:	Northwesterly, based on field observations and the USGS topographic map
Estimated Depth to Groundwater/Source:	Greater than 22 feet based on Phase II for subject property that drilled to a depth of 22 feet with no report of groundwater encountered.

Note: Groundwater flow direction can be influenced locally and regionally by the presence of local wetland features, surface topography, recharge and discharge areas, horizontal and vertical inconsistencies in the types and location of subsurface soils, and proximity to water pumping wells. Depth and gradient of the water table can change seasonally in response to variation in precipitation and recharge, and over time, in response to urban development such as storm water controls, impervious surfaces, pumping wells, cleanup activities, dewatering, seawater intrusion barrier projects near the coast, and other factors.

3.0 HISTORICAL REVIEW OF SITE AND VICINITY

3.1 HISTORICAL SUMMARY

Reasonably ascertainable standard historical sources as outlined in ASTM Standard E1527-13 were used to determine previous uses and occupancies of the subject property that are likely to have led to RECs in connection with the subject property. A chronological summary of historical data found, including but not limited to aerial photographs, historical city directories, Sanborn fire insurance maps, and agency records, is as follows:

Date Range	Subject Property Description/Use	Source(s)
1889	Residential housing, several small shops, Jabesh Harris Soap Factory (west side of subject property)	Sanborn maps
1899	Residential housing; several small shops, <i>Homestead Laundry (replaced soap factory)</i>	Sanborn maps
1925	Residential housing; several small shops, auto repair shop with gasoline tank (931-935 Ellicott Street-west side of subject property); <i>W.A Eckert Manufacturing</i> - aluminum & brass (919 Ellicott Street-replaced Homestead Laundry)	Sanborn maps
1930s - 1960s	Residential housing; private garage with gasoline tank (931-935 Ellicott Street); filling station with gasoline tanks (145 Best Street)	Sanborn maps, aerial photographs, city directories
1976-1979	The property is cleared undeveloped land	Aerial photographs, city directories
1980-present	<i>Pilgrim Village</i> - multi-family apartment complex	Sanborn maps, aerial photographs, city directories

Based on a review of historical sources, the subject property was identified to consist of dense residential housing with several small shops, from the late 1800s through the mid 1970s. A soap factory was noted in the 1889 Sanborn map, being replaced with "Homestead Laundry" in the 1899 Sanborn map. By 1925, a metals processing facility (W.A. Eckert Manufacturing) was located along the west property boundary during the 1920s, although the Brownsfield information indicates it was present from 1884 to 1925. An auto repair facility with a gasoline tank was located along the west side of the subject property from the 1920s through the 1950s. A gasoline filling station was located at the northeast property corner from the 1930s through the 1960s.

The property was cleared for redevelopment in the late 1970s, and the current apartment complex was constructed in 1980. The property has been used as a multi-family apartment complex since 1980.

The following historical addresses were associated with the subject property:

Prior to 1980: 65 through 145 Best Street (odd numbers), 1080 through 1122 Michigan Avenue (even numbers), 60 through 132 East North Street (even numbers), 903 through 935 Ellicott Street (odd numbers), 9 through 48 Wellmont Place (all numbers), 801 through 831 Elm Street (odd numbers) and 808 through 832 Elm, Street (even numbers).

After 1980: 11 through 58 Hollway Boulevard, 1 through 49 Jaktram Court, 28 through 65 Pierce Court, 42 through 92 Nora Lane, and 66 through 89 Jackson Terrace.

Erie County currently uses the address of 903 Ellicott Street to identify the west parcel, and 1100 Michigan Avenue to identify the east parcel. The business address is 91 Nora Lane.

AEI identified multiple potential environmental concerns in association with the current or historical use of the subject property. Refer to Sanborn Maps (Section 3.3) and City Directories (Section 3.4).

3.2 AERIAL PHOTOGRAPHS

AEI reviewed aerial photographs of the subject property and surrounding area. A search was made of the EDR collection of aerial photographs. Aerial photographs were reviewed for the following years:

Year(s)	Subject Property Description	Adjacent Site Descriptions
1938 1943 1951	Residential housing, 2 commercial buildings	NORTH: Roadway followed by residential housing & commercial building EAST: Roadway followed by residential housing SOUTH: Roadway followed by residential housing WEST: Roadway followed by residential housing & commercial buildings
1959	Residential housing, 2 commercial buildings	NORTH: Roadway followed by residential housing & commercial building EAST: Roadway followed by residential housing SOUTH: Roadway followed by residential housing & commercial building WEST: Roadway followed by residential housing & commercial buildings
1966	Residential housing, 2 commercial buildings	NORTH: Roadway followed by residential housing & commercial building EAST: Roadway followed by residential housing SOUTH: Roadway followed by large hospital WEST: Roadway followed by residential housing & commercial buildings
1978	Cleared vacant land	NORTH: Roadway followed by residential housing & commercial buildings EAST: Roadway followed by residential development SOUTH: Roadway followed by expanded hospital WEST: Various commercial development

Year(s)	Subject Property Description	Adjacent Site Descriptions
1985 1995	Apartment complex, similar to present day	NORTH: Roadway followed by residential housing & commercial buildings EAST: Roadway followed by residential development SOUTH: Roadway followed by hospital complex WEST: Various commercial development
2006 2008	Apartment complex, similar to present day	NORTH: Roadway followed by residential housing & commercial buildings EAST: Commercial building; roadway followed by residential development SOUTH: Roadway followed by hospital complex WEST: Various commercial development
2009 2011	Apartment complex, similar to present day	NORTH: Roadway followed by residential housing & commercial buildings EAST: Commercial building; roadway followed by residential development SOUTH: Roadway followed by hospital complex, partially being re-developed WEST: Various commercial development

AEI did not identify potential environmental concerns in association with the historical use of the subject property during the aerial photograph review.

If available, copies of historical aerial photographs are provided in the report appendices.

3.3 SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made of the EDR collection of Sanborn Fire Insurance maps.

The following maps were reviewed:

Year(s)	Subject Property Description (Listed Address)	Adjacent Site Descriptions
1889	Residential housing; soap factory 69 through 147 Best Street; 68 through 138 E. North Street	NORTH: Best Street followed by residences EAST: Not provided SOUTH: E North Street followed by residences WEST: Bottling works, livery, saloon
1899	Residential housing; <i>Homestead Laundry</i> 65 through 145 Best Street; 68 through 132 E. North Street; 903 through 919 Ellicott Street; 6 through 48 Wellmont Place; 803 through 832 Elm Street	NORTH: Best Street followed by residences EAST: Not provided SOUTH: E North Street followed by residences WEST: Bottling works, livery, saloon

Year(s)	Subject Property Description (Listed Address)	Adjacent Site Descriptions
1925	Residential housing; auto repair shop with gasoline tank (931-935 Ellicott Street); <i>W.A Eckert Manufacturing</i> - aluminum & brass (919 Ellicott Street) 65 through 145 Best Street; 68 through 132 E. North Street; 903 through 935 Ellicott Street; 6 through 48 Wellmont Place; 803 through 832 Elm Street	NORTH: Best Street followed by residences EAST: Not provided SOUTH: E North Street followed by residences and wagonworks WEST: Bottling works, auto repairing, gasoline tanks
1951	Residential housing; private garage with gasoline tank (931-935 Ellicott Street); filling station with gasoline tanks (145 Best Street) 65 through 145 Best Street; 68 through 132 E. North Street; 903 through 935 Ellicott Street; 6 through 48 Wellmont Place; 803 through 832 Elm Street	NORTH: Best Street followed by residences & filling station EAST: Not provided SOUTH: E North Street followed by residences and <i>E.A. Cook Body Corp.</i> -woodworking WEST: <i>J House & Sons Bottlers Supplies</i> , auto repairing, gasoline tanks
1981 1986	Pilgrim Village - multi-family apartment complex	NORTH: Best Street followed by residences & store EAST: Not provided SOUTH: E North Street followed by <i>Buffalo General Hospital</i> WEST: Niagara Mohawk Power Co. substation

AEI identified the following potential environmental concerns in association with the historical use of the subject property during the Sanborn map review:

- A gasoline filling station was located on the northeast property corner from at least circa 1951, further discussed in Section 6.3.
- A garage with a gasoline tank was located along the west property boundary from at least 1925 through at least 1951, further discussed in Section 4.6 and 5.1.
- A metals processor was located near the northwest property corner circa 1925, further discussed in Section 4.6 and 5.1.
- A gasoline filling station was located on a north adjoining property circa 1951, further discussed in Section 5.1.

Copies of historical Sanborn maps are provided in the report appendices.

3.4 CITY DIRECTORIES

A search of historical city directories was conducted for the subject property utilizing the Buffalo Public Library. The following table summarizes the results of the city directory search.

Year(s)	Address - Occupant Listed
1939	65 through 141 Best Street - residential 145 Best Street - Goodyear-Wende Oil Corp filling station 1080 through 1117 Michigan Avenue - residential 1122 Michigan Avenue - Goodyear-Wende Oil Corp filling station 68 through 132 E. North Street - residential; bakery 903 through 917 Ellicott Street - residential 931-935 Ellicott Street - St. Paul Auto Repair Shop
1950	65 through 141 Best Street - residential 145 Best Street - Schuesler filling station 1080 through 1117 Michigan Avenue - beauty shop, residential 68 through 132 E. North Street - residential; delicatessen 903 through 917 Ellicott Street - residential 931-935 Ellicott Street - Pepsi Cola Bottling Co. garage
1955	65 through 141 Best Street - residential 145 Best Street - vacant 145 Best Street - Blatner gas station 1080 through 1119 Michigan Avenue - beauty salon, residential 68 through 132 E. North Street - residential; delicatessen 903 through 913 Ellicott Street - residential 931-935 Ellicott Street - Main Window Cleaning

Year(s)	Address - Occupant Listed
1961	65 through 141 Best Street - restaurant, residential 145 Best Street - Emser Texaco gas station 1080 through 1119 Michigan Avenue - beauty salon, residential 68 through 80 and 90 through 128 E. North Street - residential 86 E. North Street - Carting & Storage 132 E. North Street: Grandillo Food Market 903 through 913 Ellicott Street - residential 931-935 Ellicott Street - Main Window Cleaning
1966	65 Best Street - Restaurant 67 through 141 Best Street - residential 145 Best Street - vacant 1080 through 1119 Michigan Avenue - beauty salon, residential 68 through 128 E. North Street - residential 132 E. North Street: Sally Ann Grocery Market 903 through 913 Ellicott Street - residential 935 Ellicott Street - Main Window Cleaning
1971	65 Best Street - Restaurant 67 through 141 Best Street - residential 145 Best Street - vacant 1080 through 1119 Michigan Avenue - beauty salon, residential 68 through 128 E. North Street - residential 132 E. North Street: North Star Market 903 through 913 Ellicott Street - residential, beauty salon 935 Ellicott Street - Main Window Cleaning
1976	Best Street - no listings for subject property
1982	Ellicott Street - no listings for subject property Michigan Avenue - no listings for subject property E. North Street - no listings for subject property
1993	Subject property residential addresses are listed on streets within the complex:
2005	Holloway Boulevard, Jakram Court, Nora Lane, Pierce Court, and Jackson Terrace

AEI identified the following potential environmental concerns in association with the historical use of the subject property during the city directory review:

- A filling station was located at the northeast corner of the subject property from at least 1939 through at least 1961 and is further discussed in Section 6.3

4.0 REGULATORY AGENCY RECORDS REVIEW

Local and state agencies, such as environmental health departments, fire prevention bureaus, and building and planning departments are contacted to identify any current or previous reports of hazardous substance use, storage, and/or unauthorized releases that may have impacted the subject property. In addition, information pertaining to AULs, defined as legal or physical restrictions, or limitations on the use of, or access to, a site or facility, is requested.

4.1 LOCAL ENVIRONMENTAL HEALTH DEPARTMENT AND/OR STATE ENVIRONMENTAL AGENCY

On June 27, 2016, AEI contacted the Erie County Health Department via online FOIL request for information on the subject property. Files at this agency may contain information regarding hazardous substance storage and use, underground storage tanks, unauthorized releases of petroleum hydrocarbons or other contaminants that may affect the soil or groundwater in the area, wells and/or septic systems.

As of the date of this report no response has been received. However, based on the quality of information obtained from other sources including regulatory databases and multiple historical sources, this limitation is not expected to significantly alter the Findings of this assessment. When the files are made available to AEI, if the records review reveals any items of concern for the subject property, an addendum to this report will be issued.

Results from a search of the NYSEDC databases is presented in Section 4.6 below.

4.2 FIRE DEPARTMENT

On June 24, 2016, AEI contacted the City of Buffalo Fire Department via e-mail for information on the subject property to identify any evidence of previous or current hazardous substance usage, or HAZMAT spills for the subject property.

As of the date of this report no response has been received. However, based on the quality of information obtained from other sources including regulatory databases and multiple historical sources, this limitation is not expected to significantly alter the Findings of this assessment. When the files are made available to AEI, if the records review reveals any items of concern for the subject property, an addendum to this report will be issued.

4.3 BUILDING DEPARTMENT

On June 24, 2016, AEI contacted the City of Buffalo Building Department via fax for information on the subject property in order to identify historical tenants, features of concern and property use.

As of the date of this report no response has been received. However, based on the quality of information obtained from other sources including regulatory databases and multiple historical sources, this limitation is not expected to significantly alter the Findings of this assessment. When the files are made available to AEI, if the records review reveals any items of concern for the subject property, an addendum to this report will be issued.

4.4 PLANNING DEPARTMENT

Refer to Section 4.3 above.

4.5 OIL AND GAS WELLS/PIPELINES

On June 27, 2016, AEI reviewed the New York State Department of Environmental Conservation (NYSDEC) maps and the National Pipeline Mapping System (NPMS) Public Map Viewer concerning the subject property and nearby properties. The maps contain information regarding oil and gas development.

According to the NYSDEC map, oil or gas wells are not located within 500 feet of the subject property. AEI did not identify evidence of environmental concerns during the map review.

According to the NPMS Public Map Viewer, pipelines are not located within 500 feet of the subject property. AEI did not identify evidence of environmental concerns during the map review.

4.6 OTHER AGENCIES SEARCHED

On June 27, 2016, AEI searched the New York State Department of Conservation (NYSDEC) online databases.

- The subject property was listed in the Spills database under the name Phase II, spill number 1508707, unknown petroleum, soil affected. The spill is listed as closed on 11/23/2015.
- The subject property was listed in the Site Remediation Database under the Brownfield Cleanup Program. A remedial investigation of the northwest property corner (the site of the former W.A Eckert Manufacturing plant at 919 Ellicott Street) found multiple soil and groundwater contaminants in excess of cleanup objectives. These contaminants include heavy metals, pesticides, and SVOCs. The full NYSDEC summary is included in the Appendix. According to the summary, the site document repository is the Buffalo & Erie County Public Library located at 1 Lafayette Square, Buffalo, NY. The presence of known soil and groundwater contamination represents a REC and is further discussed in Section 5.1.

5.0 REGULATORY DATABASE RECORDS REVIEW

AEI contracted Environmental Data Resources (EDR) to conduct a search of publicly available information from federal, state, tribal, and local databases containing known and suspected sites of environmental contamination and sites of potential environmental significance. Data gathered during the current regulatory database search is compiled by EDR into one regulatory database report. Location information for listed sites is designated using geocoded information provided by federal, state, or local agencies and commonly used mapping databases with the exception of "Orphan" sites. Due to poor or inadequate address information, Orphan sites are identified but not geocoded/mapped by EDR, rather, information is provided based upon vicinity zip codes, city name, and state. The number of listed sites identified within the approximate minimum search distance from the federal and state environmental records database listings specified in ASTM Standard E1527-13 is summarized in Section 5.1, along with the total number of Orphan sites. A copy of the regulatory database report is included in Appendix C of this report.

The subject property was listed in the NY SPILLS, BROWNFIELDS, and EDR HIST AUTO databases.

In determining if a listed site is a potential environmental concern to the subject property, AEI generally applies the following criteria to classify the site as lower potential environmental concern: 1) the site only holds an operating permit (which does not imply a release), 2) the site's distance from, and/or topographic position relative to, the subject property, and/or 3) the site has recently been granted "No Further Action" by the appropriate regulatory agency.

5.1 RECORDS SUMMARY

Database	Search Distance (Miles)	Subject Property Listed	Number of Listings within Search Distance	Recognized Environmental Condition or Other Environmental Consideration (Yes or No)
NPL	1	No	0	
DELISTED NPL	0.5	No	0	
CERCLIS	0.5	No	0	
CERCLIS NFRAP	0.5	No	1	No, based on distance
RCRA CORRACTS	1	No	1	No, based on distance
RCRA-TSDF	0.5	No	0	
RCRA LQG, SQG, CESQGs, VGN, NLR	SP/ADJ	No	2	No, adjoining discussed below
US ENG CONTROLS	SP	No	0	
US INST CONTROLS	SP	No	0	
ERNS	SP	No	0	
STATE/TRIBAL HWS	1	No	3	The northwest adjoining property is a listed hazardous waste site, discussed below. Others are not a concern based on distance.
STATE/TRIBAL SWLF	0.5	No	1	No, based on distance

Database	Search Distance (Miles)	Subject Property Listed	Number of Listings within Search Distance	Recognized Environmental Condition or Other Environmental Consideration (Yes or No)
STATE/TRIBAL REGISTERED STORAGE TANKS	SP/ADJ	No	7	The north adjoining property is listed as a CBS, CBS AST, and UST site, discussed below. The south adjoining property is a UST facility discussed below.
STATE/TRIBAL LUST	0.5	No	36	The north and south adjoining properties are NY LTANK sites, discussed below. Other sites are not a concern based on distance, gradient, and/or regulatory status.
STATE/TRIBAL EC and IC	SP	No	0	
STATE/TRIBAL VCP	0.5	No	0	
STATE/TRIBAL BROWNFIELD	0.5	Yes	3	The subject property and adjoining brownfield listings are discussed below. The remaining site is not a concern based on distance.
ORPHAN	N/A	No	1	No; none of the identified orphan sites are located in the immediate vicinity (500-feet) of the subject property, and/or based upon the distance and relative gradient, the sites are not expected to represent a significant environmental concern.
ADDITIONAL ENVIRONMENTAL RECORD SOURCES	SP/ADJ	Yes	22	The subject property and adjoining properties are discussed below.

Facility Name: Balter Norman Filling Station
Database(s): EDR Historical Auto Stations
Address: 145 Best Street and 1122 Michigan Avenue
Distance: Subject Property
Direction: Subject Property
Comments:
This facility is listed as a gasoline filling station from 1940 through 1964. These addresses correspond to the former filling station located at the northeast corner of the subject property. This facility is further discussed in Section 6.3.

Facility Name: Pilgrim Village Redevelopment / Campus Square
Database(s): NY Brownfields, NY Spills
Address: 903 Ellicott Street
Distance: Subject Property
Direction: Subject Property

Comments:

Brownfields: The property is a Brownfield site with documented current soil and groundwater contamination from heavy metals, polycyclic aromatic hydrocarbons (PAHs), pesticides, and VOCs, and SVOCs identified in and around the northwest property corner. Groundwater concentrations were not provided in the summary, therefore, a vapor concern could not be ruled out. This contamination is believed to be sourced from the former on-site metals processing facility, a former on-site underground gasoline tank, as well as an former auto repair shop (reported to be "just off the proposed Brownfields site". This Brownfield application was under review beginning October 21, 2015. According to the most current Environmental Site Remediation Database Search details, "Information submitted with the BCP application regarding the conditions at the site are currently under review and will be revised as additional information becomes available." Based on the confirmed presences of contamination on site associated with historic use of the subject property represents a REC.

Spills: Petroleum odors were found during a Phase II site assessment conducted in 2015. VOCs were detected slightly above CP-51 soil cleanup objectives. The spill is listed as closed, November 23, 2015.

Facility Name: St Paul Auto Repair Shop

Database(s): EDR Historical Auto Stations

Address: 931 Elicott Street

Distance: Subject Property

Direction: Subject Property

Comments:

This site is listed as an auto repair shop in 1935 and 1940 and corresponds to a former auto repair facility along the west side of the subject property. This auto repair appears to be associated with the Brownfields listing discussed above a REC.

Facility Name: Osmose Inc, Osmose Wood Preserving, Brunn & Co Inc Auto

Database(s): NY UST, NY AST, TRIS, SSTS, EDR Hist Auto, RCRA LQG, NY SHWS, NT LTANKS, NY CBS, NY ENG CONTROLS, NY INST CONTROLS, US AIRS, NY MANIFEST

Address: 980 Ellicott Street

Distance: Adjoining

Direction: Northwest, downgradient

Comments:

NYSDEC narrative:

"The Osmose Wood Preserving site is located in a mixed commercial and residential area at 980 Ellicott Street in the City of Buffalo, Erie County. Site Features: The Site itself is an active facility composed of multiple structures and asphalt parking areas. Current Zoning and Land Use: This site is zoned for industrial-manufacturing. Past Use of the Site: Underground storage tanks in the fenced parking lot of Osmose, Inc. were used to store creosote, #2 fuel oil, and other chemicals, which were found leaking in 1989. The tanks were removed from the site. Some soil surrounding the tanks also contained elevated levels of PAHs and were excavated and placed into a lined bio-cell in 1990 to undergo bio-remediation. The bio-remediation was not successful and was suspended in 1996. A site investigation by Osmose in 1993, confirmed the presence of severe environmental problems on-site due to PAHs in soil and groundwater outside the bio-cell area. Pilot studies to determine the effectiveness of in-situ Ozonation Technology was completed in 1994. A non-aqueous phase liquid (NAPL) extraction system was installed to recover the floating oily material in the groundwater in 1995 and has been in operation since then. At present no significant amount of NAPL is being recovered. The Feasibility Study was completed in 1995. The excavation of off-site contaminated soils was completed in 1995. The Record of Decision (ROD) was issued in 1997. Under the selected remedy, the non-aqueous phase liquid is pumped out followed by ozone treatment of contaminated subsurface soils. Construction of an ozone sparge/soil vapor extraction system was completed in 1999. The ozone treatment started in 2002 and was shutdown in 2005 as the soil cleanup levels were met. Groundwater extraction and treatment is on-going to address groundwater contamination. Currently, groundwater and street sanitary sewers are being monitored under the Operation and Monitoring Plan."

Based on the ongoing remediation, this site does not appear to represent a significant environmental concern at this time, however, it represents an OEC.

Facility Name: Melco Auto Serv Auto Repr

Database(s): EDR Historical Auto Stations

Address: 961 Ellicott Street

Distance: Adjoining

Direction: North, slightly downgradient

Comments:

This adjoining site is listed as an automobile repair facility in 1964. Based on the lack of other listings associated with a release and the downgradient location, this listing does not appear to represent a significant environmental concern.

Facility Name: WYNOT LOUIS W DCLO CLNR

Database(s): EDR Historical Cleaners

Address: 68 Best Street

Distance: Adjoining

Direction: North, downgradient

Comments:

The site is listed as a clothes pressers and cleaners, 1930. Based on the lack of other listings indicative of a release and the down-gradient location, as well as the short duration, this facility does not appear to represent a significant environmental concern.

Facility Name: Wilcox Frank C Filling Sta

Database(s): EDR Historical Auto Stations
Address: 150 Best Street
Distance: Adjoining
Direction: North, down to crossgradient

Comments: This site is listed as a gasoline and oil service station from 1930 through 1970. No records of tank removal were found. No release has been reported from this facility. Based on the time that has passed since it was last used as a gas station (approximately 40 to 45 years) and the distance from the subject property (approximately 75 feet across Best Street), this facility does not appear to represent a significant environmental concern.

Facility Name: Buffalo General Hospital

Database(s): NY SPILLS, NY LTANKS
Address: 112 Goodrich, North Street, Goodrich, Goodrich and Ellicott
Distance: Adjoining
Direction: South, upgradient

Comments:

Spills: Freon was allowed to escape while dismantling an air conditioner. No further action necessary. The spill was closed on May 18, 1995. based on the nature of the spill (gas), this does not represent a significant environmental concern.

A spill of oil to the walls and concrete floor was reported. No oil reached the sump. The spill was cleaned up with pads and rags. The case was closed May 9, 2008. Based on the location of the spill (interior) and the closed status, this spill does not appear to be a significant environmental concern.

A mounting bolt made a hole on a tank of a truck that allowed approximately 100 gallons of fuel to spill on the surface. The spill was contained by the fire department and cleaned up. The case was closed September 13, 2007. Based on this information, this spill does not appear to be a significant environmental concern.

LTANKS: Product came out of vent pipe during filling of tank (#2 fuel oil) due to a citizen observing oil running down the sidewalk into the street. Disposal documentation was received and the spill case was closed on November 17, 1993. Based on the closed status, and the nature of the spill (surface), this does not appear to represent a significant environmental concern.

Facility Name: University at Buffalo - CTRC

Database(s): RCRA-SQG, NY Manifest
Address: 875 Ellicott Street
Distance: Adjoining
Direction: South, upgradient

Comments:

This site generates a variety of hazardous wastes. Waste codes include D001, D002, D018, D022, D028, D029, D039, D040, U003, U044, and U188. No violations were found. Based on the lack of violations, this facility does not appear to represent a significant environmental concern.

Facility Name: Buffalo Hearing & Speech

Database(s): NY Spills
Address: 50 E. North Street
Distance: Adjoining
Direction: West, cross-gradient

Comments:

Significant soil contamination was found in 1988 and 1992. An abandoned tank was found during excavation at the site in 1994. The site was determined to be a former gasoline filling station. Monitoring wells were installed and 500 cubic yards of soil were removed to a depth of 18 feet. The spill was closed on November 2, 1995; however, intermittent minor exceedances were being found at a basement sump at the time of closure.

Based on the closed status and cross-gradient location across Ellicott Street, this facility is not expected to be a significant environmental concern.

Facility Name: Bldg site of General Hospital

Database(s): NY Spills

Address: Corner of North Street and Ellicott Street

Distance: Adjoining

Direction: West, cross-gradient

Comments: 50 gallons of hydraulic fluid were spilled from construction machinery. 906 gallons of oil and water, as well as 18.37 tons of soil were removed. The spill was closed on February 1, 2010.

Facility Name: Buffalo City Mission

Database(s): NY Brownfields

Address: 150 East North Street

Distance: East Adjoining

Direction: East (cross to up gradient)

Comments: This facility applied for Brownfields status, however, since no evidence of contamination was present, the application was denied. Based on the lack of contamination, this listing does not represent a significant environmental concern.

5.2 VAPOR MIGRATION

AEI reviewed reasonably ascertainable information for the subject and nearby properties, including a regulatory database, files for nearby release sites, and/or historical documentation, to determine if potential vapor-phase migration concerns may be present which could impact the subject property.

Based on a review of available resources as documented above, AEI determined that there is a potential concern from on-site sources of contamination, and a vapor-phase migration concern may exist at the subject property.

6.0 INTERVIEWS AND USER PROVIDED INFORMATION

6.1 INTERVIEWS

Pursuant to ASTM E1527-13, the following interviews were performed during this assessment in order to obtain information indicating RECs in connection with the subject property.

6.1.1 INTERVIEW WITH OWNER

The subject property owner, Mark Trammell of Pilgrim Village Associates, completed the Pre-Survey Questionnaire on June 20, 2016. Mr. Trammell was also interviewed briefly during the property visit on June 22, 2016. Mark Trammell has been associated with the subject property since 1990. Mark Trammell provided some information about site conditions, recent history, and asbestos abatement and demolition of five structures on site in 2015. Mark Trammell was asked if he was aware of any of the following:

	Yes	No
Any knowledge of USTs, clarifiers or oil/water separators, sumps, or other subsurface features.		✓
Any knowledge of previous environmental investigations conducted on site.	✓	
Any knowledge of current or past industrial operations and/or other operations which would involve the use of hazardous substances and/or petroleum products.		✓
Any known plans for site redevelopment or change in site use.	✓	
Any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property.		✓
Any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property.	✓	
Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.		✓
Any incidents of flooding, leaks, or other water intrusion, and/or complaints related to indoor air quality.		✓
Comments:		
Mr. Trammell provided a Phase I ESA report and a Phase II ESA report for the subject property, dated 2014.		
Mr. Trammell indicated that the southwest quadrant of the property, where 5 buildings were removed in 2015, is scheduled for redevelopment as a mid-rise apartment building.		
Mr. Trammell indicated that the property is a known brownfield, and that a tax credit application has been filed.		

6.1.2 INTERVIEW WITH KEY SITE MANAGER

Mark Trammell is the Key Site Manager. Refer to Section 6.1.1 above.

6.1.3 PAST OWNERS, OPERATORS, AND OCCUPANTS

AEI did not attempt to interview past owners, operators, and occupants of the subject property because information from these sources would likely be duplicative of information already obtained from other sources.

6.1.4 INTERVIEW WITH OTHERS

Information obtained during interviews with local government officials is incorporated into the appropriate segments of this section.

6.2 USER PROVIDED INFORMATION

User provided information is intended to help identify the possibility of RECs in connection with the subject property. According to ASTM E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), certain items should be researched by the prospective landowner or grantee, and the results of such inquiries may be provided to the Environmental Professional. The responsibility for qualifying for LLPs by conducting the inquiries ultimately rests with the User, and providing the information to the Environmental Professional would be prudent if such information is available.

The User did not complete the ASTM User Questionnaire or provide the User information to AEI. AEI assumes that qualification for the LLPs is being established by the User in documentation outside of this assessment.

6.3 PREVIOUS REPORTS AND OTHER PROVIDED DOCUMENTATION

Documentation was provided to AEI by Mr. Mark Trammel during this assessment. A summary of this information follows:

Phase I Environmental Site Assessment (903 Ellicott Street and 1100 Michigan Avenue, Buffalo, NY), prepared by Empire Geo-Services (July 2014)

Summary of report:

The following REC was identified: A service / filling station, with underground storage tanks, operated on the subject property at the corner of Michigan Avenue and Best Street from approximately 1931 to 1968.

Phase II Subsurface Investigation (Pilgrim Village, 38 Holloway Boulevard, Buffalo, NY), prepared by Empire Geo-Services (July 2014)

Summary of report:

Soil borings in the area of the former gasoline filling station at the northeast property corner were advanced and soil samples were obtained and analyzed for NYSDEC STARS listed compounds and Target, Compound List (TCL) including 1,4-dioxane; STARS and TCL listed semi-volatile organic, compounds (SVOCs) utilizing Analytical Method 8270D; Total PCBs (Test Method 8082A); Total Pesticides (Test Method 8081B); Total Herbicides (Test Method 8151A); Total Metals and Total Cyanide.

No volatile organic compounds or semi-volatile organic compounds were detected above NYSDEC Part 375 SCOs for unrestricted site use. PCBs and herbicides were not detected in the submitted samples.

AEI notes that no significant contamination appears to be associated with the former filling station on the northeast corner of the subject property. However, it is unclear if the USTs were removed as no documentation of their removal is available and no discussion of the presence or absence of the USTs was included in the Phase II. If the subject property is redeveloped in the future, ground penetrating radar (GPR) may be appropriate.

Copies of the reports are included in the appendices.

Note: If the above reports were not prepared by AEI, the information obtained was not verified for accuracy and a critique of the reports is beyond the scope of this assessment.

7.0 SITE RECONNAISSANCE

Site Reconnaissance Date	June 22, 2016
AEI Site Assessor(s)	Steve Major
Property Escort(s)/Relationship(s) to Property	Employee, maintenance.
Units/Areas Observed	Refer to Section 1.5 for a list of units accessed. Representative portions of the interiors of the all 13 buildings on site including the leasing office, restrooms, maintenance garage, and units 16, 18, 23, 26, 31, 33, 44, 45, 46, 58, 61, 68, 74, 81, 85, and 90 (25% of total units).
Area(s) not accessed and reason(s)	N/A
Weather	Clear, 70 degrees F

7.1 SUBJECT PROPERTY RECONNAISSANCE FINDINGS

Yes	No	Observation
✓		Regulated Hazardous Substances/Wastes and/or Petroleum Products in Connection with Property Use
	✓	Aboveground/Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)
	✓	Hazardous Substance and Petroleum Product Containers Not in Connection with Property Use
	✓	Unidentified Substance Containers
✓		Electrical or Mechanical Equipment Likely to Contain Fluids
	✓	Interior Stains or Corrosion
	✓	Strong, Pungent, or Noxious Odors
	✓	Pools of Liquid
✓		Drains, Sumps, and Clarifiers
	✓	Pits, Ponds, and Lagoons
	✓	Stained Soil or Pavement
	✓	Stressed Vegetation
	✓	Solid Waste Disposal or Evidence of Fill Materials
	✓	Waste Water Discharges
	✓	Wells
	✓	Septic Systems
	✓	Biomedical Wastes
	✓	Heating and Ventilation Systems
	✓	Other

The subject property is currently occupied by residential tenants.

REGULATED HAZARDOUS SUBSTANCES/WASTES AND/OR PETROLEUM PRODUCTS IN CONNECTION WITH PROPERTY USE

Hazardous substances were limited to small manufacturer's containers of paints and maintenance/cleaning products.

ELECTRICAL OR MECHANICAL EQUIPMENT LIKELY TO CONTAIN FLUIDS

Toxic PCBs were commonly used historically in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors. According to United States EPA regulation 40 CFR Part 761, there are three categories for classifying such equipment: <50 ppm of PCBs is considered "Non-PCB"; between 50 and 500 ppm is considered "PCB-Contaminated"; and >500 ppm is considered "PCB-Containing". Pursuant to 15 U.S.C. 2605(e)(2)(A), the manufacture, process, or distribution in commerce or use of any polychlorinated biphenyl in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

Transformers

Type	Quantity	Owner	Presumed Date of Installation	Spills or Stains Observed (Yes/No)	Non-PCB Label (Yes/No)
Pad-Mounted	12	National Grid	1980	No	No

The management of potential PCB-containing transformers is the responsibility of the utility.

Federal Regulations (40 CFR 761 Subpart G) require any release of material containing >50 ppm PCB and occurring after May 4, 1987, be cleaned up by the transformer owner following the United States EPA's PCB spill cleanup policy.

No spills, staining or leaks were observed on or around the transformers. However, based on the unknown PCB content of the on-site transformers, and in accordance with Freddie Mac ESA guidelines, AEI recommends that the on-site transformers be managed in place with an O&M Plan.

DRAINS, SUMPS, AND CLARIFIERS

Storm drains were observed in the parking areas and lawn of the subject property. AEI did not observe evidence of hazardous substances or petroleum products in the vicinity of the drains. Based on the use of the drains solely for storm water runoff, the presence of the drains is not expected to represent a significant environmental concern.

Sumps were observed in some basement areas and reportedly exist in all buildings according to a prior report. AEI did not observe evidence of hazardous substances or petroleum products in the vicinity of the sumps. Based on the residential nature of the subject property, these sumps are not considered a significant environmental concern.

Summary of concerns and/or observations; determination of environmental concern

7.2 ADJACENT PROPERTY RECONNAISSANCE FINDINGS

Yes	No	Observation
	✓	Hazardous Substances/Wastes and/or Petroleum Products in Connection with Property Use
✓		Aboveground/Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)
	✓	Hazardous Substance and Petroleum Product Containers Not in Connection with Property Use
	✓	Unidentified Substance Containers
	✓	Electrical or Mechanical Equipment Likely to Contain Fluids
	✓	Strong, Pungent, or Noxious Odors
	✓	Pools of Liquid
	✓	Drains, Sumps, and Clarifiers
	✓	Pits, Ponds, and Lagoons
	✓	Stained Soil or Pavement
	✓	Stressed Vegetation
	✓	Solid Waste Disposal or Evidence of Fill Materials
	✓	Waste Water Discharges
	✓	Wells
	✓	Septic Systems
	✓	Other

ABOVEGROUND/UNDERGROUND HAZARDOUS SUBSTANCE OR PETROLEUM PRODUCT STORAGE TANKS (ASTs/USTs)

Two ASTs of unknown contents were observed on the south adjoining hospital property.

8.0 OTHER ENVIRONMENTAL CONSIDERATIONS

8.1 ASBESTOS-CONTAINING BUILDING MATERIALS

Asbestos is the name for a group of naturally occurring silicate minerals that are considered to be “fibrous” and through processing can be separated into smaller and smaller fibers. The fibers are strong, durable, chemical resistant, and resistant to heat and fire. They are also long, thin and flexible, so they can even be woven into cloth. Because of these qualities, asbestos was considered an ideal product and has been used in thousands of consumer, industrial, maritime, automotive, scientific and building products.

At the federal level, asbestos is primarily regulated by the US Environmental Protection Agency (USEPA) primarily through the EPA’s National Emission Standards for Hazardous Air Pollutants (EPA’s NESHAP Standard 40 CFR Chapter 61, Subpart M), the Occupational Health and Safety Administration (OSHA) through the General Industry Standard and the Construction Industry Standard (29 CFR 1926.1101 and 29 CFR 1910.1001). Many states have regulations in place for the inspection, management, and remediation of asbestos including company and individual licensing requirements for all activities relating to asbestos. Under both federal and state regulations building Owners and employers may be required to perform certain activities related to the in-place management of asbestos, and prior to renovations or demolition activities (i.e. asbestos inspections or remediation) that may disturb building materials suspected of containing asbestos.

The information below is for general informational purposes only and does not constitute an asbestos survey. In addition, the information is not intended to comply with federal, state or local regulations in regards to ACM.

Per Freddie Mac ESA Guidelines, buildings of any age may contain asbestos. Due to the presence of friable materials observed, and in accordance with the Freddie Mac Multi-Family Seller/Service Guide-Environmental Reporting Requirements, AEI collected 4 samples of on-site friable building components. The components sampled and results are reported below:

Sampled Suspect ACMs

Material	Location	Result
Drywall and joint compound	Unit 16 bath	None Detected
Drywall	Unit 31 kitchen	None Detected
Joint compound	Unit 31 bedroom	None Detected
Drywall and joint compound	Unit 74 kitchen	None Detected

The condition and friability of additional identified suspect ACMs is noted in the following table:

Observed Suspect ACMs

Material	Location	Friable	Condition
Drywall Systems	Throughout Building Interior	Yes	Good*
Floor tile	Kitchens and baths in some units	No	Good*
Vinyl flooring	Kitchens and baths in some units	No	Good*
Roofing Systems	Roof	Not Inspected	Not Inspected

*Damaged materials were sampled in units undergoing renovations.

None of the samples contained detectable quantities of asbestos. However, based on the limited extent of sampling performed, the potential still exists that ACMs may be present on site. In accordance with Freddie Mac requirements, AEI recommends the property owner implement an O&M Plan which stipulates that the assessment, repair and maintenance of damaged materials be performed to protect the health and safety of the building occupants. All sampled building components and/or suspect ACMs were observed in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. In the event that building renovation or demolition activities are planned, an asbestos survey adhering to AHERA sampling protocol should be performed prior to demolition or renovation activities that may disturb suspect ACMs.

The property owner provided a copy of an asbestos survey report for 58 Holloway Boulevard, which includes five buildings of identical construction as the subject buildings, but which were demolished in 2015. Vinyl flooring, floor tiles, and flooring mastic were all found to be asbestos-containing materials. No other ACMs were identified.

8.2 LEAD-BASED PAINT

LBP is defined as any paint, varnish, stain, or other applied coating that has ≥ 1 mg/cm² (5,000 µg/g or 5,000 ppm) of lead by federal guidelines; state and local definitions may differ from the federal definitions in amounts ranging from 0.5 mg/cm² to 2.0 mg/cm². Section 1017 of the Housing and Urban Development (HUD) Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X", defines a LBP hazard as "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact LBP on most walls and ceilings would not be considered a "hazard", although the paint should be maintained and its condition monitored to ensure that it does not deteriorate and become a hazard. Additionally, Section 1018 of this law directed HUD and EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978. Most private housing, public housing, federally owned or subsidized housing is affected by this rule.

LCP is defined as any paint with any detectable amount of lead present in it. It is important to note that LCP may create a lead hazard when being removed. The condition of these materials must be monitored when they are being disturbed. In the event LCP is subject to abrading, sanding, torching and/or cutting during demolition or renovation activities, there may be regulatory issues that must be addressed.

The information below is for general informational purposes only and does not constitute a lead hazard evaluation. In addition, the information is not intended to comply with federal, state or local regulations in regards to LCP.

In buildings constructed after 1978, it is unlikely that LBP is present. Structures built prior to 1978 and especially prior to the 1960s should be expected to contain LBP.

Due to the age of the subject property buildings, it is unlikely that LBP is present.

8.3 RADON

Radon is a naturally-occurring, odorless, and invisible gas. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings.

The United States EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three radon zones, with Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action Limit of 4.0 pCi/L. It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

According to the US EPA, the radon zone level for the area is Zone 1, which has a predicted average indoor screening level greater than 4.0 pCi/L, above the action level of 4.0 pCi/L set forth by the US EPA.

In addition, in accordance with our approved scope of services, AEI completed limited radon sampling by placing 12 laboratory provided radon test kits in 12 ground floor and/or garden level livable units (one test kit per on-site residential building). The radon test kits were deployed at the subject property for 48 hours, retrieved by a site representative, and submitted to AccuStar in Medway, MA. Radon levels are noted in the following table:

Radon Testing

Location (Unit, Floor, Room)	Time Period of Testing	Average Radon Concentration
Building 17, Unit 90, kitchen	48 hrs	0.7 pCi/L
Building 5, Unit 46, kitchen	48 hrs	<0.4 pCi/L
Building 12, Unit 58, kitchen	48 hrs	0.8 pCi/L
Building 9, Unit 31, kitchen	48 hrs	0.6 pCi/L
Building 10, Unit 61, kitchen	48 hrs	0.8 pCi/L
Building 16, Unit 33, kitchen	48 hrs	0.4 pCi/L
Building 8, Unit 23, kitchen	48 hrs	Not Submitted
Building 7, Unit 16, kitchen	48 hrs	1.3 pCi/L
Building 11, Unit 68, kitchen	48 hrs	0.8 pCi/L
Building 13, Unit 74, kitchen	48 hrs	0.6 pCi/L
Building 14, Unit 81, kitchen	48 hrs	<0.4 pCi/L
Building 15, Unit 85, kitchen	48 hrs	<0.4 pCi/L

Concentrations of radon did not exceed the US EPA recommended action limit; therefore, per Freddie Mac guidelines, no additional action with respect to radon is required at this time. Refer to the appendices for a complete copy of the radon testing results.

The recommendations and conclusions presented as a result of this limited survey apply strictly to the property conditions existing at the time the sampling was performed. The sample analytical results are only valid for the time and place of collection and AEI does not warrant that these results will be repeatable or are representative of past or future conditions.

8.4 DRINKING WATER SOURCES AND LEAD IN DRINKING WATER

The City of Buffalo supplies potable water to the subject property. The most recent water quality report (2015-2016) states that the 90th percentile value for lead levels in samples obtained from the area's water supply was 67 micrograms per liter ($\mu\text{g/L}$). Overall, lead levels are well within standards established by the US EPA.

8.5 MOLD/INDOOR AIR QUALITY ISSUES

Molds are simple, microscopic organisms, which can often be seen in the form of discoloration, frequently green, gray, white, brown, or black. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or is not addressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials including drywall, wallpaper, baseboards, wood framing, insulation, and carpeting often play host to such growth. Mold spores primarily cause health problems through the inhalation of mold spores or the toxins they emit when they are present in large numbers. This can occur primarily when there is active mold growth within places where people live or work.

Mold, if present, may or may not visually manifest itself. Neither the individual completing this inspection, nor AEI has any liability for the identification of mold-related concerns except as defined in applicable industry standards. In short, this Phase I ESA should not be construed as a mold survey or inspection.

AEI observed interior areas of the subject building(s) in order to identify the significant presence of mold. AEI did not note obvious visual or olfactory indications of the presence of mold, nor did AEI observe obvious indications of significant water damage. As such, no bulk sampling of suspect surfaces was conducted as part of this assessment and no additional action with respect to mold appears to be warranted at this time. Per Freddie Mac requirements, the User of this assessment should ensure that a MMP has been established to assist on-site staff with proper methods of mold growth evaluation and remediation, as well as proper training for onsite maintenance personnel.

This activity was not designed to discover all areas which may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication if significant (based on observed areas) mold growth is present at the subject property. Additional areas of mold not observed as part of this limited assessment, possibly in pipe chases, HVAC systems, and behind enclosed walls and ceilings, may be present on the subject property.

9.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR Part 312.

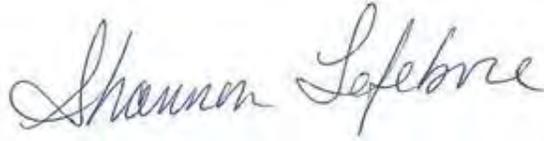
We have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



Steve Major
Associate Consultant

Reviewed By:



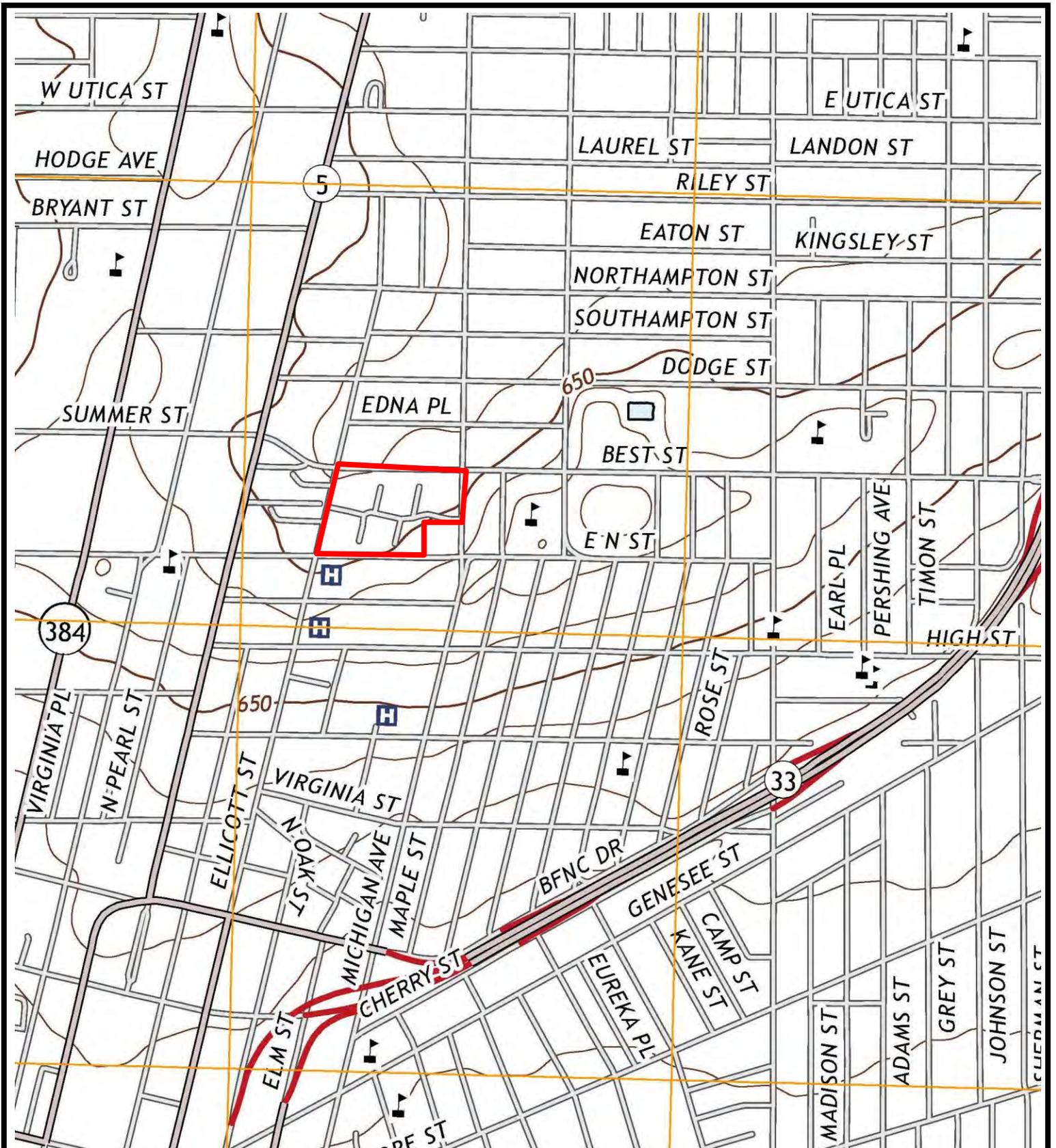
Shannon Lefebvre,
Senior Author

10.0 REFERENCES

Item	Date(s)	Source
Soils Information	2016	USDA Web Soil Survey http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx
Topographic Map	2013	USGS
Depth to Groundwater Information	2016	USDA Web Soil Survey
Aerial Photographs	1938-2011	EDR
Sanborn Map Report/Search	1889-1986	EDR
City Directories	1939-2006	Buffalo Public Library
Environmental Health Department/ State Environmental Agency	June 27, 2016	Erie County
Fire Department	June 24, 2016	City of Buffalo
Building Department	June 24, 2016	City of Buffalo
Assessor's Information and Parcel Map	June 20, 2016	Erie County assessor's office
Oil and Gas Wells/Pipelines	June 27, 2016	NYSDEC
Other Agencies Searched	June 27, 2016	NYSDEC online databases
Regulatory Database Report	June 21, 2016	EDR
Interview with Owner	June 20 & 22, 2016	Mark Trammell
Interview with Key Site Manager	June 20 & 22, 2016	Mark Trammell
Previous Reports	2014	Phase I ESA by Empire Geo-Services Phase II ESA by Empire Geo-Services
Radon Zone Information	1993	US EPA Map of Radon Zones http://www.epa.gov/radon/zonemap.html
Water Quality Report	2015-2016	City of Buffalo

APPENDIX A

FIGURES



Legend: Approximate Property Boundary ———

Source: USGS Topographic Map *Buffalo Northeast, New York (2013)*



Figure 1: TOPOGRAPHIC MAP

903 Ellicott Street & 1100 Michigan Avenue

Project Number: 359275

AEI
Consultants



Legend
 Estimated Groundwater Flow Direction 
 Approximate Property Boundary 
 Listed in Environmental Database Report *



Figure 2: SITE MAP

903 Ellicott Street & 1100 Michigan Avenue
 Project Number: 359275

AEI
 Consultants

APPENDIX B

PROPERTY PHOTOGRAPHS



1. Typical subject building



2. Typical 1 story building



3. Typical 2 story building



4. Typical parking lot



5. Typical rear of building



6. Typical pad transformer



7. Maintenance building



8. Maintenance area



9. Maintenance area



10. Maintenance lavatory



11. Typical occupied unit living room



12. Typical occupied unit kitchen



13. Typical sump in basement



14. Typical unit basement



15. Typical vacant unit bathroom



16. Typical vacant unit bedroom



17. Typical vacant unit living room



18. Unit 31 basement



19. Unit 31 under renovation



20. Vacant unit bathroom



21. North adjoining former auto service



22. North adjoining residential properties



23. North adjoining residential properties I



24. View south along Michigan Ave



25. East adjoining Hearing Speech Center



26. East adjoining school



27. Southeast adjoining rehab center



28. View east along E North Street



29. South adjoining hospital



30. South adjoining hospital



31. South adjoining AST



32. View south along Ellicott St



33. West adjoining building



34. Northwest property vacant land



35. Northwest adjoining small warehouse

APPENDIX C

REGULATORY DATABASE

359275

903 Ellicot Street & 1100 Michigan Avenue
Buffalo, NY 14209

Inquiry Number: 4653303.2s
June 21, 2016

The EDR Radius Map™ Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

903 ELLICOT STREET & 1100 MICHIGAN AVENUE
BUFFALO, NY 14209

COORDINATES

Latitude (North): 42.9033580 - 42° 54' 12.08"
Longitude (West): 78.8632040 - 78° 51' 47.53"
Universal Transverse Mercator: Zone 17
UTM X (Meters): 674447.4
UTM Y (Meters): 4752083.0
Elevation: 647 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 5937939 BUFFALO NE, NY
Version Date: 2013
Northwest Map: 5938774 BUFFALO NW, NY
Version Date: 2013

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20150528, 20150529
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
 903 ELLICOTT STREET & 1100 MICHIGAN AVENUE
 BUFFALO, NY 14209

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	PILGRIM VILLAGE REDE	903 ELLICOTT STREET	NY BROWNFIELDS		TP
A2	PHASE II	1100 MICHIGAN AVE.	NY Spills		TP
A3	BLATNER NORMAN FILLI	145 BEST ST	EDR Hist Auto	Lower	5, 0.001,
B4	STPAUL AUTO REPAIR S	935 ELLICOTT ST	EDR Hist Auto	Lower	6, 0.001, West
5	NATIONAL GRID MANHOL	119 BEST ST	RCRA-LQG, NY MANIFEST	Lower	6, 0.001, NW
B6	STPAUL AUTO REPAIR S	931 ELLICOTT ST	EDR Hist Auto	Lower	6, 0.001, West
A7	BALTER NORMAN GAS ST	1122 MICHIGAN AVE	EDR Hist Auto	Higher	13, 0.002, NE
B8	MELCO AUTO SERV AUTO	961 ELLICOTT ST	EDR Hist Auto	Lower	33, 0.006, WNW
B9	NIAGARA MOHAWK A NAT	BEST ST & ELLICOTT S	NY MANIFEST	Lower	36, 0.007, WNW
B10	NIAGARA MOHAWK A NAT	BEST ST & ELLICOTT	NY MANIFEST	Lower	36, 0.007, WNW
B11	NIAGARA MOHAWK A NAT	BEST ST & ELLICOTT S	RCRA-LQG	Lower	36, 0.007, WNW
B12	NIAGARA MOHAWK A NAT	BEST ST & ELLICOTT	RCRA-LQG	Lower	36, 0.007, WNW
C13	BLD SITE OF GENERAL	CORNER NORTH ST AND	NY Spills	Higher	40, 0.008, WSW
B14	KEVRA BROS AUTO REPR	938 ELLICOTT ST	EDR Hist Auto	Lower	46, 0.009, West
D15	WYNOT LOUIS W DCLO C	68 BEST ST	EDR Hist Cleaner	Lower	46, 0.009, WNW
B16	FIKE THEO AUTO REPR	908 ELLICOTT ST	EDR Hist Auto	Lower	47, 0.009, West
E17	WILCOX FRANK C FILLI	150 BEST ST	EDR Hist Auto	Lower	61, 0.012, NE
D18	WILL BEE DRY CLEANER	963 ELLICOTT ST	EDR Hist Cleaner	Lower	65, 0.012, WNW
C19	BUFFALO HEARING AND	50 EAST NORTH STREET	NY Spills	Higher	76, 0.014, WSW
D20	SCHWAB FRED O AUTO R	966 ELLICOTT ST	EDR Hist Auto	Lower	112, 0.021, WNW
B21	STATION 49	45 BEST ST	RCRA NonGen / NLR, FINDS, NY MANIFEST, ECHO	Lower	113, 0.021, WNW
B22	NIAGARA MOHAWK	45 BEST STREET	NY Spills	Lower	113, 0.021, WNW
D23	G & M GARAGE AUTO RE	967 ELLICOTT ST	EDR Hist Auto	Lower	128, 0.024, WNW
D24	UNIVERSAL CARPET	967 ELLICOTT ST	EDR Hist Cleaner	Lower	128, 0.024, WNW
F25	SPEEDWAY AUTO SERVIC	1082 MICHIGAN AVE	EDR Hist Auto	Higher	132, 0.025, SSE
C26	BLAIR CLARENCE J AUT	883 ELLICOTT ST	EDR Hist Auto	Higher	149, 0.028, WSW
D27	MCPMAHON WILFORD M CL	970 ELLICOTT ST	EDR Hist Cleaner	Lower	155, 0.029, WNW
E28	BAUER ALBERT J AUTO	1139 MICHIGAN AVE	EDR Hist Auto	Lower	191, 0.036, NNE
C29	UNIVERSITY AT BUFFAL	875 ELLICOTT ST	RCRA-SQG, NY MANIFEST	Higher	202, 0.038, WSW
E30	ROBERTS & RICE CO AU	1144 MICHIGAN AVE	EDR Hist Auto	Lower	204, 0.039, NNE
F31	BUFFALO CITY MISSION	150 EAST NORTH STREE	NY BROWNFIELDS	Higher	220, 0.042, South
E32	TUTTON ELECTRIC CO I	1148 MICHIGAN AVE	EDR Hist Auto	Lower	246, 0.047, NNE
D33	DEGUSSA CORP	980 ELLICOTT ST - WA	NY MANIFEST	Lower	268, 0.051, WNW
E34	DIXON & ADAMS IRVING	1152 MICHIGAN AV CO	EDR Hist Auto	Lower	288, 0.055, NNE
E35	FIDELITY FOUR HOUR C	1152 MICHIGAN AVE	EDR Hist Cleaner	Lower	288, 0.055, NNE
E36	DIXON & ADAMS AUTO R	1152 MICHIGAN AVE	EDR Hist Auto	Lower	288, 0.055, NNE
G37	OSMOSE INC	980 ELLICOTT ST	NY UST	Lower	337, 0.064, WNW
G38	OSMOSE INC	980 ELLICOTT ST	NY AST, TRIS, SSTS	Lower	337, 0.064, WNW
G39	BRUNN & CO INC AUTO	980 ELLICOTT ST	EDR Hist Auto	Lower	337, 0.064, WNW

MAPPED SITES SUMMARY

Target Property Address:
 903 ELLICOTT STREET & 1100 MICHIGAN AVENUE
 BUFFALO, NY 14209

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
G40	OSMOSE WOOD PRESERVI	980 ELLICOTT ST	NJ MANIFEST	Lower	337, 0.064, WNW
G41	OSMOSE INC	980 ELLICOTT ST	RCRA-LQG, NY SHWS, NY LTANKS, NY CBS UST, NY CBS,...	Lower	337, 0.064, WNW
H42	BUFFALO GENERAL HOSP	112 GOODRICH AVENUE	NY Spills	Higher	338, 0.064, SW
H43	BUFFALO GENERAL HOSP	NORTH STREET	NY LTANKS	Higher	338, 0.064, SW
44	DEL-RICH PROPERTIES	35 EDNA PL	RCRA NonGen / NLR, FINDS, NY MANIFEST, ECHO	Lower	342, 0.065, NNW
45	TRANSFORMER PAD MOUN	24R FOSDICK AVE	NY Spills	Higher	355, 0.067, East
I46	FRONTIER OIL SERVICE	1160 MICHIGAN AVE	EDR Hist Auto	Lower	370, 0.070, NNE
J47	BUFFALO GENERAL HOSP	GOODRICH	NY Spills	Higher	374, 0.071, SW
J48	BUFFALO GENERAL HOSP	GOODRICH ST/ELLICOTT	NY Spills	Higher	374, 0.071, SW
49	OIL IN STREET	336 MAPLE	NY Spills	Higher	389, 0.074, SE
50	LECHNER GEO P FILLIN	1066 MICHIGAN AVE	EDR Hist Auto	Higher	402, 0.076, SSE
I51	M & S AUTO SERV	1164 MICHIGAN AVE	EDR Hist Auto	Lower	409, 0.077, NNE
I52	HOLZER JOHN F FILL S	1166 MICHIGAN AVE	EDR Hist Auto	Lower	428, 0.081, NNE
K53	NIRELLI'S GULF STATI	1038 MAIN & NORTH	NY LTANKS	Higher	473, 0.090, WSW
J54	DECKOP BROS INC SERV	35 GOODRICH ST	EDR Hist Auto	Higher	513, 0.097, WSW
55	ABANDONED MEDICAL WA	1003 ELLICOTT STREET	NY Spills	Lower	538, 0.102, NW
K56	PEERLESS LAUNDRY	30 GOODRICH ST	EDR Hist Cleaner	Higher	538, 0.102, WSW
K57	MULLET EDW H AUTO RE	20 GOODRICH ST	EDR Hist Auto	Higher	538, 0.102, WSW
K58	COTTRELL WHEEL & BRA	26 GOODRICH ST	EDR Hist Auto	Higher	538, 0.102, WSW
I59	FIRESTONE JOHN H AUT	1184 MICHIGAN AVE	EDR Hist Auto	Lower	600, 0.114, NNE
L60	BUFFALO GENERAL HOSP	999 MAIN STREET	NY Spills	Higher	618, 0.117, WSW
K61	HAMILTON KENNETH BOA	1059 MAIN ST	EDR Hist Auto	Higher	619, 0.117, West
M62	JUSTICE MOTOR CORP U	1133 MAIN ST	EDR Hist Auto	Higher	625, 0.118, WNW
M63	REAR ALLISON & SEIBO	1137 MAIN ST	EDR Hist Auto	Higher	634, 0.120, WNW
N64	FIRESTONE JOHN H AUT	1188 MICHIGAN AVE	EDR Hist Auto	Lower	638, 0.121, North
N65	RAU LOUIS CLO CLNR	1188 MICHIGAN AVE	EDR Hist Cleaner	Lower	638, 0.121, North
M66	MAIN - SUMMER CORPOR	MAIN & SUMMER STREET	NY LTANKS	Higher	640, 0.121, WNW
K67	LEE LIM 1 LNDRY	1037 MAIN ST	EDR Hist Cleaner	Higher	647, 0.123, WSW
L68	MULLETT EDW H AUTO R	15 GOODRICH ST	EDR Hist Auto	Higher	650, 0.123, WSW
M69	WORLD AUTO PAINT SHO	1114 MAIN ST	RCRA NonGen / NLR, NY MANIFEST	Higher	652, 0.123, West
M70	AUTO ROW GARAGE	1114 MAIN ST	EDR Hist Auto	Higher	652, 0.123, West
O71	1094 1100 BUICK MOTO	1100 MAIN ST	EDR Hist Auto	Higher	655, 0.124, West
O72	1094 1100 BUICK MOTO	1094 MAIN ST	EDR Hist Auto	Higher	655, 0.124, West
K73	A.R.G. TRUCKING CO.	MAIN AND NORTH ST.	NY LTANKS	Higher	664, 0.126, WSW
P74	BUFFALO GENERAL HOSP	100 HIGH ST	NY UST	Higher	676, 0.128, SSW
P75	MULTILAB - FIRST FLO	100 HIGH ST ROOM 122	RCRA-SQG, NY MANIFEST	Higher	676, 0.128, SSW
P76	BUFFALO GENERAL HOSP	100 HIGH STREET	RCRA-LQG, NY LTANKS, NY AST, NY HIST UST, NY HIST...	Higher	676, 0.128, SSW
K77	CUMBERLAND FARMS #17	1038 MAIN ST	NY UST	Higher	704, 0.133, WSW
K78	GULF SERVICE STATION	1038 MAIN ST	NY LTANKS, NY Spills, RCRA NonGen / NLR, FINDS, NY...	Higher	704, 0.133, WSW

MAPPED SITES SUMMARY

Target Property Address:
 903 ELLICOTT STREET & 1100 MICHIGAN AVENUE
 BUFFALO, NY 14209

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
P79	HAUPTMAN-WOODWARD ME	HIGH STREET	RCRA-CESQG, NY MANIFEST, WI MANIFEST	Higher	712, 0.135, SW
Q80	PATH-BIO-RESEARCH LA	50 HIGH ST	RCRA NonGen / NLR, FINDS, NY MANIFEST, ECHO	Higher	718, 0.136, SW
Q81	KALEIDA HEALTH	50 HIGH STREET	NY LTANKS, NY Spills	Higher	718, 0.136, SW
R82	RESEARCH INSTITUTE A	1021 MAIN ST	NY MANIFEST	Higher	728, 0.138, WSW
R83	ERIE CO PUBLIC HEALT	1021 MAIN ST - 5TH F	RCRA NonGen / NLR, FINDS, NY MANIFEST, ECHO	Higher	728, 0.138, WSW
R84	RESEARCH INSTITUTE A	1021 MAIN ST	RCRA-CESQG, FINDS, NY MANIFEST, ECHO	Higher	728, 0.138, WSW
S85	ROSWELL PARK #6 OIL	HIGH & MICHIGAN AVEN	NY LTANKS	Higher	750, 0.142, South
M86	SCHUELE PAINT CO	12 SUMMER ST	RCRA-LQG, NY MANIFEST	Higher	751, 0.142, WNW
M87	PRECISION ABRASIVES	11 SUMMER ST	RCRA NonGen / NLR, FINDS, ECHO	Higher	761, 0.144, WNW
T88	OLMSTED CENTER FOR S	1170 MAIN STREET	NY SWRCY	Higher	775, 0.147, WNW
T89	AUTOPIA INC	1176 MAIN ST	RCRA NonGen / NLR, FINDS, NY MANIFEST, ECHO	Higher	807, 0.153, WNW
U90	MASTEN AVENUE ARMORY	27 MASTEN AVE	NY UST, NY AST, NY HIST UST	Higher	813, 0.154, East
U91	NYS DMNA - FMS #1	27 MASTEN AVE	RCRA-CESQG, NY MANIFEST, NJ MANIFEST	Higher	813, 0.154, East
U92	NYS ARMORY	27 MASTEN STREET	NY LTANKS, NY Spills	Higher	813, 0.154, East
U93	NYS DMNA - FMS #1	27 MASTEN AVE	RCRA NonGen / NLR, FINDS, NY MANIFEST, ECHO	Higher	813, 0.154, East
U94	MASTEN ARMORY NYS DI	27 MASTEN AVENUE	PA MANIFEST	Higher	813, 0.154, East
U95	MASTEN ARMORY OMS #	27 MASTEN AVE	PA MANIFEST	Higher	813, 0.154, East
S96	PROPERTY	174 HIGH ST	NY UST	Higher	818, 0.155, SSE
97	CITY HONORS SCHOOL	MASTEN AVE & NORTH	RCRA NonGen / NLR, NY MANIFEST	Higher	829, 0.157, ESE
R98	CITIBANK	1008 MAIN ST	RCRA NonGen / NLR, FINDS, NY MANIFEST, ECHO	Higher	842, 0.159, WSW
R99	ALBANY MOLECULAR RES	1001 MAIN ST SUITE 1	RCRA-LQG, FINDS, ECHO	Higher	866, 0.164, WSW
R100	MOBIL SERVICE STATIO	1001 MAIN ST	NY MANIFEST	Higher	866, 0.164, WSW
R101	MOBIL SERVICE STATIO	1001 MAIN ST	RCRA-SQG	Higher	866, 0.164, WSW
V102	NORTHEAST TOWER INC	23 HIGH ST	RCRA NonGen / NLR, FINDS, ECHO	Higher	901, 0.171, SW
V103	FORMER MOBIL SERVICE	979 MAIN STREET	NY LTANKS, NY ENG CONTROLS, NY INST CONTROL, NY...	Higher	1035, 0.196, WSW
104	SALVATION ARMY THE	984 MAIN ST	RCRA-SQG, NY MANIFEST	Higher	1039, 0.197, WSW
105	BISHOP LESLIE	1059 ELLICOTT ST	RCRA NonGen / NLR, FINDS, ECHO	Lower	1078, 0.204, NNNW
W106	ROSWELL PARK CANCER	ELM & CARLTON STREET	RCRA-LQG, NY LTANKS, NY Spills, NY MANIFEST	Higher	1181, 0.224, South
W107	ROSWELL PARK CANCER	ELM & CARLTON STREET	NY UST	Higher	1181, 0.224, South
W108	ROSWELL PARK CANCER	666 ELM ST (@ CARLTO	NY HIST UST	Higher	1181, 0.224, South
W109	ROSWELL PARK	MICHIGAN AND HIGH	NY LTANKS	Higher	1181, 0.224, South
W110	ROSWELL PARK CANCER	ELM & CARLTON STREET	NY AST	Higher	1181, 0.224, South
X111	NIAGARA MOHAWK A NAT	1229 MAIN ST	RCRA NonGen / NLR, NY MANIFEST	Higher	1193, 0.226, NW
112	CITY HONORS SCHOOL N	186 E. NORTH STREET	NY AST	Higher	1211, 0.229, ESE
X113	MIDCITY OFFICE EQUIP	1220 MAIN ST	NY LTANKS, RCRA NonGen / NLR, FINDS, NY MANIFEST,...	Higher	1220, 0.231, NW
114	KULBACK CONSTRUCTION	DELAWARE AT NORTH	NY LTANKS	Higher	1243, 0.235, WSW
X115	AGASSIZ HOLDINGS INC	1235 - 1245 MAIN STR	NY LTANKS	Higher	1310, 0.248, NW
Y116	NYSDOH ROSWELL LOADI	ELM & CARLTON	NY LTANKS	Lower	1355, 0.257, SSW
Y117	NYSDOH ROSWELL PARK	ELM AND CARLTON STRE	NY LTANKS	Lower	1355, 0.257, SSW

MAPPED SITES SUMMARY

Target Property Address:
 903 ELLICOTT STREET & 1100 MICHIGAN AVENUE
 BUFFALO, NY 14209

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
Y118	ROSWELL	ELM AND CARLTON ST	NY LTANKS, NY Spills	Lower	1355, 0.257, SSW
Y119	ROSWELL PARK	ELM AT CARLTON	NY LTANKS	Lower	1360, 0.258, SSW
Y120	UST @ ROSWELL PRKG G	CARLTON STREET	NY LTANKS	Lower	1495, 0.283, South
121	FORMER GAS STATION	289 HIGH STREET	NY LTANKS, NY Spills	Higher	1552, 0.294, SE
122	WESTBROOK 675 DELAWA	675 DELAWARE AVENUE	NY LTANKS	Higher	1582, 0.300, West
Z123	SINCLAIR RADIO OF BU	695 DELAWARE AVENUE	NY LTANKS	Higher	1688, 0.320, West
124	ERNST STEEL SLF	1280 MAIN ST	NY SWF/LF, FINDS, ECHO	Higher	1722, 0.326, NNW
Z125	WESTMINSTER PRESBYTE	724 DELAWARE AVENUE	NY LTANKS	Higher	1730, 0.328, West
126	AMERICAN RED CROSS B	786 DELAWARE AVE	NY LTANKS, RCRA NonGen / NLR, FINDS, NY MANIFEST,...	Higher	1740, 0.330, WNW
AA127	NYSDEC	600 DELAWARE AVE	NY LTANKS, NY Spills, RCRA NonGen / NLR, FINDS, NY...	Higher	1986, 0.376, WSW
128	GREYHOUND	ELLICOTT & OAK STREE	NY LTANKS	Lower	2056, 0.389, SSW
129	MASTEN SERVICE INC	247 MASTEN AVE	NY LTANKS, NY UST, NY HIST UST, NY Spills	Lower	2063, 0.391, NNE
AA130	BENDERSON DEVELOPMEN	584 DELAWARE AVENUE	NY LTANKS	Higher	2077, 0.393, WSW
AB131	TANKS AT APARTMENT C	905 DELAWARE AVENUE	NY LTANKS	Higher	2195, 0.416, NW
132	ALLENTOWN TRADING CO	553 DELAWARE AVE	NY LTANKS, NY UST, NY HIST UST	Lower	2263, 0.429, WSW
AB133	925 DELAWARE AVE INC	925 DELAWARE AVE	NY LTANKS, NY UST	Higher	2342, 0.444, NW
134	BUFFALO BOARD OF EDU	1095 JEFFERSON AT BE	NY LTANKS	Higher	2358, 0.447, East
AC135	BEDC	1117 JEFFERSON AVENU	NY LTANKS	Higher	2428, 0.460, ENE
136	CENTURY CENTRE I	817 WASHINGTON ST	CORRACTS, RCRA-CESQG, PADS, US AIRS, NY MANIFEST	Lower	2449, 0.464, SSW
AC137	VACANT AUTO REPAIR S	1131 JEFFERSON AVENU	NY LTANKS, NY Spills	Higher	2472, 0.468, ENE
138	JEFFERSON STREET DRU	INTERSECT. OF JEFFER	SEMS-ARCHIVE, RCRA NonGen / NLR, NY MANIFEST	Lower	2607, 0.494, ENE
139	DIARSENOL COMPANY	84 KINGSLEY STREET	SEMS-ARCHIVE, NY SHWS, NY ENG CONTROLS, NY INST...	Lower	3583, 0.679, ENE
140	UTICA STREET WAREHOU	240 WEST UTICA STREE	FUSRAP	Higher	3688, 0.698, NW
141	1542 MAIN STREET	1542 MAIN STREET	NY SHWS	Lower	4233, 0.802, North

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
PILGRIM VILLAGE REDE 903 ELLICOTT STREET BUFFALO, NY 14209	NY BROWNFIELDS Site Code: 504533	N/A
PHASE II 1100 MICHIGAN AVE. BUFFALO, NY 14202	NY Spills Spill Number/Closed Date: 1508707 / 2015-11-23 spillNo: 1508707 Site ID: 517281	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System
US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls

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Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

NY VAPOR REOPENED..... Vapor Intrusion Legacy Site List

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
NY HIST LTANKS..... Listing of Leaking Storage Tanks

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
NY MOSF UST..... Major Oil Storage Facilities Database
NY MOSF..... Major Oil Storage Facility Site Listing
NY MOSF AST..... Major Oil Storage Facilities Database
INDIAN UST..... Underground Storage Tanks on Indian Land
NY TANKS..... Storage Tank Facility Listing

State and tribal institutional control / engineering control registries

NY RES DECL..... Restrictive Declarations Listing

State and tribal voluntary cleanup sites

NY VCP..... Voluntary Cleanup Agreements
INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

NY ERP..... Environmental Restoration Program Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

NY SWTIRE..... Registered Waste Tire Storage & Facility List
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
NY DEL SHWS..... Delisted Registry Sites
US CDL..... National Clandestine Laboratory Register

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Local Land Records

NY LIENS..... Spill Liens Information
LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
NY Hist Spills..... SPILLS Database
NY SPILLS 90..... SPILLS 90 data from FirstSearch
NY SPILLS 80..... SPILLS 80 data from FirstSearch

Other Ascertainable Records

FUDS..... Formerly Used Defense Sites
DOD..... Department of Defense Sites
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR..... Financial Assurance Information
EPA WATCH LIST..... EPA WATCH LIST
2020 COR ACTION..... 2020 Corrective Action Program List
TSCA..... Toxic Substances Control Act
ROD..... Records Of Decision
RMP..... Risk Management Plans
RAATS..... RCRA Administrative Action Tracking System
PRP..... Potentially Responsible Parties
ICIS..... Integrated Compliance Information System
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS..... Material Licensing Tracking System
COAL ASH DOE..... Steam-Electric Plant Operation Data
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER..... PCB Transformer Registration Database
RADINFO..... Radiation Information Database
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS..... Incident and Accident Data
CONSENT..... Superfund (CERCLA) Consent Decrees
INDIAN RESERV..... Indian Reservations
UMTRA..... Uranium Mill Tailings Sites
LEAD SMELTERS..... Lead Smelter Sites
US MINES..... Mines Master Index File
DOCKET HWC..... Hazardous Waste Compliance Docket Listing
UXO..... Unexploded Ordnance Sites
NY COAL ASH..... Coal Ash Disposal Site Listing
NY DRYCLEANERS..... Registered Drycleaners
NY E DESIGNATION..... E DESIGNATION SITE LISTING
NY Financial Assurance..... Financial Assurance Information Listing
NY HSWDS..... Hazardous Substance Waste Disposal Site Inventory
NY SPDES..... State Pollutant Discharge Elimination System
NY UIC..... Underground Injection Control Wells
FUELS PROGRAM..... EPA Fuels Program Registered Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants

EXECUTIVE SUMMARY

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

NY RGA HWS..... Recovered Government Archive State Hazardous Waste Facilities List
NY RGA LF..... Recovered Government Archive Solid Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 03/07/2016 has revealed that there is 1 SEMS-ARCHIVE site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>JEFFERSON STREET DRU</i>	<i>INTERSECT. OF JEFFER</i>	<i>ENE 1/4 - 1/2 (0.494 mi.)</i>	<i>138</i>	<i>3419</i>

Federal RCRA CORRACTS facilities list

CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

A review of the CORRACTS list, as provided by EDR, and dated 12/09/2015 has revealed that there is 1

EXECUTIVE SUMMARY

CORRACTS site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>CENTURY CENTRE I</i>	<i>817 WASHINGTON ST</i>	<i>SSW 1/4 - 1/2 (0.464 mi.)</i>	<i>136</i>	<i>3174</i>

Federal RCRA generators list

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 12/09/2015 has revealed that there are 8 RCRA-LQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>BUFFALO GENERAL HOSP</i>	<i>100 HIGH STREET</i>	<i>SSW 1/8 - 1/4 (0.128 mi.)</i>	<i>P76</i>	<i>597</i>
<i>SCHUELE PAINT CO</i>	<i>12 SUMMER ST</i>	<i>WNW 1/8 - 1/4 (0.142 mi.)</i>	<i>M86</i>	<i>1148</i>
<i>ALBANY MOLECULAR RES</i>	<i>1001 MAIN ST SUITE 1</i>	<i>WSW 1/8 - 1/4 (0.164 mi.)</i>	<i>R99</i>	<i>1297</i>
<i>ROSWELL PARK CANCER</i>	<i>ELM & CARLTON STREET</i>	<i>S 1/8 - 1/4 (0.224 mi.)</i>	<i>W106</i>	<i>1326</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>NATIONAL GRID MANHOL</i>	<i>119 BEST ST</i>	<i>NW 0 - 1/8 (0.001 mi.)</i>	<i>5</i>	<i>11</i>
<i>NIAGARA MOHAWK A NAT</i>	<i>BEST ST & ELLICOTT S</i>	<i>WNW 0 - 1/8 (0.007 mi.)</i>	<i>B11</i>	<i>23</i>
<i>NIAGARA MOHAWK A NAT</i>	<i>BEST ST & ELLICOTT</i>	<i>WNW 0 - 1/8 (0.007 mi.)</i>	<i>B12</i>	<i>24</i>
<i>OSMOSE INC</i>	<i>980 ELLICOTT ST</i>	<i>WNW 0 - 1/8 (0.064 mi.)</i>	<i>G41</i>	<i>139</i>

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 12/09/2015 has revealed that there are 4 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>UNIVERSITY AT BUFFAL</i>	<i>875 ELLICOTT ST</i>	<i>WSW 0 - 1/8 (0.038 mi.)</i>	<i>C29</i>	<i>39</i>
<i>MULTILAB - FIRST FLO</i>	<i>100 HIGH ST ROOM 122</i>	<i>SSW 1/8 - 1/4 (0.128 mi.)</i>	<i>P75</i>	<i>563</i>
<i>MOBIL SERVICE STATIO</i>	<i>1001 MAIN ST</i>	<i>WSW 1/8 - 1/4 (0.164 mi.)</i>	<i>R101</i>	<i>1305</i>
<i>SALVATION ARMY THE</i>	<i>984 MAIN ST</i>	<i>WSW 1/8 - 1/4 (0.197 mi.)</i>	<i>104</i>	<i>1321</i>

EXECUTIVE SUMMARY

RCRA-CESQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-CESQG list, as provided by EDR, and dated 12/09/2015 has revealed that there are 3 RCRA-CESQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HAUPTMAN-WOODWARD ME	HIGH STREET	SW 1/8 - 1/4 (0.135 mi.)	P79	1064
RESEARCH INSTITUTE A	1021 MAIN ST	WSW 1/8 - 1/4 (0.138 mi.)	R84	1120
NYS DMNA - FMS #1	27 MASTEN AVE	E 1/8 - 1/4 (0.154 mi.)	U91	1181

State- and tribal - equivalent CERCLIS

NY SHWS: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Environmental Conservation's Inactive Hazardous waste Disposal Sites in New York State.

A review of the NY SHWS list, as provided by EDR, and dated 02/17/2016 has revealed that there are 3 NY SHWS sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OSMOSE INC Site Code: 56635 Class Code: Site is properly closed - requires continued management.	980 ELLICOTT ST	WNW 0 - 1/8 (0.064 mi.)	G41	139
DIARSENOL COMPANY Site Code: 56621 Class Code: Site is properly closed - requires continued management.	84 KINGSLEY STREET	ENE 1/2 - 1 (0.679 mi.)	139	3422
1542 MAIN STREET Site Code: 482356	1542 MAIN STREET	N 1/2 - 1 (0.802 mi.)	141	3481

State and tribal landfill and/or solid waste disposal site lists

NY SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the list.

A review of the NY SWF/LF list, as provided by EDR, and dated 04/06/2016 has revealed that there is 1 NY SWF/LF site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ERNST STEEL SLF	1280 MAIN ST	NNW 1/4 - 1/2 (0.326 mi.)	124	3114

EXECUTIVE SUMMARY

State and tribal leaking storage tank lists

NY LTANKS: Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills

A review of the NY LTANKS list, as provided by EDR, and dated 02/17/2016 has revealed that there are 36 NY LTANKS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BUFFALO GENERAL HOSP Spill Number/Closed Date: 9310029 / 1994-12-16 Site ID: 116252 Program Number: 9310029	NORTH STREET	SW 0 - 1/8 (0.064 mi.)	H43	509
NIRELLI'S GULF STATI Spill Number/Closed Date: 8808014 / 1989-10-02 Site ID: 168845 Program Number: 8808014	1038 MAIN & NORTH	WSW 0 - 1/8 (0.090 mi.)	K53	519
MAIN - SUMMER CORPOR Spill Number/Closed Date: 8908322 / 1990-04-02 Site ID: 197277 Program Number: 8908322	MAIN & SUMMER STREET	WNW 0 - 1/8 (0.121 mi.)	M66	525
A.R.G. TRUCKING CO. Spill Number/Closed Date: 8607168 / 1987-02-24 Site ID: 193501 Program Number: 8607168	MAIN AND NORTH ST.	WSW 1/8 - 1/4 (0.126 mi.)	K73	557
BUFFALO GENERAL HOSP Spill Number/Closed Date: 0075587 / 2001-02-27 Spill Number/Closed Date: 8909904 / 1990-07-10 Site ID: 138918 Site ID: 138920 Program Number: 0075587 Program Number: 8909904	100 HIGH STREET	SSW 1/8 - 1/4 (0.128 mi.)	P76	597
GULF SERVICE STATION Spill Number/Closed Date: 8803956 / 1988-08-08 Site ID: 71678 Program Number: 8803956	1038 MAIN ST	WSW 1/8 - 1/4 (0.133 mi.)	K78	1057
KALEIDA HEALTH Spill Number/Closed Date: 0705382 / 2007-09-13 Site ID: 385683 Program Number: 0705382	50 HIGH STREET	SW 1/8 - 1/4 (0.136 mi.)	Q81	1100
ROSWELL PARK #6 OIL Spill Number/Closed Date: 8907884 / 1989-12-12 Site ID: 286130 Program Number: 8907884	HIGH & MICHIGAN AVEN	S 1/8 - 1/4 (0.142 mi.)	S85	1147
NYS ARMORY Spill Number/Closed Date: 8904853 / 1990-11-14 Spill Number/Closed Date: 9305872 / 1993-08-27 Spill Number/Closed Date: 9709636 / 1998-03-30 Site ID: 219352	27 MASTEN STREET	E 1/8 - 1/4 (0.154 mi.)	U92	1241

EXECUTIVE SUMMARY

Site ID: 219353 Site ID: 106039 Program Number: 8904853 Program Number: 9305872 Program Number: 9709636				
FORMER MOBIL SERVICE	979 MAIN STREET	WSW 1/8 - 1/4 (0.196 mi.)	V103	1308
Spill Number/Closed Date: 8806781 / 1989-01-25 Site ID: 146808 Program Number: 8806781				
ROSWELL PARK CANCER	ELM & CARLTON STREET	S 1/8 - 1/4 (0.224 mi.)	W106	1326
Spill Number/Closed Date: 8905775 / 1989-11-22 Site ID: 195812 Program Number: 8905775				
ROSWELL PARK	MICHIGAN AND HIGH	S 1/8 - 1/4 (0.224 mi.)	W109	3068
Spill Number/Closed Date: 9875428 / 1999-03-01 Spill Number/Closed Date: 9504008 / 1996-07-01 Site ID: 309722 Site ID: 116024 Program Number: 9875428 Program Number: 9504008				
MIDCITY OFFICE EQUIP	1220 MAIN ST	NW 1/8 - 1/4 (0.231 mi.)	X113	3091
Spill Number/Closed Date: 9707872 / 1997-11-28 Site ID: 187292 Program Number: 9707872				
KULBACK CONSTRUCTION	DELAWARE AT NORTH	WSW 1/8 - 1/4 (0.235 mi.)	114	3096
Spill Number/Closed Date: 9403219 / 1994-10-04 Site ID: 221515 Program Number: 9403219				
AGASSIZ HOLDINGS INC	1235 - 1245 MAIN STR	NW 1/8 - 1/4 (0.248 mi.)	X115	3097
Spill Number/Closed Date: 0500859 / 2006-03-21 Site ID: 343953 Program Number: 0500859				
FORMER GAS STATION	289 HIGH STREET	SE 1/4 - 1/2 (0.294 mi.)	121	3108
Spill Number/Closed Date: 0275035 / 2002-08-30 Site ID: 73216 Program Number: 0275035				
WESTBROOK 675 DELAWA	675 DELAWARE AVENUE	W 1/4 - 1/2 (0.300 mi.)	122	3111
Spill Number/Closed Date: 9308986 / 1994-04-20 Site ID: 213036 Program Number: 9308986				
SINCLAIR RADIO OF BU	695 DELAWARE AVENUE	W 1/4 - 1/2 (0.320 mi.)	Z123	3113
Spill Number/Closed Date: 9709172 / 1998-12-02 Site ID: 190349 Program Number: 9709172				
WESTMINSTER PRESBYTE	724 DELAWARE AVENUE	W 1/4 - 1/2 (0.328 mi.)	Z125	3115
Spill Number/Closed Date: 8805542 / 1988-11-10 Site ID: 70639 Program Number: 8805542				
AMERICAN RED CROSS B	786 DELAWARE AVE	WNW 1/4 - 1/2 (0.330 mi.)	126	3116
Spill Number/Closed Date: 9404334 / 1995-12-12 Site ID: 141275				

EXECUTIVE SUMMARY

Program Number: 9404334

NYSDEC	600 DELAWARE AVE	WSW 1/4 - 1/2 (0.376 mi.)	AA127	3125
Spill Number/Closed Date: 9404468 / 1994-08-15				
Spill Number/Closed Date: 9503691 / 1998-05-07				
Site ID: 169893				
Site ID: 169894				
Program Number: 9404468				
Program Number: 9503691				
BENDERSON DEVELOPMEN	584 DELAWARE AVENUE	WSW 1/4 - 1/2 (0.393 mi.)	AA130	3152
Spill Number/Closed Date: 8808966 / 1989-11-10				
Site ID: 272336				
Program Number: 8808966				
TANKS AT APARTMENT C	905 DELAWARE AVENUE	NW 1/4 - 1/2 (0.416 mi.)	AB131	3153
Spill Number/Closed Date: 0075007 / 2000-06-22				
Site ID: 121438				
Program Number: 0075007				
925 DELAWARE AVE INC	925 DELAWARE AVE	NW 1/4 - 1/2 (0.444 mi.)	AB133	3167
Spill Number/Closed Date: 0906378 / 2010-01-06				
Site ID: 418711				
Program Number: 0906378				
BUFFALO BOARD OF EDU	1095 JEFFERSON AT BE	E 1/4 - 1/2 (0.447 mi.)	134	3171
Spill Number/Closed Date: 9408233 / 1996-04-25				
Site ID: 279603				
Program Number: 9408233				
BEDC	1117 JEFFERSON AVENU	ENE 1/4 - 1/2 (0.460 mi.)	AC135	3172
Spill Number/Closed Date: 9012111 / 1992-06-24				
Site ID: 92606				
Program Number: 9012111				
VACANT AUTO REPAIR S	1131 JEFFERSON AVENU	ENE 1/4 - 1/2 (0.468 mi.)	AC137	3416
Spill Number/Closed Date: 9104101 / 1991-07-24				
Site ID: 307011				
Program Number: 9104101				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OSMOSE INC	980 ELLICOTT ST	WNW 0 - 1/8 (0.064 mi.)	G41	139
Spill Number/Closed Date: 8903194 / 1989-09-12				
Spill Number/Closed Date: 9975243 / 1999-08-17				
Site ID: 114685				
Site ID: 114688				
Program Number: 8903194				
Program Number: 9975243				
NYSDOH ROSWELL LOADI	ELM & CARLTON	SSW 1/4 - 1/2 (0.257 mi.)	Y116	3099
Spill Number/Closed Date: 9206876 / 1995-02-06				
Site ID: 289314				
Program Number: 9206876				
NYSDOH ROSWELL PARK	ELM AND CARLTON STRE	SSW 1/4 - 1/2 (0.257 mi.)	Y117	3101
Spill Number/Closed Date: 9402510 / 1995-02-06				
Site ID: 324082				
Program Number: 9402510				
ROSWELL	ELM AND CARLTON ST	SSW 1/4 - 1/2 (0.257 mi.)	Y118	3102

EXECUTIVE SUMMARY

NY CBS UST: Chemical Bulk Storage Database. Registration data collected as required by 6 NYCRR Part 596. It includes facilities storing hazardous substances listed in 6 NYCRR Part 597, in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size. Includes facilities registered (and closed) since effective date of CBS regulations (July 15, 1988) through the date request is processed.

A review of the NY CBS UST list, as provided by EDR, and dated 01/01/2002 has revealed that there is 1 NY CBS UST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OSMOSE INC Facility Status: 3 Facility Status: 1 Id/Status: 9-000268 Tank Status: 1	980 ELLICOTT ST	WNW 0 - 1/8 (0.064 mi.)	G41	139

NY CBS: These facilities store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size

A review of the NY CBS list, as provided by EDR, and dated 03/29/2016 has revealed that there is 1 NY CBS site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OSMOSE INC Facility Status: Unregulated/Closed CBS Number: 9-000268	980 ELLICOTT ST	WNW 0 - 1/8 (0.064 mi.)	G41	139

NY AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database.

A review of the NY AST list, as provided by EDR, and dated 03/29/2016 has revealed that there are 5 NY AST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BUFFALO GENERAL HOSP Facility Id: 9-451320	100 HIGH STREET	SSW 1/8 - 1/4 (0.128 mi.)	P76	597
MASTEN AVENUE ARMORY Facility Id: 9-391514	27 MASTEN AVE	E 1/8 - 1/4 (0.154 mi.)	U90	1172
ROSWELL PARK CANCER Facility Id: 9-125415	ELM & CARLTON STREET	S 1/8 - 1/4 (0.224 mi.)	W110	3071
CITY HONORS SCHOOL N Facility Id: 9-600476	186 E. NORTH STREET	ESE 1/8 - 1/4 (0.229 mi.)	112	3088
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OSMOSE INC Facility Id: 9-014583	980 ELLICOTT ST	WNW 0 - 1/8 (0.064 mi.)	G38	95

EXECUTIVE SUMMARY

NY CBS AST: Chemical Bulk Storage Database. Registration data collected as required by 6 NYCRR Part 596. It includes facilities storing hazardous substances listed in 6 NYCRR Part 597, in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size. Includes facilities registered (and closed) since effective date of CBS regulations (July 15, 1988) through the date request is processed.

A review of the NY CBS AST list, as provided by EDR, and dated 01/01/2002 has revealed that there is 1 NY CBS AST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OSMOSE INC Facility Status: 1 Facility Status: 1 CBS Number: 9-000268	980 ELLICOTT ST	WNW 0 - 1/8 (0.064 mi.)	G41	139

State and tribal institutional control / engineering control registries

NY ENG CONTROLS: Environmental Remediation sites that have engineering controls in place.

A review of the NY ENG CONTROLS list, as provided by EDR, and dated 02/17/2016 has revealed that there are 2 NY ENG CONTROLS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FORMER MOBIL SERVICE Site Code: 458395	979 MAIN STREET	WSW 1/8 - 1/4 (0.196 mi.)	V103	1308

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OSMOSE INC Site Code: 56635	980 ELLICOTT ST	WNW 0 - 1/8 (0.064 mi.)	G41	139

Environmental Remediation sites that have institutional controls in place.

A review of the NY INST CONTROL list, as provided by EDR, and dated 02/17/2016 has revealed that there are 2 NY INST CONTROL sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FORMER MOBIL SERVICE Site Code: 458395	979 MAIN STREET	WSW 1/8 - 1/4 (0.196 mi.)	V103	1308

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OSMOSE INC Site Code: 56635	980 ELLICOTT ST	WNW 0 - 1/8 (0.064 mi.)	G41	139

EXECUTIVE SUMMARY

State and tribal Brownfields sites

NY BROWNFIELDS: Brownfields Site List

A review of the NY BROWNFIELDS list, as provided by EDR, and dated 02/17/2016 has revealed that there are 2 NY BROWNFIELDS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BUFFALO CITY MISSION Site Code: 337121	150 EAST NORTH STREE	S 0 - 1/8 (0.042 mi.)	F31	85
FORMER MOBIL SERVICE Site Code: 458395	979 MAIN STREET	WSW 1/8 - 1/4 (0.196 mi.)	V103	1308

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

Registered Recycling Facility List from the Department of Environmental Conservation.

A review of the NY SWRCY list, as provided by EDR, and dated 04/06/2016 has revealed that there is 1 NY SWRCY site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OLMSTED CENTER FOR S	1170 MAIN STREET	WNW 1/8 - 1/4 (0.147 mi.)	T88	1157

Local Lists of Registered Storage Tanks

NY HIST UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database

A review of the NY HIST UST list, as provided by EDR, and dated 01/01/2002 has revealed that there are 3 NY HIST UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BUFFALO GENERAL HOSP Facility Status: 1 PBS Number: 9-451320 Tank Status: 3	100 HIGH STREET	SSW 1/8 - 1/4 (0.128 mi.)	P76	597
MASTEN AVENUE ARMORY Facility Status: 2 PBS Number: 9-391514 Tank Status: 3 Tank Status: 6	27 MASTEN AVE	E 1/8 - 1/4 (0.154 mi.)	U90	1172
ROSWELL PARK CANCER Facility Status: 1	666 ELM ST (@ CARLTO	S 1/8 - 1/4 (0.224 mi.)	W108	3066

EXECUTIVE SUMMARY

PBS Number: 9-125415
 Tank Status: 1

Records of Emergency Release Reports

NY Spills: Data collected on spills reported to NYSDEC. is required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from PBS regs), or 6 NYCRR Section 595.2 (from CBS regs). It includes spills active as of April 1, 1986, as well as spills occurring since this date.

A review of the NY Spills list, as provided by EDR, and dated 02/17/2016 has revealed that there are 11 NY Spills sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BLD SITE OF GENERAL Spill Number/Closed Date: 0910563 / 2010-02-01 spillno: 0910563 Site ID: 423324	CORNER NORTH ST AND	WSW 0 - 1/8 (0.008 mi.)	C13	25
BUFFALO HEARING AND Spill Number/Closed Date: 9406341 / 1995-11-02 spillno: 9406341 Site ID: 152981	50 EAST NORTH STREET	WSW 0 - 1/8 (0.014 mi.)	C19	29
BUFFALO GENERAL HOSP Spill Number/Closed Date: 9502029 / 1995-05-18 spillno: 9502029 Site ID: 141665	112 GOODRICH AVENUE	SW 0 - 1/8 (0.064 mi.)	H42	508
TRANSFORMER PAD MOUN Spill Number/Closed Date: 1503405 / 2015-06-29 spillno: 1503405 Site ID: 509707	24R FOSDICK AVE	E 0 - 1/8 (0.067 mi.)	45	513
BUFFALO GENERAL HOSP Spill Number/Closed Date: 0751355 / 2008-05-09 spillno: 0751355 Site ID: 392389	GOODRICH	SW 0 - 1/8 (0.071 mi.)	J47	514
BUFFALO GENERAL HOSP Spill Number/Closed Date: 0705383 / 2007-09-13 spillno: 0705383 Site ID: 385684	GOODRICH ST/ELLCOTT	SW 0 - 1/8 (0.071 mi.)	J48	515
OIL IN STREET Spill Number/Closed Date: 0750965 / 2007-10-17 spillno: 0750965 Site ID: 388438	336 MAPLE	SE 0 - 1/8 (0.074 mi.)	49	517
BUFFALO GENERAL HOSP Spill Number/Closed Date: 9508300 / 1995-10-30 spillno: 9508300 Site ID: 90966	999 MAIN STREET	WSW 0 - 1/8 (0.117 mi.)	L60	523
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NIAGARA MOHAWK	45 BEST STREET	WNW 0 - 1/8 (0.021 mi.)	B22	35

EXECUTIVE SUMMARY

Spill Number/Closed Date: 9303440 / 1995-10-12
 Spill Number/Closed Date: 8603091 / 1986-10-16
 spillno: 8603091
 spillno: 9303440
 Site ID: 308283
 Site ID: 308284

OSMOSE INC	980 ELLICOTT ST	WNW 0 - 1/8 (0.064 mi.)	G41	139
Spill Number/Closed Date: 0750740 / 2007-08-24				
Spill Number/Closed Date: 0750741 / 2008-01-15				
Spill Number/Closed Date: 9608362 / 1996-10-11				
Spill Number/Closed Date: 9505668 / 1995-08-11				
spillno: 0750740				
spillno: 0750741				
spillno: 9505668				
spillno: 9608362				
Site ID: 386213				
Site ID: 386215				
Site ID: 114686				
Site ID: 114687				
ABANDONED MEDICAL WA	1003 ELLICOTT STREET	NW 0 - 1/8 (0.102 mi.)	55	520
Spill Number/Closed Date: 9910017 / 1999-11-18				
spillno: 9910017				
Site ID: 159831				

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/09/2015 has revealed that there are 15 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WORLD AUTO PAINT SHO	1114 MAIN ST	W 0 - 1/8 (0.123 mi.)	M69	527
GULF SERVICE STATION	1038 MAIN ST	WSW 1/8 - 1/4 (0.133 mi.)	K78	1057
PATH-BIO-RESEARCH LA	50 HIGH ST	SW 1/8 - 1/4 (0.136 mi.)	Q80	1096
ERIE CO PUBLIC HEALT	1021 MAIN ST - 5TH F	WSW 1/8 - 1/4 (0.138 mi.)	R83	1109
PRECISION ABRASIVES	11 SUMMER ST	WNW 1/8 - 1/4 (0.144 mi.)	M87	1155
AUTOPIA INC	1176 MAIN ST	WNW 1/8 - 1/4 (0.153 mi.)	T89	1158
NYS DMNA - FMS #1	27 MASTEN AVE	E 1/8 - 1/4 (0.154 mi.)	U93	1248
CITY HONORS SCHOOL	MASTEN AVE & NORTH	ESE 1/8 - 1/4 (0.157 mi.)	97	1286
CITIBANK	1008 MAIN ST	WSW 1/8 - 1/4 (0.159 mi.)	R98	1292
NORTHEAST TOWER INC	23 HIGH ST	SW 1/8 - 1/4 (0.171 mi.)	V102	1306
NIAGARA MOHAWK A NAT	1229 MAIN ST	NW 1/8 - 1/4 (0.226 mi.)	X111	3085
MIDCITY OFFICE EQUIP	1220 MAIN ST	NW 1/8 - 1/4 (0.231 mi.)	X113	3091
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
STATION 49	45 BEST ST	WNW 0 - 1/8 (0.021 mi.)	B21	31
DEL-RICH PROPERTIES	35 EDNA PL	NNW 0 - 1/8 (0.065 mi.)	44	510
BISHOP LESLIE	1059 ELLICOTT ST	NNW 1/8 - 1/4 (0.204 mi.)	105	1324

EXECUTIVE SUMMARY

FUSRAP: DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

A review of the FUSRAP list, as provided by EDR, and dated 03/11/2016 has revealed that there is 1 FUSRAP site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
UTICA STREET WAREHOU	240 WEST UTICA STREE	NW 1/2 - 1 (0.698 mi.)	140	3480

NY MANIFEST: Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

A review of the NY MANIFEST list, as provided by EDR, and dated 05/01/2016 has revealed that there are 28 NY MANIFEST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
UNIVERSITY AT BUFFAL EPA ID: NYR000195461	875 ELLICOTT ST	WSW 0 - 1/8 (0.038 mi.)	C29	39
WORLD AUTO PAINT SHO EPA ID: NYD013780267	1114 MAIN ST	W 0 - 1/8 (0.123 mi.)	M69	527
MULTILAB - FIRST FLO EPA ID: NYR000144576	100 HIGH ST ROOM 122	SSW 1/8 - 1/4 (0.128 mi.)	P75	563
BUFFALO GENERAL HOSP EPA ID: NYD074042292	100 HIGH STREET	SSW 1/8 - 1/4 (0.128 mi.)	P76	597
GULF SERVICE STATION EPA ID: NYR000033134	1038 MAIN ST	WSW 1/8 - 1/4 (0.133 mi.)	K78	1057
HAUPTMAN-WOODWARD ME ACT Status: A FID: 0 EPA ID: NYR000130849	HIGH STREET	SW 1/8 - 1/4 (0.135 mi.)	P79	1064
PATH-BIO-RESEARCH LA EPA ID: NYD982179434	50 HIGH ST	SW 1/8 - 1/4 (0.136 mi.)	Q80	1096
RESEARCH INSTITUTE A EPA ID: NYD982722078	1021 MAIN ST	WSW 1/8 - 1/4 (0.138 mi.)	R82	1103
ERIE CO PUBLIC HEALT EPA ID: NYD986985448	1021 MAIN ST - 5TH F	WSW 1/8 - 1/4 (0.138 mi.)	R83	1109
RESEARCH INSTITUTE A EPA ID: NYD982722076	1021 MAIN ST	WSW 1/8 - 1/4 (0.138 mi.)	R84	1120
SCHUELE PAINT CO EPA ID: NYR000165506	12 SUMMER ST	WNW 1/8 - 1/4 (0.142 mi.)	M86	1148
AUTOPIA INC EPA ID: NYD987012838	1176 MAIN ST	WNW 1/8 - 1/4 (0.153 mi.)	T89	1158
NYS DMNA - FMS #1 EPA Id: NYD981561665	27 MASTEN AVE	E 1/8 - 1/4 (0.154 mi.)	U91	1181
NYS DMNA - FMS #1 EPA ID: NYD981561673	27 MASTEN AVE	E 1/8 - 1/4 (0.154 mi.)	U93	1248
CITY HONORS SCHOOL	MASTEN AVE & NORTH	ESE 1/8 - 1/4 (0.157 mi.)	97	1286

EXECUTIVE SUMMARY

EPA ID: NYD986940328				
CITIBANK	1008 MAIN ST	WSW 1/8 - 1/4 (0.159 mi.)	R98	1292
EPA ID: NYR000084129				
MOBIL SERVICE STATIO	1001 MAIN ST	WSW 1/8 - 1/4 (0.164 mi.)	R100	1299
EPA ID: NYR000215533				
SALVATION ARMY THE	984 MAIN ST	WSW 1/8 - 1/4 (0.197 mi.)	104	1321
EPA ID: NYR000133009				
ROSWELL PARK CANCER	ELM & CARLTON STREET	S 1/8 - 1/4 (0.224 mi.)	W106	1326
EPA ID: NYD083534115				
NIAGARA MOHAWK A NAT	1229 MAIN ST	NW 1/8 - 1/4 (0.226 mi.)	X111	3085
EPA ID: NYP000968909				
MIDCITY OFFICE EQUIP	1220 MAIN ST	NW 1/8 - 1/4 (0.231 mi.)	X113	3091
EPA ID: NYR000046102				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NATIONAL GRID MANHOL	119 BEST ST	NW 0 - 1/8 (0.001 mi.)	5	11
EPA ID: NYP000967299				
NIAGARA MOHAWK A NAT	BEST ST & ELLICOTT S	WNW 0 - 1/8 (0.007 mi.)	B9	15
EPA ID: NYP000972182				
NIAGARA MOHAWK A NAT	BEST ST & ELLICOTT	WNW 0 - 1/8 (0.007 mi.)	B10	19
EPA ID: NYP000972208				
STATION 49	45 BEST ST	WNW 0 - 1/8 (0.021 mi.)	B21	31
EPA ID: NYD980783229				
DEGUSSA CORP	980 ELLICOTT ST - WA	WNW 0 - 1/8 (0.051 mi.)	D33	87
EPA ID: NYR000045112				
OSMOSE INC	980 ELLICOTT ST	WNW 0 - 1/8 (0.064 mi.)	G41	139
EPA ID: NYD002112944				
DEL-RICH PROPERTIES	35 EDNA PL	NNW 0 - 1/8 (0.065 mi.)	44	510
EPA ID: NYR000087031				

PA MANIFEST: Hazardous waste manifest information.

A review of the PA MANIFEST list, as provided by EDR, and dated 05/01/2016 has revealed that there are 2 PA MANIFEST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MASTEN ARMORY NYS DI	27 MASTEN AVENUE	E 1/8 - 1/4 (0.154 mi.)	U94	1273
Generator EPA Id: NYD981561665				
MASTEN ARMORY OMS #	27 MASTEN AVE	E 1/8 - 1/4 (0.154 mi.)	U95	1283
Generator EPA Id: NYD981561665				
Generator EPA Id: NYD981561673				

EXECUTIVE SUMMARY

WI MANIFEST: Hazardous waste manifest information.

A review of the WI MANIFEST list, as provided by EDR, and dated 05/01/2016 has revealed that there is 1 WI MANIFEST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HAUPTMAN-WOODWARD ME ACT Status: A FID: 0 EPA ID: NYR000130849	HIGH STREET	SW 1/8 - 1/4 (0.135 mi.)	P79	1064

NJ MANIFEST: Hazardous waste manifest information.

A review of the NJ MANIFEST list, as provided by EDR, and dated 05/01/2016 has revealed that there are 3 NJ MANIFEST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BUFFALO GENERAL HOSP EPA ID: NYD074042292	100 HIGH STREET	SSW 1/8 - 1/4 (0.128 mi.)	P76	597
NYS DMNA - FMS #1 EPA Id: NYD981561665	27 MASTEN AVE	E 1/8 - 1/4 (0.154 mi.)	U91	1181
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OSMOSE WOOD PRESERVI EPA Id: NYD002112944	980 ELLICOTT ST	WNW 0 - 1/8 (0.064 mi.)	G40	122

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 34 EDR Hist Auto sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BALTER NORMAN GAS ST	1122 MICHIGAN AVE	NE 0 - 1/8 (0.002 mi.)	A7	15
SPEEDWAY AUTO SERVIC	1082 MICHIGAN AVE	SSE 0 - 1/8 (0.025 mi.)	F25	38
BLAIR CLARENCE J AUT	883 ELLICOTT ST	WSW 0 - 1/8 (0.028 mi.)	C26	38
LECHNER GEO P FILLIN	1066 MICHIGAN AVE	SSE 0 - 1/8 (0.076 mi.)	50	518
DECKOP BROS INC SERV	35 GOODRICH ST	WSW 0 - 1/8 (0.097 mi.)	J54	520
MULLET EDW H AUTO RE	20 GOODRICH ST	WSW 0 - 1/8 (0.102 mi.)	K57	522

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
COTTRELL WHEEL & BRA	26 GOODRICH ST	WSW 0 - 1/8 (0.102 mi.)	K58	522
HAMILTON KENNETH BOA	1059 MAIN ST	W 0 - 1/8 (0.117 mi.)	K61	524
JUSTICE MOTOR CORP U	1133 MAIN ST	WNW 0 - 1/8 (0.118 mi.)	M62	524
REAR ALLISON & SEIBO	1137 MAIN ST	WNW 0 - 1/8 (0.120 mi.)	M63	524
MULLETT EDW H AUTO R	15 GOODRICH ST	WSW 0 - 1/8 (0.123 mi.)	L68	527
AUTO ROW GARAGE	1114 MAIN ST	W 0 - 1/8 (0.123 mi.)	M70	555
1094 1100 BUICK MOTO	1100 MAIN ST	W 0 - 1/8 (0.124 mi.)	O71	556
1094 1100 BUICK MOTO	1094 MAIN ST	W 0 - 1/8 (0.124 mi.)	O72	557

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BLATNER NORMAN FILLI	145 BEST ST	0 - 1/8 (0.001 mi.)	A3	10
STPAUL AUTO REPAIR S	935 ELLICOTT ST	W 0 - 1/8 (0.001 mi.)	B4	10
STPAUL AUTO REPAIR S	931 ELLICOTT ST	W 0 - 1/8 (0.001 mi.)	B6	15
MELCO AUTO SERV AUTO	961 ELLICOTT ST	WNW 0 - 1/8 (0.006 mi.)	B8	15
KEVRA BROS AUTO REPR	938 ELLICOTT ST	W 0 - 1/8 (0.009 mi.)	B14	26
FIKE THEO AUTO REPR	908 ELLICOTT ST	W 0 - 1/8 (0.009 mi.)	B16	27
WILCOX FRANK C FILLI	150 BEST ST	NE 0 - 1/8 (0.012 mi.)	E17	28
SCHWAB FRED O AUTO R	966 ELLICOTT ST	WNW 0 - 1/8 (0.021 mi.)	D20	30
G & M GARAGE AUTO RE	967 ELLICOTT ST	WNW 0 - 1/8 (0.024 mi.)	D23	37
BAUER ALBERT J AUTO	1139 MICHIGAN AVE	NNE 0 - 1/8 (0.036 mi.)	E28	39
ROBERTS & RICE CO AU	1144 MICHIGAN AVE	NNE 0 - 1/8 (0.039 mi.)	E30	85
TUTTON ELECTRIC CO I	1148 MICHIGAN AVE	NNE 0 - 1/8 (0.047 mi.)	E32	86
DIXON & ADAMS IRVING	1152 MICHIGAN AV CO	NNE 0 - 1/8 (0.055 mi.)	E34	90
DIXON & ADAMS AUTO R	1152 MICHIGAN AVE	NNE 0 - 1/8 (0.055 mi.)	E36	90
BRUNN & CO INC AUTO	980 ELLICOTT ST	WNW 0 - 1/8 (0.064 mi.)	G39	122
FRONTIER OIL SERVICE	1160 MICHIGAN AVE	NNE 0 - 1/8 (0.070 mi.)	I46	514
M & S AUTO SERV	1164 MICHIGAN AVE	NNE 0 - 1/8 (0.077 mi.)	I51	518
HOLZER JOHN F FILL S	1166 MICHIGAN AVE	NNE 0 - 1/8 (0.081 mi.)	I52	518
FIRESTONE JOHN H AUT	1184 MICHIGAN AVE	NNE 0 - 1/8 (0.114 mi.)	I59	522
FIRESTONE JOHN H AUT	1188 MICHIGAN AVE	N 0 - 1/8 (0.121 mi.)	N64	525

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 8 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PEERLESS LAUNDRY	30 GOODRICH ST	WSW 0 - 1/8 (0.102 mi.)	K56	521
LEE LIM 1 LNDRY	1037 MAIN ST	WSW 0 - 1/8 (0.123 mi.)	K67	526

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WYNOT LOUIS W DCLO C	68 BEST ST	WNW 0 - 1/8 (0.009 mi.)	D15	27
WILL BEE DRY CLEANER	963 ELLICOTT ST	WNW 0 - 1/8 (0.012 mi.)	D18	29
UNIVERSAL CARPET	967 ELLICOTT ST	WNW 0 - 1/8 (0.024 mi.)	D24	38
MCMAHON WILFORD M CL	970 ELLICOTT ST	WNW 0 - 1/8 (0.029 mi.)	D27	39

EXECUTIVE SUMMARY

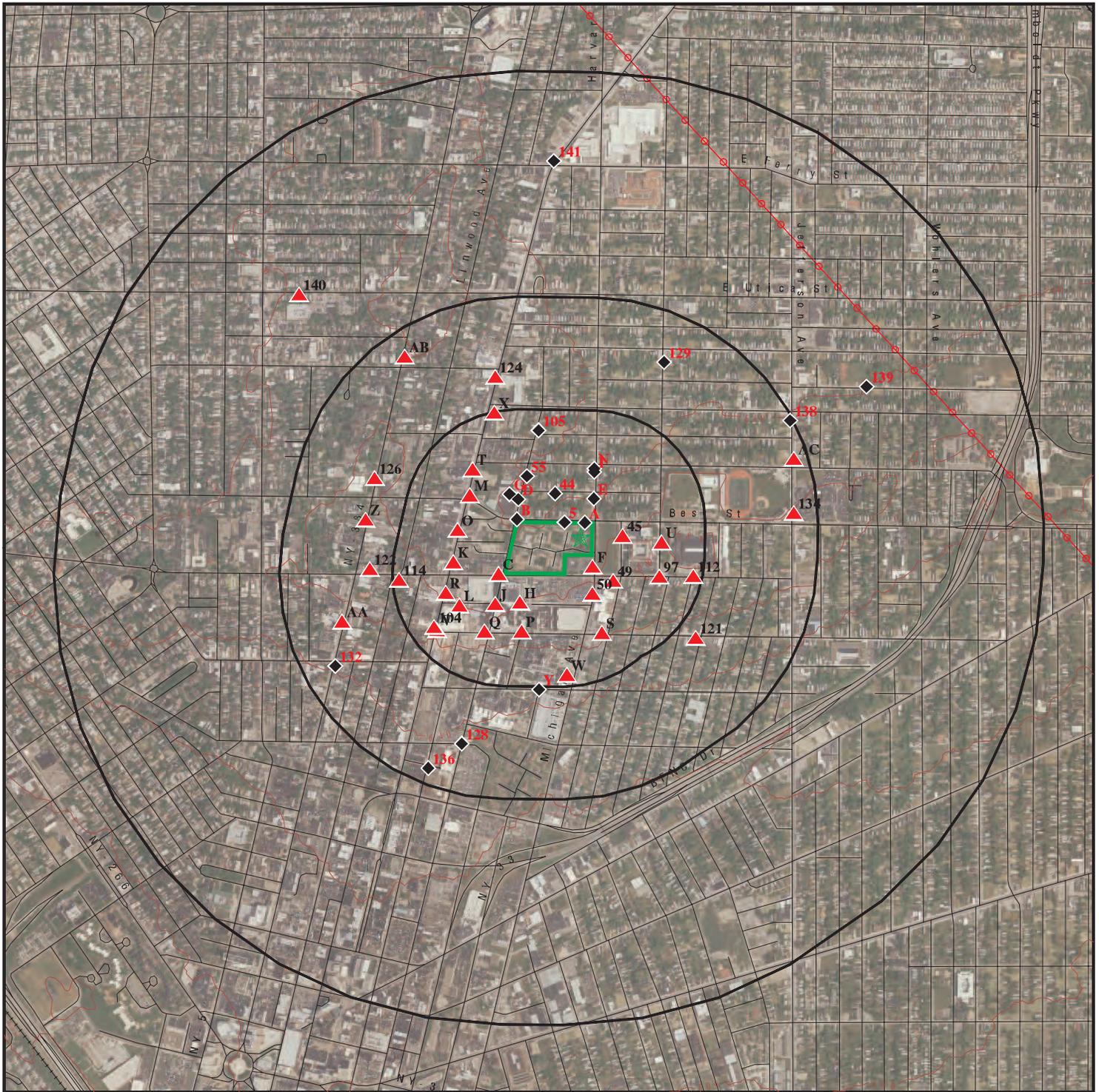
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FIDELITY FOUR HOUR C RAU LOUIS CLO CLNR	1152 MICHIGAN AVE 1188 MICHIGAN AVE	NNE 0 - 1/8 (0.055 mi.) N 0 - 1/8 (0.121 mi.)	E35 N65	90 525

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

<u>Site Name</u>	<u>Database(s)</u>
ALLIED CHEMICAL-HOPKINS ST. SITE	NY SHWS

OVERVIEW MAP - 4653303.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  National Priority List Sites
-  Dept. Defense Sites

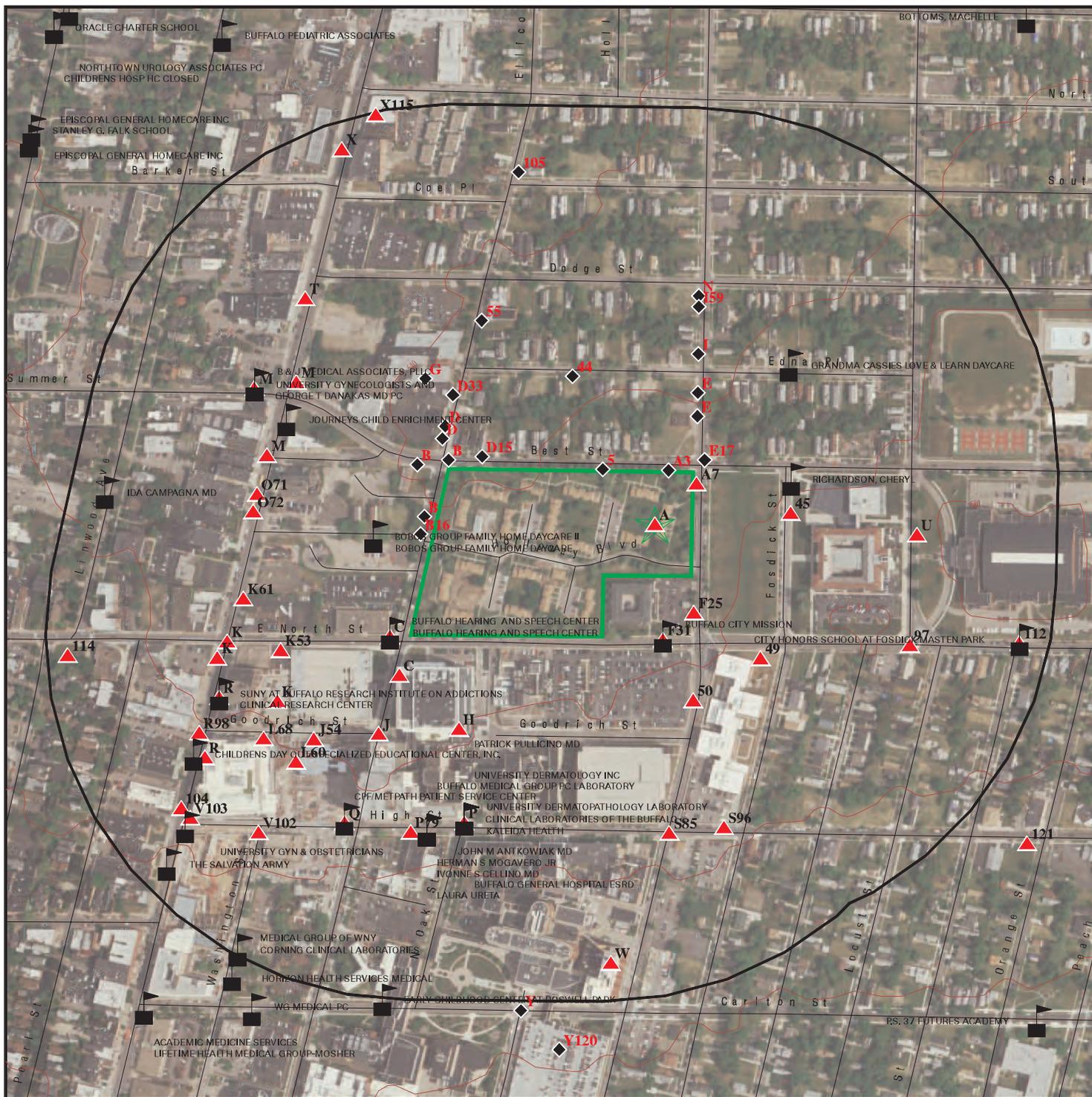
-  Indian Reservations BIA
-  Power transmission lines
-  100-year flood zone
-  500-year flood zone

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 359275
 ADDRESS: 903 Ellicot Street & 1100 Michigan Avenue
 Buffalo NY 14209
 LAT/LONG: 42.903358 / 78.863204

CLIENT: AEI Consultants
 CONTACT: Michael Barry
 INQUIRY #: 4653303.2S
 DATE: June 21, 2016 3:02 pm

DETAIL MAP - 4653303.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  100-year flood zone
-  500-year flood zone

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 359275
 ADDRESS: 903 Ellicot Street & 1100 Michigan Avenue
 Buffalo NY 14209
 LAT/LONG: 42.903358 / 78.863204

CLIENT: AEI Consultants
 CONTACT: Michael Barry
 INQUIRY #: 4653303.2s
 DATE: June 21, 2016 3:03 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	1	NR	NR	1
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	1	0	NR	1
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		4	4	NR	NR	NR	8
RCRA-SQG	0.250		1	3	NR	NR	NR	4
RCRA-CESQG	0.250		0	3	NR	NR	NR	3
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
NY SHWS	1.000		1	0	0	2	NR	3
NY VAPOR REOPENED	1.000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
NY SWF/LF	0.500		0	0	1	NR	NR	1
<i>State and tribal leaking storage tank lists</i>								
INDIAN LUST	0.500		0	0	0	NR	NR	0
NY LTANKS	0.500		4	12	20	NR	NR	36
NY HIST LTANKS	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<i>State and tribal registered storage tank lists</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
NY UST	0.250		1	5	NR	NR	NR	6
NY CBS UST	0.250		1	0	NR	NR	NR	1
NY MOSF UST	0.500		0	0	0	NR	NR	0
NY MOSF	0.500		0	0	0	NR	NR	0
NY CBS	0.250		1	0	NR	NR	NR	1
NY AST	0.250		1	4	NR	NR	NR	5
NY CBS AST	0.250		1	0	NR	NR	NR	1
NY MOSF AST	0.500		0	0	0	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
NY TANKS	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
NY RES DECL	0.125		0	NR	NR	NR	NR	0
NY ENG CONTROLS	0.500		1	1	0	NR	NR	2
NY INST CONTROL	0.500		1	1	0	NR	NR	2
<i>State and tribal voluntary cleanup sites</i>								
NY VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<i>State and tribal Brownfields sites</i>								
NY BROWNFIELDS	0.500	1	1	1	0	NR	NR	3
NY ERP	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
NY SWTIRE	0.500		0	0	0	NR	NR	0
NY SWRCY	0.500		0	1	0	NR	NR	1
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
NY DEL SHWS	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
<i>Local Lists of Registered Storage Tanks</i>								
NY HIST UST	0.250		0	3	NR	NR	NR	3
NY HIST AST	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Local Land Records								
NY LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
NY Spills	0.125	1	11	NR	NR	NR	NR	12
NY Hist Spills	0.125		0	NR	NR	NR	NR	0
NY SPILLS 90	0.125		0	NR	NR	NR	NR	0
NY SPILLS 80	0.125		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		3	12	NR	NR	NR	15
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	1	NR	1
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
NY AIRS	TP		NR	NR	NR	NR	NR	0
NY COAL ASH	0.500		0	0	0	NR	NR	0
NY DRYCLEANERS	0.250		0	0	NR	NR	NR	0
NY E DESIGNATION	0.125		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NY Financial Assurance	TP		NR	NR	NR	NR	NR	0
NY HSWDS	0.500		0	0	0	NR	NR	0
NY MANIFEST	0.250		9	19	NR	NR	NR	28
PA MANIFEST	0.250		0	2	NR	NR	NR	2
WI MANIFEST	0.250		0	1	NR	NR	NR	1
NJ MANIFEST	0.250		1	2	NR	NR	NR	3
NY SPDES	TP		NR	NR	NR	NR	NR	0
NY UIC	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
<u>EDR HIGH RISK HISTORICAL RECORDS</u>								
<i>EDR Exclusive Records</i>								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		34	NR	NR	NR	NR	34
EDR Hist Cleaner	0.125		8	NR	NR	NR	NR	8
<u>EDR RECOVERED GOVERNMENT ARCHIVES</u>								
<i>Exclusive Recovered Govt. Archives</i>								
NY RGA HWS	TP		NR	NR	NR	NR	NR	0
NY RGA LF	TP		NR	NR	NR	NR	NR	0
- Totals --		2	84	74	23	3	0	186

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

A1 **PILGRIM VILLAGE REDEVELOPMENT/CAMPUS SQUARE**
Target **903 ELLICOTT STREET**
Property **BUFFALO, NY 14209**

NY BROWNFIELDS **S117667756**
N/A

Site 1 of 4 in cluster A

Actual:
647 ft.

BROWNFIELDS:

Program: BCP
 Site Code: 504533
 Acres: 3.43
 HW Code: C915294
 SWIS: 1502
 Town: Buffalo (c)
 Record Added Date: 02/10/2015
 Record Updated Date: 10/21/2015
 Update By: crstanis
 Site Description:

Location: The Site is located in an urban area, in the City of Buffalo and bordered by North Street, Michigan Avenue, Best Street, and Ellicott Street. Residential properties are located to the north, east and west while health care facilities are located to the south and west. Site Features: The site is generally flat, is bisected by Halloway Boulevard and contains a mix of buildings consisting of multi-family apartments/town homes asphalt parking/driveway areas, sidewalks and landscaped lawn areas. Current Zoning and Land Use: The site is currently used for multi-residential purposes and is zoned residential/commercial. The surrounding parcels are currently used for a combination of commercial, residential, light industrial, and utility right-of-ways. Past Use of the Site: The W.A. Eckert Manufacturing Company was located inside the NW corner of the proposed Brownfield Site from approximately 1884 to at least 1925 and produced aluminum, brass, and copper specialties. An auto repair shop operated just off the northwestern edge of the proposed Brownfield Site from approximately 1931 to 1968. A gas tank is shown in historical records for that auto repair shop, but there are no records of a tank removal. Soil samples results collected to date include Arsenic detected above NYSDEC Part 375 Industrial Use SCOs, mercury exceeded Commercial SCOs, lead, selenium, zinc, three pesticides (4,4-DDE; 4,4-DDD and 4,4-DDT), and SVOC benzo(k)fluoranthene exceeded NYSDEC Part 375 Restricted Residential and/or Unrestricted Use SCOs. Site Geology and Hydrogeology: Subsurface conditions encountered at the site consist of approximately 4 to 7 feet of sand and silt fill materials overlying native soils. The native soils typically consisted of silty clays, sands and silts. No groundwater investigation has been performed to date.

Env Problem: Information submitted with the BCP application regarding the environmental condition at the site are currently under review and will be revised as additional information becomes available.

Health Problem: Information submitted with the BCP application regarding the conditions at the site are currently under review and will be revised as additional information becomes available.

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

A2
Target
Property

PHASE II
1100 MICHIGAN AVE.
BUFFALO, NY 14202

NY Spills **S118459832**
N/A

Site 2 of 4 in cluster A

Actual:
647 ft.

SPILLS:

Facility ID: 1508707
Facility Type: ER
DER Facility ID: 471632
Site ID: 517281
DEC Region: 9
Spill Date: 2015-11-23
Spill Number/Closed Date: 1508707 / 2015-11-23
Spill Cause: Unknown
Spill Class: Possible release with minimal potential for fire or hazard or Known release with no damage. DEC Response. Willing Responsible Party. Corrective action taken.

SWIS:

Investigator: GPSUTTON
Referred To: Not reported
Reported to Dept: 2015-11-23
CID: Not reported
Water Affected: Not reported
Spill Source: Commercial/Industrial
Spill Notifier: Affected Persons
Cleanup Ceased: Not reported
Cleanup Meets Std: False
Last Inspection: Not reported
Recommended Penalty: False
UST Trust: Not reported
Remediation Phase: 0
Date Entered In Computer: 2015-11-23
Spill Record Last Update: 2015-11-24
Spiller Name: Not reported
Spiller Company: Not reported
Spiller Address: Not reported
Spiller City,St,Zip: Not reported
Spiller Company: Not reported
Contact Name: Not reported
Contact Phone: Not reported
DEC Memo: "11/23/2015 GPS: REC'D COPY OF PHASE II FROM 03/2015. REVIEWED REPORT AND ALTHOUGH SOME PETROLEUM ODORS WERE NOTED AND 3 VOCs WERE DETECTED SLIGHTLY ABOVE CP-51 SCOS DETERMINED NO FURTHER WORK IS NECESSARY. SPILL CLOSED."

Remarks:

"Consultant performing a Phase II at site and ran across petroleum odors in soil. Collected samples and indicated low levels of petroleum products slightly over unrestricted values. Will submit report with investigation information."

Material:

Site ID: 517281
Operable Unit ID: 1266367
Operable Unit: 01
Material ID: 2270247
Material Code: 0066A
Material Name: unknown petroleum
Case No.: Not reported
Material FA: Petroleum
Quantity: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PHASE II (Continued)

S118459832

Units: Not reported
Recovered: Not reported
Resource Affected: Not reported
Oxygenate: Not reported

Tank Test:

A3
< 1/8
0.001 mi.
5 ft.

BLATNER NORMAN FILLING STA
145 BEST ST
BUFFALO, NY

EDR Hist Auto 1014538394
N/A

Site 3 of 4 in cluster A

Relative:
Lower

Actual:
645 ft.

EDR Historical Auto Stations:

Name: OSTROM GERALD E FILLING STA
Year: 1940
Type: GASOLINE AND OIL SERVICE STATIONS

Name: BLATNER NORMAN FILLING STA
Year: 1946
Type: GASOLINE AND OIL SERVICE STATIONS

Name: BLATNER NORMAN GAS STA
Year: 1950
Type: GASOLINE STATIONS

Name: BLATNER NORMAN GAS STA
Year: 1955
Type: GASOLINE STATIONS

Name: EMSER RAY TEXACO SERVICE
Year: 1960
Type: GASOLINE STATIONS

Name: EMSER RAY TEXACO SERVICE GAS STA
Year: 1964
Type: GASOLINE STATIONS

B4
West
< 1/8
0.001 mi.
6 ft.

STPAUL AUTO REPAIR SHOP
935 ELLICOTT ST
BUFFALO, NY

EDR Hist Auto 1014539323
N/A

Site 1 of 11 in cluster B

Relative:
Lower

Actual:
641 ft.

EDR Historical Auto Stations:

Name: STPAUL AUTO REPAIR SHOP
Year: 1940
Type: AUTOMOBILE REPAIRING

Name: NEBRICH & CO AUTO ELEC REPRS
Year: 1940
Type: AUTOMOBILE REPAIRING

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

5
NW
< 1/8
0.001 mi.
6 ft.

**NATIONAL GRID MANHOLE 119 BEST BUFFALO
119 BEST ST
BUFFALO, NY 14209**

**RCRA-LQG 1014472938
NY MANIFEST NYP000967299**

**Relative:
Lower**

RCRA-LQG:

**Actual:
643 ft.**

Date form received by agency: 03/02/2012
Facility name: NATIONAL GRID MANHOLE 119 BEST BUFFALO
Facility address: 119 BEST ST
BUFFALO, NY 14209
EPA ID: NYP000967299
Mailing address: ERIE BLVD W
SYRACUSE, NY 13202
Contact: STEPHEN P HALLER
Contact address: ERIE BLVD W A-3
SYRACUSE, NY 13202
Contact country: US
Contact telephone: (315) 428-5206
Contact email: STEPHEN.HALLER@US.NGRID.COM
EPA Region: 02
Classification: Large Quantity Generator
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name: NATIONAL GRID
Owner/operator address: ERIE BLVD W
SYRACUSE, NY 13202
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 12/31/1979
Owner/Op end date: Not reported
Owner/operator name: NIAGARA MOHAWK POWER CORP
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 12/31/1979
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NATIONAL GRID MANHOLE 119 BEST BUFFALO (Continued)

1014472938

Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D008
. Waste name: LEAD

Historical Generators:

Date form received by agency: 06/02/2011
Site name: NIAGARA MOHAWK A NATIONAL GRID CO
Classification: Not a generator, verified

Date form received by agency: 05/02/2011
Site name: NIAGARA MOHAWK A NATIONAL GRID CO
Classification: Small Quantity Generator

Biennial Reports:

Last Biennial Reporting Year: 2013

Annual Waste Handled:

Waste code: D008
Waste name: LEAD
Amount (Lbs): 3039

Violation Status: No violations found

NY MANIFEST:

Country: USA
EPA ID: NYP000967299
Facility Status: Not reported
Location Address 1: 119 BEST ST.
Code: BP
Location Address 2: Not reported
Total Tanks: Not reported
Location City: BUFFALO
Location State: NY
Location Zip: 14209
Location Zip 4: Not reported

NY MANIFEST:

EPAID: NYP000967299
Mailing Name: NIAGARA MOHAWK A NATIONAL GRID CO
Mailing Contact: MIKE MORROW
Mailing Address 1: 144 KENSINGTON AVE
Mailing Address 2: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NATIONAL GRID MANHOLE 119 BEST BUFFALO (Continued)

1014472938

Mailing City: BUFFALO
Mailing State: NY
Mailing Zip: 14214
Mailing Zip 4: Not reported
Mailing Country: USA
Mailing Phone: 7168317428

NY MANIFEST:

Document ID: Not reported
Manifest Status: Not reported
seq: Not reported
Year: 2011
Trans1 State ID: NYD986980753
Trans2 State ID: Not reported
Generator Ship Date: 05/06/2011
Trans1 Recv Date: 05/06/2011
Trans2 Recv Date: Not reported
TSD Site Recv Date: 05/06/2011
Part A Recv Date: Not reported
Part B Recv Date: Not reported
Generator EPA ID: NYP000967299
Trans1 EPA ID: Not reported
Trans2 EPA ID: Not reported
TSDF ID 1: NYD049836679
TSDF ID 2: Not reported
Manifest Tracking Number: 001055638JJK
Import Indicator: N
Export Indicator: N
Discr Quantity Indicator: N
Discr Type Indicator: N
Discr Residue Indicator: N
Discr Partial Reject Indicator: N
Discr Full Reject Indicator: N
Manifest Ref Number: Not reported
Alt Facility RCRA ID: Not reported
Alt Facility Sign Date: Not reported
MGMT Method Type Code: H132
Waste Code: Not reported
Quantity: 300.0
Units: P - Pounds
Number of Containers: 2.0
Container Type: DM - Metal drums, barrels
Handling Method: L Landfill.
Specific Gravity: 1.0
Waste Code: D008
Waste Code 1_2: Not reported
Waste Code 1_3: Not reported
Waste Code 1_4: Not reported
Waste Code 1_5: Not reported
Waste Code 1_6: Not reported

Document ID: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NATIONAL GRID MANHOLE 119 BEST BUFFALO (Continued)

1014472938

Manifest Status: Not reported
seq: Not reported
Year: 2011
Trans1 State ID: NYD986980753
Trans2 State ID: Not reported
Generator Ship Date: 05/06/2011
Trans1 Recv Date: 05/06/2011
Trans2 Recv Date: Not reported
TSD Site Recv Date: 05/06/2011
Part A Recv Date: Not reported
Part B Recv Date: Not reported
Generator EPA ID: NYP000967299
Trans1 EPA ID: Not reported
Trans2 EPA ID: Not reported
TSD ID 1: NYD049836679
TSD ID 2: Not reported
Manifest Tracking Number: 001055638JJK
Import Indicator: N
Export Indicator: N
Discr Quantity Indicator: N
Discr Type Indicator: N
Discr Residue Indicator: N
Discr Partial Reject Indicator: N
Discr Full Reject Indicator: N
Manifest Ref Number: Not reported
Alt Facility RCRA ID: Not reported
Alt Facility Sign Date: Not reported
MGMT Method Type Code: H132
Waste Code: Not reported
Quantity: 330.0
Units: G - Gallons (liquids only)* (8.3 pounds)
Number of Containers: 6.0
Container Type: DM - Metal drums, barrels
Handling Method: T Chemical, physical, or biological treatment.
Specific Gravity: 1.0
Waste Code: D008
Waste Code 1_2: Not reported
Waste Code 1_3: Not reported
Waste Code 1_4: Not reported
Waste Code 1_5: Not reported
Waste Code 1_6: Not reported

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

B6 West < 1/8 0.001 mi. 6 ft.	STPAUL AUTO REPAIR SHOP 931 ELLICOTT ST BUFFALO, NY Site 2 of 11 in cluster B	EDR Hist Auto	1014539414 N/A
--	---	---------------	-------------------

Relative: Lower	EDR Historical Auto Stations: Name: STPAUL AUTO REPAIR SHOP Year: 1935 Type: AUTOMOBILE REPAIRING
Actual: 641 ft.	Name: STPAUL AUTO REPAIR SHOP Year: 1940 Type: AUTOMOBILE REPAIRING

A7 NE < 1/8 0.002 mi. 13 ft.	BALTER NORMAN GAS STA 1122 MICHIGAN AVE BUFFALO, NY Site 4 of 4 in cluster A	EDR Hist Auto	1014537621 N/A
---	--	---------------	-------------------

Relative: Higher	EDR Historical Auto Stations: Name: OSTROM GERALD E FILLING STA Year: 1940 Type: GASOLINE AND OIL SERVICE STATIONS
Actual: 647 ft.	Name: BALTER NORMAN GAS STA Year: 1946 Type: GASOLINE AND OIL SERVICE STATIONS

B8 WNW < 1/8 0.006 mi. 33 ft.	MELCO AUTO SERV AUTO REPR 961 ELLICOTT ST BUFFALO, NY Site 3 of 11 in cluster B	EDR Hist Auto	1014537438 N/A
--	---	---------------	-------------------

Relative: Lower	EDR Historical Auto Stations: Name: MELCO AUTO SERV AUTO REPR Year: 1964 Type: AUTOMOBILE REPAIRING
Actual: 639 ft.	

B9 WNW < 1/8 0.007 mi. 36 ft.	NIAGARA MOHAWK A NATIONAL GRID CO BEST ST & ELLICOTT ST BUFFALO, NY 14209 Site 4 of 11 in cluster B	NY MANIFEST	S118462606 N/A
--	---	-------------	-------------------

Relative: Lower	NY MANIFEST: Country: USA EPA ID: NYP000972182 Facility Status: Not reported Location Address 1: BEST ST & ELLICOTT ST MH @ 87TH Code: BP Location Address 2: Not reported Total Tanks: Not reported Location City: BUFFALO Location State: NY
Actual: 639 ft.	

AMERISCI

CHAIN OF CUSTODY RECORD

AMER SCI NEW YORK
 117 East 30th Street
 New York, NY 10016
 Toll Free (800) 705-5227
 Phone (212) 679-8600
 Fax (212) 679-9392

115011685

www.amerisco.com

COMPANY: AMD Environmental		ADDRESS: 4248 Ridge Lea Road, Amherst, NY 14226					P.O.#:		
PROJECT INFORMATION		ANALYSIS TYPE		TURNAROUND TIME (X)				AIR FILTER INFORMATION:	
				6-8 HR	12 HR	24 HR	48 HR		72 HR
JOB #	38 HOLLOWAY BLVD	TEM/AHERA							MCE
JOB NUMBER	SD121JW.A	TEM/LEVEL II							PC
		TEM/BULK							25 mm
		TEM/DUST							37 mm
JOB MANAGER:	Anthony DeMiglio	TEM/WATER							0.45 um
		PCM	RUSH						0.80 um
JOB DESCRIPTION:	BULK SAMPLES	PLM	RUSH					X	TEUC
		OTHER:							OTHER:
RESULTS TO: AMD Environmental					RETURN SAMPLES YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
EMAIL TO: JWolf@AMDEnv.com & SDunlap@AMDEnv.com					PHONE: 716-201-2772				
INVOICE TO: AMD Environmental					FAX:				
COMMENTS: NYS ELAP Positive Stop					SITE FAX:				
					PAGER/CELL:				
SAMPLE ID	SAMPLE LOCATION	START TIME	STOP TIME	TOTAL TIME X	LITERS /MIN	TOTAL VOLUME	DATE COLLECTED		
9, 14, 26, 35A	ROOFING TOP LAYER						1.21.15		
10, 15, 27, 36	ROOFING BOTTOM LAYER								
11, 16, 28, 37	ROOFING FELT								
12, 17, 29, 38	ROOFING TAR								
13, 25, 34A, 34B	CAULK WINDOW/DOOR								
22, 33, 43	FLOORING BATH RM.								
1, 1A	FLOORING L/R & HALLWAY								
3, 3A	MASTIC " "								
4, 4A	FLOORING KITCHEN								
5, 5A	BASE COVE MASTIC								
6, 6A, 6B	JOINT COMPOUND								
7, 7A, 7B	DRYWALL								
18, 18A	FLOORING L/R & HALLWAY								
19, 19A	MASTIC " "								
21, 21A	FLOORING KITCHEN								
22, 22A	BASE COVE MASTIC								
23, 23A, 23B	JOINT COMPOUND								
24, 24A, 24A	DRYWALL								
SAMPLED BY:	S. Dunlap	DATE/TIME:	1.21.15	RECEIVED BY:	RECEIVED JAN 23 2015 By: / [Signature]		DATE/TIME:		
RELINQUISHED BY:		DATE/TIME:		RECEIVED IN LAB:			DATE/TIME:		

AMERISCI

CHAIN OF CUSTODY RECORD

AMER SCI NEW YORK
 117 East 30th Street
 New York, NY 10016
 Toll Free (800) 705-5227
 Phone (212) 679-8600
 Fax (212) 679-9392

115011685

www.ameriso.com

COMPANY: AMD Environmental		ADDRESS: 4248 Ridge Lea Road, Amherst, NY 14226					P.O.#:					
PROJECT INFORMATION		ANALYSIS TYPE					TURNAROUND TIME (X)		AIR FILTER INFORMATION:			
JOB NAME: 38 HOLLOWAY BLVD		TEM/AHERA		6-8 HR	12 HR	24 HR	48 HR	72 HR	5 DAY	OTHER	MCE	
JOB NUMBER: 15012JW.A		TEM/BULK									PC	
JOB MANAGER: Anthony DeMiglio		TEM/DUST									25 mm	
JOB DESCRIPTION: BULK SAMPLES		TEM/WATER									37 mm	
		PCM		RUSH							0.45 um	
		PLM		RUSH					X		0.80 um	
		OTHER:									TEMP:	
RESULTS TO: AMD Environmental		RETURN SAMPLES YES					NO <input checked="" type="checkbox"/>					
EMAIL TO: JWolf@AMDEnv.com & SDunlap@AMDEnv.com					PHONE: 716-201-2772							
INVOICE TO: AMD Environmental					FAX:							
COMMENTS: NYS ELAP Positive Stop					SITE FAX:							
					PAGER/CELL:							
SAMPLE ID	SAMPLE LOCATION	START TIME	STOP TIME	TOTAL TIME X	LITERS /MIN.	TOTAL VOLUME	DATE COLLECTED					
30,30A	FLOORING THRUOUT						1.2.15					
31,31A,31B	JOINT COMPOUND						↓					
32,32A,32B	DRYWALL											
39,39A	FLOORING 1/2 HALLWAY											
40,40A	MASTIC											
41,41A	FLOORING KITCHEN											
42,42A	BASE COVE MASTIC											
44,44A,44B	JOINT COMPOUND											
45,45A,45B	DRYWALL											
SAMPLED BY: S. Dunlap		DATE/TIME: 1.21.15		RECEIVED BY:		DATE/TIME:						
RELINQUISHED BY:		DATE/TIME:		RECEIVED IN LAB BY:		DATE/TIME:						

RECEIVED

JAN 23 2015

By

Part 5: Firm Qualifications

New York State – Department of Labor

Division of Safety and Health
License and Certificate Unit
State Campus, Building 12
Albany, NY 12240

ASBESTOS HANDLING LICENSE

AMD Environmental Consultants, Inc.
Suite 16
4248 Ridge Lea Rd.

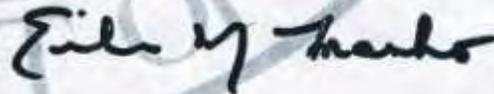
Amherst, NY 14226

FILE NUMBER: 10-56177
LICENSE NUMBER: 56177
LICENSE CLASS: RESTRICTED
DATE OF ISSUE: 10/30/2014
EXPIRATION DATE: 11/30/2015

Duly Authorized Representative – Anthony DeMiglio:

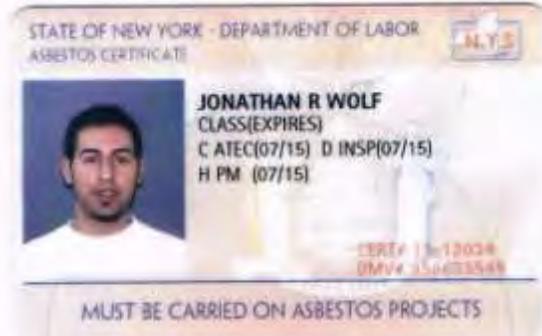
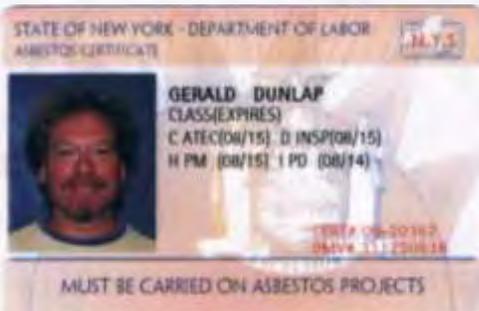
This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.



Eileen M. Franko, Director
For the Commissioner of Labor

SH 432 (8/12)



Part 6: Lab Qualifications

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER



Expires 12:01 AM April 01, 2015
Issued April 01, 2014

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

DR. THOMAS MCKEE
AMERISCI RICHMOND
13635 GENITO RD
MIDLOTHIAN, VA 23112

NY Lab Id No: 10984

*is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE
All approved subcategories and/or analytes are listed below.*

Miscellaneous

Asbestos in Friable Material	Item 198.1 of Manual EPA 600/M4/82/020
Asbestos in Non-Friable Material-PLM	Item 198.6 of Manual (NOB by PLM)
Asbestos in Non-Friable Material-TEM	Item 198.4 of Manual

Serial No.: 50469

Property of the New York State Department of Health. Certificates are valid only at the address shown, must be conspicuously posted, and are printed on secure paper. Continued accreditation depends on successful ongoing participation in the Program. Consumers are urged to call (518) 485-5570 to verify the laboratory's accreditation status.

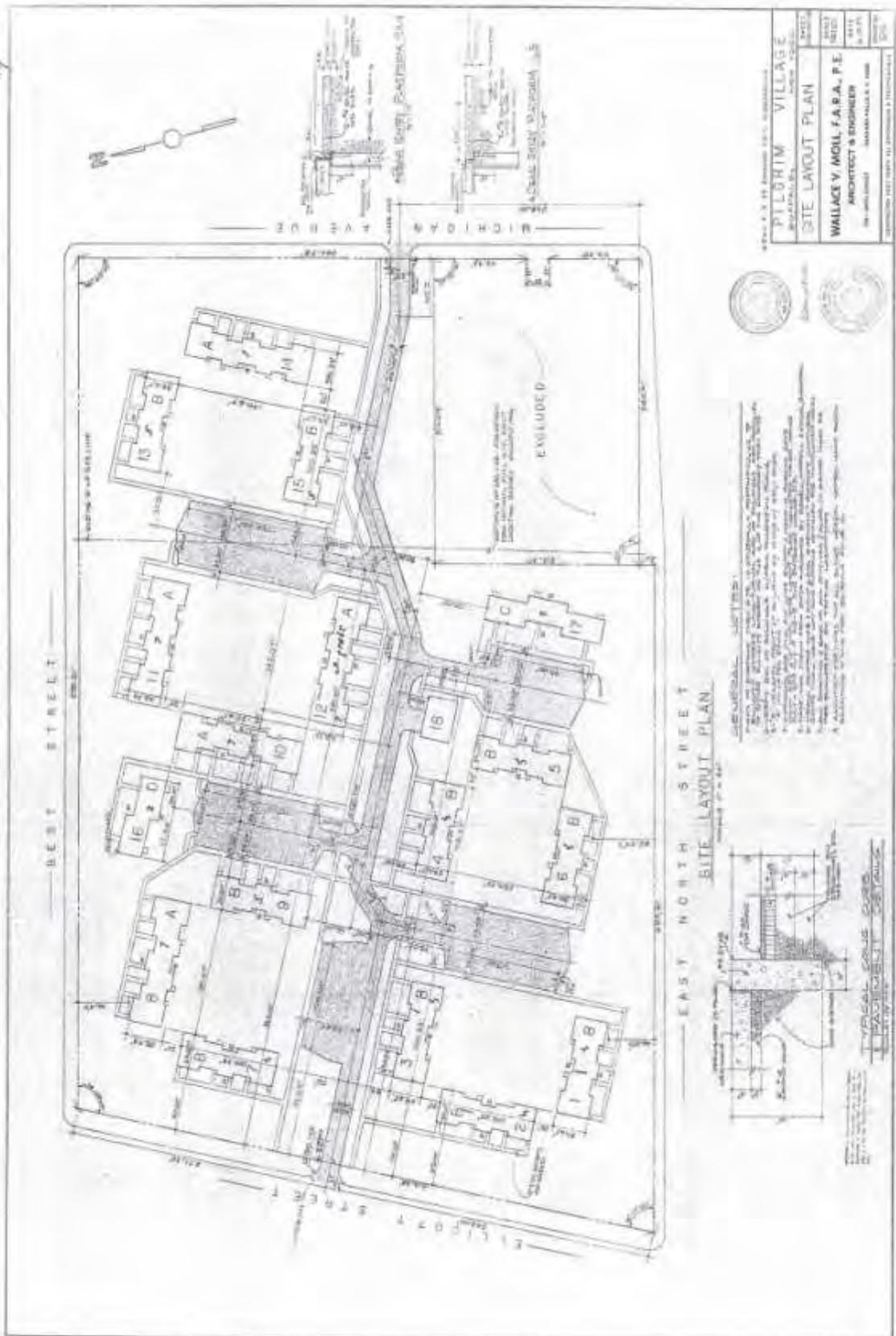
Page 1 of 1

Appendix A: Site Map

Site Map Overview



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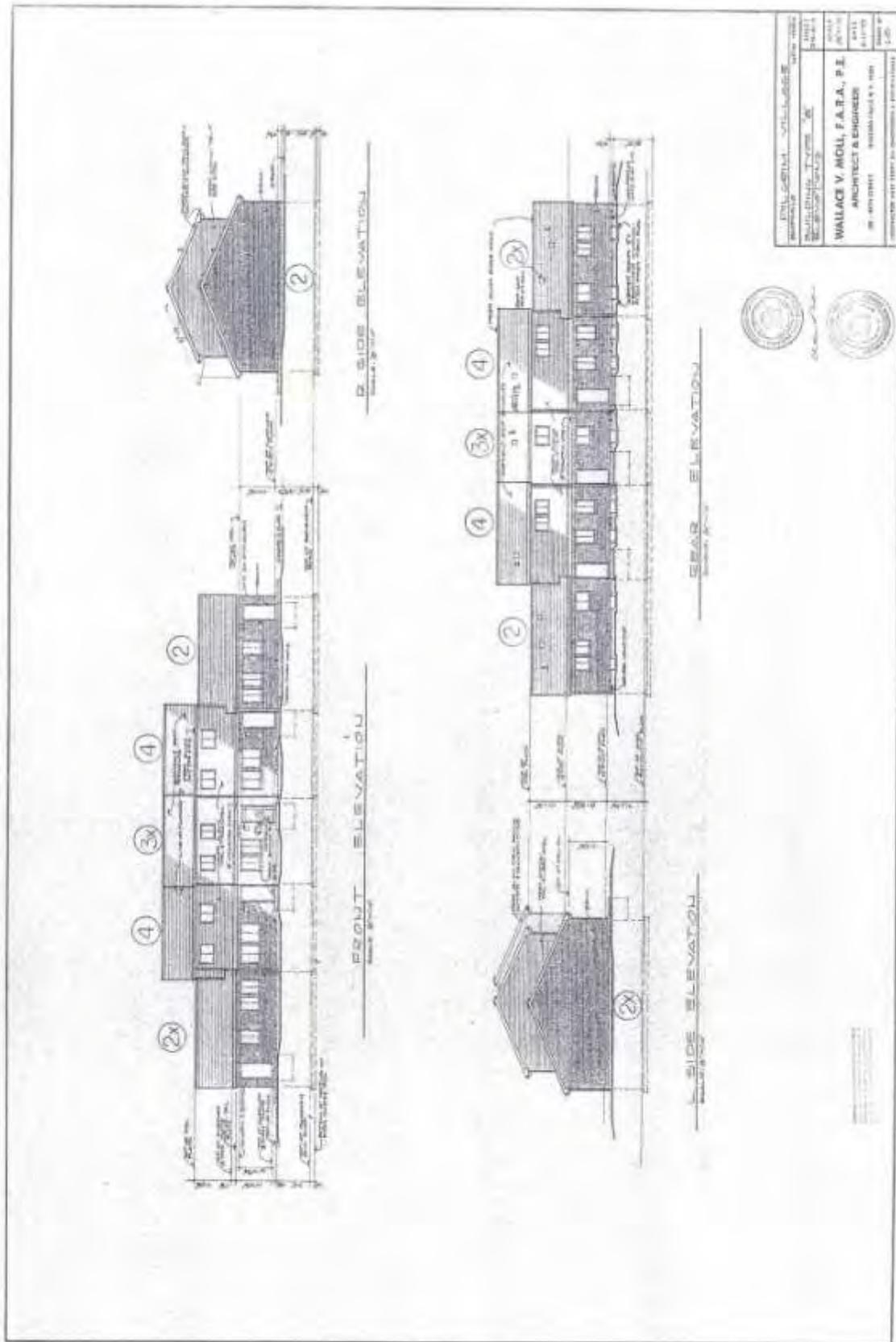


GENERAL NOTES:

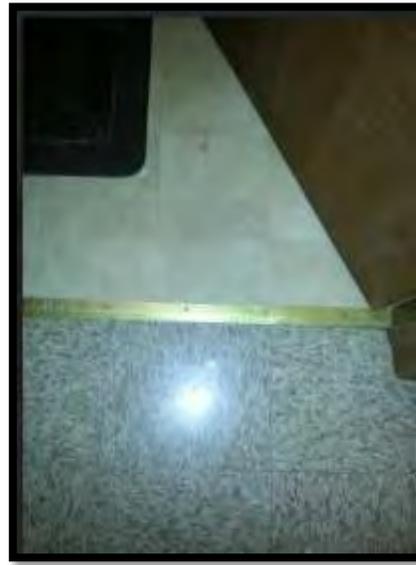
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
3. ALL FLOORS ARE 4" THICK CONCRETE ON 4" THICK GRAVEL.
4. ALL ROOFS ARE 4" THICK CONCRETE ON 4" THICK GRAVEL.
5. ALL EXTERIOR WALLS ARE 12" THICK CONCRETE ON 4" THICK GRAVEL.
6. ALL EXTERIOR DOORS ARE 36" WIDE.
7. ALL EXTERIOR WINDOWS ARE 36" WIDE.
8. ALL EXTERIOR LIGHTS ARE 12" DIA.
9. ALL EXTERIOR VENTILATORS ARE 12" DIA.
10. ALL EXTERIOR STAIRS ARE 36" WIDE.
11. ALL EXTERIOR RAMPWAYS ARE 36" WIDE.
12. ALL EXTERIOR DRIVEWAYS ARE 36" WIDE.
13. ALL EXTERIOR PARKING AREAS ARE 12' X 20'.
14. ALL EXTERIOR LANDSCAPING IS TO BE DONE BY THE OWNER.
15. ALL EXTERIOR UTILITIES ARE TO BE LOCATED AND DEPTH MARKED BY THE OWNER.



PILGRIM VILLAGE 1500 WEST STREET WASHINGTON, D.C.	
SITE LAYOUT PLAN	
WALLACE V. MOUL, F.A.S.A., P.E. ARCHITECT & ENGINEER 1500 WEST STREET WASHINGTON, D.C.	DATE: 10/1/57 SCALE: AS SHOWN



Appendix B: Site Pictures



Representative Linoleum, Floor Tiles and Mastic under flooring found in Buildings 1,2,3,4,6.

End of Report

APPENDIX H

LABORATORY ANALYTICAL RESULTS

**EMSL Analytical, Inc.**

200 Route 130 North, Cinnaminson, NJ 08077

Phone/Fax: (800) 220-3675 / (856) 786-5974

<http://www.EMSL.com>cinnaslab@EMSL.com

EMSL Order: 041617264

CustomerID: AEIC62

CustomerPO: 359275

ProjectID:

Attn: **Shannon Lefebvre**
AEI Consultants
2500 Camino Diablo
Suite 100
Walnut Creek, CA 94597

Phone: (925) 746-6000

Fax:

Received: 06/25/16 1:00 PM

Analysis Date: 6/28/2016

Collected: 6/22/2016

Project: 359275

Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non Asbestos		Asbestos
			Fibrous	Non-Fibrous	
Sample ID 001-Drywall 041617264-0001		Description	Bldg 7- Unit 16 Bath - Drywall		
		Homogeneity	Homogeneous		
PLM NYS 198.1 Friable	6/28/2016	Brown/White	20.00% Cellulose	80.00% Non-fibrous (other)	None Detected
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB					Not Analyzed
TEM NYS 198.4 NOB					Not Analyzed
Sample ID 001-Joint Compound 041617264-0001A		Description	Bldg 7- Unit 16 Bath - Joint Compound		
		Homogeneity	Homogeneous		
PLM NYS 198.1 Friable	6/28/2016	White		100.00% Non-fibrous (other)	None Detected
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB					Not Analyzed
TEM NYS 198.4 NOB					Not Analyzed
Sample ID 002 041617264-0002		Description	Bldg 7- Unit 16 Kitchen - 12x12 Floor Tile		
		Homogeneity	Homogeneous		
PLM NYS 198.1 Friable					Not Analyzed
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB	6/29/2016	Tan			Inconclusive: None Detected
TEM NYS 198.4 NOB	6/29/2016	Tan			None Detected
Sample ID 003 041617264-0003		Description	Bldg 9- Unit 31 Kitchen - Drywall		
		Homogeneity	Homogeneous		
PLM NYS 198.1 Friable	6/28/2016	Brown/White	20.00% Cellulose	80.00% Non-fibrous (other)	None Detected
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB					Not Analyzed
TEM NYS 198.4 NOB					Not Analyzed
Sample ID 004 041617264-0004		Description	Bldg 9- Unit 31 2nd Floor - Joint Compound		
		Homogeneity	Homogeneous		
PLM NYS 198.1 Friable	6/28/2016	White		100.00% Non-fibrous (other)	None Detected
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB					Not Analyzed
TEM NYS 198.4 NOB					Not Analyzed



EMSL Analytical, Inc.

200 Route 130 North, Cinnaminson, NJ 08077
 Phone/Fax: (800) 220-3675 / (856) 786-5974
<http://www.EMSL.com> cinnaslab@EMSL.com

EMSL Order:	041617264
CustomerID:	AEIC62
CustomerPO:	359275
ProjectID:	

Test Report:Asbestos Analysis of Bulk Material

Test	Color	Non Asbestos		Asbestos
		Fibrous	Non-Fibrous	
Sample ID 005 041617264-0005	Description Homogeneity	Bldg 9- Unit 31 2nd Floor Bath - Vinyl Flooring Homogeneous		
PLM NYS 198.1 Friable				Not Analyzed
PLM NYS 198.6 VCM				Not Analyzed
PLM NYS 198.6 NOB	6/29/2016 White/Black			2.3% Chrysotile 2.3% Total
TEM NYS 198.4 NOB				Not Analyzed
Sample ID 006-Drywall 041617264-0006	Description Homogeneity	Bldg 13- Unit 74 Kitchen - Drywall Homogeneous		
PLM NYS 198.1 Friable	6/29/2016 White	15.00% Cellulose	85.00% Non-fibrous (other)	None Detected
PLM NYS 198.6 VCM				Not Analyzed
PLM NYS 198.6 NOB				Not Analyzed
TEM NYS 198.4 NOB				Not Analyzed
Sample ID 006-Joint Compound 041617264-0006A	Description Homogeneity	Bldg 13- Unit 74 Kitchen - Joint Compound Homogeneous		
PLM NYS 198.1 Friable	6/29/2016 White		100.00% Non-fibrous (other)	None Detected
PLM NYS 198.6 VCM				Not Analyzed
PLM NYS 198.6 NOB				Not Analyzed
TEM NYS 198.4 NOB				Not Analyzed

Analyst(s)
 Chelsey Bilhear
 Daniel Fricker
 Sandy Burany, Ph.D


 Benjamin Ellis, Laboratory Manager
 or other approved signatory

NOB = Non Friable Organically Bound N/A = Not Applicable VCM = Vermiculite Containing Material
 -In New York State, TEM is currently the only method that can be used to determine if NOB materials can be considered or treated as non-asbestos containing.
 All samples examined for the presence of vermiculite when analyzed via NYS 198.1.
 -NYS Guidelines for Vermiculite containing samples are available at http://www.wadsworth.org/labcert/elapcert/forms/VermiculiteInterimGuidance_Rev070913.pdf
 EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL.
 EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Samples were received in good condition unless otherwise noted.
 This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. This report may contain data that is not covered by the NVLAP accreditation.
 Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NYS ELAP 10872, PA ID# 68-00367



EMSL ANALYTICAL, INC.
LABORATORY PRODUCTS TRAINING

Asbestos Bulk Building Material

Chain of Custody

EMSL Order Number (Lab Use Only)

041617264

EMSL ANALYTICAL, INC.
200 ROUTE 130 NORTH
CINNAMINSON, NJ 08077
PHONE: (800) 220-3675
FAX: (856) 786-5974

Company: <u>AEI Consultants</u>		EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different <small>If Bill to is Different note instructions in Comments**</small>	
Street: <u>2500 Camino Diablo</u>		<i>Third Party Billing requires written authorization from third party</i>	
City: <u>Walnut Creek</u>	State/Province: <u>CA</u>	Zip/Postal Code: <u>94597</u>	Country: <u>US</u>
Report To (Name): <u>Shannon Lelebur</u>		Telephone #: <u>773-693-1111</u>	
Email Address: <u>slelebur@aeiconsultants.com</u>		Fax #:	Purchase Order:
Project Name/Number: <u>359275</u>		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
U.S. State Samples Taken: <u>NY</u>		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	

Turnaround Time (TAT) Options* - Please Check

3 Hour
 6 Hour
 24 Hour
 48 Hour
 72 Hour
 96 Hour
 1 Week
 2 Week

*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.

<p>PLM - Bulk (reporting limit)</p> <p><input type="checkbox"/> PLM EPA 600/R-93/116 (<1%)</p> <p><input type="checkbox"/> PLM EPA NOB (<1%)</p> <p>Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%)</p> <p>Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%)</p> <p><input type="checkbox"/> NIOSH 9002 (<1%)</p> <p><input checked="" type="checkbox"/> NY ELAP Method 198.1 (friable in NY)</p> <p><input checked="" type="checkbox"/> NY ELAP Method 198.6 NOB (non-friable-NY)</p> <p><input type="checkbox"/> OSHA ID-191 Modified</p> <p><input type="checkbox"/> Standard Addition Method</p>	<p>TEM - Bulk</p> <p><input type="checkbox"/> TEM EPA NOB - EPA 600/R-93/116 Section 2.5.5.1</p> <p><input type="checkbox"/> NY ELAP Method 198.4 (TEM)</p> <p><input type="checkbox"/> Chatfield Protocol (semi-quantitative)</p> <p><input type="checkbox"/> TEM % by Mass - EPA 600/R-93/116 Section 2.5.5.2</p> <p><input type="checkbox"/> TEM Qualitative via Filtration Prep Technique</p> <p><input type="checkbox"/> TEM Qualitative via Drop Mount Prep Technique</p> <p style="text-align: center;">Other</p> <p><input type="checkbox"/> Split layered samples (001; 006)</p>
--	---

Check For Positive Stop - Clearly Identify Homogenous Group Date Sampled: 6/22/2016

Samplers Name: Steve Major Samplers Signature:

Sample #	HA #	Sample Location	Material Description
001		Bldg. 7 - Unit 16 Bath	Drywall & joint compound
002		Bldg. 7 - Unit 16 Kitchen	2x12 Floor tile
003		Bldg. 9 - Unit 31-Kitchen	Drywall
004		Bldg. 9 - Unit 31 - 2nd Floor	Joint Compound
005		Bldg. 9 - Unit 31 - 2nd Fl. Bath	Vinyl Flooring
006		Bldg. 13 - Unit 74 - Kitchen	Drywall & Joint compound

Client Sample # (s): 001 → 006 Total # of Samples: 6

Relinquished (Client): Date: 6/24/16 Time: 4:30 pm

Received (Lab): Date: 6.25.2016 Time: 1:00 pm

Comments/Special Instructions:

NELAC NY 11769
NRPP 101193 AL
NRSB ARL0017
NY ELAP # 11769

EPA Method #402-R-92-004
Charcoal Canister
NRPP Device Code 1017, 1159
NRSB Device Code 10302

Laboratory Report for:

Property Tested: Project # 359275

AEI Consultants
2500 Camino Diablo
Walnut Creek CA 94597

Campus Square Apartments
903 Ellicott Street And 1100 Michigan Avenue
Buffalo NY 14209

Log Number	Device Number	Test Exposure Duration:	Area Tested	Result (pCi/L)
1955397	549185	06/22/2016 10:10 am 06/24/2016 12:30 pm	Building 17 Unit 90 First Floor Kitchen	0.7
1955398	549186	06/22/2016 10:16 am 06/24/2016 12:36 pm	Building 5 Unit 46 First Floor Kitchen	<0.4
1955399	549187	06/22/2016 10:30 am 06/24/2016 12:39 pm	Building 12 Unit 58 First Floor Kitchen	0.8
1955400	549188	06/22/2016 10:36 am 06/24/2016 12:41 pm	Building 9 Unit 31 First Floor Living Room	0.6
1955401	549189	06/22/2016 10:43 am 06/24/2016 12:43 pm	Building 10 Unit 61 First Floor Kitchen	0.8
1955402	549190	06/22/2016 10:48 am 06/24/2016 12:47 pm	Building 16 Unit 33 First Floor Kitchen	0.4
1955403	549192	06/22/2016 11:02 am 06/24/2016 12:52 pm	Building 7 Unit 16 First Floor Kitchen	1.3
1955404	549193	06/22/2016 11:11 am 06/24/2016 12:56 pm	Building 11 Unit 68 First Floor Kitchen	0.8
1955405	549194	06/22/2016 11:17 am 06/24/2016 12:58 pm	Building 13 Unit 74 First Floor Bathroom	0.6
1955406	549195	06/22/2016 11:21 am 06/24/2016 1:00 pm	Building 14 Unit 81 First Floor Kitchen	<0.4

Comment: Device 549191 was not received. A copy of this report was emailed to slefebvre@aeiconsultants.com.

Test Performed By: Stephen Major

Distributed by: AEI Consultants-Walnut Creek

Date Received: 06/29/2016 Date Logged: 06/29/2016 Date Analyzed: 06/29/2016 Date Reported: 06/29/2016

When any radon screening or long term testing result exceeds 20 pCi/L or 0.1 working level as defined in section 16.2(a)(145), the customer, if a resident of New York, is advised to contact the NYDoH, Bureau of Environmental Radiation Radiation Protection, for further technical advice and assistance. NY Radon Office (518) 402-7556 or (800) 458-1158; <http://www.health.state.ny.us/environmental/radiological/radon>

Report Reviewed By: 

Report Approved By: 

Disclaimer:

Carolyn D. Koke, President, AccuStar Labs

The uncertainty of this radon measurement is +/- 10 %. Factors contributing to uncertainty include statistical variations, daily and seasonal variations in radon concentrations, sample collection techniques and operation of the dwelling. Interference with test conditions may influence the test results.

This report may only be transferred to a third party in its entirety. Analytical results relate to the samples AS RECEIVED BY THE LABORATORY. Results shown on this report represent levels of radon gas measured between the dates shown in the room or area of the site identified above as "Property Tested". Incorrect information will affect results. The results may not be construed as either predictive or supportive of measurements conducted in any area of this structure at any other time. AccuStar Labs, its employees and agents are not responsible for the consequences of any action taken or not taken based upon the results reported or any verbal or written interpretation of the results.

NELAC NY 11769
NRPP 101193 AL
NRSB ARL0017
NY ELAP # 11769

EPA Method #402-R-92-004
Charcoal Canister
NRPP Device Code 1017, 1159
NRSB Device Code 10302

Laboratory Report for:

Property Tested: Project # 359275

AEI Consultants
2500 Camino Diablo
Walnut Creek CA 94597

Campus Square Apartments
903 Ellicott Street And 1100 Michigan Avenue
Buffalo NY 14209

Log Number	Device Number	Test Exposure Duration:	Area Tested	Result (pCi/L)
1955407	549196	06/22/2016 11:26 am 06/24/2016 1:02 pm	Building 15 Unit 85 First Floor Kitchen	<0.4

Comment: Device 549191 was not received. A copy of this report was emailed to slefebvre@aeiconsultants.com.

Test Performed By: Stephen Major

Distributed by: AEI Consultants-Walnut Creek

Date Received: 06/29/2016 Date Logged: 06/29/2016 Date Analyzed: 06/29/2016 Date Reported: 06/29/2016

When any radon screening or long term testing result exceeds 20 pCi/L or 0.1 working level as defined in section 16.2(a)(145), the customer, if a resident of New York, is advised to contact the NYDoH, Bureau of Environmental Radiation Radiation Protection, for further technical advice and assistance. NY Radon Office (518) 402-7556 or (800) 458-1158; <http://www.health.state.ny.us/environmental/radiological/radon>

Report Reviewed By: 

Report Approved By: 

Carolyn D. Koke, President, AccuStar Labs

Disclaimer:

The uncertainty of this radon measurement is +/- 10 %. Factors contributing to uncertainty include statistical variations, daily and seasonal variations in radon concentrations, sample collection techniques and operation of the dwelling. Interference with test conditions may influence the test results.

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APPENDIX I

OTHER SUPPORTING DOCUMENTATION



2015 Annual Drinking Water Quality Report

**BUFFALO
WATER**
managed by  **VEOLIA**

Consumer Confidence Report
Buffalo, New York

Introduction

To comply with State regulations, the Buffalo Water Authority (managed by Veolia NA) will be annually issuing a report describing the quality of your drinking water. The purpose of this report is to raise your understanding of drinking water and awareness of the need to protect our drinking water sources.

Last year, your tap water met all State drinking water standards. This report is an overview of last year's water quality. Included are details about where your water comes from, what it contains, and how it compares to State standards. We are pleased to provide you with this information because informed customers are our best customers.

If you have any questions about this report or concerning your drinking water, please contact Jan Robin Ford, Water Treatment Supervisor at 716-847-1065 ext. 130. We want you to be informed about your drinking water. If you would like to learn more, please attend any regularly scheduled Water Board meetings, typically held the second Wednesday of each month at 8:00 AM, Room 502 – City Hall.



Buffalo Water Authority Operated by Veolia Water

2 Porter Avenue
Buffalo, NY 14201
PWS ID# NY1400422

MAYOR BYRON W. BROWN

Commissioner of Public Works:
Steven J. Stepniak

Buffalo Water Board:
Chairperson: Oluwole McFoy, P.E.

Members:
Michael Finn, P.E.
Gerald E Kelly
William Sunderlin

Veolia Manager: Timothy Cupo

Billing & Customer Service
281 Exchange Street
Buffalo, NY 14204

Water Treatment Plant
2 Porter Avenue
Buffalo, NY 14201

Useful Phone Numbers
Customer Service & Emergency: **847-1065**
Water Quality Inquiries: **847-1065, ext. 133**

Website:
www.buffalowater.org

LAKE ERIE FACTS

- Lake Erie is the 11th largest world lake (4th largest Great Lake by surface area)
- Length: 241 miles; Width 57 miles
- Average Depth: 62 feet
- Max Depth: 210 feet; Vol: 116 miles³
- Elevation: 569 feet; Shoreline: 871 miles
- Surface Area: 9,910 miles²
- Drainage Basin Area: 30,140 miles²
- Outlet: Niagara River & Welland Canal

Where does our water come from?



For health issues, contact:
Erie County Health Dept: **961-6800**

Senior Citizen's Discount, contact:
Dept of Assessments at **851-5733**

Este informe contiene información muy importante sobre su agua beber. Tradúzcalo ó hable con alguien que lo entienda bien.

In general, the sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activities. Contaminants that may be present in source water include: microbial contaminants; inorganic contaminants; pesticides and herbicides; organic chemical contaminants; and radioactive contaminants. In order to ensure that tap water is safe to drink, the State and the Federal Environmental Protection Agency (EPA) prescribe regulations which limit the amount of certain contaminants in water provided by public water systems. The State Health Department and the Federal Food and Drug Administration (FDA) regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

Our water source is Lake Erie (a surface water source) which is the southernmost of the Great Lakes, bounded on the north by the Canadian province of Ontario, on the south by the U.S. states of Ohio, Pennsylvania, and New York, and on the west by the state of Michigan. Lake Erie is the shallowest of the Great Lakes, with an average depth of only 62-ft. It also has the shortest detention time of the Great Lakes. Water remains in the lake for only 2.6 years before it is replaced by fresh water (as compared with 191 years in Lake Superior or 22.6 years in Lake Huron). It is also the siltiest of the Great Lakes. Its bottom consists of fine sand, easily upset during turbulent storms. The combination of its shallowness, short detention time and sandy unstable bottom is especially beneficial to our water quality. The lake is able to flush itself of harmful contaminants such as pesticides and other organic wastes. When Lake Erie becomes turbulent, fine particles of sand and silt become agitated and suspended throughout the lake. Organic contaminants have the propensity to cling to these particles and be flushed from the lake. Therefore, water treatment begins as a natural process due to the structure and makeup of Lake Erie. During 2015, our system did not experience any restriction of our water source.

Customer cost

The average 2015 annual water charge was only \$413.56 per year. The total quarterly bill includes the cost of water used and the service charge. Eligible senior citizens receive a discount.

Water Usage (gallons)		Price per 1000 gallons		Quarterly Service Charge as of July 1, 2012				
Monthly	Quarterly	Regular	Seniors	Meter Size	Regular	Seniors	Meter Size	Regular
Up to 29,913	Up to 74,793	\$3.05	\$1.84	5/8"	\$34.90	\$17.17	3"	\$523.47
29,920 - 97,240	74,800 - 269,280	\$2.86	\$1.71	3/4"	\$49.22	\$25.86	4"	\$872.42
				1"	\$87.30	\$42.96	5"	\$1,744.88
over 97,240	over 269,280	\$2.18	\$0.64	1 1/2"	\$174.61	\$86.02	8"	\$2,829.61
				2"	\$279.19	\$137.42	10"	\$4,013.26

Abbreviations and Definitions of Terms used in this report:

MCLG (Maximum contaminant level goal): The level of contaminant in drinking water below which there is no known or expected risk to health, MCLGs allows for a margin of safety.

MCL (Maximum Contaminant Level): The highest level of contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as possible.

MRDL (Maximum Residual Disinfectant Level): The highest level of a disinfectant (chlorine) allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

MRDLG (Maximum Residual Disinfectant Level Goal): The level of a drinking water disinfectant (chlorine) below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

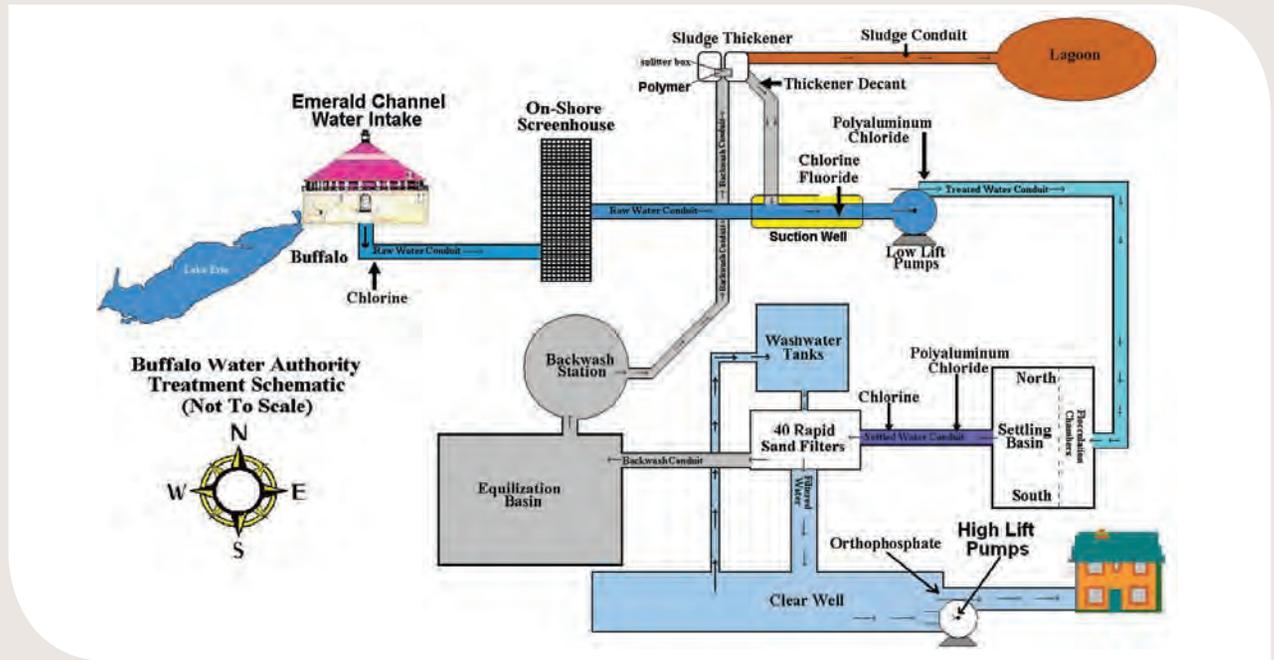
TT (Treatment Technique): A required process intended to reduce the level of contamination in drinking water.

AL (Action Level): The concentration of a contaminant, which, if exceeded, triggers a treatment, or other requirement, which a water system must follow.

NTU (Nephelometric Turbidity Units): A measure of clarity (turbidity) of water, turbidity in excess of 5 NTU is just noticeable to the average person.

Poly/Ortho – phosphate: A chemical blend used as a treatment technique (TT) intended to minimize the potential for lead and copper contamination in drinking water. EPA's Action Level (AL) for lead in water delivered to users of public drinking water systems is 15 µg/L. (parts per billion) Its goal for lead is zero.

Floc: Clumps or tufts formed when suspended particles combine with chemical substance or compound that promotes



the combination, agglomeration, aggregation or coagulation of suspended particles in the water.

Sedimentation: The process of suspended solid particles settling out (going to the bottom of the vessel) in water.

Coagulation: Agglomeration of finely divided particles into larger particles, which can then be removed by settling and/or filtration.

ppm: Parts per million, or milligrams per liter (mg/L). Corresponds to one part of liquid in one million parts of liquid.

ppb: Parts per billion, or micrograms per liter (µg/L). Corresponds to one part of liquid in one billion parts of liquid.

ND: Not detected.

N/A: Not applicable.

TTHM (Total Trihalomethane): Organic compounds, which are disinfection by-products of the chlorination of drinking water. Some people who drink water with TTHMs in excess of the MCL over many years may experience problems with their liver, kidneys, or central nervous system, and may have an increased risk of getting cancer.

HAA (Halogenated Acetic Acids): Organic compounds, which are disinfection by-products of the chlorination of drinking water, currently the EPA lists HAAs as a health advisory.

TOC (Total Organic Carbon); **SUVA** (Specific Ultraviolet Absorption): A measure of the organic content of the water. This is a precursor to disinfection by-product when combined with the chlorination of drinking water.

90th % Value: The values reported for lead & copper represent the 90th percentile for each of these contaminants. A percentile is a value on a scale of 100 that indicates a percent of a distribution that is equal to or below it. The 90th percentile is equal to or greater than 90% of the lead (or copper) values detected at your water system.

Stage 2 Disinfection Byproducts (2015)

Sample Site	TTHM Avg. (range), ppb	HAA Avg. (range), ppb
1625 Bailey Ave	36.25 (28.2-47)	21.88 (13.6-26.7)
3043 Main St	25.45 (15.2-39.8)	17.3 (13.5-19.2)
1110 Abbott Rd	30.65 (17.5-48.6)	15.6 (13.9-17.9)
150 Reading St	31.9 (22.1-42.2)	9.9 (7.4-12.4)
396 Kenmore Ave	24.78 (15.1-36.3)	13.9 (9.7-19.4)
262 Grider St	23.88 (13.6-37.3)	16.28 (11.3-21.6)
398 Dingens St	26.3 (15-39.9)	16.33 (11.7-21.8)
3396 Bailey Ave	26.93 (21.4-39.5)	17.35 (9.9-23.5)
300 Dorrance Ave	30.18 (17.7-47.4)	14.05 (11.8-17)
24 Westminster Ave	25.98 (13.8-42.8)	16.65 (11.8-20.2)
2 Templeton Terr.	30.9 (17.9-40.6)	18.1 (15.2-20.6)
939 Abbott Rd	34.63 (18.8-49.7)	20.5 (15-26.6)

Disinfection byproducts and sample site locations.

Source water assessment (SUMMARY)

A source water assessment was completed under New York State Department of Health (NYSDOH) Source Water Assessment Program (SWAP). The following is the Executive Summary of this report:

“The New York State Department of Health recently completed a draft Source Water Assessment of the raw water supply’s source under the state’s Source Water Assessment Program (SWAP). The purpose of this program is to compile, organize, and evaluate information regarding possible and actual threats to the quality of public water supply (PWS) sources. It is important to note that source water assessment reports estimate the potential for untreated drinking water sources to be impacted by contamination. These reports do not address the safety or quality of treated finished potable tap water.

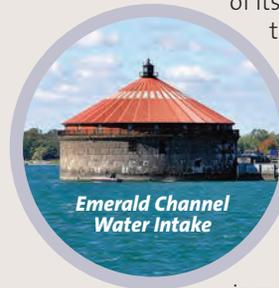
The Great Lakes’ watershed is exceptionally large and too big for a detailed evaluation in the SWAP. General drinking water concerns for public water supplies which use these sources include: storm generated turbidity, wastewater, toxic sediments, shipping related spills, and problems associated with exotic species (e.g. zebra mussels – intake clogging and taste and odor problems). The SWAP is based on the analysis of the contaminant inventory compiled for the drainage area deemed most likely to impact drinking water quality at this public water supply raw water intake. This assessment found a moderate susceptibility to contamination for this source of drinking water. The amount of agricultural lands in the assessment area results in elevated potential for protozoa and disinfection byproduct precursor contamination. There is also a high density of sanitary wastewater discharges, which results in elevated susceptibility for nearly all contaminant categories.

There is also noteworthy contamination susceptibility associated with other discrete contaminant sources, and these facility types include: Toxics Release Inventory facilities, Chemical Bulk Storage facilities, inactive hazardous waste sites, landfills and Resource Conservation and Recovery Act facilities.”

If you have any questions about the state’s Source Water Assessment Program, please contact the Erie County Health Department at 716-961-6800.

Water treatment process

Buffalo’s water intake is located in the northeastern region of Lake Erie, just upstream of the Niagara River. This region is known as the Emerald Channel, due to the sparkling clarity of its water. Water enters into the intake through 12 sluice gates and collects in a circular conduit and is conveyed by gravity down 60 feet into to a 12-foot diameter, mile-long tunnel burrowed under the lakebed. Chlorine may initially be applied in this conduit to control zebra and quagga mussels, and provide some disinfection of the water. The water is conveyed by gravity to an onshore



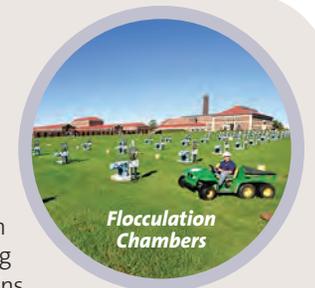
screen house at the Colonel Francis G. Ward Pumping Station where traveling screens remove large objects such as fish and other debris that could potentially damage equipment.

Water continues to flow by gravity through the raw water conduit where fluoride is added and chlorine may be fed. Fluoride is added to guard against tooth decay, and chlorine is added at this location if the feed to the intake is suspended. Six low lift pumps control the amount of water withdrawn from Lake Erie depending on system demands. A poly-aluminum chloride (PACl) coagulant is fed and mixed immediately downstream of the low lift pumps. PACl is a coagulant designed to cause debris in the water to bind together forming floc. The treated water is conveyed into underground basins where flocculation and sedimentation processes occur. During flocculation, the water is slowly mixed by mechanical equipment to enhance floc formation. Following the flocculation process, water enters into the settling portion of the underground basins where the heavy floc is allowed to settle out by gravity. The treated water, still containing light



floc, is conveyed to 40 rapid sand/anthracite filter beds where the filtration process occurs, removing the light floc. A filter aid (PACl) can be added when necessary to enhance filtration and additional chlorine can also be added if needed. Filtered water then enters a 28 million gallon clearwell, where it is stored until needed in the distribution system.

The 40 filters need to be cleaned on a regular basis, which is accomplished by backwashing the filters with potable water. The backwash wastewater generated during the backwash process contains concentrated amounts of light floc removed by the filters. This wastewater is collected and pumped to gravity thickening clarifiers. Clarified backwash water is recycled to the raw water conduit, and the concentrated residuals generated during the thickening process are pumped to an onsite centrifuge for further processing.



Prior to potable water being pumped into the distribution system, a phosphate based corrosion inhibitor is added, which provides a protective layer inside service connections and plumbing systems, minimizing the potential for contaminants such as lead to leach into drinking water. High lift pumps located at the Colonel Ward and Massachusetts Pumping Stations deliver the treated water to the community. Our in-house laboratory tests the quality and safety of the water at every stage of the treatment process. Additional tests are conducted from samples taken throughout the city, including private homes, businesses and public facilities to ensure our water remains safe.

Facts and figures

Water is essential for all life. Besides drinking, bathing and recreation, water is used to fight fires, and has countless industrial applications. The City of Buffalo treated over 27.04 billion gallons last year averaging over 74 million gallons each day for a population of approximately 259 thousand people, covering 46 square miles of piping network. On our highest single day, March 3, 2015, we treated over 89.4 million gallons of water for distribution.

The distribution system consists of approximately 825 miles of water main pipe, 23,860 valves, 80,000 service connections and 7,978 fire hydrants. The distribution system is maintained, day and night, throughout all seasons. In the past year the Buffalo Water Authority has replaced or renovated approximately 2.81 miles of water mains.

2015 TABLE OF DETECTED CONTAMINANTS

Are there contaminants in our drinking water?

As the State regulations require, we routinely test your drinking water for numerous contaminants. These contaminants include: total coliform, turbidity, inorganic compounds, nitrate, nitrite, lead and copper, volatile organic compounds, total trihalomethanes, haloacetic acids, radiological and synthetic organic compounds. The following tables present which compounds were detected in your drinking water. The State allows us to test for some contaminants less than once per year because the concentrations of these contaminants do not change frequently. Some of our data, though representative, is more than one year old.

It should be noted that all drinking water, including bottled drinking water, may be reasonably expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk.

More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline (800-426-4791) or the Erie County Health Department at 716-961-6800.

Footnotes for table of detected contaminants:

** Water containing more than 20 mg/l of sodium should not be used for drinking by anyone on severely restricted sodium diets. Water containing more than 270 mg/l of sodium should not be used for drinking by people on moderately restricted sodium diets.

(1) Out of 60 homes tested, in 2014 only 2 were above the action level (AL) of 15 ppb for Lead, and none were above or the AL of 1.3 ppm for Copper. The treatment technique (TT) employed by the Buffalo Water Authority, intended to reduce lead and copper contamination of drinking water is the addition of a poly/orthophosphate blend as a part of water treatment. This chemical serves to coat water lines, to prevent lead and copper from leaching into the drinking water. Ingesting copper in excess of the 1.3 ppm AL may result in gastrointestinal distress. Long term exposure to copper above the 1.3 ppm AL may result in liver or kidney damage. Infants & children who drink water containing lead in excess of the AL could experience delays in their physical or mental development. Children could show slight deficits in attention span and learning disabilities. Adults who drink this water over many years could develop kidney problems or high blood pressure. Infants & young children are more vulnerable to lead in drinking water than the general population. Lead levels in your home might be higher than at other homes in the community as a result of materials used in your home's plumbing. If you are concerned about elevated lead levels in your home's water, you may wish to have your water tested, and you should flush your tap for 30 seconds – 2 minutes (or until you feel a change in water temperature) before using your tap water. Additional information is available from the Safe Drinking Water Hotline (1-800-426-4791). **We anticipate testing again for lead and copper during summer of 2017.**

(2) Turbidity is a measure of the cloudiness of the water. We monitor it because it is a good indicator of the effectiveness of our filtration system. Our highest single distribution measurement for 2015 occurred on 1/29/15 (0.90 NTU). State regulations require that the distribution average monthly turbidity must be below 5.0 NTU.

(3) The regulations also require that 95% of the effluent turbidity samples collected have measurements below 0.3 NTU and that no single turbidity measurement be above 1.0 NTU. Although January was the month that had the highest effluent measurement, 99.82% for all the months met TT for turbidity (0.3 NTU), and were in the acceptable range allowed and did not constitute a violation.

(4) Representative testing for TTHM included samples collected through 2015. Our highest detected reading occurred in August, 49.7 ppb, which was below the MCL of 80 ppb. Some people who drink water, containing TTHM in excess of the MCL over many years experience problems with their liver, kidneys, or central nervous systems, and may have an increased risk of getting cancer.

What does this information mean?

As you can see by the table, our system had no violations. We have learned through our testing that some contaminants have been detected; however, these contaminants were detected below the level allowed by the State.

UNDETECTED CONTAMINANTS:

According to State regulations, the Buffalo Water Authority routinely monitors your drinking water for various contaminants. Your water is tested for inorganic contaminants, nitrate, lead and copper, volatile organic contaminants, synthetic organic contaminants and total trihalomethanes. Additionally, your water is tested for coliform bacteria a minimum of 150 times a month. The contaminants detected in your drinking water are included in the Table of Detected Contaminants. Below is a list of contaminants that were tested for in 2015, but **were not detected** in our drinking water:

LOCATION	INORGANICS							
	Contaminant	Violation Yes/No	Date of Sample	Level Detected (Min/Max) (Range)	Unit Measurement	MCLG	Regulatory Limit (MCL, TT or AL)	Likely Source of Contamination
ENTRY POINT	Barium	No	12/9/2015	0.021 - 0.023 Avg: 0.022	ppm	2	2	Discharge of drilling wastes; discharge from metal refineries; and erosion of natural deposits
	Fluoride	No	6/1/2015	0 - 1.27 Avg: 0.40	ppm	N/A	2.2	Water additive which promotes strong teeth; erosion of natural deposits; discharge from fertilizer and aluminum factories
	**Sodium	No	5/23/07	11	ppm	N/A	**	Naturally-occurring; road salt; water softeners; animal waste
	Sulfate	No	5/23/07	23	ppm	N/A	250	Naturally-occurring mineral
	Nitrate	No	12/9/2015	0.09 - 0.19 Avg: 0.14	ppm	10	10	Runoff from fertilizer use; Leaching from septic tanks, sewage, erosion of natural deposits
DISTRIBUTION	Nckel	No	4/14/2015	1.4	ppb	N/A	N/A	Naturally occurring mineral
	Copper ⁽¹⁾	No: 90% = 0.067	7/4/2014	ND - 0.158 Avg: 0.028	ppm	0	AL = 1.3	Corrosion of household plumbing; erosion of natural deposits; leaching from wood preservatives
	Lead ⁽²⁾	No: 90% = 0.004	7/4/2014	ND - 0.034 Avg: 0.003	ppm	0	AL = 15	Corrosion of household plumbing; erosion of natural deposits
	MICROBIOLOGICAL							
	Heterotrophic Bacteria	No	12/15/2015	0-500 Avg: 15	count / ml	N/A	N/A	Naturally occurring
ENTRY POINT	Turbidity ⁽³⁾	No	12/7/2015	0.04 - 0.62 Avg: 0.14	NTU	N/A	TT ≤ 5.0	Soil runoff
	Turbidity ⁽³⁾	No	1/20/2015	0.04 - 0.42 Avg: 0.08	NTU	N/A	TT ≤ 1.0	
	Heterotrophic Bacteria	No	9/17/2015	95.16%-100% < 0.3	NTU	N/A	TT: 95% ≤ 0.3	Naturally occurring
	9/17/2015	ND-241 Avg: 2.30	count / ml	N/A	N/A	N/A	N/A	Naturally occurring
	TOTAL AND FREE CHLORINE RESIDUALS - DISINFECTANTS							
Total Chlorine	No	11/3/2015	1.00 - 1.71 Avg: 1.31	ppm	N/A	N/A	Water additive used to control microbes	
Free Chlorine	No	11/9/2015	0.80 - 1.59 Avg: 1.10	ppm	(MRDLG) 4.0	(MRDLG) 4.0		
Free Chlorine	No	11/13/2015	0.02 - 2.30 Avg: 0.79	ppm	(MRDLG) 4.0	(MRDLG) 4.0		
DISINFECTION BYPRODUCTS								
TTHM ⁽⁴⁾	No	11/11/2015	13.6 - 49.7 RAA = 28.98	ppb	N/A	TT = 80	By-product of drinking water chlorination needed to kill harmful microorganisms. TTHMs are formed when source water contains large amounts of organic matter.	
HAA	No	11/11/2015	7.4 - 26.7 RAA = 16.49	ppb	N/A	TT = 60	By-product of drinking water disinfection needed to kill harmful microorganisms	
TOC	No	12/8/2015	1.3 - 2.6 Avg: 1.83	ppm	N/A	TT < 2.0	Precursors to by-products of drinking water chlorination	
SUVA	No	12/8/2015	0.5 - 1.19 Avg: 0.79	L/mg-m	N/A	TT < 2.0		
OTHER PROPERTIES OF WATER								
Total Solids	No	12/24/2015	163	ppm	N/A	N/A	Naturally occurring	
Total Dissolved Solids	No	12/31/2015	164 - 170 Avg: 167	ppm	N/A	N/A		
Alkalinity (as CaCO ₃)	No	9/10/2015	82 - 111 Avg: 92.3	ppm	N/A	N/A		
Calcium Hardness (as CaCO ₃)	No	9/10/2015	75.2 - 96 Avg: 85.4	ppm	N/A	N/A		
pH	No	8/11/2015	7.3 - 110 Avg: 7.6	SU	N/A	N/A		
pH	No	8/11/2015	71 - 8.3 Avg: 7.63	SU	N/A	N/A		
Alkalinity (as CaCO ₃)	No	10/30/14	86.4 - 92.2 Avg: 90	ppm	N/A	N/A		
Calcium Hardness (as CaCO ₃)	No	10/30/14	86 - 96 Avg: 91.0	ppm	N/A	N/A		

1,1,1,2-Tetrachloroethane, 1,1,1-Trichloroethane, 1,1,2,2-Tetrachloroethane, 1,1,2-Trichloroethane, 1,1-Dichloroethane, 1,1-Dichloroethene, 1,1-Dichloropropene, 1,2,3-Trichlorobenzene, 1,2,3-Trichloropropane, 1,2,4-Trichlorobenzene, 1,2,4-Trimethylbenzene, 2,2-Dibromo-3-chloropropane, 1,2-Dichlorobenzene, 1,2-Dichloroethane, 1,2-Dichloropropane, 1,3,5-Trimethylbenzene, 1,3-Dichlorobenzene, 1,3-Dichloropropane, 1,4-Dichlorobenzene, 2,2-Dichloropropane, 2-Chlorotoluene, 4-Chlorotoluene, 2,4-D, 3-Hydroxycarbofuron, Alachlor, Aldicarb, Aldicarb Sulfoxide, Aldicarb Sulfone, Aldrin, Antimony, Arsenic, Atrazine, Benzene, Benzopyrene, Beryllium, Bromobenzene, Bromochloromethane, Bromoform, Bromomethane, Butachlor, Cadmium, Carbaryl, Carbon Tetrachloride, Carbofuran, Chlordane, Chlorobenzene, Chloroethane, Chloromethane, cis-1,2-Dichloroethene, cis-1,3-Dichloropropene, Cyanide, Dalapan, Di(2-ethylhexyl)adipate, Di(2-ethylhexyl)phthalate, Dibromoethane, Dibromomethane, Dicamba, Dichlorodifluoromethane, Dieldrin, Dinoseb, Dioxin, Endrin, Ethylbenzene, Heptachlor, Heptachlor Epoxide, Hexachlorobenzene, Hexachlorobutadiene, Hexachlorocyclopentadiene, Isopropylbenzene, Lindane, Mercury, Methomyl, Methoxychlor, Methyl Ethyl Ketone, Methylene Chloride, Metolachlor, Metribuzin, Monobromoaetic acid, Monochloroacetic acid, MTBE, m-Xylene, Naphthalene, N-Butylbenzene, Nitrite as Nitrogen, n-Propylbenzene, Oxamyl vydate, o-Xylene, p-Isopropyltoluene, Pentachlorophenol, Picloram, Polychlorinated biphenyls, Propachlor, Propylene Glycol, p-Xylene, sec-Butylbenzene, Selenium, Silvex, Simazine, Styrene, tert-Butylbenzene, Tetrachloroethene, Thallium, Toluene, Toxaphene, trans-1,2-Dichloroethene, trans-1,3-Dichloropropene, Trichloroethene, Trichlorofluoromethane, Vinyl Chloride

Is our water system meeting other rules that govern operations?

Monitoring Violations

We are required to monitor your drinking water for specific contaminants on a regular basis. Results of regular monitoring are an indicator of whether or not your drinking water meets health standards. During 2015, we did not monitor or test for Synthetic Organic Compounds (SOC's) during the specified time period of January 1, 2014 through June 30, 2015, and therefore cannot be sure of the quality of your drinking water during that time. We did however perform monitoring and testing for SOC's on September 24, 2015, less than three months after the specified time period and did not experience any violations with samples tested. However, this did not fulfill our regulatory obligation.

Do I need to take special precautions?

Some people may be more vulnerable to disease causing microorganisms or pathogens in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice from their health care provider about their drinking water.

EPA/CDC guidelines on appropriate means to lessen the risk of infection by Cryptosporidium, Giardia and other microbial pathogens are available from the Safe Drinking Water Hotline (800-426-4791).

Information on fluoride addition

Our system is one of the many drinking water systems in New York State that provides drinking water with a controlled, low level of fluoride for consumer dental health protection. According to the United States Centers for Disease Control (CDC), fluoride is very effective in preventing cavities when present in drinking water at a properly controlled level. To ensure that the fluoride supplement in your water provides optimal dental protection, we monitor fluoride levels on a daily basis to make sure fluoride is maintained at a target level of 1.0 mg/l. During 2015, monitoring showed that fluoride levels in your water were within 0.2 mg/l of the target level. None of the monitoring results showed fluoride at levels that approach the 2.2 mg/l MCL for fluoride. Currently there is an interruption to fluoride addition due to capital improvements associated with upgrades to our fluoride system. Since June 22, 2015 fluoride has not been added to your drinking water, and we do not expect fluoride addition to be restored before March 1, 2016. You may want to discuss this with your family dentist to see if some other form of fluoride supplement should be considered for your dental protection.

Once fluoride addition resumes, we anticipate following the CDC's new interim target level of 0.7 mg/L

Why save water and how to avoid wasting it?

Although our system has an adequate amount of water to meet present and future demands, there are a number of reasons why it is important to conserve water:

- Saving water saves energy and some of the costs associated with both of these necessities of life
- Saving water reduces the cost of energy required to pump water and the need to construct costly new wells, pumping systems and water towers; and
- Saving water lessens the strain on the water system during a dry spell or drought, helping to avoid severe water use restrictions so that essential fire fighting needs are met.

You can play a role in conserving water by becoming conscious of the amount of water your household is using, and by looking for ways to use less whenever you can. It is not hard to conserve water. Conservation tips include:

- Run only full loads in the washing machine and dishwasher saves 300 to 800 gallons per month.
- Turning off the tap when brushing your teeth and shaving saves three gallons each day.
- Check every faucet in your home for leaks. Just a slow drip can waste 15 to 20 gallons a day. Fix it and you can save almost 6,000 gallons per year.
- Check your toilets for leaks by putting a few drops of food coloring in the tank, watch for a few minutes to see if the color shows up in the bowl. It is not uncommon to lose up to 100 gallons a day from an otherwise invisible toilet leak. Fix it and you save more than 30,000 gallons a year.
- Put a plastic bottle or a plastic bag weighted with pebbles and filled with water in your toilet tank. Displacing water in this manner allows you to use less water with each flush. Saves 5 to 10 gallons a day. That's up to 300 gallons a month, even more for large families. Better yet, for even greater savings, replace your water-guzzling 5-7 gallon a flush toilet with a 1.6 gallon, low flush, or 1.28 gallon, ultra-low flush model.
- Avoid flushing the toilet unnecessarily. Dispose of tissues, insects and other similar waste in the trash rather than the toilet.
- Retrofit all household faucets by installing aerators with flow restrictors to slow the flow of water.
- Don't run the hose while washing your car. Use a bucket of water and a quick hose rinse at the end. Saves 150 gallons each time. For a two-car family that's up to 1,200 gallons a month.
- Place a bucket in the shower to catch excess water and use this to water plants. The same technique can be used when washing dishes or vegetables in the sink.
- Use your water meter to detect hidden leaks. Simply turn off all taps and water using appliances, then check the meter after 15 minutes, if it moved, you have a leak.

System improvements

To insure continuing quality and safety in our communities' water supply, the Buffalo Water Authority has made or began the process of making the following improvements to our treatment facility in 2015:

- SCADA system upgrades will continue. The improved SCADA monitoring systems will optimize control over water treatment and plant pumping systems.
- Over 120 hydrants are scheduled to be replaced.
- Construction of a treated backwash wastewater dechlorination system.
- Fluoride system upgrades are scheduled to be complete in the first half of 2016.
- Electrical improvements associated with the Massachusetts Avenue substation transformers.
- A pilot project utilizing streaming current monitoring and in-line rapid mixing is anticipated, improving overall water treatment process efficiency.
- Mechanical upgrades to high service pumps at Colonel Ward and Massachusetts Avenue Pumping Stations will continue.
- Installation of a new water main under the City Ship Canal at Michigan Avenue.
- Rehabilitation of the Manhattan Avenue Pump Station.
- Building envelope improvements at the Colonel Ward and Massachusetts Avenue Pumping Stations.
- Distribution system improvements including a large valve replacement project, water cut restoration, and rehabilitation/replacement of water mains.

Metering program

The New York State's Department of Environmental Conservation has mandated that all households and businesses served by the Buffalo Division of Water have a water meter installed to insure equitable billing and to foster water conservation. The water meters installed under this program, are read from outside your residence, and accurately bill for the water that has been used, the same way you are currently billed by other utilities. The Buffalo Water Board currently reads and bills metered accounts quarterly. Bills are processed and mailed within approximately 30 days following the previous quarter. If your meter is stopped, or we cannot read your meter, you may receive an estimated bill, which could result in an inaccurate bill. If you receive a notice regarding a problem with your meter, or an estimated bill, you should contact customer service at 847-1065.

Closing

Thank you for allowing us to continue to provide your family with quality drinking water this year. We ask that all our customers help us protect our water sources, which are the heart of our community. An enhanced Annual Water Quality Report Supplement can be found on the Buffalo Water Authority's Website (www.buffalowater.org). Please call our treatment plant supervisor at 847-1065 ext. 130 or the laboratory at 847-1065 ext. 133 if you have questions about water quality.



AEI Consultants

Environmental & Engineering Services

Instructions: Please complete the following questionnaire to the best of your knowledge.

ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE			
PROJECT/SITE INFORMATION			
Project Street Address(es): C/o 91 Nora Lane			
City: Buffalo		County: Erie	State: NY Zip: 14209
Parcel Number(s):			
CONTACT INFORMATION			
Contact	Name	Telephone Number	Years Associated w/Site
Owner:	Mark Trammell	716.884.0488	26
Site Contact:	Same		
Key Site Mgr:	Renee Mathews	716.884.0464	2
Previous Owner(s), Operators and/or Occupants:	N/A		
PROPERTY USE AND SPECIFICATIONS			
<input type="checkbox"/> Single-Family Residential		<input type="checkbox"/> Vacant or undeveloped	
<input checked="" type="checkbox"/> Multi-Family Residential		<input type="checkbox"/> Agricultural <i>specify type:</i>	
<input type="checkbox"/> Commercial Office		<input type="checkbox"/> Industrial <i>specify type:</i>	
<input type="checkbox"/> Commercial Retail		<input type="checkbox"/> Other <i>specify type:</i>	
Provide a general site description: A 12 – acre parcel, mostly occupying the city block of, Best St., Michigan Ave., North St. & Ellicott St. Improved by the construction in 1980 of 18 bldgs., 17 residential, 1 garage. The residential structures are one and two stories containing 2, 3, 5 or 7 units each. The majority of the parcel however is greenspace with the Southwest corner now demolished / cleared of five bldgs anticipating the construction of a 6-story mid-rise.			
Provide all known current/former addresses and/or parcel numbers: N/A			
Total Property Size: 11.41		Original Construction Date: 1980	
Total Number of Buildings: 18		Was Construction Phased? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unk	
Total Sq. Ft. of Buildings: @80,000 sq.ft.		Dates of Renovations/Phases: June / Sept 1980	
Are there any plans for site redevelopment or change in use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please describe: Construction of 153 units within a six-story mid-rise and rehab of the remaining 57 units.			
Are there any bodies of water on or immediately adjacent to the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe:			
Electricity Provider: National Grid		Gas Provider: National Fuel	
Heating System Fuel Source(s): Electric for handicap units, gas for balance.		Cooling System Power Source:	
Potable Water Source/Provider: City of Buffalo			
Any waste water discharge at the site? <input type="checkbox"/> Septic Tank/Leachfield <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Other		Sanitary Sewer Provider (if applicable): City of Buffalo	
OCCUPANTS/TENANTS			

Project Number:
Project Manager:

email ()

<i>Current Occupant(s)/Tenant(s)</i>	<i>Length of occupancy</i>	<i>Brief description of on-site operations</i>
Apt. Residents	6mos to 36 years	Multi-family, residential living
<i>Previous Occupant(s)/Tenant(s)</i>	<i>Length of occupancy</i>	<i>Brief description of on-site operations</i>
N/A		
Has the subject site ever been occupied by the following: <input type="checkbox"/> Dry Cleaner <input type="checkbox"/> Gas Station <input type="checkbox"/> Printing Facility <input type="checkbox"/> Manufacturing Facility If yes, provide length of occupancy: No		
Have any previous investigations been performed at the subject property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, are copies available? Yes		
If Yes, note type and describe: <input checked="" type="checkbox"/> Phase I ESA <input checked="" type="checkbox"/> Phase II <input checked="" type="checkbox"/> Asbestos <input type="checkbox"/> Lead Paint <input checked="" type="checkbox"/> Radon		
ON-SITE ENVIRONMENTAL CONDITIONS		
Are you aware of any of the following environmental conditions, either current or former , on the subject site? NOTE: If applicable, please provide inventory records, inspection records and material safety data sheets to site inspector during site inspection.		
<i>Environmental Condition/Issue</i>	<i>Response</i>	<i>Notes on Yes Responses</i>
Aboveground Storage Tanks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Underground Storage Tanks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hazardous/Toxic Substances	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Stored Chemicals	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Chemical Spills/Releases	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Dump Areas/Landfills	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Waste Treatment Systems	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Wastewater Discharges	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Floor Drains/Sumps/Clarifiers	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Every, current building has a sump pump.
Pits, Ponds, Lagoons	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Stained Soil/Vegetation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Pesticide/Herbicide Use	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Polychlorinated Biphenyls (PCBs)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Electrical Transformers	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hydraulic Lifts	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Elevators	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Asbestos	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Please see previously sent-in Report
<i>Environmental Condition/Issue</i>	<i>Response</i>	<i>Notes on Yes Responses</i>
Lead-based paint	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Oil/Gas Wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Environmental Clean-ups	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Environmental Permits	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
OTHER ENVIRONMENTAL CONDITIONS		
<p>Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, provide brief explanation.</p>		
<p>Are you aware of any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, provide brief explanation. Brownfield Tax Credit Application</p>		
<p>Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, provide brief explanation.</p>		
<p>Are you aware of any incidents of flooding, leaks, or other water intrusion, and/or complaints related to indoor air quality?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, provide brief explanation.</p>		
<p>Are you aware of any cases of extreme water damage or mold throughout the building(s)?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, provide brief explanation.</p>		
<p>Person completing questionnaire: Mark H. Trammell</p>		

Title/Affiliation to the subject property: **Owner**

Number of years associated with the subject property: **26 yrs.**

Date: **June 20, 2016**

APPENDIX J

QUALIFICATIONS

Stephen Major – Associate Consultant

Education:

BS in Soil Sciences, Cornell University (1982)
MS Coursework, Soil Sciences, Cornell University

Licenses/Registrations:

ACM Supervisor (NY)
ACM Inspector (NY)
ACM Project Monitor (NY)
ACM Air Sampling Technician (NY)
OSHA HAZWOPER
OSHA Confined Space
OSHA Bloodborne Pathogens
RCRA Compliance
EPA Lead Supervisor
IAQA Certified Mild Remediator

Summary of Professional Experience:

Mr. Major has been involved in the due diligence industry since 1985. He began his career as a soil survey team leader for a major Fortune 500 company and expanded his services to include the management of all aspects of residential and commercial design, construction and remodeling. Since 2006, Mr. Major has been conducting Phase I ESAs in accordance with ASTM E1527, Phase II Investigations in accordance with state requirements and ASTM E1903, and PCAs in accordance with ASTM E2018. Sites assessed have included high risk properties such as industrial and petroleum dispensing facilities as well as commercial/office properties and multi-family residential facilities.

In addition to Phase I ESAs, Phase II Investigations and PCAs, project experience for Mr. Major includes:

- ACM inspections, assessment and compliance audits;
- Development of OSHA compliance training programs;
- Oversight of EHS compliance;
- Management of full service environmental laboratory;
- Cleanup and management of clandestine drug lab sites; and
- Installation of drinking water treatment systems.

Mr. Major provides commercial and private clients with timely, effective and accurate information regarding risk and potential impacts. His projects with past clients have given him the added benefit of experience navigating regulatory agencies in central New York and the surrounding areas.

Shannon Lefebvre – National Client Manager

BS Earth Science, Western Michigan University

Ms. Lefebvre has nearly 20 years of experience in the environmental services industry, primarily as a project manager working directly with clients to fulfill their environmental needs. Ms. Lefebvre has been responsible for management of small local clients as well as large national and regional accounts.

Project experience for Ms. Lefebvre includes:

- Phase I Environmental Site Assessments – Responsible for scheduling and managing all phases of environmental assessments and due diligence including debt and equity type clients. Properties range from large and small acreage raw land to residential, agricultural, retail, commercial and industrial properties. Projects included single sites and large portfolios of sites.
- Phase II Environmental Site Assessments – Responsible for planning and coordinating all phases of subsurface soil investigation at former landfills, agricultural operations, underground storage tank (UST) sites, dry cleaners, and industrial facilities; interpretation of analytical results and technical review of peer reports. Projects included removal of USTs and associated remediation for Leaking Underground Storage Tank (LUST) case closure.
- National Environmental Policy Act (NEPA) Compliance – Responsible for all aspects of NEPA compliance for telecommunication towers including tribal notification, review of archaeology reports and endangered species reports, State Historic Preservation Office (SHPO) submittals, and windshield surveys), for preparation of Environmental Assessments/Finding of No Significant Impact (FONSI), and Environmental Impact Statements (EIS).
- Stormwater Pollution Prevention Plans (SWPPP)– Responsible for preparation of SWPPPs for Arizona Department of Transportation (ADOT) statewide maintenance facilities, interpretation of analytical results of storm water sampling from ADOT facilities for comparison to regulatory requirements and preparation of reports; conducting annual SWPPP inspections for City of Phoenix Aviation Department, preparation of ADOT Quality Assurance Manual and ADOT Enforcement Response Plan.

- Indoor Air Quality - Responsible for the management and planning of assessment and remediation oversight regarding indoor quality issues for apartment complexes, dialysis facilities, mobile office units, retail centers, and banking workplaces throughout the U.S. Roles include instituting assessment criteria and remediation strategies.
- Asbestos – Responsible for managing asbestos survey and abatement projects throughout the U.S. Properties include multi-family complexes, banking centers, dialysis facilities, mobile office units and retail facilities. Work performed ranged from due diligence and/or proposed demolition projects, including large scale retail malls, to localized assessment for renovations for property upgrades.