BENCHMARK
ENVIRONMENTAL
ENGINEERING &
SCIENCE, PLLC

October 22, 2009

Mr. Jim Churchill
Project Manager
Scheid Architectural
111 Elmwood Avenue
Buffalo, NY 14201

Re: Limited Phase II Environmental Site Assessment (ESA)
160 Empire Drive, West Seneca, NY

Mr. Churchill:

In accordance with our October 2, 2009 proposal, Benchmark has completed investigation activities at the 8.3-acre 160 Empire Drive Site located in West Seneca, New York (see Figure 1). A description of our approach to the work and investigation findings is presented below. Test pit data is summarized in Table 1, analytical results are presented in Table 2, a site location and vicinity map is presented as Figure 1, and the Site Plan is presented as Figure 2. Project photographs depicting major aspects of field activities as well as representative sample locations are presented in Attachment 1.

TEST PITTING ACTIVITIES

On October 8, 2009, Benchmark's designated test pitting subcontractor, R. E. Lorenz Construction, Inc., mobilized a Case 9010B excavator to the site and excavated 8 test pits, identified as TP-1 through TP-8, at the locations shown on Figure 2. Test pits were excavated to allow for visual, olfactory, and photoionization detector (PID) assessment of subsurface conditions, and to facilitate collection of representative samples for chemical characterization. All eight test pits, targeted toward the abandoned rail line on the western end of the property as identified during the Phase I ESA (LCS, Inc., August 1, 2008), are summarized in Table 1.

Each test pit was generally advanced to an average depth of 6.6 feet below ground surface (fbgs) through unconsolidated non-native material into native alluvial soils. Soil descriptions of excavated spoils and test pit facies were completed in the field by Benchmark personnel via visual-manual observation in accordance with ASTM Method D2488, *Standard Practice for Description and Identification of Soils* (Visual-Manual Procedure) and scanned for total volatile organic vapors with a calibrated MiniRae 2000 PID equipped with a 10.6 eV lamp. A representative aliquot was then collected from each test pit location and transferred to a sealable plastic bag for discrete headspace determination (HSD). HSD measurements recorded during the investigation are presented in Table 1.

The Site was generally flat, although elevated approximately four feet above all surrounding grade, with very dense vegetative cover, with one exception. The railroad corridor, located along the western property boundary, was generally free of vegetation with only railroad ties and ballast exposed at the surface (see Attachment 1). Subsurface soil at each test pit (from grade) was generally described as a non-native unit comprised of black, non-cohesive, cindery material with occasional pieces of coal, brick, piping, and steel underlain by a native brown, silty clay (CL/ML) with some fine sand and coarse gravel, typical of flood plain alluvium. In addition, a thin fine sand (SP) unit, observed only within test pits TP-7 and 8, is considered localized to that area of the Site. Groundwater was not encountered at any of the test pit locations; however a perched condition was encountered on top of the low permeable silty clay unit approximately 3 fbgs within six of the eight test pits. None of the test pits excavated during this investigation exhibited elevated PID readings (scans or HSD) above background concentrations (i.e., 0.0 ppm) or field indications (visual or olfactory) of environmental impact.

Following completion of each test pit, excavated material was returned to the excavation in the opposite order it was removed and compacted to roughly match the existing grade.

SUBSURFACE SAMPLE COLLECTION & ANALYSIS

Based upon our field assessment and at each test pit location, one representative subsurface sample was collected and analyzed for target compounds list (TCL) semi-volatile organic compounds (SVOCs), Resource Conservation and Recovery Act (RCRA) metals, polychlorinated biphenyls (PCBs), pesticides, herbicides, and cyanide, via United States Environmental Protection Agency (USEPA) SW-846 Test Methods 8270C, 6010B/7471A (mercury), 8082, 8081A, 8151A, and 9012A, respectively. Due to the absence of visual, olfactory or PID evidence of impact, only three samples were selected for TCL VOC analysis (Method 8260B) from test pits TP-2, 4, and 7 to provide general coverage across the targeted investigation area. Samples were biased toward the black non-native unit previously described.

Representative samples were collected from the center of the excavator bucket and transferred to laboratory-supplied, pre-cleaned sample containers using dedicated stainless steel spoons, cooled to 4° C in the field, and transported under chain-of-custody command to TestAmerica Laboratories, Inc. for analysis.

Summarized analytical results are presented in Table 2. For comparison, Table 2 includes the Recommended Soil Cleanup Objectives (RSCOs) per NYSDEC Technical Assistance and Guidance Memorandum (TAGM) HWR-94-4046. In addition, 6NYCRR Part 375 Commercial and Industrial Soil Cleanup Objectives (SCOs) have been provided for alternative comparison. Sites such as this one may be remediated, once accepted by the Department, under New York's Brownfield Cleanup Program (BCP), whereby these SCOs would then be applicable.

FINDINGS AND RESULTS

Based upon visual, olfactory, and PID observations, environmental impacts were not identified within any of the 8 test pits excavated at the site. The first water bearing zone (i.e., saturated zone) was not encountered within 6.5 feet of the surface, although a perched condition was observed on top of the native low permeable silty clay unit.

As indicated on Table 2, no VOCs were detected, except cyclohexane and methylene chloride, and only at concentrations significantly below their respective TAGM RSCOs. However, seven SVOCs, primarily polycyclic aromatic hydrocarbons (PAHs), were detected above their respective TAGM RSCOs in one or more samples including: benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene. Total VOCs and SVOCs were well below their respective TAGM RSCOs of 10 and 500 parts per million, respectively. In addition to the SVOCs, total arsenic, total barium, total cadmium, total lead, and total mercury were reported above their respective TAGM RSCOs in one or more samples. Although several pesticides and one PCB were detected, they were all reported at concentrations significantly below their respective TAGM RSCOs.

Conclusions and Options

Based upon the information and analytical data collected during this investigation, the presence of elevated PAHs and total metals, specifically total arsenic, at concentrations exceeding their respective TAGM RSCOs can be attributed to the non-native materials encountered at every test pit location advanced during this investigation. Further investigation to delineate the horizontal and vertical extents of the arsenic/PAH "hot-spot" would be required to accurately prepare remedial costs at this Site.

Declarations/Limitations

Benchmark personnel monitored all intrusive activities during the Site investigation at the 160 Empire Drive Site according to generally accepted practices. The investigation performed at the Site complied with the scope of work provided to Scheid in our October 2009 proposal.

This report has been prepared for the exclusive use of Scheid Architectural and their client, Derrick Corporation. The contents of this report are limited to information available at the time of the site investigation activities and to data referenced herein, and assume all referenced information sources to be true and accurate. The findings herein may be relied upon only at the discretion of Scheid and Derrick. Use of or reliance upon this report or its findings by any other person or entity is prohibited without written permission of Benchmark Environmental Engineering & Science, PLLC.

Please contact us if you have any questions or require additional information.

Sincerely,
Benchmark Environmental Engineering & Science, PLLC

Bryan C. Hann
Project Manager

Att.

File: 0202-001-100

TABLES

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TABLE 1

SUMMARY OF TEST PIT AND SAMPLE LOCATIONS

160 Empire Drive Site
West Seneca, New York

Location	Test Pit Dimensions			Visually Impacted?	Olfactory Odor	Peak PID Scan (ppm)		Approximate DTW (fbgs)	Depth (fbgs) and Soil Description (ASTM D2488: Visual-Manual Procedure)
	Length (feet)	Width (feet)	Depth (fbgs)			Scan	HSD		
TP-1	13.5	1.5	9.5	no	none	0.0	0.0	3.5 (perched)	*0.0 - 2.5 Non-native material with Lean Clay (CL), black, pieces of slag and cinders* *2.5 - 3.5 Organic Soil (OL/OH) - topsoil, black, non-plastic fines, with rootlettes* *3.5 - 9.5 Silty Clay (CL/ML) with some fine sand and coarse angular gravel, brown, medium plasticity*
TP-2	13.0	1.5	8.0	no	none	0.0	0.0	3.0 (perched)	*0.0 - 2.5 Non-native material with Lean Clay (CL), black, pieces of coal, piping, brick, and steel* *2.5 - 8.0 Silty Clay (CL/ML) with some fine sand and coarse angular gravel, brown, medium plasticity*
TP-3	12.0	1.5	6.5	no	none	0.0	0.0	none	*0.0 - 2.0 Non-native material with Lean Clay (CL), black, pieces of coal, piping, brick, and steel* *2.0 - 6.5 Silty Clay (CL/ML) with some fine sand and coarse angular gravel, brown, medium plasticity*
TP-4	10.0	1.5	6.5	no	none	0.0	0.0	none	*0.0 - 1.5 Non-native material with Lean Clay (CL), black, pieces of coal, piping, brick, and steel* *1.5 - 6.0 Silty Clay (CL/ML) with some fine sand and coarse angular gravel, brown, medium plasticity*
TP-5 *	12.0	1.5	3.0 / 6.0	no	none	0.0	0.0	1.5 / 3.5 (perched)	*0.0 - 1.5 Non-native material with Lean Clay (CL), black, pieces of ceramic piping, concrete* *1.5 - 6.0 Silty Clay (CL/ML) with some fine sand and coarse angular gravel, brown, medium plasticity*
TP-6 *	14.0	1.5	3.5 / 6.0	no	none	0.0	0.0	1.5 / 3.5 (perched)	*0.0 - 1.5 Non-native material with Lean Clay (CL), black, pieces of ceramic piping, concrete* *1.5 - 6.0 Silty Clay (CL/ML) with some fine sand and coarse angular gravel, brown, medium plasticity*
TP-7 *	14.0	1.5	3.5 / 5.5	no	none	0.0	0.0	1.5 / 3.5 (perched)	*0.0 - 1.0 Non-native material with Lean Clay (CL), black, pieces of ceramic piping, concrete* *1.0 - 3.0 Fine Sand (SP) with trace Silt* *3.0 - 5.5 Silty Clay (CL/ML) with some fine sand and coarse angular gravel, brown, medium plasticity*
TP-8	12.0	1.5	4.5	no	none	0.0	0.0	3.5 (perched)	*0.0 - 1.0 Non-native material with Lean Clay (CL), black, pieces of slag and cinders* *1.0 - 3.0 Fine Sand (SP) with trace Silt* *3.0 - 5.5 Silty Clay (CL/ML) with some fine sand and coarse angular gravel, brown, medium plasticity*

Notes:
1. fbgs = feet below ground surface
2. DTW = depth to water
3. HSD = headspace determination
4. PID = MiniRae photoionization detector equipped with a 10.6 eV lamp
5. ppm = parts per million
6. " * " = Surface topography sloped toward the railroad right-of-way; total test pit depth and approximate depth to water (DTW) measurements reflect this elevation difference (low/high).

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TABLE 2

SUBSURFACE SOIL/FILL ANALYTICAL DATA SUMMARY

160 Empire Drive Site
West Seneca, New York

PARAMETER[1]	Sample Location & Depth (fbgs)								RSCOs[2] (ppm)	Commercial SCO[3] (ppm)	Industrial SCO[3] (ppm)
	TP-1 (0.0-4.0)	TP-2 (0.0-3.0)	TP-3 (0.0-2.0)	TP-4 (0.0-1.5)	TP-5 (0.0-1.0)	TP-6 (0.0-3.5)	TP-7 (0.0-3.0)	TP-8 (0.0-3.5)			
TCL VOCs (mg/Kg)											
Cyclohexane	--	0.0015 J	--	ND	--	--	0.0015 J	--	**--**	**--**	**--**
Methylene chloride	--	0.0034 J	--	0.0027 J	--	--	0.0018 J	--	**0.1**	**500**	**1,000**
TOTAL VOCs	***0***	***0.0049***	***0***	***0.0027***	***0***	***0***	***0.0033***	***0***	***< 10***	**--**	**--**
TCL SVOCs (mg/Kg)											
2-Methylnaphthalene	ND	0.34 DJ	0.28 DJ	0.59 DJ	0.29 DJ	0.13 DJ	0.068 J	0.029 J	**36.4**	**--**	**--**
Acenaphthene	ND	0.23 DJ	0.47 DJ	ND	ND	ND	0.013 J	ND	**50**	**500**	**1,000**
Acenaphthylene	0.75 DJ	2.9 DJ	ND	0.91 DJ	0.53 DJ	0.13 DJ	0.035 J	0.051 J	**41**	**500**	**1,000**
Anthracene	0.93 DJ	1.3 DJ	0.91 DJ	0.48 DJ	0.3 DJ	ND	0.04 J	0.032 J	**50**	**500**	**1,000**
Benzo(a)anthracene	**5.1 D**	**8.4 D**	**5 D**	**2.6 DJ**	**2 D**	**0.71 DJ**	0.18 J	0.14 J	**0.224**	**5.6**	**11**
Benzo(a)pyrene	**4.8 D**	**7.6 D**	**6.5 D**	**2.1 DJ**	**1.7 D**	**0.72 DJ**	**0.17 J**	**0.13 J**	**0.061**	**1**	**1.1**
Benzo(b)fluoranthene	**5.6 D**	**16 D**	**7.4 D**	**2.6 DJ**	**2.8 D**	0.97 DJ	0.31	0.19 J	**1.1**	**5.6**	**11**
Benzo(ghi)perylene	3.9 DJ	6.5 D	6.8 D	1.6 DJ	1.3 DJ	0.52 DJ	0.15 J	0.11 J	**50**	**500**	**1,000**
Benzo(k)fluoranthene	**2.3 DJ**	ND	ND	1.1 DJ	ND	0.41 DJ	ND	0.083 J	**1.1**	**56**	**110**
Carbazole	0.45 DJ	1.2 DJ	0.57 DJ	0.21 DJ	0.12 DJ	ND	0.025 J	0.02 J	**50**	**--**	**--**
Chrysene	**5.1 D**	**9.5 D**	**6 D**	**2.4 DJ**	**1.9 D**	**0.69 DJ**	0.22	0.2 J	**0.4**	**56**	**110**
Dibenzo(a,h)anthracene	**1.3 DJ**	**1.9 DJ**	ND	**0.48 DJ**	**0.46 DJ**	**0.15 DJ**	**0.042 J**	**0.033 J**	**0.014**	**0.56**	**1.1**
Dibenzofuran	ND	0.27 DJ	ND	0.25 DJ	0.092 DJ	ND	ND	ND	**6.2**	**--**	**--**
Fluoranthene	6.6 D	9.8 D	6.5 DJ	3.9 D	2.8 D	0.61 DJ	0.31	0.3	**50**	**500**	**1,000**
Fluorene	0.22 DJ	ND	0.32 D	0.16 DJ	ND	ND	0.011 J	ND	**50**	**500**	**1,000**
Indeno(1,2,3-cd)pyrene	**3.5 DJ**	**6.1 D**	**4 DJ**	1.4 DJ	1.1 DJ	0.44 DJ	0.13 J	0.1 J	**3.2**	**5.6**	**11**
Naphthalene	ND	ND	ND	0.43 DJ	ND	ND	0.046 J	ND	**13**	**500**	**1,000**
Phenanthrene	2.9 DJ	2.1 DJ	3.7 DJ	2.1 DJ	0.79 DJ	0.25 DJ	0.2	0.11 J	**50**	**500**	**1,000**
Pyrene	7.9 D	12 D	7.3 D	3.4 D	2.7 D	0.67 DJ	0.26	0.27	**50**	**500**	**1,000**
TOTAL VOCs	***51.35***	***86.14***	***55.75***	***26.71***	***18.882***	***6.4***	***2.21***	***1.798***	***< 500***	**--**	**--**
RCRA Metals (mg/Kg)											
Arsenic	**38.6**	**201**	**78.6**	**20.3**	**27.2**	**15.8**	5.7	5	**12**	**16**	**16**
Barium	233	75.3	125	118	**657**	**3680**	25.4	36.7	**600**	**400**	**10,000**
Cadmium	**1.98**	**1.18**	**3.48**	ND	0.751	**2.32**	0.32	ND	**1**	**9.3**	**60**
Chromium	25	13.3	19	18.5	20.8	16.1	6.06	5.64	**40**	**1,500**	**6,800**
Cyanide, total	ND	ND	ND	ND	ND	ND	ND	ND	**--**	**27**	**10,000**
Lead	250	185	400	97.4	115	**626**	27.1	11.2	**500**	**1,000**	**3,900**
Mercury	**0.286**	**0.253**	**1.34**	0.13	0.106	0.103	0.0736	0.0345	**0.2**	**2.8**	**5.7**
Selenium	ND	ND	ND	ND	ND	ND	ND	ND	**3.9**	**1,500**	**6,800**
Silver	ND	ND	ND	ND	ND	1.49	ND	ND	**--**	**1,500**	**6,800**
Pesticides (mg/Kg)											
4,4'-DDD	0.012	ND	0.0032	0.0088	ND	ND	ND	ND	**2.9**	**92**	**180**
4,4'-DDE	0.016	ND	0.0065	0.012	ND	0.007	ND	0.00085	**2.1**	**62**	**120**
4,4'-DDT	0.064	0.13	0.026	0.02	0.01	0.011	0.0013	0.0024	**2.1**	**47**	**94**
delta-BHC	ND	ND	0.0051	ND	ND	0.005	0.00087	0.0011	**0.3**	**500**	**1,000**
Dieldrin	0.0065	ND	0.0043	ND	ND	ND	ND	ND	**0.044**	**1.4**	**2.8**
Endosulfan II	0.0074	ND	0.01	0.013	0.0089	0.0086	ND	0.00078	**0.9**	**200 ***	**920 ***
Endrin	ND	ND	0.004	0.011	0.01	0.0078	0.00063	0.0019	**0.1**	**89**	**410**
gamma-BHC (Lindane)	ND	ND	ND	0.011	ND	ND	ND	ND	**0.06**	**--**	**--**
Heptachlor epoxide	ND	ND	0.0033	ND	ND	ND	ND	ND	**0.02**	**--**	**--**
Methoxychlor	ND	ND	0.0036	ND	ND	ND	0.0083	ND	**--**	**--**	**--**
PCB Aroclor (mg/Kg)											
Aroclor 1260	ND	ND	0.069	0.045	ND	ND	ND	ND	**--**	**1**	**25**
TOTAL PCBs	***0***	***0***	***0.069***	***0.045***	***0***	***0***	***0***	***0***	***10***	**--**	**--**

Notes:

1. Only those parameters detected at a minimum of one sample location are presented in this table; all others were reported as non-detect.
2. Values per NYSDEC Determination of Soil Cleanup Objectives and Cleanup Levels (TAGM #4046). For metals, values listed represent the reported upper range of Eastern U.S. or NY State background levels per TAGM 4046. Total PCBs, 1 mg/kg surface and 10 mg/kg subsurface guidance values.
3. Values per NYSDEC draft Part 375 Restricted Use Soil Cleanup Objectives - Restricted-Commercial, protection of human health.

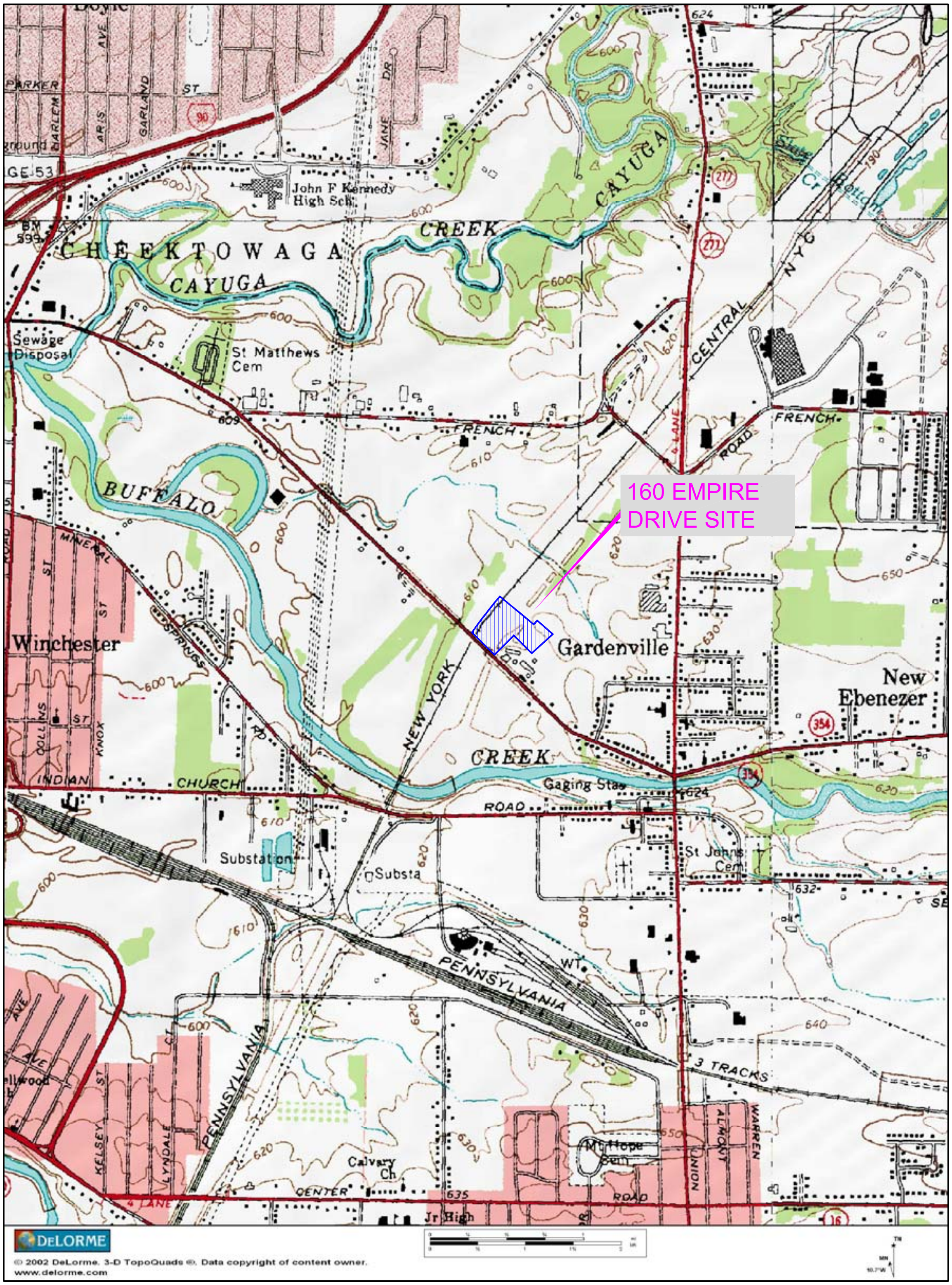
Definitions:

J = Estimated value; result is less than the sample quantitation limit but greater than zero.
D = All compounds were identified in an analyisis at the secondary dilution factor.
fbgs = feet below ground surface
ND = Parameter not detected above laboratory detection limit.
* = This SCO is for the sum of endosulfan I, endosulfan II, and endosulfan sulfate.
-- = not sampled for this parameter or regulatory guidance has not been established for this parameter

BOLD (yellow)	= Analytical result exceeds RSCO.
BOLD (blue)	= Analytical result exceeds the RSCO and restricted-commercial SCO.
BOLD (pink)	= Analytical result exceeds the RSCO, restricted-commercial SCO, and restricted-commercial SCO.

FIGURES

FIGURE 1



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(716) 856-0599

SITE LOCATION AND VICINITY MAP

PHASE II ENVIRONMENTAL SITE ASSESSMENT

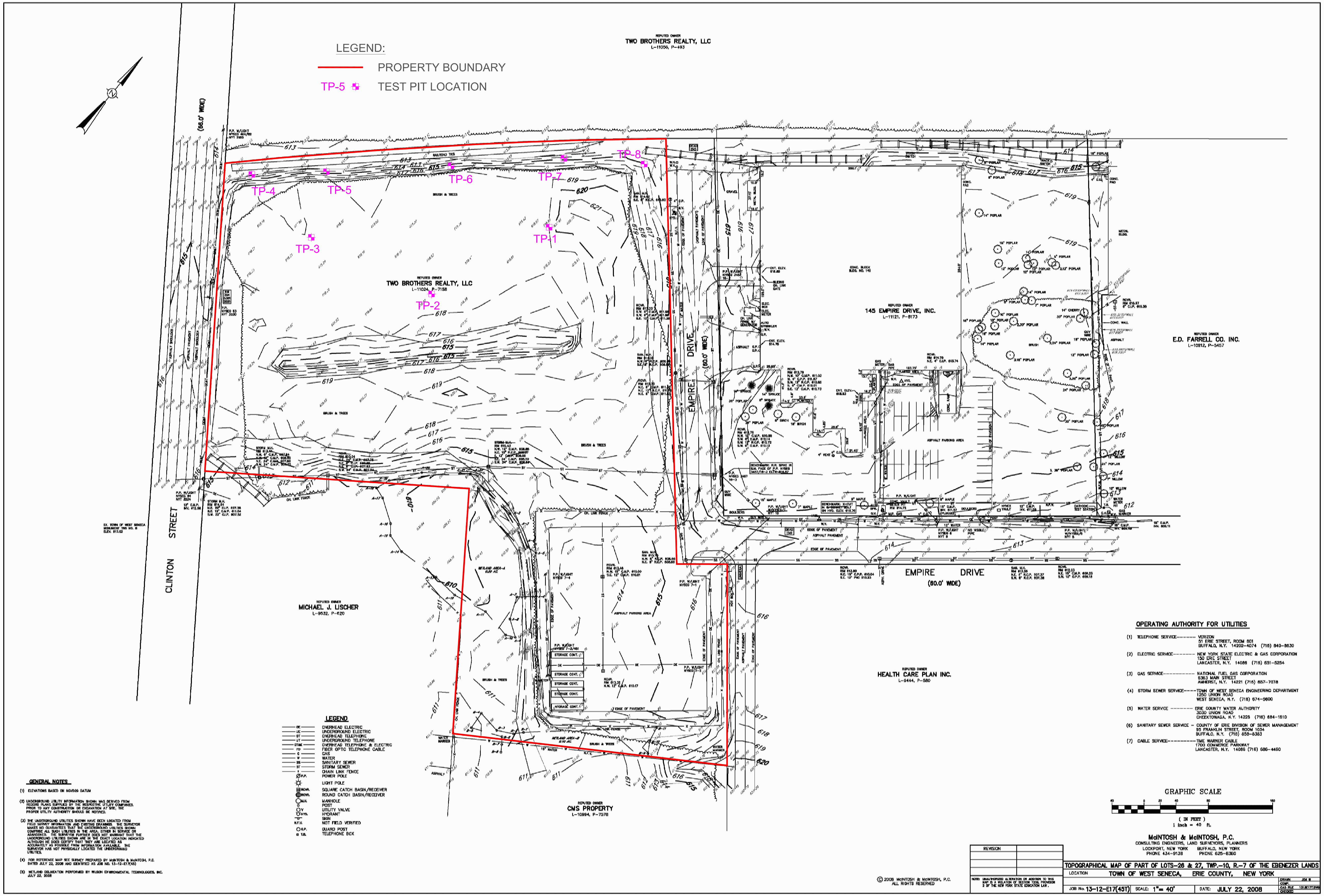
160 EMPIRE DRIVE
WEST SENECA, NEW YORK

PREPARED FOR
SCHEID ARCHITECTURAL

PROJECT NO.: 0202-001-100

DATE: OCTOBER 2009

DRAFTED BY: BCH



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JOB NO.: 0202-001-100

SITE PLAN

PHASE II ENVIRONMENTAL SITE ASSESSMENT

160 EMPIRE DRIVE
WEST SENECA, NEW YORK

PREPARED FOR
SCHEID ARCHITECTURAL

FIGURE 2

DATE: OCTOBER 2009
DRAFTED BY: BCH

ATTACHMENT 1

PROJECT PHOTOGRAPHS

PHOTOGRAPHIC LOG

Client Name:
Scheid Architectural

Site Location:
160 Empire Drive, West Seneca, NY

Project No.:
0202-001-100

Photo No.	Date
1	10/08/09

Direction Photo Taken:
Northeast

Description:
Railroad bed along western property boundary.

Photo No.	Date
2	10/08/09

Direction Photo Taken:
Northwest

Description:
Dense vegetative growth.

Prepared By: *BCH*

BENCHMARK Environmental Engineering & Science, PLLC	# PHOTOGRAPHIC LOG

Client Name:	**Site Location:**	**Project No.:**
Scheid Architectural	160 Empire Drive, West Seneca, NY	0202-001-100

Photo No.	**Date**
3	10/08/09

Direction Photo Taken:
NA

Description:
Typical cross-section and soil profile of test pits along RR corridor; notice perched water condition.

Photo No.	**Date**
4	10/08/09

Direction Photo Taken:
NA

Description:
Spoils pile from test pit TP-1.

 Prepared By: *BCH*

PHOTOGRAPHIC LOG

Benchmark Environmental Engineering & Science, PLLC

Client Name:	Site Location:	Project No.:
Scheid Architectural	160 Empire Drive, West Seneca, NY	0202-001-100

Photo No.	Date
5	10/08/09

Direction Photo Taken:
NA

Description:
Pieces of coal recovered from test pit TP-2.

Photo No.	Date
6	10/08/09

Direction Photo Taken:
NA

Description:
Test pit TP-5; perched water is coming from the railroad bed side of the excavation.

 Prepared By: *BCH*